

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025-GN-4110

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 half lot or piece of land situate, lying, and being in the City of Altoona, County of Blair, Commonwealth of Pennsylvania, bounded and described as follows:

FRONTING 25 feet on the northwest side of Broad Avenue between 30th and 31st Streets, and extending back in length or depth a uniform width of 25 feet in a Northwesterly direction a distance of 120 feet to an alley; being the eastern half of the fourth lot southwest from 30th Street.

BOUNDED on the Southwest by other half of said lot owned now or formerly by Martha Work; on the Northwest by an alley; on the Northeast by lot now or formerly owned now or formerly by Henry Gehland; on the Southeast by Broad Avenue.

BEING the northeastern part of Lot Number 7, Block 9 of the Plan of Allegheny, Section A, recorded at Blair County Deed Book 86, Page 678.

HAVING thereon erected a two and one-half story brick and frame dwelling house and being premises No. 3012 Broad Avenue, Altoona, Pennsylvania.

FOR IDENTIFICATION purposes only, being known as Blair County Parcel Identifier Tax Numbers: 01.12-36..-046.00-000.

Being the same premises which Karen A. Interrante and husband Frederick J. Boden, by Deed dated 10/01/2019 and recorded 10/28/2019, in the Office of the Recorder of Deeds in and for the County of Blair, in Deed Instrument No. 201916510, granted and conveyed unto Justin Popish, in fee.

Tax Parcel: 01.12-36..-046.00-000 A/K/A 01.12-36..-046.00

Premises Being: 3012 Broad Avenue, Altoona, PA 16601

PROPERTY ADDRESS: 3012 BROAD AVE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.12-36..-046.00-000 A/K/A 01.12-36..-046.00

Seized and taken into execution to be sold as the property of JUSTIN POPISH, OCCUPANTS in suit of ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC..

**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:  
BROCK & SCOTT

**JAMES E. OTT, Sheriff**  
BLAIR COUNTY, Pennsylvania