

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-GN-841

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, NOVEMBER 13, 2024**  
**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 PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED SITUATE, LYING AND BEING IN THE BOROUGH OF TYRONE, COUNTY OF BLAIR, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY SIDE OF ALLEY "E", NOW BURLEY AVENUE IN SAID BOROUGH, AT THE NORTHWEST CORNER OF LOT NOW OR FORMERLY OF JAMES E. GROSS AND LUCILLE E. GROSS, WHICH POINT IS DISTANT 100 FEET IN A NORTHERLY DIRECTION FROM THE LINE OF WEST 14TH STREET (FORMERLY DALLAS STREET); THENCE ALONG THE SOUTHEASTERLY SIDE OF BURLEY AVENUE, NORTH 18 DEGREES 06 MINUTES EAST, 51 FEET TO LINE OF LAND NOW OR FORMERLY OF WILLIAM LANNERS, JR.; THENCE ALONG SAME, SOUTH 71 DEGREES 54 MINUTES EAST, 60 FEET, MORE OR LESS TO AN ALLEY; THENCE ALONG SAME, SOUTH 18 DEGREES 06 MINUTES WEST, 51 FEET TO LINE OF LAND NOW OR FORMERLY OF JAMES E. GROSS AND LUCILLE E. GROSS; THENCE ALONG SAME, NORTH 71 DEGREES 54 MINUTES WEST 60 FEET, MORE OR LESS, TO THE SOUTHEASTERLY SIDE OF BURLEY AVENUE, THE PLACE OF BEGINNING.

BEING KNOWN AS PREMISES 1412 AND 1414 BURLEY AVENUE, TYRONE, PENNSYLVANIA. BEING FURTHER KNOWN AS BLAIR COUNTY TAX PARCEL NO. 2205-01-9.

BEING THE SAME PREMISES which Phyllis Weyer a/k/a Phyllis R. Weyer, Widow, by Deed dated 3/27/2015 and recorded in the Office of the Recorder of Deeds of Blair County on 4/14/2015 in Instrument No. 201505244, granted and conveyed unto Ronald A. Salyers and Pamela K. Salyers.

BEING KNOWN AS: 1414 Burley Avenue a/k/a 1412-1414 Burley Avenue Tyrone, Pennsylvania 16686

PARCEL # 22.05-01...-009.00-000

PROPERTY ADDRESS: 1414 BURLEY AVE, TYRONE, PA 16686

UPI / TAX PARCEL NUMBER: 22.05-01...-009.00-000

Seized and taken into execution to be sold as the property of RONALD A. SALYERS, ET AL, PAMELA K. SALYERS in suit of SERVBANK, SB.

**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:  
POWERS KIRN & ASSOCIATES  
TREVOSTOWN, PA 215-942-2090

**JAMES E. OTT, Sheriff**  
BLAIR COUNTY, Pennsylvania