

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-388

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, SEPTEMBER 10, 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.

Schedule A

All that certain piece or parcel of land, situate in the Township of Snyder, County of Blair and Commonwealth of Pennsylvania, adjacent to the Borough of Tyrone, bounded and described as follows:

BEGINNING at the Borough line corner of the Northwest end of Ninth. Street; thence along said Borough line one hundred sixty-four (164) feet to the Southeast line of Jefferson Avenue; thence along said line of Jefferson Avenue (the same being the Borough line) one hundred ninety-six (196) feet to a Borough line corner; thence along said Borough line two hundred eleven and one-half (2110 feet to the Southeast line of the cemetery road; thence along line of said road three hundred fifteen (315) feet to a corner of land of Eastlawn Cemetery Association; thence by line of said land two hundred twenty-one (221) feet to a locust tree corner; thence South' thirty-four (34) degrees West thirty-nine (39) feet to a stone corner of land of Tyrone Grandview Cemetery Association; thence by line of land South fifty-one (51) degrees East fifty-three (53) feet to a corner; thence by the same South three and one-half (31) degrees East eighty-six (86) feet to a corner in the old pathway to the cemetery; thence along said old path-way (now a line of Grandview Cemetery Association) North twenty-one and one-half (214) degrees East one hundred ninety-seven (197) feet to a corner at lot of Joseph Racasi and line of Tyrone Borough; thence along said Borough line and lots of Joseph Racasi, A. Wallace Templeton and Mrs. Mary A. Plummer, four hundred forty-six and one-fourth (4460 feet to the place of beginning. Contain-ing 114,026 square feet, more or less.

For informational purposes only: Parcel No.: 19.00-19.-024.00-00*

BEING the same premises which Jeffrey L. Waring and Rosalie Ann Waring, his wife and Diane Waring-Hoffman a/k/a Dianne A. Hoffman, widow by Deed dated October 2, 1987 and recorded in the Official Records of Blair County on October 5, 1987 in Deed Book Volume 1146, Page 1035, granted and conveyed unto Diane Waring-Hoffman a/k/a Dianne A. Hoffman.

850 Jefferson Avenue, Tyrone, PA 16686
Tax Parcel Number: 19.00-19.-024.00-000
Robert Flacco, Esq., Friedman Vartolo LLP, Attorney for Plaintiff

Judgment Amount: \$115,298.87
Premise Being: 850 Jefferson Avenue, Tyrone, PA 16686
Seized and sold as the property of Diane Waring-Hoffman A/K/A Dianne A. Hoffman, Deceased Judgment Number 2024-00388 (US Bank Trust National Association as Trustee for LB-Ranch Series V Trust v Randy L. Hoffman, Known Heir of Dianne A. Hoffman A/K/A Diane Waring-Hoffman, Deceased)

Dated: April 17, 2025
PROPERTY ADDRESS: 850 JEFFERSON AVENUE, TYRONE, PA 16686
UPI / TAX PARCEL NUMBER: 19.00-19.-024.00-000

Seized and taken into execution to be sold as the property of RANDY L. HOFFMAN KNOWN HEIR, OF DIANNE A. HOFFMAN A/K/A DIANE WARING-HOFFMAN, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DIANNE A. HOFFMAN A/K/A DIANE WARING-HOFFMAN, DECEASED in suit of US BANK TRUST NATIONAL ASSOCIATION AS.

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

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania