

# Centre County Legal Journal

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

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Bellefonte, Pennsylvania February 14, 2018

No. 7

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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.)

MARGARET A. SMYSER, late of Spring Township -- Harry E. Smyser, III, 111 Kelsey Drive, Lansdale, PA 19446, Executor;

JAMES J. ASH, late of Centre Hall Borough - Timothy J. Ash, 121 East Allison Street, Centre Hall, PA 16828; or Robert W. Ash, 144 Old Whitey Lane, Centre Hall, PA 16828; Co-Executors; ROBERT C. RAYMAN, ESQUIRE, 1315 West College Avenue, Suite 300, State College, PA 16801, Attorney.

ANNA MARY BURRIS, late of Centre Hall Borough -- Joy L. Decker, 126 Bradley Road, Centre Hall, PA 16828, Executrix; LeDON YOUNG, ESQUIRE, 315 S. Allen, Suite 126, State College, PA 16801, Attorney.

MARIE G. BURWELL, late of College Township -- Anson C. Burwell, III, 2547 Buchenhorst Road, State College, PA 16801, Executor; Robert A. Mix, Esquire, LEE, GREEN & REITER, INC., 115 East High Street, Bellefonte, PA 16823, 814-355-4769, Attorney.

JOHN L. WOIKA, a/k/a JACK L. WOIKA, late of Patton Township -- Norma R. Woika, 200 Lions Hill Road, Apt. E210, State College, PA 16803, Executrix; Daniel E. Bright, Esquire, MCQUAIDE BLASKO, INC., 811 University Drive, State College, PA 16801, Attorney.

BETTY L. McDONNELL, late of Bellefonte Borough, Lee McDonnell, 3248 Jonagold Drive, Harrisburg, PA 17110, Executor.

GLENN C. DERSHEM, late of Bellefonte Borough -- Steven G. Dershem, 725 E. Linn Street, Bellefonte, PA 16823, Executor; WILLIAM G. TRESSLER, ESQUIRE, 410 N. Allegheny Street, Bellefonte, PA 16823, Attorney.

CHARLES W. DEARMITT, JR., late of Spring Township -- Judith A. Furfaro, 1301 Parkwood Drive, Bellefonte, PA 16823, Executrix; WILLIAM G. TRESSLER, ESQUIRE, 410 N. Allegheny Street, Bellefonte, PA 16823, Attorney.

MADELINE JEAN VAIL, late of Rush Township -- Robert E. Vail, Sr., PO Box 97, Brisbin, PA 16620, Administrator; Beverly J. Mears, Esquire, MEARS AND ADAMS, ATTORNEYS AT LAW, 800 N. Logan Blvd., Altoona, PA 16602, Attorney.

PHILIP D. BENCH, late of Ferguson Township -- Debra A. Price, 1270 Circleville Road, State College, PA 16803, Administratrix, John R. Miller, III, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

WALTER L. MAHUTE, late of Ferguson Township -- Gary S. Mahute, 274 Timberwood Trail, Centre Hall, PA 16828, Administrator; Michael S. Levandoski, Esquire, MILLER, KISTLER & CAMPBELL, 720 S. Atherton Street, State College, PA 16801, Attorney.

DORIS J. LAUVER, late of Spring Township -- Barry Lynn Lauver, 472 Grenoble Road, Spring Mills, PA 16875, Executor.

SEAN THOMAS, late of Howard Township - Carrie Thompson, 198 Hillcrest Street, Howard, PA 16841, Executrix.

PATRICIA R. HAZEL, late of Bellefonte Borough -- Robert Douglas Hazel, 515 East Beaver Street, Bellefonte, PA 16823, Executor; Dennis O. Reiter, Esquire, LEE, GREEN & REITER, INC., 115 E. High St., Lock Drawer 179, Bellefonte, PA 16823, Attorney.

WALTER R. YOUNG, JR., late of Bellefonte Borough -- Laura A. Young, 34 Hillcrest Drive, Biglerville, PA 17307, Executrix; H. DENNING MASON, ESQUIRE, 817 East Bishop Street, Post Office Box 547, Bellefonte, PA 16823, Attorney.

BARBARA P. SHIGLEY, late of State College Borough -- James Francis Shigley, 122 Aikens Place, State College, PA 16801, Executor; JAMES L. GREEN, ESQUIRE, 919 University Dr., First Floor, State College, PA 16801, Attorney.

JACQUELINE N. SCHEUREN KLEES, late of Patton Township -- Russel C. Scheuren, 300 Lions Hill Road, Apt. W506, State College, PA 16803, Executor; Jeffrey A. Ernico, Esquire, METTE, EVANS AND WOODSIDE, 3401 North Front Street, Harrisburg, PA 17110, Telephone: (717) 232-5000, Attorney.

DENNIS A. SHARKEY, JR., late of Ferguson Township -- Dennis A. Sharkey, III, 415 S. 12th

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Street, Philadelphia, PA 19147, Executor; Daniel E. Bright, Esquire, McQUAIDE BLASKO, INC., 811 University Drive, State College, PA 16801, Attorney.

ALICE D. CODER a/k/a ALICE M. CODER, late of Rush Township -- Vicki J. Myers, 109 St. Agnes Dr., Morrisdale, PA 16858, Personal Representative; Daniel J. Nelson, Esquire, MASON LAW OFFICE, 200 N. Front Street, Suite 201, P.O. Box 28, Philipsburg, PA 16866, Attorney.

MAUREEN LARKIN KELLER, late of Bellefonte Borough -- Michael Keller, 261 E. Beaver St., Bellefonte, PA 16823, Executor; Richard L. Campbell, Esquire, MILLER, KISTLER & CAMPBELL, 720 South Atherton Street, State College, PA 16801, Attorney.

BETTY I. BORGER, late of Union Township -- Esther C. Borger, 137 Blamey Stone Drive, Julian, PA 16844, Executrix; John R. Miller, III, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

VIOLET L. ERICKSON, a/k/a VIOLET ERICKSON, late of Rush Township -- Riverview Bank, Successor by Merger to CBT Bank, formerly Clearfield Bank & Trust Company, 11 North Second Street, P.O. Box 171, Clearfield, PA 16830, Executor; Ann B. Wood, Esquire, BELL, SILBERBLATT & WOOD, 318 East Locust Street, P.O. Box 670, Clearfield, PA 16830, Attorney.

WALTER M. SWOOPE, JR., a/k/a WALTER SWOOPE, JR., a/k/a WALTER M. SWOOPE, late of Philipsburg Borough -- Elizabeth N. Sweetow, a/k/a Elizabeth S. Sweetow, 1661 Pine Street, Apt. 1017, San Francisco, CA 94109, Personal Representative; David C. Mason, Esquire, MASON LAW OFFICE, 200 N. Front Street, Suite 201, P.O. Box 28, Philipsburg, PA 16866, Attorney.

SHIRLEY DEPALMA, a/k/a SHIRLEY J. DEPALMA, late of Rush Township -- Barbara J. Dinant, 49 Wood Street, Philipsburg, PA 16866; or Sandra L. Zapsky, 90 14th Street, Madera, PA 16661; Co-Administratrices; GIRARD KASUBICK, Attorney at Law, 611 Brisbin Street, Houtzdale, PA 16651, Attorney.

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### LEGAL NOTICE

Behavioral Health Alliance of Rural Pennsylvania has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

Obermayer Rebmann Maxwell  
& Hippel, LLP  
Centre Square West  
1500 Market St., (3400 W.)  
Philadelphia, PA 19102

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### LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Petition of Bentley Steven Hockenberry was filed in the Centre County Court praying for a decree to change his name to Bentley Steven Costo. The Court has fixed Thursday, the 1st day of March, 2018 at 4:30 P.M. in Courtroom No. 1 of the Centre County 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 Articles of Incorporation-Nonprofit were filed with the Pennsylvania Department of State, on or about January 10, 2018, to incorporate the proposed nonprofit organization, STATE COLLEGE IMPACT, INC., under the provisions of the Non-profit Corporation Law of 1988.

Desiree F. Fralick, Esquire  
The Mazza Law Group, P.C.  
2790 W. College Avenue, Suite 800  
State College, PA 16801  
814-237-6255

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### LEGAL 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 B. REAL WELLNESS was filed with the Secretary of the Commonwealth of Pennsylvania, Department of State, in Harrisburg, Pennsylvania on October 13, 2017. The owner of this business is Lauren Breon and the address of this business and owner is 4426 Penns Valley Road, PO BOX 104, Spring Mills, PA 16875-0104.

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### LEGAL NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation-Nonprofit have been filed with the Commonwealth of Pennsylvania, Department of State, at Harrisburg, Pennsylvania on May 1, 2017, for the purpose of obtaining a Certificate of Incorporation of a proposed nonprofit corporation to be organized under the provisions of the Pennsylvania Non-Profit Corporation Law statutes at 15 Pa. C.S. Sec. 5301 et seq., as amended. The name of the non-profit corporation is GREATER BUFFALO RUN

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VALLEY UNITED METHODIST CHURCH,  
with its principal office or place of business at  
126 Apple Street, Bellefonte, PA 16823.

JEFFREY W. STOVER, ESQUIRE  
Stover, McGlaughlin, Gerace, Weyandt &  
McCormick, P.C.  
122 E. High Street  
Bellefonte, PA 16823

### LEGAL NOTICE

“This is notice that on February 8, 2018, Desiree C. Martin filed a 3301(d) Affidavit to Section 3301(d) of Divorce Decree in the Centre County Court of Common Pleas, seeking to obtain a 3301(d) Divorce from Gary Martin. The caption of the Divorce action is 2017-1785, and the parties are Desiree C. Martin and Gary Martin, NOTICE: You have been sued in an action for divorce. If you wish to deny any of the statements set forth in this Affidavit, you must file a Counter-Affidavit within twenty (20) days after this Affidavit has been served on you, or the statements will be admitted. 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP:** Centre County Court Administrator’s Office, Centre County Courthouse, 102 S. Allegheny St., Bellefonte, Pennsylvania 16823, (814) 355-6727.”

### SHERIFF SALE

By Virtue of a Writ of Execution  
(Mortgage Foreclosure)  
No. 17-3606

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, MARCH 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: 619 OAK STREET,  
SANDY RIDGE, PA 16677

UPI /TAX PARCEL NUMBER: 05-28B-026;  
1997; 1 STORY; DETACH; VINYL

PROPERTY ADDRESS: 619 1 OAK STREET,  
SANDY RIDGE, PA 16677

UPI/TAX PARCEL NUMBER: 05-28B-026;  
1 STORY; FEMA; MANUF

ALL those two certain lots or parcels of ground numbered 61 and 62 in the general plan of lots laid out by the Philipsburg Coal and Land Company and called Oakwood, in the Township of Rush, County of Centre and State of Pennsylvania, bounded and described as follows, to wit:

THE FIRST THEREOF:

BEGINNING at a post on the westerly side of Second Street, distant two hundred feet in a southeasterly direction from the south corner of Second and Oak Streets; thence along the line of Lot No. 62, South sixty degrees and five minutes West, two hundred feet to a post; thence South twenty-nine degrees and fifty-five minutes East, fifty feet to a post, corner of Lot No. 60; thence along the line of Lot No. 60, North sixty degrees and five minutes East, two hundred feet to a post on the line of Second Street; thence along the westerly side of Second Street, North twenty-nine degrees and fifty-five minutes West, fifty feet to the place of beginning, being Lot No. 61 in the aforesaid plan of lots.

THE SECOND THEREOF:

BEGINNING at the south corner of Lot No. 63 and Second Street, thence South sixty degrees and five minutes West, along the southerly line of Lot No. 63, two hundred feet to a post; thence South twenty-nine degrees and fifty-five minutes East, fifty feet to a post a corner of Lot No. 61; thence North sixty degrees and five minutes East along the line of Lot No. 61 (being the lot above described), two hundred feet to the westerly side of Second Street; thence North twenty nine degrees and fifty-five minutes West, along the westerly side of Second Street, fifty feet to a post, corner of Lot No. 63 and place of beginning, being Lot No. 62 on the aforesaid plan of lots.

EXCEPTING AND RESERVING out of the above two lots or parcels of ground all coal, coal veins and all other minerals, and metals, coal, gas and oil found in, under and upon the above described two lots or parcels of ground, together with free ingress, egress and regress and privilege as reserved and restricted by the Philipsburg Coal and Land Company in the original

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deeds of conveyance, the first thereof to John Thomas, dated February 23, 1905, and recorded in the Recorder's Office of Centre County in Deed Book Vol. 94, Page 529 and the second thereof by deed from the Philipsburg Coal and Land Company to Amos Garland, dated November 6, 1911, and recorded in the Recorder's Office aforesaid in Deed Book Vol. 99, Page 39. TITLE TO SAID PREMISES IS VESTED IN MICHAEL C. WOLF AND KIMBERLY A. WOLF, HUSBAND AND WIFE, by Deed from ALICE JEAN O'CONNOR, INDIVIDUALLY, AND AS ATTORNEY IN FACT FOR THOMAS HENRY AND VICKI DEEMER, GUARDIAN OF THE ESTATE OF RICHARD HENRY, Dated 10/06/1995, Recorded 10/10/1995, in Book 832, Page 993.

TAX PARCEL NO. 05-028B,026-,0000-, 05-028B.026-..001-

Being known as 619 Oak Street & 619 1 Oak Street, Sandy Ridge, PA 16677.

To be seized in execution as the property of Michael C. Wolf, Kimberly A. Wolf.

Seized and taken into execution to be sold as the property of MICHAEL C. WOLF AND KIMBERLY A. WOLF in suit of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/I/I TO WASHINGTON MUTUAL BANK, F.A. S/I/I TO NORTH AMERICAN MORTGAGE COMPANY.

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

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### SHERIFF SALE

By Virtue of a Writ of Execution  
(Mortgage Foreclosure)

No. 17-3343

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, MARCH 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: 191 CHESTER DRIVE, PINE GROVE MILLS, PA 16868

UPI / TAX PARCEL NUMBER: 24-744-034; 2002; 2 STORY; DETACH; VINYL

ALL THAT CERTAIN tract of land situated in Ferguson Township, Centre County, Pennsylvania, being Lot 10, as shown on a Plan entitled "Levi at Witherite, Final Subdivision Plan, Phase I, Record Plan," dated May 1, 2001, by PennTerra Engineering, Inc., State College, Pennsylvania, recorded in Plat Book 63 at Page 173 and being bounded and described as follows:

BEGINNING at an iron pin, being an easterly corner of Lot No. 9 and lying in a westerly R/W line of Chester Drive (50' R/W); thence along said R/W S 03° 39' 58" E, 43.90 feet to a point; thence continuing along said R/W along a curve to the left having a chord bearing of S 12° 18' 57" E, a chord distance of 82.72 feet, a radius of 275.00 feet, and an arc length of 83.03 feet to a point; thence continuing along said R/W S 20° 57' 55" E, 68.01 feet to an iron pin, lying along said R/W and being a northerly corner of Future Phase II; thence along said Lands S 60° 43' 24" W, 108.01 feet to an iron pin, lying along said Lands and being an easterly corner of lands owned now or formerly by Frank J. and Jane B. Schwab (D.B. 369, Pg. 193); thence along said Lands N 19° 54' 43" W, 247.16 feet to an iron pin, lying along said Lands and being a westerly corner of Lot No. 9; thence along said Lot N 86° 20' 02" E, 133.88 feet to an iron pin, being the place of beginning

CONTAINING 0.565 acres.

TITLE TO SAID PREMISES IS VESTED IN THOMAS J. HORGOS, by Deed from AIDAN WILSON, Dated 08/29/2012, Recorded 09/10/2012, in Book 2109, Page 197.

Mortgagor THOMAS J. HORGOS A/K/A THOMAS JANOS HORGOS died on 11/27/2014, leaving a Last Will and Testament dated 02/05/2004. Letters Testamentary were granted to ANDREAS PEIFFER on 04/28/2017 in CENTRE COUNTY, No. 14-14-0536. The Decedent's surviving devisees are PETER JACOB HORGOS and JOSEF MARK HORGOS.

TAX PARCEL NO. 24-744-,034-,0000-

Being known as 191 Chester Drive, Pine Grove Mills, PA 16868.

To be seized in execution as the property of Andreas Peiffer, in His Capacity as Executor of The Estate of Thomas J. Horgos a/k/a Thomas Janos Horgos, Petr Jacob Horgos, in His Capacity as



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Devisee of The Estate of Thomas J. Horgos a/k/a Thomas Janos Horgos, Josef Mark Horgos, in His Capacity as Devisee of The Estate of Thomas J. Horgos a/k/a Thomas Janos Horgos. Seized and taken into execution to be sold as the property of ANDREAS PEIFFER, IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF THOMAS J, PETR JACOB HORGOS, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF THOMAS AND JOSEF MARK HORGOS, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF THOMAS in suit of WELLS FARGO BANK, N.A..

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

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### SHERIFF SALE

By Virtue of a Writ of Execution  
(Mortgage Foreclosure)

No. 17-2688

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, MARCH 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: 114 F STREET, PHILIPSBURG, PA 16866

UPI /TAX PARCEL NUMBER: 05-35-072; 1920; 2 STORY; DETACH; VINYL

ALL that interest in and to those two certain lots or parcels of land situate in the Borough of South Philipsburg, County of Centre, and State of Pennsylvania, and being Lots Nos. 60 and 61 in the plan of said Borough.

EXCEPTING AND RESERVING THEREFROM, a strip of land forty-five (45) feet in width along an alley on the northern side of said lots and also a strip of land sixty-six (66) feet in length, leaving a dimension of the above named lots to be thirty three (33) feet in width and one hundred twenty five (125) feet in depth each.

TOGETHER, with all and singular the building and improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title and interest, property, claim and demand whatsoever of the said Grantors, their heirs and assigns, in law, equity or otherwise, howsoever, in and to the same, and every party thereof.

TO HAVE AND TO HOLD the said lot or piece of ground above described, with the message and tenement thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever. UNDER SUBJECT, NEVERTHELESS, to all exceptions, reservations, conditions and restrictions as containing in prior Deeds in the chain of title.

BEING THE SAME PREMISES which John G. Ellis and Patricia Ellis, husband and wife, and Judith A. Frank and John W. Frank, Jr., husband and wife, by Deed dated November 11, 1999 and recorded on November 19, 1999, in the Office of the Centre County Recorder of Deeds at Deed Book Volume 1126 at Page 945, granted and conveyed unto William E. Moore and Temmy K. Moore.

Being Known as 114 F Street, Philipsburg, PA 16866

Parcel I.D. No. 5-35-72

Seized and taken into execution to be sold as the property of WILLIAM E. MOORE AND TAMMY K. MOORE in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB.

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

Attorney for the Plaintiff:

HLADIK ONORATO FEDERMAN LLP  
NORTH WALES, PA

215-855-9521

BRYAN L. SAMPSEL, Sheriff  
CENTRE COUNTY, Pennsylvania

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### SHERIFF SALE

By Virtue of a Writ of Execution  
(Mortgage Foreclosure)

No. 17-239

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, MARCH 08, 2018**

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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: 144 FOUNTAIN RD, SNOW SHOE, PA 16874

UPI / TAX PARCEL NUMBER: 02-07-091A; 1989; 1 STORY; DETACH; VINYL

ALL that certain tract of land situate in the Township of Snow Shoe, County of Centre and State of Pennsylvania, being bounded and described as follows, to-wit:

BEGINNING at an iron pin set in a dirt road, said pin being 734 feet, more or less, Southeast of the intersection of L.R. A-407 and L.R. 14063; THENCE by L.R. 14063 and 16.5 feet North of the center line, N 69° 30' 00" W, 290.00 feet to a point; THENCE 104.64 feet following the arc of a curve to the left said curve having a radius of 669.11 feet to an iron pin set 16.5 feet from the center of the said roadway; THENCE through lands of the Grantors, N 03° 45' 00" E, 163.28 feet to an iron pin found; THENCE by lands of Frank Dudish, Jr., S 78° 00' 00" E., 383.81 feet to an iron pin set; THENCE S 03° 45' 00" W, 214.00 feet to the first mentioned point and place of beginning.

CONTAINING 1.61 acres of land, according to a plan and survey by Henry Surveys, dated September 21, 1983.

TILE TO SAID PREMISES IS VESTED IN MICHAEL S. MARKLE AND GRETTA M. MARKLE, HUSBAND AND WIFE, by Deed from RICK A. MIHALIK AND PATRICIA MIHALIK, HUSBAND AND WIFE, Dated 04/28/2006, Recorded 05/03/2006, in Book 1950, Page 1022.

TAX PARCEL NO. 02-007-091A,0000-Being known as 144 Fountain Road, Snow Shoe, PA 16874-8807.

To be seized in execution as the property of Michael S. Markle, Gretta M. Markle.

Seized and taken into execution to be sold as the property of MICHAEL S. MARKLE AND GRETTA M. MARKLE 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. 17-3608

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, MARCH 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: 700 EAST BISHOP STREET, BELLEFONTE, PA 16823

UPI /TAX PARCEL NUMBER: 32-203-84; 1954; 1 STORY; DETACH; BRICK

PARCEL NO.: 32-203-084

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

BEGINNING at an iron pin on the Southern side of State Highway Route No. 58 leading from Bellefonte to Zion at the Northeast corner of Lot No. 2; thence South 7° 15' East along Lot No. 2, 149.57 feet to an iron pin; thence North 84° 43' East along other lands of Grantors 50.02 feet to corner of Lot No. 4; thence North 7° 15' West 151.29 feet to an iron pin on the Southern line of aforementioned State Highway; thence South 82° 45' West 50 feet along said highway to the place of beginning;

BEING known as Lot No. 3 on plot or plan of lots made for Harry Tanney by Samuel H. Bricker, Registered Professional Engineer, dated September, 1947, and recorded in Centre County Plat Book Volume 8, at Page 23.

UNDER AND SUBJECT, NEVERTHELESS, to all existing easements, covenants, conditions and restrictions of record.

Fee Simple Title Vested in Michael C. Shay and Phillip A. Auman, as Joint Tenants with Right of Survivorship by deed from, Stephen V. Morris and Christine M. Morris, husband and wife, and Reliance Savings Bank dated 11/27/2002,

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recorded 12/30/2002, in the Centre County Recorder of deeds in Deed Book 1458, Page 26. ....and the said Phillip A. Auman, died 11/20/2016, whereupon title to premises in question became vested in Michael C. Shay, by right of survivorship.

Seized and taken into execution to be sold as the property of AUSTIN P. AUMAN, AS ADMINISTRATOR OF THE ESTATE OF PHILLIP A. AUMAN, DECEASED AND MICHAEL C. SHAY in suit of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE CWALT, INC.,...

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

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CENTRE COUNTY LEGAL JOURNAL

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**FIRST CLASS MAIL**