

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 24-0426

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, OCTOBER 10, 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.

LONG FORM DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN TOWNSHIP OF SPRING, CENTRE COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NORTHERLY RIGHT OF WAY LINE OF MELANIE LANE, BEING A COMMON SOUTHERLY CORNER WITH SECTION 9; THENCE ALONG SECTION 9, NORTH 16 DEGREES 52 MINUTES 36 SECONDS WEST, 147.00 FEET TO AN IRON PIN LYING IN A SOUTHERLY CORNER OF SECTION 8 AND A SOUTHERLY CORNER OF A TOT LOT; THENCE ALONG SAID TOT LOT, NORTH 81 DEGREES 09 MINUTES 33 SECONDS EAST, 85.84 FEET TO AN IRON PIN LYING IN A SOUTHERLY CORNER OF SECTION B AND NORTHERLY CORNER OF LOT NO. 57; THENCE ALONG LOT NO. 57, SOUTH 16 DEGREES 52 MINUTES 36 SECONDS EAST, 135.00 FEET TO AN IRON PIN LYING ON THE NORTHERLY RIGHT OF WAY OF MELANIE LANE; THENCE ALONG SAID RIGHT OF WAY, SOUTH 73 DEGREES 07 MINUTES 24 SECONDS WEST, 85.00 FEET TO AN IRON PIN BEING THE PLACE OF BEGINNING. CONTAINING 0.275 ACRES. BEING LOT NO. 58

Commonly known as 108 Melanie Lane, Pleasant Gap, PA 16823

Being Parcel No. 13-05B-058

BEING THE SAME PREMISES WHICH JOSEPH CONKLIN, A MARRIED MAN, BY DEED DATED 02/15/2016, AND RECORDED 02/26/2016, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF CENTRE AS DEED BOOK 2176, PAGE 625 GRANTED AND CONVEYED UNTO JOSEPH CONKLIN AND DANA CONKLIN, HUSBAND AND WIFE, IN FEE.

PROPERTY ADDRESS: 108 MELANIE LN, PLEASANT GAP, PA 16823

UPI / TAX PARCEL NUMBER: 13-005B-058-,0000-;DETACH;VINYL;4BDR;1989

Seized and taken into execution to be sold as the property of JOSEPH CONKLIN AND DANA CONKLIN in suit of PENNSYLVANIA STATE EMPLOYEES CREDIT UNION.

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

Attorney for the Plaintiff:
WELTMAN, WEINBERG & REIS CO., LPA
BROOKLYN HEIGHTS, OH

BRYAN L SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania