SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-CV-0275-CI

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, JANUARY 14, 2027
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 lot, piece or parcel of ground situate, lying and being in the Borough of Unionville, County of Centre and State of Pennsylvania, more accurately described in a survey conducted March, 1991 by Andrew J. Knapka, Professional Land Surveyor, fully bounded and described as follows:

BEGINNING at the northwesterly corner of the land herein described, at a point in the easterly line of the nominal 60 foot right-of-way of Main Street (having a record right-of-way (of 50 feet) and its intersection with the 12 foot legal right-of-way of Mechanics Alley, which point is the northwesterly corner of an ancient dwelling; thence along the southerly line of said Alley and along and near the northerly wall of said dwelling, North 67° 55' 10" East, 120.00 feet to an iron pin set at the southwesterly intersection of Mechanics Alley with the nominal 25 foot right-of-way of Temperance Alley (having a record right-of-way of 20 feet); thence along the westerly line of Temperance Alley, South 22° 26' 00" East, 60.0 feet to a railroad spike set in pavement; thence along lands now or formerly of Samuel K. Brugger, et ux, passing through a small portion of a garage situated on the now or formerly Brugger lot, South 67° 55' 08" West, 120.22 feet to an iron pin set in the easterly line of the nominal 60 foot right-of-way of Main Street; thence along said Street, North 22° 13' 28" West, 60.00 feet to the place of beginning.

CONTAINING 7206 square feet, net area, and being designated as Lot No. 35 on the General Plan of Unionville Borough, recorded in Centre County Deed Book Q, Page 244.
BEARINGS given herein are based upon the long tangent of Nittany Bald Eagle Railroad located to the south of these lands as North 59° 00' 00" East.

Property Address: 160 Main Street, Fleming, PA 16835

Parcel ID: 31-2/13

Title is vested in Paul N. Zamora by deed from Altoona First Savings Bank, A Pennsylvania Chartered mutual savings bank, dated 12/12/2014 and recorded on 12/31/2014 in the Centre County Clerk's/Register's Office as Book R-02155, Page 494.

PROPERTY ADDRESS: 160 MAIN STREET, FLEMING, PA 16835

UPI / TAX PARCEL NUMBER: 31-002-,013-,0000-;SF;ALUM;3BDR;2ST;1913

Seized and taken into execution to be sold as the property of NICOLE J ZAMORA, PAUL N ZAMORA AND SECRETARY OF HOUSING AND URBAN DEVELOPMENT C/O THE UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PENNSYLVANIA in suit of CARRINGTON MORTGAGE SERVICES LLC.

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

Attorney for the Plaintiff:
MCCALLA RAYMER LEIBERT PIERCE
PHILADELPHIA, PA 445-207-4041

BRYAN SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.