SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-0160

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 messuage, tenement and tract of land situate in Curtin Township, Centre County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin, marking the northeastern most corner of property herein described, and being also on the southerly right-of-way line of SR 1002, a 33 foot right-of-way; thence by said southerly right-of-way line north sixty-nine (69) degrees fifty-nine (59) minutes east, a distance of two hundred forty-nine and eighty hundredths (249.80) feet to an existing iron pin being a common corner with a lot now or formerly of Paul E. Boone; thence by said lot now or formerly of Paul E. Boone and by lands now or formerly of Earl L. Hiller, et ux., south twenty (20) degrees twenty-three (23) minutes east passing over an iron pin, at a distance of one hundred thirty-nine and ten hundredths (139.10) feet and continuing for a total distance of six hundred sixty-three and ninety-seven hundredths (663.97) feet to a point within the waters of Little Marsh Creek; thence continuing by lands now or formerly of Earl L. Miller, et ux., north eighty-eight (88) degrees thirty-seven (37) minutes west, a distance of two hundred sixty-six and thirty-two hundredths (266.32) feet to a point within the waters of Little Marsh Creek; thence by same, north twenty (20) degrees thirty-eight (38) minutes west, a distance of five hundred sixty-six and seventy hundredths (566.79) feet to an iron pin, the place of beginning. CONTAINING 3.510 acres gross area, as shown on the Earl J. Miller Final Plan Lot Addition, as recorded in Centre County Plat Book 38, Page 162.

UNDER AND SUBJECT, NEVERTHELESS, to all existing easements, covenants, conditions and restrictions of record.

BEING the same premises conveyed unto DUSTIN N. Toner by deed of DARLENE K. BROWN and DENNIS E. BROWN, MITCHEL R. BOONE and LORRAINE A. BOONE, RICKEY J. BOONE and CHRISTINE L. BOONE, and TIMOTHY A. BOONE and PAMELA S. BOONE, dated the 6th day of September, 2018, and intended to be recorded forthwith.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 03-009-015 in the Office of the Centre County Tax Assessor.

Being the same premises which Dustin N. Toner, single, by Deed dated 12/14/2018 and recorded 12/18/2018, in the Office of the Recorder of Deeds in and for the County of Centre, in Deed Instrument No. R02226-0483, granted and conveyed unto Dustin N. Toner, single and April Hicks, single, as Joint Tenants with the right of survivorship.

Tax Parcel: 03-009-015 a/k/a 03-009-,015-,0000- a/k/a 3-9/15

Premises Being: 2101 Little Marsh Crk Rd, Howard, PA 16841

PROPERTY ADDRESS: 2101 LITTLE MARSH CREEK RD, HOWARD, PA 16841

UPI / TAX PARCEL NUMBER: 03-009-,015-,0000-;SF;STUCCO;3BDR;1ST;1952

Seized and taken into execution to be sold as the property of DUSTIN N TONER AND APRIL HICKS in suit of PRIMELENDING, A PLAINSCAPITAL COMPANY.

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

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
WINSTON SALEM, NC 844-856-6646

BRYAN SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.