

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 25-0109

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.

## LEGAL DESCRIPTION

All that certain messuage, tenement and tract of land situated, lying and being in the Borough of Bellefonte, County of Centre, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

Beginning at a post marking the Northeasterly corner of the land herein conveyed and the Northwesterly corner of land now or formerly owned by Boyd Sholl, said post being located on the South side of East High Street; thence along said lands now or formerly owned by Boyd Sholl in a Southerly direction approximately 215 feet to a post on the Northerly line of Cherry Alley; thence in a general Westerly direction 44 feet to a post marking the Southeasterly corner of Lot A, previously conveyed by the Grantor herein unto R. Thomas Reichenbaugh, et ux, as described in Centre County Deed Book 383, page 969; thence along Lot A in a general Northerly direction a distance of 215 feet to a post marking the Northeasterly corner of Lot A, situate on the Southerly line of East High Street; thence along the Southerly line of East High Street, in a general Easterly direction a distance of 44 feet to a post marking the place of beginning.

Being Lot B on a plot plan recorded in the Recorder's Office of Centre County in Plat Book 25, Page 40 on December 28, 1978.

Being known as Centre County Uniform Parcel Identifier Number 32-202/30.

UNDER AND SUBJECT to all existing easements, covenants, conditions, restrictions and rights of way as shown in prior documents of record.

Being the same premises which Willis S. Park and Hayley C. Park, by Deed dated 09/15/2017 and recorded 10/10/2017, in the Office of the Recorder of Deeds in and for the County of Centre, in Deed Book 02206, Page 0453, granted and conveyed unto Bradley A. Watkins, in fee.

Tax Parcel: 32-202-,030-,0000- AKA 32-202/30

Premises Being: 354 East High St, Bellefonte, PA 16823

PROPERTY ADDRESS: 354 EAST HIGH STREET, BELLEFONTE, PA 16823

UPI / TAX PARCEL NUMBER: 32-202-,030-,0000-;DETACH;VINYL;3BDR;2ST;1921

Seized and taken into execution to be sold as the property of BRADLEY ALLEN WATKINS in suit of FREEDOM MORTGAGE CORPORATION.

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

Attorney for the Plaintiff:  
BROCK & SCOTT PLLC  
WINSTON SALEM, NC 844-856-6646

BRYAN L SAMPSEL, Sheriff  
CENTRE COUNTY, Pennsylvania