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.

101-103 Grandview Road, State College, PA, and more specifically described as follows:
ALL that certain messuage, tenement and tract of land situate, lying and being in the Township of College, County of Centre, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:
BEGINNING at a point in the Southeasterly right-of-way line of P.D.H. Route 45, now SR 0026, East College Avenue, and on the Northeasterly right-of-way of Grandview Road, a 50 foot street; thence along the Southeasterly right-of-way line of P.D.H. Route 45, now SR 0026, East College Avenue North 49° 59' East to a point on line of Lot 2; thence along line of Lot 2 South 21° 05' East to a point on line of Lot 3; thence along line of Lot 3 South 68° 55' West a distance of 140 feet to a point on the aforementioned Northeasterly right-of-way line of Grandview Road North 21° 05' West a distance of 132 feet, more or less, to a point, the place of beginning.
EXCEPTING AND RESERVING thereout and therefrom P.D.H. Route 45, now SR 0026, East College Avenue, right-of-way to the extent it encroaches thereon.
BEING Lot 1 on the plan of Lots prepared for Elizabeth B. Wasson by George S. Denithorne, Registered Engineer, July 1, 1946, and recorded in Plat Book 6 at Page 38 in the Office of the Recorder of Deeds of Centre County, Pennsylvania.
CONTAINING 22,190 square feet more or less, together with the multiple dwelling situate thereon.
BEING known as Centre County Uniform Parcel Identifier Tax Parcel No. 19-10/63.
BEING the same premises by which J. Allen Witherite II and Tara R. Witherite, husband and wife, granted and conveyed unto Resham Dadra and Monica Dadra, husband and wife, by Deed dated January 31, 2025 and recorded February 6, 2025 at Centre County Record Book 2327, beginning at page 580.

PROPERTY ADDRESS: 101-103 GRANDVIEW ROAD, STATE COLLEGE, PA 16801

UPI / TAX PARCEL NUMBER: 19-010-,063-0000- AND 19-010-063A,0000-;

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.