

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-3329

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 14, 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.

"SCHEDULE A"

ALL that certain lot or parcel of land situate, lying and being in the City of Altoona, formerly the Borough of Juniata, County of Blair and Commonwealth of Pennsylvania, fronting fifty (50) feet on the northwest side of Ninth Avenue (formerly Eighth Avenue) and extending back in length or depth at the same width one hundred twenty (120) feet to an alley and being Lot No. G in the plan of L. L. Fair's Extension of Juniata and being the third lot southwest from Twentieth Street (formerly known as Fifth Street). Having thereon erected a frame dwelling house known and numbered as 1921-23 Ninth Avenue, Juniata, Altoona, Pennsylvania.

For Information Purposes Only:

Commonly known as 1927 North 9th Avenue, Altoona, PA 16601;

BEING known as Tax Parcel Number 01.13-25..4045.00-000 on the tax map of the City of Altoona, County of Blair, Commonwealth of Pennsylvania.

BEING the same premises which William Hillard by Deed dated March 30, 1989 and recorded in the Official Records of Blair County on April 6, 1989 in Deed Book Volume 1167, Page 192, granted and conveyed unto William R. Hillard and Roberta L. Hillard, husband and wife.

1927 N 9th Ave, Altoona, PA 16601

Tax Parcel Number: 01.13-25..-045.00-000

Robert Flacco, Esq., Friedman Vartolo LLP, Attorney for Plaintiff

Judgment Amount: \$48,771.31

Premise Being: 1927 N 9th Ave, Altoona, PA 16601

Seized and sold as the property of Roberta L. Hillard

Judgment Number 2024-GN-3329 (Wilmington Savings Fund Society, FSB, as Indenture Trustee with respect to CIM Trust 2023-R1 v Roberta L. Hillard)

Dated: April 17, 2025

PROPERTY ADDRESS: 1927 N 9TH AVE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.13-25..-045.00-000

Seized and taken into execution to be sold as the property of ROBERTA L HILLARD in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, AS INDENTURE TRUSTEE WITH RESPECT TO CIM TRUST 2023-R1.

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:
FRIEDMAN VARTOLO LLP

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania