

# Centre County Legal Journal

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

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Series XIX

Bellefonte, Pennsylvania November 22, 2017

No. 47

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**John R. Miller, III, Esq., Chairman/Editor**

**April C. Simpson, Esq., H. Amos Goodall, Jr., Esq., Associate Editors**

For more information, call Donna Brungard 814-353-3472

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## Centre County Legal Journal

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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.)

JAY S. KNAPP, SR., late of Milesburg Borough -- Jay S. Knapp, Jr., and Sally Knapp, 453 W. Dowdy Hole Road, Howard, PA 16841, Co-Executors; Richard L. Campbell, Esquire, MILLER, KISTLER & CAMPBELL, 720 South Atherton Street, State College, PA 16801, Attorney.

DENNIS A. BIRD, late of Huston Township - Claire A. Kimmel, 201 West High Street, Bellefonte, PA 16823, Executrix.

MARY E. ORNDORF, late of Haines Township -- Cheryl Brown, 1325 Chestnut Ridge Drive, State College, PA 16803; and Linda Lepley, 49 Log Cabin Lane, Lewisburg, PA 17837; Co-Executrices; James N. Bryant, Esquire, BRYANT & CANTORNA, P.C., 107 East Main Street, P.O. Box 551, Millheim, PA 16854, Attorney.

LEONARD L. BRUNGART, late of Miles Township -- Carol Williams, 3863 Ebert Road, Winston Salem, NC 27127, Executrix; James N. Bryant, Esquire, BRYANT & CANTORNA, P.C., 107 East Main Street, P.O. Box 551, Millheim, PA 16854, Attorney.

LEON S. EYER, late of Walker Township -- Bryan E. Eyer, 450 Pike Road, Howard, PA 16841, Executor; Lee H. Roberts, Esquire, ROBERTSMICELI, LLP, 146 E. Water Street, Lock Haven, PA 17745, Attorney.

WILLIAM S. DECKER, late of College Township -- M. Christine Feidler, 3706 Oak Ridge Road, Wilmington, DE 19808, Executrix; Louis T. Glantz, Esquire, of GLANTZ, JOHNSON & ASSOCIATES, 1901 East College Avenue, State College, PA 16801, Attorney.

GLADYS R. MEYER, late of Spring Township -- Spencer A. Meyer, 1783 James Avenue, State College, PA 16801, Executor; John R. Miller, III, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

ROBERT E. DAVY, late of Liberty Township -- Ronald E. Davy, P.O. Box 158, Blanchard, PA

16826, Administrator; STEPHANIE L. COOPER, ESQUIRE, 817 E. Bishop Street, Suite B, Bellefonte, PA 16823, Attorney.

RICHARD E. SMALLEY, late of Spring Township -- Nicole M. Smalley, 618 S. Kenwood Avenue, Baltimore, MD 21224, Executrix; John R. Miller, III, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

NORMA J. BREWER, a/k/a NORMA JONAS BREWER, late of College Township -- Andrew B. Havens, c/o Daley Zucker Meilton & Miner, LLC, 635 N. 12th Street, Suite 101, Lemoyne, PA 17043, Executor; Vicky Ann Trimmer, Esquire, DALEY ZUCKER MEILTON & MINER, LLC, 635 N. 12th Street, Suite 101, Lemoyne, PA 17043, Attorney.

GELSA ANN PELICK, a/k/a GELSA A. PELICK, a/k/a GELSA PELICK, late of Walker Township -- Daria L. Pelick, c/o M. Howard Vigderman, Esquire, 123 S. Broad St., 26th Fl., Philadelphia, PA 19109, Executrix; M. Howard Vigderman, MONTGOMERY, McCracken, WALKER & RHOADS LLP, 123 S. Broad St., 26th Fl., Philadelphia, PA 19109, Attorney.

CHARLES R. BEECHAN, late of Ferguson Township -- Jeffrey S. Beechan, 3497 Avalon Trl., Lebanon, OH 45036, Executor; Christopher R. Gray, MYERS, BRIER & KELLY, LLP, 100 Broadhead Rd., Ste. 130, Bethlehem, PA 18017, Attorney.

HELEN L. KENWORTHY, late of College Township -- Donald B. Kenworthy, 8604 Richmond Avenue, Manassas, VA 20110, Executor; Cristin R. Long, Esquire, McQUAIDE BLASKO, INC., 811 University Drive, State College, PA 16801, Attorney.

MIRIAM CLARK BENGTON, late of Ferguson Township -- Eric C. Bengton, 1336 Harris Street, State College, PA 16803, Executor.

CHARLES C. WAY, late of Marion Township -- Clifford G. Way, Jr. and Sara Louise Biancuzzo, c/o Kathleen V. Yurchak, Esquire, Steinbacher, Goodall & Yurchak, 328 South Atherton Street, State College, PA 16801, Co-Executors; Kathleen V. Yurchak, Esquire, STEINBACHER, GOODALL & YURCHAK, 328 South Atherton Street, State College, PA 16801, Attorney.

MARGARET A. GROVE, late of Benner Township -- Kimberly R. Chambers, 512 St. Paul Circle, Bellefonte, PA 16823, Executrix;

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John R. Miller, III, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

TRUDIE F. ENGEL, late of State College Borough -- Peter F. Engel, 1361 Independence Ct., SE, Washington, DC 20003, Executor; RICHARD L. KALIN, ESQUIRE, 100 North Patterson Street, State College, PA 16801, Attorney.

ALFRED J. ENGEL, late of State College Borough -- Peter F. Engel, 1361 Independence Ct., SE, Washington, DC 20003, Executor; RICHARD L. KALIN, ESQUIRE, 100 North Patterson Street, State College, PA 16801, Attorney.

THOMAS A. RYAN, JR., late of State College Borough -- Lauri L. Perman, 1448 Park Hills Avenue W., State College, PA 16803, 814-571-2137, Executor; FREDRICK FARBER, ESQUIRE, 1402 S. Atherton Street, Suite 204, State College, PA 16801, 814-238-0760, Attorney.

BARNES W. McCORMICK, JR., late of Patton Township -- Cynthia J. Miceli, 418 Darla Road, Mechanicsburg, PA 17055, Executrix; Daniel E. Bright, Esquire, McQUAIDE BLASKO, INC., 811 University Drive, State College, PA 16801, Attorney.

RICHARD S. SMALLEY, late of Gregg Township -- Cathie A. Smalley, 280 Ridge Road, Spring Mills, PA 16875, Administratrix; Louis T. Glantz, of GLANTZ, JOHNSON & ASSOCIATES, 1901 East College Avenue, State College, PA 16801, Attorney.

ROBERT A. SZEYLLER, late of Benner Township -- Mary R. Szeyller, 1036 Seibert Road, Bellefonte, PA 16823, Executrix.

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### 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 December 4, 2017.

1. EDMONDS. The first and final account and schedule of distribution of Sherry E. Dersheimer, execr. of etc., of Virginia A. Edmonds, late of College Township, deceased.

2. HORNACK. The first and final account and

schedule of distribution of CBT Bank, A Division of Riverview Bank, Successor Fiduciary to Clearfield Bank & Trust Company, execr. of etc., to Irene E. Hornack, late of College Township, deceased.

3. POORMAN. The first and final account and schedule of distribution of William A. McVicker, execr., of etc., of Robert O. Poorman, late of Boggs Township, deceased.

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

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### LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Petition of: Charlotte Rianne Harris was filed in the Centre County Court praying for a decree to change her name to: Charlee Rianne Marshall. The Court has fixed December 12 at 10:00 am CTRM. #1 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.

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### LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Petition of Alexandra Busuito was filed in the Centre County Court praying for a decree to change his/her name to: Alex Busuito. The Court has fixed December 13th, 2017, at 4:30 pm 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.

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### LEGAL NOTICE

Bellefonte Dental, Inc., hereby gives notice that articles of incorporation were filed on May 15, 2017 with the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Business Corporation Law of 1988, effective October 1, 1989 as amended. Effective July 1, 2017, Bellefonte Dental Inc. is a s corporation providing dental services.

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### SHERIFF SALE

By Virtue of a Writ of Execution  
(Mortgage Foreclosure)  
No. 16-3706

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, DECEMBER 14, 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: 171 AMBLESIDE COURT, PORT MATILDA, PA 16870

UPI / TAX PARCEL NUMBER: 18-301-037L; 2005; 2 STORY; DETACH; VINYL

All that certain lot, piece or parcel of land lying and being in the Township of Patton, County of Centre and Commonwealth of Pennsylvania, and being part of Ambleside Hamlet, Phase V, which is bounded and described as follows:

Beginning at a point marked by an iron pin along Ambleside Court, a 50 foot wide right of way and dedicated Patton Township Street at the common corner of land dedicated as a Patton Township Park to be known as McCormick Park and the lot herein described; thence North 60 degrees 03 minutes 28 seconds West along said Park a distance of 331.56 feet to a corner marked by an iron pin; thence North 35 degrees 30 minutes 00 seconds West along said Park a distance of 211.88 feet to a point marked by an iron pin; thence continuing on the same course along Lot No. 7 a distance of 241.68 feet to a corner marked by an iron pin; thence South 48 degrees 49 minutes 45 seconds West along land of Reed McCormick a distance of 112.47 feet to a point marked by an iron pin; thence continuing on the same course also along land of Reed McCormick a distance of 55.93 feet to a corner marked by an iron pin; thence South 35 degrees 30 minutes 00 seconds East along Lot No. 10 a distance of 370.38 feet to a corner marked by an iron pin; thence South 60 degrees 03 minutes 28 seconds West, along Lot No. 10 a distance of 134.47 feet to a corner marked by an iron pin along said Ambleside Court; thence along said Ambleside Court on a curve to the right the length of which is 18.08, the radius of which is 49.00, the delta of which is 21 degrees 08 minutes 21 seconds, the tangent of which is 9.14, the direction of which is South 12 degrees 03 minutes 51 seconds West and the chord of which is 17.98 feet to a point marked by an iron pin; thence continuing along said Ambleside Court on a curve to the left the length of which is 21.40, the radius of which is 26.00, the delta of which is 47 degrees 09 minutes 23 seconds, the tangent of which is 11.35, the direction of which is South 00 degrees 56 minutes 41 seconds East,

the chord of which is 20.80 to a point marked by an iron pin; thence continuing South 24 degrees 31 minutes 22 seconds East along the line of said Ambleside Court a distance of 18.53 feet to an iron pin and the place of beginning.

Being Lot No. 9 and containing 80925 square feet or 1.86 acres. This conveyance is Under and Subject to the Subdivision Plan of Ambleside Hamlet, Phase V, approved by Patton Township and recorded in the Office for the Recording of Deeds for Centre County on October 20, 2003, in Plat Book 69, pages 196, 197 and 198 and particularly all easements, covenants, conditions and restrictions of record.

Further Under and Subject to all terms, easements and conditions for the approval set forth on the aforesaid Plat Plan and particularly Under and Subject to the requirements for the exact sites for a primary and secondary septic system as all of same are shown on said Plat Plan.

The above described lot is Under and Subject to the Declaration of Protective Covenants and Restrictions and Creation of Property Owners Association(s) in regard to Ambleside Hamlet, at Skytop Farm — Phase V, Patton Township, Centre County, Pennsylvania, as same are recorded in the Office for the Recording of Deeds for Centre County on October 23, 2003, in Record Book Vol. 1617, Page 151, et seq.

Parcel No. 18-301-,037L,0000-  
Seized and taken into execution to be sold as the property of MEGAN FLANAGAN, MICHAEL S FLANAGAN AND UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PA in suit of THE JUNIATA VALLEY BANK.  
TERMS OF SALE: 20% DOWN AND BALANCE IN 10 DAYS

Attorney for the Plaintiff:

HOUCK & GINGRICH

LEWISTOWN, PA 717-248-6751

BRYAN L. SAMPSEL, Sheriff  
CENTRE COUNTY, Pennsylvania

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P.O. Box 57

Bellefonte, Pennsylvania 16823

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