

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-1114

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, County of Blair and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the Southeasterly line of Park Avenue at the Northwesterly corner of lands now or formerly of Daniel F. Meckes, South 54 degrees 36 minutes 00 seconds East, a distance of 59.87 feet to an iron pin on line of lands now or formerly of Conrail; thence, along same, South 32 degrees 36 minutes 11 seconds West, a distance of 110.13 feet (erroneously referred to as 110.00 feet in previous deed) to an iron pin on line of lands now or formerly of The Dominick Zang Estate; thence, along same, North 54 degrees 36 minutes 00 seconds West, a distance of 65.34 feet to a drill hole on the Southeasterly line of Park Avenue; thence, along the Southeasterly line of Park Avenue, North 35 degrees 27 minutes 00 seconds East, a distance of 110.00 feet to an iron pin, the point and place of BEGINNING.

HAVING THEREON erected a two-story frame building known and numbered as 704-708 Park Avenue, Tyrone, Pennsylvania. Containing 0.158 acres and being described in accordance with a Draft of survey by Andrew H. Ebersole, Registered Professional Land Surveyor, dated February 6, 1996 and recorded in Blair County Deed Book Volume 1270, at page 380.

BEING Blair County Tax Parcel No. 22.02-07..-076.00-000.

PROPERTY ADDRESS: 706 PARK AVENUE, TYRONE, PA 16686

UPI / TAX PARCEL NUMBER: 22.02-07..-076.00-000

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