

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-GN-1131

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

BEGINNING at a point on the South side of Seventeenth Street at the Western line of Lot No. 97 on the plot of F.D. Beyer's Third Addition to Tyrone Borough as shown J. Luden Henry's Map of Tyrone Borough; thence extending Westwardly along line of Seventeenth Street 31 feet to the corner of Lot No. 99 in said Third Addition; thence at a right angle to Seventeenth Street by a line common to Lots Nos. 98 and 99, 109 feet and 1 and 3/8 inches to the Northern line of Garfield Street; thence by lines equal to and parallel with the first two lines to the place of beginning.

Being Lot No. 98 in said Third Addition.

HAVING thereon erected a dwelling house designated as 429 Seventeenth Street.

Parcel No.: 22.5-7-50  
Premises being: 429 W 17th St, Tyrone, PA 16686-2105

BEING the same premises which Sharon J. Miller and Thomas R. Miller by Deed dated November 21, 2000 and recorded in the Office of Recorder of Deeds of Blair County on November 27, 2000 at Book 1505, Page385 granted and conveyed unto Sharon J. Miller and Thomas R. Miller.

PROPERTY ADDRESS: 429 W 17TH ST., TYRONE, PA 16686

UPI / TAX PARCEL NUMBER: 22.5-7-50

Seized and taken into execution to be sold as the property of SHARON J MILLER, THOMAS R MILLER, SHAWN B. COHEN, ESQ in suit of WILMINGTON SAVINGS FUND SOCIETY, ET AL.

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:  
STERN & EISENBERG, PC

JAMES E. OTT, Sheriff  
BLAIR COUNTY, Pennsylvania