

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 23-1288

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 14, 2026
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

Land situated in the Borough of Philipsburg in the County of Centre in the State of PA

THE FIRST THEREOF; BEGINNING AT THE SOUTHEASTERN CORNER OF LOT NO. 198 ON SIXTH STREET; THENCE ALONG SIXTH STREET IN A SOUTHERLY DIRECTION A DISTANCE OF THIRTY (30') FEET TO A POINT; THENCE AT RIGHT ANGLES THERETO AND IN A WESTERLY DIRECTION ALONG A THREE FOOT STRIP OF LAND OWNED BY J. DRACKER PLANK AND NELLIE V. PLANK, A DISTANCE OF ONE HUNDRED TEN (110) FEET TO THE EASTERN LINE OF AN ALLEY; THENCE ALONG EASTERN LINE OF AN ALLEY; THENCE ALONG EASTERN LINE OF SAID ALLEY IN A GENERALLY NORTHERLY DIRECTION A DISTANCE OF THIRTY (30') FEET TO A POINT WHICH IS THE SOUTHWESTERN CORNER OF LOT NO. 198; THENCE IN AN EASTERLY DIRECTION AND ON SINE PARALLEL TO THE FIRST COURSE HEREOF A DISTANCE OF ONE HUNDRED TEN (110') FEET TO SIXTH STREET AND THE PLACE OF BEGINNING.

THE SECOND THEREOF: BEGINNING AT A POINT ON THE WESTERN SIDE OF SIXTH STREET BETWEEN LAUREL STREET AND PINE STREET SAID POINT BEING THIRTY (30') FEET SOUTH OF THE SOUTHEASTERN CORNER OF LOT NO. 198 IN THE PLAN OF PHILIPSBURG; THENCE IN A SOUTHERLY DIRECTION ALONG SIXTH STREET A DISTANCE OF THREE FEET TO LANDS FORMERLY OF THE GRANTORS HEREIN BY NOW OF THOMAS EGAN; THENCE IN A WESTERLY DIRECTION ALONG LANDS OF SAID THOMAS EGAN, A DISTANCE OF ONE HUNDRED TEN (110') FEET TO AN ALLEY; THENCE IN A NORTHERLY DIRECTION ALONG SAID ALLEY A DISTANCE OF THREE FEET TO LANDS DESCRIBED IN THE FIRST THEREOF; THENCE ALONG LANDS DESCRIBED IN THE FIRST THEREOF IN AN EASTERLY DIRECTION A DISTANCE OF ONE HUNDRED TEN (110) FEET TO THE PLACE OF BEGINNING.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Being the same premises which Thomas Rex Pryde and Janet Rose Pryde, by Deed dated 06/25/2014 and recorded 07/01/2014, in the Office of the Recorder of Deeds in and for the County of Centre, in Deed Book 2146, Page 518, granted and conveyed unto Brian G. Wagner and Cheryl Kay Wagner, in fee.

Commonly known as: 117 N 6th St, Philipsburg, PA 16866-1445

Tax Parcel: 29-201-054-0000

Premises Being: 117 N 6th Street, Philipsburg, PA 16866

PROPERTY ADDRESS: 117 N. 6TH ST., PHILIPSBURG, PA 16866

UPI / TAX PARCEL NUMBER: 29-201-,054-,0000-;DETACH;ALUM.;3BDR;2ST;1921

Seized and taken into execution to be sold as the property of BRIAN GENE WAGNER AND CHERYL KAY WAGNER in suit of ROCKET MORTGAGE LLC F/K/A/ QUICKEN LOANS LLC F/K/A QUICKEN 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 SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania