

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 19-1353

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, JULY 10, 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 tract of land situated in Spring Township, Centre County, Pennsylvania, being Lot #2 as shown on the Final Plan, Pleasant Hills P.R.D., Section One, by Uni-Tec, Inc., State College, Pennsylvania, and recorded in Plat Book 33, Page 106, being bounded and described as follows, to-wit:

BEGINNING at an iron pin lying in an Easterly corner of Lot #1 and in a Southerly right-of-way line of Danielle Drive (50 foot right-of-way); thence along said right-of-way (50 foot right-of-way) along a curve to the left having a chord bearing of South 72° 18' 29" East, a radius of 529.93 feet, a chord distance of 79.92 feet, and an arc distance of 80.00 feet to an iron pin lying in a Northerly corner of Lot #3; thence along Lot #3, South 11° 20' 26" West, 122.34 feet to an iron pin lying in a Northerly line of lands owned now or formerly by Cecil R. and Sally R. Houser (Deed Book 399, Page 207); thence along Houser lands North 61° 35' 49" West, 103.00 feet to an iron pin lying in an Easterly corner of Lot #C-1 and in a Southerly corner of Lot #1; thence along Lot #1, North 22° 01' 00" East, 102.74 feet to an iron pin, being the place of beginning. Containing 0.23 acre.

UNDER AND SUBJECT to a 10 foot utility easement along its Northerly boundary (Danielle Drive) and a 15 foot drainage easement along its Southerly boundary.

BEING THE SAME PREMISES which Linda C. Musser nka Linda C. Reeder and Daniel C. Reeder, by Deed dated 05/27/2013 and recorded 07/03/2013 in the Office of the Recorder of Deeds in and for the County of Centre in Deed Book 2128, Page 611, granted and conveyed unto Janette Raspatello, in fee.

Tax Parcel: 13-005b-002-0000

Premises Being: 103 Danielle Dr, Bellefonte, PA 16823

PROPERTY ADDRESS: 103 DANIELLE DRIVE, PLEASANT GAP, PA 16823

UPI / TAX PARCEL NUMBER: 13-005B,002-,0000-;DETACH;VINYL;3BDR;1986

Seized and taken into execution to be sold as the property of JANETTE L RASPATELLO A/K/A JANETTE RASPATELLO in suit of WELLS FARGO BANK, N.A..

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

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
WINSTON SALEM, NC 844-856-6646

BRYAN L SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania