

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-3480

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 piece or parcel of land situate, lying and being in the City of Altoona, County of Blair and State of Pennsylvania, bounded and described as follows:

Control No. 01.2-218700

BEING the same piece or parcel of ground which vested in GEORGIANA M. RITCHEY by the deed of the TAX CLAIM BUREAU OF BLAIR COUNTY, PENNSYLVANIA, dated September 31, 1991, and recorded in Blair County Record Book Volume 1203, page 378.

UNDER AND SUBJECT to all exceptions, reservations, conditions and restrictions as appear in prior conveyances.

BEING KNOWN AS: 500 21ST AVE, ALTOONA, PA 16601

PROPERTY ID: 01.11-14...093.00-000

TITLE TO SAID PREMISES IS VESTED IN GARY A. BURNS AND DEBORAH A. RITCHEY, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM GEORGIANA M. RITCHEY, AN INDIVIDUAL, DATED JUNE 30, 1999 RECORDED JULY 1, 1999 IN BOOK NO. 1410, AT PAGE 754.

THE SAID GARY BURNS HAVING DEPARTED THIS LIFE ON May 16, 2025.

PROPERTY ADDRESS: 1914 WASHINGTON AVE, ALTOONA, PA 16604

UPI / TAX PARCEL NUMBER: 01.2-218700

Seized and taken into execution to be sold as the property of SHANE G. BURNS, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF GARY A. BURNS in suit of U.S BANK TRUST COMPANY ET AL.

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 CITRON
mount laurel, PA

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania