SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-3187-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.

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224 Wiltree Court, State College, PA 16801, and more specifically described as follows:
ALL THAT CERTAIN piece or parcel of land situate, lying, and being in the Township of College, County of Centre, Commonwealth of Pennsylvania, being bounded and described as follows, together with existing improvements pertaining thereto:

BEING that certain Unit in the property known, named, and identified in the Declaration, as amended, referred to below as Wiltree, a Condominium, located in the Township of College, County of Centre, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 Pa. C.S.A. Section 3101, et seq., as amended, by the recording of a Declaration, dated February 1, 2006, and recorded in the Office of the Recorder of Deeds in and for the County of Centre, Commonwealth of Pennsylvania, in Record Book 1928, Page 835, on March 1, 2006, being and designated in such Declaration as Unit No. 224, as more fully described in such Declaration, as amended, together with a proportionate undivided 1/51 interest in the Common Elements as described in Centre County Plat Book 75, Pages 161-164.

TOGETHER with the right to use any Common Elements and/or Limited Common Elements applicable to the Unit being conveyed herein, pursuant to the Declaration of Condominium, and Declaration of Plats and Plans for Wiltree Townhouse Condominiums, as amended.

UNDER AND SUBJECT, nevertheless, to all agreements, easements, rights of way, covenants, conditions and restrictions of record in the aforesaid office; the aforesaid Declaration, Plats and Plans, and the Bylaws and Rules and Regulations of Wiltree Condominium Unit Owners Association, and any amendments thereto, and matters which a physical inspection and survey of the Unit and Common Elements would disclose.

UNDER AND SUBJECT to the easements of Whitehall Road, public rights of way, in College Township, Centre County, Pennsylvania, and subject to rights granted for power easements, sewer and water easements, telephone easements, or other easements or licenses necessary for the development of the site, as recorded or which will be recorded in the office of the Recorder of Deeds, either prior to the filing of the aforementioned Declaration of Condominium, and as may be presently shown on recorded plats or which will be shown on recorded plats or which will be shown on subsequently recorded plats.

UNDER AND SUBJECT to the covenants of record, effective upon recordation of a Deed, for Grantees to become members of the Wiltree Condominium Unit Owners Association, and to comply with the provisions contained in the Declaration of Condominium, and with the Bylaws, Rules and Regulations of such Association and amendments thereto, and further agree and covenant on behalf of themselves, their heirs, executors, personal representatives, administrators, and assigns, that their membership in such Association shall remain in existence as per said Condominium Documents; that Grantees shall pay all expenses and assessments lawfully imposed in accordance with the said Declaration and with the Bylaws, Rules and Regulations of the said Association, and amendments thereto.

UNDER AND SUBJECT to the covenants of record, for and on behalf of Grantees and their heirs, personal representatives, executors, successors, and assigns, by the acceptance of a deed, by which each agrees to pay such charges for the maintenance of, repairs to, replacement of and expenses in connection with the common elements and limited common elements appurtenant to said units as may be assessed against them, him, her, it, or said units, from time to time by the Executive Board of Wiltree Condominium Unit Owners Association in accordance with the Uniform Condominium Act of Pennsylvania, the Bylaws or the Declaration, or amendment(s) thereof, and for all amounts so assessed, except insofar as Section 3407(C) of said Uniform Condominium Act may relieve a subsequent unit owner of liability for prior unpaid assessments; and that this covenant shall run with and bind the units, the 1/51 interest appurtenant thereto, and all subsequent owners thereof; and by acceptance of conveyance, the Grantees, their heirs, successors, administrators, executors, personal representatives, and assigns assume and agree to comply with the Pennsylvania Uniform Condominium Act, all Bylaws, Rules and Regulations, and with the Declaration, and amendment(s) thereto.

BEING the same premises which became vested in Resham Dadra and Monica Dadra, husband and wife, by Deed of Philip J. Mullen, III, and Alexandra F. Kamberogiannis, husband and wife, by Deed dated May 18, 2022, and recorded June 8, 2022, at Centre County Record Book 2293, beginning at page 859.

PROPERTY ADDRESS: 224 WILTREE COURT, STATE COLLEGE, PA 16801

(c) CountySuite Sheriff, Teleosoft, Inc.

UPI / TAX PARCEL NUMBER: 19-005-,021-,0224-;SF;VINYL;3BDR;2ST;2015

Seized and taken into execution to be sold as the property of BHAGO LLC, RESHAM DADRA AND FNU DADRA A/K/A FNU MONIKA A/K/A MONIKA DADRA A/K/A MONICA DADRA in suit of 605 UNIVERSITY DRIVE II LP.

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

Attorney for the Plaintiff:
MCQUAIDE BLASKO INC
STATE COLLEGE, PA 814-235-2222

BRYAN SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.