

Centre County Legal Journal

The Official Legal Newspaper for Centre County
Containing the Decisions Rendered in the
49th Judicial District

Series XIX

Bellefonte, Pennsylvania December 27, 2017

No. 52

Published Every Wednesday

Advertisements must be at Box 57, Bellefonte, Pa.
by noon of preceding Monday

Advance Sheets, per Year \$52.00
Single Copy, Advance Sheets 1.25

Owned and Published by The Centre County Bar Association

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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.)

FRANCIS D. HECKMAN, late of Walker Township -- Thomas E. Heckman and Sharon A. Heckman, P.O. Box 382, Millheim, PA 16854, Co-Executors; John R. Miller, III, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

ELIZABETH A. ROTH, late of Harris Township -- Paula Ralph, PO Box 232, Boalsburg, PA 16827; and Alisa Ralph, 16456 6th Avenue S.W., Burien, WA 98166; Co-Executrices; GARY A. DELAFIELD, ESQUIRE, 916 S. Atherton Street, State College, PA 16801, Attorney.

STEPHANNE Z. McALEER, a/k/a Stephanna Z. McAleer, late of Patton Township -- Sharon Phillips, 1304 Outer Drive, State College, PA 16801, Executrix; DANIEL McGEE, ESQUIRE, 916 S. Atherton Street, State College, PA 16801, Attorney.

HELEN L. FOX, late of Philipsburg Borough, Joseph H. Fox, 200 Blanchard Street, Osceola Mills, PA 16666, Administrator; David C. Mason, Esquire, MASON LAW OFFICE, 200 N. Front Street, Suite 201, P.O. Box 28, Philipsburg, PA 16866, Attorney.

MARGARET ROSE STOCKLEY a/k/a MARGARET R. STOCKLEY, late of Rush Township -- Ronald Lee Stockley, 327 Frank Rd., Philipsburg, PA 16866, Executor; Elizabeth A. Dupuis, Esquire, BABST CALLAND, 330 Innovation Boulevard, Suite 302, State College, PA 16803, Attorney.

COLIN J. DAVIES, late of Penn Township -- Whitney N. Davies, a/k/a Whitney N. Crater, 116 Big Oak Lane, Spring Mills, PA 16875, Administratrix; ROBERT C. RAYMAN, ESQUIRE, 1315 West College Avenue, Suite 300, State College, PA 16801, Attorney.

ROSEMARY M. DOMBROSKI, late of College Township -- Gwenn L. Karten, 24519 N. Corn Street, Florence, AZ 85132; and Marla Dombroski Smith, 93 Marvin Street, Port Matilda, PA 16870; Co-Executrices; Jeffrey M.

Bower, Esquire, BOWER LAW ASSOCIATES, 403 South Allen Street, Suite 210, State College, PA 16801, Attorney.

WILSON T. SEASHOLTZ a/k/a WILSON T. SEASHOLTZ, JR., late of State College Borough -- David W. Seasholtz, c/o Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 East Fourth Street, Williamsport, PA 17701, Executor; Matthew J. Parker, Esquire, MARSHALL, PARKER & WEBER, LLC, 49 East Fourth Street, Williamsport, PA 17701, Attorney.

GARY F. TORRETTI, late of College Township -- Valerie A. Torretti, 2408 Buchenhorst Road, State College, PA 16801, Administratrix; DOUGLAS C. LOVISCKY, ESQUIRE, 1500 West College Avenue, State College, PA 16801, Attorney.

HAROLD G. MUSSER, JR., late of State College Borough -- Samuel J. Strickland, 165 Ross Street, PA Furnace, PA 16865, Executor; Desiree F. Fralick, Esquire, THE MAZZA LAW GROUP, P.C., 2790 W. College Avenue, Suite 800, State College, PA 16801, Attorney.

STEVE H. UPDEGROVE, late of Halfmoon Township, Valerie L. Updegrove, 153 Stable View Drive, Port Matilda, PA 16870, Executrix; Daniel E. Bright, Esquire, McQUAIDE BLASKO, INC., 811 University Drive, State College, PA 16801, Attorney.

BLOSSOM F. ABERG, late of State College Borough -- H. Amos Goodall, c/o Kathleen V. Yurchak, Esquire, Steinbacher, Goodall & Yurchak, 328 S. Atherton Street, State College, PA 16801; Executor; Kathleen V. Yurchak, Esquire, STEINBACHER, GOODALL & YURCHAK, 328 S. Atherton Street, State College, PA 16801, Attorney.

KEITH R. SNOOK, late of Haines Township -- Stephanie Kilgus, c/o Attorney; Mark S. Drier, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740; Executrix; MARK S. DRIER, ESQUIRE, 227 Allegheny Street, Jersey Shore, PA 17740, Attorney.

GEORGE T. GURNELL, II, late of Huston Township -- Robert W. J. Weiss, 102 Beaver Road, Julian, PA 16844, Administrator; John R. Miller, III, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

LIM N. FONG, late of Ferguson Township -- Victoria Fong, 793 W. Hamilton Avenue, State

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College, PA 16801; and Sandra Fong, 505 Court Street, Apt. 2G, Brooklyn, NY 11231; Co-Executrices; GARY A. DELAFIELD, ESQUIRE, 916 S. Atherton Street, State College, PA 16801, Attorney.

MILDRED A. ROGERS, late of Bellefonte Borough -- Eileen J. Cramer, 335 Hecla Road, Mingoville, PA 16856; and Helen M. Rogers-Koon, 151 Kelsey Lane, Bellefonte, PA 16823; Co-Executrices; H. DENNING MASON, ESQUIRE, 817 East Bishop Street, Post Office Box 547, Bellefonte, PA 16823, Attorney.

ELIZABETH F. POLO, late of State College Borough -- John L. Polo, 901 South Glenn Circle, State College, PA 16801, Executor; Jeffrey W. Stover, Esquire, STOVER, McGLAUGHLIN, GERACE, WEYANDT & McCORMICK, 122 East High Street, Post Office Box 209, Bellefonte, PA 16823, Attorney.

LARRY KERLIN MICHELSON, late of Harris Township -- Sandra Testa Michelson, 561 Lancashire Lane, State College, PA 16803, Administratrix; Ronald S. McGlaughlin, Esquire, STOVER, McGLAUGHLIN, GERACE, WEYANDT & McCORMICK, 919 University Drive, State College, PA 16801, Attorney.

A. CLAIR SHEATS, late of Miles Township - David Sheats, 177 Fox Gap Road, Rebersburg, PA 16872, Executor; Richard L. Campbell, Esquire, MILLER, KISTLER & CAMPBELL, 720 South Atherton Street, State College, PA 16801, Attorney.

MARY E. SPICER, late of Spring Township - Ronald L. Spicer, 177 Spicer Lane, Bellefonte, PA 16823, Executor; Terry J. Williams, Esquire, MILLER, KISTLER & CAMPBELL, 720 South Atherton Street, State College, PA 16801, Attorney.

EUGENIA ROOP GARTRELL, late of State College Borough -- Leah Eugenia Brasseur, 2069 Bluff Street, Boulder, CO 80304, Executrix; JAMES L. GREEN, ESQUIRE, 919 University Dr., First Floor, State College, PA 16801, Attorney.

LAWRENCE D. RACHAU, late of Gregg Township -- Ronald Rachau, PO Box 465, Blanchard, PA 16826, Executor; James N. Bryant, Esquire, BRYANT & CARSON, P.C., 107 East Main Street, P.O. Box 551, Millheim, PA 16854, 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 January 8, 2018.

1. ADAMS. The first and final account and schedule of distribution of Jefford A. Funk, execr. of etc., of Martha A. Adams, late of Patton Township, deceased.

2. CASE. The first and final account and schedule of distribution of Steven F. Lachman, execr. of etc., of Marcia Elizabeth Case, late of Haines Township, deceased.

3. FORESMAN. The first and final account and schedule of distribution of Jayme L. Narehood, execrx. of etc., of Sharon K. Foresman, late of Benner Township, deceased.

4. KOVTYUKHOVA. The first and final account and schedule of distribution of Daniel McGee, admr. of etc., of Nina I. Kovtyukhova, late of State College Borough, deceased.

5. SCHAEFER. The first and final account and schedule of distribution of Erika Kisch, execrx., of etc., of Helene Schaefer, late of Bellefonte Borough, 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: Arianna Blair Coy (Amanda Puff, parent) was filed in the Centre County Court praying for a decree to change his/her name to: Arianna Jo Puff. The Court has fixed January 25th, 2018 at 10:15 a.m. CTRM. #1 of the Centre Co. Court-house, 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 Marilyn J. Jordan of Ferguson Township, Centre County, Pennsylvania, has died, that during her lifetime she established the Edward P. Jordan and Marilyn J. Jordan Trust, and that all persons indebted to her are requested to make immediate payment and those having claims against her are requested to present them for settlement without delay to:

Wendy Sue Brate, Trustee
c/o Mark E. Halbruner, Esquire
Halbruner, Hatch & Guise, LLP
2109 Market Street

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Camp Hill, PA 17011

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Pennsylvania Department of State for "Constitution Day Centre Hall, Inc." pursuant to the Nonprofit Corporation Law of 1988.

LEGAL NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on November 16, 2017. The name of the corporation is Friends of Moshannon Creek. The corporation has been incorporated under the Pennsylvania Nonprofit Corporation Law of 1988. Friends of Moshannon Creek, 116 Tressler Street, Pleasant Gap, PA 16823.

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Petition of: Name Change for WANJING ZHANG was filed in the Centre County Court praying for decree to change his/her name to: JENNA WANJING ZHANG. The Court has fixed the 9th day of February 2018 at 2:15 pm CTRM. #2 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. 17-1341

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 11, 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: 203 EAST BURNSIDE ST, BELLEFONTE, PA 16823
UPI /TAX PARCEL NUMBER: 32-2-1-175;

1949; STORY & HALF; DETACH; BRICK

ALL THOSE TWO certain messuages, tenements and tracts of land situate in the Borough of Bellefonte, Centre County, Pennsylvania, bounded and described as follows, to wit:

TRACT ONE - BEGINNING at a point on the North side of Burnside Street, the Southwest corner of other property now or formerly of J. Clarence Hamilton; thence in a Northerly direction along other property now or formerly of J. Clarence Hamilton, 225 feet, more or less to an alley; thence in a Westerly direction along said alley, a distance of 50 feet, more or less; thence in a Southerly direction along property now or formerly of Walter Baney, a distance of 225 feet, more or less to the North side of Burnside Street; thence in an Easterly direction along the Northern side of Burnside Street, a distance of 50 feet, more or less, to the place of BEGINNING

TRACT TWO - BEGINNING at a stake on the North side of Burnside Street, which stake is located 85 feet East of the common corner of property now or formerly of Esther Baney and now or formerly of Roy Funk; thence by a line parallel with the boundary line between now or formerly of Roy Funk and now or formerly Esther Baney in a Northerly direction, a distance of 200 feet to a stake on the Southerly side of Logan Alley; thence along the Southerly side of Logan Alley, in an Easterly direction, a distance of 15 feet to property of the former grantee; thence along same in a Southerly direction a distance of 200 feet to a stake on the Northerly side of Burnside street; thence along the Northerly side of Burnside Street, in a Westerly direction, a distance of 15 feet to a stake, the place of beginning.

Title to said Premises vested in Delores M. Fisher by Deed from Delores M. Fisher, Trustee of The Delores M. Fisher Revocable Living Trust, u/d/t March 25, 2004 dated November 21, 2006 and recorded on December 6, 2006 in the Centre County Recorder of Deeds in Book 1977, Page 903.

Being known as: 203 East Burnside Street, Bellefonte, PA 16823

Tax Parcel Number: 32-2-1-175

Seized and taken into execution to be sold as the property of DELORES M. FISHER AKA DELORES FISHER in suit of TOWD POINT MORTGAGE TRUST 2015-4, U.S. BANK NATIONAL ASSOCIATION AS IN.

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

Attorney for the Plaintiff:

MILSTEAD & ASSOCIATES LLC
MARLTON, NJ
856-482-1400

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BRYAN L. SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania

SHERIFF SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 14-2091

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 11, 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: 1479 CHAUMONT AVENUE, STATE COLLEGE, PA 16801
UPI /TAX PARCEL NUMBER: 19-015-096; 1995; 2 STORY; DETACH; VINYL

ALL that certain parcel of land situated in College Township, Centre County, Pennsylvania, being shown as Lot 10 on a plan entitled "Final Oak Grove Subdivision Phase 2", prepared by Sweetland Engineering & Associates, Inc., drawing numbers D-1803 through D-1805, dated October 6, 1989, revised to November 30, 1989 and recorded May 1, 1990, in the Centre County Recorder's Office in Plat Book 41, Pages 55-57, bounded and described as follows:

BEGINNING at a point in the northern right-of-way line of Chaumont Avenue (being a 50 foot wide right-of-way) at the common eastern corner of Lot 9 Plat Book 41, Pages 55-57 and the southern corner of the herein described lot; thence along said Lot 9 North 45 degrees 29 minutes 18 seconds West, a distance of 150.00 feet to a point along Lot 5 - Plat Book 41, Pages 52-54 at the common northern corner of said Lot 9 and the western corner of said herein described lot; thence along said Lot 5 and along Lot 4 - Plat Book 41, Pages 52-54 North 44 degrees 30 minutes 42 seconds East, a distance of 109.00 feet to a point along said Lot 4 at the common western corner of Lot 11 Plat Book 41, Pages 55-57 and the northern corner of said herein described lot; thence along said Lot 11 South 45 degrees 29 minutes 18 seconds East, a distance of 150.00 feet to a point in said northern right-of-way line of Chaumont Avenue at the

common southern corner of said Lot 11 and the eastern corner of said herein described lot; thence along said northern right-of-way line of Chaumont Avenue South 44 degrees 30 minutes 42 seconds West, a distance of 109.00 feet to the point of beginning.

Title to said Premises vested in Dean E. Lawrence and Donna M. Lawrence by Deed from James E. Glover and Julia N. Glover dated June 22, 2007 and recorded on July 11, 2007 in the Centre County Recorder of Deeds.

Being known as: 1479 Chaumont Avenue, State College, PA 16801
Tax Parcel Number: 19-15/96

Seized and taken into execution to be sold as the property of DEAN E. LAWRENCE AND DONNA M. LAWRENCE A/K/A DONNA A. LAWRENCE in suit of FEDERAL NATIONAL MORTGAGE ASSOCIATION.

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. 17-2576

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 11, 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: 268 GRAVEL DR, REBERSBURG, PA 16872

UPI /TAX PARCEL NUMBER: 15-11-083B; 1958; 1 STORY; DETACH; WOOD

Beginning at an iron pin set at the Northwest corner of the property herein conveyed and lands of Jacob Stoltzfus, et ux, thence along the center of a lane from Pa. Rt. 445 to the Jacob Stoltzfus property North 67° East 60.3 feet to an

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iron pin; thence along other lands of the grantor herein South 17 degrees 15' East 155 feet to an iron pin; thence along lands of same North 72° 30' East 87.03 feet to an iron pin set on fence line of Stover; thence along said fence line of Stover South 17 degrees 30' East 94.31 feet to a corner of lands of Hunt and at the Southwest corner of lands of Stover; thence along lands of Hunt South 72° 30' West 147.44 feet to an iron pin; thence along lands of Jacob Stoltzfus, et ux., North 17° 15' West 243.53 feet to the point and place of beginning. Containing .528 acres more or less.

BEING KNOWN AS: 268 Gravel Drive, Rebersburg, PA 16872

PROPERTY ID NO.: 15-011-083B-0000

TITLE TO SAID PREMISES IS VESTED IN George E. Leigey and Dianne Leigey BY DEED FROM United States of America, acting through the Administrator of the Farmers Home Administration, United States Department of Agriculture DATED 11/17/1986 RECORDED 02/03/1987 IN DEED BOOK 450 PAGE 1078. Seized and taken into execution to be sold as the property of GEORGE EARL LEIGEY AND DIANNE LEIGEY in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE. TERMS OF SALE: 20% DOWN AND BALANCE IN 10 DAYS

Attorney for the Plaintiff:

UDREN LAW OFFICES PC

CHERRY HILL, NJ

856-669-5400

BRYAN L. SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania

SHERIFF SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)

No. 17-2820

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 11, 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: 104 BLACK WAL-

NUT ST, F/K/A 61 BLACK WALNUT ROAD, HOWARD, PA 16841

UPI /TAX PARCEL NUMBER: 14-12-072; 1990;

1 STORY; MANUFACTURED

ALL THAT CERTAIN lot or parcel of land situate in Walker Township, Centre County, Pennsylvania, being numbered and known as Lot No. 61, in Woodland Park No. 2, entered in the Office of the Recorder of Deeds of Centre County, Pennsylvania, on September 18, 1974 and in accordance with a survey thereof made by H. Warren Ohl, Registered Surveyor, dated March 4, 1974, bounded and described as follows, to wit:

BEGINNING at an iron pipe on the Southerly right-of-way line of Walnut Street, being the Westerly corner of the Lot herein conveyed, and said beginning point being North 39 degrees 18 minutes East, a distance of eighty-eight and 9/10 (88.9) feet from the Southeast intersection of Walnut Street and Township Route No. 605; thence along a Southerly right-of-way line of said Walnut Street, North 39 degrees 18 minutes East, a distance of seventy-five (75) feet to an iron pipe, in the Westerly corner of Lot No. 60 in Woodland Park No. 2, thence along the Westerly line of said Lot No. 60, South 26 degrees 05 minutes East, a distance of one hundred thirty (130) feet to an iron pipe in the Northerly corner of Lot No. 46, now or late of Patricia E. Herr; thence along the Northerly line of said Lot No. 46, South 39 degrees 18 minutes West, a distance of seventy-five (75) feet to an iron pipe in the Southerly corner of Lot No. 62; thence along the Easterly line of said Lot No. 62, North 26 degrees 05 minutes West, a distance of one hundred thirty (130) feet to an iron pipe, the place of beginning.

Being the same premises granted and conveyed unto Larry R. Allen, by deed of Geraldine E. Allen, single, dated August 7, 1997, and recorded at Centre County, Pennsylvania, in Record Book 947, Page 0159.

The above described parcel or tract of land is hereby conveyed under and subject, nevertheless, to such express and/or implied exceptions, reservations, conditions, easements, covenants, restrictions, qualifications, limitations and conveyances out as are contained in all prior deeds and surveys.

EXCEPTING AND RESERVING, therefrom, a ten (10) foot wide easement for the construction and maintenance of a waterline, said easement to be located on the Southerly boundary line of said property. And extending in parallel line ten (10) feet from said Southerly boundary line and containing 750 square feet.

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BEING the same premises in which Larry R. Allen and Jean M. Allen, by deed dated May 12, 2000 and recorded in the Office of Recorder of Deeds in and for Centre County on May 16, 2000 at Book 1156 and Page 0275, conveyed unto Michelle L. Strouse.

Property being known and numbered as 104 Black Walnut Street, Howard, PA 16841 f/k/a 61 Black Walnut Road, Lamar, PA 16848 Parcel No. 14-12-72

Seized and taken into execution to be sold as the property of MICHELLE STROUSE, AKA MICHELLE L. STIVER in suit of VANDERBILT MORTGAGE AND FINANCE, INC. 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. 17-2605

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 11, 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: 5186 W BUFFALO RUN RD, PORT MATILDA, PA 16870
UPI /TAX PARCEL NUMBER: 18-01A-013; 1951; STORY & HALF;DETACH; WOOD

ALL that certain message, tenement and tract of land situate, lying and being in the Township of Patton, County of Centre, and Commonwealth of Pennsylvania, being bounded and described as follows according to a plan and survey thereof made by John C. Henry, Registered Surveyor, on August 18, 1975.

BEGINNING at an iron pin of the South side

of Route 550 being 33' wide at this point 719.82 feet from the Center line of U.S. 322 measured along the center line of Route 550; thence along the South side of Route 550, South 84° 30' 00" East, 230.00 feet to a point; thence along lands of Morris Lutz, South 9° 01' 53" West, 186.00 feet passing over an iron pin 8.50 feet from the beginning of this line to an iron pin in line of lands previously of W.S. Gray now of Sheldon Lowry; thence North 52° 14' 57" West, 51.85 feet to a Maple stump; thence North 51° 17' 53" West, 204.60 feet to an iron pin; thence North 3° 29' 35" East, 54.40 feet to the first mentioned point and place of beginning.

Containing 28,281.31 square feet of land.

BEING a combination of Tracts A and B as hereinafter more fully described.

TRACT A:

ALL that certain message, tenement and tract of land situate, lying and being in the Village of Matternville, Patton Township, Centre County Pennsylvania, bounded and described as follows, to-wit;

BEGINNING at a stake on the Southerly side of U.S. Route No. 550 which said stake is the northwesterly corner of premises now or formerly of the first party hereto; thence South 14° 30' West 164 feet, more or less, to a three inch maple; thence North 49° 47' West 195.7 feet to a 20 inch elm; thence North 3° 20' East 54.4 feet to a fence post; thence South 84° 30' East along said U.S. Route No. 550, 192.5 feet to a stake, the place of beginning.

TRACT B:

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

BEGINNING at a point on the Southerly side of the right-of-way of P.D.H. Route No. 550, which route leads from Matternville to Stormstown, which beginning point is likewise at the northeasterly corner of other lands of the grantees herein; thence along P.D.H. Route No. 550 aforesaid South 84° 30' East, thirty seven and fifty hundredths (37.50) feet to a point at the northwesterly corner of land conveyed this day to Alice Lutz and Morris Lutz, her husband; thence along Lutz premises South 12° 44' West, one hundred ninety-seven (197) feet more or less to a point along an old wire fence; thence along said old wire fence North 42° 52' West, fifty-one and eighty-five hundredths (51.85) feet more or less to southeasterly corner of premises of grantees herein; thence along same North 14° 30' East, one hundred sixty-

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four (164) feet more or less to the right-of-way of P.D.H. Route No. 550 and the place of beginning.

Title to said Premises vested in Thomas J. Sharpe, Jr. by Deed from Dean T. Spanos and Linda A. Spanos dated March 28, 2015 and recorded on April 21, 2015 in the Centre County Recorder of Deeds in Book 02160, Page 0548.

Being known as: 5186 W. Buffalo Run Rd,
Port Matilda, PA 16870

Tax Parcel Number: 18-1A/13

Seized and taken into execution to be sold as the property of THOMAS J. SHARPE, JR 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