

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-2654

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, MAY 14, 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 THAT CERTAIN lot or parcel of land situate in Tyrone Borough, Blair County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the Southern line of Bald Eagle Avenue South 18° 06' East 70 feet from the point of intersection of the said Southern line of Bald Eagle Avenue with the West line of West Fourteenth Street; thence along said South line of Bald Eagle Avenue South 18° 06' East 30 feet to a point; thence South 71° 54' East 100 feet to a point in the West line of Alley "H"; thence North 18° 06' East 30 feet to a point; and thence North 71° 54' West 180 feet to the point, the place of beginning.

Being Lot No. 100, Block 21 of the Tyrone Lot and Block Plan of 1940.

HAVING thereon erected a two-story frame dwelling house known and numbered as 1362 Bald Eagle Avenue.
PROPERTY ADDRESS: 1362 Bald Eagle Avenue, Tyrone, PA 16686

PARCEL#: 22.04-07...065.00-000

Being the same premises which Margaret Miller, by Deed dated 04/21/2015 and recorded 04/27/2015, in the Office of the Recorder of Deeds in and for the County of Blair, in Deed Instrument No. 201505988, granted and conveyed unto Dominic C. Mazzotta, in fee.

Tax Parcel: 22.04-07...065.00-000

Premises Being: 1362 Bald Eagle Avenue, Tyrone, PA 16686

PROPERTY ADDRESS: 1362 BALD EAGLE AVENUE, TYRONE, PA 16686

UPI / TAX PARCEL NUMBER: 22.04-07...065.00-000

Seized and taken into execution to be sold as the property of DOMINIC C. MAZZOTTA in suit of FREEDOM MORTGAGE CORPORATION.

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