

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.)

MARTHA G. BEWARD, late of College Township -- Tamsin Crissman, 431 Walnut Street, Reedsville, PA 17084; and Eileen B. Thomas, 650 N. Nixon Road, State College, PA 16803; Co-Executors; James M. Rayback, JAMES M. RAYBACK, INC., 102 E. College Ave., State College, PA 16801, Attorney.

AVIS E. MAES, late of Ferguson Township -- Judy M. Zarit, 1321 Deerfield Drive, State College, PA 16803, Executrix; GARY A. DELAFIELD, ESQUIRE, 916 S. Atherton Street, State College, PA 16801, Attorney.

JOHN H. YEARICK, late of Centre Hall Borough -- John N. Yearick, P.O. Box 145, Centre Hall, PA 16828; Executor; John R. Miller, III, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

CATHERINE E. KOCHER, late of Ferguson Township -- Rhonda L. Boonie, Robert A. Kocher and Michael W. Kocher, 108 East Blade Drive, Pennsylvania Furnace, PA 16865, Co-Executors; Elizabeth A. Dupuis, Esquire, BABST CALLAND, 330 Innovation Boulevard, Suite 302, State College, PA 16803, Attorney.

ANNE T. BENDER, a/k/a ANNE TREAGER BENDER, late of College Township -- Margaret E. Bender, 4959 Crescent Street, Bethesda, MD 20816, Executrix; Daniel E. Bright, Esquire, MCQUAIDE BLASKO, INC., 811 University Drive, State College, PA 16801, Attorney.

DOLORES M. PARSONS, late of College Township -- Brian P. Parsons, 4054 Spruce Creek Road, Spruce Creek, PA, Executor; Terry J. Williams, Esquire, MILLER, KISTLER & CAMPBELL, INC., 720 South Atherton Street, State College, PA 16801, Attorney.

ROBERT E. WILSON, SR., late of College Township -- Robert E. Wilson, Jr., 225 Worth Street, Johnstown, PA 15905, Executor; JAMES L. GREEN, ESQUIRE, 919 University Drive, First Floor, State College, PA 16801, Attorney.

MARY JANE SHARPE, late of Walker Town-

ship -- Gary J. Sharpe, 365 Blue Ball Road, Centre Hall, PA 16828, Executor; GARY A. DELAFIELD, ESQUIRE, 916 S. Atherton Street, State College, PA 16801, Attorney.

DORIS F. RUDOLPH, late of Potter Township -- Richard H. Rudolph, 131 Ashford Manor Drive, Centre Hall, PA 16828; and Robert G. Rudolph, 209000 Calle Cristal Lane, North Fort Myers, FL 33917; Co-Executors; GARY A. DELAFIELD, ESQUIRE, 916 S. Atherton Street, State College, PA 16801, Attorney.

JOHN A. GIDO, a/k/a JACK A. GIDO, late of Harris Township -- Rosemary Gido, 1301 Springfield Circle, Boalsburg, PA 16827, Executrix; Daniel E. Bright, Esquire, MCQUAIDE BLASKO, INC., 811 University Drive, State College, PA 16801, Attorney.

HARLAN E. HOFFA, late of Ferguson Township -- MassMutual Trust Company, 100 Bright Meadow Blvd., Enfield, CT 06082, Executor; Daniel E. Bright, Esquire, MCQUAIDE BLASKO, INC., 811 University Drive, State College, PA 16801, Attorney.

JEFFREY A. FULLER, late of Potter Township -- Debra J. Fuller, 124 Zerby Road, Centre Hall, PA 16828, Administratrix; Daniel E. Bright, Esquire, MCQUAIDE BLASKO, INC., 811 University Drive, State College, PA 16801, Attorney.

JANE S. KUNES, late of Benner Township -- Charles S. Kunes, Jr., 616 Dettmers Lane, Northampton, PA 18067, Executor; ALAN F. KIRK, ESQUIRE, 341 Science Park Road, Ste. 204, State College, PA 16803, (814) 325-9410, Attorney.

LENA G. YARNELL, late of Spring Township -- Terry D. Yarnell, 754 Hillcrest Avenue, State College, PA 16803; and Robert A. Yarnell, 310 Rosemont Drive, State College, PA 16801; Co-Executors; David C. Mason, Esquire, MASON LAW OFFICE, 200 N. Front Street, Suite 201, P.O. Box 28, Philipsburg, PA 16866, Attorney.

LEGAL ESTATES

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 July 3, 2017.

1. BROWN. The first and final account and schedule of distribution of Orville J. Brown,

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Trustee of the Brown Family Trust.

2. BROWN. The first and final account and schedule of distribution of Michael E. Implazo, Trustee of the James O. Brown Trust under will dated 05/19/2000.

3. MILLER. The first and final account and schedule of distribution of Alvin G. Spotts and Judy C. Spotts, co-execs. of etc., of Lynn W. Miller, late of State College Borough, deceased.

4. SMILES. The first and final account and schedule of distribution of Mark Douglas Smiles and William R. Smiles, co-execs. of etc., of William Scott Smiles, late of Potter Township, deceased.

5. WILLIAMS. The first and final account and schedule of distribution of First National Trust Company, admr. of etc., of Eugene G. Williams, late of Harris Township, deceased.

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

NOTICE

NOTICE is hereby given that Articles for a Domestic Limited Liability Company have been filed with the Commonwealth of Pennsylvania, on June 2, 2017, for the purpose of obtaining a Certificate of Organization of Four Ways Pub & Eatery, LLC, a limited liability company under the Limited Liability Company Law of 1994 as amended.

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

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Petition of Blake Elizabeth Ketchum was filed in the Centre County Court praying for a decree to change her name to Blake Entropy Ketchum. The court has fixed the 3rd day of July 2017 at 10:30 a.m. in the Annex Courtroom of the Centre County Courthouse Annex 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 Umberto Ketchum Bragagnini was filed in the Centre County Court praying for a decree to change his name to Umberto Thaddeus Ketchum. The court has fixed the 3rd day of July 2017 at 10:30 a.m. in the Annex Courtroom of the Centre County Courthouse Annex 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 ADVERTISEMENT

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed with the Commonwealth of Pennsylvania, Department of State, in accordance with the Fictitious Names Act, 54 Pa. C.S. Sec. 301 et seq.

The name under which the business will be conducted is KPCo and the principal place of business is 19 Colonnade Way Suite 117, #300, State College, Pennsylvania 16803.

The principal party included in this registration is:

Knowlecular Processes Company
19 Colonnade Way Suite 117, #300
State College, PA 16803

CRISTIN R. LONG
McQuaide Blasko, Inc.
811 University Drive
State College, PA 16801

NOTICE OS IRREVOCABLE TRUST

The Charles William Rutschky, III and Lenore R. Rutschky Trust, dated February 1, 2006 Settlor: Charles W. Rutschky, III, dec'd, Late of State College
Successor Trustee: Matthew L. Rutschky
Attorney: Kathleen V. Yurchak, Esquire
Steinbacher, Goodall & Yurchak
328 South Atherton Street
State College, PA 16801

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation-For Profit have been filed with the Commonwealth of Pennsylvania, Department of State on April 27, 2017 and a Certificate of Incorporation was issued. The name of the corporation is Aard-Clean, Inc.

SHERIFF SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 12-2076

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, JULY 13, 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

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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: 150 REUBENS PLACE, PORT MATILDA, PA 16870-8227
UPI / TAX PARCEL NUMBER: 10-03-026C;
WORTH TWP; 2008; HALF STORY; DETACH; WOOD
PARCEL NO.: 10-003-026C

ALL that certain lot or parcel of land situated in Worth Township, Centre County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin set on the southerly right-of-way line of Township Road T-312 said pin being approximately 986 feet from the intersection of Penna. State Highway No. 285 and Township Road T-312 and at the common boundary line of Stewart L. Hockenberry and the Grantor herein; thence along the southerly right-of-way line of said Township Road T-312, North 39° 40' East, 196 feet to an iron pin; thence through the lands of the Grantor herein South 27° 13' East, 1558.99 feet to a blazed Maple corner tree at the line now or formerly of Rodney D. Reese; thence along said line North 77° 18' West, 593.54 feet to a blazed Hickory corner tree; thence along the line of Stewart L. Hockenberry North 13° 12' West, 1135 feet to an iron pin at the southerly right-of-way line of Township Road T-312, the place of beginning.

CONTAINING 10.178 acres of land. All of which is more clearly shown by a Plat of Survey made by J.N. Kellerman a Professional Land Surveyor and which is recorded at Centre County, Pennsylvania in Plat Book Vol 30, Page 16, dated May 22, 1981, and designated as Lot No. 2.

Fee Simple Title Vested in Reuben W. Adams, Jr., and Debra L. Adams, husband and wife by deed from, Reuben Wallace Adams, Sr., a/k/a Reuben W. Adams, dated 1/11/2002, recorded 1/15/2002, in the Centre County Recorder of deeds in Deed Book 1320, Page 266. -

Seized and taken into execution to be sold as the property of REUBEN W ADAMS, JR, DEBRA L. ADAMS AND UNITED STATES OF AMERICA in suit of US BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE PRP II PALS.

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

Attorney for the Plaintiff:

STERN & EISENBERG PC

WARRINGTON, PA 215-572-8111

BRYAN L. SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania

SHERIFF SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 13-1811

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, JULY 13, 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: 747 TYRONE PIKE, PHILIPSBURG, PA 16866
UPI /TAX PARCEL NUMBER: 05-09-060B; 1979; 1 STORY; DETACH; ALUMINUM

ALL that certain piece, parcel or tract of land situate, lying and being in Rush Township, Centre County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin corner on the western right-of-way line of State Highway Route 350; which iron pin is a common corner with lands of now or formerly Lionel E. and Velma Gilpatrick; thence North 76 degrees 21 minutes West a distance of 221.17 feet to an iron pin corner on line of lands, now or formerly of Raymond and Dorothy Peck; thence along line of lands of same, North 15 degrees 00 minutes East, a distance of 90 feet to an iron pipe corner on line of lands, now or formerly if Ira McCullough; thence along line of lands of same, South 76 degrees 21 minutes East, a distance of 221.17 feet to an iron pin corner on the western right-of-way line of State Highway Route 350; thence along western right-of-way line of State Highway Route 350 South 15 degrees 00 minutes West, a distance of 90 feet to an iron pin corner and the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kristen M. Gramling and Scott T. Gramling, wife and husband, by Deed from Kari L. Reese N/K/A Kari L. Butler and Steven C. Butler, wife and husband, Dated 08/11/2011, Recorded 08/15/2011, in Book 2084, Page 979.

TAX PARCEL NO. 05-009-.060B-0000-Being known as 747 Tyrone Pike, Philipsburg, PA 16866-9309.

To be seized in execution as the property of Kristen M. Gramling, Scott Gramling a/k/a

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Scott T. Gramling.

Seized and taken into execution to be sold as the property of KRISTEN M. GRAMLING AND SCOTT GRAMLING A/K/A SCOTT T. GRAMLING 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. 15-2817

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, JULY 13, 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: 29 COVENTRY LANE, STATE COLLEGE, PA 16803

UPI / TAX PARCEL NUMBER: 18-20-011; 1975; 2 STORY; DETACH;ALUMINUM

ALL THAT PARCEL OF LAND IN TOWNSHIP OF PATTON, CENTRE COUNTY, COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED BOOK 354, PAGE 283, ID# 18-20-11, BEING KNOWN AND DESIGNATED AS BEING Lot 8 ON THE Plan Of TOFTREES, PHAS III, SECTION 2, FILE DIJ PLT BOOK 18, PAGE 3, MORE PARTICULARLY DESCRIBED AS METES AND BOUNDS PROPERTY. CONTAINING .305 ACRES, MORE OR LESS.

