

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 25-0536

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.

LEGAL DESCRIPTION

BEGINNING at a point on the west side of South Borrowes Street at a distance of 86.4 feet South of Foster Avenue; thence southerly along the west side of South Borrowes Street 43.2 feet to line of premises now or late of W.F. Ertley; thence westerly along line of said premises and in a line parallel with Foster Avenue 180 feet, more or less, to an alley; thence northerly along line of said alley 43.2 feet to a corner of premises now or late of Thomas Decker; thence easterly along line of said Decker premises 180 feet, more or less, to Burrowes Street and the place of beginning.

BEING known as Centre County Uniform Parcel Tax Identifier Number 36-11-462.

BEING the same premises which Paul R. Ford and Kristal A. Ford, h/w, by their deed dated September 6, 1989 and recorded in Centre County Deed Book . 499, Page 825 granted and conveyed unto Joel R. Malnick and Sarah A. Twibell, the grantors herein.

PROPERTY ADDRESS: 310 S. BURROWES STREET, STATE COLLEGE, PA 16801

UPI / TAX PARCEL NUMBER: 36-011-,462-,0000-

Seized and taken into execution to be sold as the property of JOEL R MALNICK AND SARAH A TWIBELL, DECEASED in suit of CHESAPEAKE CAPITAL MANAGEMENT LLC.

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

Attorney for the Plaintiff:
JAMES SMITH DIETTERICK & CONNELLY LLP
HERSHEY, PA 717-533-3280

BRYAN SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania