SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-4507

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 of ground with the buildings and improvements thereon erected, situate in the City of Altoona (formerly Juniata), in the County of Blair and the
Commonwealth of Pennsylvania, being the Northeast one-half of Lot No. 2 Block "D", containing twenty-five (25) feet, on the Northwest side of Eighth Avenue, and extending back at right angles therefrom, one hundred twenty (120) feet to an alley.

BOUNDED on the Northwest by an alley; Southeast by Eighth Avenue'; Northeast by Lot No. 1; Southwest by Southwest one-half of Lot No. 2, Block "D", in Kipples Extension to Bellview.

BEING KNOWN AS: 523 N 8TH AVENUE, ALTOONA, PA 16601

PROPERTY ID: 01.13-18-115.00-000

TITLE TO SAID PREMISES IS VESTED IN ELIZABETH MARIE RYAN, MARRIED PERSON BY DEED FROM CORY MCMAHON AND DAWN MCMAHON, A MARRIED COUPLE, DATED JANUARY 27, 2023 RECORDED FEBRUARY 2, 2023 AT INSTRUMENT NO. 202301613

PROPERTY ADDRESS: 523 N. 8TH AVENUE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.13-18-115.00-000

Seized and taken into execution to be sold as the property of ELIZABETH MARIE RYAN in suit of UNITED WHOLESALE MORTGAGE, LLC.

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 LAW OFFICES

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.