SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-CV-3006-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 piece, parcel or lot of land situate in the Township of Spring, Centre County, Pennsylvania, being hounded and described as follows:

BEGINNING at a 3/4" rebar, said point being the Northwest corner of the lot herein conveyed; thence along Gregory Lane (now a 70 foot right-of-way) North 50 degrees 06 minutes 00 seconds East, a distance of 151.49 feet to a 3/4" rebar; thence through lands now or formerly of Deborah A. Eckley (of which this lot is a part) South 39 degrees 54 minutes 00 seconds East, a distance of 97.91 feet to a 3/4" rebar on line of lands now or formerly of Carl B. Richner; thence along said lot, South 54 degrees 41 minutes 00 seconds West, a distance of 150.47 feet to an iron post on the Eastern right-of-way of Seth Drive; thence along said right-of-way, North 40 degrees 54 minutes 00 seconds West, passing over a '3/4" rebar at 75.90 feet and traveling a total distance of 85.90 feet to a 3/4" rebar on the Southern right-of-way of Gregory Lane, the point of beginning. Being known and designated as Lot 4A of the Deborah A. Eckley subdivision.

CONTAINING a total area of 13,848.66 square feet and being more fully described and depicted on a subdivision plan prepared by Steven G. Small, P.L.S., titled "Preliminary/Final Lot Addition and subdivision for Deborah A. Eckley" dated November 17, 1988, last revised February 16, 1989, and recorded in Centre County at Plan Book 39, Page 211.

BEING THE SAME PREMISES which Donald E. Eckley and Sandra L. Eckley, husband and wife, by Deed dated January 19, 2012 and recorded on January 26, 2012, in the Centre County Recorder of Deeds Office at Deed Book Volume 2094 at Page 495, granted and conveyed unto Paul F. Martin, Jr.

Being Known as 482 Gregory Lane, Bellefonte, PA 16823

Parcel I.D. No. 13-003A,027A,0000-

PROPERTY ADDRESS: 482 GREGORY LN, BELLEFONTE, PA 16823

UPI / TAX PARCEL NUMBER: 13-003A,027A,0000-;SF;VINYL;2 BDR;S ST; 1989

Seized and taken into execution to be sold as the property of PAUL F MARTIN, JR in suit of CSMC 2020-RPL1 TRUST.

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

Attorney for the Plaintiff:
HLADIK ONORATO FEDERMAN LLP
NORTH WALES, PA 215-855-9521

BRYAN SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.