

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 24-3394

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 tract of land situate, lying and being in Halfmoon Township, Centre County, Pennsylvania, being bounded and described as follows:

BEGINNING at an iron pin on the southerly side of Lutz Lane being 1577.00 feet from the easterly side of Fay Circle; THENCE along Lutz Lane North 57° 30' 40" East for a distance of 150.00 feet to an iron pin; THENCE along other lands of the Grantors South 46° 27' 24" East for a distance of 307.29 feet to an iron pin; THENCE along the lands now or formerly of Harberson Walker Deed Book 134, Page 268, South 58° 8' 41" West for a distance of 243.18 feet to an iron pin; THENCE along Lot No. 9 of the same subdivision, North 28° 48' 37" West for a distance of 269.12 - (296.12) feet to the point of beginning.

This lot, CONTAINING 1.328 acres, is also known as Lot No. 11 of the Paul B. Smith Subdivision Section VII, according to a plan and survey by Henry Surveys, recorded in Centre County Plat Book 33 at page 192.

BEING the same premises which William F. Gearhart granted and conveyed to the Mortgagor(s) by deed recorded December 29, 1992 in Record Book 673, Page 38.

PROPERTY ADDRESS: 181 LUTZ LANE, PORT MATILDA, PA 16870

UPI / TAX PARCEL NUMBER: 17-001A,119-,0000-;DETACH;VINYL;2BDR;1ST;1992

Seized and taken into execution to be sold as the property of WILLIAM F GEARHART AND DIANE S GEARHART in suit of ARBOR STREET LLC.

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

Attorney for the Plaintiff:
LOGS LEGAL GROUP LLP
KING OF PRUSSIA, PA 610-278-6800

BRYAN L SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania