

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-1115

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.

PARCEL NO. 1

ALL THAT CERTAIN lot or piece of ground situate in Borough of Tyrone, County of Blair, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Easterly side of Pennsylvania Avenue, said point being a distance of 50 feet from the intersection of Fourteenth Street and Pennsylvania Avenue; thence, along line of Lot 38 in Block 21, South 71 degrees 54 minutes East, a distance of 93.42 feet to a point; thence, along line of lot now or formerly of Isenberg, South 18 degrees 06 minutes West, a distance of 50 feet to a point on line of Lot 36 in Block 21; thence, along Lot 36, North 71 degrees 54 minutes West, a distance of 93.42 feet to a point on Pennsylvania Avenue; thence, along Pennsylvania Avenue, North 18 degrees 06 minutes East, a distance of 50 feet to a point, the place of BEGINNING.

HAVING thereon erected a frame dwelling house, known as Premises No. 1360-1362 Pennsylvania Avenue, Tyrone, Blair County, Pennsylvania.

BEING Blair County Tax Parcel No. 22.04-07..-043.00-000

PARCEL NO. 2

ALL THAT CERTAIN lot or piece of ground situate in Borough of Tyrone, County of Blair, Commonwealth of Pennsylvania, bounded and described according to a survey made by John T. Funk, Jr. P.E., dated July 3, 1971 as follows:

BEGINNING at a point in the Southeast line of Cameron Avenue measured Southwest a distance of 183.33 feet from the Southwest line of 11th Street; thence, South 71 degrees 54 minutes East, a distance of 90.75 feet to the Northwest line of an alley; thence, South 18 degrees 06 minutes West, along the Northwest line of an alley the distance of 40.33 feet to a point; thence, North 71 degrees 54 minutes West, a distance of 90.75 feet to the Southeast line of Cameron Avenue; thence, North 18 degrees 06 minutes East, along the Southeast line of Cameron Avenue, a distance of 40.33 feet to the place of BEGINNING.

HAVING erected thereon a dwelling house, which dwelling was erected and occupied prior to April 27, 1966.

BEING Blair County Tax Parcel No. 22.02-02..-013.00-000.

BEING the same premises title to which became vested in Verilla Holdings, LLC, by deed of Sally C. Shaffer and Dean R. Shaffer, husband and wife, dated October 13, 2020, and recorded October 22, 2020, in the Blair County Recorder's Office to Instrument Number 202015615

PROPERTY ADDRESS: 1360-1362 PENNSYLVANIA AVENUE AND 1018-1020 CAMERON AVENUE, TYRONE, PA 16686

UPI / TAX PARCEL NUMBER: 22.04-07..-043.00-000 & 22.02-02..-013.00-000

Seized and taken into execution to be sold as the property of VERILLA HOLDINGS, LLC in suit of ALTOONA FIRST SAVINGS 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:
REA, REA, LASHINSKY, ATTORNEYS AT LAW

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania