

Centre County Legal Journal

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49th Judicial District

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Centre County Legal Journal

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.)

BARBARA K. EGGIE, late of State College Borough -- Paul Eggie, 1759 Mt. Laurel Ct., Warriors Mark, PA 16877, Administrator; Louis T. Glantz, GLANTZ, JOHNSON & ASSOCIATES, 1901 East College Avenue, State College, PA 16801, Attorney.

JOHN A. WALLACE, JR., late of Rush Township -- Marianne Van Tilburg, 125 Julian Drive, State College, PA 16801, Executrix.

MARGARET E. BAKER, late of Milesburg Borough -- Elva B. Kerstetter, 161 Musser Lane, Bellefonte, PA 16823 or Keith L. Baker, 7234 Clearfield Street, Harrisburg, PA 17111, Co-Executors.

ELIZABETH L. CATHERMAN, late of Boggs Township -- Robert T. Catherman, P.O. Box 380, Milesburg, PA 16853; and Kelly D. Robb, 264 Jefferson Circle, Bellefonte, PA 16823; Co-Executors; John R. Miller, III, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

DOUGLAS B. CHESTER, late of Gregg Township -- Margaret M. Chester, 122 Maple Lane, Spring Mills, PA 16875; Administrator; Tracey G. Benson, Esquire, MILLER, KISTLER & CAMPBELL, 124 N. Allegheny St., Bellefonte, PA 16823, Attorney.

IDA ROBERTA WINTERS, a/k/a ROBERTA M. WINTERS a/k/a IDA R. WINTERS, late of Bellefonte Borough -- Robert Vaughn Winters, 375 Toni Terrace, Bellefonte, PA 16823, Executor; Clyde O. Black, II, Esq., EVEY BLAEYS LLC, 401 Allegheny Street, Hollidaysburg, PA 16648, Attorney.

LOIS L. REARICK, late of Potter Township - James B. Rearick, 645 Maple Drive, Bellefonte, PA 16823; and Amy J. Bowersox, 337 Orndorf Road, Spring Mills, PA 16875, Co-Executors; John R. Miller, III, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

OLGA T. GRAY, late of State College Borough -- William Gray, 3031 Broadmoor Lane, State College, PA 16801, Executor.

HOWARD B. PALMER, late of State College Borough -- Jeffrey H. Palmer, 1113 Many Lane, Bel Air, MD; and James M. Rayback, 102 E. College Avenue, State College, PA 16801, Co-Administrators, James M. Rayback, JAMES M. RAYBACK, INC., 102 E College Avenue, State College, PA 16801, Attorney.

RICHARD C. YINGLING, late of Graham Township -- Becky Beveridge, 1345 Shimels Road, Morrisdale, PA 16858, Executrix.

DONALD BANY, late of Harris Township -- Mary Lee Meter, 718 Kennard Rd., PO Box 114, State College, PA 16804, Personal Representative; ALAN F. KIRK, Esquire, 341 Science Park Road, Ste. 204, State College, PA 16803, (814) 325-9410, Attorney.

MICHAEL J. GARDNER, late of Walker Township -- Kelli K. Gardner, 172 Marie Lane, Bellefonte, PA 16823, Executrix; Desiree F. Fralick, THE MAZZA LAW GROUP, P.C., 2790 W. College Avenue, Suite 800, State College, PA 16801, Attorney.

EMMA J. NEIL, late of State College Borough -- Dana E. Neil, 1254 Mayberry Lane, State College, PA 16801, Executrix; ROBERT C. RAYMAN, ESQUIRE, 1315 West College Avenue, Suite 300, State College, PA 16801, Attorney.

GARTH E. LONGLEY, late of Rush Township -- Mary Lynn Rohm, 221 Madison Avenue, Hopwood, PA 15445, Executrix; David C. Mason, Esquire, MASON LAW OFFICE, 200 N. Front Street, Suite 201, P.O. Box 28, Philipsburg, PA 16866, Attorney.

KATELYN JOY LAHR, late of Benner Township -- Christopher Lahr, 108 Bell Air Hills Road, Bellefonte, PA 16823; Administrator; Jeffrey W. Stover, Esquire, STOVER McGLAUGHLIN, 122 East High Street, Post Office Box 209, Bellefonte, PA 16823, Attorney.

MARGARET M. HARDY, late of State College Borough -- William R. Hardy, 6581 Lakeshore Road, Cicero, NY 13039, Executor; Richard L. Campbell, Esquire, MILLER, KISTLER & CAMPBELL, 720 South Atherton Street, State College, PA 16801, Attorney.

PATRICIA E. KREPS, late of Milesburg Borough -- Thomas E. Kreps, 33 Ponderosa Drive,

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Holland, PA 18966, Executor.

ANNE G. SHAMONSKY, late of State College Borough -- Margaret Shamonsky, 1125 Smithfield St., State College, PA 16801, Executrix; Richard L. Campbell, Esquire, MILLER, KISTLER & CAMPBELL, 720 South Atherton Street, State College, PA 16801, Attorney.

KAY F. LARMIER, AKA KAY IRENE LARIMER, late of Spring Township -- Cathy Jo Baney, 519 Sunnyside Blvd., Bellefonte, PA 16823; and Amy Jo Larimer, 127 North Main Street, Pleasant Gap, PA 16823; Co-Executrices; John R. Miller, III, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

HAROLD H. WALTZ, late of Ferguson Township -- Sandra L. Hollingsworth, 1124 East Penn Street, Muncy, PA 17756; and Michael L. Waltz, 143 Hess Road, State College, PA 16801, Co-Executors.

LEGAL ESTATE

The following accounts and schedules of distribution have been passed and filed for record in the Register of Wills Office for legatees, creditors, distributees and all others in any way interested and will be presented to the Orphans' Court Division of Common Pleas Court of Centre County for confirmation *ni si* on March 6, 2017.

1. ARTZ. The first and final account and schedule of distribution of Barbara Davidson, *execrx.* of etc., of Lewis S. Artz, late of Boggs Township, deceased.

Christine M. Millinder
Clerk of Orphans' Court
Division of Common Pleas
Court of Centre County, PA

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Petition of: Peter Jerome Gustav Tittmann-Kretschmer was filed in the Centre County Court praying for a decree to change his/her name to: Peter Jerome Gustav Kretschmer. The Court has fixed 4/7/17 at 11:30 CTRM. # Annex of the Centre Co. Courthouse, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

NOTICE

There will be a hearing for an Application of License to Conduct a Private Detective Busi-

ness, in Courtroom 3 of the Centre County Courthouse, on March 15, 2017 at 1:30 pm. Applicant is Mark J. Argiro dba Integrity Investigation LLC.

NOTICE OF FICTITIOUS NAME REGISTRATION

Notice is Hereby Given pursuant to the provisions of Act of Assembly No. 295, effective March 16, 1983, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Centre County, Pennsylvania under the assumed or fictitious name, style or designation of Penstan HVAC Supply with its principal place of business at 127 Coulter Ave., Ardmore, PA 19003.

The names and addresses of the persons owning or interested in said business are: Hajoca Corporation, 127 Coulter Ave., Ardmore, PA 19003.

The Application has been/will be filed on February 14, 2017.

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Petition of: Mustafa Hasan Alkhssraj was filed in the Centre County Court praying for a decree to change his/her name to: Mustafa Hasan Brisam. The Court has fixed 3/13/17 at 3:00 CTRM. #3 of the Centre Co. Courthouse, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Petition of: Zain Hasan Alkhssraj was filed in the Centre County Court praying for a decree to change his/her name to: Zain Hasan Brisam. The Court has fixed 3/13/17 at 3:00 CTRM. #3 of the Centre Co. Courthouse, as the time and place for the hearing of said Petition when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

SHERIFF SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 16-3414

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:

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THURSDAY, MARCH 09, 2017 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: 915 WEST WATER STREET, BELLEFONTE, PA 16823

UPI /TAX PARCEL NUMBER: 13-008-.063-.0000- 1880; 2 STORY; WOOD

ALL THAT CERTAIN message, tenement and tract of land, situate, lying and being in Spring Township, Centre County, Pennsylvania, known as 915 W. Walter Street, Bellefonte, Pennsylvania, being bounded and described as follows, to-wit:

BEGINNING at a point in the public road leading from Phoenix Planing Mill to Rouspsburg 438 feet west a line now or formerly of Mrs. App and 38 feet west from the southwest corner of lot now or formerly of Hollabaugh; thence in a westerly direction along said road 62 feet to a lot now or formerly of Daniel Miller 200 feet to lands now or formerly of Theodore Haupt; thence in an easterly direction along lands now or formerly of Haupt 62 feet to an iron pin; thence southerly direction along land now or formerly of Lewis P. Smith, et ux, 200 feet to said public road the place of beginning.

Seized and taken into execution to be sold as the property of UNITED STATES OF AMERICA, LISA BICKLE SOLELY AS HEIR TO JAMES P. BUCHANAN DECEASED, ESTATE OF JAMES P. BUCHANAN DECEASED & ALL UNKNOWN INDIVIDUALS HEIRS SUCCESSORS ASSIGNS BUSINESS ENTITIES NON-PROFIT ENTITIES &/OR CHARITABLE ENTITIES HAVING &/OR CLAIMING ANY RIGHT TITLE &/OR INTEREST THERIN THEREFROM &/OR THEREUNDER AND UNITED STATES OF AMERICA in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB DBA CHRISTIANA TRUST NOT INDIVIDUALLY BUT AS TRUSTEE CARLSBAD FUNDING MORTGAGE TRUST.

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

Attorney for the Plaintiff:

**RICHARD M SQUIRE & ASSOCIATES LLC
JENKINTOWN, PA 215-886-8791**

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

SHERIFF SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 16-4063

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, MARCH 09, 2017 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: 241 OAKWOOD AVENUE, STATE COLLEGE, PA 16803

UPI /TAX PARCEL NUMBER: 18-18-2D-241 1986; 2 STORY; TOWNHOUSE; VINYL

ALL that parcel of land situated in Patton Township, Centre County, State 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° 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° 28' 09" West, 62.98 feet to a point, thence continuing along said "common area" North 13° 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° 28' 09" East, 62.96 feet to a point; thence along "common area" South 13° 30' 00" West, 31.9 feet to the point of beginning.

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

UNDER AND SUBJECT, NEVERTHELESS, to all existing easements, restrictions, covenants and conditions of record.

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

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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. 14-4285

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, MARCH 09, 2017

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: 736 NORTH NINTH STREET, AKA 736 NORTH 9TH STREET, PHILIPSBURG, PA 16866

UPI /TAX PARCEL NUMBER: 5-27A,3 1955; 1 STORY & 5-27A,2A 1.26 ACRES

ALL those certain lots, pieces, messuages, tenements and tracts of land situate in the Township of Rush, County of Centre and State of Pennsylvania, bounded and described as follows:

THE FIRST THEREOF: BEGINNING at a stake corner, said corner being in a Northwest-erly direction distance of three hundred seventy five and ninety hundredths (375.90 feet) feet from the Northern right of way line of the Pennsylvania Railroad leading from Phillipsburg to Morrisdale and said stake corner being on the Eastern right of way line of the continuation of Ninth Street; thence by land of the Grantor, of which this is a part, North sixty one degrees thirty two minutes East (N 61 degrees 32 minutes E) a distance of five hundred five and seventy hundredths (505.70 feet) feet to a stake corner on the Western bank of Cold Stream; thence along said Cold Stream South thirteen degrees twenty five minutes East (S 13 degrees 25 minutes E) a distance of seventy five and no hundredths (75.00 feet) feet to a stake corner on line of Joseph Franek; thence along said line South sixty one degrees thirty two minutes West

(S 61 degrees 32 minutes W) a distance of four hundred ninety three and ten hundredths (493.10 feet) feet to a stake corner on the Eastern right of way line of the continuation of Ninth Street; thence along said right of way line North twenty eight degrees thirty two minutes West (N 28 degrees 32 minutes W) a distance of seventy five and no hundredths (75.00 feet) feet to a stake corner, the place of beginning.

THE SECOND THEREOF: BEGINNING at a stake corner, the said corner being in a North-westerly direction a distance of three hundred seventy five and nine tenths (375.9 feet) feet from the Northern right of way line of the Pennsylvania Railroad leading from Phillipsburg to Morrisdale, said stake corner being on the Eastern right of way line of the continuation of Ninth Street; thence along the Eastern line of the right of way of the continuation of Ninth Street, North twenty eight degrees thirty two minutes West (N 28 degrees 32 minutes W) a distance of two hundred (200 feet) feet to a point; thence North sixty one degrees thirty two minutes East (N 61 degrees 32 minutes E) a distance of five hundred eighty (580 feet) feet, more or less, to a point on the Western bank of Cold Stream; thence along the Western bank of Cold Stream South twelve degrees East (S 12 degrees E) a distance of two hundred five (205 feet) feet, more or less, to a point on line of land of the Grantees herein; thence along line of land of the Grantees herein South sixty one degrees thirty two minutes West (S 61 degrees 32 minutes W) a distance of five hundred five and seventy hundredths (505.70 feet) feet to the Eastern right of way line of the continuation of Ninth Street and the place of beginning.

Seized and taken into execution to be sold as the property of RYAN A. JONES in suit of WELLS FARGO BANK NA.

TERMS OF SALE: 20% DOWN AND BALANCE IN 10 DAYS Attorney for the Plaintiff:

PHELAN HALLINAN DIAMOND & JONES LLP

PHILADELPHIA, PA 215-563-7000

BRYAN L. SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania

SHERIFF SALE

By Virtue of a Writ of Execution

(Mortgage Foreclosure)

No. 16-2039

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, MARCH 09, 2017

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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: 224 EAST LAMB STREET, BELLEFONTE, PA 16823
UPI/ TAX PARCEL NUMBER: 32-102-,130-,0000- 1890; 2 STORY; ALUMINUM

All that certain message, tenement and tract of land situate, lying and being in the Borough of Bellefonte, Centre County, Pennsylvania, bounded and described as follows, to-wit:

Beginning at a post on Lamb Street at the northwest corner of a lot owned by Mrs. D. McGinley, about 100 feet West of Ridge Street; thence in a westerly direction along Lamb Street about 50 feet; thence along lot now or late owned by the heirs of Jane W. Hale, deceased, in a southerly direction about 150 feet to an alley; thence in an easterly direction along said alley about 50 feet to the aforesaid lot of Mrs. D. McGinley; thence along said last mentioned lot in a northerly direction about 150 feet to the place of beginning.

Seized and taken into execution to be sold as the property of MARITESS A LUMAGUE in suit of WELLS FARGO BANK, NA.

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

Attorney for the Plaintiff:
PHELAN HALLINAN DIAMOND & JONES LLP
PHILADELPHIA, PA 215-563-7000

BRYAN L. SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania

SHERIFF SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)

No. 16-3244

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, MARCH 09, 2017

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: 117 DAIRY STREET, CLARENCE, PA 16829
UPI / TAX PARCEL NUMBER: 02-016A-163A 1978; 1 STORY VINYL

ALL THAT CERTAIN PROPERTY SITUATED IN THE TOWNSHIP OF SNOW SHOE IN THE COUNTY OF CENTRE AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A DEED DATED 06/22/1993 AND RECORDED 06/22/1993, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 702 AND PAGE 34,

Seized and taken into execution to be sold as the property of STUART A. MILLER AND JOANNE T. MILLER in suit of LSF9 MASTER PARTICIPATION TRUST.

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

Attorney for the Plaintiff:
WELTMAN WEINBERG & REIS CO LPA
CLEVELAND, OH 412-434-7955

BRYAN L. SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania

SHERIFF SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)

No. 16-3540

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, MARCH 09, 2017

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: 1313 PRESQUEISLE STREET AKA, 1313 EAST PRESQUEISLE STREET, PHILIPSBURG, PA 16866

UPI / TAX PARCEL NUMBER: 29-301-,029-,0000 1940; 2 STORY

ALL that certain piece or lot of land situate, lying and being in the Borough of Philipsburg,

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Centre County, Pennsylvania, bounded and described as follows:

BEGINNING at a point and corner of lot now or formerly of John Fish, on what is known as Presqueisle Street; thence following said street in a southeasterly (erroneously referred to as southwesterly in previous deed in the chain of title) direction fifty (50) feet; thence in a northerly direction along the land of now or formerly O. P. Jones, two hundred (200) feet to Hale Street; thence by said Hale Street in a westerly direction fifty (50) feet to a point; thence in a southerly direction along said lot now or formerly of John Fish, a distance of two hundred (200) feet to the northern line of Presqueisle Street and the place of beginning.

Seized and taken into execution to be sold as the property of ROBERT L. SCOTT in suit of JPMORGAN CHASE BANK NATIONAL ASSOCIATION.

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

Attorney for the Plaintiff:

PHELAN HALLINAN DIAMOND & JONES
LLP

PHILADELPHIA, PA 215-563-7000

BRYAN L. SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania.

CENTRE COUNTY LEGAL JOURNAL

P.O. Box 57

Bellefonte, Pennsylvania 16823

FIRST CLASS MAIL