

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-CV-0027

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, SEPTEMBER 10, 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.

Land Situated in the Township of Walker in the County of Centre, in the State of PA
Being known as Lot No. 63 as shown on the Walker Meadows Subdivision, final plan, Phase III, dated June 28, 1994, by Pennterra Engineering, Inc., State College, PA, as recorded in Centre County Plat Book 50, Page 19.
BEING KNOWN AS: 224 WALKER XING AND 224 WALKER CROSSING, BELLEFONTE, PA 16823
PROPERTY ID NUMBER: 14-808-,163-,0000-
BEING THE SAME PREMISES WHICH JOHNSON FARM ASSOCIATES, A PARTNERSHIP BY AND THROUGH ROBERT E. POOLE, ITS ATTORNEY-IN-FACT BY DEED DATED 7/21/1999 AND RECORDED 7/23/1999 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 1103 AT PAGE 0075, GRANTED AND CONVEYED UNTO ROBERT L. REGEL, JR. AND SHELLY REGEL, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES.
PROPERTY ADDRESS: 224 WALKER XING, & 224 WALKER CROSSING, BELLEFONTE, PA 16823
UPI / TAX PARCEL NUMBER: 14-808-,163-,0000-;SF;VINYL;3BDR;1ST;1999

Seized and taken into execution to be sold as the property of SHELLY REGEL AND ROBERT L REGEL JR A/K/A ROBERT L REGEL in suit of ROCKET MORTGAGE LLC F/K/A QUICKEN LOANS LLC F/K/A QUICKEN LOANS INC.

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