

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-4169

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, including improvements, situate in the Borough of Tyrone, County of Blair and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the northwest side of Washington Avenue, eighty (80) feet southwest from the intersection of said Washington Avenue with Sixth Street; thence southwestwardly by line of said Washington Avenue thirty-seven (37) feet eleven and one-eighth (11 1/8) inches to the corner of Lot No. Four (4); thence at right angles from line of Washington Avenue and by line of said Lot No. Four (4) northwestwardly one hundred and eighty (180) feet to an alley; thence northeastwardly by line of said Alley, and parallel with line of Washington Avenue, twenty-eight (28) feet and four and three-sixteenths (4 3/16) inches to the corner of property now or formerly owned by Geo. C. Davison; thence by line of said Davison property, and parallel with the line of Sixth Street, southeastwardly, one hundred and eighty (180) feet two and three-fourths (2 3/4) inches to the line of Washington Avenue, the place of beginning. And being a part of Lot No. Three (3) of Block "K" as shown on Wm. M. Lyon's Plan of Lots of West Tyrone. Being known according to the present system of numbering properties in the Borough of Tyrone as 561 Washington Avenue.

BEING the same premises which became vested in Jason M. McBride, single, by deed of Louise H. Stonebraker, widow, dated June 23, 2005, and recorded June 30, 2005, in Blair County Recorder of Deeds Instrument Number 200511857.

BEING the same premises which became vested in Michael J. Ryan, Single, by deed of Jason M. McBride and Mary Ellen McBride, husband and wife, dated June 11, 2013, and recorded June 13, 2013, in Blair County Recorder of Deeds Instrument Number 201310703.

HAVING erected thereon a dwelling known as 561 Washington Avenue, Tyrone, PA 16686.

Blair County Tax Code Number 22.01-07..-015.00-000.

PROPERTY ADDRESS: 561 WASHINGTON AVE, TYRONE, PA 16686

UPI / TAX PARCEL NUMBER: 22.01-07..-015.00-000

Seized and taken into execution to be sold as the property of MICHAEL J. RYAN in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

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:
VITTI LAW GROUP INC

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania