

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 25-0757

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, APRIL 09, 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.

Legal Description

ALL THAT CERTAIN messuage, tenement, and tract of land situate in the Township of Howard, County of Centre, Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pipe on the southerly right-of-way of the Township Road in the northwesterly corner of property now or formerly of Ernest Werts; thence along said property now or formerly of Werts in a southerly direction, 235 feet, more or less, to an iron pipe; thence along other land now or formerly of the said John R. Coleman, et ux., in a southerly direction, 115 feet, more or less, to an iron pipe; thence along lands now or formerly of the said John R. Coleman et ux., in a westerly direction, 150 feet, more or less, to an iron post at a run; thence along lands now or formerly of the said John R. Coleman, et ux., in a northerly direction, 300 feet, more or less, to an iron pipe on the southerly right-of-way of said Township Road; thence along the southerly right-of-way of said Township Road in an easterly direction, 250 feet, more or less, to an iron pipe, the PLACE OF BEGINNING.

BEING known as Centre County Uniform Parcel Identification Number 08-004-019-0000-

UNDER AND SUBJECT to a Declaration of Private Right of Way as recorded in Centre County Record Book 522, Page 307 on April 19, 1990.

BEING the same premises which became vested in Brayden R. Kelley (erroneously referred to as Brayden R. Kelly in prior deed of record), Grantor herein, by deed of Lisa K. Korman a/k/a Lisa G. Korman and Jennifer L. Billett, Co-Executors of the Estate of Harry Richard Gates a/k/a H. Richard Gates, deceased, dated March 2, 2022 and recorded on March 4, 2022 in the Office of the Centre County Recorder of Deeds at Record Book 2289, Page 21.

Commonly known as: 598 Gravel Point Road, Howard, PA 16841

TITLE TO SAID PREMISES IS VESTED IN Brayden R. Kelley, a single adult individual, by deed from Brayden R. Kelley (erroneously recorded as Brayden R. Kelly in prior deed of record), a single adult individual, dated 2/6/2023 and recorded on 2/10/2023, in Book 2303, Page 558, as Instrument# R 02303-0558.

Exhibit "A"

PROPERTY ADDRESS: 598 GRAVEL POINT RD, HOWARD, PA 16841

UPI / TAX PARCEL NUMBER: 08-004-,019-,0000-;SF;VINYL;4BDR;1.5ST;1953

Seized and taken into execution to be sold as the property of BRAYDEN ROBERT KELLEY in suit of NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING.

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

Attorney for the Plaintiff:
PARKER MCCAY
MOUNT LAUREL, NJ 856-596-8900

BRYAN SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania