SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-2751-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.

Legal Description
ALL THAT CERTAIN UNIT DESIGNATED AS UNIT #3 OF STONY POINTE CONDOMINIUM, A CONDOMINIUM SITUATE IN THE TOWNSHIP OF WALKER, COUNTY OF CENTRE, COMMONWEALTH OF PENNSYLVANIA, AS DESIGNATED IN THE DECLARATION OF CONDOMINIUM DATED JANUARY 21, 1998 AS RECORDED IN THE CENTRE COUNTY RECORDER OF DEEDS OFFICE ON MARCH 5, 1998 IN RECORD BOOK 982, PAGE 750 (THE DECLARATION); AND IN THE PLATS AND PLANS RECORDED IN THE AFORESAID RECORDER`S OFFICE THEREWITH. AT THE TIME THE SUBDIVISION PLAN WAS RECORDED, THE ADDRESS OF THIS UNIT WAS 205 RIVER STONE LANE.

UNDER AND SUBJECT TO MATTERS SET FORTH IN THE ABOVE DESCRIBED DECLARATION OF STONY POINTE CONDOMINIUM.

TOGETHER WITH ALL RIGHT, TITLE, AND INTEREST BEING 0.50145% UNDIVIDED INTEREST OF, IN, AND TO THE COMMON ELEMENTS AS MORE FULLY SET FORTH IN THE DECLARATION AND DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF WALKER, COUNTY OF CENTRE, COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BY A SOUTHERN EXTREMITY OF AN ARC CONNECTING THE SOUTHERN DEDICATED RIGHT-OF-WAY LINE OF COBBLESTONE ROAD AND THE EASTERN DEDICATED RIGHT-OFWAY LINE OF S.R. 0064; THENCE BY THE EASTERN RIGHT-OF-WAY LINE OF S.R. 0064, NORTH 20° 14`26" EAST, 302.91 FEET TO A POINT; THENCE BY LINE OF LANDS NOW OR FORMERLY OF T. MOON, SOUTH 69° 46` 04" EAST, 4.99 FEET TO A POINT; THENCE BY SAME, SOUTH 61° 47` 27" EAST, 180 FEET TO A POINT; THENCE CONTINUING BY LANDS NOW OR FORMERLY OF T. MOON, NORTH 21° 09` 46" EAST, 90.00 FEET TO A POINT; THENCE BY LINE OF LANDS NOW OR FORMERLY OF VERNON R. AND BETTY Y. SHIPMAN, NORTH 20° 41` 56" EAST, 30.00 FEET TO A POINT; THENCE BY LINE OF OTHER LANDS OF STONY POINTE, SOUTH 66° 48` 37" EAST, 180.49 FEET TO A POINT; THENCE CONTINUING BY OTHER LANDS OF STONY POINTE, SOUTH 23° 11` 23" WEST, 40.97 FEET TO A POINT; THENCE CONTINUING BY OTHER LANDS OF STONY POINTE, SOUTH 48° 52` 19" EAST, 73.69 FEET TO A POINT; THENCE BY SAME, NORTH 76° 55` 21" EAST, 46.90 FEET TO A POINT; THENCE CONTINUING BY OTHER LANDS OF STONY POINTE, SOUTH 10° 02` 35" WEST, 8.10 FEET TO A POINT; THENCE CONTINUING BY OTHER LANDS OF STONY POINTE, NORTH 79° 57` 25` WEST, 18.97 FEET TO A POINT; THENCE CONTINUING BY OTHER LANDS OF STONY POINT, NORTH 76° 55` 21" EAST, 104.25 FEET TO A POINT; THENCE CONTINUING BY SAME, SOUTH 48° 55` 10" EAST, 189.99 FEET TO A POINT; THENCE CONTINUING BY OTHER LANDS OF STONY POINTE, SOUTH 41° 07` 41" WEST, 171.92 FEET TO A POINT; THENCE BY THE SAME, NORTH 82° 56` 36" WEST, 303.63 FEET TO A POINT; THENCE CONTINUING BY OTHER LANDS OF STONY POINTE, SOUTH 72° 04` 52" WEST, 108.20 FEET TO A POINT; THENCE BY SAME, CROSSING COBBLESTONE ROAD, SOUTH 50° 36`13" WEST, 60.00 FEET TO A POINT; THENCE CONTINUING BY OTHER LANDS OF STONY POINTE BY A CURVE TO THE LEFT HAVING A RADIUS OF 220.00 FEET AND AN ARC LENGTH OF 107.27 FEET TO A POINT; THENCE CONTINUING BY OTHER LANDS OF STONY POINTE, NORTH 69° 47` 00" WEST, 135.44 FEET TO A POINT; THENCE BY SAME BY A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND AN ARC LENGTH OF 39.26 FEET TO A POINT THE PLACE OF BEGINNING.

CONTAINING 4.72 ACRES.

PARCEL ID: 14-808-17G-A205
PROPERTY ADDRESS: 205 Riverstone Lane, Bellefonte, PA 16823

BEING PHASE I OF THE FINAL SUBDIVISION PLAN FOR STONY POINTE AS RECORDED IN CENTRE COUNTY PLAT BOOK 55, PAGE 143-162.
DESCRIPTION OF WITHDRAWABLE REAL ESTATE (REAL ESTATE WHICH WAS INCLUDED IN THE ORIGINAL CONVEYANCE TO ZION ASSOCIATES, BUT WHICH IS NOT BEING TREATED AS PROPERTY OF THE CONDOMINIUM ASSOCIATION AND MAY BE WITHDRAWN BY THE DECLARANT WITH OR WITHOUT THE APPROVAL OF THE CONDOMINIUM OWNERS OR THE CONDOMINIUM ASSOCIATION) OF THE

(c) CountySuite Sheriff, Teleosoft, Inc.

ORIGINAL PARCEL CONVEYED TO ZION ASSOCIATES WHICH CONSISTS OF THE FOLLOWING:
BEGINNING AT A POINT ON THE SOUTHEASTERN CORNER OF ZION LANE (TR 557) AND S.R. 0064: THENCE BY THE EASTERN RIGHT-OF-WAY LINE OF S.R. 0064, NORTH 20° 13` 56" EAST, 1045.06 FEET TO A POINT; THENCE BY LINE OF LANDS NOW OR FORMERLY OF DONALD E. SLIKE, SOUTH 69° 47` 00" EAST, 180.00 FEET TO A POINT; THENCE BY SAME, NORTH 20° 13` 00" EAST, 220.00 FEET TO A POINT; THENCE CONTINUING BY LANDS NOW OR FORMERLY OF DONALD E. SLIKE, NORTH 69° 47` 00" WEST, 180.00 FEET TO A POINT; THENCE BY THE EASTERN RIGHT-OF-WAY LINE OF SR 0064, NORTH 20° 14` 26" EAST, 101.01 FEET TO A POINT; THENCE BY LINE OF LANDS OF STONY OINTE, PHASE I, BY A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND AN ARC LENGTH OF 39.26 FEET TO A POINT; THENCE BY SAME, SOUTH 69° 47` 00" EAST, 135.44 FEET TO A POINT; THENCE BY SAME, BY A CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET AND AN ARC LENGTH OF 107.27 FEET TO A POINT; THENCE CONTINUING BY LANDS OF STONY POINTE, PHASE I, NORTH 50° 36` 13" EAST, 60.00 FEET TO A POINT; THENCE BY SAME, NORTH 72° 54` 52" EAST, 108.20 FEET TO A POINT; THENCE BY LINE OF LANDS NOW OR FORMERLY OF T. INGRAM, SOUTH 48° 17` 05" EAST, 99.96 FEET TO A POINT; THENCE BY LINE OF LANDS NOW OR FORMERLY OF R. CORL, SOUTH 48° 48` 37` EAST, 99.75 FEET TO A POINT; THENCE BY LINE OF LANDS NOW OR FORMERLY OF SALLY KAUFFMAN AND CROSSING A 50-FOOT RIGHT-OF-WAY AND LANDS NOW OR FORMERLY OF HAROLD ANDREWS, SOUTH 48° 38` 53" EAST, 300.19 FEET TO A POINT; THENCE BY LINE OF LANDS NOW OR FORMERLY OF LOUIS G. ZIMMERMAN, SOUTH 48° 37` 34" WEST, 1022.51 FEET TO A POINT; THENCE BY SAME, NORTH 37° 35` 03" WEST, 158.92 FEET TO A POINT; THENCE CONTINUING BY SAME, SOUTH 42° 18` 17" WEST, 425.25 FEET TO A POINT; THENCE BY LINE OF LANDS NOW OR FORMERLY OF ITAL FELIGHNER, SOUTH, 42° 17` 56" WEST, 429.00 FEET TO A POINT; THENCE BY LINE OF LANDS NOW OR FORMERLY OF ZION CEMETERY ASSOCIATION, SOUTH 42° 29` 03" WEST, 505.54 FEET TO A POINT; THENCE BY SAME, SOUTH 42° 28` 58" WEST, 75.68 FEET TO A POINT; THENCE BY THE SOUTHERN RIGHT-OF-WAY LINE OF ZION LANE, NORTH 46° 27` 04" WEST, 112.86 FEET TO A POINT, THE PLACE OF BEGINNING.
CONTAINING 27.43 ACRES.
BEING THE RESIDUE AREA OF STONY POINTE AS SHOWN ON THE FINAL SUBDIVISION PLAN FOR STONY POINTE, PHASE I, RECORDED IN CENTRE COUNTY PLAT BOOK 55, PAGES 143-162.
THE GRANTEES, FOR AND ON BEHALF OF THE GRANTEES AND THE GRANTEES` HEIRS, ADMINISTRATORS. EXECUTORS, SUCCESSORS AND ASSIGNS, BY THE ACCEPTANCE OF THIS DEED, COVENANT AND AGREE TO PAY SUCH CHARGES FOR THE MAINTENANCE OF, REPAIRS TO, REPLACEMENT OF, AND EXPENSES IN CONNECTION WITH THE COMMON ELEMENTS AS MAY BE ASSESSED FROM TIME TO TIME BY THE EXECUTIVE BOARD IN ACCORDANCE WITH THE UNIFORM CONDOMINIUM ACT OF PENNSYLVANIA, AND FURTHER COVENANT AND AGREE THAT THE UNIT CONVEYED BY THIS DEED SHALL BE SUBJECT TO A CHARGE FOR ALL AMOUNTS SO ASSESSED AND THAT THIS COVENANT SHALL RUN WITH AND BIND THE LAND OR UNIT HEREBY CONVEYED AND ALL SUBSEQUENT OWNERS THEREOF.
THE GRANTEES, FOR AND ON BEHALF OF THE GRANTEES AND THE GRANTEES` HEIRS, ADMINISTRATORS, EXECUTORS, SUCCESSORS AND ASSIGNS, BY ACCEPTANCE OF THIS DEED, ACKNOWLEDGE THAT THIS CONVEYANCE IS SUBJECT IN EVERY RESPECT TO THE DECLARATION OF CONDOMINIUM, BY-LAWS, AND ALL AMENDMENTS THERETO, AND GRANTEE AND ALL OWNERS OF UNITS FORMING A PART OF STONY POINTE CONDOMINIUM, PHASE I, COVENANT AND AGREE, AS A COVENANT RUNNING WITH THE LAND, TO ABIDE BY EACH AND EVERY PROVISION OF SAID DOCUMENTS.
BEING THE SAME PREMISES WHICH BECAME VESTED IN KAYLEEN E. CZANKNER AND ADAM B. CZANKNER, A MARRIED COUPLE, GRANTORS HEREIN, BY DEED OF KAYLEEN E. NOTCHICK N/K/A KAYLEEN E. CZANKNER AND ADAM B. CZANKNER, A MARRIED COUPLE, DATED MARCH 16 2022, AND RECORDED ON MARCH 21, 2022 IN THE OFFICE OF THE CENTRE COUNTY RECORDER OF DEEDS AT RECORD BOOK 2289, PAGE 777.

PROPERTY ADDRESS: 205 RIVERSTONE LANE, BELLEFONTE, PA 16823

UPI / TAX PARCEL NUMBER: 14-808-,017G,A205-;SF;VINYL;2BDR;2ST;1997

Seized and taken into execution to be sold as the property of ROBERT CUNEO AND KELLY SPATES in suit of NEWREZ LLC D/B/A/ SHELLPOINT MORTGAGE SERVICING.

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

Attorney for the Plaintiff:
TIMOTHY D PADGETT
TALLAHASSEE, FL 850-422-2520

BRYAN SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.