

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 24-1069

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 messuage, tenement and tract of land situate in the Township of Liberty, County of Centre, State of Pennsylvania, more fully bounded and described as follows, to-wit:

BEGINNING at an iron pin marking the southeasterly corner of Lot 111 and the southwesterly corner of the lot herein described on line of lands of Eagles Nest Forest Subdivision as more fully shown in Centre County Plat Book 45, Page 51; thence along Lot 111, North 27° 37' West, 206.90 feet to a point in the centerline of a 50 foot wide private road easement marking the common corner of Lots 109, 110, 111 and 112; thence along Lot 110 and the centerline of said private road easement, North 75° 12' East, 216.54 feet to a point marking the common corner of Lots 109 and 110 on the westerly boundary line of Lot 108; thence along Lot 108, South 27° 26' East, 147.90 feet to an iron pin marking the southwesterly corner of Lot 108 and the southeasterly corner of the lot herein described; thence along the Eagles Nest Forest Subdivision, South 59° 25' West, 210.96 feet to an iron pin, being the place of beginning.

CONTAINING 0.859 acres and being known as Lot 109 of the Eagles Nest North Subdivision as more fully shown on a survey thereof prepared by Shope Surveying Company dated September 5, 1995, revised December 4, 1995, as recorded in the Recorder's Office in Centre County Plat Book 51, Pages. 188-189 on May 30, 1996, and being known as, Centre County Uniform Parcel Identifier Tax Parcel Number 4-5/65

Being the same premises which Rachelle A. Eisnehower and Scott L. Eisnehower, Jr., by Deed dated 02/11/2020 and recorded 02/21/2020, in the Office of the Recorder of Deeds in and for the County of Centre, in Deed Book 2246, Page 502, granted and conveyed unto Miranda Ulmer, in fee.

Tax Parcel: 04-005-,065-,0000-

Premises Being: 125 EAGLES NEST RD, Blanchard, PA 16826

PROPERTY ADDRESS: 125 EAGLES NEST RD, BLANCHARD, PA 16826

UPI / TAX PARCEL NUMBER: 04-005-,065-,0000-;DETACH;LOG;2BDR;1STORY;2000

Seized and taken into execution to be sold as the property of MIRANDA ULMER in suit of ROCKET MORTGAGE LLC F/K/A QUICKEN LOANS LLC F/K/A QUICKENS LOAN INC.

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

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
WINSTON SALEM, NC 844-856-6646

BRYAN L SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania