

# 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

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No. 28

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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.)

HELEN M. THOMPSON, a/k/a HELEN DUFF THOMPSON, late of State College Borough -- Martin H. Duff, III, 119 W. Doris Avenue, State College, PA 16801, Executor; ALAN F. KIRK, ESQUIRE, 341 Science Park Road, Ste. 204, State College, PA 16803, (814) 325-9410, Attorney.

MILDRED M. DRAPCHO, late of Bellefonte Borough -- Jeffrey M. Drapcho, 1298 Fairway Drive, Bellefonte, PA 16823, Executor; Claire A. Kimmel, Esquire, HAMILTON AND KIMMEL, 201 West High Street, Bellefonte, PA 16823, Attorney.

ROBERT YALE MURRAY, late of State College Borough -- Anne Murray Gambal, 4907 Indian Lane, NW, Washington, DC 20016, Executrix; JAMES L. GREEN, ESQUIRE, 919 University Dr., First Floor, State College, PA 16801, Attorney.

FAY M. WALKER, a/k/a FAY L. WALKER, late of Spring Township -- Rodney E. Walker, II, 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.

VICTORIA L. BOONE, late of Spring Township -- Spencer L. Boone, 214 Beech Bottom Road, Howard, PA 16841; and Tiffany E. Witmer, 114 Bending Oak Drive, Bellefonte, PA 16823; Co-Executors; John R. Miller, III, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

GARY L. PHILLIPS, late of Potter Township -- Larry and Cathy Aukerman, 136 Associate Drive, Centre Hall, PA 16828, Co-Executors; James N. Bryant, Esquire, BRYANT & CANTORNA, P.C., 107 East Main Street, P.O. Box 551, Millheim, PA 16854, Attorney.

AUDREY L. LYNN, late of Bellefonte Borough -- Russell B. Yearick, P.O. Box 129, Boals-

burg, PA 16827, Executor; ROBERT C. RAYMAN, ESQUIRE, 1315 West College Avenue, Suite 300, State College, PA 16801, Attorney.

MARY A. SMITH, late of Halfmoon Township -- Lori L. Baney, 85 Uni Road, Port Matilda, PA 16870, Executrix; H. DENNING MASON, ESQUIRE, 817 East Bishop Street, Post Office Box 547, Bellefonte, PA 16823, Attorney.

FAYE L. ZIMMERMAN, late of Spring Township -- Carol L. Parkes, 146 Armagast Road, Bellefonte, PA 16823, Executrix; H. DENNING MASON, ESQUIRE, 817 East Bishop Street, Post Office Box 547, Bellefonte, PA 16823, Attorney.

JEAN O. STOVER, late of Gregg Township -- Karen Rossman Styers, 29 White Pine Lane, McVeytown, PA 17051, Executrix; James N. Bryant, Esquire, BRYANT & CANTORNA, P.C., 107 East Main Street, P.O. Box 551, Millheim, PA 16854, Attorney.

DONALD J. HARRIS, late of State College Borough -- Dionne Boone, c/o J. Corey Reeder, Esquire, McNees Wallace & Nurick LLC, 330 Innovation Blvd., Suite 101, State College, PA 16803, (814) 867-8500, Administratrix; J. Corey Reeder, Esquire, McNEES WALLACE & NURICK, LLC, 330 Innovation Blvd., Suite 101, State College, PA 16803, (814) 867-8500, Attorney.

LESTER EARL CASIDA, JR., late of Ferguson Township -- Nancy A. Pattishall, 88 Ocale Court, St. Augustine, FL 32084; and Sharon A. Reed, 541 Windsor Court, Hummelstown, PA 17036; Co-Executrices; JAMES L. GREEN, ESQUIRE, 919 University Dr., First Floor, State College, PA 16801, Attorney.

JOHN M. (MILTON) KRINER, late of Patton Township -- Betta Hirko Kriner, 330 Lions Hill Road, Apt. W220, State College, PA 16803, Executrix; GARY A. DELAFIELD, ESQUIRE, 916 S. Atherton Street, State College, PA 16801, Attorney.

MARGARET M. MATTERN, late of College Township -- Linda L. Mattern, 11200 S. Sierrita Mountain Road #255, Tucson, AZ 85736, Executrix; DOUGLAS C. LOVICKY, ESQUIRE, 1500 West College Avenue, State College, PA 16801, Attorney.

MARY JANE CRAMER, late of Spring Township -- Bruce F. Cramer, 350 Crust Road, Bellefonte, PA 16823, Executor; Jeffrey W. Stover, Esquire, STOVER, McGLAUGHLIN, GER-

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ACE, WEYANDT & McCORMICK, 122 East High Street, Post Office Box 209, Bellefonte, PA 16823, Attorney.

EVAN ALTMAN, late of College Township -- Toby B. Altman, P.O. Box 777, Lemont, PA 16851, Administrator; ROBERT C. RAYMAN, ESQUIRE, 1315 West College Avenue, Suite 300, State College, PA 16801, Attorney.

CONSTANCE J. PILLOT, late of Milesburg Borough -- Susan J.P. Knisely, 117 S. Danielle Drive, Pleasant Gap, PA 16823, Executrix; Robert A. Mix, Esquire, LEE, GREEN & REITER, INC., 115 East High Street, Bellefonte, PA 16823, 814-355-4769, Attorney.

A. LeROY HARPER, a/k/a AMOS LeROY HARPER, late of State College Borough -- Peggy Conrad, 2040 East Pleasant Valley Blvd., Apt. 246, Altoona, PA 16602, Executrix; Reed McCormick, Esquire, STOVER McGLAUGHLIN PC, 919 University Dr., State College, PA 16801, Attorney.

ARTHUR G. WARD, late of State College Borough -- Jeffrey Ward, 1026 S. Atherton Street, State College, PA 16801, 814-404-8330, Executor; FREDRICK FARBER, ESQUIRE, 1402 S. Atherton St., Suite 204, State College, PA 16801, (814) 238-0760, Attorney.

KATHLEEN M. McCLELLAN, late of Patton Township -- Suzanne Alonso Wright, 2104 Jefferson Avenue, Lewisburg, PA 17837, Executrix; Daniel E. Bright, Esquire, McQUAIDE BLASKO, INC., 811 University Drive, State College, PA 16801, Attorney.

DIANA LOUISE FRAZIER, a/k/a ANNA LOUISE FRAZIER, late of Bellefonte Borough -- Belinda Brown, a/k/a Belinda Frazier Brown, 333 E. Cherry Street, Bellefonte, PA 16823, Executrix; Michael S. Levandoski, Esquire, MILLER, KISTLER & CAMPBELL, 720 South Atherton Street, Ste. 201, State College, PA 16801, Attorney.

LOIS B. LENKER, formerly LOIS L. BOOB, late of Bellefonte Borough -- David Boone, 5324 Oakcrest Ct., Milford, OH 45150; Carol Hill, 400 Frederick St., Flemington, PA 17745; and Larry Boone, 525 Armor St., Bellefonte, PA 16823; Co-Executors; Jeffrey W. Stover, Esquire, STOVER McGLAUGHLIN, 122 East High Street, Post Office Box 209, Bellefonte, PA 16823, Attorney.

MARSHA A. SHAWVER, (also known as

MARSHA C. SHAWVER), late of Spring Township -- Michelle A. Peiffer, 164 Ash Circle, Centre Hall, PA 16828, Executrix; H. DENNING MASON, ESQUIRE, 817 East Bishop Street, Post Office Box 547, Bellefonte, PA 16823, Attorney.

MARGARET M. SMITH, late of Port Matilda Borough -- John T. Smith, 1039 Seventh Avenue, Duncansville, PA 16635, Executor; JAMES L. GREEN, ESQUIRE, 919 University Dr., First Floor, State College, PA 16801, Attorney.

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### Notice of Irrevocable Trust

The Jane K. MacMillan Income-Only Trust, dated October 16, 2008

Settlor: Jane K. MacMillan a/k/a Catherine J. MacMillan, dec'd.

Late of Bellefonte

Trustee: Jacqueline K. Babcock

Attorney: Kathleen V. Yurchak, Esquire

Steinbacher, Goodall & Yurchak

328 South Atherton Street

State College, PA 16801

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### LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the directors of Schwenke Inc., with its registered office at 111 W. Main Street, P.O. Box 819, Boalsburg, PA 16827, a Pennsylvania corporation, have approved a proposal that the corporation voluntarily dissolve the said corporation, and that the board of directors is now engaged in winding up and settling the affairs of said corporation so that its existence shall be ended under the provisions of the Pennsylvania Corporation Law of 1988.

Desiree F. Fralick, Esquire

The Mazza Law Group, P.C.

2790 W. College Avenue, Suite 800

State College, PA 16801

814-237-6255

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### LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the directors of Schwenke Company Inc., with its registered office at 111 W. Main Street, P.O. Box 819, Boalsburg, PA 16827, a Pennsylvania corporation, have approved a proposal that the corporation voluntarily dissolve the said corporation, and that the board of directors is now engaged in winding up and settling the affairs of said corporation so that its existence shall be ended under the provisions of the Pennsylvania Corporation Law of 1988.

Desiree F. Fralick, Esquire

The Mazza Law Group, P.C.

2790 W. College Avenue, Suite 800

State College, PA 16801

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814-237-6255

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## LEGAL NOTICE

NOTICE IS HEREBY GIVEN that on June 16, 2017, the Petition of Michael Joseph Gerhart was filed in the Centre County Court, praying for a decree to change her name to Katherine Lee Gerhart.

The Court has fixed Monday, the 24th day of July, 2017 at 4:30 P.M. in Courtroom No. 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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## SHERIFF SALE

By Virtue of a Writ of Execution  
(Mortgage Foreclosure)  
No. 16-4266

Issued out of the Court of Common Pleas of Centre County, Pennsylvania and to me directed, I will expose the following described property at public sale at the 3rd Floor, Court House Annex in the Town of Bellefonte, County of Centre, Commonwealth of Pennsylvania on:

**THURSDAY, AUGUST 10, 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: 411 S PENNSYLVANIA AVE, CENTRE HALL, PA 16828  
UPI /TAX PARCEL NUMBER: 34-04-003; 1880; 2 STORY; DETACH; VINYL

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

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

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

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

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

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

Seized and taken into execution to be sold as the property of JAMES E. WOODRING A/K/A JAMES EDWARD WOODRING AND LINDA M WOODRING A/K/A LINDA MARIE WOODRING in suit of US BANK NATIONAL ASSOCIATION.

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

Attorney for the Plaintiff:

PHELAN HALL INAN 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. 16-954

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, AUGUST 10, 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: 399 PARK LANE, STATE COLLEGE, PA 16803

UPI /TAX PARCEL NUMBER: 18-12-048; 1963; 2 STORY; DETACH; WOOD

All that certain message, tenement and tract of land situate, lying and being in the Township of Patton, County of Centre and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at the Northeasterly corner of the intersection of Shannon Lane and Park Lane; thence along Shannon Lane, North 72 degrees 30' East, 144.98 feet to a concrete monument at a point of curvature; Thence continuing along Shannon Lane by the arc of a curve to the left whose radius is 170 feet, interior angle of 18 de-

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grees 10' 30" and chord North 71 degrees 35' 45" East, 11.72 feet to Lot No. 185; Thence along Lot No. 185, North 35 degrees 48' 30" West, 101.59 feet to Lot No. 4; Thence along Lot No. 4, South 72 degrees 30' West, 128.66 feet to Park Lane; Thence along Park Lane by the arc of a curve to the left, the chord bearing and distance thereof being South 17 degrees 30' East 30.12 feet to a concrete monument; Thence continuing along Park Lane by the arc of a curve to the left, the chord bearing and distance thereof being South 20 degrees 49' 44" East, 66.47 feet to Shannon Lane and place of beginning.

Being Lot No. 5 of the Park Lane portion of Area 11, prepared by Engineering Centre, Inc. for J. Alvin Hawbaker, and dated November, 1960.

BEING known and numbered as 399 Park Lane, State College, PA 16803.

Being the same property conveyed to Randy L. Wilson, Sr. and Deborah Renee Wilson, husband and wife who acquired title by virtue of a deed from Jeffrey D. Zahn and Lisa M. Zahn, husband and wife, dated August 30, 2004, recorded August 31, 2004, at Deed Book 1734, Page 0994, Centre County, Pennsylvania records.

Seized and taken into execution to be sold as the property of DEBORAH RENEE WILSON AND RANDY L. WILSON, JR in suit of DEUTSCHE BANK NATIONAL TRUST CO ETAL.

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. 15-3925

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, AUGUST 10, 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: 415 STATE STREET, SANDY RIDGE, PA 16677

UPI /TAX PARCEL NUMBER: 05-28A-039;1997; 2 STORY;DETACH;ASPHALT

ALL THAT CERTAIN piece or parcel of land situate in the Town of Sandy Ridge, Township of Rush, County of Centre and State of Pennsylvania, bounded and described as follows, to-wit:

ON the North by lands now or formerly of Matthew Reese; ON the South by lands now or formerly of John Hoover; ON the East by right-of-way of the State Highway Route 46 leading between Osceola Mills and Sandy Ridge; ON the West by the border line of Second Street.

CONTAINING approximately one (1) acre of land.

BEING the same premises which became vested in Tri-County Habitat for Humanity, also known as Tri-County Habitat for Humanity of Central Pennsylvania, INC., by deed from the Centre County Tax Claim Bureau dated September 23, 1992, and recorded in the Recorder's Office of Centre County in Record Book 678 at Page 759.

GRANTOR also grants and conveys unto the Grantees all right, title and interest of the Grantor herein to a certain strip of land situate between the northerly edge of the property herein described and the southerly edge of State Street, a 33 foot right-of-way, as more fully contained in a quit claim deed dated November 21, 1994, between Indresco, Inc. and Tri-County Habitat for Humanity of Central Pennsylvania, Inc., as recorded in Centre County Record Book 793 at Page 646.

UNDER AND SUBJECT to the terms and conditions of a recorded easement in favor of Jack Smith and Deborah Smith dated March 7, 1998.

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

Map and Parcel ID: 05-28A-035 and 05-028A-039

Being known as: 415 State Street, Sandy Ridge, Pennsylvania 16677.

Title to said premises is vested in Faith A. Walker and Henry G. Walker by deed from Tri-County Habitat for Humanity, Inc. dated May 25, 2004 and recorded May 27, 2004 in Deed Book 1695, Page 548

Seized and taken into execution to be sold as the property of FAITH A. WALKER AND HENRY G. WALKER in suit of LSF9 MASTER PARTICIPATION TRUST.

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



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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. 17-870

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, AUGUST 10, 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: 440 ELM RD,  
MOSHANNON, PA 16859  
UPI /TAX PARCEL NUMBER: 02-10-016;  
1949; 2 STORY; DETACH; ALUMINUM

ALL that certain messuage, tenement and tract of land, situate in Township of Snow Shoe, County of Centre and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the South side of the highway leading from Moshannon to Philipsburg, which point is 45 feet West on the Western edge of the driveway of the parties of the first part, THENCE in a Westerly direction along the South side of said Highway a distance of 125 feet to a point; THENCE in a Southerly direction a distance of 125 feet to a point; THENCE in an Easterly direction, a distance of 125 feet to a point; THENCE in a northerly direction, a distance of 125 feet to the place of beginning. BEING a tract fronting 125 feet on said Highway and extending back from there a distance of 125 feet.

BEING known as Centre County Uniform Parcel Identifier Tax Parcel No. 02-010-016. BEING known as 440 Elm Road, Moshannon, Pennsylvania 16859

BEING the same premises which Sue E. Walker and Larry C. Walker, Jr., husband and wife, by their Deed dated June 2, 2000 and recorded on June 7, 2000 in and for Centre County, in Deed Book 1160, Page 553, granted and conveyed unto Larry C. Walker, Jr. and Sue

E. Walker, husband and wife, as tenants by the entirety.

Seized and taken into execution to be sold as the property of LARRY C. WALKER, JR AND SUE E. WALKER in suit of FIRST NATIONAL BANK OF PENNSYLVANIA.  
TERMS OF SALE: 20% DOWN AND BALANCE IN 10 DAYS

Attorney for the Plaintiff:  
JAMES SMITH DIETTERICK & CONNELLY LLP  
HERSHEY, PA 717-553-3280

BRYAN L. SAMPSEL, Sheriff  
CENTRE COUNTY, Pennsylvania

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### SHERIFF SALE

By Virtue of a Writ of Execution  
(Mortgage Foreclosure)  
No. 16-568

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, AUGUST 10, 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: 313 LOWER  
COLEVILLE RD, BELLEFONTE, PA 16823  
UPI /TAX PARCEL NUMBER: 13-05A-074;  
1900; 2 STORY; DETACH; ALUMINUM

ALL that certain message, tenement and tract of land, situate in the Village of Coleville, Township of Spring, Centre County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a fence post, a corner of land of Russell Miller, 16.5 feet from the center of the public road leading to Valley View; thence along the line of land of Russell Miller North 66 degrees 15 minutes East for 226.0 feet to fence post and line of land of Martin Hillard; thence along the line of land of last named and Miles H. Lee South 23 degrees 15 minutes East 110.0 feet to post and other land of grantor; thence South 60 degrees 00 minute West 5.7 feet along other land of grantor to an iron post; thence South 28 degrees 10 minutes East 51.5 feet along land of grantor to post at edge of stone wall; thence along same and face of a stone wall and base of a concrete retaining wall South 55

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degrees 30 minutes East 18 feet to the corner of base of the concrete retaining wall; thence along land of grantor South 29 degrees 45 minutes East 68 feet on a line that will just clear the east edge of the roof of a dwelling on the within described property to a post at the North side and 16.5 feet from the center line of the public road leading to Bellefonte; thence along the north edge of said public road and crossing a stream bed South 65 degrees 45 minutes West 43 feet to post 16.5 feet North from center of said public road; thence along other land of grantor and partly in stream bed North 37 degrees 30 minutes West 101.0 feet to concrete post on North side of stream bed; thence along the North edge of ravine and land of grantor North 84 degrees 00 minute West 175.5 feet to a point on top of concrete wingwall to bridge and East edge of public road and being 16.5 feet from center of said road; thence North 42 degrees 50 minutes West 63 feet along the East edge of said public road leading to Valley View to post at point of beginning.

CONTAINING 28,662 square feet, more or less.

TITLE TO SAID PREMISES IS VESTED IN Tammy M. Smead and Christopher M. Smead, h/w, by Deed from Tammy M. Corman McCool, KNA Tammy M. Smead, Dated 01/06/2005, Recorded 01/11/2005, in Book 1780, Page 563. TAMMY M. SMEAD A/K/A TAMMY M. CORMAN MCCOOL was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of TAMMY M. SMEAD A/K/A TAMMY M. CORMAN MCCOOL's death on or about 08/15/2005, her ownership interest was automatically vested in the surviving tenant by the entirety.

TAX PARCEL NO. 13-005A,074-,0000-  
Being known as 313 Lower Coleville Road, Bellefonte, PA 16823.

To be seized in execution as the property of Christopher M. Smead.

Seized and taken into execution to be sold as the property of CHRISTOPHER M. SMEAD in suit of BAYVIEW LOAN SERVICING, LLC.  
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. 16-3427

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, AUGUST 10, 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: 29 COVENTRY LANE, STATE COLLEGE, PA 16803

UPI /TAX PARCEL NUMBER: 18-020-011; 1975; 2 STORY;DETACH;ALUMINUM

ALL THAT CERTAIN message, tenement and tract of land situate in Patton Township, Centre County, Pennsylvania, bounded and described as follows:

BEGINNING on the Easterly side of Coventry Lane at the Northwesterly corner of Lot No. 9; thence by the Easterly side of Coventry Lane, 98.59 feet by the arc of a curve to the left whose radius is 664.16 feet to a point; thence by Lot No. 7, North 16° 32' 11" East, 163.54 feet to a point; thence by open space, South 30° 27' 44" East, 124.50 feet to a point; thence by Lot No. 9, South 70° 2' 29" West, 177.13 feet to the place of BEGINNING.

CONTAINING 0.305 acres.

BEING Lot No. 8 on the plan of Toftrees, Phase III, Section 2, as recorded in Centre County Plat Book 18, Page 3.

The premises are UNDER AND SUBJECT to an easement for sanitary and storm water sewers as shown on said plan of lots.

The premises are SUBJECT to such easements for roads, water, sewer, storm sewer, and electric, telephone and television cables as the same appears on the plan heretofore referred to or as the same is set forth in prior deeds of record.

The premises are UNDER AND SUBJECT to a Declaration of Protective Covenants recorded in Centre County Misc. Book 105, Page 987, and also UNDER AND SUBJECT to the By-Laws of Toftrees Homeowners Association, Inc. BEING KNOWN AS: 29 Coventry Lane, State College, PA 16803

BEING THE SAME PREMISES which Federated Home & Mortgage Co., Inc., by Deed dated 7/7/1975 and recorded 7/8/1975 in the Office of

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the Recorder of Deeds in and for Centre County in Deed Book 354, Page 283, granted and conveyed unto Howard A. Shartel and Charlotte L. Shartel.

Charlotte L. Shartel departed this life on January 10, 1994.

PARCEL NO.: 18-020-.011-.0000-

Seized and taken into execution to be sold as the property of HOWARD A. SHARTEL, JR PERSONAL REP OF THE ESTATE OF HOWARD A SHARTEL SR, DECEASED in suit of THE BANK OF NEW YOUR MELLON TRUST COMPANY 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

### SHERIFF SALE

By Virtue of a Writ of Execution

(Mortgage Foreclosure)

No. 16-2947

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, AUGUST 10, 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: 804 OLD CURTIN ROAD & 706 OLD CURTIN ROAD, MILES-BURG, PA 16853

UPI /TAX PARCEL NUMBER: 7-11-77; 1900 2 STY; DETACH ALUM &

7-11-77K; VACANT

Parcel 1

ALL THOSE two certain message, tenements and tracts of land situate, lying and being in the Township of Boggs, County of Centre and Commonwealth of Pennsylvania, subject to the reservations hereinafter referred to, all of which are bounded and described as follows:

Tract No. 1

BEGINNING at a point in the Northeasterly line

of land now or formerly of J. G. McMien distant 50 feet Northwestwardly at right angles from the centerline of railroad of The Pennsylvania Railroad Company known as the Bald Eagle Branch at a point therein distant 2,145 feet, more or less, measured Northeastwardly along said centerline from another point therein opposite said Railroad Company's Mile Post 23-31; extending from said beginning point, the following thirteen (13) courses and distances, the first two thereof being along lines of said land now or formerly of J. G. McMien: (1) North 32 degrees 30 minutes West, 1,228 feet to a white oak; (2) South 56 degrees West 841.5 feet to a post and stones the following two (2) courses and distances being along the Northeasterly line of land now or formerly of Levina Trczyulny; (3) North 32 degrees West 585.75 feet to a white oak; (4) North 40 degrees West 858 feet; (5) North 52 degrees East partly along a Southeasterly line of said last mentioned land and partly along a Southeasterly line of land now or formerly of John Botorff 2, 87.5 feet; (6) South 26 degrees East along a Southwesterly line of said land now or formerly John Botorff 693 feet; the following six (6) courses and distances being along lines of land of Ira B. Robinson and Edith G., his wife; (7) South 52 degrees West, 1,287 feet to a pine sapling; (8) South 46 degrees 50 minutes East, 1,191.84 feet to a white pine sapling; (9) North 86 degrees East 231.35 feet to a hickory; (10) South 22 degrees East 33 feet; (11) North 73 degrees 30 minutes East 429 feet to a post; (12) South 32 degrees East 838 feet to a point distant 50 feet Northwestwardly at right angles from said centerline of railroad; and (13) South 62 degrees 50 minutes West by remaining land of said Railroad Company parallel with and 50 feet Northwestwardly at right angles from said centerline of railroad 1,465 feet to the place of BEGINNING.

CONTAINING 120.831 acres, more or less.

Tract No. 2

BEGINNING at a stone corner at the intersection of lands formerly of Susan Miles, Christ Beezer and Bald Eagle Creek; thence along the Bald Eagle Creek South 83 1/2 degrees East 21.5 perches to stones; thence North 81 1/2 degrees East 38.5 perches to stones; thence North 53 3/4 degrees East 30 perches to post corner; thence by lands of George Noll North 28 degrees West 174 perches to a small pine stump; thence North 31 degrees West 40 perches to post; thence by lands of Hannah Grove North 39 1/2 degrees West 73 perches to a post; thence by lands formerly of John Sliker South 69 degrees 30 minutes West 84 rods to stones; thence by lands of Christ Beezer South 54 1/2 degrees West 45 perches to a post; thence by lands of same South



## Centre County Legal Journal

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33 1/4 degrees East 40 perches to a post; thence by same South 43 1/4 degrees East 78.5 perches to stones; thence North 86 3/4 degrees East 13.3 perches to a hickory; thence South 21 1/2 degrees East 2 rods to a post; thence by same North 79 1/2 degrees East 25.2 perches to a post; thence by same South 27 3/4 degrees East 136 perches to a stone corner the place of BEGINNING.

CONTAINING 185 acres and 93 perches, more or less.

EXCEPTING AND RESERVING thereout and therefrom the following tracts of land:

1. 2 and 647/100 acres sold to the Pennsylvania Railroad Company as more fully shown in Deed recorded in Deed Book 119, Page 355, in the Recorder's Office of Centre County.

2. BEGINNING at an iron pin driven into the ground; thence in a northerly direction crossing lane (which lane leads in a westerly direction from State Highway Route 14010) a distance of 92 feet to an iron pin driven in the ground; lane aforesaid to the iron pin driven into the ground; thence in a westerly direction 550 feet to the place of BEGINNING. Erected thereon a brick building measuring 20 x 36 feet.

3. Deed to Pennsylvania Railroad dated October 22, 1956, and recorded in the Recorder's Office of Centre County in Deed Book 235, Page 242; containing 0.37 acres.

4. To Tabernacle of the Living God by Deed dated September 11, 1979 and recorded in the Recorder's Office of Centre County in Deed Book 390, Page 682; containing 3.550 acres.

5. A tract containing 6.07 acres heretofore sold to Michael Miller.

6. A tract containing 1.83 acres heretofore sold to Michael S. Hockenberry and Susan L. Hockenberry.

7. A tract known as Lot No. 4 on the Robinson Estate Subdivision, heretofore sold to Edward R. Mitchell and Hazel L. Mitchell.

8. A tract of 3.051 acres conveyed to Richard N. Robinson and Sherry A. Robinson, husband and wife, by Deed of Edith G. Robinson, widow, and Wayne Robinson, dated November 9, 1993, of record in the Office of the Recorder of Deeds of Centre County, Pennsylvania in Record Book 731 at Page 492.

9. Three tracts conveyed to Richard D. Thomas and Beryle J. Thomas, husband and wife, by Deed of Wayne L. Robinson and Betty I. Robinson, husband and wife, dated March 28, 2015, of record in the Office of the Recorder of Deeds of Centre County, Pennsylvania in Record Book 1805 at Page 387.

10. Lot 1 and Lot 2 as shown on a plot or plan entitled Preliminary / Final Plan, Wayne Robinson Subdivision, prepared by An-

drew J. Knapka, P.L.S. & Associates, dated November 11, 1992, of record in the Office of the Recorder of Deeds of Centre County, Pennsylvania in Plat Book 45 at Page 195.

BEING the same premises conveyed to Michael W. Robinson and Amy L. Burns by Deed of Wayne L. Robinson and Betty I. Robinson, husband and wife, dated September 21, 2010, recorded October 1, 2010 in the Office of the Recorder of Deeds in and for Centre County, Pennsylvania in Record Book 2065 at Page 0691.

Parcel Identifier Number 7-11/77

KNOWN AS 804 Old Curtin Road, Milesburg, Pennsylvania

Parcel 2

ALL THAT CERTAIN messuage, tenement and tract of land situate in Boggs Township, Centre County, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of Boggs Township Road #868 (a 33 foot wide right-of-way); thence along line of lands now or formerly of Bellefonte Area I.D.A. (Deed Book 342, Page 911), North 32 degrees 12 minutes 00 seconds West, crossing over an iron pin set at 25.24 feet, for a total distance of 226.94 feet to an iron pin set; thence through lands now or formerly of Wayne L. Robinson (Record Book 468, Page 700), North 65 degrees 35 minutes 00 seconds East, a distance of 214.54 feet to an iron pin set; thence continuing through lands now or formerly of Wayne L. Robinson, South 32 degrees 12 minutes 00 seconds East, crossing over an iron pin set at 201.71 feet, for a total distance of 226.94 feet to the center line of Boggs Township Road #868 (33 foot wide right-of-way); thence along the center line of said Boggs Township Road #868, South 65 degrees 35 minutes 00 seconds West, a distance of 214.54 feet to the point and place of BEGINNING.

BEING Lot 1 as shown on a plot or plan entitled Preliminary/Final Plan, Wayne Robinson Subdivision, prepared by Andrew J. Knapka, P.L.S. & Associates, dated November 11, 1992, of record in the Office of the Recorder of Deeds in and for Centre County, Pennsylvania in Plat Book 45 at Page 195.

BEING the same premises conveyed to AMA Land Development, LLC, a Pennsylvania limited liability company, by Deed of Michael W. Robinson and Amy L. Burns, husband and wife, dated April 5, 2012, recorded April 18, 2012, in the Office of the Recorder of Deeds in and for Centre County, Pennsylvania, in Record Book 2099 at Page 0252.

Parcel Identifier Number 7-11-77K

KNOWN AS 706 Old Curtin Road, Milesburg, Pennsylvania

## Centre County Legal Journal

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Seized and taken into execution to be sold as the property of MICHAEL W. ROBINSON, AMY L. BURNS AKA AMY L. ROBINSON, AMA LAND DEVELOPMENT, LLC AND THE UNITED STATES OF AMERICA in suit of FULTON BANK N.A.  
TERMS OF SALE: 20% DOWN AND BALANCE IN 10 DAYS  
Attorney for the Plaintiff:  
HENRY & BEAVER LLP  
LEBANON, PA  
717-274-3644

BRYAN L. SAMPSEL, Sheriff  
CENTRE COUNTY, Pennsylvania

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### SHERIFF SALE

By Virtue of a Writ of Execution  
(Mortgage Foreclosure)  
No. 17-250

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, AUGUST 10, 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: 329 FOWLER HOLLOW LANE, PORT MATILDA, PA 16870

UPI /TAX PARCEL NUMBER: 16-05-060C; 1970; BI-LEVEL; DETACH; WOOD

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

BEGINNING at a nail located in the center of Legislative Route No. 14044, at the common corner of premises now or formerly of Pierce and E. Weaver and the center line of Township Route aforesaid; thence along premises now or formerly of E. Weaver, North 54 degrees 15 minutes East 201.5 feet to an iron pin; thence along premises now or formerly of Miles Hover, south 44 degrees 3 minutes East 171.06 feet to an iron pin; thence along premises now or formerly of Clyde Vaughn, South 32 degrees 52 minutes West, 204.91 feet to a nail in the center of Legislative Route No. 14044; thence along the center line of said Township Route, North 44

degrees 30 minutes West 250 feet to a nail, the place of beginning.

CONTAINING .98 acres as based on a survey by William C. Arble, dated July 15, 1970, and revised August 18, 1970.

BEING known as Centre County Uniform Parcel Identifier Tax Parcel No. 16-05-060C.

Being the same property which Glenn E. Meek and Cindy L. Meek, husband and wife, granted and conveyed unto Beverly Meek by deed dated August 24, 2010 and recorded August 26, 2010 in the Recorder's Office of said County in Deed Book 2063 Page 298.

329 Fowler Hollow Lane, Port Matilda, PA 16870

Seized and taken into execution to be sold as the property of BEVERLY MEEK in suit of PNC BANK NAT'L ASSOC.

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

Attorney for the Plaintiff:  
TUCKER ARENSBERG  
PITTSBURGH, PA  
412-566-1212

BRYAN L. SAMPSEL, Sheriff  
CENTRE COUNTY, Pennsylvania

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### SHERIFF SALE

By Virtue of a Writ of Execution  
(Mortgage Foreclosure)  
No. 17-239

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, AUGUST 10, 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: 144 FOUNTAIN RD, SNOW SHOE, PA 16874

UPI/TAX PARCEL NUMBER: 02-07-091A; 1 STORY; DETACH; VINYL

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

BEGINNING at an iron pin set in a dirt road, said pin being 734 feet, more or less, Southeast of the intersection of L.R. A-407 and L.R.

## Centre County Legal Journal

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14063; THENCE by L.R. 14063 and 16.5 feet North of the center line, N 69° 30' 00" W, 290.00 feet to a point; THENCE 104.64 feet following the arc of a curve to the left said curve having a radius of 669.11 feet to an iron pin set 16.5 feet from the center of the said roadway; THENCE through lands of the Grantors, N 03° 45' 00" E, 163.28 feet to an iron pin found; THENCE by lands of Frank Dudish, Jr., S 78° 00' 00" E., 383.81 feet to an iron pin set; THENCE S 03° 45' 00" W, 214.00 feet to the first mentioned point and place of beginning.

CONTAINING 1.61 acres of land, according to a plan and survey by Henry Surveys, dated September 21, 1983.

TITLE TO SAID PREMISES IS VESTED IN MICHAEL D. MARKLE AND GRETTA M. MARKLE, HUSBAND AND WIFE, by Deed from RICK A. MIHALIK AND PATRICIA MIHALIK, HUSBAND AND WIFE, Dated 04/28/2006, Recorded 05/03/2006, in Book 1950, Page 1022.

TAX PARCEL NO. 02-007-091A,0000-Being known as 144 Fountain Road, Snow Shoe, PA 16874-8807.

To be seized in execution as the property of Michael S. Markle, Gretta M. Markle.

Seized and taken into execution to be sold as the property of MICHAEL S. MARKLE AND GRETTA M. MARKLE in suit of WELLS FARGO BANK NA.

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. 15-4585

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, AUGUST 10, 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: 1150 BUSH HOLLOW RD, JULIAN, PA 16844

UPI /TAX PARCEL NUMBER: 06-06-028; 1981; 1 STORY;DETACH;VINYL

Land Situated in the Township of Union in the County of Centre in the state of PA

All that certain tract of land situate in the Township of Union, County of Centre, State of Pennsylvania being bounded and described as follows according to a plan and survey thereof made by John C. Henry, Registered Surveyor on March 28, 1975.

BEGINNING at an iron pin (set) on the East side of L.R. 14009 at a point 735.00 feet North of its Intersection with T. 300, thence along the East side of L.R. 14009 North 5 degrees 25 minutes 00 seconds East 100.00 feet to an iron pin (set), thence through lands of which this was a part North 81 degrees 57 minutes 06 seconds West 287.59 feet to an iron pin (set), thence still by the same South 69 degrees 36 minutes 00 seconds West 264.21 feet to an iron pin (set) in line of lands of Earl Weston, thence along the same the following three courses and distances (1) South 27 degrees 07 minutes 30 seconds East, 174.10 feet to an iron pin (set), (2) South 76 degrees 34 minutes 00 seconds West 472.00 feet to an iron pin (set), (3) North 55 degrees 11 minutes 00 seconds West, 198.00 feet to the first mentioned point and place of beginning, Containing 2.2 acres of land.

Commonly known as:

1150 Bush Hollow Rd, Julian, PA 16844

BEING KNOWN AS: 1150 Bush Hollow Rd, Julian, PA 16844

PROPERTY ID NO.: 06-006-028-0000

TITLE TO SAID PREMISES IS VESTED IN ALLEN SHUEY AND KATHRYN, HIS WIFE BY DEED FROM ALLEN SHUEY AND KATHRYN, HIS WIFE DATED 04/04/1975 RECORDED 10/13/1981 IN DEED BOOK 405 PAGE 376.

Seized and taken into execution to be sold as the property of KATHRYN CASHNER, KNOWN HEIR OF KATHRYN SHUEY, BARBARA HOUSTON, PERSONAL REPRESENTATIVE, ESTATE OF KATHRYN SHUEY AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR in suit of BANK OF AMERICA NA.

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

Attorney for the Plaintiff:

UDREN LAW OFFICES PC

CHERRY HILL, NJ

BRYAN L. SAMPSEL, Sheriff

# Centre County Legal Journal

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CENTRE COUNTY, Pennsylvania

## SHERIFF SALE

By Virtue of a Writ of Execution  
(Mortgage Foreclosure)  
No. 16-4267

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, AUGUST 10, 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: 644 PHOENIX ROAD, PHILIPSBURG, PA 16866  
UPI /TAX PARCEL NUMBER: 05-14-061; 1900;2 STORY;DETACH;WOOD

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

ALONG the Township Road leading from Osceola Station to Phillipsburg adjoining lands of the late D. H. Hastings and the Estate of John H. Orvis and other lands of Mary McA. Beaver and husband, et. al. containing one hundred forty seven (147) feet front on the said road and extending back from said road one hundred ten (110) feet.

EXCEPTING AND RESERVING, HOWEVER, all that certain tract deeded to William Lamb by deed dated the 18th day of September, 1973, as described as follows:

BEGINNING at a point along the Township Road leading from Osceola Station to Phillipsburg which said point is one hundred forty seven (147) feet toward Phillipsburg from a Maple Tree bench mark and common corner of the lands of the Grantor herein and Harvey; thence along said Township Road toward Osceola Station sixty (60) feet to a point; thence at right angles one hundred ten (110) feet to a point; thence at right angles and parallel with said Township Road a distance of sixty (60) feet to a point; thence at right angles one hundred ten (110) feet to a point on said Township Road and the place of beginning.

Being the same property which Frank L. Caprio, Jr. and Beverly M. Caprio, his wife,

granted and conveyed unto Joseph A. Caprio by deed dated February 19, 1998 and recorded February 24, 1998 in the recorder's Office of said County in Deed Book 980 Page 234.

644 Phoenix Road, State College, PA 16801  
Permanent Parcel No.:5-14-61

Seized and taken into execution to be sold as the property of JOSEPH CAPRIO in suit of PNC BANK NAT'L ASSOC.

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

Attorney for the Plaintiff:  
TUCKER ARENSBERG PC  
PITTSBURGH, PA  
412-566-1212

BRYAN L. SAMPSEL, Sheriff  
CENTRE COUNTY, Pennsylvania

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## SHERIFF SALE

By Virtue of a Writ of Execution  
(Mortgage Foreclosure)  
No. 16-3393

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, AUGUST 10, 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: 117 DEERBROOK LANE, CENTRE HALL, PA 16828  
UPI /TAX PARCEL NUMBER: 20-008-101; 2006; 2 STORY; DETACH; VINYL  
PARCEL NO.: 20-008-101

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

BEGINNING at an iron pin set, said pin being the northeastern corner of Lot 1RR of the Sub-division of Lands of Anne E. Vander Velden, this iron pin being located for reference, South 75 degrees 17' 37" East a distance of 448.24 feet from an iron pin found at the northwest corner of Lot 1RR. Being defined within the Pennsylvania State Plane Coordinate system (NAD-83, North Zone 3701) by the grid coordinates of North: 225344.19 feet, East: 1982806.43 feet; THENCE, along lands now or formerly of E. Scott & Barbara J. Mc Allister the following two

## Centre County Legal Journal

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courses and distances: (1) South 75 degrees 17' 37" East a distance of 268.82 feet to an iron pin found, and (2) North 58 degrees 02' 04" East a distance of 268.82 feet to an iron pin found at lands of Margaret S. Cole, THENCE along lands now or formerly of Margaret S. Cole, South 12 degrees 26' 58" East, a distance of 284.29 feet to an iron pin set at Lot 3, THENCE along Lot 3 of the Subdivision of Lands of Anne E. Vander Velden the following two courses and distances; (1) South 77 degrees 36' 34" West, a distance of 429.13 feet to a pin set, (2) North 67 degrees 26' 22" West, a distance of 50.04 feet to an iron pin set at lot 1RR, THENCE, along Lot 1RR of the Subdivision of Lands of Anne E. Vander Velden, North 20 degrees 14' 15" East, a distance of 247.72 feet to the first mentioned point and place of BEGINNING.

CONTAINING 2.20 acres, and being known as Lot 2 of the Subdivision of Lands of Anne E. Vander Velden, according to a plan and survey prepared by Mease Associations, Inc., dated October 29, 2003, and recorded April 7, 2004 in Centre County Plat Book 70, Page 183.

ALSO the right of access and egress over a strip of land being described in Centre County Record Book 1656 Page 0041

UNDER AND SUBJECT to all exceptions, reservations, restrictions, conditions, easements, rights and rights of way as contained in prior deed and instruments of record.

BEING known as Centre County uniform parcel identifier number 20-8/101.

Fee Simple Title Vested in George R. Brown Jr., and Michelle K. Hill Brown, Husband and Wife by deed from, Daniel K. Schleiden and Amy J. Schleiden, formerly Husband and Wife, dated 12/19/2005, recorded 12/29/2005, in the Centre County Recorder of deeds in Deed Book 1912 , Page 37.

Seized and taken into execution to be sold as the property of GEORGE BROWN AKA GEORGE R. BROWN, JR. AND MICHELLE K. BROWN AKA MICHELLE K. HILL BROWN in suit of US BANK NATIONAL ASSOCIATION, AS TRUSTEE OF THE PRESTON RIDGE PARTNERS.

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

Attorney for the Plaintiff:  
STERN & EISENBERG PC  
WARRINGTON, PA  
215-572-8111

BRYAN L. SAMPSEL, Sheriff  
CENTRE COUNTY, Pennsylvania

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### SHERIFF SALE

By Virtue of a Writ of Execution  
(Mortgage Foreclosure)

No. 16-2424

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, AUGUST 10, 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: 767 CLARENCE ROAD, CLARENCE, PA 16829

UPI / TAX PARCEL NUMBER: 02-16A-050; 1947; STORY & A HALF; DETACH; BRICK ALL THAT CERTAIN tract or parcel of land and premises situate, lying and being in the township of Snow Shoe, county of Center, and commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at a point in the center line of Pennsylvania state highway route no. 246, which point is in line with the northerly side of a cartway commonly known as no. 10 road; thence along the center line of the said route no. 246, north 26 degrees 40 minutes east a distance of 102 feet to a point in the center line of the said route no. 246; thence along lands now or formerly of Casher & Associates, south 80 degrees 00 minute east, a distance of 180 feet to a point in the line of lands now or formerly of Pete Wozniak; thence continuing along lands of same south 6 degrees 25 minutes west, a distance of 108 feet to a point; thence along other lands now or formerly of Michael Koshko and Kathryn Koshko, north 77 degrees 13 minutes west a distance of 216.8 feet to the place of beginning.

CONTAINING .47 acres as per the survey of Francis A. R. Koski, Reg. Surv., dated November 28, 1967.

TITLE TO SAID PREMISES IS VESTED IN Robert William Baumgardner, by Deed from Claudia J. Bucha, and her siblings, Edward R. Drapcho and Regina R. Schall and Cynthia M., Dated 03/08/2012, Recorded 08/10/2012, in Book 2107, Page 301.

TAX PARCEL NO. 02-016A,050-,0000-  
Being known as 767 Clarence Road, Clarence, PA 16829-8101.

To be seized in execution as the property of Robert William Baumgardner a/k/a Robert W. Baumgardner.



## Centre County Legal Journal

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Seized and taken into execution to be sold as the property of ROBERT WILLIAM BAUMGARDNER AKA ROBERT W. BAUMGARDNER in suit of SUNTRUST MORTGAGE INC. 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. 2017-181

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, AUGUST 10, 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: 323 N. SECOND STREET, PHILIPSBURG, PA 16866  
UPI /TAX PARCEL NUMBER: 29-201-286; 1940; 2 STORY; DETACH; ASPHALT

ALL that one-third (1/3) in that certain mesuage, tenement and tract of land situate, lying and being in the Borough of Philipsburg, County of Centre and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the western side of North Second Street, a distance of ninety-six (96') feet and seven (7'') inches South twenty-six degrees eighteen minutes East, (S 26° 18'E) of the Southeast corner of Locust and Second Streets; thence South sixty-three degrees forty-two minutes West, (S 63° 42' W) ninety-six (96') feet six (6'') inches to a post; thence South twenty-six degrees eighteen minutes East (S 26° 18'E) a distance of thirty-five (35') feet five (5'') inches to a post; thence North sixty-three degrees forty-two minutes East (N 63° 42' E) a distance of ninety-six (96') feet six (6'') inches to a post on Second Street; thence along the line of said Second Street North twenty-six degrees eighteen minutes West (N 26° 18' W) thirty-five

(35') feet five (5'') inches to a post and the place of beginning.

FOR IDENTIFICATION PURPOSES ONLY, the above-described premises is known and designated as Tax Map No. 29-201-286.

Seized and taken into execution to be sold as the property of GEORGE ANDERSON, III in suit of CHRISTINA ANDERSON NKA CHRISTINA R. CENTINEO.

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

Attorney for the Plaintiff:

MILLER, KISTLER, & CAMPBELL  
STATE COLLEGE, PA  
814-234-1500

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