

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023-GN-0833

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, JULY 09, 2025  
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 Those Certain lots of pieces of ground in the City of Altoona, County of Blair and State of Pennsylvania,

Fronting fifty (50) feet on the Northwest side of Walnut Avenue, between Twenty-seventh and Twenty-eighth Streets and extending back at an equal width of fifty (50) feet, one hundred twenty (120) feet to an alley. Being Lots Nos. 5 and 5/2 in Block 30 of the Streit and Saupp Plots of Lots as recorded in the Recorder' s Office of Blair County in Plot Book No. 3, Page 7. Bounded on the Southeast by Walnut Avenue; on the Northeast by Lot No. 6, Block 30; on the Northwest by an alley; and on the Southwest by Lot No. 4 1/2, Block 30.

Under and subject to the conditions, restrictions, reservations, exceptions, easements and rights of way contained in prior instruments of record affecting title to said premises, or as are apparent on the premises.

BEING THE SAME PREMISES which ASA Realty A Pennsylvania General Partner, by Deed dated 4/5/2007 and recorded in the Office of the Recorder of Deeds of Blair County on 4/13/2007 in Instrument No. 2007-06745 granted and conveyed unto Areatha Pollard and Louis Grillo, As Tenants in Common.

BEING KNOWN AS: 2708-2710 Walnut Avenue, Altoona , Pennsylvania 16601

PARCEL # 1.12-27..48.00-000

PROPERTY ADDRESS: 2708-2710 WALNUT AVENUE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 1.12-27..48.00-000

Seized and taken into execution to be sold as the property of LOUIS GRILLO, JAMAL DEFARES, AS EXECUTOR OF THE ESTATE OF AREATHA POLLARD A/K/A AREATHA C. POLLARD, DECEASED in suit of PENNYMAC LOAN SERVICES 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:  
POWERS KIRN LLC

JAMES E. OTT, Sheriff  
BLAIR COUNTY, Pennsylvania