

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 24-1799

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, OCTOBER 09, 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 piece or parcel of land situate, lying and being in the Village of Moshannon, Snow Shoe Township, Centre County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Main Street of Moshannon at the Northeastern corner of Bucha; thence along lot of Bucha North 83 degrees 22 minutes West 180 feet to an iron pin; thence South 6 degrees 1 minute West a distance of 60 feet to an iron pin; thence still on line of Bucha North 83 degrees 22 minutes West a distance of 235 feet to an iron pin on lot known as the Poor House Lot; thence North 6 degrees 1 minute East 120 feet to an iron pin on lot now or formerly of James Beals; thence along line of Beals South 83 degrees 22 minutes East a distance of 415 feet to an iron pin on the Western line of the Main Street of Moshannon; thence along the Western line of same South 6 degrees 1 minute West a distance of 60 feet to an iron pin and place of beginning.

SUBJECT to all rights heretofore reserved in the chain of title.

BEING the same premises conveyed to the grantors herein by deed of Kenneth Fye, et ux, dated February 25, 1970, of record in the Recorder's Office of Centre County in Deed Book 315 at page 59.

BEING KNOWN AS: 139 SPRUCE ROAD MOSHANNON, PA 16859

PROPERTY ID: 02-002A,013-,0000-

TITLE TO SAID PREMISES IS VESTED IN MERLE A. HENK AND VIRGINIA S. HENK, HIS WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM WILLIAM E. BROOKS AND SUSAN D. BROOKS, HIS WIFE, DATED JULY 16, 1973 RECORDED JULY 16, 1973 IN BOOK NO. 340 PAGE 539

MERLE A. HENK IS DECEASED, DATE OF DEATH IS JANUARY 9, 2006

VIRGINIA S. HENK IS DECEASED, DATE OF DEATH IS NOVEMBER 10, 2020

PROPERTY ADDRESS: 139 SPRUCE ROAD, MOSHANNON, PA 16859

UPI / TAX PARCEL NUMBER: 02-002A,013-,0000-;DETACH;WOOD;3BDR;2ST;1880

Seized and taken into execution to be sold as the property of STEVEN MICHAEL HENK, IN HIS CAPACITY AS HEIR OF VIRGINIA S HENK, ROBIN HENK ANDERSON, IN HER CAPACITY AS HEIR OF VIRGINIA S HENK,, KIMBERLY ANN HENK AKA KIM ANN HENK, IN HER CAPACITY AS HEIR OF VIRGINIA S HENK AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER VIRGINIA S HENK in suit of U.S. BANK TRUST COMPANY, NA, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK, NA, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-NRI.

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

Attorney for the Plaintiff:
ROBERTSON ANSCHUTZ SCHNEID CRANE & PARTNERS PLLC
MT LAUREL, NJ 855-225-6906

BRYAN L SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania