

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 25-2165

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, MAY 14, 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.

ALL that certain messuage, tenement and tract of land situate, lying and being in the Township of Spring, County of Centre, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the West side of State Highway leading to Centre Hall, which point is at the Northeast corner of lot of Frank Powell; thence, in a Northerly direction along State Highway, 60.5 feet to a point at the Southeast corner of lot about to be conveyed to Donald A. Renwick and wife; thence, in a Westerly direction passing through a barn, for a distance of about 169 feet to a fence line; thence, in a Southerly direction along said fence line 60.5 feet to property of Frank Powell for a distance of about 167 feet to the place of beginning.

BEING known as Centre County Uniform Identifier Number 13-13-99.

The Northern boundary line of the above stated premises passing through a barn which is erected on the Westerly portion of these premises and the premises about to be conveyed to Donald A. Renrick and wife; by accepting delivery and recording of this deed the Grantees covenant and agree to keep and maintain the portion of the said barn, which is standing on the above described premises in such state of repair that it will not materially damage the remaining portion of said barn on the property of Renrick. The Grantees further covenant and agree that if they should remove the portion of barn erected on the above described premises, they will construct a wall or side of the barn for use of the Renricks.

The above covenant shall run with the land and shall be binding upon the Grantees herein, their heirs, executors administrators and assigns and shall inure to the benefit of Donald A. Renrick and wife their heirs and assigns.

BEING KNOWN AS: 366 SOUTH MAIN STREET, PLEASANT GAP, PA 16823

PROPERTY ID NUMBER: 13-013-,099-,0000-

BEING THE SAME PREMISES WHICH KENNETH D. MILLER, II, AN ADULT INDIVIDUAL BY DEED DATED 11/3/2014 AND RECORDED 11/21/2014 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK R2153 AT PAGE 632, GRANTED AND CONVEYED UNTO JODY A. VANDERHOOF AND CRYSTAL A. VANDERHOOF, HUSBAND AND WIFE.

PROPERTY ADDRESS: 366 SOUTH MAIN STREET, PLEASANT GAP, PA 16823

UPI / TAX PARCEL NUMBER: 13-013-,099-,0000-;DETACH;WOOD;3BDR;1.5ST;1947

Seized and taken into execution to be sold as the property of CRYSTAL A VANDERHOOF AND JODY A VANDERHOOF in suit of PENNYMAC LOAN SERVICES LLC.

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

Attorney for the Plaintiff:
KML LAW GROUP PC
PHILADELPHIA, PA 215-627-1322

BRYAN SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania