

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 25-1673

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.

LEGAL DESCRIPTION

ALL that certain parcel of land situate in Rush Township, Centre County, Pennsylvania, described on the plans of "Osceola Heights" as follows:

BEGINNING at a stake on the East side of the road leading from Ellis Saw Mill to the Borough of Osceola Mills bearing North 25 degrees 26 minutes East 298 6/10 feet from the Northeast corner of Second Avenue and Rush Street; thence South 88 degrees 34 minutes East four hundred and five and 1/10 feet to a stake on the West bank of Trout Run; thence along the bank of said Trout Run one hundred (100) feet more or less to a stake; thence North 88 degrees 34 minutes West 467 1/10 feet to a stake on the East side of the aforesaid road and thence thereby South 10 degrees 37 minutes West 100 feet to the place of beginning.

CONTAINING one acre of land.

FURTHER BEING known as Centre County Uniform Parcel Identifier Number 5-31/26.

UNDER AND SUBJECT, NEVERTHELESS, to all exceptions, reservations, conditions and restrictions as contained in prior Deeds in the chain of title.

Being the same premises which Kevin C. Haney and Lori A. Haney, by Deed dated 03/11/2015 and recorded 03/24/2015, in the Office of the Recorder of Deeds in and for the County of Centre, in Deed Book 2159, Page 97, granted and conveyed unto Kyle Retorick, in fee.

Tax Parcel: 05-031-,026-,0000- a/k/a 05-031-026-0000 a/k/a 5-3

Premises Being: 235 Spike Island Road, Osceola Mills, PA 16666

PROPERTY ADDRESS: 235 SPIKE ISLAND RD, OSCEOLA MILLS, PA 16666

UPI / TAX PARCEL NUMBER: 05-031-,026-,0000-;SF,OTHER;2BDR;2ST; 1900

Seized and taken into execution to be sold as the property of KYLE LEE RETORICK in suit of ROCKET MORTGAGE LLC F/K/A QUICKEN LOANS LLC F/K/A QUICKEN LOANS INC.

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

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

BRYAN SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania