

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 25-2264

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:

**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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Parcel I.D. No. 19-014-,180-,0000

## LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land lying and being in the Township of College, County of Centre, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the Easterly side of Cortland, which point is on the Common boundary between Lot No. 62 and Lot No. 60, the premises herein conveyed; Thence along the common boundary of Lot 62, North 49° 35' East 150 feet to an iron pin at the intersection of Lots Nos. 70, 62 and the area designated as a park area; Thence along the common boundary with the park area South 49° 44' East, 44.36 feet to a point; Thence continuing along the same common boundary South 59° 03' East 30 feet to an iron pin on the common boundary with Lot No. 58; Thence South 30° 57' West 150 feet to an iron pin on the Easterly boundary of Cortland Drive; Thence along Cortland Drive North 59° 03' West 30 feet to a point; Thence continuing along Cortland Drive North 49° 44' West along the arc of a curve to the right, the arc distance being 93.34 feet the chord of which is 92.92 feet to an iron pin, the place of beginning.

CONTAINING 14,895 square feet more or less.

BEING Lot No. 60 as shown on the Plan of Lots for Nittany Orchard's Subdivision prepared by Triangle Engineering for Highland Associates, Inc., and recorded October 23, 1973, in Centre County Plan Book Vol. 19, Page 14.

BEING the same premises granted and conveyed to D. Shane Whitteker, by deed dated October 2, 2007 and recorded November 20, 2007 in Centre County Record Book 2000, Page 555.

BEING ALSO KNOWN as Centre County Tax Parcel Identifier Number 19-014-,180-,0000.

PROPERTY ADDRESS: 1085 CORTLAND DRIVE, LEMONT, PA 16851

UPI / TAX PARCEL NUMBER: 19-014-,180-,0000-;DETACH;WOOD;3BDR;S ST;1982

Seized and taken into execution to be sold as the property of D. SHANE A/K/A DAVID SHANE WHITTEKER in suit of ARIZE FEDERAL CREDIT UNION.

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

Attorney for the Plaintiff:  
THE LAW OFFICES OF TRACEY BENSON  
BELLEFONTE, PA 814-355-1026

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