SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-GN-185

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:

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 premises situate in the Borough of Tyrone, Blair County, Pennsylvania, k/a 1225-1227 Pennsylvania Avenue, Tyrone, Pennsylvania, which premises are more fully described in deed dated November 16, 1993 and recorded November 16, 1993 in Deed Book Volume 1231, at Page 784, and are identified in the assessment records of Blair County as parcels 22.3-3-96 and 22.3-3-97, which premises are more fully described below, to wit:

PARCEL NO. 1:

BEGINNING at a point on the Westerly side of Pennsylvania Avenue in said Borough at a point 40 feet South from the Southwest corner of Alley "B" and Pennsylvania Avenue; thence, at a right angle to Pennsylvania Avenue by a line parallel with Alley "B" 180 feet to Alley "F"; thence, South along the line of Alley "F" 20 feet to a post, corner of Lot No. 115, Block 17 of Tyrone Lot and Block Plan of 1949; thence, Eastward along the line of said Lot 115, Block 17 and Northward along the Western line of Pennsylvania Avenue by lines equal to and parallel with the first two lines to the place of BEGINNING. Being Lot 114, Block 17 of the Tyrone Lot and Block Plan of 1940.

BEING Blair County Tax Parcel No. 22.03-03..-096.00-000.

PARCEL NO. 2:

BEGINNING at the point of intersection of the Westerly line of Pennsylvania Avenue with the Southerly line of Alley "B"; thence, along line of Pennsylvania Avenue, South 18 degrees 6 minutes West, a distance of 40 feet to a point; thence, North 71 degrees 54 minutes West, a distance of 180 feet to a point in the Easterly line of Alley "F"; thence, along said line of Alley "F", North 18 degrees 06 minutes East, a distance of 40 feet to a point in the Southerly line of Alley "B"; thence, along said Southerly line of Alley "B", South 71 degrees 54 minutes East, a distance of 180 feet to a point, the place of BEGINNING. Being Lot 113, Block 17 of Tyrone Lot and Block Plan of 1940.

BEING Blair County Tax Parcel No. 22.03-03..-097.00-000.

KNOWN as 1225 Pennsylvania Avenue, Blair County, Tyrone, Pennsylvania 16686.

TO BE SOLD as the property of
VERILLA HOLDINGS LLC a/k/a VERILLA HOLDINGS, LLC

PROPERTY ADDRESS: 1225 PENNSYLVANIA AVENUE, TYRONE, PA 16686

UPI / TAX PARCEL NUMBER: 22.03-03..-096.00-000 & 22.03-03..-097.00-000

Seized and taken into execution to be sold as the property of VERILLA HOLDINGS LLC, NATHAN J. VERILLA, MEMBER VERILLA HOLDINGS in suit of NORTHWEST BANK, SUCCESSOR BY MERGER TO JERSEY SHORE STATE 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:
KOZLOFF STOUDT

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.