

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 24-1556

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.

LEGAL DESCRIPTION

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

On the North by the public highway; on the East by Pittsburgh Limestone Company; on the South by the Pittsburgh Limestone Company; and on the West by Blaine Bitner, fronting 80 feet on the said public highway and extending back a distance of 125 feet, and having erected thereon a frame dwelling house and outbuildings.

And which property is also described as follows: On the East and South by lands of I.B. Fischer; on the West by an alley; and on the North by Turnpike Road, commonly known as the Old Fort and Lewisburg Turnpike route.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 4102 PENNS VALLEY ROAD, SPRING MILLS, PA 16875

PARCEL #: 21-006-,0031E,0000-

BEING THE SAME PREMISES which Joseph L. Hill, Jr., by Deed dated December 5, 2016 and recorded December 13, 2016 in the Office of the Recorder of Deeds of Centre County, Pennsylvania, Record Book 2191, page 693, granted and conveyed unto Christine A. McLellan.

TO BE SOLD AS THE PROPERTY OF CHRISTINE A. MCLELLAN UNDER CENTRE COUNTY JUDGMENT NO. 2024-CV-1556-CI.

PROPERTY ADDRESS: 4102 PENNS VALLEY RD, SPRING MILLS, PA 16875

UPI / TAX PARCEL NUMBER: 21-006-,031E,0000-;DETACH;3BDR;2STORY;1890

Seized and taken into execution to be sold as the property of CHRISTINE A MCLELLAN in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

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

Attorney for the Plaintiff:
PURCELL KRUG & HALLER
HARRISBURG, PA 717-234-4178

BRYAN SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania