

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-CV-0913-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 that certain messuage, tenement, and tract of land situated in College Township, Centre County,
Pennsylvania, being Lot No. 17 in Parcel 2 of Phase II of the Penn Hills Planned Residential Development, by
Uni-Tec, Inc., State College, Pennsylvania, as recorded in Centre County Plat Book 28, Page 1, on June 30,
1980, bounded and described as follows:

BEGINNING at an iron pin in the southerly right of way line of a 50-foot public right of way known as Buchenhorst
Road and the northwesterly corner of Lot No. 16; thence along Lot No. 16 and Lot No. 15 South 45 degrees 25
minutes 21 seconds East 140.73 feet to an iron pin in the southerly corner of Lot No. 15 and in the westerly
boundary line of Lot No. 14; thence along Lot No. 14 and common open area South 40 degrees 20 minutes 53
seconds West 70.19 feet to an iron pin in the easterly corner of Lot No. 18; thence along Lot No. 18 North 45
degrees 25 minutes 21 seconds West 126.42 feet to an iron pin, being the northerly corner of Lot No. 18 and in
the southerly right of way line of Buchenhorst Road; thence along said right of way line North 29 degrees 01
minutes 15 seconds East, 72.66 feet to an iron pin, being the place of beginning.

CONTAINING 9,350 square feet, being 0.21 acre.

Parcel No. 19-004A,069-,0000-

The improvements thereon being known as 2409 Buchenhorst Road, State College, Pennsylvania - 16801.

BEING the same premises which Robert M. Buckley, Jr., and Joanne M. Buckley, husband and wife, by deed
dated June 15, 2000, and recorded in the Office of Recorder of Deeds in County of Centre, Pennsylvania, on
June 16, 2000 in Book 1162, Page 400, granted and conveyed unto Joseph G. Dolheimer and Denise L. Rupert
Dolheimer, husband and wife.

PROPERTY ADDRESS: 2409 BUCHENHORST RD, STATE COLLEGE, PA 16801

UPI / TAX PARCEL NUMBER: 19-004A,069-,0000-;SF;ALUM;3 BDR;BI-LEVEL;1981

Seized and taken into execution to be sold as the property of JOSEPH G DOLHEIMER AND DENISE L
RUPERT-DOLHEIMER in suit of METROPOLITAN LIFE INSURANCE COMPANY C/O NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING.

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

Attorney for the Plaintiff:
HILL WALLACK LLP
YARDLEY, PA 215-579-7700

BRYAN SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania