

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-900

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, JULY 08, 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 Tyrone Borough, Blair County, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the Northeast corner of Twentieth Street and Alley "X"; thence along the East line of Alley "X" North 40° 39' East a distance of 76 feet to a point on line of land of Tyrone Borough; thence along the line of land of Tyrone Borough South 57° 20" East 160 feet to a marker; thence South 32' 24" West 90 feet to a marker in the North line of Twentieth Street; thence Northwestwardly along Twentieth Street 188 feet more or less to a marker on the East line of Alley "X", the place of beginning.

Tax ID / Parcel No. 22.07-03,-019.01-000

Parcel No.: 22.07-03,019.01-000

Premises being: 520 W 20th St, Tyrone, PA 16686-2310

BEING the same premises which Wayne A. Shirk and Lou E. Shirk by Deed dated November 2, 2021 and recorded in the Office of Recorder of Deeds of Blair County on November 3, 2021 granted and conveyed unto Tracie L. Hunter.

PROPERTY ADDRESS: 520 W 20TH ST, TYRONE, PA 16686

UPI / TAX PARCEL NUMBER: 22.07-03,-019.01-000

Seized and taken into execution to be sold as the property of TRACIE L. HUNTER in suit of ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC.

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:
STERN & EISENBERG, PC

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania