

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 23-1179

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, AUGUST 14, 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 messuage, tenement and tract of land situate in the Township of Liberty, County of Centre and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a computed point in line lands of now or formerly The Bechdel Family Trust, corner lands of Berniece M. and Charles H. Bechdel (Revised UPI #4-4/37) and in the centerline of Mountain Top Road (Township Road 472), said point being the southeastern corner of the tract herein described;

THENCE, proceeding along the centerline of Mountain Top Road (Township Road 472) and lands of Berniece M. and Charles H. Bechdel (Revised UPI #4-4/37)), along a curve to the left with a radius of 94.40 feet, an arc distance of 88.30 feet, a chord bearing of North 36 degrees 58 minutes 21 seconds West, a distance of 85.11 feet to a computed point of tangency in the centerline of Mountain Top Road (Township Road 472), corner lands of Berniece M. and Charles H. Bechdel (Revised UPI #4-4/37);

THENCE, proceeding along the centerline of Mountain Top Road (Township Road 472) and lands of the Estate of Yvonne L. Bechdel (Lot 1), North 63 degrees 46 minutes 04 seconds West, a distance of 215.93 feet to a computed point of curvature in the centerline of Mountain Top Road (Township Road 472) and lands of Berniece M. and Charles H. Bechdel (Revised UPI #4-4/37);

THENCE, proceeding along the center line of Mountain Top Road (Township Road 472) and lands of Berniece M. and Charles H. Bechdel (Revised UPI #4-4/37), along a curve to the right with a radius of 684.90 feet, an arc distance of 34.26 feet, a chord bearing of North 62 degree 20 minutes 05 seconds West, a distance of 34.26 feet to a computed point in the centerline of Mountain Top Road (Township Road 472) corner land of Berniece M. and Charles H. Bechdel (Revised UPI #4-4/37) and lands of the Estate of Yvonne L. Bechdel (Lot 2);

THENCE, leaving the centerline of Mountain Top Road (Township Road 472) and proceeding along lands of the Estate of Yvonne L. Bechdel (Lot 2), North 55 degrees 53 minutes 45 seconds East, a distance of 2582.00 feet to a stone found corner lands of now or formerly Josef F. and Lori L Kerschner and lands of now or formerly Robert L. McGhee;

THENCE, proceeding along lands of now or formerly Robert L. McGhee, South 22 degree 51 minutes 00 seconds West, a distance of 530.77 feet to a 3/4" rebar set corner lands of now or formerly Robert L. McGhee;

THENCE, proceeding along lands of now or formerly Robert L. McGhee, South 55 degree 32 minutes 00 seconds West, a distance of 483.33 feet to a 1/2" iron pipe found corner lands of now or formerly Robert L. McGhee and lands of now or formerly Robert M. and Darla J. Anderson;

THENCE, proceeding along lands of now or formerly Robert M. and Darla J. Anderson, South 56 degree 07 minutes 00 seconds West, a distance of 234.31 feet to a 1/2" rebar found corner lands of now or formerly Robert M. and Darla J. Anderson and lands of now or formerly Cory R. and Christina M. Anderson;

THENCE, proceeding along lands of now or formerly Cory R. and Christina M. Anderson, South 56 degree 10 minutes 00 seconds West, a distance of 212.75 feet to a 1/2" rebar found corner lands of now or formerly Cory R. and Christina M. Anderson and lands of now or formerly Robert M and Darla J. Anderson;

THENCE, proceeding along lands of now or formerly Robert M. and Darla J. Anderson, South 54 degree 12 minutes 30 seconds West, a distance of 205.78 feet to a 3/4" iron pipe found corner lands of now or formerly Robert M. and Darla J. Anderson and lands of now or formerly the Arc of Centre County, PA, Inc.;

THENCE, proceeding along lands of now or formerly the Arc of Centre County, PA, Inc., South 53 degree 06 minutes 00 seconds West, a distance of 147.16 feet to a 3/4" iron pipe found corner lands of now or formerly the Arc of Centre County, PA, Inc. and lands on now or formerly The Bechdel Family Trust;

THENCE, proceeding along lands of now or formerly The Bechdel Family Trust, South 55 degree 58 minutes 30 seconds West, a distance of 726.70 feet to a computed point in line lands on now or formerly The Bechdel Family Trust, corner land of Berniece M. and Charles H. Bechdel (Revised UPI #4-4/73) and in the centerline of Mountain Top Road (Township Road 472), the Point of beginning.

Parcel Id: 04-004-,050M,0000-

FOR INFORMATIONAL PURPOSES ONLY: Being known as 101 Mountain Top Road, Howard, PA 16841

BEING THE SAME PREMISES which Jill Y. Bechdel, Executrix of the Estate of Yvonne L. Beschdel, by Deed dated May 11, 2020 and recorded May 11, 2020 in the Office of the Recorder of Deeds in and for the County of Centre , Pennsylvania in Instrument No. 02249-0861 granted and conveyed unto Jacob Kerschner in fee.

PROPERTY ADDRESS: 101 MOUNTAIN TOP ROAD, HOWARD, PA 16841

UPI / TAX PARCEL NUMBER: 04-004-,050M,0000-;DETACH;AL.;3BDR;2STORY;1900;

Seized and taken into execution to be sold as the property of JACOB FORREST KERSCHNER in suit of CARRINGTON MORTGAGE SERVICES, LLC.

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

Attorney for the Plaintiff:
LOGS LEGAL GROUP LLP
KING OF PRUSSIA, PA 610-278-6800

BRYAN L SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania