SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-2192-CI

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.

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

BEGINNING at a post corner on the western side of the township road in the Village of Sandy Ridge and at the northwestern corner of lot sold to M.E. Church; thence along said western side of township road, North 26 degrees 40 minutes West 50 feet to a post; thence by lot sold to Levi Cowher South 59 degrees West 175 feet to a corner of barn; thence by lands of Sandy Ridge Fire Brick Company South 36 degrees 55 minutes East 41.6 feet to a post; thence by same lands and the M.E. Church lot North 62 degrees 5 minutes East 166.4 feet to a post and place of beginning.

BEING Centre County Uniform Parcel Identifier Tax Parcel Number 05-28B-065.

UNDER AND SUBJECT to all exceptions, reservations, conditions, easements, and restrictions of record.

TITLE TO SAID PREMISES VESTED IN Shianne N. Cobler and Nathaniel Cobler, by Deed from Jason R. Dunn and Megan G. Dunn, dated October 26, 2016, recorded November 2, 2016, in Book R 2189, Page 758.

Tax Parcel No: 05-028B,065-,0000-

Premises known as: 245 State Street, Sandy Ridge, PA 16677

To Be Sold as the property of Shianne N. Cobler and Nathaniel Cobler

Docket No: 2025-CV-2192-CI

PROPERTY ADDRESS: 245 STATE ST., SANDY RIDGE, PA 16677

UPI / TAX PARCEL NUMBER: 05-028B,065-,0000-;SF;ASB;3BDR;2ST;1898

Seized and taken into execution to be sold as the property of NATHAN COBLER A/K/A NATHANIEL COBLER AND SHIANNE N COBLER in suit of FREEDOM MORTGAGE CORPORATION.

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

Attorney for the Plaintiff:
Jared M. Greenberg, Esq.
wayne, PA

BRYAN SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.