

Centre County Legal Journal

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

Series XX

Bellefonte, Pennsylvania January 24, 2018

No. 4

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 Sheets1.25

Owned and Published by The Centre County Bar Association

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

Copyright © 2018 Centre County Bar Association

All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form by electronic, mechanical, photocopying, or any other means without the prior written permission of the copyright holder.

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.)

GAIL V. DUGAN, late of State College Borough -- Marlene K. Kling, 2271 Spruce Creek Road, Pennsylvania Furnace, PA 16865; Donna L. Bathurst, 1872 Dixie Lane, Altoona, PA 16602; and Terry E. Horner, 1506 W. Gatesburg Road, Warriors Mark, PA 16877; Co-Executors; John R. Miller, III, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

PAUL M. MILLS, a/k/a FLIP MILLS, late of Ferguson Township -- Pamela M. Giannoni, 310 Holt Road, Marietta, GA 30068, Executrix; Daniel E. Bright, Esquire, McQUAIDE BLASKO, INC., 811 University Drive, State College, PA 16801, Attorney.

LARRY E. ANTHONY, late of Harris Township -- Joyce A. Anthony, 261 Mt. Pleasant Drive, Boalsburg, PA 16827, Executor; Jan A. Marks, Esquire, LOVETT BOOKMAN HARMON MARKS LLP, Fifth Avenue Place, Suite 2900, 120 Fifth Avenue, Pittsburgh, PA 15222, Attorney.

R. MARJORIE ENDARA, late of College Township -- Carolyn J. Saona, 470 Sharer Road, Centre Hall, PA 16828, Administratrix; Louis T. Glantz, of GLANTZ, JOHNSON & ASSOCIATES, 1901 East College Avenue, State College, PA 16801, Attorney.

MARY L. HUGHES, a/k/a MARY LOUISE HUGHES, late of Rush Township -- Martin J. Hughes, 1069 Carson Valley Road, Duncansville, PA 16635, Executor; David C. Mason, Esquire, MASON LAW OFFICE, 200 N. Front Street, Suite 201, P.O. Box 28, Philipsburg, PA 16866, Attorney.

DONALD R. KENNEDY, late of Rush Township -- Dorothy J. Smith, 3361 Tyrone Pike, P.O. Box 194, Sandy Ridge, PA 16677, Administratrix; GIRARD KASUBICK, Attorney at Law, 611 Brisbin Street, Houtzdale, PA 16651, Attorney.

GILLIAN D. RATTRAY, late of State College Borough -- Frances H. Stevenon, 20 Mahala

Street, Port Matilda, PA 16870; and James L. Green, 919 University Dr., First Floor, State College, PA 16801; Co-Executors; JAMES L. GREEN, ESQUIRE, 919 University Dr., First Floor, State College, PA 16801, Attorney.

RAY C. NOLL, JR., late of Spring Township -- Ray C. Noll, III, 3618 Victoria Drive, Valdosta, GA 31605; and Vivian P. Noll, 130 On The Hill Road, Pleasant Gap, PA 16823; Co-Executors; JAMES L. GREEN, ESQUIRE, 919 University Dr., First Floor, State College, PA 16801, Attorney.

BARBARA G. BROWN, late of Benner Township -- Karen Brown Flagg, 813 Olde Georgetown Court, Great Falls, VA 22066, Executrix; Richard L. Campbell, Esquire, MILLER, KISTLER & CAMPBELL, 720 South Atherton Street, State College, PA 16801, Attorney.

THERESA H. RIGLIN, late of Spring Township -- Frank J. Riglin, 104 Edward Drive, Bellefonte, PA 16823; and Thomas J. Riglin, 263 East Main Street, Howard, PA 16841; Co-Executors; H. DENNING MASON, ESQUIRE, 817 East Bishop Street, Post Office Box 547, Bellefonte, PA 16823, Attorney.

EDWARD L. MATTIL, late of State College Borough -- James M. Rayback, 435 Spring Lea Drive, State College, PA 16801, Executor; JAMES L. GREEN, ESQUIRE, 919 University Dr., First Floor, State College, PA 16801, Attorney.

JAMES A. HEIDAMOS, late of Patton Township -- Kimberley J. Knorr-Tait, 206 Harris Avenue, Boalsburg, PA 16827, Executrix; ROBERT C. RAYMAN, ESQUIRE, 1315 West College Avenue, Suite 300, State College, PA 16801, Attorney.

HELEN NORRIS SCHROEDER, late of State College Borough -- Joyce D. Schroeder, 2165 South Oneida Street, Salt Lake City, Utah 84109, Executrix; ROBERT C. RAYMAN, ESQUIRE, 1315 West College Avenue, Suite 300, State College, PA 16801, Attorney.

DAVID L. SHARER, late of Gregg Township -- Matthew D. Sharer, 134 Logan Farm Lane, Centre Hall, PA 16828, Executor; John R. Miller, III, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

DOROTHY EMERICK, late of State College Borough -- Ruth McMullen, 2130 Brushwood Drive, State College, PA 16801, Executrix;

Centre County Legal Journal

GATES & SEAMAN, LLP, Attorneys at Law, 2 North Front Street, P.O. Box 846, Clearfield, PA 16830, Attorney.

CHRISTOPHER C. HOMER, late of Marion Township -- Susan E. Homer, 241 Sandy Lane, Bellefonte, PA 16823, Executrix; Joseph P. Green, Esquire, LEE, GREEN & REITER, INC., 115 East High Street, Bellefonte, PA 16823, 814-355-4769, Attorney.

EDWARD W. STRUNK, late of Howard Borough -- Eric B. Strunk, 218 Hogan Lane, Howard, PA 16841, Administrator; Stuart L. Hall, Esquire, HALL & LINDSAY, P.C., 138 East Water Street, Lock Haven, PA 17745, (570) 748-4802, Attorney.

D. JOANNE BEZILLA, a/k/a DORIS JOANNE BEZILLA, a/k/a JOANNE BEZILLA, late of Philipsburg Borough -- Brenda Susan Smith, 202 Sheffield Street, Philipsburg, PA 16866, Executrix; DAVID R. THOMPSON, ESQUIRE, 308 Walton Street, P.O. Box 587, Philipsburg, PA 16866, Attorney.

RAYMOND T. FORTUNATO, a/k/a RAY T. FORTUNATO, late of State College Borough -- Thomas H. Fortunato, P.O. Box 70, Brackettville, TX 78832; and Carol F. Witmer, 749 Cave Hollow Road, Orlando, FL 32828; Co-Executors; Jeffrey M. Bower, Esquire, BOWER LAW ASSOCIATES, 403 South Allen Street, Suite 210, State College, PA 16801, 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 February 5, 2018.

1. ARBLE. The first and final account and schedule of distribution of William C. Arble, execr. of etc., of Craig E. Arble, late of College Township, deceased.

2. BALLIETT. The first and final account and schedule of distribution of Manufacturers and Traders Trust Company U/W DTD December 23, 2015 for the estate of Rosemary R. Balliett, late of College Township, deceased.

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

NOTICE OF EXECUTRIX/NOTICE OF

REVOCABLE TRUST

NOTICE is hereby given of the administration of the Estate of ELIZABETH K. VOGELY and of REVOCABLE LIVING TRUST OF ELIZABETH KEVIN VOGELY, dated May 18, 2006. ELIZABETH K. VOGELY, of the borough of State College, County of Centre, and Commonwealth of Pennsylvania, died on November 25, 2017.

Letters Testamentary in the Estate of ELIZABETH K. VOGELY, 14-17-0661, have been granted to Margaret K. Krall, who requests all persons having claims or demands against the Estate and/or Trust of the Decedent to make known the same, and all persons indebted to the Decedent to make payments without delay to Margaret K. Krall, Executrix/Trustee, c/o Kathleen V. Yurchak, Esquire, Steinbacher, Goodall & Yurchak, 328 South Atherton Street, State College, PA 16801.

NOTICE

NOTICE is hereby given that Articles of Incorporation were filed on December 26, 2017, with the Commonwealth of Pennsylvania, Department of State, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation of Plexsum Locum Tenens, Inc., a business corporation organized under the Business Corporation Law of 1988 as amended.

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

NOTICE

NOTICE IS HEREBY GIVEN that the Petition of Sarah Mikael Haines was filed in the Centre County Court praying for a decree to change his name to Matthew Benjamin Haines. The Court has fixed February 28, 2018, at 10:00 a.m. in Courtroom No. 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.

PUBLIC NOTICE

Centre County Mutul Fire Ins. Co., P. of H. will hold its Annual Policyholder's Meeting on Tuesday, March 6, 2018 at 10:00 A.M., at the Ramada Conference Center, 1450 South Atherton Street, State College, PA 16801. The purpose of the meeting is to review the 2017 financial report, election of directors, and conduct any other business which may be presented. Darlene W. Confer, Secretary.

Centre County Legal Journal

NOTICE

NOTICE is hereby given that Articles of Incorporation were filed on January 2, 2018, with the Commonwealth of Pennsylvania, Department of State, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation. The name of the corporation organizing under the Non-Profit Corporation Law of 1988, as amended, is Nittany Valley Environmental Coalition.

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

NOTICE OF TRUST ADMINISTRATION PURSUANT TO 20 PA.C.S. Section 7755(c)

NOTICE is hereby given of the administration of the WILLIAM V. MATTERN FAMILY REVOCABLE TRUST dated May 29, 2012. WILLIAM V. MATTERN, one of the Settlers of the Trust, of 180 Quarry Street, Bellefonte, Centre County, Pennsylvania, died on April 30, 2017. All persons having claims against the WILLIAM V. MATTERN FAMILY REVOCABLE TRUST dated May 29, 2012, are requested to make known the same to the Successor Co-Trustees named below. All persons indebted to the WILLIAM V. MATTERN FAMILY REVOCABLE TRUST dated May 29, 2012, are requested to make payment without delay to the Successor Co-Trustees named below.

SUCCESSOR CO-TRUSTEE:

DANIEL L. MATTERN
555 Nittany Ridge Road
Howard, PA 16841

ALLEN R. MATTERN
123 Chapelwood Lane
Bellefonte, PA 16823

RONALD D. MATTERN
205 Sandstone Drive
Bellefonte, PA 16823

ATTORNEY:

TIMOTHY C. LEVENTRY, LL.M.
Attorney for Successor Co-Trustees
LEVENTRY, HASCHAK & RODKEY, LLC
1397 Eisenhower Boulevard
Richland Square III, Suite 202
Johnstown, Pennsylvania 15904

LEGAL NOTICE

Notice is hereby given that an Application for Registration of Fictitious Name was filed with the Commonwealth of Pennsylvania in accordance with 54 PA C.S. 311 for Giovanna's Gour-

mets, located at 101 Forbes Field Cir., Boalsburg, PA 16827. The individual interested in the business is Jean M. Franzetta, 101 Forbes Field Cir. Boalsburg, PA 16827.

LEGAL NOTICE

NOTICE IS GIVEN that Articles of Incorporation-Nonprofit have been filed with the Commonwealth of Pennsylvania, Department of State, in Harrisburg, on April 7, 2017 and a Certificate of Incorporation was issued. Application for Recognition of Exemption Under Section 501(c)(3) of the Internal Revenue Code, was filed and approved by the IRS. The corporation is named HORT WOODS PTO. The corporation has been organized to do all things and exercise all powers, rights, and privileges which a nonprofit business corporation may now or hereafter be organized or authorized to do.

SHERIFF SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 16-2032

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, FEBRUARY 08, 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: 418 SOUTH PENNSYLVANIA AVENUE, CENTRE HALL, PA 16828

UPI/TAX PARCEL NUMBER: 20-320-051A; 1900; 2 STORY; DETACH; BRICK

ALL those lots and pieces of land, together with the improvements thereon erected lying and being in Potter Township, Centre County, Pennsylvania, more particularly described in the plan of Centre Hall Station Lots recorded in Deed Book 119, at page 255, as of August 20, 1917, and in Deed Book 144, at page 139:

THE SAME being bounded on the west by Pennsylvania Avenue; on the east by railroad; on the north by Kerr Street; and on the South by lot now or formerly of Arthur M. Grove.

THEREON erected a two-story brick dwelling

Centre County Legal Journal

house and other improvements.

TITLE TO SAID PREMISES IS VESTED IN SCOTT MATTHEW WOJTASZEK AND BAMBI S. WOJTASZEK, HUSBAND AND WIFE, by Deed from RONALD LEE WELLING, SR. LEAH DENISE WELLING, Dated 09/15/2004, Recorded 09/24/2004, in Book 1743, Page 205.

TAX PARCEL NO. 20-320-.051A,0000-Being known as 418 South Pennsylvania Avenue, Centre Hall, PA 16828-8506.

To be seized in execution as the property of Scott M. Wojtaszek a/k/a Scott Matthew Wojtaszek, Bambi S. Wojtaszek.

Seized and taken into execution to be sold as the property of SCOTT M. WOJTASZEK AKA SCOTT MATTHEW WOJTASZEK AND BAMBI WOJTASZEK 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. 16-467

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, FEBRUARY 08, 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: 117 CENTRE HILL LANE & SINKING CREEK ROAD, SPRING MILLS, PA 16875

UPI /TAX PARCEL NUMBER: 20-06-031A; 1972; 1STORY; DETACH; ALUMINUM

20-06-029A; .30 DEEDED ACRES

117 Centre Hill Lane:

ALL THAT CERTAIN message, tenement

and tract of land located and being in the Township of Potter, County of Centre, Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the common boundary of the lands of the Grantor and lands now or formerly of Eugene P. Wacker, which iron pin is 242.8 feet from the center line of Leg. Route No. 14023 through an iron pin on the Southerly boundary of the said Leg. Route 14023 to the point of intersection as hereinbefore set out; thence continuing along the lands now or formerly of Eugene P. Wacker, South 52° 00' East 52.7 feet to an iron pin; thence continuing along the lands now or formerly of Eugene P. Wacker, South 39° 35' East 228.20 feet to an iron pin on the common boundary of the lands of Raymond F. Addleman South 57° 30' West 125.3 feet to an iron pin at the intersection of other lands of Raymond F. Addleman North 43° 35' West 156.6 feet to an iron pin at the intersection of the lands of Marian C. Henry, the lands herein conveyed and the lands of Raymond F. Addleman; thence continuing along the common boundary of the lands being retained by Marian C. Henry, North 43° 35' West 89 feet to an iron pin; thence continuing along the lands of Marian C. Henry, North 43° 21' East 133 feet to an iron pin, the place of beginning.

UNDER AND SUBJECT, NEVERTHELESS, to all existing easements, covenants, conditions, restrictions and rights of way as shown in prior deeds of record.

BEING known as Centre County Uniform Parcel Identifier Number 20- 6/31A.

Sinking Creek Road:

ALL THAT CERTAIN message, tenement and tract of land located and being in the Township of Potter, County of Centre, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at iron pin on line of land or formerly of Charles L. Myers et ux, at the Southerly end of an old fence row; thence South 58° 55' West 119.00 feet to an iron pin; thence by other lands of the grantee herein North 43° 35' West 90.00 feet to an iron pin; thence North 57° 30' East 125.25 feet to an iron pin; thence South 39° 35' East 90.00 feet to an iron pin being the point of beginning.

BEING known as Centre County Uniform Parcel Identifier Number 20- 6/29A.

TO BE SOLD AS THE PROPERTY OF PAUL T. BERKOBIN

Seized and taken into execution to be sold as the property of PAUL T. BERKOBIN in suit of NATIONAL PENN BANK, F/K/A NITTANY BANK, A DIVISION OF NATIONAL PENN

Centre County Legal Journal

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

Attorney for the Plaintiff:
BINGAMAN, HESS, COBLENTZ & BELL
WYOMISSING, PA
610-374-8377

BRYAN L. SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania

SHERIFF SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 16-2781

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, FEBRUARY 08, 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: 506 S MOSHANNON AVE, SNOW SHOE, PA 16874
UPI /TAX PARCEL NUMBER: 26-01-016; 1900; 2 STORY; DETACH; ALUMINUM

ALL that certain messuage, tenement, and lot of ground situate in the Borough of Snow Shoe, lying on the northwestern side of the road leading to Philipsburg, locally referred to as Fifth Street or Moshannon Avenue, County of Centre and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point 135 feet west of the intersection of Sycamore Street and Moshannon Avenue; thence in a westerly direction a distance of 65 feet to a twenty (20) foot alley; thence along said alley in a northwesterly direction a distance of 120 feet to a point at Lot #669; thence in a northeasterly direction a distance of 65 feet, more or less, to lot of the Presbyterian Congregation; thence in a Southeasterly direction along same a distance of 120 feet to Moshannon Avenue and the place of beginning. Subject to all reservations and exceptions appearing in the chain of title.

BEING known as Centre County Uniform Parcel Tax Identifier Number 26-001/016.

BEING THE SAME PREMISES which Eugene J. Neal and Joann H. Allen a/k/a Joann H. Neal, divorced, by Deed Dated 11/3/2006 and

Recorded 11/7/2006, in the Office of the Recorder of Deeds in and for the County of Centre, in Deed Book 1976, Page 0145, granted and conveyed unto Michele A. Heeman.

Seized and taken into execution to be sold as the property of MICHELLE A. HEEMAN in suit of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK.

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. 17-1709

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, FEBRUARY 08, 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: 3050 BUFFALO RUN RD, BELLEFONTE, PA 16823
UPI / TAX PARCEL NUMBER: 18-02-018; 1920; 1 STORY; DETACH; VINYL

ALL those two certain tracts of land situate in Patton Township, Centre County, Pennsylvania, bounded and described as follows:

THE FIRST THEREOF:

BEGINNING at a post by the Buffalo Run Road and on the line between lands now or late of Henry Brockerhoff and now or late of Agnew Sellers; thence along said road, North 72 degrees

East, 10 perches to a post; thence South 11 3/4 degrees East, 4 perches to a post; thence South 72 degrees West, 10 perches to a post on the beforementioned line between Brockerhoff and Sellers; thence along said line North 11 3/4 degrees West, 4 perches to the place of beginning.

THE SECOND THEREOF:

BEGINNING at the Southwest corner of the property now or late of Donald K. Hassinger, et

Centre County Legal Journal

ux, on the line between lands now or late of Brockerhoff heirs and Sellers heirs; thence North 73 degrees East, 10 perches to a post, the Southeast corner of the old road; thence South 10 3/4 degrees East, 4 perches to a post; thence South 73 degrees West, 10 perches to a post on the line between Brockerhoff heirs and Sellers heirs; thence along said line North 10 3/4 degrees West, 4 perches to a post, the place of beginning. The above-described land is more accurately bounded and described on the basis of a survey thereof conducted by Edward J. Heary, Professional Land Surveyor, dated June 13, 2005, as follows:

BEGINNING at an iron pin set at the Northwest corner of lands now or formerly of Eugene Bennett; thence along said lands South 0 degree 21 minutes West, a distance of 132.00 feet to an iron pin; thence South 84 degrees 14 minutes West, a distance of 165.00 feet to an iron pin; thence North 4 degrees 53 minutes West, a distance of 132.00 feet to an iron pin; thence North 84 degrees 28 minutes East, a distance of 177.05 feet to an iron pin set at the Northwest corner of lands now or formerly of Eugene Bennett, being the place of beginning.

The revised description of the foregoing tract made pursuant to survey by Edward J. Heary, P.L.S. dated June 13, 2005, last revision noted April 6, 2007, a copy of which is attached hereto and made a part hereof.

TITLE TO SAID PREMISES IS VESTED IN JOHN K. KOPTCHAK AND PATRICIA K. KOPTCHAK, H/W, by Deed from JOHN K. KOPTCHAK, Dated 05/01/2013, Recorded 05/01/2013, in Book 2124, Page 238.

TAX PARCEL NO. 18-2-18

Being known as 3050 Buffalo Run Road, Bellefonte, PA 16823-9013.

To be seized in execution as the property of John K. Koptchak, Patricia K. Koptchak.

Seized and taken into execution to be sold as the property of PATRICIA K. KOPTCHAK AND JOHN K. KOPTCHAK in suit of SUNTRUST MORTGAGE INC.

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. 17-2771

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, FEBRUARY 08, 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: 165 SOMERSET LANE, BELLEFONTE, PA 16823

UPI /TAX PARCEL NUMBER: 07-11-039Y; 1988; BI-LEVEL; DETACH; VINYL

ALL that certain message, tenement and tract of land situated in Boggs Township, Centre County, Pennsylvania, bounded and described on the basis of a current survey thereof by Andrew J. Knapka, Registered Surveyor, as follows:

BEGINNING at a southerly corner of the land herein described, at an iron pin set on curve in the northerly line of a cul-de-sac having a radius of 50.00 feet at the northerly terminus of the fifty-foot right of way of Somerset Lane, which iron pin marks a common corner with Lot 23; thence along said cul-de-sac in a westerly direction by a curve to the left on a radius of 50.00 feet for an arc distance of 52.36 feet to an iron pin set on curve, the chord of which section of curve bears South 84° 08' 00" West, 50.00 feet; thence along other lands of the grantors herein in Lot 28, North 85° 00' 00" West, 132.28 feet to an iron pin set; thence still along lands in said Lot 28, North 05° 47' 30" West, 308.43 feet to an iron pin set in the southeasterly line of lands of Darla MacMillan, widow; thence along said lands, North 62° 06' 33" East, 136.12 feet to a 3/4-inch iron pipe found; thence along a residue of lands of Reuben H. Summers, et ux, et al, South 05° 47' 30" East, 80.20 feet to a 3/4-inch iron pipe found (hit); thence still along said residue lands, and continuing along lands of David C. Lucas, et ux, North 84° 12' 30" East, 228.88 feet to an iron pin found; thence along lands of Charles F. Zimmers, et ux, in Lot 19, and continuing along lands of Russell L. Myers, et ux, in Lot 18, South 05° 47' 30" East (passing over an iron pin marking the common corner of Lot Nos. 19 and 18 at about 147.04 feet), for a

Centre County Legal Journal

total distance of 227.48 feet to an iron pin set; thence along other lands of the grantors, herein in Lot 23, South 84° 12' 30" West, 130.93 feet to an iron pin set; thence still along lands in said Lot 23, South 24° 08' 00" West, 88.46 feet to the iron pin at the place of beginning.

Title to said Premises vested in Franklin K. Noll and Roslyn M. Noll by Deed from Robert L. Summers and Gloria J. Summers dated March 30, 1987 and recorded on April 26, 1988 in the Centre County Recorder of Deeds in Book 463, Page 324.

Being known as: 165 Somerset Lane, Bellefonte, PA 16823

Tax Parcel Number: 7-11-394

Seized and taken into execution to be sold as the property of ROSLYN M. NOLL AND FRANKLIN NOLL in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, ETAL.

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

CENTRE COUNTY LEGAL JOURNAL

P.O. Box 57

Bellefonte, Pennsylvania 16823

FIRST CLASS MAIL