

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 24-0562

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:

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

A certain tract of property granted, bargained, sold, conveyed, released and confirmed, and by these presents does grant, bargain, convey, sell, release and confirm unto the said Grantee(s) his/her/their heirs and assigns,

All those two (2) messuages, tenements and tracts or parcels of land and premises situate, lying and being in the Township of Boggs, County of Centre, and Commonwealth of Pennsylvania, more particularly described as follows:

Lot No. 1:

Beginning at a 20 inch oak tree found in the course of the original survey to be a corner monument, where said oak tree marks a common corner with lands now or formerly of Alexander Franco, marks a point on the line of lands formerly of Leonard Mayes, now lands of Douglas A. and Pamela J. Stauffer, and where said pin marks the northwestern most corner of the tract herein described; Thence by lands of the said Stauffer North 49 degrees 26 minutes East a distance of 812.00 feet to an iron pin set in the course of the original survey, where said pin marks a point on the Stauffer line and also marks a common corner with the former Lot 2, now known as Lot 2B, (where the replot of said Lot 2 into Lot 2B may be found in Centre County Plat Book 63, Pages 109 and 110), other lands of the Grantor, herein; Thence by said other lands of the Grantor, herein known now as Lot 2B, South 47 degrees 53 minutes East, a distance of 625.95 feet to a steel P.K. nail, set in the course of the original survey, in the center line of pavement of SR: 4007, known also as "Moose Run Road", a 33 foot right-of-way; Thence down said Moose Run Road along or near said pavement center line South 22 degrees 22 minutes West, a distance of 70.42 feet to a P.K. nail; Thence by same South 01 degrees 01 minutes West a distance of 161.92 feet to a P.K. nail; Thence by same South 17 degrees 53 minutes West a distance of 284.81 feet to a P.K. nail; Thence by same South 45 degrees 08 minutes West a distance of 194.38 feet to a P.K. nail; Thence by same South 62 degrees 50 minutes West a distance of 281.77 feet to a P.K. nail, where said nail marks a point in the center line of pavement SR: 4007 and also marks a point on the line of lands now or formerly of Alexander Franco; Thence by lands of said Franco North 41 degrees 15 minutes West a distance of 870.48 feet to the oak tree monument, the place of beginning.

Containing 16.390 acres net area, as shown on the plot plan, and shown as Lot 1 on a plan of lots known as the "Lee Johnson, Jr. SUBDIVISION SECTION 1", a final plan prepared by Delbert W. Meeker and Associates Land Surveying. This plan is dated June 29, 1981 with revisions and is recorded in Centre County Office of the Recorder of Deeds in Plat Book 30, Page 1. In addition, the new Lot Addition parcel will also be known as Centre County Uniform Parcel Identifier Tax Parcel Number 7-8/41J. This lot further conveyed subject to the right-of-way of the private access easement, which easement is to be found in Centre County Record Book 939, Page 745 and shown in Centre County Plat Book 54, Page 81, and also subject to the right-of-way of SR: 4007. This lot is subject to any and all prior easements and/or agreements of record or as any such prior easements and/or agreements might not be of record but might exist on the ground.

LOT NO. 2B:

Beginning at an iron pin rebar set this survey, where said rebar is marking the northwestern most corner of the lot herein described, and where the said iron pin also marks a point on the line of lands now or formerly of Douglas A. and Pamela J. Stauffer and further is located for record South 49 degrees 26 minutes 00 seconds West, a distance of 9.83 feet from an existing iron pin rebar found set by others marking the common corner of lands of Stauffer with lands now or formerly of Paul E. and Carol L. Deering; Thence by lands of the said Stauffer and also by lands of the said Deering, North 49 degrees 26 minutes 00 seconds East, passing over the said existing Deering pin at a distance of 9.83 feet, and passing over an existing iron pin found set by other at a distance of 267.99 feet and continuing for a total distance of 291.87 feet to a steel P.K. nail set this survey on the center line of pavement of SR: 4007, known also as the "Moose Run Road", a 33 foot right-of-way; Thence along or near the said centerline of pavement and by a segment of a curve to the left for an arc distance of 55.93 feet to a point, a point of compound curve, this curve, noted as C1 on the plot plan, has a radius of 260.21 feet, through a central angle of 12 degrees 18 minutes 54 seconds, with a chord bearing South 83 degrees 09 minutes 47 seconds East for a length of 55.82 feet; Thence by same and by a curve to the left for an arc distance of 116.38 feet to a point, a point of compound curve, this curve, noted as C2 on the plot plan, has a radius of 444.06 feet, through a central angle of 15 degrees 00 minutes 58 seconds, with a chord bearing North 83 degrees 10 minutes 17 seconds East for a distance of 116.05 feet; Thence by same and by a curve to the left for an arc distance of 44.13 feet to a point, a

point of compound curve, this curve, known as C3 on the plot plan, has a radius of 94.12 feet, through a central angle of 26 degrees 51 minutes 42 seconds, with a cord bearing North 62 degrees 13 minutes 58 seconds East for a length of 43.72 feet; Thence by same and by a curve to the right for an arc distance of 60.46 feet to a point, a point of compound curve, this curve, noted as C 4 on the plot plan, has a radius of 681.23 feet, through a central angle of 05 degrees 05 minutes 05 seconds, with a chord bearing North 51 degrees 20 minutes 40 seconds East for a length of 60.44 feet; Thence by same and by a curve to the left for an arc distance of 34.56 feet to a point, a point of compound curve, this curve, noted as C5 on the plot plan, has a radius of 311.51 feet, through a central angle of 06 degrees 21 minutes 25 seconds, with a chord bearing North 50 degrees 42 minutes 30 seconds East for a length of 34.54 feet; Thence by same and by a curve to the right for an arc distance of 73.72 feet to a point, a point of tangency, this curve, noted as C 6 on the plot plan, has a radius of 284.79 feet, through a central angle of 14 degrees 49 minutes 52 seconds, with a chord bearing North 54 degrees 56 minutes 44 seconds East for a length of 73.51 feet; Thence by same North 62 degrees 21 minutes 40 seconds East a distance of 148.71 feet to a point, a point of curve; Thence by same and by a segment of a curve to the left for an arc distance of 30.18 feet to a steel P.K. nail found set by others in the centerline of pavement SR: 4007, where the said P.K. nail marks a common corner with Lot 2A, lands now or formerly of Todd M. and Abigail S. Arnold and also marks the intersection of the eastern line of a declared private easement with the centerline of said SR: 4007, this curve, noted as C 8 on the plot plan has a radius of 541.59 feet through a central angle of 03 degrees 11 minutes 33 seconds, with a chord bearing North 60 degrees 45 minutes 53 seconds East for a length of 30.17 feet; Thence by lands of the said Arnold and by the said easterly line of the private easement South 36 degrees 56 minutes 00 seconds East, passing over an iron pin rebar set this survey on the top of bank at a distance of 25.13 feet and then continuing for a total distance of 107.45 feet to an iron pin rebar set this survey; Thence by same South 00 degrees 11 minutes 00 seconds West, a distance of 84.39 feet to an iron pin rebar set this survey; Thence by same South 29 degrees 17 minutes 00 seconds West a distance of 21.06 feet to an iron pin rebar set this survey; Thence continuing by lands of the said Arnold South 72 degrees 31 minutes 38 seconds East, passing over an iron pin rebar set this survey at a distance of 172.07 feet, and continuing for a total distance of 197.07 feet to a steel P.K. nail set this survey in the center line of pavement of the aforesaid SR: 4007; Thence by or near the said center line of pavement and by segment of a curve to the right an arc distance of 23.41 feet to a point, a point of tangency, this curve noted a C 18 on the plot plan, has a radius of 8582.07 feet, through a central angle of 00 degrees 09 minutes 23 seconds, with a chord bearing South 17 degrees 33 minutes 04 seconds West for a length of 23.41 feet; Thence by same South 17 degrees 28 minutes 22 seconds West, a distance of 56.71 feet to a point, a point of curve; Thence by same and by a curve to the right for an arc distance of 68.35 feet to a point, a point of compound curve, this curve, noted as C 20 on the plot plan, has a radius of 196.49 feet, through a central angle of 19 degrees 55 minutes 54 seconds, with a chord bearing South 27 degrees 26 minutes 19 seconds West for a length of 68.01 feet; Thence by same and by a curve to the right for an arc distance of 35.15 feet to a point, a point of compound curve, this curve, noted as C 21 on the plot plan, has a radius of 3875.87 feet, through a central angle of 00 degrees 31 minutes 11 seconds, with a chord bearing South 37 degrees 39 minutes 52 seconds West for a length of 35.15 feet; Thence by same and by a curve to the right for an arc distance of 103.28 feet to a point, a point of tangency, this curve, noted as C 22 on the plot plan, has a radius of 1021.65 feet, through a central angle of 05 degrees 47 minutes 31 seconds, with a chord bearing South 40 degrees 49 minutes 12 seconds West for a length of 103.23 feet; Thence by same South 43 degrees 42 minutes 58 seconds West a distance of 24.63 feet to a point, a point of curve; Thence by same and by a curve to the right an arc distance of 343.92 feet to a point, a point of compound curve, this curve, noted as C 24 on the plot plan, has a radius of 3872.89 feet, through a central angle of 05 degrees 05 minutes 16 seconds, with a chord bearing South 46 degrees 15 minutes 37 seconds West for a length of 343.80 feet; Thence by same and by a curve to the left for an arc distance of 73.29 feet to a point, a point of compound curve, this curve, noted as C 25 on the plot plan, has a radius of 2977.94 feet, through a central angle of 01 degrees 24 minutes 36 seconds, with a chord bearing South 49 degrees 30 minutes 33 seconds West for a length of 73.29 feet; Thence by same and by a segment of a curve to the left an arc distance of 45.42 feet to a steel P.K. nail set this survey, where said P.K. nail marks a common corner with other lands of the Grantor, herein, shown as Lot 1 on a plan of lots known as "The Lee Johnson, Jr. Subdivision – Section 1", a final plan recorded in the Centre County Office of the Recorder of Deeds in Plat Book 30, Page 1, this curve, noted as C 26 on the plot plan, has a radius of 158.12 feet, through a central angle of 16 degrees 27 minutes 31 seconds with a chord bearing South 41 degrees 59 minutes 04 seconds West for a length of 45.27 feet; Thence by the said other lands of the Grantor, herein, North 47 degrees 53 minutes 00 seconds West, passing over an iron pin rebar set this survey at a distance of 25.23 feet, and continuing for a total distance of 632.79 feet to an iron pin rebar set this survey on the line of lands of the aforesaid Stauffer, the Point and Place of beginning.

Containing 9.170 acres gross area 8.659 acres net area, where the net area is calculated as the gross less the area of all right-of-way, and shown as Lot 2B on a plan of lots known as the "Mildred E. Johnson – Phase VII Subdivision", a final plan prepared by Delbert W. Meeker and Associates Land Surveying. This plan is dated March 1, 2001 with revisions and is recorded in the Centre County Office of the Recorder of Deeds in Plat Book 63, Page 109 and 110. In addition, the new lot Addition parcel will also be known as Centre County Uniform Parcel Identifier Tax Parcel Number 7-8/41J. This lot is further conveyed subject to the right-of-way of the private access easement, which easement is to be found in Centre County Record Book 1234, Page 820, and also subject to the right-of-way of SR: 4007. This lot is also subject to any and all prior easements and/or agreements of record or as any such prior easements and/or agreements might not be of record by might exist on the ground.

Being the same premises granted and conveyed by a certain Deed from Mildred E. Johnson N/B/M Mildred E. Wagner and Harry F. Wagner to Mildred E. Wagner and Harry F. Wagner, Wife and Husband, dated May 12, 2014, and recorded on May 16, 2014 in the Office of the Recorder of Deeds of Centre County, Pennsylvania in Deed Book Volume 02144, Page 0181. The said Harry F. Wagner died on December 7, 2019, vesting title to the property solely in his wife, the Defendant, Mildred E. Wagner, by operation of law.

HAVING erected thereon a dwelling known and numbered as 1714 Moose Run Road, Bellefonte, PA 16823.

Centre County Tax Parcel No. 7-8-41J.

This Property is taken at Execution as the property of Mildred E. Wagner.

PROPERTY ADDRESS: 1714 MOOSE RUN ROAD, BELLEFONTE, PA 16823

UPI / TAX PARCEL NUMBER: 07-008-,041J,0000-;DETACH;VINYL;3BDR;1STORY;2001

Seized and taken into execution to be sold as the property of MILDRED ELEANOR WAGNER A/K/A MILDRED E JOHNSON in suit of FIRST NATIONAL BANK OF PENNSYLVANIA.

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

Attorney for the Plaintiff:

BRYAN SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania