

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-0434

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:

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 LYING, BEING AND SITUATE IN THE CITY OF ALTOONA, COUNTY OF BLAIR AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF BROAD AVENUE AND 31ST STREET, WHICH SAID CORNER IS 75 FEET SOUTH OF CORNER NOW OR FORMERLY OF JACOB MCMONIGLE; THENCE SOUTHWARD ALONG SAID BROAD AVENUE 50 FEET TO A POINT; THENCE BY LAND NOW OR FORMERLY OF ELIAS BAKER ESTATE, EAST 120 FEET TO AN ALLEY; THENCE BY SAME NORTHWARD 50 FEET TO A POINT ON 31ST STREET; THENCE WESTWARD ALONG 31ST STREET 120 FEET TO THE PLACE OF BEGINNING. HAVING THEREON ERECTED A 2 1/2 STORY BRICK DWELLING HOUSE AND STONE GARAGE BUILDING, AND KNOWN AS NO. 3103 BROAD AVENUE.

Parcel ID #: 01.12-35..-041.00-000

BEING KNOWN AS: 3103 Broad Avenue, Altoona, Pennsylvania 16601.

Title to said premises is vested in Louis Grillo by deed from Tax Claim Bureau of Blair County dated December 15, 2008 and recorded December 24, 2008 in Instrument Number 200822650.

PROPERTY ADDRESS: 3103 BROAD AVE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.12-35..-041.00-000

Seized and taken into execution to be sold as the property of LOUIS GRILLO in suit of CITIZENS BANK.

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:
MCCABE, WEISBERG & CONWAY, LLC

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania