SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-CV-1453-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.

ALL that certain messuage, tenement and tract of land situate within the Township of Worth, County of Centre and Commonwealth of Pennsylvania, being bounded and described, per a strict measure survey dated: February 8, 2006 by Henry Surveys;

BEGINNING at a point in the centerline of the East Bound Lane of Route 322, said point being the northwest corner of this parcel; THENCE along the centerline of said road; South 60° 44' 15" East, a distance of 294.000 feet to a point in the said centerline; THENCE proceeding into the lands of Grantors the next three courses and distances: (1) South 29° 15' 45" West, passing over an iron pin at a distance of 25.00 feet, being a distance of 30.3 feet west along said highway from segment sign 240, for a total distance of 294.00 feet to an iron pin set as the southeast corner of this lot; (2) North 60° 44' 15" West, as distance of 294.00 feet to an iron pin; (3) North 29° 15' 45" East, passing over an iron pin at a distance of 269.00 feet, being at the southern right of way line for a total distance of 294.00 feet to the first mentioned point being the POINT OF BEGINNING.

CONTAINING 1.98 acres, according to a survey and plan by Henry Surveys, dated February 8, 2006 and being Lot 3 on a Plan entitled "Subdivision of Lands of John E. Liner, Jr. and Pamela J. Liner Lot 3" plan recorded in Centre County Plat Book 76, Page 113.

Parcel Identification Number 10-003-,020L.

BEING the same premises which Adam M. Liner and Laura Liner, Husband and Wife, by a deed dated July 27, 2007 and recorded August 17, 2007, in the Office of the Recorder of Deeds in and for Centre County in Deed Book Volume 1994 at Page 558, granted and conveyed unto Adam M. Liner and Laura Liner, husband and wife, their heirs and assigns.

PROPERTY ADDRESS: 652 FLAT ROCK RD, PORT MATILDA, PA 16870

UPI / TAX PARCEL NUMBER: 10-003,-020L,0000-;SF;VINYL;3BDR;1ST;2006

Seized and taken into execution to be sold as the property of LAURA LINER AND ADAM M LINER in suit of 21ST MORTGAGE CORPERATION ASSIGNEE OF POPULAR HOUSING SRVC. INC..

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

Attorney for the Plaintiff:
GROSS MCGINLEY LLP
ALLENTOWN, PA 484-224-2780

BRYAN SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.