

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 24-0312

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 messuage, tenement and tract of land situate, lying and being in the Township of Ferguson, County of Centre and State of Pennsylvania, more accurately bounded and described as follows, to-wit:

BEGINNING at a point on the Northerly side of Pennsylvania Department of Highways Route No. 14014 distant North 71° East 331.68 feet from the Southwesterly corner of Lot No. 1 of Block 1 of the Fairbrook Development; thence along Pennsylvania Department of Highways Route No. 14014, North 71° East 100 feet to Lot No. 9; thence along Lot No. 9, North 19° West 135 feet to Lot No. 6; thence along Lot No. 6, South 71° West 100 feet to Lot No. 5; thence along Lot No. 5, South 19° East 135 feet to Pennsylvania Department of Highways Route No. 14014, and the place of beginning.

BEING Lot No. 7, of Block 1, of the Fairbrook Development revision prepared by H.L. Dillenbeck, Registered Surveyor.

BEING THE SAME PREMISES which Constance A. Beisel and Mark A. Passmore, her husband, and William S. Wert and Lois A. Wert, his wife, by Deed dated June 21, 1991 and recorded on June 21, 1991, in the Centre County Recorder of Deeds Office at Deed Book Volume 576 at Page 18, granted and conveyed unto Richard L. Brown, II and Lisa M. Brown, his wife.

Being Known as 4343 West Whitehall Road, Pennsylvania Furnace, PA 16865

Parcel I.D. No. 24-006A,007-,0000

PROPERTY ADDRESS: 4343 W WHITEHALL RD, PA FURNACE, PA 16865

UPI / TAX PARCEL NUMBER: 24-006A,007-,0000-;DETACH;STONE;3BDR;1STORY;1958

Seized and taken into execution to be sold as the property of LISA M BROWN AND RICHARD LEE BROWN, II in suit of WEST COAST SERVICING INC.

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

Attorney for the Plaintiff:
HLADIK ONORATO FEDERMAN LLP
NORTH WALES, PA 215-855-9521

BRYAN L SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania