SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-2933-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 of land designated as Lot 87 on a Plot or Plan of Lots of Central City of Milesburg, now Milesburg Borough, Centre County, Pennsylvania, as laid out by Austin C. Iddings, J. T. Hale and others, situated, lying and being in the Borough of Milesburg, County of Centre and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

BOUNDED on the north by Lot No. 86; on the east by an alley; on south by Lot No. 88; and on the west by Broadway Street; and fronting on the east side of Broadway Street fifty (50) feet, more or less, and extending back eastwardly between parallel lines of that width to said alley.

Being the same premises which Bryan Cramer, an adult individual, by Deed dated 03/28/2017 and recorded 04/27/2017, in the Office of the Recorder of Deeds in and for the County of Centre, in Deed Book 02197, Page 0891, granted and conveyed unto Tammy M. Auman, an adult individual.

Tax Parcel: 28-003-,055-,0000- aka 28-3/55 aka 28-003-055-0000-

Premises Being: 401 Broadway St, Milesburg, PA 16853

PROPERTY ADDRESS: 401 BROADWAY ST, MILESBURG, PA 16853

UPI / TAX PARCEL NUMBER: 28-003-,055-,0000-;SF;ASP;2BDR;2ST;1950

Seized and taken into execution to be sold as the property of TAMMY MARIE AUMAN in suit of FREEDOM MORTGAGE CORPORATION.

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.