

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 24-3265

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, MAY 14, 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.

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Exhibit A  
Legal Description

ALL that certain messuage, tenement, and tract of land situate, lying, and being in the Township of Patton, County of Center, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

COMMENCING at the stake 100 feet from the Southwest corner of Strouse Allotment on the North line of the 20-foot roadway along the South side of Allotment on the North line of the 20-foot roadway along the South side of said Allotment; thence East 50 feet along said roadline; thence Northerly 300 feet to a stake; thence Westerly parallel with said roadline 50 feet; thence Southerly 300 feet to the place of beginning.

BEING Lot #3 on the Strouse Allotment in Patton Township, Centre County, Pennsylvania.

The improvements thereon being known as 377 Clearview Avenue a/k/a 377 W Clearview Avenue, State College, Pennsylvania - 16803.

Tax Parcel Number: 18-013-036-0000

Title vested in Ronald C. Helton, an Individual, by Deed from Kevin Esser and Kathleen A. Bittinger dated October 8, 1999 and recorded on October 11, 1999 with the Centre County Recorder of Deeds at Deed Book 1119, Page 759. Ronald C. Helton departed this life intestate on March 27, 2023, vesting title with his Estate and surviving heirs.

PROPERTY ADDRESS: 377 CLEARVIEW AVENUE A/K/A, 377 W CLEARVIEW AVENUE, STATE COLLEGE, PA 16803

UPI / TAX PARCEL NUMBER: 18-013-,036-,0000-;SF;ALUM;4BDR;1.5ST;1935

Seized and taken into execution to be sold as the property of ESTATE OF RONALD C HELTON, JACOB HELTON AND ANY AND ALL UNKNOWN HEIRS SUCCESSORS AND ASSIGNS REPRESENTATIVES DEVISES AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER THE ESTATE OF RONALD C HELTON DECEASED in suit of HSBC BANK USA NATIONAL ASSOCIATION AS TRUSTEE FOR MASTR REPERFORMING LOAN TRUST 2005-2.

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

Attorney for the Plaintiff:  
TIMOTHY D PADGETT PA  
TALLAHASSEE, FL 850-422-2520

**BRYAN SAMPSEL, Sheriff**  
CENTRE COUNTY, Pennsylvania