

# Centre County Legal Journal

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

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Series XIX

Bellefonte, Pennsylvania March 29, 2017

No. 13

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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.)

MARK A. BRESSLER, late of Gregg Township -- Lorianne Bressler, 109 Cooper Street, Spring Mills, PA 16875, Administratrix; John R. Miller, III, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

MYRA J. NYPAVER, late of Patton Township -- David M. Nypaver, 20705 Abington Cove Drive, Porter, TX 77365; and Jan A. McCarthy, 1031 East Ohio Street, Pittsburgh, PA 15223, Co-Executors.

NELLIE M. ECKENROTH, late of Spring Township -- Leslie R. Eckenroth, 92 Logan Avenue, Pleasant Gap, PA 16823, Executor; Jeffrey W. Stover, Esquire, STOVER McGLAUGHLIN, GERACE, WEYANDT & McCORMICK, 122 East High Street, Post Office Box 209, Bellefonte, PA 16823, Attorney.

GREGORY ELLIOTT MODIE, aka GREGORY ELLIOTT MODIE, late of Harris Township -- Phyllis A. Day, 915 Anna Street, Boalsburg, PA 16827, Administratrix; GARY A. DELAFIELD, ESQUIRE, 916 S. Atherton Street, State College, PA 16801, Attorney.

HELEN O'BREMSKI, late of Ferguson Township -- Denise Kaminsky, 2294 Fairfield Circle, State College, PA 16801, Executrix.

DONNA L. LITKE, late of State College Borough -- Sigrid Byers, 958 Grace Street, State College, PA 16801, Executrix; Jan A. Marks, Esquire, LOVETT BOOKMAN HARMON MARKS LLP, Fifth Avenue Place, Suite 2900, 120 Fifth Avenue, Pittsburgh, PA 15222, Attorney.

DOROTHEA L. BEDELL, late of College Township -- Deborah B. Eilbacher, 1512 Southview Road, Bel Air, MD 21015; and Cynthia L. Bedell, 662 West Willow Street, Louisville, CO 80027; Co-Executrices; Daniel E. Bright, Esquire, McQUAIDE BLASKO, INC., 811 University Drive, State College, PA 16801, Attorney.

MADELINE E. SIMPSON, late of Ferguson Township -- Terrance Westley Simpson, 419 North High Street, P.O. Box 452, Port Matilda, PA 16870, Executor; ROBERT C. RAYMAN, ESQUIRE, 1315 West College Avenue, Suite 300, State College, PA 16801, Attorney.

HARRY E. EBY, late of Spring Township -- Ruth G. Eby, 150 Medical Park Lane, Bellefonte, PA 16823, Administratrix; John R. Miller, III, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

CARLA R. BOONE, late of Harris Township -- Lenny D. Boone, 3654 Narrows Road, Loganton, PA 17747, Administrator; James N. Bryant, Esquire, BRYANT & CANTORNA, P.C., 107 East Main Street, P.O. Box 551, Millheim, PA 16854, Attorney.

VIVAN H. BAUMER, late of Harris Township -- Mary B. Boyle, 130 Farm Lane, State College, PA 16801, Executrix; Jeffrey W. Stover, Esquire, STOVER, McGLAUGHLIN, GERACE, WEYANDT & McCORMICK, 122 East High Street, Post Office Box 209, Bellefonte, PA 16823, Attorney.

MARY L. WEAVER, late of Rush Township -- Robert W. Irvin, 460 Flat Rock Road, Port Matilda, PA 16870, Executor; EDWARD S. NEWLIN, ESQUIRE, P.O. Box 86, Tyrone, PA 16686, Attorney.

THOMAS P. PRASKOVICH, late of Bellefonte Borough -- David H. Praskovich, 1440 Willowbrook Drive, Boalsburg, PA 16827, Executor; Dennis O. Reiter, Esquire, LEE, GREEN & REITER, INC., 115 E. High St., Lock Drawer 179, Bellefonte, PA 16823, Attorney.

JOHN M. ROBINSON, JR., late of Gregg Township -- Marjorie R. Foltzer, 148 Eagle Ridge Lane, Lewisburg, PA 17837, Executrix; RICHARD L. KALIN, ESQUIRE, 100 North Patterson Street, State College, PA 16801, Attorney.

ELAINE M. JONES, late of Huston Township -- Martha D. Rutledge, 570 Maurer Lane, Julian, PA 16844, Executrix; H. DENNING MASON, ESQUIRE, 817 East Bishop Street, Post Office Box 547, Bellefonte, PA 16823, Attorney.

ERIC J. MARKEL, late of Village of Spencer, Tioga County, New York -- Larry Markel, 124 Kelsey Lane, Bellefonte, PA 16823, Administrator.

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CLAIR ELERY FALLS, late of Liberty Township -- Rebecca J. Falls, 396 Hunter Run Road, Howard, PA 16841, Administratrix; FREDERICK D. LINGLE, ESQUIRE, 310 East Water Street, Lock Haven, PA 17745, Attorney.

SARA KAPLAN DYMOND, late of State College Borough -- Maxine Yetta Dade, P.O. Box 1051, Lemont, PA 16851, Executrix.

JOSEPH RAYMOND SIMCISKO, late of Lawrence Township, Clearfield County -- Holly Simcisko, 128 South Hoy Street, State College, PA 16801; and Leah Simcisko, 128 South Hoy Street, State College, PA 16801; Co-Administratrices.

EUGENE F. ERICKSON, late of Bellefonte Borough -- Pamela F. Woods, 12217 S. Debkey Court, Monrovia, MD 21770; and James M. Rayback, 102 E. College Avenue, State College, PA 16801, Co-Executors; James M. Rayback, JAMES M. RAYBACK, INC., 102 E. College Avenue, State College, PA 16801, Attorney.

CHARLES EDWARD WALLS, late of Harris Township -- Joyce L. Walls, 534 W. Main Street, Boalsburg, PA 16827, Executrix; James M. Rayback, JAMES M. RAYBACK, INC., 102 E. College Avenue, State College, PA 16801, Attorney.

MARTHA M. STEWART, late of College Township -- John Alan Stewart, a/k/a J. Alan Stewart, 136 West Pine Street, P.O. Box 154, Boalsburg, PA 16827, Executor; Daniel E. Bright, Esquire, McQUAIDE BLASKO, INC., 811 University Drive, State College, PA 16801, Attorney.

LESLIE ERIC CROSS, late of College Township -- Matthew J. Cross, 17859 Camp Cove Drive, Cypress, TX 77429; Daniel E. Cross, 7602 Ridgecrest Drive, Alexandria, VA 22308; and Pamela W. Cross, 174 Oak Ridge Drive, York, PA 17402; Co-Executors; GARY A. DELAFIELD, ESQUIRE, 916 S. Atherton Street, State College, PA 16801, 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 3, 2017.

1. COOK. The first and final account and schedule of distribution of Northwest Bank, execr. of etc., of Mary M. Cook, late of College Township, deceased.

2. PEARCE. The first and final account and schedule of distribution of David L. Pearce, Jr., execr. of etc., of David L. Pearce, Sr., late of Rush Township, deceased.

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

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### LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Petition of: Aryeh Burstein-Vigon and Akiva Mordechai Burstein-Vigon, minors, by Ricki Scott-Vigon and Sarah Beth Burstein, parents, was filed in the Centre County Court praying for a decree to change their names to: Aryeh Yehoshua-Vigon and Akiva Mordechai-Vigon.

The Court has fixed April 27 at 9:15 am, CTRM #2 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, 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 15, 2017, under the assumed or fictitious name, style or designation of Owens Cuts, with its principal place of business at 2942 Benner Pike, Bellefonte, Pennsylvania 16823. The name and address of the individual or entity interested in such business is: Owens, LLC, 355F Colonade Boulevard, State College, Pennsylvania 16803.

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

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### NOTICE

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Commonwealth of Pennsylvania, Department of State, at Harrisburg, Pennsylvania, in accordance with the Foreign Business Corporations Law. The name of the Corporation is XACT METAL, INC. and the registered address in the Commonwealth of Pennsylvania is 200 Innovation Boulevard, Ste. 257, State College, Pennsylvania 16803.

Katherine M. Richards, Esquire  
YEAGER & EBERHARDT

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350 Lakemont Park Boulevard  
Altoona, PA 16602

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### LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Petition of Fucheng Xu was filed in the Centre County Court praying for a decree to change their son's name to Franklin Fucheng Hsu. The Court has fixed Monday, the 10th day of April, 2017 at 4:45 p.m. in CTRM. #2 of the Centre Co. Courthouse, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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### SHERIFF SALE

By Virtue of a Writ of Execution  
(Mortgage Foreclosure)  
No. 16-4269

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 13, 2017  
AT 10:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than ten (10) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

PROPERTY ADDRESS: 401 WAGNER STREET, MILESBURG, PA 16853  
UPI /TAX PARCEL NUMBER: 28-3-54 2004; 1 STORY; VINYL

ALL those certain tracts or parcels of land situate, lying and being in the Borough of Milesburg, formerly Central City, Boggs Township, County of Centre, and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

PURPART NO. 1: All that certain lot of land designated as Lot No. 84 on a plot or plan of lots of Central City, Boggs Township (now Milesburg Borough), Centre County, Pennsylvania as laid out by Austin C. Iddings, James T. Hale, and others, bounded and described as follows, to wit: Bounded on the North by Lot No. 83; on the East by an alley; on the South by Lot No. 85; and on the West by Broadway; and fronting on said East side of Broadway, 50 feet more or less, and extending back eastwardly between parallel straight lines of that width to said alley.

PURPART NO. 2: All that certain lot of land

designated as Lot No. 86 on plot or plan of lots of Central City, Boggs Township, Centre County, Pennsylvania, more particularly bounded and described as follows, to wit: Bounded on the North by Lot No. 85; on the East by an alley; on the South by Lot No. 87; and on the West by Broadway; and fronting on the East side of Broadway, 50 feet more or less, and extending back eastwardly between parallel straight lines of that width to said alley.

PURPART NO. 3: All that certain lot of ground fronting on Broadway Street on the West 50 feet, on the North and South by vacant lot now or formerly of James T. Hale, deceased, and on the East by an alley; being 50 feet in front and 190 feet deep, known in the general plan of Central City of Lot No. 85.

SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

UNDER AND SUBJECT to and together with grants and reservations of coal, oil, gas, mining rights-of-way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

Seized and taken into execution to be sold as the property of DANIEL R. CAMPBELL AND ERIN T. CAMPBELL in suit of US BANK NATIONAL ASSOCIATION.

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

Attorney for the Plaintiff:

PURCELL KRUG & HALLER  
HARRISBURG, PA

BRYAN L. SAMPSEL, Sheriff  
CENTRE COUNTY, Pennsylvania

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### SHERIFF SALE

By Virtue of a Writ of Execution  
(Mortgage Foreclosure)  
No. 14-3849

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 13, 2017  
AT 10:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than ten (10) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with

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the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

PROPERTY ADDRESS: 186 OLD ROUTE 322, SPRING MILLS, PA 16875

UPI /TAX PARCEL NUMBER: 20-013-001-0000 2003; 2 STORY; VINYL

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

BEGINNING at an iron pin common to the land now or formerly of James D. Smith and along Route 322 right-of-way, located 288 feet from an iron pin at South side of Lloyd Avenue and Route 322; thence from said pin along the East side of the Route 322 right-of-way North 1120 feet, plus or minus, to a metal marker of the Pennsylvania Department of Forests and Waters, said marker being located from the center line of said Route 322 at that point 31 feet; thence from said marker North 62° 45' East 1810 feet along line by Pennsylvania Department of Forests and Waters to stones and 24' Rock Oak as witness, said stones being common to land now or formerly of John W. Dashman; thence South 26° 10" East along said land of John W. Dashman 300 feet to an iron pin common to land of Robert H. Barnes, known as Lot No. 12 and land now or formerly of John W. Dashman; thence South 61° 40" West, 1660 feet along land of Robert H. Barnes and Lots No. 6, 7, 8, 9, 10 and 11 to an iron pin common to Lots No. 4 and 5 now lands of C. N. Shindler; thence South 44° 10' West 352 feet along Lot No. 4 to an iron pin common to Lot No. 4 and Lot No. 3, nor or formerly land of C. L. Carman; thence along Lot No. 3, Lot No. 2 and Lot No. 1-A, South 20° 30' West, 625 feet to an iron pin common to Lot No. 1-A, land now or formerly of N. P. Speckman and land of James D. Smith; thence North 89° 15' West, 216 feet, along land of James D. Smith to the place of beginning.

Seized and taken into execution to be sold as the property of WILLIAM A. FEGLEY, SR AND ADDA L FEGLEY in suit of LSF8 MASTER PARTICIPATION TRUST.

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

Attorney for the Plaintiff:

MCCABE WEISBERG & CONWAY PC

PHILADELPHIA, PA 215-790-1010

BRYAN L. SAMPSEL, Sheriff  
CENTRE COUNTY, Pennsylvania

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### SHERIFF SALE

By Virtue of a Writ of Execution  
(Mortgage Foreclosure)  
No. 16-1016

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 13, 2017**

**AT 10:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than ten (10) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

PROPERTY ADDRESS: 1250 ALLEGHENY STREET, JULIAN, PA 16844

UPI /TAX PARCEL NUMBER: 11-006A,052A 1862; 2 STORY; ASPHALT

All that certain lot or parcel of land, situate in the Huston Township, Centre County, Pennsylvania, bounded and described as follows:

Lot No. 1B- Beginning at a 1" iron pipe found in the southern right-of-way line of Township Road 351 (Allegheny Street) and corner lands of now or formerly Warren J. and Nancy L. Walk, said point the northeastern corner of the tract herein described,

Thence, leaving the southern right-of-way line of Township Road 351 (Allegheny Street) and proceeding along lands of now or formerly Warren J. and Nancy L. Walk, South 20 degrees 42 minutes 30 seconds East, a distance of 215.01 feet to a 1/2" rebar found at the corner lands of now or formerly Warren J. and Nancy L. Walk and in line lands of now or formerly Terry and Carol Alexander,

Thence, proceeding along lands now or formerly Terry and Carol Alexander, South 88 degrees 22 minutes 00 seconds West, a distance of 104.35 feet to a 3/4 " rebar set in line lands of now or formerly Terry and Carol Alexander and at the corner of Lot No. 1A,

Thence, proceeding along Lot No. 1A, North 01 degrees 38 minutes 00 seconds West, a distance of 114.33 feet to a 3/4" rebar set at the corner of Lot No. 1A,

Thence, proceeding along A lot No. 1A, North 45 degrees 55 minutes 00 seconds West, a distance of 70.30 feet to a 3/4" rebar set in the southern right-of-way line of Township Road 351 (Allegheny Street) and corner of Lot No. 1A,

Thence, proceeding along the southern right-of-way line of Township Road 351 (Allegheny Street), North 63 degrees 30 minutes 00 seconds East, a distance of 91.67 feet to a 1" iron pipe

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found in the southern right-of-way line of Township Road (351 (Allegheny Street) and corner lands of now or formerly Warren J. and Nancy L. Walk, the Point of Beginning.

UNDER AND SUBJECT, nevertheless, to certain easements, covenants, conditions and restrictions of record.

Seized and taken into execution to be sold as the property of GEORGE T. GURNELL in suit of WELLS FARGO BANK NA.

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

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### SHERIFF SALE

By Virtue of a Writ of Execution  
(Mortgage Foreclosure)

No. 16-4178

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 13, 2017  
AT 10:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than ten (10) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

PROPERTY ADDRESS: 510 EAST HIGH STREET, BELLEFONTE, PA 16823

UPI / TAX PARCEL NUMBER: 32-202-,068-,0000- 1890; 2 STORY; ASPHALT

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

BEGINNING at a point on East High Street at corner of land now or formerly of E.C. Humes; thence along East High Street, East 43.5 feet to a 40 foot street; thence along the West side of said street, which is also the Borough line, South 217.5 feet to an extension of Cherry Alley; thence along said alley, West 61.5 feet to line of land now or formerly of E.C. Humes, North to High Street, the place of beginning.

Seized and taken into execution to be sold as the property of THOMAS E. HIPPLE, II AND SHAWNA R. WALKER AKA SHAWNA R.

MELANSON in suit of JPMORGAN CHASE BANK NA.

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

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### SHERIFF SALE

By Virtue of a Writ of Execution  
(Mortgage Foreclosure)

No. 16-2515

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 13, 2017  
AT 10:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than ten (10) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

PROPERTY ADDRESS: 3403 EAST COLLEGE AVENUE, BELLEFONTE, PA 16823  
UPI / TAX PARCEL NUMBER: 19-002B,054-,0000- 1945; 1 STORY; STUCCO

ALL THAT CERTAIN message, tenement and tract of land situate in the Township of College, County of Centre, State of Pennsylvania, more fully bounded and described as follows, to-wit: BEGINNING at an iron pin on the northerly side of Route No. 64, at the corner of Lot #23, now owned by Carl Kline; thence along same, in a northeasterly direction, a distance of 283.11 feet to an iron pin; thence in a westerly direction, a distance of 113.64 feet to an iron pin at corner of Lots #22A and #22B; thence in a southwesterly direction along same, a distance of 280.5 feet to an iron pin on the northerly side of Route No. 64; thence along same in an easterly direction, a distance of 75.3 feet to the place of beginning.

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

Seized and taken into execution to be sold as the property of TERI HOMAN AND WAYNE R. HOMAN in suit of WILMINGTON SAVINGS FUND SOCIETY FSB DBA CHRISTIANA TRUST NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS TRUSTEE FOR BCAT

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2015-14BTT.

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. 15-2192

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 13, 2017**

**AT 10:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than ten (10) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

PROPERTY ADDRESS: 514 NORTH 10TH STREET, PHILIPSBURG, PA 16866

UPI /TAX PARCEL NUMBER: 29-302-091-0000 1955; 1 STORY; WOOD

ALL THAT CERTAIN parcel of land situated in the Borough of Philipsburg, Centre County, Pennsylvania, being more fully shown as Lot 91R on a plan entitled Final Plan Lot Addition to Lands of Richard M. and Josephine H. Henry, prepared by Sweetland Engineering and Associates, Inc., drawing number D-2305, dated October 16, 1992 and is intended to be on file in the Centre County Recorders Office, bounded and described as follows:

BEGINNING at a 3/4 inch re-bar set in the Eastern right-of-way line of 10th Street (being a variable width right-of-way) at the common Northwestern corner of lands now or formerly of Samuel R. and Darlene M. Womer and the Southwestern corner of the herein described lot; thence along said Eastern right-of-way line of 10th Street N 27 degrees 55 minutes 16 seconds W, 110.00 feet to a 3/4 inch re-bar set in said Eastern right-of-way line of 10th Street at the common Southwestern corner of lands now or formerly of Robert A. and Carol J. Smith and the Northwestern corner of said herein described lot; thence along the Southern line of said lands now or formerly of Robert A. and Carol J. Smith N

62 degrees 43 minutes 34 seconds E, 100.10 feet to a 3/4 inch re-bar set in said Southern line of lands now or formerly of Robert A. and Carol J. Smith at the common Northwestern corner of lands now or formerly of William H. and Eleanor Doran and the Northeastern corner of said herein described lot; thence along said lands now or formerly of William H. and Eleanor Doran, passing through an existing 1 inch iron pin and continuing along lands now or formerly of Gary R. and Carol L. Ruden S 27 degrees 55 minutes 14 seconds E, 110.00 feet to a 3/4 inch rebar set in the Northern line of lands now or formerly of Raymond C. and Sharon L. Kizina at the common Southwestern corner of said lands now or formerly of Gary R. and Carol L. Ruden and the Southeastern corner of said herein described lot; thence along said lands now or formerly of Raymond C. and Sharon L. Kizina and along said lands now or formerly of Samuel R. and Darlene M. Womer S 62 degrees 43 minutes 34 seconds W, 100.10 feet to a 3/4 inch re-bar at the point or place of beginning.

Seized and taken into execution to be sold as the property of KIMBERLY J. HUMMEL AND MERRILL TIMCHAK in suit of PENNSYLVANIA STATE EMPLOYEES CREDIT UNION.

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

Attorney for the Plaintiff:

WELTMAN WEINBERG & REIS CO LPA

PITTSBURGH, PA 412-434-7955

BRYAN L. SAMPSEL, Sheriff  
CENTRE COUNTY, Pennsylvania

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### SHERIFF SALE

By Virtue of a Writ of Execution  
(Mortgage Foreclosure)

No. 15-3476

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 13, 2017**

**AT 10:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than ten (10) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

PROPERTY ADDRESS: 121 CLEMENS LANE, BELLEFONTE, PA 16823

UPI / TAX PARCEL NUMBER: -12-003B-024

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1957; 1 STORY; WOOD

ALL THOSE CERTAIN message, tenement and tract of land situate, lying and being in the Township of Benner, County of Centre and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to-wit: BEGINNING at a point in the Southerly line of lane through lands of Richard J. Vonada, et ux., leading from State Highway Route No. 545, at a point about one mile Southerly from Bellefonte in a Northeasterly direction to the public road known as the Old Benner Pike; thence along the Southerly side of said land, North 56° 42' East, 80 feet to an iron pipe; thence through land now or formerly of Richard J. Vonada, et ux., by two new lines now established; first, South 28° 3' East, 150 feet to an iron bar; and second, South 56° 42' West, 80 feet to an iron bar in line of land now or formerly of John Daniel Grove; thence by said Grove lot, North 28° 3' West, 150 feet to the place of beginning marked by an iron pipe in the Southerly side of said lane.

Seized and taken into execution to be sold as the property of STEVEN P. MARLATT in suit of CITIZENS BANK NA.

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

Attorney for the Plaintiff:

THE LAW OFFICE OF  
GREGORY JAVARDIAN

SOUTH HAMPTON, PA 215-942-9690

BRYAN L. SAMPSEL, Sheriff  
CENTRE COUNTY, Pennsylvania

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### SHERIFF SALE

By Virtue of a Writ of Execution  
(Mortgage Foreclosure)  
No. 16-3584

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 13, 2017  
AT 10:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than ten (10) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

PROPERTY ADDRESS: 203-207 EAST SPRUCE STREET, AKA 207 EAST SPRUCE STREET, PHILIPSBURG, PA 16866

UPI /TAX PARCEL NUMBER: 29-201-205B,0000- 1900; 2 STORY; BRICK

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon situate in the Borough of Philipsburg, County of Centre and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on Spruce Street on line of land now or formerly of Blain G. Shepard, et al; Thence along Spruce Street approximately thirty seven (37) feet to a point on the North side of Spruce Street; Thence in a Northerly direction a distance of sixty-six (66) feet to a point; Thence in a Westerly direction a distance of thirty-nine and eight tenths (39.8) feet to a point on line of land now or formerly of Blain G. Shepard et al; Thence in a Southerly direction a distance of forty-six and eight tenths (46.8) feet to a tack in a plug; Thence in an Easterly direction a distance of two and eight tenths (2.8) feet to another tack in a plug; Thence in a Southerly direction a distance of nineteen and two tenths (19.2) feet to a point and place of beginning.

Seized and taken into execution to be sold as the property of UNKNOWN HEIRS OF DEBORAH A. BOYD, DECEASED AND PAULA JOHNSON, SOLEY AS HEIR TO DEBORAH A BOYD, DECEASED in suit of LSF9 MASTER PARTICIPATION TRUST.

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

Attorney for the Plaintiff:

RICHARD M. SQUIRE & ASSOCIATES LLC  
JENKINTOWN, PA 215-886-8791

BRYAN L. SAMPSEL, Sheriff  
CENTRE COUNTY, Pennsylvania

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### SHERIFF SALE

By Virtue of a Writ of Execution  
(Mortgage Foreclosure)  
No. 16-3443

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 13, 2017  
AT 10:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than ten (10) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

PROPERTY ADDRESS: 314 6TH STREET



## Centre County Legal Journal

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AKA 314 NORTH 6TH STREET, PHILIPSBURG, PA 16866

UPI / TAX PARCEL NUMBER: 29-302-,338B-0000- 2004; 1 STORY; VINYL

ALL THAT CERTAIN tract of land situated in Philipsburg Borough, Centre County, PA, being Lot No. 2, as shown on a Plat entitled, "Tri-County Habitat for Humanity, Locust Street, Preliminary/Final Subdivision of Tax Parcel 29-302-338 by PennTerra Engineering, Inc., State College, PA, recorded March 3, 2004 in Centre County Plat Book 70, Page 156, being bounded and described as follows:

BEGINNING at an iron pin, being a westerly corner of Lot No. 1 and lying in an easterly R/W line of Sixth Street (50' R/W, 24' paved cartway); thence along said R/W N 33° 00' 00" W, 50.80 feet to an iron pin, lying in an easterly line of said R/W and being a southerly corner of Locust Street (20' R/W, 16' paved cartway); thence along said R/W N 57° 00' 00" E, 83.20 feet to an iron pin, lying in a southerly line of said R/W and being a westerly corner of Lot No.3; thence along said lot S 33° 00' 00" E, 50.80 feet to an iron pin, lying in a westerly line of said lot and being a northerly corner of Lot No. 1; thence along Lot No.1 S 57° 00' 00" W, 83.20 feet to an iron pin, being the place of beginning, containing 0.097 acres.

UNDER AND SUBJECT, NEVERTHELESS, to Declaration of Private Sanitary Sewer Easement recorded May 28, 2003 in Centre County Record Book 1529, Page 206.

Seized and taken into execution to be sold as the property of LUCILLE WILLIAMS in suit of HABITAT FOR HUMANITY OF GREATER CENTRE COUNTY INC.

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

Attorney for the Plaintiff:

BCCZ

STATE COLLEGE, PA 814-867-8055

BRYAN L. SAMPSEL, Sheriff  
CENTRE COUNTY, Pennsylvania

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CENTRE COUNTY LEGAL JOURNAL

P.O. Box 57

Bellefonte, Pennsylvania 16823

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