

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 23-2806

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, OCTOBER 09, 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

EXHIBIT "A"

ALL THAT CERTAIN unit of and in the property known, named, and identified as The Prescott at Oakwood Condominiums, located in the Township of Patton, County of Centre, and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 Pa.S.C. SS3101 et seq., being designated as Unit No. E of Building 2, at 680E Oakwood Avenue, in such Condominium, as set forth in the Declaration of Condominium for the same dated May 8, 2007, and recorded July 5, 2007, in the Office of the Recorder of Deeds of Centre County, Pennsylvania, in Record Book 1991 at page 290, in the By-Laws of The Prescott at Oakwood Condominium Association, Inc., dated May 8, 2007, and recorded July 5, 2007, in the Office of the Recorder of Deeds of Centre County, Pennsylvania, in Record Book 1991 at page 291, and on a plot or plan entitled "Prescot at Oakwood, Parcel 6, Condominium Plan," dated June 27, 2007, and recorded July 5, 2007, in the Office of the Recorder of Deeds of Centre County, Pennsylvania, in Plat Book 79 at page 114.

TOGETHER with a 3.125% undivided interest in and to the Common Elements as more fully set forth in the aforesaid Declaration of Condominium, By-Laws and Plats and Plans.

BEING known as Centre County Uniform Parcel Identifier Tax Parcel Number 18-18/2R, 680E.

BEING a portion of the same premises conveyed unto Copper Beech Townhome Communities Eighteen, LLC, a Pennsylvania limited liability company, by Deed of Walker Oak Development Company, Inc., a Pennsylvania corporation, Edward D. Walker, an adult individual, and Village Square Builders, Inc., a Pennsylvania corporation, dated 06/17/2005 and recorded 06/30/2005 in the Office of the Recorder of Deeds of Centre County, Pennsylvania, in Record Book 1842 at page 163.

PROPERTY ADDRESS: 680 OAKWOOD AVE, UNIT E, STATE COLLEGE, PA 16803

UPI / TAX PARCEL NUMBER: 18-018-,002R,0680E;CONDO;VINYL;2BDR;2ST;2007

Seized and taken into execution to be sold as the property of XIAOLONG JIANG in suit of PRESCOT AT OAKWOOD HOMEOWNERS ASSOCIATION.

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

Attorney for the Plaintiff:
STOVER MCGLAUGHLIN
BELLEFONTE, PA 814-355-8235

BRYAN L SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania