SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-873

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

BEGINNING at a point on the East side of Fifth Avenue fifty-seven (57) feet North from the Northeast corner of Fifth Avenue and Thirty-first Street thence Northward along said Fifth Avenue fifty-seven (57) feet to a point; thence, at right angles Eastward one hundred fifteen (115) feet to an alley; thence, by said alley Southward fifty-seven (57) feet to appoint thence, at right angles Westward one hundred fifteen (115) feet to the point and place of beginning.

Containing six thousand five hundred fifty-five square feet.

UNDER AND SUBJECT to all adverse conveyances, exceptions, conditions, restrictions, reservations, easements, and rights-of-way as are contained in prior deeds of conveyance.

The improvements thereon being known as: 3011 5th Avenue, Altoona, PA 16502.

Parcel ID: 01.06-17..-018.00-000

BEING the same property conveyed to Claudia A. Anderson from Donna C. Vaughn, now known by marriage as Donna C. Quatrara and Jacob A. Quatrara and Cristine K. Huffine and Jonathan B. Huffine by Deed dated October 30, 2014 and recorded November 7, 2014 as Instrument No. 201417616 in the Land Records of Blair County, PA

Tax ID#: 012-103350

PROPERTY ADDRESS: 3011 5TH AVE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.06-17..-018.00-000

Seized and taken into execution to be sold as the property of CLAUDIA A. ANDERSON, OCCUPANTS in suit of BANK UNITED N.A..

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:
LOGS LEGAL GROUP LLP

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.