

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-1116

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 tract, together with the improvements erected thereon, situate in the Borough of Tyrone, Blair County, Pennsylvania, which is bounded and described as follows:

BEGINNING at the point of intersection of the Easterly line of Pennsylvania Avenue at the corner of Lot No. 99 (erroneously referred to as the Northeast corner of Lot No. 99 in prior deeds) in the General Plan of the Borough of Tyrone; thence, Northeast along said Pennsylvania Avenue, sixty (60) feet to an Alley; thence, along said Alley Southeast, one hundred (100) feet to a post; thence, at a right angle by a line parallel with Pennsylvania Avenue Southwest, sixty (60) feet to the line of Lot No. 99; thence Northwest along line of said Lot No. 99 in a Westerly direction, one hundred (100) feet to the place of BEGINNING.

BEING the Northwest section (100 fee) of Lot 100 on the Plan of Lots of the Borough of Tyrone.

BEING Blair County Tax Parcel No. 22.04-07...-035.00-000.

PARCEL NO. 3

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

BEGINNING at a point at the intersection of Pennsylvania Avenue and Fourteenth Street, said point being thirty (30) feet distant from the center line of Fourteenth Street; thence, along the western side of Pennsylvania Avenue in a Northerly direction a distance of fifty-two (52) feet to line of lot now or late of Leroy Harpster; thence, along line of lot now or late of Leroy Harpster in a Westerly direction, a distance of eighty-four and seventy-five one-hundredths (84.75) feet to line of lot now or late of G. Ray Weston; thence, in a southerly (erroneously referred to as westerly in prior deeds) direction and along line of lot now or late of G. Ray Weston, a distance of fifty-two (52) feet to Fourteenth Street; thence, along Fourteenth Street in an Easterly direction, a distance of eighty-four and seventy-five one-hundredths (84.75) feet to the place of BEGINNING.

BEING Blair County Tax Parcel No. 22.05-01.071.00-000

BEING part of the same premises title to which vested in Verilla Holdings, LLC by deed from Karen M. Johnson, Administratrix of the Estate of William R. Loner also known as William Loner, deceased, said deed dated June 22, 2021 and recorded on June 28, 2021 in the Blair County Recorder of Deeds' Office to Blair County Instrument Number 202112183.

Parcel No. 2 in the mortgage was released by Altoona First Savings Bank by Partial Release of Mortgage filed in the Blair County Recorder of Deeds' Office on May 14, 2024 to Instrument Number 202406704.

PROPERTY ADDRESS: 1401 PENNSYLVANIA AVENUE AND 1316 PENNSYLVANIA AVE, TYRONE, PA 16686

UPI / TAX PARCEL NUMBER: 22.04-07...-035.00-000 & 22.05-01.071.00-000

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