

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-GN-1646

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, MARCH 12, 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 the right, title interest and claim of Erica L. Workman  
of, in and to:

ALL that certain lot or parcel of land situate in Tyrone Borough, Blair County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Westerly line of Lincoln Avenue at the Southeast corner of a lot now or formerly of John R. and Gail M. Brinkman and the Northeasterly corner of the lot herein; thence South 18degrees 6 minutes West, a distance of 50.00 feet to a point on the Westerly line of Lincoln Avenue at the Northeast corner of a lot now or formerly of Mark E. and Janet M. Campolongo; thence North 71 degrees 54 minutes West, a distance of 155.75 feet along a lot now or formerly of Mark E. and Janet M. Campolongo to an existing iron pin on the Easterly side of a private alley; thence North 18 degrees 6 minutes East, a distance of 50 feet along a private alley to an iron pin on the Southwest corner of a lot now or formerly of John R. and Gail M. Brinkman; thence South 71 degrees 54 minutes East, a distance of 155.75 feet along Brinkman lands to a point on the Westerly line of Lincoln Avenue. the point and place of beginning.

CONTAINING 0.179 acres and being described in accordance with a survey made by Gerald L. Pastva, P.L.S., dated March 25, 2011.

HAVING thereon erected a two-story frame dwelling house known and numbered as 1105 Lincoln Avenue.

BEING known as Parcel Number Parcel ID No. 22.03-04..-012.00-000  
Control No. 00030249

PROPERTY ADDRESS: 1105 LINCOLN AVENUE, TYRONE, PA 16686

UPI / TAX PARCEL NUMBER: 22.03-04..-012.00-000

Seized and taken into execution to be sold as the property of ERICA L. WORKMAN in suit of NEWREZ LLC D/B/A SHELLPOINTMORTGAGE SERVICING PLAINTIFF.

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:  
LEOPOLD & ASSOCIATES, PLLC

JAMES E. OTT, Sheriff  
BLAIR COUNTY, Pennsylvania