

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 24-1002

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 those two certain lots situate in the Borough of Philipsburg, Centre County, Pennsylvania, bounded and described as follows:

KNOWN as Lots Nos. Five (5) and Six (6) in Block "M", on the Map of Curtis Park, said Map being recorded in the Recorder's Office at Bellefonte, Pennsylvania, in Plot Book 2, page 80.

UNDER AND SUBJECT, NEVERTHELESS, TO the express conditions and restrictions contained in Deed from Owen W, Curtis, to A. B. Curtis, trading A. B. Curtis and Co., dated February 23, 1940, recorded at Bellefonte, Pa. in Deed Book Vol. 165, page 46,

UNDER AND SUBJECT, ALSO, to the right-of-way of any existing sewer lines as now located upon the above described premises.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 307 CURTIS STREET, PHILIPSBURG, PA 16866

PARCEL #: 29-102-,059-,0000

BEING THE SAME PREMISES which Anita M. Hurwitz, by her Attorney-in-Fact, Irvin H. Hurwitz, by deed dated April 8, 2015 and recorded April 17, 2015, Centre County Instrument No. 02160-0326, granted and conveyed unto Gary C. Page.

PROPERTY ADDRESS: 307 CURTIS STREET, PHILIPSBURG, PA 16866

UPI / TAX PARCEL NUMBER: 29-102-,059-,0000-;DETACH;BRICK;3BDR;1ST;1975

Seized and taken into execution to be sold as the property of GARY CHARLES PAGE in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

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

Attorney for the Plaintiff:
PURCELL KRUG & HALLER
HARRISBURG, PA 717-234-4178

BRYAN L SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania