

Centre County Legal Journal

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49th Judicial District

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LEGAL NOTICE

Letters have been granted on the estate of the following decedents to the representatives named, who request all persons having claims against the Estate to present them in writing and all persons indebted to the Estate to make payment to them (unless otherwise noted, all addresses being in Centre County, PA.)

COREY EVAN EICHER, late of Benner Township — Jaime M. Eicher, 131 Bel Air Hills Road, Bellefonte, PA 16823, Administrator; Jeffrey W. Stover, Esquire, STOVER, McGLAUGHLIN, GERACE, WEYANDT & McCORMICK, 122 East High Street, Post Office Box 209, Bellefonte, PA 16823, Attorney.

DELPHINA JAWORSKI, late of Benner Township — Sandra Jo Jaworski, 628 Buffalo Run Road, Bellefonte, PA 16823; and Dennis R. Jaworski, 947 Seibert Road, Bellefonte, PA 16823; Co-Executors; John R. Miller, III, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

DOROTHY L. LONDON, late of Bellefonte Borough — Raymond L. London and Patricia A. London, c/o Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011; Co-Executors; Mark E. Halbruner, Esquire, HALBRUNER, HATCH & GUISE, LLP, 2109 Market Street, Camp Hill, PA 17011, Attorney.

MAUREEN SICHENZIA, late of Potter Township — Toni-laine Lundy, 206 Tussey Sink Road, Centre Hall, PA 16828, Executrix; Richard L. Campbell, Esquire, MILLER, KISTLER & CAMPBELL, 720 South Atherton Street, State College, PA 16801, Attorney.

BRIAN C. WHITE, late of Harris Township — M. Dawn White, 201 Linden Circle, Centre Hall, PA 16828, Executrix; Richard L. Campbell, Esquire, MILLER, KISTLER & CAMPBELL, 720 South Atherton Street, State College, PA 16801, Attorney.

ROSELLA M. UNGER, late of Ferguson Township — James M. Unger, c/o Laucks & Laucks, PC, 105 West Broadway, Red Lion, PA 17356, Executor; David M. Laucks, Esquire, LAUCKS & LAUCKS, PC, 105 West Broadway, Red Lion, PA 17356, Attorney.

WENDY SUE LEITEL, a/k/a WENDY S. LEITEL, late of Ferguson Township — Robyn

Eileen Miller, 1079 First Street, Osceola Mills, PA 16666, Executor; DAVID R. THOMPSON, ESQUIRE, 308 Walton Street, P.O. Box 587, Philipsburg, PA 16866, Attorney.

GEORGE NOVOSEL, aka GEORGE F. NOVOSEL, late of Ferguson Township - Kristianne C. McKenzie, 101 Scotch Pine Drive, Moneta, VA 24121; and Mark McKenzie, 101 Scotch Pine Drive, Moneta, VA 24121; Co-Executors; GARY A. DELAFIELD, ESQUIRE, 916 S. Atherton Street, State College, PA 16801, Attorney.

KAE M. SPOERL, late of Ferguson Township — Kimberly J. Adams, 173 Oak Island Court, Garner, NC 27529, Executrix; GARY A. DELAFIELD, ESQUIRE, 916 S. Atherton Street, State College, PA 16801, Attorney.

DOROTHY C. STEELE, a/k/a DOTTIE C. STEELE, a/k/a DOT C. STEELE, late of State College Borough — Diane L. Weaver, 131 Stony Creek Run, Julian, PA 16844, Executrix; Cristin R. Long, Esquire, MCQUAIDE BLASKO, INC., 811 University Drive, State College, PA 16801, Attorney.

MONA L. BUTLER, late of Harris Township — Debra A. Butler, 28010 Elena Road, Los Altos Hills, CA 94022, Executrix; Jeffrey M. Bower, Esquire, BOWER LAW ASSOCIATES, 403 South Allen Street, Suite 210, State College, PA 16801, Attorney.

JOHN WILLIAM REESE a/k/a JOHN W. REESE a/k/a JACK W. REESE, late of Rush Township — John Patrick Reese, 769 State Street, P.O. Box 84, Sandy Ridge, PA 16677, Executor; Daniel J. Nelson, Esquire, MASON LAW OFFICE, 200 N. Front Street, Suite 201, P.O. Box 28, Philipsburg, PA 16686, Attorney.

ANTHONY JOSEPH KOGUC, JR., late of Rush Township — Wendy S. Smeal, 419 S. 4th Street, Philipsburg, PA 16866, Administratrix; BRIAN D. JONES, ESQUIRE, 308 Walton Street, P.O. Box 587, Philipsburg, PA 16866, Attorney.

NOTICE

NOTICE is hereby given that Articles of Amendment have been filed with the Department of State, Commonwealth of Pennsylvania, on March 26, 2018, by Feel Goodery Foods, LLC, pursuant to the provisions of the Pennsylvania Limited Liability Company Law, for the purpose of changing the principal address to 43 Peggy Circle, Port Matilda, Pennsylvania 16870.

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Robert C. Rayman, Esquire
1315 W. College Ave., Suite 300
State College, PA 16801
(814) 234-5227

NOTICE OF ACTION IN MORTGAGE FORECLOSURE IN THE COURT OF COMMON PLEAS OF CENTRE COUNTY, PENNSYLVANIA CIVIL ACTION - LAW

WELLS FARGO BANK, N.A., Plaintiff

vs.

ROBERT W.J. WEISS, in his capacity as Administrator of the Estate of GEORGE T. GURNELL A/K/A GEORGE T. GURNELL, II JOANN SITLER, in her capacity as Heir of the Estate of GEORGE T. GURNELL A/K/A GEORGE T. GURNELL, II UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GEORGE T. GURNELL A/K/A GEORGE T. GURNELL, II, DECEASED, Defendants

COURT OF COMMON PLEAS
CIVIL DIVISION
CENTRE COUNTY
No. 2018-655

NOTICE

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GEORGE T. GURNELL A/K/A GEORGE T. GURNELL, II, DECEASED

You are hereby notified that on February 15, 2018, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CENTRE County Pennsylvania, docketed to No. 2018-655. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1250 ALLEGHENY STREET, JULIAN, PA 16844-9746 whereupon your property would be sold by the Sheriff of CENTRE County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file

your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Notice to Defend:
Court Administrator
Courthouse
Bellefonte, PA 16823
Telephone (814) 355-6727

Lawyer Referral Service:
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
100 South Street
P.O. Box 186
Harrisburg, PA 17108
Telephone (800) 692-7375

ESTATE AND TRUST NOTICES

Rachael A. Parsons a/k/a Rachael Parsons, dec'd
The Rachael A. Parsons Protector Trust, dated April 25, 2016

The Rachael A. Parsons Family Protector Trust, dated April 25, 2016

Settlor: Rachael A. Parsons
Late of Ferguson Township
Executor/Trustee: Janet E. Parsons
Attorney: Kathleen V. Yurchak, Esquire
Steinbacher, Goodall & Yurchak
328 South Atherton Street
State College, PA 16801

LEGAL NOTICE

NOTICE IS HEREBY GIVEN TO ALL PARTIES to any civil case in Centre County in which no action has been taken within the past two years and there is no final disposition, pursuant to Local Rule of Judicial Administration 1901 regarding Termination of Inactive cases.

You may stop the court from terminating the case by filing an objection to termination. The Objection to Termination shall be filed with the Prothonotary of the Court at Centre County Courthouse, 102 South Allegheny Street, Belle-

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fonte, PA 16823 within sixty days of this notice.

IF YOU FAIL TO FILE THE REQUIRED OBJECTION TO TERMINATION, THE CASE SHALL BE TERMINATED.

Debra C. Immel

Centre County Prothonotary & Clerk of Courts
April 6, 2018

SHERIFF SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)

No. 17-3778

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 10, 2018

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.

PROPERTY ADDRESS: 136 W LYTLE AVE,
STATE COLLEGE, PA 16801

UPI /TAX PARCEL NUMBER: 36-22-145;
1990; BI-LEVEL;DETACH; WOOD

ALL that certain message, tenement and tract of land, situate in State College Borough, Centre County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southeasterly side of Lytle Avenue at the northeasterly corner of Lot No. 71; thence along Lytle Avenue, North 51 degrees 07 minutes East, 75.00 feet to Lot No. 67; thence along Lot No. 67, South 38 degrees 53 minutes East, 180.11 feet to Lot No. 68; thence along Lots Nos. 68 and 70, South 51 degrees 05 minutes West, 75.01 feet to Lot No. 71; thence along Lot No. 71, North 38 degrees 53 minutes West, 180.21 feet to Lytle Avenue and the place of beginning.

Being Lot No. 69 on a subdivision of land of Mrs. Philip G. Armstrong, prepared by H.K. Kistler, R.P.E., dated September 20, 1955.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS AND NUMBERED: 136 WEST LYTLE AVENUE STATE COLLEGE, PA 16801

Parcel Number: 36-22-145

BEING THE SAME PREMISES which Mian-Chang Wang, Trustee and Clara Tsung-Ling

Wang, Trustee, by deed dated May 21, 2009 and recorded May 26, 2009 at Centre County Deed Book 2035, page 322, granted and conveyed unto Rae Ellen Devier.

UNDER AND SUBJECT, nevertheless, to an easement for public utilities 8 feet in width at the rear or southeasterly end of the above-described lot, and also, under and subject to an easement for and existing overhang connecting the utility pole at the rear of Lot No. 69 with the building erected on Lot No. 71.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

TO BE SOLD AS THE PROPERTY OF RAE ELLEN DEVIER UNDER JUDGMENT NO. 2017- 3778.

Seized and taken into execution to be sold as the property of RAE ELLEN DEVIER in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

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

Attorney for the Plaintiff:

PURCELL KRUG & HALLER
HARRISBURG, PA

BRYAN L. SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania

SHERIFF SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)

No. 17-4319

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 10, 2018

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, un-

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less exceptions are filed with the Sheriff's Office prior thereto.

PROPERTY ADDRESS: 241 OAKWOOD AVENUE, STATE COLLEGE, PA 16803

UPI /TAX PARCEL NUMBER: 18-18-002D-241; 1986; TOWNHOUSE; VINYL

ALL that parcel of land situated in Patton Township, Centre County, Commonwealth of Pennsylvania, being Lot 2.5 of "Breezewood Forest — Parcel 13 Oakwood Planned Community," bounded and described as follows:

BEGINNING at a common corner between the "common area" and the Southeastern corner of the herein described Lot, said point being North 30 degrees 43' 21" West, 50.18 feet from a 3/4" re-bar set at a former common property corner between the former Northeastern corner of Lot 1 and the former Southeastern corner of Lot 2; thence along said "common area" North 76 degrees 28' 09" West, 62.98 feet to a point; thence continuing along said "common area" North 13 degrees 31' 50" East, 31.9 feet to a point; thence along the property line of Lot 2.6, continuing along exterior building surface of Lot 2.5, continuing along the centerline of the common party wall between Lot 2.5 and Lot 2.6., continuing along the exterior building surface of Lot 2.6 and

concluding along said property line of Lot 2.6 South 76 degrees 28' 09" East, 62.96 feet to a point; thence along "common area" South 13 degrees 30' 00" West, 31.9 feet to the point of beginning.

CONTAINING 2,011 square feet of land gross measure.

BEING KNOWN AS 241 Oakwood Avenue, State College, PA 16803

BEING TAX PARCEL NO. 0060258597

UNDER AND SUBJECT to the "Declaration of covenants, conditions and restrictions for regulation of common areas and open space and deed restrictions" of file in Miscellaneous Book 158, page 390 at the Centre County Recorder's Office.

BEING THE SAME PREMISES which D. Jay Newman and Ellen W. Newman, by Deed Dated 1/29/2010 and Recorded 2/2/2010, in the Office of the Recorder of Deeds in and for the County of Centre, in Deed Book 2051, Page 428, granted and conveyed unto Robert D. Houser, Jr., single.

Seized and taken into execution to be sold as the property of ROBERT D. HOUSER, JR in suit of PHH MORTGAGE CORPORATION.

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

Attorney for the Plaintiff:

SHAPIRO & DENARDO LLC

KING OF PRUSSIA, PA
610-278-6800

BRYAN L. SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania

SHERIFF SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 17-3914

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 10, 2018
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.

PROPERTY ADDRESS: 719 SNYDERTOWN RD, HOWARD, PA 16841

UPI /TAX PARCEL NUMBER: 14-3-26U; 1900; 2 STORY; DETACH; VINYL

ALL that certain message, tenement and tract of land situate in the Township of Walker, County of Centre, Commonwealth of Pennsylvania, being bounded and described as follows to-wit:

BEGINNING at an iron pin found at the southern line of lands now or formerly of Scott A. Strouse and the northwestern corner of lands now or formerly of Judy J. Coder; thence along lands now or formerly of Judy J. Coder, South 24° 29' 00" East, a distance of 218.27 feet to a point in the center of Township Road 695 (Snyderdowntown Road), crossing an iron pin set at 201.77 feet; thence following the center of Township Road 695, South 64° 45' 28" West, a distance of 151.94 feet to a point in the center of Township Road 695; thence along lands now or formerly of Jay A. and Linda C. Coder, North 27° 01' 47" West, a total distance of 225.09 feet to an iron pin along lands now or formerly of Darren E. Fye and Kathy M. Fye, crossing an iron pin set at 16.50 feet; thence along lands now or formerly of Darren E. Fye and Kathy M. Fye, North 70° 04' 48" East, a distance of 48.06 feet to an iron pipe; thence along lands now or formerly of Scott A. Strouse, North 65° 53' 59" East, a distance of 114.02 feet to the first mentioned point and place of beginning.

