

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 24-1974

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 MESSUAGE, TENEMENT, AND TRACT OF LAND SITUATE, LYING, AND BEING IN THE BOROUGH OF BELLEFONTE, COUNTY OF CENTRE, AND COMMONWEALTH OF PENNSYLVANIA, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE CORNER OF AN ALLEY ON THE EASTERN SIDE OF REYNOLDS AVENUE; THENCE ALONG SAID AVENUE IN A NORTHERLY DIRECTION 40 FEET TO CORNER OF LOT NUMBER 24 (NOW OR FORMERLY OWNED BY BETTY L. PETERS); THENCE ALONG THE SAME, NORTH 62 1/2 DEGREES EAST, 80 FEET; THENCE SOUTH 21 DEGREES EAST, 36 FEET, MORE OR LESS, TO SAID ALLEY; THENCE ALONG SAME IN A WESTERLY DIRECTION 75 FEET TO THE PLACE OF BEGINNING.

BEING KNOWN AS LOT NUMBER 25 IN THE PLOT OR PLAN OF REYNOLDS ADDITION TO BELLEFONTE BOROUGH AFORESAID.

BEING the premises Heather E. Simmons, an adult individual, by Deed dated June 17, 2015, and recorded July 6, 2015, conveyed unto Brian E. Burnham, an adult individual in the Centre County Recorder of Deeds in Book R02164, Page 0981.

Being known as: 360 Reynolds Avenue Bellefonte, PA 16823

Tax Parcel Number: 32-302/174

PROPERTY ADDRESS: 360 REYNOLDS AVE, BELLEFONTE, PA 16823

UPI / TAX PARCEL NUMBER: 32-302-,174-,0000-;DETACH;ALUM;4BDR;2ST;1910

Seized and taken into execution to be sold as the property of BRIAN BURNHAM in suit of LAKEVIEW LOAN SERVICING LLC.

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

Attorney for the Plaintiff:
ALBERTELLI LAW
TAMPA, FL 856-724-1888

BRYAN L SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania