SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-CV-1634-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.

LEGAL DESCRIPTION

ALL That certain lot or parcel of land situate in the Village of Moshannon, Snow Show Township, Centre County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin marking the northwest corner of lands now or formerly of Philip D. Stasko (Deed Book 336, Page 471, Tax Parcel No. 02-2A-03), and being on line of lands of Paul G. and Alice F. Fye (Deed Book 367, Page 645, Tax Parcel No. 02-2A-28A) thence along said lands of Fye North 03° 46' 00" East a distance of 244.72 feet to an iron pin marking the northwest corner of the herein described Lot No. 1 of the Nathan D. Guenot subdivision, and also a corner of Lot No. 2 of the said subdivision; thence along said Lot No. 2 South 84° 15' 58" East a distance of 326.73 feet to an iron pin; thence along said Lot No. 2 South 06° 13' 38" West a distance of 263.61 feet to an iron pin marking the northeast corner of lot addition parcel "a" of the Nahan D. Subdivision; thence along said lot addition North 86° 15' 26" West a distance of 106.52 feet to an iron pin on line of said lands of Stasko; thence along Stasko North 03° 46' 00" East a distance of 30.00 feet to an iron pin; thence along Stasko North 86° 15' 26" West a distance of 208.70 feet to an iron pin and marking the place of beginning.

CONTAINING 1.839 acres and being Lot No. 1 of the Nathan D. Guenot Subdivision as shown on a plan prepared by Stephen W. Norfolk P.L.S, titled "Nathan D. Guenot subdivision and Lot Addition Plan", dated May 9, 1996, and recorded in the Office of the Recorder of deeds in Centre County, Pennsylvania in Plat Book No. 52, Page 121.

BEING the same premises which Nathan D. Guenot and Jean Guenot, husband and wife, by a Deed dated August 7, 1996 and recorded August 19, 1996 in the Office of the Centre County Recorder of Deeds in Centre County, Pennsylvania in Deed Book 884, Page 884, sold and conveyed to Logan George Guenot, And the sad Logan George Guenot departed this life on August 25, 2022, whereby an Estate was opened and Pamela S. Bottegal was appointed Executrix of the Estate of Logan George Guenot.

UNDER AND SUBJECT to a Declaration of Privat Access and Right of Way dated June 20, 1996 and recorded June 21, 1996 in the Office of the Recorder of Deeds in Centre County, Pennsylvania in Record Book 874, Page 742.

BEING known as Centre County Uniform Parcel Identifier Tax Parcel Number 02-002A,002A,00-

PROPERTY ADDRESS: 165 GUENOT ROAD, MOSHANNON, PA 16859

UPI / TAX PARCEL NUMBER: 02-002A,002A,0000-;SF;VINYL;3BDR;1ST;1996

Seized and taken into execution to be sold as the property of MEGAN SNOWBERGER AND TREVOR J SNOWBERGER in suit of LAKEVIEW LOAN SERVICING LLC.

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

Attorney for the Plaintiff:
MCCABE WEISBERG & CONWAY LLC
PHILADELPHIA, PA 215-790-1010

BRYAN SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.