SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019-GN-3800

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 ground situate, lying and being in the City of Altoona, County of Blair, State of Pennsylvania, described as follows:

FRONTING twenty-five (25) feet on the Southeast side of Fifth Avenue, between Fifth and Sixth Streets and extending back at uniform width a length or depth of one hundred twenty (120) feet to an alley, and further being known and described as the eastern half of the second lot East of Sixth Street, and having thereon erected a two and half story frame dwelling, and further being known as premises 521 Fifth Avenue, Altoona, Pennsylvania.

BEING the same premises title to which became vested in Clair Brown and Lillian M. Brown, his wife, by deed dated June 30, 1922 and recorded in Blair County, Deed Book Volume 296, Page 478. The said Clair Brown departed this life on April 3, 1976 thereby vesting fee simple title in Lillian M. Brown, surviving spouse, by operation of law. The said Lillian M. Brown departed this life testate on July 1, 1982, seized in fee simple of the foregoing real property. The Last Will and Testament of Lillian M. Brown was probated by the Register of Will of Blair County, Pennsylvania, on July 7, 1982, and Letters Testamentary were granted to Dorothy M. Brown, said proceedings being of record in Blair County Will Book Volume 187, Page 366. The Last Will and Testament of Dorothy H. Brown devised and bequeathed the residue of her estate, which included the hereinabove described real property, to her daughter, Dorothy H. Brown, who joins in this deeds in her individual capacity.

The Grantor herein states that the hereinabove described property is not presently being used for the disposal of hazardous waste nor to the best of her 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.

AND the said Grantor will Generally WARRANT AND FOREVER DEFEND the property hereby conveyed.

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal, the day and year first above written.

Parcel No.: 01.08-04..-005.00-000

Premises being: 521 5th Ave, Altoona, PA 16602

BEING the same premises which Dorothy M. Brown by Deed dated June 02, 1993 and recorded in the Office of Recorder of Deeds of Blair County on June 02, 1993 at Book 1224, Page 656 granted and conveyed unto Kirk A. Palladini.

PROPERTY ADDRESS: 521 5TH AVENUE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.08-04..-005.00-000

Seized and taken into execution to be sold as the property of KIRK PALLADINI in suit of U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2025-NR1.

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:
STERN & EISENBERG
WARRINGTON, PA

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.