

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 24-1444

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, JUNE 11, 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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## LONG FORM DESCRIPTION

ALL THAT CERTAIN property situated in the Township of Rush, County of Centre, in the Commonwealth of Pennsylvania, being described as follows: with the Assessment Number 5-27B-66 and being more fully described in a Deed dated September 9, 1994 and recorded October 3, 1994, among the land records of the County and State set forth above in Deed Book 781, Page 746.

BEING THE SAME PREMISES which Rea & Derick, Inc., a Pennsylvania Corporation, by Deed dated September 9, 1994 and recorded in the Office of the Recorder of Deeds of Centre County on October 3, 1994 in Deed Book Volume 781, Page 746, granted and conveyed unto Adams Trust dated March 1, 1993, Lawrence G. Adams, Trustee.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF LAWRENCE G. ADAMS, TRUSTEE OF THE ADAMS TRUST OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF RUSH, COUNTY OF CENTRE, AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A BUILDING BEING KNOWN AND NUMBER AS 601 N. FRONT STREET, PHILIPSBURG, PA 16866. DEED BOOK VOLUME 781, PAGE 746. PARCEL NUMBER 5-27B-66.

EXECUTION NO. 2024-CV-1444-CI

PROPERTY ADDRESS: 601 N FRONT ST, PHILIPSBURG, PA 16866

UPI / TAX PARCEL NUMBER: 05-027B,066-,0000-;BUSINESS STRUCTURE

Seized and taken into execution to be sold as the property of LAWRENCE G ADAMS AND LAWRENCE G ADAMS, TRUSTEE OF THE ADAMS TRUST in suit of NORTHWEST SAVINGS BANK.

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

Attorney for the Plaintiff:  
GRENNEN & BIRSIC PC  
PITTSBURGH, PA 412-281-7650

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