

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 25-1080

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.

Tax ID Number(s): 33-004-,003-,0000-
Land situated in the Borough of Millheim in the County of Centre in the State of PA.
EXHIBIT "A"

ALL THOSE TWO CERTAIN MESSUAGES, TENEMENTS AND TRACTS OF LAND SITUATE IN THE BOROUGH OF MILLHEIM, COUNTY OF CENTRE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

FIRST TRACT

BEGINNING AT AN IRON PIN AT THE SOUTHEAST CORNER OF PROPERTY OF BIERLY MOTOR COMPANY; THENCE ALONG OTHER LAND OF BIERLY MOTOR COMPANY, NORTH 14 DEGREES 08 MINUTES WEST A DISTANCE OF 78.8 INCHES TO CORNER OF EXISTING GARAGE BUILDING; THENCE ALONG EXISTING GARAGE BUILDING NORTH 13 DEGREES, 35 MINUTES WEST A DISTANCE OF 36 FEET TO AN IRON PIN; THENCE NORTH 76 DEGREES 25 MINUTES EAST A DISTANCE OF 2 FEET TO AN IRON PIN; THENCE NORTH 13 DEGREES 35 MINUTES WEST A DISTANCE OF 27 FEET TO AN IRON PIN; THENCE SOUTH 76 DEGREES 25 MINUTES WEST A DISTANCE OF 2 FEET TO AN IRON PIN; THENCE NORTH 13 DEGREES 35 MINUTES WEST A DISTANCE OF 66 FEET 4 INCHES TO A POINT IN THE CENTER LINE OF HIGHWAY ROUTE NO. 45; THENCE ALONG THE CENTER LINE OF HIGHWAY ROUTE NO. 35 NORTH 76 DEGREES 48 MINUTES EAST A DISTANCE OF 10 FEET 6 INCHES TO A POINT IN SAID CENTER LINE; THENCE SOUTH 13 DEGREES 35 MINUTES EAST A DISTANCE OF 213 FEET 6 INCHES TO OTHER LANDS OF BIERLY MOTOR COMPANY; THENCE ALONG SAME SOUTH 78 DEGREES 40 MINUTES WEST A DISTANCE OF APPROXIMATELY 8 FEET TO AN IRON PIN, THE PLACE OF BEGINNING.

SECOND TRACT:

BEGINNING AT A POINT IN THE STATE ROAD OF WEST MAIN STREET IN THE BOROUGH OF MILLHEIM; THENCE ALONG LAND OF WILBUR DECKER, SOUTH 206 FEET TO A STONE; THENCE ALONG LAND OF WARREN P.STOVER WEST 50 FEET TO A STONE; THENCE ALONG OTHER LAND OF GRANTORS NORTH 200 FEET TO A POINT IN THE MIDDLE OF SAID STATE ROAD AND THENCE IN SAID STATE ROAD EAST 85 FEET TO THE PLACE OF BEGINNING.

BEING KNOWN AS 167 WEST MAIN STREET.
BEING COUNTY PARCEL 33-004-,003-,0000
Parcel No. 33-004-003-0000
Premises being known as: 167 W Main St, Millheim, PA 16854

BEING the same premises which Todd A. Walker and Lori A. Fetterolf by Deed dated October 03, 2014 and recorded in the Office of Recorder of Deeds of Centre County on November 13, 2014 at Book 2153, Page249 granted and conveyed unto Todd A. Walker.

PROPERTY ADDRESS: 167 W MAIN ST, MILLHEIM, PA 16854

UPI / TAX PARCEL NUMBER: 33-004-,003-,0000-;DETACH;VINYL;2 BDR;1.5 ST;1915

Seized and taken into execution to be sold as the property of TODD A. WALKER in suit of ROCKET MORTGAGE LLC
FKA QUICKEN LOANS LLC FKA QUICKEN LOANS INC.

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

Attorney for the Plaintiff:
STERN & EISENBERG PC
WARRINGTON, PA 215-572-8111

BRYAN L SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania