

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 23-2846

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, MARCH 12, 2026**  
**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.

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## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of land located in Walker Township, Centre County, Pennsylvania, described in accordance with that certain Subdivision of Beatrice B. Claster as prepared according to the survey of Marlin D. Wolfe, Registered Surveyor, and approved by Centre County Planning Commission on April 28, 1971, recorded in the Office of the Recorder of Deeds in and for Centre County on June 3, 1971, in Centre County Plan Book 17, Page 68, as follows:

BEGINNING at an iron pin set on the northerly right-of-way line of Pennsylvania State Route 64 (also known as L.R. 58), said iron pin being located at the southwesterly corner of the land herein described, at the southeasterly corner of Lot No. 7, and also located North 59 degrees 25' East 438 feet from the northeasterly intersection of Pennsylvania Route 64 and a 50 foot wide right-of-way; thence along Lot No. 7, North 38 degrees 30' West a distance of 180 feet to an iron pin located at the northeasterly corner of Lot No. 7 and along the southerly boundary line of land now or formerly owned by David E. Zerby, et ux; thence along said land now or formerly owned by David E. Zerby, et ux, North 59 degrees 25' East a distance of 107 feet to an iron pin located at the northeasterly corner of the land herein described and the northwesterly corner of Lot No. 9; thence along Lot No. 9 South 38 degrees 30' East a distance of 180 feet to an iron pin located at southeasterly corner of the lot herein described, the southwesterly corner of Lot No. 9 and along the northern right-of-way line of Pennsylvania Route 64; thence along Pennsylvania Route 64 South 59 degrees 25' West a distance of 107 feet to an iron pin, the place of beginning.

BEING THE SAME PREMISES which Amy Edmondson, by Deed dated July 31, 2018 and recorded on September 5, 2018, in the Centre County Recorder of Deeds Office at Deed Book Volume 2221 at Page 820, granted and conveyed unto Amber L. Musser.

Being Known as 329 Nittany Valley Drive, Bellefonte, PA 16823

Parcel I.D. No. 14-008A,10-,0000

PROPERTY ADDRESS: 329 NITTANY VALLEY DR., BELLEFONTE, PA 16823

UPI / TAX PARCEL NUMBER: 14-008A,010-,0000-;DETACH;VINYL;2 BDR;1ST;1988

Seized and taken into execution to be sold as the property of AMBER L MUSSER in suit of NATIONSTAR MORTGAGE, LLC.

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

Attorney for the Plaintiff:  
HLADIK ONORATO FEDERMAN LLP  
NORTH WALES, PA 215-855-9521

**BRYAN SAMPSEL, Sheriff**  
CENTRE COUNTY, Pennsylvania