

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2022-GN-2950

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.

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

BEGINNING at Northwest corner of Washington Avenue and alley "C" in said Borough; thence along alley "C", North 71° 54' West, 51 feet to a line of property now or formerly of Thomas M. Gibson; thence at right angles to Alley "C", North 18° 06' East, 50 feet to a line now or formerly of E. J. Pruner Estate; thence along said line now or formerly of E. J. Pruner Estate, South 71° 54' East, 51 feet to Washington Avenue; thence along Washington Avenue, South 18° 06' West 50 feet to the place of beginning.

HAVING thereon erected a two story frame dwelling house known as 1351 Washington Avenue, Tyrone, Pennsylvania

Being Tax Parcel Number 22.03-02...-091.00-000

PROPERTY ADDRESS: 1351 WASHINGTON AVENUE, TYRONE, PA 16686

UPI / TAX PARCEL NUMBER: 22.03-02...-091.00-000

Seized and taken into execution to be sold as the property of MEGAN M EMERY in suit of RELIANCE SAVINGS BANK T/D/B/A RELIANCE BANK.

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:  
GOLDSTEIN, HESLOP, STEELE, CLAPPER, OSWALT & SMITH

JAMES E. OTT, Sheriff  
BLAIR COUNTY, Pennsylvania