

# Centre County Legal Journal

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

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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

### 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.)

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 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.

MICHAEL J. RANIO, JR., late of Bellefonte Borough -- Edward S. Ranio, 1017 Valley View Road, Bellefonte, PA 16823; Jason M. Ranio, 112 S. McAllister Street, Bellefonte, PA 16823; and Aaron P. Ranio, 1220 Fairview Drive, Bellefonte, PA 16823; Co-Executors; John R. Miller, III, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

ANNA MAISE TROSTLE, late of State College Borough -- Denise Ann Trostle, 1164 Dorum Ave., State College, PA 16801, Executrix; Richard L. Campbell, Esquire, MILLER, KISTLER & CAMPBELL, 720 South Atherton Street, State College, PA 16801, Attorney.

NANCY JANE WATSON, AKA NANCY J. WATSON, late of Benner Township -- Jacqueline L. Corl, 93 Ira Lane, Port Matilda, PA 16870, Executrix; John R. Miller, III, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

MARY LOUISE FREIJE, late of College Township -- Richard M. Freije, 131 Newton Ave. N, Worcester, MA 01609, Executor; Desiree F. Fralick, Esquire, THE MAZZA LAW GROUP, P.C., 2790 W. College Avenue, Suite

## Centre County Legal Journal

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800, State College, PA 16801, Attorney.

JOHN R. HELLMANN, SR., late of Patton Township -- John R. Hellmann, Jr., 2419 Chatham Court, State College, PA 16803, Executor; Elizabeth A. Dupuis, Esquire, BABST CALLAND, 330 Innovation Boulevard, Suite 302, State College, PA 16803, Attorney.

PATRICIA A. KOVACS, late of Walker Township -- Anne C. Yorks, 111 Meadow Lane, Bellefonte, PA 16823, Executrix; Elizabeth A. Dupuis, Esquire, BABST CALLAND, 330 Innovation Boulevard, Suite 302, State College, PA 16803, Attorney.

BRIAN C. KALEITA, late of Harris Township -- Margaret A. Kaleita, 201 Outer Drive, State College, PA 16801, Executrix; JAMES L. GREEN, ESQUIRE, 919 University Dr., First Floor, State College, PA 16801, Attorney.

MAURICE SHAMMA, late of College Township -- Bruce A. Shamma, 3262 South Clermont Street, Denver, CO 80222, Executor; Daniel E. Bright, Esquire, MCQUAIDE BLASKO, INC., 811 University Drive, State College, PA 16801, Attorney.

RUSSELL PAUL STINE, late of Taylor Township -- Christopher L. Shuey, 165 Fixit Lane, Port Matilda, PA 16870, Executor; DANIEL MCGEE, ESQUIRE, 916 S. Atherton Street, State College, PA 16801, Attorney.

WILLIAM SIMON, III, late of State College Borough -- William Simon, IV, 2 Ajax Avenue, Aspen, CO 81611, Administrator c.t.a., or Michael S. Levandoski, Esquire, CAMPBELL, MILLER WILLIAMS BENSON & CONSIGLIO, INC., 720 S. Atherton Street, Suite 201, State College, PA 16801, Attorney.

NANCY A. RUSSELL, late of Bellefonte Borough -- John Plozner, A.K.A. John J. Plozner, 220 West Beaver Street, Bellefonte, PA 16823, Administrator; WILLIAM G. TRESSLER, ESQUIRE, 410 N. Allegheny Street, Bellefonte, PA 16823, Attorney.

MICHAL M. MEASE, A/K/A MICHAL MARIE MEASE, late of Rush Township -- Monique M. Mease, 1103 8th Avenue, Apt. 2, Altoona, PA 16602, Administratrix; DAVID R. THOMPSON, ESQUIRE, 308 Walton Street, P.O. Box 587, Philipsburg, PA 16866, Attorney.

THELMA J. BITTING -- late of Ferguson Township -- Douglas Clair Bitting, 97 Ginger

Lane, Mifflintown, PA 17059; and John K. Bitting, P.O. Box 308, Pine Grove Mills, PA 16868; Co-Executors; John R. Miller, III, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

ADALENE MAE MILLER, a/k/a ADALINE M. MILLER, late of Liberty Township -- Willard T. Miller, 228 Marsh Creek Road, Howard, PA 16841; and Rick W. Miller, 1375 Howard Divide Road, Howard, PA 16841, Co-Executors; John R. Miller, III, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

FRANCES E. PARKER, a/k/a FRANCES ELIZABETH PARKER, late of Patton Township -- Paula L. Boyer, c/o Kathleen V. Yurchak, Steinbacher, Goodall & Yurchak, 328 S. Atherton Street, State College, PA 16801, Executrix; Kathleen V. Yurchak, Esquire, STEINBACHER, GOODALL & YURCHAK, 328 S. Atherton Street, State College, PA 16801, Attorney.

MARGARET PUKLAVEC, a/k/a MARGARET J. PUKLAVEC, late of Rush Township -- Charles A. Puklavec, 21 Korpar Lane, West Newton, PA 15089, Executor; LOUIS J. KOBER, II, ESQUIRE, Suite 301, 121 N. Main Street, Greensburg, PA 15601, (724) 837-0221, Attorney.

NANCY A. BABCOCK, late of College Township -- Carol Cosimano, 513 West Broad Street, Unit 704, Falls Church, VA 22046, Executrix; ROBERT C. RAYMAN, ESQUIRE, 1315 West College Avenue, Suite 300, State College, PA 16801, Attorney.

LOUIS P. TANNEY, late of Benner Township -- Theresa M. Reis, 2259 Valley View Road, Bellefonte, PA 16823, Executrix; John R. Miller, III, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

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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 April 2, 2018.

1. GILMORE. The first and final account and

## Centre County Legal Journal

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schedule of distribution of Mary G. Gilmore, ex-exrx., of etc., of Donald W. Gilmore, late of Spring Township, deceased.

2. SWOPE. The first and final account and schedule of distribution of Barbara J. Davidson, admrx. of etc., of Richard E. Swope, late of Bellefonte Borough, deceased.

3. TABER. The first and final account and schedule of distribution of First National Trust Company, ex-exr. of etc., of Richard H. Taber, late of State College Borough, 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, pursuant to the Fictitious Names Act, that a Certificate for the conduct of business in Centre County was filed in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on February 23, 2018, under the assumed or fictitious name, style or designation of Valley Homes of PA, with its principal place of business at 1126 South Eagle Valley Road, Bellefonte, Pennsylvania 16823. The name and address of the entity interested in such business is: Teaco, Inc., P.O. Box 375, Water Street, Milesburg, Pennsylvania 16853.

Robert C. Rayman, Esquire  
1315 W. College Ave., Suite 300  
State College, PA 16801

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### LEGAL NOTICE

NOTICE IS HEREBY GIVEN THAT an application was made to the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a charter of a Non-Profit Corporation, which was organized under the Provisions of the Pennsylvania Non-Profit Corporation Law of the Commonwealth of Pennsylvania.

Name of the corporation is: Mount Nittany Elementary School Parent Teacher Organization. Articles of Incorporation have been filed on November 9th, 2017. The purpose for which it was organized are as follows: To enrich the education of the children of Mount Nittany Elementary School, and to enhance the efforts of the staff through involvement of the parents and teachers.

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### LEGAL NOTICE

NOTICE IS HEREBY GIVEN that Terra Link Connections Company has filed Articles of Incorporation under the provisions of Pennsylvania's Business Corporation Law of 1988.

W. Scott Staruch, Esq.  
Laws, Staruch & Pisarcik  
20 Erford Rd., Ste. 105, Lemoyne, PA 17043  
(717) 975-0600

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### NOTICE

In the Court of Common Pleas of Centre County, Pennsylvania No. 2017-4387 (Civil) Action to Quiet Title, Louis E. Barnyak, Plaintiff, vs. Thomas "Jack" Aukland, his heirs, successors and assigns, and any and all persons having or claiming to have a right, title, interest or estate in the land known as 259 Livergood Lane, Burnside Township, Centre County, Pennsylvania, Centre County Tax Parcel No. 01-015-018A, Keith Barnyak, James Barnyak, Gail Leffew, Jill Kilar, Heirs of Samuel Barnyak, Phyllis Baker, Delores Milligan, Patricia Morris, Robert Barnyak, John Barnyak, Scott Barnyak, Shane L. Barnyak, Lance A. Barnyak and Troy E. Barnyak, Defendants.

To the above named Defendants: The Court of Common Pleas of Centre County, Pennsylvania, by Order dated the 15th day of March, 2018, has decreed that judgment be entered in favor of Plaintiff above named and against Defendants above named and further ordered that Defendants above named shall have until April 16, 2018, to assert any right, title, interest or estate in real estate described in the Complaint filed in the above entitled case or be forever barred from asserting any right, title, interest or estate in the real estate described in the Plaintiff's Complaint.

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### 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

## Centre County Legal Journal

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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 portion 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

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### 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 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

## Centre County Legal Journal

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County Plat Book 40, page 207.  
FOR INFORMATIONAL PURPOSES ONLY:  
Being known as 113 Kelley Development Road,  
Bellefonte, PA 16823  
PARCEL # 07-011B,086A,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 LIL-  
LIAN G. MUSSER A/K/A LILLIAN G. NEW-  
MAN 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 BAL-  
ANCE IN 10 DAYS  
Attorney for the Plaintiff:  
SHAPIRO & DENARDO LLC  
KING OF PRUSSIA, PA  
610-278-6800

BRYAN L. SAMPSEL, Sheriff  
CENTRE COUNTY, Pennsylvania

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### 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 di-  
rected, 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, un-  
less exceptions are filed with the Sheriff's Of-  
fice prior thereto.

PROPERTY ADDRESS: 411 S PENNSYLVA-  
NIA 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 Common-  
wealth 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 Penn-  
sylvania 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 Av-  
enue, 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  
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

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CENTRE COUNTY LEGAL JOURNAL

P.O. Box 57

Bellefonte, Pennsylvania 16823

**FIRST CLASS MAIL**