

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 21-2252

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.

## LEGAL DESCRIPTION

ALL that certain tract of land situated in the Borough of State College, County of Centre, and Commonwealth of Pennsylvania, being Lot No. 1, as shown on a Plan entitled, "Williams Subdivision; Minor Subdivision Plan; Final Subdivision Plan of Tax Parcel 36-4-144," prepared by PennTerra Engineering, Inc., of State College, Pennsylvania, dated December 1, 2004, and recorded January 26, 2005, in Centre County Plat Book 72 at page 170, bounded and described as follows:

BEGINNING at an iron pin set, lying in a northerly right-of-way line of North Allen Street (50' right-of-way) and in an easterly right-of-way line of Thomas Street (50' right-of-way); thence along the Thomas Street right-of-way North 15° 49' 00" East, 126.18 feet to an iron pin set, lying in an easterly line of said right-of-way and being a westerly corner of Lot No. 2; thence along said lot South 74° 11' 00" East, 180.35 feet to an iron pin set, being a southerly corner of said lot and lying in a westerly line of lands owned now or formerly by George and Barbara Vogler (Tax Parcel 36-4-143, R.B. 813, page 698); thence along said lands South 40° 38' 40" West, 160.42 feet to an iron pin set, being a westerly corner of said lands and lying in a northerly right-of-way line of the North Allen Street right-of-way; thence along said right-of-way North 64° 26' 00" West, 114.64 feet to an iron pin, being the place of beginning.  
CONTAINING 0.465 acres.

BEING known as Centre County Uniform Parcel Identifier Tax Parcel Number 36-4/144

UNDER AND SUBJECT TO a shared driveway access easement:

ALL that certain tract of land situated in the Borough of State College, County of Centre, and Commonwealth of Pennsylvania, being a shared driveway access easement, as shown on a Plan entitled, "Williams Subdivision; Minor Subdivision Plan; Final Subdivision Plan of Tax Parcel 36-4-144," prepared by PennTerra Engineering, Inc., of State College, Pennsylvania, dated December 1, 2004, and recorded January 26, 2005, in Centre County Plat Book 72 at page 170, being bounded and described as follows:

BEGINNING at an iron pin set, being a northerly corner of Lot No. 1, a westerly corner of Lot No. 2 and lying in an easterly right-of-way line of Thomas Street (50' right-of-way); thence along the Thomas Street right-of-way North 15° 49' 00" East, 15.00 feet to a point, lying in an easterly line of said right-of-way and in a westerly line of Lot No. 2; thence traversing through Lot No. 2 South 74° 11' 00" East, 86.00 feet to a point; thence continuing through said lot and traversing through Lot No. 1 South 15° 49' 00" West, 30.00 feet to a point thence continuing through Lot No. 1 North 74° 11' 00" West, 86.00 feet to a point, lying in a westerly line of Lot No. 1 and in an easterly right-of-way line of the Thomas Street right-of-way; thence along said right-of-way North 15° 49' 00" East, 15.00 feet to an iron pin, being the place of beginning.

CONTAINING 0.059 acres.

Recorded Bk 1973, Pg. 917.

BEING the same premises which David R. Williams and Jay A. Williams, Co-Executors of the Estate of Ronald R. Williams, by Dee dated 09/21/2006 and recorded 10/03/2006, in the Office of the Recorder of Deeds in and for the County of Centre, in Deed Book 01973, Page 0917, granted and conveyed unto John J. Harakal IV.

Tax Parcel: 36-004-144-0000

Premises Being: 845 North Allen Street, State College, PA 16803

PROPERTY ADDRESS: 845 NORTH ALLEN STREET, STATE COLLEGE, PA 16803

UPI / TAX PARCEL NUMBER: 36-004-,144-,0000-;DETACH;BRICK;2BDR;1STORY;1949

Seized and taken into execution to be sold as the property of JOHN JOSEPH HARAKAL, IV in suit of MCLP ASSET COMPANY INC.

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

Attorney for the Plaintiff:  
BROCK & SCOTT PLLC  
KING OF PRUSSIA, PA

BRYAN L SAMPSEL, Sheriff  
CENTRE COUNTY, Pennsylvania