

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 23-1233

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, JULY 10, 2025  
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 messuage, tenement and tract of land situated in the Borough of Howard, Centre County, Pennsylvania, bounded and described on the basis of a survey thereof performed by Knapka Surveying, Inc., as follows:

BEGINNING at the southernmost corner of the land herein described, at an iron pin set in the easterly line of the sixteen-foot right-of-way of an extension of Heverly Street; thence along the easterly line of said Street extension, North 31 degrees 00 minutes 00 seconds West (passing over a railroad spike found at 78.13 feet), for a total distance of 82.50 feet to a steel nail (gin spike) set in pavement; thence along the southerly line of the sixteen-foot right-of-way of Heverly Street, North 59 degrees 00 minutes 00 seconds East, 100.00 feet to an iron pin set; thence along lands of Michael P. Wise, et ux., South 31 degrees East, 82.50 feet to an iron pin set; thence along lands formerly of the Bald Eagle Valley Railroad Company, now lands of Howard Borough, South 59 degrees 00 minutes 00 seconds West, 100.00 feet to the iron pin at the place of beginning.

CONTAINING 8,250 square feet, or 0.189 acre.

BEING the same parcel conveyed to Carol J. Confer by Deed of Daniel S. Greene as recorded herewith.

Known as Centre County Uniform Parcel Identifier No. 27-2/100.

Being the same premises which Daniel S. Greene, by Deed dated 11/14/2002 and recorded 11/15/2002, in the Office of the Recorder of Deeds in and for the County of Centre, in Deed Book 1438, Page 646, granted and conveyed unto Carol J. Confer, in fee.

AND the said Carol J. Confer, has departed this life on or about 03/15/2006, thereby vesting title of the mortgaged premises unto Claude N. Confer II.

Tax Parcel: 27-002-100-0000

Premises Being: 122 Heverly Street, Howard, PA 16841

PROPERTY ADDRESS: 122 HEVERLY STREET, HOWARD, PA 16841

UPI / TAX PARCEL NUMBER: 27-002-,100-,0000-;DETACH;VINYL;3BDR;1ST;2001

Seized and taken into execution to be sold as the property of CLAUDE N CONFER II, ADMINISTRATOR OF THE ESTATE OF CAROL CONFER, DECEASED in suit of US BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST.

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

Attorney for the Plaintiff:  
BROCK & SCOTT PLLC  
WINSTON SALEM, NC 844-856-6646

BRYAN L SAMPSEL, Sheriff  
CENTRE COUNTY, Pennsylvania