

# Centre County Legal Journal

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

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No. 43

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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.)

EVELYN E. DABIERO, late of State College Borough -- Ernest C. Dabiero, 200 Highland Avenue, State College, PA 16801, Executor; Terry J. Williams, Esquire, MILLER, KISTLER & CAMPBELL, INC., 720 South Atherton Street, State College, PA 16801, Attorney.

MARK A. LEEDOM, late of Philipsburg Borough -- Charyl Landolt, c/o Janet E. Amacher, Esquire, 311 N. Sumneytown Pike, Suite 1A, North Wales, PA 19454, Administrator; Janet E. Amacher, Esquire, 311 N. Sumneytown Pike, Suite 1A, North Wales, PA 19454, Attorney.

JOSEPH ANGELO FURFARO, late of Benner Township -- Joyce Adele Furfaro, 103 Slate Court, Bellefonte, PA 16823, Executrix.

NANCY A. HERLOCHER, late of Bellefonte Borough -- Tarynn L. Herlocher, 506 East Linn Street, Bellefonte, PA 16823, Executrix; John R. Miller, III, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

ROLAND G. TIRACORDA, late of Ferguson Township -- Jill A. Tiracorda, c/o Peter F. Smith, Attorney, PO Box 130, 30 South Second Street, Clearfield, PA 16830, Executrix; PETER F. SMITH, ESQUIRE, P.O. Box 130, 30 South Second Street, Clearfield, PA 16830, Attorney.

BETTY LOU GATHAGAN, late of Rush Township -- Christopher C. Gathagan, 2511 Gaywood Drive, Pittsburgh, PA 15235, Administrator; JOHN R. CARFLEY, ESQUIRE, P.O. Box 249, Philipsburg, PA 16866, Attorney.

MARTHA ANN LAIRD, late of Patton Township -- Anita Brace, 5943 South Fork Ranch Drive, Clermont, FL 34714, Administratrix; Jay P. Lundy, Esquire, LUNDY & LUNDY, 219 East Union Street, PO Box 74, Punxsutawney, PA 15767, Attorney.

FAYE E. WATKINS, late of Curtin Township -- Jacquelyn M. Watkins, P.O. Box 177, Blanchard, PA 16826; and Linda R. Watkins, 2112 Summit Hill Road, Howard, PA 16841, Co-Executrices; John R. Miller, III, Esquire, MILLER,

KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

GERALD F. KASMALA, late of Ferguson Township -- Lynda Kasmala, 1529 Cromer Drive, State College, PA 16803, Executrix; GARY A. DELAFIELD, ESQUIRE, 916 S. Atherton Street, State College, PA 16801, Attorney.

FRANCES E. BOWERSOX, late of Miles Township -- Dennis K. Bowersox, 219 Houshouser Street, Rockwell, NC 28138, Executor; John R. Miller, III, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

YVONNE L. BECHDEL, late of Liberty Township -- Jill Y. Bechdel, 249 Mountain Top Road, Howard, PA 16841, Executrix; John R. Miller, III, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

DAVID L. COLPETZER, late of Benner Township -- Helen E. Miller, PO Box 488, Avis, PA 17721, Executrix; LEROY H. KEILER, III, ESQUIRE, P.O. Box 263, 110 Oliver Street, Ste. 2, Jersey Shore, PA 17740, (570) 398-2750, Attorney.

HARRIET D. SHILLING, late of Bellefonte Borough -- James Bowes, 1213 North Hillview Street, Lock Haven, PA 17745, Executor; Stuart L. Hall, Esquire, HALL & LINDSAY, P.C., 138 East Water Street, Lock Haven, PA 17745, (570) 748-4802, Attorney.

STANLEY M. GULLY, late of Patton Township -- Sharon Gully, 623 Bach Street, Vista, CA 92083, Executrix; Daniel McGee, Esquire, DELAFIELD, MCGEE & JONES, P.C., 916 S. Atherton Street, State College, PA 16801, Attorney.

ELMER E. WIAN, late of Bellefonte Borough -- Rick A. Witmer, 3476 Penns Valley, Apt. 2, Centre Hall, PA 16828, Executor; Joseph P. Green, Esquire, LEE, GREEN & REITER, INC., 115 East High Street, Bellefonte, PA 16823, Attorney.

IRIS L.M. FRANCO, late of Spring Township -- Carolyn Hedges, c/o Kathleen V. Yurchak, Esquire, 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.

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JOHN B. GUMMO, late of Patton Township -  
- Sandra C. Gummo, 5788 W. Buffalo Run  
Road, Port Matilda, PA 16870, Administratrix;  
Louis T. Glantz, GLANTZ, JOHNSON & AS-  
SOCIATES, 1901 East College Avenue, State  
College, PA 16801, Attorney.

MARIE E. LEE, late of Harris Township --  
Margaret Lee Baskette and Linda Lee Wain-  
right, c/o Peter F. Smith, Attorney, 30 South Sec-  
ond Street, P.O. Box 130, Clearfield, PA 16830,  
Co-Executrices; PETER F. SMITH, ESQUIRE,  
30 South Second Street, P.O. Box 130,  
Clearfield, PA 16830, Attorney.

JAMES T. KUHN, late of Ferguson Township  
-- Marie W. Taylor, 2360 Oak Leaf Drive, State  
College, PA 16803, Administratrix; Terry J.  
Williams, Esquire, MILLER, KISTLER &  
CAMPBELL, INC., 720 South Atherton Street,  
State College, PA 16801, Attorney.

N. JEAN WELLER, late of Patton Township -  
- Barry W. Weller, Jr., 30753 Molly B Road,  
Lewes, DE 19958; Executor; RICHARD L.  
KALIN, ESQUIRE, 100 North Patterson Street,  
State College, PA 16801, Attorney.

SHIRLEY BIERLY CORMAN, late of Spring  
Township -- Sherry Elizabeth Corman, P.O. Box  
11, Bellefonte, PA 16823; Executor; Jeffrey W.  
Stover, Esquire, STOVER, McGLAUGHLIN,  
GERACE, WEYANDT & McCORMICK, 122  
East High Street, Post Office Box 209, Belle-  
fonte, PA 16823, Attorney.

JOHN H. BELL, late of Worth Township --  
CBT BANK, a division of Riverview Bank, 11  
N. Second Street, Clearfield, PA 16830; Execu-  
tor; John R. Ryan, Esquire, KUBISTA & RYAN  
LLP, 202 South Front Street, Clearfield, PA  
16830, Attorney.

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### LEGAL ESTATES

The following accounts and schedules of dis-  
tribution have been passed and filed for record  
in the Register of Wills Office for legatees, cred-  
itors, distributees and all others in any way in-  
terested and will be presented to the Orphans'  
Court Division of Common Pleas Court of Cen-  
tre County for confirmation *ni si* on November  
6, 2017.

1. ADERHOLD. The first and final account  
and schedule of distribution of James K. Ader-  
hold, admr. of etc., of Rodney J. Aderhold, late  
of Harris Township, deceased.

2. CAMPBELL. The first and final account  
and schedule of distribution of First National Trust  
Company, execr. of etc., of Jean S. Campbell,

late of State College Borough, deceased.

3. KENDALL. The first and final account and  
schedule of distribution of Karen K Mastin, ex-  
ecr. of etc., of Margaret Paige Kendall, late of  
Ferguson Township, deceased.

4. MODIE. The first and final account and  
schedule of distribution of Phyllis A. Day,  
admr. of etc., of Gregory E. Modie, late of Har-  
ris Township, deceased.

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

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### ESTATE AND TRUST NOTICES

ESTATE and TRUST OF MARCIA W.  
BARRABEE, late of State College Borough,  
Centre County, Pennsylvania, Deceased  
Lisa Williams, Trustee, P.O. Box 770655,  
Steamboat Springs, CO 80477, (970) 879-1812  
Fredrick Farber, Esquire, Attorney, 1402 S.  
Atherton St., Suite 204, State College, PA  
16801, (814) 238-0760.

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### LEGAL NOTICE

NOTICE IS HEREBY GIVEN that Articles of  
Incorporation have been filed with the Com-  
monwealth of Pennsylvania, Department of  
State, pursuant to the Pennsylvania Business  
Corporation Law of 1988, for a domestic busi-  
ness corporation named Vintage Dude Trucking  
Inc.

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### LEGAL NOTICE

TFA Investigations, Inc. has been incorporated  
under the provisions of the Pennsylvania Busi-  
ness Corporation Law of 1988.

Dennis O. Reiter, Esquire  
Lee, Green & Reiter, Inc.  
P.O. Box 179  
Bellefonte, PA 16823

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### SHERIFF SALE

By Virtue of a Writ of Execution  
(Mortgage Foreclosure)

No. 16-3666

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, NOVEMBER 09, 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

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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: 110 SASSAFRAS LANE, SPRING MILLS, PA 16875  
UPI / TAX PARCEL NUMBER: 22-005-022G; 2004; 1 STORY; DETACH; VINYL

ALL that certain message, tenement and tract of land situate in Penn Township, County of Centre, State of Pennsylvania, more fully bounded and described as follows, to-wit:

BEGINNING at a point in the centerline of T-415 (Lingle Valley Road, a.k.a Zerby Gap Road) a 33 feet wide right-of-way, said point also being the Northeast corner of the lot herein described; thence along Lot #1 lands N/F Justin T. Rote and Julee Dell Smith Rote South 09 degrees 02 minutes 18 seconds West, for a total distance of 342.09 feet to a point in the center of Sassafras Lane, a private 50 foot wide right-of-way; thence in and through said right-of-way and along said lands N/F Justin T. Rote and Julee Dell Smith Rote South 51 degrees 36 minutes 24 seconds East, 100.00 feet to a point in the centerline of said road; thence along Lot 6 lands N/F Berkley J. Shorthill South 60 degrees 21 minutes 17 seconds West, for a distance of 222.45 feet to a 5/8 inch rebar, thence along lands N/F Shawn E. & Lisa A. Auman North 29 degrees 38 minutes 43 seconds West, 48.11 feet to a 1 1/4 iron pipe; thence along lands N/F Dorothy Silkman North 29 degrees 06 minutes 50 seconds West, passing over a 5/8 inch rebar on the Southern right-of-way line said Lingle Valley Road at 135.34 feet and a 5/8 inch rebar on the Northern right-of-way line of said Lingle Valley Road at 171.48 feet for a distance of 321.63 feet to a 1 inch iron pipe; thence along lands N/F Harry R. Roxanna M. Mothersbaugh North 61 degrees 47 minutes 36 seconds East, for a distance of 396.00 feet to a point in the center Lingle Valley Road, said place of BEGINNING.

CONTAINING 2.258 acres and being more fully depicted as LOT 7 on plan entitled 'Preliminary/Final Subdivision Plan of Lands of James W. & Susan Confer as prepared by Dana R. Boob Surveying & Engineering, dated July 5, 2001 and last revised March 1, 2002 and recorded in Centre County Recorder of Deeds in Plat Book 65 at page 127.

Being the same premises which James W. Confer and Susan Confer, his wife by Deed dated 03/14/2005 and recorded 03/15/2005 in the Centre County Recorder of Deeds Office in Deed Book 1800, Page 532, granted and conveyed unto Barry L. Dutrow and Linda S. Dutrow, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Heather L. Besecker, by Deed from Barry L. Dutrow, Dated 07/28/2015, Recorded 07/29/2015, Instrument No. 02166-0395.

TAX PARCEL NO. 22-005-022G-0000

Being known as 110 Sassafras Lane, Spring Mills, PA 16875-0000.

To be seized in execution as the property of Heather L. Besecker, Barry L. Dutrow.

Seized and taken into execution to be sold as the property of HEATHER L. BESECKER AND BARRY DUTROW in suit of BANK OF AMERICA, NA SUCCESSOR Y MERGER TO BAC HOME LOANS SERVICING, LP.

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. 16-4467

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, NOVEMBER 09, 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: 525 E PINE ST, PHILIPSBURG, PA 16866

UPI / TAX PARCEL NUMBER: 29-2-1-035; 1910; 2 STORY; DETACH; ALUMINUM

ALL THAT CERTAIN message, tenement and lot of ground situate, lying and being in the Borough of Philipsburg, County of Centre, and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a post in the western line of North Sixth Streets at the intersection of Pine and Sixth Street; thence Northerly along line of North Sixth Street sixty-six (66) feet to a post in line of Bollinger lot; thence westerly along line of Bollinger lot eighty-two (82) feet to lot now or

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formerly of Mollie and Ellie M. Ward; thence southerly by line of same sixty-six (66) feet to post in the northern line of Pine Street; thence Easterly to line of said Street eighty-two (82) feet to post at intersection of said streets and place of beginning. Said lot being sixty-six (66) feet on Sixth Street and extending back along Pine Street of the same width a distance of eighty-two (82) feet.

Property known as 525 East Pine Street, Philipsburg, PA 16866.

Parcel No: 29-201-035-0000

BEING the same premises which Tax Claim Bureau of Centre County, Trustee for Steve M. Sobol - Steven M. McTigue, by Deed dated January 2, 2013 and recorded January 3, 2013, in the Office of the Recorder of Deeds in and for the County of Centre, Deed Book 2116, Page 698, granted and conveyed unto, Isameldin M. Eljak, in fee.

Seized and taken into execution to be sold as the property of ISAMELDIN M. ELJAK 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  
CLEVELAND, OH 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. 17-1330

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, NOVEMBER 09, 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: 1102 LITTLE MARSH CREEK ROAD, HOWARD, PA 16841

UPI / TAX PARCEL NUMBER: 07-05-024A; 2002; 1 STORY; DETACH; WOOD

All that certain message, tenement and tract

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

Beginning at a point in the center line of State Highway leading from Pleasant Valley to Yarnell, which point is the southwesterly corner of premises now or formerly David Shawley et ux.; thence North 54 degrees 33' West 26.0 feet to a twin trunk white oak tree; thence still along same, North 54 degrees 33' West 202.6 feet to a stake; thence South 35 degrees 08' West 244.6 feet to a stake; thence South 54 degrees 33' West 240 feet, more or less, to the center line of state highway leading from Pleasant Valley to Yarnell; thence along the center line of aforementioned state highway, a 33 foot right-of-way, in a northeasterly direction, 244.6 feet, more or less, to a point, the place of beginning.

BEING known and numbered as 1102 Little Marsh Creek Road, Howard, PA 16841.

Being the same property conveyed to Robert R. Gummo, Jr. and Kimberly A. Gummo, husband and wife who acquired title by virtue of a deed from Robert R. Gummo, Sr. and Joan M. Emel, dated April 14, 2005, recorded April 18, 2005, at Instrument Number 001102, and recorded in Book 1812, Page 937, Office of the Recorder of Deeds, Centre County, Pennsylvania.

Seized and taken into execution to be sold as the property of ROBERT GUMMO, JR AND KIMBERLY ANN GUMMO in suit of NATIONSTAR MORTGAGE LLC.

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

Attorney for the Plaintiff:

MANLEY DEAS KOCHALSKI LLC  
COLUMBUS, OH 614-220-5611

BRYAN L. SAMPSEL, Sheriff  
CENTRE COUNTY, Pennsylvania

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### **SHERIFF SALE**

By Virtue of a Writ of Execution  
(Mortgage Foreclosure)

No. 17-2394

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, NOVEMBER 09, 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



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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: 140 S RIDGE ST, BELLEFONTE, PA 16823

UPI /TAX PARCEL NUMBER: 32-2-1-019; 1910; 1 STORY; DETACH; ALUMINUM

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

BOUNDED on the South by Bishop Street; on the East by Ridge Street; on the North by Cherry Alley; and on the West by lot now or formerly of Adaline B. Smith. CONTAINING: in front on Bishop Street in width, 23 feet and extending back North 200 feet to Cherry Alley.

EXCEPTING AND RESERVING the following portion of the premises which was conveyed to David L. Colpetzer, et ux, by deed of the Grantor herein on July 24, 1975, said deed being recorded in the office of the Recorder of Deeds of Centre County in Deed Book Volume 354 at Page 622, and being described as follows:

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

BEGINNING at a point in the northerly line of East Bishop Street, being the southeastern corner of a lot now or formerly of Hortense S. Buzby; thence along said easterly direction 23 feet to a point, being the northwestern corner of the intersection of East Bishop Street with South Ridge Street; thence along said South Ridge in a generally northerly direction 86 feet to a point; thence along land now or formerly of Evelyn V. VonGundon in a generally westerly direction 23 feet to a point in the line of land of the said Hortense S. Buzby; thence along said Buzby land in a generally southerly direction 86 feet to the place of beginning

TITLE TO SAID PREMISES IS VESTED IN ALHAGIE JASSEH, INDIVIDUAL, by Deed from GARY L. VONGUNDEN, Dated 05/28/2008, Recorded 05/29/2008, in Book 2011, Page 799.

TAX PARCEL NO. 32-201-019-0000

Being known as 140 South Ridge Street, Bellefonte, PA 16823-1922.

To be seized in execution as the property of Alhagie Jasseh.

Seized and taken into execution to be sold as the property of ALHAGIE JASSEH in suit of WELLS FARGO BANK NA.

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

### SHERIFF SALE

By Virtue of a Writ of Execution  
(Mortgage Foreclosure)

No. 17-1164

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, NOVEMBER 09, 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: PO BOX 194 A/K/A 811 LOWER GEORGES VALLEY RD, SPRING MILLS, PA 16875

UPI / TAX PARCEL NUMBER: 21-08-018H; 1962; 1 STORY; MAKE, REMBRANDT; MANUF

ALL that certain message, tenement and tract of land situate lying and being in the Township of Gregg, County of Centre and State of Pennsylvania, bounded and described as follows to wit

BEGINNING at a pin on the North edge of the South Georges Valley Road, North 78 degrees 30' E 184.50 feet to an iron pin a few feet beyond the road culvert; thence North 25 degree 40' W. along land of Grantors 289.00 feet to an iron pin; thence along land of Grantors, South 79 degrees 10' W. 156.00 feet to an iron pin about 4 feet from an ash tree; thence along land of Grantors, South 19 degrees 50' E. 285.00 feet to an iron pin and the place of beginning and containing 1.10 -Acres.

THIS being a portion taken from Tract No. 3 as described and recorded in the office for the recording of Deeds in Centre County, as the, property or Nevin. H. Crater, et ux, in Deed Book Vol. 266 on Page 344.

BEING the same premises conveyed to Ronald L. Richardson and Sandra E. Richardson, his wife, by deed from Nevin H. Crater and Janet

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L. Crater, his wife, dated May 22, 1970 and recorded on November 6, 1970 in Book Number 319, Page. 1018 in the Office of the Recorder of Deeds of Centre County, Pennsylvania. On Or about August 31, 2006, Ronald L. Richardson departed this life and passed the property to Sandra E. Richardson, the surviving spouse.

Known as PO Box 194 a/k/a 811 Lower Georges Valley Road, Spring Mills, PA 16875. Parcel ID 21-008-018H.

Seized and taken into execution to be sold as the property of SANDRA E. RICHARDSON in suit of BAYVIEW LOAN SERVICING LLC. TERMS OF SALE: 20% DOWN AND BALANCE IN 10 DAYS

Attorney for the Plaintiff:

MATTHEMAN WEINROTH & MILLER PC  
CHERRY HILL, NJ 856-429-5507

BRYAN L. SAMPSEL, Sheriff  
CENTRE COUNTY, Pennsylvania

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### SHERIFF SALE

By Virtue of a Writ of Execution  
(Mortgage Foreclosure)  
No. 17-699

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, NOVEMBER 09, 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: 133 CHAPEL HILL CIRCLE, PLEASANT GAP, PA 16823  
UPI /TAX PARCEL NUMBER: 13-529-096; 2005; 2 STORY; DETACH; VINYL

ALL that certain tract of land situated in Spring Township, Centre County, Pennsylvania, being Lot No. 96 as shown on a Plan entitled, "Steeplechase Subdivision, Residential Community; Final Subdivision Plan, Phase 4," dated February 19, 2003, by PennTerra Engineering, Inc., State College, PA being bounded and described as follows:

BEGINNING at an iron pin, being a northerly corner of Lot No. 97 and lying in a southerly R/W line of Chapel Hill Circle; thence along said R/W, along a curve to the left, having a chord bearing of N 69° 39' 16" E, a chord dis-

tance of 44.95 feet, a radius of 175.00 feet and an arc length of 45.07 feet to an iron pin; thence continuing along said R/W, along a curve to the right, having a chord bearing of N 84° 35' 36" E, a chord distance of 26.58 feet, a radius of 35.00 feet and an arc length of 27.27 feet to an iron pin, lying in a southerly line of said R/W and being a westerly corner of Lot No. 95; thence along said lot, S 31° 28' 04" E, 141.12 feet to an iron pin, being a southerly corner of said lot and a northerly corner of Phase 3 (Plat Book 56, Pgs. 164-165); thence along said lands, S 84° 47' 04" W, 116.77 feet to an iron pin, lying in a northerly line of said lands and being an easterly corner of Lot No. 97; thence along said lot, N 12° 58' 03" W, 115.80 feet to an iron pin, being the place of beginning.

CONTAINING 0.268 acres and BEING known as Centre County Uniform Parcel Identifier Tax Parcel Number 13-529-096

BEING known as Lot No. 96 as shown on a the Steeplechase Subdivision, Residential Community, Final Subdivision Plan, Phase 4," dated February 19, 2003, by PennTerra Engineering, Inc., State College, Pennsylvania and recorded in Centre County Plat Book 70, page 110.

BEING a portion of a larger tract of land which became vested in the Grantor herein by deed from Thomas E. Ault and Darlene A. Ault, husband and wife, dated December 14, 1988 and recorded in Centre County Deed Book 486, page 738.

Title to said Premises vested in Charles W. Wolfford and Jennifer D. Wolfford by Deed from S and A Custom Built Homes, Inc dated October 13, 2005 and recorded on November 29, 2005 in the Centre County Recorder of Deeds in Book 1902, Page 0152.

Being known as: 133 Chapel Hill Circle, Pleasant Gap aka Bellefonte, PA 16823  
Tax Parcel Number: 13-529-096

Seized and taken into execution to be sold as the property of CHARLES W. WOLFFORD AND JENNIFER D. WOLFFORD in suit of WELLS FARGO BANK NATIONAL ASSOCIATION, AS TRUSTEE TO MERRILL LYNCH MOR.

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. 14-719

## Centre County Legal Journal

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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, NOVEMBER 09, 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: 129 YOST DRIVE, SPRING MILLS, PA 16875

UPI /TAX PARCEL NUMBER: 20-06-044H; 1990; 1 STORY; DETACH; WOOD

ALL that certain message, tenement and tract of land situate, lying and being in the Township of Potter, County of Centre, and State of Pennsylvania, being Lot 4R-A, as shown on a Plan entitled, 'Yost Subdivision, Preliminary/Final Subdivision Plan, Final Re-subdivision Plan, Yost Subdivision replot of Lot 4R of the Mueller Subdivision into Lots 4R-A, 4R-B and 4R-C,' dated October 4, 2001, by PennTerra Engineering, Inc., State College, PA, and recorded in Centre County Plat Book 65 at Page 105 being bounded and described as follows, to-wit:

BEGINNING at an iron pin, being a common corner of Lands owned now or formerly by Kent G. and Sonja B. Stickler (Tax Parcel 20-6-44C, D.B. 333, Page 753), Lands owned now or formerly by Robert F. and Lorraine P. Tallon (Tax Parcel 20-6-44A, R.B. 1305, Page 576, Plat Book 64, Page 101) and Lot 4RC; thence along said Lot S 00 degree 16 minutes 44 seconds E, 337.65 feet to an iron pin; thence continuing along said Lot S 73 degrees 31 minutes 43 seconds E, 98.57 feet to an iron pin, lying in a Southerly line of said Lot and being a Northerly corner of Lot 4R-B; thence along Lot 4R-B S 41 degrees 29 minutes 33 seconds W, 282.67 feet to an iron pin, being a Southwesterly corner of said Lot and lying in a Northeasterly line of Lands owned now or formerly by Ralph and Georgi Bennett (Tax Parcel 20-6- 44U, R.B. 768, Page 991); thence along said Lands N 71 degrees 41 minutes 46 seconds W, 337.27 feet to an iron pin, lying in a Northerly line of said Lands and being a Southerly corner of Lands owned now or formerly by James G. and Tracy L. Ascah (Tax Parcel 20-6-44K, D.B. 431, Page 683, P.B. 31, Pg. 99); thence along said Lands N 15 degrees 28 minutes 21 seconds E, 537.27 feet

to an iron pin; thence continuing along said Lands N 07 degrees 51 minutes 17 seconds E, 161.50 feet to an iron pin; thence along a curve to the left, having a chord bearing of N 36 degrees 35 minutes 28 seconds E, a chord distance of 52.05 feet, a radius of 50.00 feet and an arc length of 54.74 feet to an iron pin; thence S 84 degrees 46 minutes 36 seconds E, 25.00 feet to an iron pin, being an Easterly corner of said Lands and a Northerly corner of Lands owned now or formerly by Kent G. and Sonja B. Stickler (Tax Parcel 20-6-44C, D.B. 333, Page 753); thence along said Lands the following bearings and distances: S 07 degrees 51 minutes 17 seconds W, 208.29 feet to an iron pin; thence S 79 degrees 44 minutes 13 seconds E, 222.00 feet to an iron pin, being the place of beginning, containing 4.78 acres.

Lot 4R-A is subject to a private Right-Of-Way agreement, recorded in Ms. Bk. 179, Pg 563, February 28, 1985, along its northern most boundary.

Being known as Centre County Uniform Parcel Identifier Number 20-6/44H

TITLE TO SAID PREMISES IS VESTED IN John A. Yost and Lisa M. Yost, h/w, as tenants by the entireties, by Deed from John A. Yost, dated 05/29/2002, recorded 05/30/2002 in Book 1370, Page 186.

Seized and taken into execution to be sold as the property of JOHN A. YOST AND LISA M. YOST in suit of WELLS FARGO BANK NA. TERMS OF SALE: 20% DOWN AND BALANCE IN 10 DAYS

Attorney for the Plaintiff:

PARKER MCCAFF

MOUNT LAUREL, NJ 856-596-8900

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**