SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-GN-186

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 13, 2027
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, messuage, tenement and tract of land situate, lying and being in the Township of Snyder, County of Blair and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to-wit:

BEGINNING at a post on the South side of Glen Hope Turnpike distant 20 feet from the stone corner of Block No. 110 and land now or formerly of George Bressler; thence extending along said road, North 54 degrees 46 minutes West, a distance of 105.55 feet to a point on other land now or formerly of Louise Hildebrand; thence, along a line of land now or formerly of Louise Hildabrand, South 35 degrees 14 minutes West, a distance of 186 feet to a point on line of a 20 foot alley, South 54 degrees 37 minutes East, a distance of 100 feet, more or less, to a post 20 feet distant from Block 110; thence, parallel with line of Block No. 110 and 20 feet distant therefrom North 37'/2 degrees East, a distance of 186 feet, more or less, to the place of BEGINNING.

HAVING thereon erected a two-story frame dwelling.

BEING a portion of the same premises conveyed unto Verilla Holdings, LLC, a Pennsylvania Limited Liability Company by Constance A. Farrell, by Deed dated June 20, 2022 and recorded July 7, 2022 in the County of Blair Register of Wills and Recorder of Deeds at Instrument Number 202212219.

BEING Blair County Tax Parcel No. 19.00-19..-016.01-000.

KNOWN as 110 Sunset Hills Extension, Blair County, Tyrone, Pennsylvania 16686.

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

PROPERTY ADDRESS: 110 SUNSET HILLS EXTENSION, TYRONE, PA 16602

UPI / TAX PARCEL NUMBER: 19.00-19..-016.01-000

Seized and taken into execution to be sold as the property of VERILLA HOLDINGS LLC, NATHAN J. VERILLA 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.