

Centre County Legal Journal

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49th Judicial District

Series XIX

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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.)

JOHN W. FRANK, JR., a/k/a JOHN FRANK, late of Rush Township -- Lorie J. Frank, 204 Laurel Acres Lane, Philipsburg, PA 16866, Administratrix; David C. Mason, Esquire, MASON LAW OFFICE, 200 N. Front Street, Suite 201, P.O. Box 28, Philipsburg, PA 16866, Attorney.

ARTHUR C. SHREFFLER, SR., late of Snow Shoe Borough -- Arthur C. Shreffler, Jr., 47 West Railroad Street, Nesquehoning, PA 18240, Executor; H. DENNING MASON, ESQUIRE, 817 East Bishop Street, Post Office Box 547, Bellefonte, PA 16823, Attorney.

DOROTHY E. KINLEY SCHUMACHER, late of Spring Township -- CBT Bank, c/o Dennis Hampton, Sr. Vice President & Trust and Investment Division Manager, 11 North Second Street, PO Box 171, Clearfield, PA 16830; Executor; GARY A. DELAFIELD, ESQUIRE, 916 S. Atherton Street, State College, PA 16801, Attorney.

HANNAH JANE KASSAB, late of College Township -- Larry Douglas Taylor, 205 Taylor Road, Bellefonte, PA 16823; and Judy K. Powers, 790 Cornwall Road, State College, PA 16803; Co-Executors; NADDEO & LEWIS, LLC, 207 East Market Street, PO Box 552, Clearfield, PA 16830, Attorney.

WILLIAM F. NOGROSKI, late of Patton Township -- Kevin S. Nogroski, 147 Fike Lane, Addison, PA 18411, Executor; Elizabeth A. Dupuis, Esquire, BABST CALLAND, 330 Innovation Boulevard, Suite 302, State College, PA 16803, Attorney.

EMILY ESTHER KEITH, late of Potter Township, Jamie Keith, 170 Colyer Road, Centre Hall, PA 16828, Executrix.

BILLY D. STOVER, late of Haines Township -- April A. Cole, 171 Indian Springs Drive, Aaronsburg, PA 16820; and Virginia M. Hosterman, P.O. Box 16, Aaronsburg, PA 16820; Co-Executrices; John R. Miller, III, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823,

Attorney.

DONALD J. FAGERTY, late of Potter Township -- Sarah D. Fagerty, 812 Stratford Dr., #16, State College, PA 16801, Executrix; Richard L. Campbell, Esquire, MILLER, KISTLER & CAMPBELL, 720 South Atherton Street, State College, PA 16801, Attorney.

CHARLOTTE L. SHRIGLEY, late of Spring Township -- Melanie S. Wolfe, 11 Blain Rd., Blain, PA 17006, 717-385-0228; and Sharon L. Cosentino, 7753 West Somerset Rd., Appleton, NY 14008. 716-638-7098; Co-Executrices; FREDRICK FARBER, ESQUIRE, 1402 S. Atherton St., Suite 204, State College, PA 16801, (814) 238-0760, Attorney.

KARL R. YOHN, late of College Township -- Judi M. Yohn, 1460 Yardal Road, State College, PA 16801, Executrix; Daniel E. Bright, Esquire, McQUAIDE BLASKO, INC., 811 University Drive, State College, PA 16801, Attorney.

SUSAN B. (BOND) MEYER, late of College Township -- Steven M. Meyer, 919 Greenbriar Drive, State College, PA 16801, Executor; GARY A. DELAFIELD, ESQUIRE, 916 S. Atherton Street, State College, PA 16801, Attorney.

BARBARA J. SCHNEIDER, late of Haines Township -- Nancy Moore, 211 Walker Crossing, Bellefonte, PA 16823, Executrix; James N. Bryant, Esquire, BRYANT & CANTORNA, P.C., 107 East Main Street, P.O. Box 551, Millheim, PA 16854, Attorney.

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that James E. Stuart of Ferguson Township, Centre County, Pennsylvania, has died, that during his lifetime he established the Stuart Trust, and that all persons indebted to him are requested to make immediate payment and those having claims against him are requested to present them for settlement without delay to:

Kathleen E. Loewen, Trustee
c/o Mark E. Halbruner, Esquire
Halbruner, Hatch & Guise, LLP
2109 Market Street
Camp Hill, PA 17011

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Petition of: Brian Douglas Alley, Jr. was filed in the Centre County Court praying for a decree to change his/her name to: Brian Douglas Conway. The Court has fixed June 23 at 3:00 p.m., Ctrm. #3 of the Centre County Courthouse, as the time

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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

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Chapter 54 Pa.C.S. Sec. 311, as amended, and 54 Pa.C.S. Ch. 3 of the Fictitious Name Act, that a certificate for the conduct of business under the assumed or fictitious name of WYNWOOD HOUSE AT GREENHILLS, was filed with the Secretary of the Commonwealth of Pennsylvania, Department of State, in Harrisburg, Pennsylvania on or about May 8, 2017. The address of the principal place of business is 301 Farmstead Lane, State College, PA 16803. The name and address of the person owning and/or interested in said business is: Rural Living, Inc., 122 Wynwood Drive, Centre Hall, PA 16828.

Timothy A. Schoonover, Esquire
Babst, Calland, Clements and Zomnir, P.C.
330 Innovation Boulevard, Suite 302
State College, PA 16803

IN THE COURT OF COMMON PLEAS OF CENTRE COUNTY, PENNSYLVANIA CIVIL ACTION - LAW ASHLEY C. GARDNER and PEARL J. GARDNER, Plaintiffs,

v.

CHRISTIAN SINGER, WILLIAM H. PACKER, MARLIN S. PACKER, MARY A. PACKER, a/k/a MARY A. CLARK, CELIA E. PACKER, HARRY W. PACKER a/k/a H.W. PACKER, THEIR RESPECTIVE HEIRS AND ASSIGNS, MONTY D. BUTLER, ROBIN L. BUTLER and ALL OTHER PERSONS CLAIMING ANY INTEREST IN THE PROPERTY DESCRIBED IN THIS ACTION, Defendants

No. 2017-636

To: Christian Singer, William H. Packer, Marlin S. Packer, Mary A. Packer a/k/a Mary A. Clark, Celia E. Packer, Harry W. Packer a/k/a H. W. Packer, their respective heirs and assigns, and all other persons claiming any interest in the property described in this action.

You are hereby notified that an Action to Quiet Title to the premises situate in the Township of Liberty, County of Centre, Commonwealth of Pennsylvania, as designated on the town plot of Eagleville Station as laid out in December 1864, has been filed against you. Said lands are bounded and described as follows:

All those two certain tenements or lots of land, situate in Liberty Township, County and State aforesaid, number respectively 34 and 35 on said plot or map, each 60 feet by 170 feet, bounded on the North by Railroad Street, on the East by lot No. 33, on the South by a 20 foot alley, and on the West by the second 50 foot street West of Main Street.

-AND-

All those two certain tenements or lots of land, situate in Liberty Township, County and State aforesaid, numbered 72 and 73 on said plot or map, each 60 by 170 feet, bounded on the South by Pine Street, on the West by the second 50 foot Street West of Main Street, on the North by a 20 foot alley, and on the East by lot No. 74, heretofore sold to Mitchell Swartz.

- AND -

One lot on the said plot numbered 33, 60 ft. by 170 ft. bounded North by Railroad St. on the East by Lot 32 on the South by a 20 ft. alley, and on the West by Lot 34.

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 PAPER 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.

CENTRE COUNTY COURT
ADMINISTRATOR

102 SOUTH ALLEGHENY STREET
BELLEFONTE, PA 16823
(814) 355-6727

You are hereby further notified to appear and answer the Complaint in said Action within twenty (20) days of this Notice. Otherwise, Judgment will be entered against you, barring you from all claims, rights, and interests inconsistent with Plaintiff's claim of title, as set forth in the Complaint.

Michael S. Levandoski, Esquire
MILLER, KISTLER & CAMPBELL
720 South Atherton Street, Suite 201

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State College, PA 16801
Attorney for Plaintiffs

SHERIFF'S SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 16-4805

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, JUNE 08, 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: 371 APPLE ST, FLEMING, PA 16835

UPI /TAX PARCEL NUMBER: 31-002,065 1992; 1 STORY; DETACH; VINYL

ALL that certain messuage, tenement, and tract of land situate, lying, and being in the Borough of Unionville, County of Centre, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the Southeast corner of the intersection of Apple Street and a 15-foot alley at the Northwest corner of Lot #9, herein conveyed; thence along the Southern side of Apple Street North 67 degrees East, a distance of 120 feet to the West side of 15-foot alley; thence along the Western side of said 15-foot alley South 23 degrees East, a distance of 120 feet to the line of Lot #16; thence along the Northern lines of Lot 16 and 15 South 67 degrees West, a distance of 120 feet to the Eastern side of the 15-foot alley; thence along the Eastern side of said alley North 23 degrees West, a distance of 120 feet to the place of beginning.

THE same being known and designated as Lot Nos. 9 and 10 of the Legion plan of lots of record in the Recorder's Office of Centre County in Plat Book 8, at Page 19.

TITLE TO SAID PREMISES IS VESTED IN Sheri L. Davis, Individual, by Deed from William B. Bryan, Jr. and Sandra J. Bryan; b/w, Dated 09/17/2014, Recorded 10/02/2014, in Book 02151, Page 0299A.

TAX PARCEL NO. 31-002-065-0000-
Being know as 371 Apple Street, Fleming, PA 16835.

To be seized in execution as the property of

Sheri L. Davis.

Seized and taken into execution to be sold as the property of SHERI L. DAVIS 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'S SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 15-2598

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, JUNE 08, 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: 137 MAPLE ST, HOWARD, PA 16841

UPI /TAX PARCEL NUMBER: 27-02-037-1880; DETACH 2 STORY ALUMINUM bounded and described as follows, to wit:

BEGINNING at a post adjoining property now or formerly of Mrs. Foster DeArment; thence along a street, North Sixty One (61) degrees East Sixty (60) feet to a post; thence along an alley, North Twenty-Nine (29) degrees West One Hundred Fifty (150) feet to a post on a Twenty foot alley; thence along said alley, South Sixty-One (61) degrees West Sixty (60) feet to a post; thence along property of Mrs. DeArment, South Twenty-Nine (29) degrees East One Hundred Fifty (150) feet to the place of beginning.

The improvements thereon erected consist of a two story frame double dwelling house and other improvements.

PARCEL IDENTIFICATION NO: 27-002-037
IMPROVEMENTS: Residential dwelling
Tax Parcel # 27-002-037

TITLE TO SAID PREMISES VESTED IN Nancy Foust, widow, by Deed from Nancy Foust and Franklin E. Foust, deceased, dated 06/03/2008, recorded 06/12/2008 in Book 2012,

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Page 820.

Seized and taken into execution to be sold as the property of NANCY FOUST in suit of FEDERAL NATIONAL MORTGAGE ASSOCIATION (FANNIE MAE).

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

Attorney for the Plaintiff:

MARTHA E VON ROSENSTIEL PC
SECANE, PA

BRYAN L. SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 13-2922

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, JUNE 08, 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: 194 WAGNER LANE, PORT MATILDA, PA 16870

UPI /TAX PARCEL NUMBER: 11-4-20D; 1998; 1 STORY; DETACH;VINYL

All that certain lot or tract of land situate in the Township of Huston, County of Centre, State of Pennsylvania, being bounded and described as follows, to-wit:

Beginning at a pk in the center of a 33 foot right of way Old Road to Lands of Others also being the Northwestern corner of lands of Jean Wagner; Thence following the center of said road, North 38 degrees 56 minutes 13 seconds West a distance of 191.65 feet to a point of curvature of a curve to the right having a radius of 712.04 feet; Thence following the arc of said curve a distance of 123.79 feet, chord of said curve being North 33 degrees 57 minutes 24 seconds West a distance of 123.63 to a pk; Thence along the same, North 28 degrees 58 minutes 34 seconds West a distance of 113.53 feet to a point of curvature of a curve to the right having a radius of 478.96 feet; Thence following the arc of said curve a distance of 122.33 feet, chord of said curve being North 21 degrees 39 minutes 33

seconds West a distance of 122.00 feet to a pk; Thence along Lot 2, North 59 degrees 34 minutes 26 seconds East a distance of 365.59 feet to an iron pin set; Thence along Lot 4 the next three courses and distances (1) South 10 degrees 23 minutes 15 seconds East a distance of 301.29 feet to an iron pin, (2) South 55 degrees 11 minutes 33 seconds East a distance of 294.88 feet to an iron pin set, (3) South 04 degrees 21 minutes 04 seconds West a distance of 246.75 feet to an iron pin set; Thence along lands of Jean Wagner, North 78 degrees 34 minutes 32 seconds West a distance of 309.68, crossing an iron pin at 285.22 feet to the Point of Beginning. Containing 5.02 acres more or less, according to a survey and plan by Henry Surveys dated May 4, 1996, and being Lot 3 of the Subdivision of Lands of Clarence Boyd Wagner Estate recorded in Centre County Plat Book 52, Page 73.

Also the right of access, ingress and egress per Private Right of Way Agreement recorded in Centre County Record Book 871, Page 318 and the right of access, ingress and egress per Private Right of Way Agreement recorded in Centre County Record Book 871, Page 327.

BEING known and numbered as 194 Wagner Lane, Port Matilda, PA 16870.

BEING the same property conveyed to John Vanderhoof, Jr. who acquired title by virtue of a deed from Vanderbilt Mortgage and Finance Inc., dated August 23, 2006, recorded August 31, 2006, at Deed Book 1971, Page 528, Centre County, Pennsylvania records.

Seized and taken into execution to be sold as the property of JOHN L VANDERHOOF, JR in suit of WELLS FARGO BANK, N.A..

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

Attorney for the Plaintiff:

Manley Deas Kochalski, LLC
Columbus, Ohio
614-220-5611

BRYAN L. SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania

CENTRE COUNTY LEGAL JOURNAL

P.O. Box 57

Bellefonte, Pennsylvania 16823

FIRST CLASS MAIL