

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025-GN-697

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.

PARCEL NO. 1:

BEGINNING on the north side of West Fourteenth Street, formerly Morris Street, also designated as a street 33% feet wide. at the corner of Lot No. 6, now or formerly owned by Harry Steele; thence Westward along said street 36 feet to the corner of Lot No. 8; thence at a right angle to said street and along line of said Lot No. 8, 215.43 feet to an alley; thence along line of said alley and along line of said Lot No. 6 by lines equal and parallel with the first two lines to the PLACE OF BEGINNING.

BEING Lot No. 7 in Block No. 28 as laid out by J. Luden I-Lenry on July 26, 1880. HAVING thereon erected a two story frame dwelling house known and numbered as 618 West 14' Street, Tyrone, Pennsylvania.

PARCEL NO. 2:

BEGINNING at the north side of West Fourteenth Street, formerly known as Morris Street, at the corner of Lot No. 7 aforesaid; thence Westwardly along the line of West Fourteenth Street 36 feet to the line of Lot No. 9 now or formerly owned by George Calderwood: thence Northwardly along line of said Lot No. 9. 215.43 feet to an alley; thence along line of said alley and along line of said Lot No. 7 by lines equal to and parallel with the first two lines to the PLACE OF BEGINNING,

BEING Lot No. 8 in Block No. 28 as laid out by J. Luden Henry on July 26. 1880.

BOTH PARCELS BEING the same premises which became vested in Benjamin J. Carlson, Grantor herein, by deed of Joseph M. Cushion, Executor of the Estate of Steve M. Cushion, deceased. dated February 16. 2018 and recorded on March 16 2018 within the Blair County Recorder of Deeds Office at Instrument Number 201804144.

Parcel ID: 22.06-05..-014.00-000

Property Address: 618 West 14th Street, Tyrone, PA 16686

Title vested in Darren L. Frank, a single adult individual, by deed from Benjamin J. Carlson, A single adult individual, dated March 30, 2020 and recorded on April 2, 2020 with the Blair County Recorder of Deeds as Instrument Number: 202004572.

PROPERTY ADDRESS: 618 WEST 14TH STREET, TYRONE, PA 16686

UPI / TAX PARCEL NUMBER: 22.06-05..-014.00-000

Seized and taken into execution to be sold as the property of DARREN L. FRANK in suit of RANLIFE, INC.

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:  
TIMOTHY D. PADGETT, P.A.

JAMES E. OTT, Sheriff  
BLAIR COUNTY, Pennsylvania