DEED FROM FEDERATED HOME AND MORGAGE, INC., A PENNSYLVANIA CORPORATION AS SET FORTH IN DEED BOOK 354, PAGE 283 DATED 07/07/1975 AND RECORDED 07/08/1975, CENTRE COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

AND THE SAID CHARLOTTE L. SHARTEL HAS SINCE DEPARTED THIS LIFE PURSUANT TO A DEATH CERTIFICATE WHEREBY LEAVING TITLE SOLELY VESTED IN HOWARD A. SHARTEL SURVIVING TENANT BY THE ENTIRETY.

TITLE TO SAID PREMISES IS VESTED IN Howard A. Shartel and Charlotte L. Shartel, his wife, as tenants by entireties, by Deed from Federated Home and Mortgage Co., Inc., a PA Corporation, Dated 07/07/1975, Recorded 07/08/1975, in Book 354, Page 283.

By virtue of Charlotte L. Shartel's death on or about 01/16/1994, her ownership interest was automatically vested in the surviving tenant by the entirety. Howard A. Shartel died on 01/13/2015, leaving a Last Will and Testament dated 04/02/2014. Letters Testamentary were granted to James A. Shartel A/K/A James Shartel on 01/30/2015 in , No. 1415-0039. The Decedent's surviving devisees are James A. Shartel, Stephen Shartel, Stratton Shartel, Linda Wheeler, Christopher Shartel, and Howard Shartel, Jr. By executed waivers Stephen Shartel, Stratton Shartel, Linda Wheeler, Christopher Shartel, and Howard Shartel, Jr. are not named.

TAX PARCEL NO. 18-020-.011-.0000

Being known as 29 Coventry Lane, State College, PA 16803-1804.

To be seized in execution as the property of James A. Shartel a/k/a James Shartel, in His Capacity as Executor and Devisee of The Estate of Howard A. Shartel.

Seized and taken into execution to be sold as the property of JAMES A. SHARTEL AKA JAMES SHARTEL IN HIS CAPACITY AS EXECUTOR in suit of LSF9 MASTER PARTICIPATION TRUST.

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. 15-2473

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, JULY 13, 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: 374 REYNOLDS AVENUE, BELLEFONTE, PA 16823

UPI /TAX PARCEL NUMBER: 32-3-2-172; 1910; 2 STORY; DETACH; VINYL

ALL THAT CERTAIN message, tenement and lot of ground situate, lying and being in the Borough of Bellefonte, County of Centre and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwest corner of Lot No. 27 in Reynolds Addition to the Borough of Bellefonte, on the eastern side of Reynold's Avenue; thence along the southern line of said Lot No. 27, now or formerly of S. H. Williams, in an easterly direction one hundred (100) feet, more or less, to Logan's Branch of Spring Creek; thence in a Southerly direction along the course of said Logan's Branch, forty (40) feet, more or less, to line of Lot No. 29; thence in a westerly direction along line of Lot No. 29, one hundred ten (110) feet, more or less, to Reynold's Avenue; thence in a northerly direction along Reynold's Avenue, forty (40) feet to the place of BEGINNING.

BEING Lot No. 28 in the Plan of Bellefonte Borough.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 374 REYNOLDS AVENUE BELLEFONTE, PA 16823

PARCEL NO. 32-302-172

BEING THE SAME PREMISES which Mark C. Patterson, by Deed dated March 22, 1999 and recorded March 26, 1999 in Centre County Record Book 1073 Page 0938, granted and conveyed unto Marie A. Babcock. Marie A. Babcock died on January 21, 2015, there is no known Estate. Tammy A. Troxel, Scott A. Babcock, Frank J. Babcock and Arlene L. Solt are believed to be the sold heirs of Marie A. Babcock. Any other heirs are unknown. The Defendants are believed to be the real owners of the property.

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.

Seized and taken into execution to be sold as the property of TAMMY A. TROXEL, SCOTT A. BABCOCK, FRANK A. BABCOCK, ARLENE L. SOLT IN THEIR CAPACITY AS KNOWN HEIRS OF MARIE A. BABCOCK, DECEASED AND THE UNKNOWN HEIRS OF MARIE A BABCOCK, DECEASED in suit of MIDFIRST BANK.

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

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P.O. Box 57

Bellefonte, Pennsylvania 16823

FIRST CLASS MAIL