

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-3817

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 the Town of Northwood, in the Township of Snyder, County of Blair and State of Pennsylvania, bounded and described as follows:

Beginning at an iron pin set at the intersection of Hancock Street and Shorb Street; thence by the Northwestern boundary of Hancock Street, South 37 degrees 05 minutes zero seconds West, 150 feet to an iron pin; thence by Lot No. 3, North 52 degrees 55 minutes zero seconds West, 100 feet to an iron pin; thence by Lot No. 1, North 37 degrees 05 minutes zero seconds East, 150 feet to an iron pin; thence by the Southwestern boundary of Shorb Street, South 52 degrees 55 minutes zero seconds East, 100 feet to an iron pin the place of beginning. Being Lot No. 2 and containing 0.344 acres according to the survey of Stauffer & Veign, Inc., surveyors, dated February/March 2000 and recorded in Blair County Plot Book 21, Page 41.

BEING known and numbered as 401 Hancock Street, Tyrone, PA 16686»

Being the same property conveyed to Gary W. Collins who acquired title by virtue of a deed from Charles N. Dry, Charles L. Dry and Gloria A. Dry, husband and wife, dated October 17, 2012, recorded October 22, 2012, as Instrument Number 201219336, Office of the Recorder of Deeds, Blair County, Pennsylvania.

Parcel No.: 19.00-13A.-022.02-000

PROPERTY ADDRESS: 401 HANCOCK STREET, TYRONE, PA 16686

UPI / TAX PARCEL NUMBER: 19.00-13A.-022.02-000

Seized and taken into execution to be sold as the property of GARY W. COLLINS in suit of MIDFIRST 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:
THE MANLEY LAW FIRM, LLC

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania