

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 24-0790

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, MARCH 13, 2025**  
**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 piece or parcel of land situate in the Village of Blanchard, Liberty Township, Centre County, Pennsylvania, bounded and described as follows:

BEGINNING at an post on the Northeast corner of land now or formerly of Courtney Burkey, and also being the Northwest corner of the parcel herein conveyed; thence along said lot of land, South 27° degrees East, a distance of Nine and 2/10 (9.2) perches to a post along Bald Eagle Street; thence along said street, North 82° degrees East, a distance of Six and 8/10 (6.8) perches to a locust post; thence along lands now or formerly of Jerry Spangler and continuing along lands now or formerly of Patricia Rupert, North 27° degrees West, a distance of Twelve and 9/10 (12.9) perches to a post by an alley; thence along the alley, South 53° degrees West, a distance of Six and 4/10 (6.4) perches to the place of beginning.

CONTAINING 70.72 perches

BEING THE SAME REAL PROPERTY that Andrew W. Lucas and Debra J. Lucas, his wife, transferred to Andrew W. Lucas on May 13, 2013, with the Deed being recorded on June 6, 2023, in Instrument NO. R02126-0552. Andrew W. Lucas passed away on September 1, 2021. On October 5, 2021, a Petition for Grant of Letters was filed, appointing Jolean Dullen-Lucas, Executrix of the Estate of Andrew William Lucas A/K/A William Lucas A/K/A William W. Lucas

BEING MAP No. 04-07 0044A

BEING known as Parcel Number 04-007-044A,0000.

BEING known and numbered as 112 Buttonwood Lane, Blanchard, PA 16826.

PROPERTY ADDRESS: 112 BUTTONWOOD LANE, BLANCHARD, PA 16826

UPI / TAX PARCEL NUMBER: 04-007-,044A,0000-;DETACH;BRICK;3BDR;1974

Seized and taken into execution to be sold as the property of DEBRA J LUCAS AND JOLEAN DULLEN-LUCAS AS EXECUTRIX OF THE ESTATE OF ANDREW WILLIAM LUCAS AKA ANDREW W LUCAS DECEASED in suit of METROPOLITAN LIFE INSURANCE COMPANY C/O NEWREZ LLC FKA NEW PENN FINANCIAL LLC DBA SHELLPOINT MORTGAGE SERVICING.

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

Attorney for the Plaintiff:  
LEOPOLD & ASSOCIATES PLLC  
PITTSBURGH, PA 914-219-5787

**BRYAN L SAMPSEL, Sheriff**  
CENTRE COUNTY, Pennsylvania