

Centre County Legal Journal

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Containing the Decisions Rendered in the
49th Judicial District**

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LEGAL NOTICE

Letters have been granted on the estate of the following decedents to the representatives named, who request all persons having claims against the Estate to present them in writing and all persons indebted to the Estate to make payment to them (unless otherwise noted, all addresses being in Centre County, PA.)

FAYNE MARIE ABEL, late of Harris Township -- Robin Abel, 5903 Gilly Lane, Warriors Mark, PA 16877, Executor.

RONALD T. SHRECKENGAST, late of Spring Township -- Shawnee L. Korman, 123 Dobson Drive, Centre Hall, PA 16828, Executrix; Tracey G. Benson, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

LEE PARTRIDGE LOZIER, late of Ferguson Township -- Jeannine Lozier, 316 McBath Street, State College, PA 16801, Personal Representative; David D. Engle, Esquire, ENGLE KAUFFMAN, P.C., 432 Rolling Ridge Drive, Suite 3B, State College, PA 16801, Attorney.

ROBERT L. ROHRBAUGH, a/k/a BOB L. ROHRBAUGH, late of Harris Township -- Carola A. Rohrbaugh, 175 Beacon Circle, Boalsburg, PA 16827, Executrix; Daniel E. Bright, Esquire, McQUAIDE BLASKO, INC., 811 University Drive, State College, PA 16801, Attorney.

RICHARD E. FINLEY, late of Ferguson Township -- Marianne F. Simons, 636 Delegal Street, St. Simons Island, GA 31522, Executrix; Desiree F. Fralick, Esquire, THE MAZZA LAW GROUP, P.C., 2790 W. College Avenue, Suite 800, State College, PA 16801, Attorney.

WILLIAM C. SCHAEFFER, late of Benner Township -- Elaine W. Schaeffer, 146 Fishburn Hill Road, Bellefonte, PA 16823, Administratrix; JAMES L. GREEN, ESQUIRE, 919 University Dr., First Floor, State College, PA 16801, Attorney.

JOSEPH L. FRENCH, late of Patton Township -- Laura Jane Brubaker and James R. French, c/o Kathleen Yurchak, Esquire, Steinbacher, Goodall & Yurchak, 328 S. Atherton Street, State College, PA 16801; Co-Executors; Kathleen Yurchak, Esquire, STEINBACHER, GOODALL & YURCHAK, 328 S. Atherton Street, State College, PA 16801, Attorney.

SHIRLEY L. MARKLE, late of Spring Township -- Ronnie Inhoof, 164 South Harrison Road, Pleasant Gap, PA 16823, Executor; John R. Miller, III, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

RONALD J. SINKUS, late of Walker Township -- Christopher D. Sinkus, 325 Gemar Avenue, Pleasant Gap, PA 16823, Executor; John R. Miller, III, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

HAZEL M. PETERS, late of Spring Township -- Glenda M. Houser, 189 Houser Lane, Bellefonte, PA 16823; and Brenda S. Johnstonbaugh, 1395 Buffalo Run Road, Bellefonte, PA 16823, Co-Executrices; Terry J. Williams, Esquire, MILLER, KISTLER & CAMPBELL, 720 South Atherton Street, State College, PA 16801, Attorney.

HERBERT C. JORDAN, late of Milesburg Borough -- Mark H. Jordan, 850 N. Nixon Road, State College, PA 16803, Executor; ALAN F. KIRK, ESQUIRE, 341 Science Park Road, Ste. 204, State College, PA 16803, (814) 325-9410, Attorney.

WILLIAM H. MOORE, late of Philipsburg Borough -- Shirley A. Moore, 314 N. 4th Street, Philipsburg, PA 16866, Executrix; WINIFRED H. JONES-WENGER, ESQUIRE, 333 Laurel Street, P.O. Box 469, Philipsburg, PA 16866, (814) 342-4330, Attorney.

MARY ANN KUCAS, late of Bellefonte Borough -- Nancy Swartzell, 112 Midway Drive, Bellefonte, PA 16823, Executrix; DANIEL MCGEE, ESQUIRE, 916 S. Atherton Street, State College, PA 16801, Attorney.

BARRY P. KOVACH, late of Philipsburg Borough -- Marian G. Kovach, 202 South Centre Street, Philipsburg, PA 16866, Executrix; Daniel E. Bright, Esquire, McQUAIDE BLASKO, INC., 811 University Drive, State College, PA 16801, Attorney.

ROBERT C. GLEESON, late of Potter Township -- Stephanie L. Ripka, 2891 Lower Brush Valley Road, Centre Hall, PA 16828, Executrix; LeDON YOUNG, ESQUIRE, 315 S. Allen, Suite 126, State College, PA 16801, Attorney.

SARA E. BABIN, late of Ferguson Township -- Denise K. Thal, 251 North Penn Street, Bellefonte, PA 16823, and Gary W. Babin, 500 Northlawn Drive, Lancaster, PA 17603;

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Co-Executors; H. DENNING MASON, ESQUIRE, 817 East Bishop Street, Post Office Box 547, Bellefonte, PA 16823, Attorney.

BEATRICE LOUISE BOONE, late of Milesburg Borough -- Robert P. Boone, 2976 Little Marsh Creek Road, Howard, PA 16841, Executor; GARY A. DELAFIELD, ESQUIRE, 916 S. Atherton Street, State College, PA 16801, Attorney.

MELISSA ANN BONSELL, late of Philipsburg Borough -- Michael Bonsell, 437 W. 15th Street, Tyrone, PA 16686, Administrator.

LEE LASLEY LEWIS, late of State College Borough -- Christopher Barkley Lewis, c/o Faith M. Lucchesi, Esquire, De Boef Lucchesi, P.C., 1402 South Atherton Street, State College, PA 16801, Executor; Faith M. Lucchesi, Esquire, DE BOEF LUCCHESI, P.C., 1402 South Atherton Street, State College, PA 16801, Attorney.

EVELYN J. WILLIAMS, late of Spring Township -- Mona R. Bowmaster, 880 Blanchard Street, Bellefonte, PA 16823, Executrix; John R. Miller, III, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

KATHRYN I. MEYER, late of Miles Township -- Philip D. Meyer, P.O. Box 51, Rebersburg, PA 16872, Executor; John R. Miller, III, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

LEONA B. MARKLE, late of Ferguson Township -- Ruth A. Markle, 904 W. Pine Grove Road, Pennsylvania Furnace, PA 16865, Executrix; GARY A. DELAFIELD, ESQUIRE, 916 S. Atherton Street, State College, PA 16801, Attorney.

GEORGE D. LIPSON, late of College Township -- Irene Cutler, 232 Woodland Drive, State College, PA 16803, Executrix; JAMES L. GREEN, ESQUIRE, 919 University Dr., First Floor, State College, PA 16801, Attorney.

LAURA C. DAVIDSON, late of Ferguson Township -- Diane Jankura, 2048 Chelsea Lane, State College, PA 16801, Executrix; Elizabeth A. Dupuis, Esquire, BABST CALLAND, 330 Innovation Boulevard, Suite 302, State College, PA 16803, Attorney.

ELEANOR C. MCCLINTICK, late of Walker

Township -- Judith A. McClintick, 17 Carnation Lane, Mill Hall, PA 17751, Executrix; Alvin L. Snowiss, SNOWISS, STEINBERG & FAULKNER, LLP, 333 North Vesper Street, Lock Haven, PA 17745, Attorney.

SUSAN M. ROSENBLoom, late of State College Borough -- John P. Leedy, c/o Kathleen V. Yurchak, Esquire, Steinbacher, Goodall & Yurchak, 328 South Atherton Street, State College, PA 16801, Executor; Kathleen V. Yurchak, Esquire, STEINBACHER, GOODALL & YURCHAK, 328 South Atherton Street, State College, PA 16801, Attorney.

LEONARD E. KORMAN, late of Ferguson Township -- Leonard C. Korman, c/o Kathleen V. Yurchak, Esquire, Steinbacher, Goodall & Yurchak, 328 South Atherton Street, State College, PA 16801, Executor; Kathleen V. Yurchak, Esquire, STEINBACHER, GOODALL & YURCHAK, 328 South Atherton Street, State College, PA 16801, Attorney.

CAROLYN A. DANIELS, late of Benner Township -- Mary M. Hart, c/o Kathleen V. Yurchak, Esquire, Steinbacher, Goodall & Yurchak, 328 South Atherton Street, State College, PA 16801, Executrix; Kathleen V. Yurchak, Esquire, STEINBACHER, GOODALL & YURCHAK, 328 South Atherton Street, State College, PA 16801, Attorney.

LUCILLE ELIZABETH RIPKA, late of Ferguson Township -- Dennis R. Ripka, 174 Bi Road, Julian, PA 16844, Executor; Terry J. Williams, Esquire, MILLER, KISTLER & CAMPBELL, 720 South Atherton Street, State College, PA 16801, Attorney.

JANE M. HEVERLY, late of Spring Township -- H. Jerry Heverly, 1010 Beagle Road, Mill Hall, PA 17751, Executor; FREDERICK D. LINGLE, ESQUIRE, Attorney-At-Law, 310 East Water Street, Lock Haven, PA 17745, Attorney.

BARRY E. GROVE, late of Burnside Township -- Elizabeth A. Grove, 1323 Sandpiper Drive, State College, PA 16801; David L. Grove, 393 Nilson Road, Bellefonte, PA 16823; and Rosalie S. Grove, 1456 N. Foxpointe Drive, State College, PA 16803; Co-Executors; Daniel E. Bright, Esquire, McQUAIDE BLASKO, INC., 811 University Drive, State College, PA 16801, Attorney.

FREDERICK A. HARRIS, a/k/a FRED A. HARRIS, late of State College Borough -- Earl

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F. Harris, 4046 Winchester Road, Petersburg, PA 16669, Executor; Jennifer B. Habel, Esquire, BMZ LAW, P.C., 113 Fourth Street, Huntingdon, PA 16652-1417, Attorney.

HAROLD H. SPICER, late of Spring Township -- Judy Ripka, 114 Limestone Drive, Pleasant Gap, PA 16823, Administratrix; WILLIAM G. TRESSLER, ESQUIRE, 410 N. Allegheny Street, Bellefonte, PA 16823, Attorney.

SHERIFF SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 17-4200

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, APRIL 12, 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 BRITTANY DRIVE, STATE COLLEGE, PA 16803
UPI / TAX PARCEL NUMBER: 18-10-288; 1964; BILEVEL;DETACH;ALUMINUM

ALL that certain message, tenement and tract of land situate, lying and being in the Township of Patton, County of Centre, State of Pennsylvania, bounded and described as follows, to-wit; BEGINNING at a point on the northwesterly side of Brittany Drive at the southwesterly corner of Lot No. 19; thence said beginning point being south 40 degrees 57 minutes west 101.28 feet from the southwesterly corner of the intersection of Brittany drive and Sierra Lane; thence along Brittany Drive by the arc of a curve to the right whose interior angle is 21 degrees 24 minutes radius 716.20 feet and chord south 48 degrees 57 minutes west 89.48 feet to Lot No. 154; thence along Lot No. 154 North 33 degrees 04 minutes 30 seconds West 158.11 feet to Lot No.175; thence along Lot No. 175 North 56 degrees 55 minutes 30 seconds East 89.01 feet to Lot No. 19; thence along Lot No. 19 south 32 degrees 55 minutes 30 seconds east 145.72 feet to Brittany Drive and the place of beginning. Being Lot No. 153 on the plan of sierra lane por-

tion of area II as recorded in Centre County Plat Book 12 at page 3-6 inclusive, prepared by engineering Centre, Inc., dated July, 1960 BEING KNOWN AS: 506 Brittany Drive, State College, PA 16803

PROPERTY ID NO.: 18-010-288-0000
TITLE TO SAID PREMISES IS VESTED IN Ronald C. Leynes and Kimberly N. Leynes BY DEED FROM Bernard A. Groft and Catania E. Groft, husband and Wife DATED 08/14/2004 RECORDED 11/24/2004 IN DEED BOOK 1764 PAGE 0769.

Seized and taken into execution to be sold as the property of KIMBERLY LEYNES A/K/A KIMBERLY N. LEYNES AND RONALD LEYNES A/K/A RONALD C LEYNES in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN-TRUST, SERIES 2005-OPT1, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-OPT1 C/O OCWEN LOAN SERVICING, LLC.

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. 17-3984

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, APRIL 12, 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: 113 KELLEY DEVELOPMENT ROAD, BELLEFONTE, PA 16823

UPI /TAX PARCEL NUMBER: 07-11B-086A; 1986; 1 STORY; DETACH; VINYL
ALL THAT CERTAIN message, tenement, and

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tract of land situate in the Township of Boggs, County of Centre, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin situate on the right of way line of Boggs Township Route T-668, Dell Street, a 40-foot right of way, at the southwesterly corner of the land herein conveyed and the southeasterly corner of lands now or formerly owned by Terri L. Richner (Deed Book 455, Page 576); thence along lands now or formerly owned by Terri L. Richner, North 25 degrees 29 minutes 40 seconds West, 238.89 feet to an iron pin; thence North 50 degrees 40 minutes 11 seconds East, 82.63 feet to an iron pin; thence along lands now or formerly owned by Dennis R. Hackenberg, et ux. (Deed Book 429, Page 898), North 66 degrees 51 minutes 09 seconds East, 75.00 feet to an iron pin; thence along Lot No. 2, South 7 degrees 54 minutes 39 seconds East, 261.42 feet to an iron pin situate on the northerly right of way line of Boggs Township Road T668; thence along said right of way along a curve having a chord bearing of South 58 degrees 36 minutes 47 seconds West, a radius of 458.34 feet, an arc distance of 48.32 feet and a chord distance of 48.30 feet to a point; thence continuing along said, South 61 degrees 38 minutes 06 seconds West, 28.18 feet to an iron pin, being the place of BEGINNING.

CONTAINING 0.659 acres and being known as lot No. 1 of the William T. Newman and Cathy L. Newman Three Lot Subdivision, dated May 2, 1989, as revised and recorded in Centre County Plat Book 40, page 207.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 113 Kelley Development Road, Bellefonte, PA 16823

PARCEL # 07-011B,O86A,0000-

BEING THE SAME PREMISES which Cathy L. Newman by Deed Dated January 29, 1996 and recorded January 31, 1996 in Deed Book 0848, page 1137, in the office of the recorder of Deeds in and for the County of Centre, granted and conveyed unto Lillian G. Musser, in fee.

Seized and taken into execution to be sold as the property of TERRY W. NEWMAN AND LILLIAN G. MUSSER A/K/A LILLIAN G. NEWMAN in suit of U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR CIM TRUST 2015-3AG MORTGAGE-BACKED NOTES, SERIES 2015-3AG.

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. 16-4266

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, APRIL 12, 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: 411 S PENNSYLVANIA AVE, CENTRE HALL, PA 16828

UPI /TAX PARCEL NUMBER: 34-04-003; 1880; 2 STORY; DETACH; VINYL

ALL that certain messuage, tenement and tract of land situate, lying and being in the Borough of Centre Hall, County of Centre and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

On the North by Lot No. 194 now or formerly owned by W.A. Odenkirk; on the East by Pennsylvania Avenue; on the South by Lot No. 198, the property of Wallace Ilgen, formerly William Stiver Estate; on the West by Logan Alley. Fronting 66 feet on Pennsylvania Avenue and extending back 165 feet to Logan Alley. Being Known as Lot No. 196.

TITLE TO SAID PREMISES IS VESTED IN JAMES E. WOODRING, by Deed from JAMES E. WOODRING AND LINDA M. WOODRING, Dated 02/07/2013, Recorded 02/13/2013, in Book 2119, Page 238.

TAX PARCEL NO. 34-004-,003-,0000-

Being known as 411 South Pennsylvania Avenue, Centre Hall, PA 16828-8702.

To be seized in execution as the property of James E. Woodring a/k/a James Edward Woodring, Linda M. Woodring a/k/a Linda Marie Woodring, The United States of America C/O The United States Attorney for The Middle District of PA.

Seized and taken into execution to be sold as the property of JAMES E. WOODRING A/K/A JAMES EDWARD WOODRING, LINDA M

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WOODRING A/K/A LINDA MARIE
WOODRING AND THE UNITED STATES OF
AMERICA in suit of US BANK NATIONAL
ASSOCIATION.

TERMS OF SALE: 20% DOWN AND BAL-
ANCE IN 10 DAYS

Attorney for the Plaintiff:

PHELAN HALLINAN DIAMOND & JONES
LLP

PHILADELPHIA, PA

215-563-7000

BRYAN L. SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania

CENTRE COUNTY LEGAL JOURNAL

P.O. Box 57

Bellefonte, Pennsylvania 16823

FIRST CLASS MAIL