

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 23-2311

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, JULY 10, 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, lying and being in the Township of Benner, County of Centre and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin located on the Northerly side of the Valley View Road at the corner of a lot now or formerly of James Cain; thence along premises of Cain in a general Northerly direction 250 feet to a point; thence along other premises now or formerly of Willis C. Houser, et ux. in a general Westerly direction 270 feet to the corner of premises now or formerly of Earl Felmlee, et ux.; thence along Felmlee premises, Southerly 250 feet to the Northerly edge of the Valley View Road; thence along same in a general Easterly direction 300 feet to an iron pin, the place of beginning.

EXCEPTING AND RESERVING the tract of land which Ronald R. Smith et al. granted and conveyed to Daniel L. Homer, et ux., by deed dated August 31, 1971 in Centre County Deed Book 325, Page 838.

BEING known as Centre County Uniform Identifier Tax Parcel Number 12-2-55D.

BEING the same premises granted and conveyed to Scott H. Schluter, single, by deed of Ronald R. Smith and Deborah K. Smith, husband and wife, and Cindia Smith, dated August 5, 1998, and recorded in Centre County Record Book 1021, at Page 911.

UNDER AND SUBJECT, NEVERTHELESS, to all existing easements, conditions, covenants and restrictions of record.

BEING KNOWN AS: 1453 VALLEY VIEW RD BELLEFONTE, PA 16823
PROPERTY ID: 12-002-,055D,0000-

TITLE TO SAID PREMISES IS VESTED IN ALLEN GROVE AND SARA LAUCK, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM SCOTT H. SCHLUTER, SINGLE DATED 05/18/2016 RECORDED 06/29/2016 BOOK R 02182 PAGE 0966

PROPERTY ADDRESS: 1453 VALLEY VIEW ROAD, BELLEFONTE, PA 16823

UPI / TAX PARCEL NUMBER: 12-002-,055D,0000-;DETACH;WOOD;3BDR;1971

Seized and taken into execution to be sold as the property of ALLEN GROVE AND SARA LAUCK in suit of LAKEVIEW LOAN SERVICING LLC.

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

Attorney for the Plaintiff:
RAS CITTRON, LLC
MOUNT LAUREL, NJ 855-225-6906

BRYAN L SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania