

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 24-3277

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

All of Grantor's interest in that certain messuage, tenement and tract of land situate, lying, and being in the Township of Ferguson, County of Centre, and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to-wit:

Beginning at a point on the southerly side of a 60-foot right-of-way at the northeasterly corner of Lot No. 6; thence along the southerly side of said right-of-way North 71° East, 100 feet to line of Lot No. 10; thence along Lot No. 10, South 19° East, 135.94 feet to line of Lot No. 11; thence along Lots Nos. 11 and 9, South 71° West, 100 feet to line of Lot No. 6; thence along Lot No. 6, North 19° West, 135.94 feet to the place of beginning.

Being Lot No. 8 on the plan entitled Fairbrook Development, Block No. 1 Revision, as recorded in Plat Book 11 at Page 22, Centre County Records.

Tax ID: 24-006A,008-,0000-

Property Address: 106 Horseshoe Circle, Pennsylvania Furnace, PA 16865

Title is vested in Sherry Ankney, by deed from Ronald Brandon Wrye, dated February 8, 2013, recorded February 14, 2013, in the Centre County Clerk's/Register's Office in Deed Book R 2119, Page 385.

PROPERTY ADDRESS: 106 HORSESHOE CIRCLE, PA FURNACE, PA 16865

UPI / TAX PARCEL NUMBER: 24-006A,008-,0000-;DETACH;WOOD;3BDR;B;1964

Seized and taken into execution to be sold as the property of SHERRY ANKNEY in suit of CARRINGTON MORTGAGE SERVICES LLC.

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

Attorney for the Plaintiff:
MCCALLA RAYMER LEIBERT PIERCE
ROSWELL, GA 770-643-7200

BRYAN L SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania