SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-CV-0544-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, NOVEMBER 19, 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

ALL those two certain pieces or parcels located, lying and being in the Borough of Philipsburg, Centre County, Pennsylvania, bounded and described as follows, to wit:

The First Thereof: BEGINNING at a post on the West line of North Ninth Street at the Southeast corner of lot now or formerly of Mrs. Caroline Batcheler; THENCE in a Southerly direction along the West line of Ninth Street a distance of thirty-nine (39) feet to lands now or formerly of Roger I. Addy; THENCE in a Westerly direction along the line of same and parallel with Laurel Street a distance of eighty-eight (88) feet, more or less, to line of a public alley; THENCE in a Northerly direction along the line of same and parallel with Ninth Street a distance of thirty-nine (39) feet to line of lot now or formerly of Mrs. Caroline Batcheler; THENCE in an Easterly direction along line of same and on line parallel with Laurel Street a distance of eighty-eight (88) feet, more or less, to Ninth Street, the
place of beginning.

The Second Thereof: BEGINNING at the West side of Ninth Street at the corner of lot of Samuel Parker ninety-nine (99) feet South of Pine Street; THENCE along Ninth Street sixty-six (66) feet to lot now or formerly of Vincent Holt; THENCE along said lot eightyeight (88) feet to an alley; THENCE along said alley sixty-six (66) feet to lot now or formerly of Samuel Parker; THENCE along lot of said Parker eighty-eight (88) feet to place of beginning.

Map and Parcel ID: 29-302-,267-,0000

Being known as: 115 North 9th Street, Philipsburg, PA 16866.

Title to said premises is vested in D. Quigley Properties, LLC by deed from DUSTIN D. QUIGLEY, A SINGLE ADULT INDIVIDUAL dated April 9, 2021 and recorded April 13, 2021 in Instrument Number R 02270-0293.

PROPERTY ADDRESS: 115 NORTH 9TH STREET, PHILIPSBURG, PA 16866

UPI / TAX PARCEL NUMBER: 29-302-,2367-,0000-;SF;WOOD;4BDR;2ST;1920

Seized and taken into execution to be sold as the property of D. QUIGLEY PROPERTIES LLC in suit of SG ALTERNATIVE MORTGAGE TRUST 2024-RTL6.

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

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY, LLC
PHILADELPHIA, PA 215-790-1010

BRYAN SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.