

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 25-1259

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, FEBRUARY 12, 2026
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, 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 in the southerly line of Highway Route 53, being a point 240 feet East of the Northwest corner of lands, now or formerly of Homer L. Quick, Jr., et ux, said point also being in the Eastern line of a driveway; thence along said Highway Route 53 in an easterly direction 200 feet to a point; thence in a southerly direction by lands of Quick aforesaid, 62 feet to a stake, being in the Northern line of an alley; thence in a westerly direction along said alley 210 feet to a stake, being in the eastern line of a driveway; thence in a northerly direction along said driveway, 152 feet to the place of beginning.

Parcel ID: 02-002A,050A,0000-

Property Address: 224 Elm Road, Moshannon, PA 16859

BEING the same premises which Mellon Bank, N.A., by deed dated April 24, 2003 and recorded April 29, 2003 at Book 1513, Page 1141 in the Office of the Recorder of Deeds of Centre County, PA, granted and conveyed unto Chris L. Quick, in fee.

PROPERTY ADDRESS: 224 ELM RD, MOSHANNON, PA 16859

UPI / TAX PARCEL NUMBER: 02-002A,050A,0000-;DETACH;ALUM;3BDR;1ST;1985

Seized and taken into execution to be sold as the property of CHRIS L QUICK in suit of TOWD POINT MORTGAGE TRUST 2019-1, U.S. BANK NAATIONAL ASSOCIATION AS INDENTURE TRUSTEE.

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

Attorney for the Plaintiff:
LOGS LEGAL GROUP LLP
WAYNE, PA 610-278-6800

BRYAN SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania