

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 24-1249

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.

LEGAL DESCRIPTION

ALL those certain messuages, tenement and tracts of land situate, lying and being in the Township of Walker, County of Centre, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PARCEL 1:

On the North by the Great road leading from Bellefonte to Lock Haven; on the East by lot of Mary Shavley; on the south by lands of Howard Zerby; and on the West by lot formerly known as the Nittany Store house, now owned by Joseph A. Emerick; CONTAINING about one fourth of an acre, and having thereon at present erected a brick dwelling house, a frame stable and other outbuildings.

BEING known as Centre County Uniform Parcel Identifier Tax Parcel Number 14-011-063.

UNDER AND SUBJECT to a Grant of Sewer Line and Construction Easement dated January 27, 2000 and recorded January 15, 2001, in Centre County Record Book 1204, page 26.

PARCEL 2:

ALL that certain messuage, tenement and tract of land situate, lying and being in the Township of Walker, County of Centre and State of Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the North by the Bellefonte Road, more commonly known as Old Pa. Route 64; on the East by lands now or formerly of Glenn Miller, on the South by lands now or formerly of Helen W. Emerick, et al., on the West by lands now or formerly of H. P. Zerby.

CONTAINING approximately 1/4 of an acre, and being a portion of Tax Parcel Number 14-11-64.

BEING known as Centre County Uniform Parcel Identifier Tax Parcel No. 14-011-064A.

UNDER AND SUBJECT to all existing easements, restriction and reservations as appear in deeds in the chain of title and of record.

PROPERTY ADDRESS: 1302 SNYDERTOWN RD, Howard, PA 16841

PARCEL#: 14-011-,063-,0000-; 14-011-064A-0000

BEING the same premises which Daniel W. Miller and Lisa J. Gaines, as Co-Guardians of the person and Estate of Glenn E. Miller, widower, by Deed dated 5/29/2019 and recorded 5/31/2019 in the Office of the Recorder of Deeds in and for the County of Centre, in Deed Book R 02232 and Page 0982, granted and conveyed unto Ryan Stover and Miranda Stover, husband and wife, in fee.

BEING the same premises which Daniel W. Miller and Lisa J. Gaines, as Co-Guardians of the person and Estate of Glenn E. Miller, widower, by Deed dated 5/29/2019 and recorded 5/31/2019 in the Office of the Recorder of Deeds in and for the County of Centre, in Deed Book R 02232 and Page 0982, granted and conveyed unto Ryan Stover and Miranda Stover, husband and wife, in fee.

Tax Parcel: 14-011-,063-,0000-; 14-011-064A-0000

Premises Being: 1302 SNYDERTOWN RD, Howard, PA 16841

PROPERTY ADDRESS: 1302 SNYDERSTOWN ROAD, HOWARD, PA 16841

UPI / TAX PARCEL NUMBER: 14-011-,063-,0000-&14-011-,064A,0000-

Seized and taken into execution to be sold as the property of MIRANDA STOVER AND RYAN STOVER in suit of ROCKET MORTGAGE LLC F/K/A QUICKEN LOANS LLC F/K/A QUICKENS LOANS 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