

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-1708-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, 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.

LEGAL DESCRIPTION

Parcel #24-002A,1-0000

FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA

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

BEGINNING at an iron pipe on the southerly side of Oak Avenue, and at the southeasterly corner of Oak Avenue and McBath Street, both 50 ft. improved streets; thence along the southerly side of Oak Avenue, North 41° 49' East 7.59 feet to an iron pipe, the northwesterly corner of Lot No. 13, Block No. 1; thence along the westerly side of Lot No. 13 aforesaid South 42° 40½' East 195.38 feet to an iron pipe, the common corner of Lot Nos. 13 and 18; thence along the northerly side of Lot No. 18, South 41° 46½' West, 129.50 feet to an iron pipe, the northwesterly corner of Lot No. 18, and being on the easterly side of McBath Street; thence along the easterly side of McBath Street, the following two courses and distances: North 36° 8½' West, 41.0 feet to an iron pipe; thence North 7° 40½' West, 202.36 feet to an iron pipe, the place of beginning.

BEING Lot No. 12, Block No. 1, on Plan No. 3, Glen View Development, said plan being dated March 5, 1959, by George S. Denithorne, R.P.E. #4271.

BEING the same premises which Nancy M. Sabol, Trustee of the Edward E. Minshall Real Estate Truust, dated April 2, 2008, and Nancy M. Sabol, Trustee of the Anne K. Minshall Real Estate Truust, dated April 2, 2008, by Deed, dated March 8, 2018, and recorded March 13, 2018, in the Office of the Recorder of Deeds for Centre County, Pennsylvania, in Instrument #2212-0825, granted and conveyed unto Nicole R. Brown, Defendant herein.

ALSO BEING known and identified as Centre County Uniform Parcel Identifier Tax Parcel Number 24-2A/155.

PROPERTY ADDRESS: 203 McBath Street, State College, PA 16801

UPI / TAX PARCEL NUMBER: 24-002A,155-,0000-;SF;VINYL;4BDR;2ST;1959

Seized and taken into execution to be sold as the property of NICOLE R. BROWN in suit of NORTHWEST BANK.

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

Attorney for the Plaintiff:
Megan C. Huff, Esq.
Hershey, PA

BRYAN SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania