

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 25-0107

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.

ALL THAT CERTAIN messuage, tenement and tract of land situate, lying and being in the Township of College and Harris, County of Centre and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the Southerly edge of Branch Road; thence North 57° 32' 30" East, 185.19 feet along the right of way of said road, to a point; thence North 61° 9' 30" East, 173.74 feet said bearing and distance being the chord of a curve of unknown radius, to a point at the right-of-way angle; thence South 32° 44' East, 195.18 feet along the lands now or formerly of H.V. Roberts to an iron pin; thence South 58° 48' West, 349.92 feet, along the lands now or formerly of D.B. Thomas, to an iron pin; thence North 35° 14' 30", 198.76 feet, along the lands now or formerly of T.A. Eckenroth to a point on the right of way of Branch Road, said point and place of BEGINNING.

CONTAINING 1.6 acres, more or less.

UNDER AND SUBJECT, NEVERTHELESS, to all easements, restrictions, covenants and conditions of record.

BEING KNOWN AS: 1581 West Branch Road, State College, PA 16801

BEING THE SAME PREMISES which The Secretary of Housing and Urban Development, by Deed dated 3/25/2022 and recorded 3/28/2022 in the Office of the Recorder of Deeds in and for Centre County in Deed Book 2290, Page 0067, granted and conveyed unto Peter J. Young.

PARCEL NO.: 19-005-,031-,0000-

PROPERTY ADDRESS: 1541 W BRANCH RD, STATE COLLEGE, PA 16801

UPI / TAX PARCEL NUMBER: 19-005-,031-,0000-;DETACH;BRICK;3BDR;1962

Seized and taken into execution to be sold as the property of PETER J YOUNG in suit of CITIZENS BANK NA.

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

Attorney for the Plaintiff:
LAW OFFICE OF GREGORY JAVARDIAN LLC
SOUTHAMPTON, PA 215-942-9690

BRYAN L SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania