

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 24-1578

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, JUNE 12, 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.

ALL that certain town lot situate in West Rebersburg and designated as Lot 24 in the general plan of said town, thereon erected a house, barn, and other smaller buildings, located in the Township of Miles, County of Centre, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

ON the North by an alley; on the East by Lot No. 21; on the South by public road; and on the West by Third Alley. Containing sixty-six (66') feet in width or front and one hundred eighty (180') feet in depth or from public road to North Alley.

BEING KNOWN AS: 131 WEST MAIN STREET, REBERSBURG, PA 16872

PROPERTY ID NUMBER: TAX PARCEL #: 15-016-,014-,0000- MAP #: 15-16 -014

BEING THE SAME PREMISES WHICH BASIL B. BROOKS, A/K/A BASIL BLAINE BROOKS AND MONA J. BROOKS, A/K/A MONA JEAN BROOKS BY DEED DATED 12/20/2022 AND RECORDED 12/20/2022 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT NO: 2302-0070, GRANTED AND CONVEYED UNTO DESIREE J. STITZER AND TREVOR M. STITZER, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETIES.

PROPERTY ADDRESS: 131 W MAIN STREET, REBERSBURG, PA 16872

UPI / TAX PARCEL NUMBER: 15-016-,014-,0000-;DETACH;ALUMINUM;4BDR;1910;1STOR

Seized and taken into execution to be sold as the property of DESIREE J STITZER AND TREVOR M STITZER in suit of PENNYMAC LOAN SERVICES LLC.

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

Attorney for the Plaintiff:
KML LAW GROUP PC
PHILADELPHIA, PA 215-627-1322

BRYAN L SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania