SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 25-1423

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, JANUARY 14, 2027
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 condominium unit known and identified as Unit 15 of Nittany Grove Condominium Community, a condominium situate in Harris Township, Centre County, Pennsylvania, as designated in the "Declaration of Condominium of Nittany Grove Condominium Community," which Declaration has been submitted pursuant to the provisions of the Pennsylvania Uniform Condominium Act, 68 Pa.C.S.A. Section 3101, et seq ., and which Declaration is recorded in the Office of the Recorder of Deeds of Centre County, Pennsylvania, in Record Book 2045, Page 715, and in the Plats and Plans recorded in the aforesaid Recorder's Office in Plat Book 82, Page 124 and Plat Book 82, Page 128, as amended. The Second Amendment to the aforesaid Declaration is dated February 9, 2017 and recorded February 15, 2017 at Centre County Record Book 2194, Page 820 with the related Amended Plats and Plans being recorded at Centre County Plat Book 91, Page 140.

TOGETHER with all right, title and interest, being 2.041% undivided interest of, in and to the Common Elements as more fully set forth in the Declaration, as amended.

BEING known as Centre County Uniform Parcel Identifier Tax Parcel Number 25-5/14A, 192.

HAVING a street address known as 192 Timberwood Trail, Centre Hall, PA 16828.

BEING the same premises which Aguer-Nobori Properties granted and conveyed to the Mortgagors herein and intended to be recorded herewith.

Being the same premises which Aguer-Nobori Properties, a Partnership, by Deed dated 06/26/2019 and recorded 07/03/2019, in the Office of the Recorder of Deeds in and for the County of Centre, in Deed Book 02234, Page 0771, granted and conveyed unto Kalynn Parks and Andrea cox, unmarried adult individuals, as joint tenants with right of survivorship.

Tax Parcel: 25-005-,014A,0192- a/k/a 25-5/14A,192

Premises Being: 192 Timberwood Trail, Centre Hall, PA 16828

PROPERTY ADDRESS: 192 TIMBERWOOD TRAIL, CENTRE HALL, PA 16828

UPI / TAX PARCEL NUMBER: 25-005-,014A,0192-;DETACH;VINYL;3BDR;1ST;2019

Seized and taken into execution to be sold as the property of ANDREA COX AND KALYNN PARKS in suit of AMERIHOME MORTGAGE COMPANY LLC.

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

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

BRYAN SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.