SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-GN-668

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, JANUARY 13, 2027
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 with buildings and improvements thereon erected, situate in the City of Altoona, County of Blair, Commonwealth of Pennsylvania, bounded and described as follows:

FRONTING twenty-five (25) feet on the northerly side of East Third Avenue, and extending back therefrom in length and depth, of the same width a distance of one hundred twenty (120) feet to a public alley.
BEING the eastern one-half of the first lot East of Lloyd Street on the said northerly side of Third Avenue.

HAVING thereon erected a dwelling house known and designated as Premises No. 202 East Third Avenue, Altoona, Pennsylvania.

BEING known and numbered as 202 East 3rd Avenue, Altoona, PA 16602»

Being the same property conveyed to Natasha L. Gardner (single) who acquired title by virtue of a deed from William C. Clark, Jr. (single) and Ashley N. Lacy (single), dated March 7, 2024, recorded March 27, 2024, as Instrument Number 202404308, Office of the Recorder of Deeds, Blair County, Pennsylvania.

Parcel No.: 01.10-06..-044.00-000

Exhibit "A"

PROPERTY ADDRESS: 202 EAST 3RD AVENUE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.10-06..-044.00-000

Seized and taken into execution to be sold as the property of NATASHA L. GARDNER in suit of UNION HOME MORTGAGE COMPANY.

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:
THE MANLEY LAW FIRM, LLC

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.