

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-3883

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, MAY 13, 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 land situate in the City of Altoona, County of Blair and State of Pennsylvania, fronting twenty-five (25) feet on Twenty-first Avenue (formerly Oak Avenue), and extending back therefrom at even width of twenty-five (25) feet, a distance of one hundred twenty (120) feet to a street now known as Twentieth Avenue. Bounded on the Northwest by Twenty-first Avenue, on the Northeast by the Northeastern half of Lot Number Eleven (11), on the Southeast by Twentieth Avenue and on the Southwest by Lot Number Ten (10). It being the Southwestern half of Lot Number Eleven (11) in Block "E" in the Plan of Calverville and being known and designated as premises No. 523 Twenty-first Avenue, Altoona, Pennsylvania.

BEING the same premises title to which became vested in Mary B. Netreba and Jules L. Netreba, her husband, by deed of Mary B. Stuckey, now Mary B. Netreba, and Jules L. Netreba, her husband, dated April 26, 1999, and recorded April 30, 1999, in the Recorder's Office of Blair County, Pennsylvania, in Record Book Volume 1397 at page 457.

The Grantors herein state that the hereinabove described property is not presently being used for the disposal of hazardous waste nor to the best of their knowledge, information and belief has it ever been used for the disposal of hazardous waste. This statement is made in compliance with the Solid Waste Management Act No. 1980-97, Section 405.

BEING KNOWN AS: 523 21ST AVE, ALTOONA, PA 16601

PROPERTY ID: 1.11-19-158

TITLE TO SAID PREMISES IS VESTED IN THOMAS K. HOLZER AND MANDY M. HOLZER, HUSBAND AND WIFE BY DEED FROM MARY B. NETREBA AND JULES L. NETREBA, HER HUSBAND, DATED DECEMBER 1, 2004 RECORDED DECEMBER 3, 2004 IN BOOK NO. 1960, AT PAGE 974

PROPERTY ADDRESS: 523 21ST AVE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 1.11-19-158

Seized and taken into execution to be sold as the property of THOMAS K. HOLZER, MANDY M. HOLZER in suit of U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, IN ITS CAPACITY AS TRUSTEE FOR THE REGISTERED HOLDERS OF MASTR ASSET BACKED SECURITIES TRUST 2005-WMC1, MORTGAGE PASS-THROUGH CERTIFICATES.

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, LLC

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania