

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 24-0581

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.

135 Fernleaf Ct, State College, PA 16801

All that certain tract of land situated in College Township, Centre County, Pennsylvania, being Lot No. 133, as shown on a Final Subdivision Plan by PennTerra Engineering, Inc., entitled "Stearns Crossing, Single Family Residential Subdivision, Final Subdivision Plan, Phase VI Subdivision," dated January 21, 2005, and recorded in Centre County Plat Book 74, Pages 183 and 184, being bounded and described as follows:

Beginning at an iron pin, being a westerly corner of Lot No. 132 and lying in a northerly R/W line of Fernleaf Court (50' R/W); thence along said R/W, along a curve to the left, having a chord bearing of N38°56'12"W, a chord distance of 87.44 feet, a radius of 225.00 feet and an arc length of 88.00 feet to an iron pin, lying in a northerly line of said R/W and being a southerly corner of Lot No. 134; thence along said lot N42°49'31"E, 193.27 feet to an iron pin, being an easterly corner of said lot and lying in a westerly line of Lot No. 142; thence along said lot S28°56'22"E, 90.75 feet to an iron pin, being a southerly corner of said lot and a westerly corner of Lot No. 143; thence along said lot S16°31'48"E, 57.58 feet to an iron pin, lying in a westerly line of said lot and being a northerly corner of Lot No. 132; thence along said lot S61°12'25"W, 156.01 feet to an iron pin, being the place of beginning, containing 0.462 acres.

Lot No. 133 is subject to a proposed 10' utility easement along its street frontage.

Being known as Centre County Uniform Parcel Identified Tax Parcel Number 19-1C/237.

Being the same premises that Stearns Boal, L.P., by its deed dated November 15, 2007, and recorded with the Centre County Recorder of Deeds in Record Book 2001, Page 571, granted and conveyed unto Janna K. Maranas.

PROPERTY ADDRESS: 135 FERNLEAF CT, STATE COLLEGE, PA 16801

UPI / TAX PARCEL NUMBER: 19-001C,237-,0000-;DETACH;VINYL;4BDR;2ST;2008

Seized and taken into execution to be sold as the property of CASSANDRA MARANAS, CHRISTINA MARANAS, UNKNOWN HEIRS AND/OR PERSONAL REPRESENTATIVES OF THE ESTATE OF JANNA K MARANAS AND BELIEVED HEIRS OF THE ESTATE OF JANNA MARANAS in suit of PENN STATE FEDERAL CREDIT UNION.

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