

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-1113

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, JANUARY 14, 2026
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 Borough of Tyrone, Blair County, Pennsylvania, being Lot No. 49, in the general plan of said Borough, and bounded and described as follows:

BEGINNING on the Easterly side of Logan Avenue in said Borough at the corner of Lot No. 50 formerly owned by Ogle Burley; thence in a Northerly direction along the Easterly side of said Logan Avenue sixty (60') feet to the line of Alley "B"; thence in an Easterly direction along the Southern line of Alley "B" one hundred fifty-two (152') feet to the line of Alley "F"; thence along the line of said Alley "F" and along line of said Lot No. 50 formerly owned by Ogle Burley, by lines equal to and parallel with the first two lines to the place of BEGINNING.

BEING known as Blair County Tax Parcel No. 22.03-03..060.00-000.

Being the same premises title to which became vested in Verilla Holdings LLC, a Pennsylvania limited liability company by deed of Leonard A. Matos and Sharon L. Matos, husband and wife, dated the 18th day of June, 2021 and recorded in the Blair County Recorder of Deeds' Office on June 22, 2021 to Instrument Number 202111756.

PROPERTY ADDRESS: 1218 LOGAN AVENUE, TYRONE, PA 16686

UPI / TAX PARCEL NUMBER: 22.03-03..060.00-000

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