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CONTAINING 0.79 gross acre (0.73 net acre) according to a plan and survey prepared by Henry Surveys dated April 26, 2004, and being known as Lot 4 on a plan entitled Subdivision of Lands of Jacob S. & Katie B. Beiler (Resubdivision of Lot 2 of the King Subdivision Plat Book 53, Page 37) into Lot 2RR and Lot 4, said plan recorded in Centre County Plat Book 71, Page 88.

Title to said Premises vested in Lambert Kerr III and Laurie A. Kerr by Deed from Jacob S. Beiler and Katie B. Beiler dated November 14, 2005 and recorded on November 23, 2005 in the Centre County Recorder of Deeds in Book 1900, Page 0574 as Instrument No. 001451.

Being known as: 719 Snyderstown Road, Howard, PA 16841

Tax Parcel Number: 14-3/26U

Seized and taken into execution to be sold as the property of LAMBERT KERR, III AND LAURIE A. KERR in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTINA TRUST, AS INDENT.

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

Attorney for the Plaintiff:

MILSTEAD & ASSOCIATES LLC

MARLTON, NJ 856-482-1400

BRYAN L. SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania

SHERIFF SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)

No. 17-3118

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 10, 2018

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.

PROPERTY ADDRESS: 176 CIRCLE RD, BELLEFONTE, PA 16823

UPI / TAX PARCEL NUMBER: 07-08-003; 1900; 2 STORY; DETACH; ALUMINUM

ALL THOSE TWO CERTAIN messuages, tenements and tracts of land situate, lying and being in the Township of Boggs, Centre County, Pennsylvania, and more particularly bounded and de-

scribed as follows:

Tract 1:

BEGINNING at an iron pin set North 36° 15' West a distance of 150 feet from an iron pin at the southernmost corner of the lands now or late of the Estate of Jenny Shawley, North 36° 15' West a distance of 296.90 feet to an iron pin; thence North 52° 15' East a distance of 132.00 feet to an iron pin; thence South 36° 15' East a distance of 24.50 feet to an iron pin; thence North 52° 45' East a distance of 13.50 feet to an iron pin; thence south 42° 40' East 214.32 feet to an iron pin; thence South 53° 03' West a distance of 36.18 feet to an iron pin; thence South 36° 15' East a distance of 50 feet to an existing iron pin; thence South 48° 51' West 132.46 feet to an iron pin, the original place of beginning. BEING Lot 1-R of the Ray Shawley Estate Subdivision, containing approximately 1.005 acres as prepared by Delbert W. Meeker, P.L.S., dated September 24, 1986, and recorded on November 14, 1986, in Centre County Plat Book 36, at Page 75.

Tract 2:

A certain right-of-way used in common with Ray Shawley, et ux., their heirs and assigns, the center line description of said 12-foot right-of-way being as follows:

BEGINNING at a point on the Westerly line of said Township Road 16 1/2 feet from the center line thereof and opposite a certain nail on the southerly side of a point on said Township Road where a small stream crosses the Township Road; thence North 84° 52' West 95.4 feet; South 77° 14' West 41.7 feet; South 49° 26' West 49.3 feet; and South 31° 21' West 96.8 feet to the Eastern line of lands now or late of John W. Shawley.

Title to said Premises vested in Kodel Z. Orris and Megan D. Orris by Deed from Mark Baney dated September 30, 2013 and recorded on October 4, 2013 in the Centre County Recorder of Deeds in Book R2134, Page 0607.

Being known as: 176 Circle Road, Bellefonte, PA 16823

Tax Parcel Number: 070080030000

Seized and taken into execution to be sold as the property of KODEL Z. ORRIS AND MEGAN D. ORRIS in suit of WELLS FARGO BANK NA.

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

Attorney for the Plaintiff:

MILSTEAD & ASSOCIATES LLC

MARLTON, NJ

856-482-1400

BRYAN L. SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania

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P.O. Box 57

Bellefonte, Pennsylvania 16823

FIRST CLASS MAIL