

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 25-0156

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.

ALL THAT CERTAIN lot, piece, or parcel of ground situate, lying, and being in the Township of Rush, County of Centre, Commonwealth of Pennsylvania, more fully bounded and described as follows:

BEGINNING a P.K. nail located on the West side of Township Road #804, also known as Lochlomond Road, said point is also the Southeast corner now or formerly of Timothy A. and Judith K. Decker; thence along said road, South twenty-seven degrees fifty minutes West (South 27° 50' West), fifty (50) feet to an iron pin and also the Northeast corner now or formerly of James P. and Nancy R. McDowell; thence along lands of same, North sixty-six degrees fifty minutes twenty seconds West (North 66° 50' 20" West), one hundred fifty (150) feet to an iron pin located in the East side of an undeveloped 15-foot alley; thence along said alley, North twenty-seven degrees fifty minutes East (North 27° 50' East), fifty (50) feet to an iron pin and also the Southwest corner now or formerly of Timothy A. and Judith K. Decker; thence along lands of same, South sixty-six degrees fifty minutes twenty seconds East (South 66° 50' 20" East), one hundred fifty (150) feet to the PLACE OF BEGINNING.

CONTAINING 0.1716 acre.

BEING KNOWN AS: 203 LOCH LOMOND ROAD, PHILLIPSBURG, PA 16866

PROPERTY ID NUMBER: 05-026B,017B,0000

BEING THE SAME PREMISES WHICH RAY E. SASSAMAN AND JENNA N. KNEPP N/K/A JENNA SASSAMAN, A MARRIED COUPLE BY DEED DATED 10/7/2022 AND RECORDED 11/3/2022 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT NO: R 02300-0566, GRANTED AND CONVEYED UNTO LUCILENNY FLORENTINO AND LUKE PROUGH, SINGLE ADULT INDIVISUALS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.

PROPERTY ADDRESS: 203 LOCH LOMOND RD, PHILIPSBURG, PA 16866

UPI / TAX PARCEL NUMBER: 05-026B,017B,0000-;DETACH;VINYL;3BDR;2ST;1924

Seized and taken into execution to be sold as the property of LUCILENNY FLORENTINO AND LUKE PROUGH in suit of PENNYMAC LOAN SERVICING LLC.

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

Attorney for the Plaintiff:  
KML LAW GROUP PC  
PHILADELPHIA, PA 215-627-1322

BRYAN L SAMPSEL, Sheriff  
CENTRE COUNTY, Pennsylvania