

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 23-0046

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:

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 tract of land situated in College Township, Centre County, Pennsylvania, being Lot #75 in the "Mount Nittany Terrace Subdivision – Section III" by Uni-Tec, Inc., State College, Pennsylvania, as recorded in Centre County Plat Book 29, Page 48, bounded and described as follows:

BEGINNING at an iron pin on the southerly corner of Lot #76 and northerly right-of-way line of First Avenue; thence along said right-of-way South 54° 54' 32" West 42.91 feet to an iron pin; thence continuing along a curve to the right in a said right-of-way line on a chord bearing South 56° 34' 26" West 37.68 feet (Radius = 648.46', Arc = 37.69') to an iron pin, being the easterly corner of Lot #74; thence along Lot #74 North 35° 05' 28" West 150.14 feet to an iron pin; being in the southerly line of Lot #72; thence along Lot #72 North 59° 26' 13" East 80.83 feet to an iron pin; being the westerly corner of Lot #76; thence along Lot #76 South 35° 05' 28" East 144.86 feet to an iron pin, the place of beginning.

CONTAINING 11,916 square feet, being 0.27 acres.

BEING KNOWN AS CENTRE COUNTY UNIFORM PARCEL IDENTIFIER TAX PARCEL NUMBER 19-22-101.

UNDER AND SUBJECT, HOWEVER, to a 7.50 foot wide utilities easement along the southerly lot line and a 15 foot wide drainage easement along the northerly lot line.

BEING the same premises conveyed to Harry E. Hamilton, Married, and Harry Hamilton as Trustee (Megan Hudock and Matthew Schulte as successor trustees) of the Harry Hamilton Living Trust by deed from Harry E. Hamilton, Married, dated February 16, 2007 and recorded February 23, 2007 in Centre County Record Book 1982, page 0258.

PROPERTY ADDRESS: 262 FIRST AVENUE, STATE COLLEGE, PA 16801

UPI / TAX PARCEL NUMBER: 19-022-,101-,0000-;DUPLEX;VINYL;5BD;1ST;1989

Seized and taken into execution to be sold as the property of HARRY EDWIN HAMILTON AND HARRY HAMILTON AS TRUSTEE OF THE HARRY HAMILTON LIVING TRUST in suit of UNIVERSITY AREA JOINT AUTHORITY.

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

Attorney for the Plaintiff:
MILLER KISTLER & CAMPBELL
STATE COLLEGE, PA 814-234-1500

BRYAN L SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania