SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-3266-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:

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 THE TOWNSHIP OF BOGGS, COUNTY OF CENTRE, AND COMMONWEALTH OF PENNSYLVANIA, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A COMMON BOUNDARY LINE NOW OR FORMERLY OF JOHN W. STULL AND NOW OR FORMERLY OF SARAH H. LINGLE, WHICH COMMON BOUNDARY LINE IS LOCATED ON THE EAST SIDE OF U.S. ROUTE NO.220 AND BEING THE NOTHERN PORTION NOW OR FORMERLY OF NOW OR FORMERLY, SARAH H. LINGLE, BOUNDARY LINE; THENCE IN AN EASTERLY DIRECTION ALONG LANDS NOW OR FORMERLY OF JOHN W. STULL A DISTANCE OF 150 FEET, MORE OR LESS, TO A POINT; THENCE ALONG OTHER LANDS NOW OR FORMERLY OF SARAH H. LINGLE, IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 318 FEET, MORE OR LESS, TO A POINT; THENCE ALONG OTHER LANDS NOW OR FORMERLY OF SARAH H. LINGLE, IN A WESTERLY DIRECTION A DISTANCE OF 72 FEET, MORE OR LESS, TO A POINT ON U.S. ROUTE N0. 220; THENCE ALONG US ROUTE NO. 220, IN A NORTHERN DIRECTION A DISTANCE OF 309 FEET,, MORE OR LESS, TO A POINT, THE PLACE OF BEGINNING.

EXCEPTING AND RESERVING, THEREOUT AND THEREFROM, A CERTAIN LOT OF LAND MORE FULLY DESCRIBED AS LOT NO. 1 IN THE PRELIMINARY/FINAL PLAN SUBDIVISION OF LANDS OF HELEN LOUISE MCKINLEY ESTATE, CONNIE LOU MCKINLEY, AND BONNIE JEAN POORMAN (HEREINAFTER “THE SUBDIVISION PLAN”) BY KNAPKA SURVEYING, INC., DATED OCTOBER 7, 1997, LAST REVISED NOVEMBER 7, 1997, AND RECOVERED WITHIN OFFICE OF THE RECORDER OF DEEDS OF CENTRE COUNTY IN PLAN BOOK VOLUME 54, PAGE 199.

THE RESIDUAL BEING LOT NO. 2 AS DESCRIBED IN THE SUBDIVISION PLAN, BEING BETTER DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS ERECTED THEREON, HEREDITAMENTS, AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF BOGGS, COUNTY OF CENTRE, COMMONWEALTH OF PENNSYLVA, BOUNDED AND DESCRIBED ACCORDING TO A PRELIMINARY/FINAL PLAN TITLED “SUBDIVISION OF LANDS OF THE HELEN LOUISE MCKINLEY ESTATE, CONNIE LOU MCKINLEY AND BONNIE JEAN POORMAN” MADE BY KNAPKA SURVEYING, INC., DATED OCTOBER 7, 1997, LAST REVISED NOVEMBER 7, 1997, AND RECORDED IN CENTRE COUNTY IN PLAN BOOK 54, PAGE 199, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT LOCATED ON THE SOUTHERLY SIDE OF STATE ROUTE #1006 (OLD 220 ROAD) (VARIABLE RIGHT-OF-WAY), A CORNER OF LOT 1 AS SHOWN ON SAID PLAN; THENCE EXTENDING ALONG STATE ROUTE #1006 THE FOLLOWING TWO COURSES AND DISTANCES: (1) NORTH 69 DEGREES 07 MINUTES 00 SECONDS EAST 31.65 FEET TO AN IRON PIN SET AT A POINT OF CURVE; AND (2) EXTENDING ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 4,284.63 FEET, AN ARC DISTANCE OF 171.07 FEET, A CENTRAL ANGLE OF 02 DEGREES 17 MINUTES 16 SECONDS, A CHORD BEARING NORTH 67 DEGREES 58 MINUTES 22 SECONDS EAST 171.06 FEET TO A POINT, AN IRON PIN SET AT CORNER OF LANDS NOW OR FORMERLY OF ROBERT B. GATES, ET UX.; THENCE EXTENDING ALONG THE SAME, SOUTH 21 DEGREES 11 MINUTES 32 SECONDS EAST 150.25 FEET TO A POINT, AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF MERRILL R. FISHER, ET UX.; THENCE EXTENDING ALONG THE SAME, SOUTH 83 DEGREES 39 MINUTES 40 SECONDS WEST 184.62 FEET TO A POINT, AN IRON PIN SET AT A CORNER OF LOT 1 AFOREMENTIONED; THENCE EXTENDING ALONG THE SAME, NORTH 34 DEGREES 51 MINUTES 02 SECONDS WEST 103.53 FEET TO A POINT ON THE SOUTHERLY SIDE OF STATE ROUTE #1006, BEING THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT NO. 2 AS SHOWN ON THE SUBDIVISION PLAN.

CONTAINING O.539 ACRES (23,448 SQUARE FEET), MORE OR LESS.

PARCEL NUMBER: 07-011-139A-0000

BEING PREMISES: 1111 OLD 220 ROAD, BELLEFONTE, PA 16823

(c) CountySuite Sheriff, Teleosoft, Inc.

BEING the same premises which Kyle J. Spotts by Deed dated February 23, 2021, and recorded in the Official Records of Centre County on March 10,2021, in the Deed Book as Instrument Number 02268-0013, granted and conveyed unto Kyle J. Spotts.

Judgment Amount: $127,373.20
Seized and sold as the property of Kyle J. Spotts, Judgment Number 2025-CV-3266-CI (Federal National Mortgage Association v. Kyle J. Spotts), with a judgment amount of $127,373.20.

PROPERTY ADDRESS: 1111 OLD 220 RD, BELLEFONTE, PA 16823

UPI / TAX PARCEL NUMBER: 07-011-,139A,0000-;SF;ALUM;3BDR;S ST;1963

Seized and taken into execution to be sold as the property of KYLE J SPOTTS in suit of FEDERAL NATIONAL MORTGAGE ASSOCIATION.

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

Attorney for the Plaintiff:
FRIEDMAN VARTOLO LLP
GARDEN CITY, NY 212-471-5100

BRYAN SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.