

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 24-2730

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.

LONG FORM DESCRIPTION

ALL THOSE THREE (3) CERTAIN messuages, tenements and tracts of land situate in Liberty Township, Centre County, Pennsylvania, bounded and described as follows:

Parcel No. 1

BEGINNING at an iron pipe on Westerly side of Liberty Township Road No. 14056, which iron pipe is the Northwestern corner of the premises conveyed to John L. Thomas, et ux., by Deed dated April 16, 1959 and recorded in Deed Book 249, Page 179; thence along the westerly side of the aforesaid Township Road, North 35 degrees 17 minutes East, a distance of ten (10) feet to an iron pin; thence North 44 degrees 18 minutes West, a distance of one hundred fifty-six (156) feet, said course and distance being parallel to the lower Northeasterly boundary line of the Deed from W. Francis Smith and May S. Smith, his wife, to an iron pin; thence North 41 degrees 5 minutes East, a distance of forty-eight (48) feet to an iron pipe; thence North 44 degrees 18 minutes West, a distance of thirty-seven and 2/10 (37.2) feet to an iron pipe, on the two hundred forty-five and 5/10 (245.5) foot Easterly boundary line of the aforementioned Deed between the same parties; thence along said boundary line South 41 degrees 5 minutes West, a distance of fifty-eight (58) feet to an iron pipe, being a corner of the aforementioned Deed between W. Francis Smith and May S. Smith and John L. Thomas and Margaret S. Thomas; thence South 44 degrees 18 minutes East, a distance of one hundred ninety-three and 2/10 (193.2) feet, which course and distance is the same as mentioned in the above mentioned Deed between the said W. Francis Smith and May S. Smith and John L. Thomas and Margaret S. Thomas, to an iron pin, the place of beginning.

Parcel No. 2

BEGINNING at an iron pipe at the Northeastern corner of land now or formerly of Glenn M. Bechdel and wife, which is the Southern corner of the Grantors property as reserved by the latter in their Deed to the Glenn M. Bechdel and wife dated August 3, 1956, and recorded on August 16, 1956, in Centre County, Pennsylvania, Deed Book 234, Page 376, which iron pipe is on the Westerly side of Liberty Township No. 14056, which Township Road joins Route No. 220, 1/2 mile in a Westerly direction, further which iron pipe is South 35 degrees 17 minutes West, a distance of 105.8 feet from another iron pipe on the Westerly side of said Liberty Township Road; thence along the Westerly side of said Township Road No. 14056, North 35 degrees 17 minutes East, 5 feet to an iron pipe; thence North 44 degrees 18 minutes West, 193.2 feet to an iron pipe; thence North 10 degrees 5 minutes East, 245.5 feet across Marsh Creek to an iron pipe; which iron pipe is approximately 2 feet in a Northeastern direction from the North bank of Marsh Creek; thence North 58 degrees 36 minutes West, 80 feet to an iron pipe; thence South 41degrees 5 minutes West, 250.5 feet to an iron pipe; thence South 44 degrees 18 minutes East 273.2 feet to an iron pipe, the place of beginning.

Parcel No. 3

BEGINNING at an iron pipe at the Northeastern corner of the Grantors property, which is the Southern corner of the property now or formerly of W. Francis Smith and May S. Smith as reserved by the latter in their deed to Glenn M. Bechdel, et ux., dated August 3, 1956, and recorded on August 16, 1956 in Deed Book 234, Page 376, which iron pipe is on the Westerly side of Liberty Township Road No. 14056, which Township Road joins Route No. 220, 1/2 mile in a Westerly direction, further which iron pipe is South 35 degrees 17 minutes West, 105.8 feet from another iron pipe on the Westerly side of said Liberty Township Road; thence along said Township Road South 35 degrees 17 minutes West, 10 feet to an iron pipe; thence North 44 degrees 18 minutes West, 283.2 feet to an iron pipe; thence North 41 degrees 5 minutes East, 260.5 feet across Marsh Creek to the Northern boundary line of the property of lands now or formerly of Glenn M. Bechdel, et ux.; thence along the property line now or formerly of Smith aforesaid South 58 degrees 36 minutes East, 10 feet to an iron pipe; thence continuing along property line now or formerly of Smith aforesaid South 41 degrees 5 minutes West, 250.5 feet to an iron pipe; thence continuing along the property line now or formerly of Smith aforesaid South 44 degrees 18 minutes East, 273.2 feet to an iron pipe, the place of beginning.

BEING a ten (10) foot strip off the Northeastern boundary line of Grantors adjacent to the property line of W. Francis Smith, et ux., as referred to in the above description.

BEING the same premises granted and conveyed to Joseph Ballard, single, by Deed of Richard Eric Yanda,

widower, dated May 17, 2016, and recorded June 2, 2016, to Centre County Record Book 2181, Page 478.

BEING known as Centre County Tax Parcel Number 04-004-, 119A,0000-.

HAVING erected thereon a dwelling known as 87 Main Street Extension, Howard, PA 16841.

PROPERTY ADDRESS: 87 MAIN ST EXTENSION, HOWARD, PA 16841

UPI / TAX PARCEL NUMBER: 04-004-, 119A,0000-;DETACH;AL;4BDR;1STORY;1959

Seized and taken into execution to be sold as the property of JOSEPH MICHAEL BALLARD in suit of NORTHWEST BANK.

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

Attorney for the Plaintiff:
MCGRATH MCCALL, PC
PITTSBURGH, PA 412-281-4333

BRYAN L SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania