

Centre County Legal Journal

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49th Judicial District

Series XIX

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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.)

NANCY E. SHAWLEY, late of Ferguson Township -- Richard F. Shawley, Jr., 105 Lee St., Bellefonte, PA 16823; and Melissa M. Homan, P.O. Box 621, Millheim, PA 16854; Co-Executors; Traci L. Naugle, Esquire, FORR, STOKAN, HUFF, KORMANSKI & NAUGLE, 1701 Fifth Avenue, Altoona, PA 16602, Attorney.

JANET HEATON WOOD, late of Huston Township -- Manufacturers and Traders Trust Company, 1423 North Atherton Street, State College, PA 16803, Executor; Tracey G. Benson, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

JANE M. DUNKLEBARGER, late of Bellefonte Borough -- Roni M. Gillespie, 207 East Pike Street, Bellefonte, PA 16823, Executrix; John R. Miller, III, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

BILLIE J. MITCHELL, late of Patton Township -- Edward Mitchell, 132 Tradition Drive, State College, PA 16803, Executor; Daniel E. Bright, Esquire, McQUAIDE BLASKO, INC., 811 University Drive, State College, PA 16801, Attorney.

MARY JANE CRAMER, late of Spring Township -- Bruce F. Cramer, 350 Crust Road, Howard, PA 16841, Executor; Jeffrey W. Stover, Esquire, STOVER, MCGLAUGHLIN, GERACE, WEYANDT & MCCORMICK, 122 East High Street, Post Office Box 209, Bellefonte, PA 16823, Attorney.

JAY RICHARD STAUFFER, late of Ferguson Township -- Jay Richard Stauffer, Jr., 1400 Bush Hollow Road, Julian, PA 16844, Executor; John R. Miller, III, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

JAMES G. REIGH, late of Milesburg Borough, Jean G. Reigh, 304 Spring Street, P.O. Box 741, Milesburg, PA 16853, Executrix; Tracey G. Benson, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Al-

legheny Street, Bellefonte, PA 16823, Attorney.

KARL T. SMITH, late of College Township -- Mark N. Smith, 1325 Dalton Road, Lima, NY 14485, Executor; Terry J. Williams, Esquire, MILLER, KISTLER & CAMPBELL, 720 South Atherton Street, State College, PA 16801, Attorney.

SHELVA J. KAUFFMAN, late of Ferguson Township -- Lisa M. Poorman, 4318 Tadpole Road, State College, PA 16865, Executrix; Robert A. Mix, Esquire, LEE, GREEN & REITER, INC., 115 East High Street, Bellefonte, PA 16823, 814-355-4769, Attorney.

QUENTIN D. NOVINGER, late of College Township -- James M. Novinger, c/o Robert P. Kline, Esquire, Kline Law Office, P.O. Box 461, New Cumberland, PA 17070-0461, Executor; Robert P. Kline, Esquire, KLINE LAW OFFICE, P.O. Box 461, New Cumberland, PA 17070-0461, Attorney.

ROBERT E. KLINE, late of College Township -- Dianne J. Kline, 500 Decibel Road, State College, PA 16801; and Mary Carol Neiman, 823 Maple Parkway, Dover, DE 19901; Co-Executrices; GARY A. DELAFIELD, ESQUIRE, 916 S. Atherton Street, State College, PA 16801, Attorney.

RAE ERICKSON, a/k/a RAE ANN ERICKSON, late of Philipsburg Borough -- Cheryl A. Anderson, 218 11th Street, Philipsburg, PA 16866; and Jeffrey A. McDonald, 709 E. Presqueisle Street, Philipsburg, PA 16866; Co-Executors; DAVID R. THOMPSON, ESQUIRE, 308 Walton Street, P.O. Box 587, Philipsburg, PA 16866, Attorney.

PAULINE N. WOMER, late of Spring Township, Harold H. Spicer, 138 Markle Street, Pleasant Gap, PA 16823, Executor; WILLIAM G. TRESSLER, ESQUIRE, 410 N. Allegheny St., Bellefonte, PA 16823, Attorney.

EUGENE S. LINDSTROM, a/k/a EUGENE SHIPMAN LINDSTROM, late of State College Borough -- First National Trust Co., 224 Allegheny Street, Hollidaysburg, PA 16648, Executor; JAMES L. GREEN, ESQUIRE, 919 University Dr., First Floor, State College, PA 16801, Attorney.

JOYCE M. COLLER, late of Ferguson Township -- George Norman Coller, 535 N. Allegheny Street, Bellefonte, PA 16823, Executor; JAMES L. GREEN, ESQUIRE, 919 University Dr., First Floor, State College, PA 16801, Attor-

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ney.

KAY A. BROWN, late of Millheim Borough - Lorraine K. Herman, 2622 General Forst Drive, Colmar, PA 18915; and Beth A. DelToro, 2130 Snowflake Court, Bushkill, PA 18324; Co-Administrators; John R. Miller, III, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

TERRY L. CONFER, late of Howard Borough -- Lanfen Confer, PO Box 282, Howard, PA 16841, Executor; Claire A. Kimmel, Esquire, HAMILTON AND KIMMEL, 201 West High Street, Bellefonte, PA 16823, Attorney.

KATHRYN S. KÜHN, late of State College Borough -- James P. Kuhn, 205 Curve Hill Rd., Port Matilda, PA 16870; and Cecelia (Moyer) Farraday, 1006 Felix Court, Reading, PA 19605; Co-Executors; JAMES L. GREEN, ESQUIRE, 919 University Dr., First Floor, State College, PA 16801, Attorney.

JOHN R. FAULKNER, late of Bellefonte Borough -- Michael Reed Faulkner, 300 Millgate Road, Bellefonte, PA 16823, Executor; Dennis O. Reiter, Esquire, LEE, GREEN & REITER, INC., PO Box 179, Bellefonte, PA 16823, Attorney.

MABEL MARGUERITE VAN TRIES, late of College Township -- Tena Ishler, 83 Charlotte Street, Port Matilda, PA 16870, Executrix.

RAE A. WATSON, late of Boggs Township -- Nancy L. Crust, 155 Crust Lane, Bellefonte, PA 16823, and Larry J. Watson, 124 Showers Street, Julian, PA 16844; Co-Executors; WILLIAM G. TRESSLER, ESQUIRE, 410 N. Allegheny Street, Bellefonte, PA 16823, Attorney.

TROY ALAN CATHERMAN, late of Marion Township -- Gay Lyn Catherman, 375 Caprio Lane, Howard, PA 16841, Executrix; STEPHANIE L. COOPER, ESQUIRE, 817 E. Bishop Street, Suite B, Bellefonte, PA 16823, Attorney.

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 September

4, 2017.

1. BANKS. The first and final account and schedule of distribution of Jennifer A. Steffy, ex-crx. of etc., of Joseph B. Banks, late of State College Borough, deceased.

2. GENTZEL. The first and final account and schedule of distribution of BNY Mellon, N.A., ex-crx. of etc., of Phyllis Herbster Gentzel, late of State College Borough, deceased.

3. MILLER. The first and final account and schedule of distribution of Beth Williams, ex-crx. of etc., of Joe A. Miller, late of College Township, deceased.

4. PIATT. The first and final account and schedule of distribution of Roger Goodman, ex-crx. of etc., of J. Leon Piatt, late of Walker Township, deceased.

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

NOTICE

NOTICE IS HEREBY GIVEN that articles of incorporation have been filed with the Pennsylvania Department of State for "Appalachian Hunting Retriever Association" pursuant to the Nonprofit Corporation Law of 1988.

SHERIFF SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 17-773

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, SEPTEMBER 14, 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: 168 CASANOVA SPUR, WINBURNE, PA 16879

UPI /TAX PARCEL NUMBER: 05-06-010G
PROPERTY ADDRESS: CASANOVA SPUR, WINBURNE, PA 16879

UPI/TAX PARCEL NUMBER: 05-06-010H
PROPERTY ADDRESS: 202 CASANOVA SPUR, WINBURNE, PA 16879

UPI/TAX PARCEL NUMBER: 05-06-010J

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Tract No. 1

ALL that certain piece or parcel of land located in Rush Township, Centre County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pipe North 34° 15' East 150 feet from Winburne Water Co.; water line right-of-way along Rt. No. T-328; thence along Rt. No. T-328 North 34° 15' East 180 feet to an iron pipe; thence South 55° 45' East 292 feet to an iron pipe along Fedora Road; thence South 50° West along Fedora Road 532 feet to an iron pipe and said Water Co. right-of-way; thence North 5° 52' West along said right-of-way 80 feet to an iron pipe; thence North 34° 15' East 150 feet to an iron pipe; thence North 5° 52' West 150 feet to an iron pipe and place of beginning

BEING the same premises granted and conveyed unto Andrew J. Pollock and Carla J. Pollock, his wife, as tenants by the entireties, by Deed of Andrew J. Pollock and Carla J. Pollock, his wife, dated October 22, 1990 and recorded October 29, 1990 in Centre County Record Book 548, Page 326.

ALSO BEING known as Centre County Uniform Parcel Identifier Tax Parcel Number 5-6/10G.

Tract No. 2

ALL that certain piece or parcel of land located in Rush Township, Centre County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Eastern right-of-way line of Township Route 864, said point being a common corner of lands herein conveyed and lands of Dennis J. Nelson; thence from said point and place of beginning along Township Route 864, North 13° 20' East a distance of 103 feet to a corner on line of other lands of Dorothy A. Annis, Grantor herein, of which this is a part; thence along other lands of Dorothy A. Annis, South 63° East a distance of 757 feet to a point on the Western right-of-way line of Woods Road; thence along the Western right-of-way line of Woods Road in a South-westerly direction 135 feet to a corner of line on lands of Dennis J. Nelson; thence along line of Dennis J. Nelson North 63° West a distance of 647 feet to the place of beginning.

BEING the same premises granted and conveyed unto Andrew J. Pollock and Carla J. Pollock, his wife, as tenants by the entireties, by Deed of Ronald E. Pollock and Dolores E. Pollock, his wife, dated July 2, 2001 and recorded July 5, 2001 in Centre County Record Book 1252, Page 0119.

ALSO BEING KNOWN as Centre County Uniform Parcel Identifier Tax Parcel Number 5-6/10H.

Tract No. 3

ALL that certain piece or parcel of land situate in the Township of Rush, County of Centre and State of Pennsylvania, bounded and described as follows:

FIRST PARCEL

BEGINNING at an iron pin located on the East right-of-way line of Township Road #864. Said pin is 16.5 feet from centerline of said road and also the northwest corner of Ronald Pollock; thence along said road, North 21° 53' 45" East 96.07 feet to an iron pin and also the Southwest corner of Dennis J. Nelson; thence along lands of same South 63° 25' 04" East 533.87 feet to an iron pipe located on the Western side of Woods Road; thence along said road South 61° 20' 50" West 118.35 feet to an iron pipe and also the Northeast corner of Ronald Pollock; thence along same North 63° 14' West 458.54 feet to an iron pin and place of beginning.

SECOND PARCEL

ALSO ALL that certain piece or parcel of land situated in the Township of Rush, County of Centre and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin located on the East right-of-way line of Township Route #864. Said pin is 16.5 feet from centerline of said road and also the Northwest corner of Kenneth C. Nelson; thence along said road, North 20° 14' 05" East 70 feet to an iron pin; thence still along said road, North 15° 44' 25" East 30.0 feet to an iron pin and also the Southwest corner of Edwin E. Nelson; thence along lands of same South 63° 38' 52" East 623.56 feet to an iron pipe located on the Western side of Woods Road; thence along same, South 63° 30' 15" West 127.01 feet to an iron pipe and also the Northeast corner of Kenneth C. Nelson; thence along lands of same, North 63° 25' 04" West 533.87 feet to an iron pin and place of beginning.

BEING the same premises granted and conveyed unto Andrew J. Pollock by Deed of Federal Home Loan Mortgage Corporation dated May 5, 2004 and recorded May 27, 2004 in Centre County Record Book 1695, Page 0775.

ALSO BEING known as Centre County Uniform Parcel Identifier Tax Parcel Number 5-6/10J.

Seized and taken into execution to be sold as the property of ANDREW J. POLLOCK AND CARLA J. POLLOCK in suit of CBT BANK FORMERLY KNOWN AS CLEARFIELD BANK & TRUST COMPANY.

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

Attorney for the Plaintiff:

RHOADS & SINON LLP

HARRISBURG, PA 1717-233-5731

BRYAN L. SAMPSEL, Sheriff

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CENTRE COUNTY, Pennsylvania

SHERIFF SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 15-4895

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, SEPTEMBER 14, 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: 119 ASHWOOD PLACE, PORT MATILDA, PA 16870
UPI / TAX PARCEL NUMBER: 18-315-023; 1995; 2 STORY; DETACH; VINYL

ALL that certain lot or piece of ground situate in the Township of Patton, County of Centre and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a concrete monument on the northerly right-of-way line of Gray's Woods Boulevard, an 80 foot street, at the dividing line between Parcel "C," Lot No. 22 and Lot No. 23 in the Graysdale Replot and Phase I Subdivision as recorded in the Recorder's Office of Centre County in Plat Book 45 on pages 36 and 37; thence along said dividing line between Lot No. 22 and Lot No. 23, North 21° 53' 26" East 172.210 feet to a point; thence still by the same, North 11° 12' 00" East 30.000 feet to an iron pin on the southerly right-of-way of Ashwood Place, a cul-de-sac having a radius of 60 feet; thence in an easterly direction by a curve to the left having a radius of 60.000 feet, a central angle of 56° 35' 55" and an arc distance of 59.270 feet to an iron pin at the dividing line between Lot No. 24 and the herein described Lot No. 23; thence along said dividing line, a non-radial line, South 22° 51' 30" East, 151.950 feet to an iron pin on the northerly right-of-way line of aforesaid Gray's Woods Boulevard; thence along said right-of-way line in a westerly direction by a curve to the right having a radius of 1125.000 feet, a central angle of 09° 56' 23" and an arc distance of 195.165 feet to an existing concrete monument, the place of beginning.

BEING Lot No. 23 of the "Graysdale Replot

and Phase I Subdivision" dated January 6, 1992, last revised July 10, 1992 and recorded July 23, 1992, in Centre County Plat Book 45 at pages 36 and 37.

CONTAINING 19,142 square feet, and being known as Centre County Uniform Parcel Identifier Tax Parcel Number 18-315-023.

UNDER AND SUBJECT to driveway access restrictions, building lines and utility easements as shown on said recorded plan.

UNDER AND SUBJECT to Declaration of Restrictive Covenants dated December 7, 1992, and recorded December 7, 1992, in Centre County Record Book 669 at page 206.

UNDER AND SUBJECT to First Amendment to Declaration of Restrictive Covenants dated March 24, 1994, and recorded March 25, 1994, in Centre County Record Book 750 at page 579.

The within described premises is UNDER AND SUBJECT to the following restrictive covenant running with the land: Any residence construction on the premises conveyed herein shall be constructed by S&A Custom Built Homes, Inc.; said requirement to utilize S&A Custom Built Homes, Inc. as the exclusive builder shall remain in full force and effect unless waived by S&A Custom Built Homes, Inc. so long as S&A Custom Built Homes, Inc. remains in existence,

BEING known as Centre County Uniform Parcel Identifier Tax Parcel Number 18-315-023.

BEING THE SAME PREMISES which Thomas J. Whipple and Joann Whipple, husband and wife, by Deed dated August 6, 2014 and recorded August 13, 2014 in the Office of the Recorder of Deeds in and for Centre County in Deed Book Volume 2148, Page 886, granted and conveyed unto HASSAN SHEIKH and SANA WAQAR, husband and wife.

BEING KNOWN AS: 119 ASHWOOD PLACE, PORT MATILDA, PA 16870
PARCEL #18-315-23

Seized and taken into execution to be sold as the property of HASSAN SHEIKH AND SANA WAQAR in suit of WELLS FARGO BANK, NA.

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

Attorney for the Plaintiff:

POWERS KIRN & ASSOCIATES LLC
TREVISO, PA 215-942-2090

BRYAN L. SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania

CENTRE COUNTY LEGAL JOURNAL

P.O. Box 57

Bellefonte, Pennsylvania 16823

FIRST CLASS MAIL