

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 23-1861

Issued out of the Court of Common Pleas of Centre County, Pennsylvania and to me directed, I will expose the following described property at public sale at the 3rd Floor, Court House Annex in the Town of Bellefonte County of Centre, Commonwealth of Pennsylvania on:

THURSDAY, AUGUST 08, 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 ten (10) 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.

Legal Description

ALL that certain message, tenement and tract of land situate in Spring Township, Centre County, State of Pennsylvania being bounded and described as follows, to-wit:

BEGINNING at a point located on the southeasterly intersection of Stover Road and Janet Drive, 50 foot right-of-way; thence proceeding along the southerly edge of Janet Drive, North 47° 0' East 150 feet to a point; thence proceeding along other lands of Stover, South 43° 0' East 150 feet to a point located in the line of Lot No. 33; thence proceeding along Lot Nos. 33 and 34, South 47° 0' west 150 feet to a point located in the easterly edge of Stover Road; thence proceeding along Stover Road, North 43° 0' West 150 =feet to the place of beginning.

BEING Lot No. 35 as shown on a final plan entitled "Mountainview Terrace" Revised Extension" dated October 22, 1973 prepared by D. W. Meeker and recorded in Centre County Plat Book Volume 19 page 49. The westerly portion of the land herein conveyed being the original Lot 35 as shown on a plan of lots prepared for Harry L. Ergott, et us, by Richard H. Ohl dated January 5, 1972. Said Lot being vested in Dennis C. Knepp, et ux, one of the Grantors herein by Deed of Edward L. Confer, et ux, dated June 18, 1974 and recorded in Centre County Deed Book 347 page 171.

AND the easterly portion of the land herein conveyed being a 150 foot strip of land 50 feet in width bordering original Lot No. 35 and being a portion of a larger tract of land conveyed unto Russell F. Stover, et ux, one of the Grantors herein by Deed of Harry Rockey dated October 20, 1960 and recorded in the Recorder's Office of Centre County in Deed Book 254 page 295.

UNDER AND SUBJECT, NEVERTHELESS, to all restrictions, easements, and covenants of record.

BEING KNOWN AS: 124 STOVER RD BELLEFONTE, PA 16823

PROPERTY ID: 13-004B,035-,0000-

TITLE TO SAID PREMISES IS VESTED IN PATRICIA A. HEVERLY, INDIVIDUAL BY DEED FROM DENNIS C. KNEPP AND KAREN L. KNEPP, HUSBAND AND WIFE DATED 06/14/2006 RECORDED 08/04/2006 BOOK R 01969 PAGE 0553

PROPERTY ADDRESS: 124 STOVER ROAD, BELLEFONTE, PA 16823

UPI / TAX PARCEL NUMBER: 13-004B,035-,0000-;DETACH;MASONITE;3BDR;1STORY;

Seized and taken into execution to be sold as the property of PATRICIA A HEVERLY in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-WM4.

TERMS OF SALE: 20% DOWN AND BALANCE IN 10 DAYS

Attorney for the Plaintiff:
RAS CITRON LAW OFFICES
MT LAUREL, NJ

BRYAN SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania