SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-4111

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:

THURSDAY, NOVEMBER 12, 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 with the buildings and improvements erected thereon, situate, lying and being in the City of Altoona, County of Blair and State of Pennsylvania, bounded and described as follows:

FRONTING 50 feet on the Northwest side of 22nd Avenue, between 9th and 10th Streets, and extending back therefrom, in length or depth, in the same width, a distance of 119.96 feet to an alley, and being the second 50 foot lot Northeast from 10th Street on the Northwest side of 22nd Avenue, and being Lot No. 5 in Block "B" in the Plan of that part of the City of Altoona as laid out by Plot recorded in the Blair County Records in Deed Book Volume 121, Page 111, said lot being bounded Southeast by 22nd Avenue; Southwest by Lot No. 6 in Block "B" in said Plot now or formerly owned by Harry C. Gwin; Northwest by said alley and Northeast by Lot No. 4 in Block "B" in said Plot now or formerly owned by George P. McNoldy. Being further designated and known as Premises Number 916 and 918 22nd Avenue, Altoona, Pennsylvania.

Being Blair County Tax Parcel 01.11-14..-027.00-000.

Being the same premises which John E. Shaffer and wife Susan L. Shaffer, by Deed dated 05/22/2017 and recorded 05/23/2017, in the Office of the Recorder of Deeds in and for the County of Blair, in Deed Instrument No. 201708493, granted and conveyed unto Leo W. Dryburgh, in fee.

Tax Parcel: 01.11-14..-027.00-000 AKA 01.11-14-027

Premises Being: 918 22nd Ave, Altoona, PA 16601

PROPERTY ADDRESS: 918 22ND AVE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.11-14..-027.00-000 AKA 01.11-14-027

Seized and taken into execution to be sold as the property of LEO W. DRYBURGH, THE SECRETARY OF HOUSING AND URBAN DEVELOPEMENT, U.S. ATTORNEY'S OFFICE, U.S. POST OFFICE & COURTHOUSE, OCCUPANTS in suit of PENNSYLVANIA EQUITY RESOURCES.

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:
BROCK & SCOTT

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.