SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-2752-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.

THE FOLLOWING LANDS AND PROPERTY, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, LYING IN HALFMOON TOWNSHIP, CENTRE COUNTY, PA TO WIT:

BEGINNING AT AN IRON PIN ON THE SOUTHERLY SIDE OF LUTZ LANE BEING 1554.56 FEET FROM THE EASTERLY SIDE OF FAY CIRCLE INTERSECTION; THENCE ALONG A RIGHT-OF-WAY TO LOTS 8 AND 9 OF THIS SAME SUBDIVISION, SOUTH 68 DEGREES 44 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 255.82 FEET TO AN IRON PIN; THENCE ALONG LOT 8 OF THIS SUBDIVISION, NORTH 9 DEGREES 20 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 230.00 FEET TO AN IRON PIN :THENCE ALONG LOT 7 OF THE SAME SUBDIVISION SOUTH 86 DEGREES 26 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 265.64 FEET TO AN IRON PIN; THENCE ALONG LUTZ LANE IN AN ARC WITH THE CONVEX TO THE INTERIOR OF THE LOT TO AN IRON PIN TO THE POINT OF BEGINNING. THE ARC IS DESCRIBED AS FOLLOWS: 118.70 FEET IN LENGTH AND 390.00 FEET IN RADIUS. THIS LOT, CONTAINING 1.009 ACRES, IS ALSO KNOWN AS LOT 5 OF THE PAUL B. SMITH SUBDIVISION SECTION IX, ACCORDING TO A PLAN AND SURVEY BY HENRY SURVEYS. RECORDED IN THE CENTRE COUNTY RECORDERS OFFICE IN PLAT BOOK. PAGE. THIS LOT IS PART OF THE TRACT ORIGINALLY DEEDED TO PAUL B. SMITH WHICH WAS RECORDED IN THE CENTRE COUNTY RECORDERS OFFICE IN DEED BOOK 260, PAGE 569.

BEING the said Premises by Deed from Paul B. Smith and Charlotte F. Smith, his wife, dated August 7, 1987, and recorded August 13, 1987, in Deed Book 456, page 581 in the official records of the Centre County Recorder of Deeds conveyed to Kenneth E. Decker and Gwenn E. Decker, husband and wife, as tenants by the entireties, in fee.

Being known as: 11 Flank Circle, Port Matilda, PA 16870

Tax Parcel Number: 17-001A,147-,0000

PROPERTY ADDRESS: 11 FLANK CIRCLE, PORT MATILDA, PA 16870

UPI / TAX PARCEL NUMBER: 17-001A,147-,0000-;SF;WOOD;4BDR;1.5ST;1988

Seized and taken into execution to be sold as the property of KENNETH E DECKER AND GWENN E DECKER in suit of CITIZENS BANK NA.

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

Attorney for the Plaintiff:
ALBERTELLI LAW
MOUNT LAUREL, NJ 856-724-1888

BRYAN SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.