

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-2834

Issued out of the Court of Common Pleas of Blair County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Room to Be Announced in the City of Hollidaysburg County of Blair, Commonwealth of Pennsylvania on:

WEDNESDAY, MARCH 11, 2026
AT 10:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL that certain lot or piece of ground situate in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, fronting fifty (50) feet on the Northeast side of Fourth Avenue, between Thirteenth and Fourteenth Streets, and extending back at the same width, a distance of one hundred twenty (120) feet to an alley. Being Lot No. 84 in Block "D" of Plan of D.H. Meek, of Plan of Blair City as recorded in Plot Book Volume 1, Page 181 and being the second lot Northeast from Thirteenth Street, and being Premises No. 1305-07 Fourth Avenue, Juniata, Altoona, Pennsylvania.

BEING the same premises which Susan C. Decker, formerly known as Susan C. Sands, by deed dated September 6, 1994 and recorded September 14, 1994 in Blair County in Deed Book Volume 1244 at Page 206, granted and conveyed unto David E. Veit.

BEING KNOWN AS: 1305 N 4TH AVENUE, ALTOONA, PA 16601

PROPERTY ID: 01.13-41..-015.00-000

TITLE TO SAID PREMISES IS VESTED IN DONALD L. PETERSON AND SANDRA K. PETERSON, HUSBAND AND WIFE BY DEED FROM DAVID E. VEIT AND JERRI LYNN VEIT, HUSBAND AND WIFE, DATED FEBRUARY 21, 2002 RECORDED MARCH 1, 2002 IN BOOK NO. 1618, AT PAGE 462

THE SAID DONALD L. PETERSON HAVING DEPARTED THIS LIFE ON 12/19/2023

PROPERTY ADDRESS: 1305 N 4TH AVENUE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.13-41..-015.00-000

Seized and taken into execution to be sold as the property of SANDRA K. PETERSON in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR TOWD POINT MASTER FUNDING TRUST 2025-DC3.

TERMS OF SALE: As soon as the property is knocked down to a purchaser, ten percent (10%) of the purchased price, or all costs, whichever may be higher, shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid the following Wednesday by 12:00 pm, otherwise all money previously paid will be forfeited and the property will be resold when property is sold.

Attorney for the Plaintiff:
RAS LAVRAR LAW OFFICES

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania