SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-CV-2611-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.

ALL THAT CERTAIN TRACT OF LAND SITUATE IN FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN LYING IN A SOUTHERLY RIGHT-OF-WAY OF MCBATH STREET (50 FOOT RIGHT-OF-WAY) AND BEING A NORTHERLY CORNER OF LOT NO. 211; THENCE ALONG LOT NO. 211, SOUTH 41 DEGREES 15' 00" WEST, 110.00 FEET TO AN IRON PIN, BEING A WESTERLY CORNER OF LOT NO. 211 AND BEING A NORTHERLY CORNER OF PHASE III; THENCE ALONG PHASE III, SOUTH 55 DEGREES 51' 37" WEST, 79.13 FEET TO AN IRON PIN; THENCE CONTINUING ALONG PHASE III, NORTH 24 DEGREES 09’ 21" WEST 112.18 FEET TO AN IRON PIN BEING A NORTHERLY CORNER OF PHASE III AND LYING IN A SOUTHERLY LINE OF LANDS OWNED NOW OR FORMERLY BY J. ALVIN HAWBAKER, PINE HALL SUBDIVISION (P.B. 27 PG. 8); THENCE ALONG SAID LANDS, NORTH 51 DEGREES 30’ 26" EAST, 30.00 FEET TO AN IRON PIN BEING AN EASTERLY CORNER OF SAID LANDS AND LYING IN A SOUTHERLY RIGHT-OF-WAY OF MYRTLE AVENUE (30 FOOT RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY, NORTH 51 DEGREES 12’ 06" EAST, 122.57 FEET TO AN IRON PIN LYING IN SAID RIGHT-OF-WAY AND LYING IN A SOUTHERLY RIGHT-OF-WAY OF MCBATH STREET; THENCE ALONG THE MCBATH STREET RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A CHORD BEARING OF SOUTH 42 DEGREES 33’ 27" EAST, A CHORD DISTANCE OF 96.00 FEET, A RADIUS OF 445.00 FEET AND AN ARC DISTANCE OF 96.19 FEET TO AN IRON PIN, BEING THE PLACE OF BEGINNING.

CONTAINING .418 ACRE.

BEING LOT NO. 212 AS SHOWN ON THE FINAL PLAN, PHASE II, HAYMARKET SUBDIVISION, SINGLE-FAMILY/TWO-FAMILY RESIDENTIAL DEVELOPMENT DATED AUGUST 27, 1985, BY UNI-TEC, INC., AND RECORDED IN CENTER COUNTY PLAT BOOK VOL. 39 AT PAGE 12.

BEING THE SAME PREMISES which Stephanie Fink, As Executrix of the Estate of Daniel W. Williams, by Deed dated 4/14/2022 and recorded in the Office of the Recorder of Deeds of Centre County on 4/14/2022 in Deed Book Volume 2290, Page 990, granted and conveyed unto Justin Fink and Stephanie Fink, Husband and Wife, as Tenants by the Entireties.

BEING known as 350 McBath Street, State College, Pennsylvania 16801

Parcel # 24-023-,212-,0000-
Map # 24-23-212

PROPERTY ADDRESS: 350 MCBATH ST, STATE COLLEGE, PA 16801

UPI / TAX PARCEL NUMBER: 24-023-,212-,0000-;SF;BRICK;3BDR;1ST;1987

Seized and taken into execution to be sold as the property of JUSTIN MICHAEL FINK AND STEFANIE FINK, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF DANIEL R. WILLIAMS A/K/A DANIEL REESE WILLIAMS, DECEASED in suit of PENNYMAC LOAN SERVICES LLC.

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

Attorney for the Plaintiff:
POWERS KIRN LLC
TREVOSE, PA 215-942-2090

BRYAN SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.