

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 24-0792

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, MAY 08, 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.

EXHIBIT A

Legal Description:

ALL that certain message, tenement, and tract of land, lying and being situate in the Borough of Bellefonte, Centre County, Pennsylvania, bounded and described as follows:

BEGINNING at the Northeast corner of lot now or formerly of Mabel Houck situate on the south side of the state highway leading from Bellefonte to lock haven (now east bishop street extended); thence along the south side of said state highway in an easterly direction 45 feet, more or less, to the northwest corner of formerly Hughes, or Bellefonte academy athletic field, now trailer camp of F.P.H.A.; thence in a southerly direction along the western line of said trailer camp 200 feet, more or less to a 20 foot alley; thence in a southerly direction along the northern side of said 20 foot wide Alley about 45 feet to the southeast corner of said lot formerly of Mabel Houck; thence in a northerly direction along the eastern line of the Houck line 200 feet; more or less to the south side of the said state highway, the place of beginning.

Tax id number: 32-203-67

Being the same premises which Ricky C. Troska, executor of the Estate of Fiores C. Troska, Late of the Borough of Bellefonte conveyed to Ricky C. Troska, Grantor herein, by deed dated March 23, 1999, and recorded on March 26, 1999, in Centre County Deed Book 1073, Page 842

Also known as: 640 E. Bishop St, Bellefonte, Pennsylvania 16823

PROPERTY ADDRESS: 640 EAST BISHOP STREET, BELLEFONTE, PA 16823

UPI / TAX PARCEL NUMBER: 32-203-,067-,0000-;DETACH;BRICK;2BDR;1930

Seized and taken into execution to be sold as the property of KAREN L TROSKA in suit of CITIZENS BANK NA.

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

Attorney for the Plaintiff:
MCCABE WEISBERG & CONWAY PC
PHILDELPHIA, PA 215-790-1010

BRYAN L SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania