

Centre County Legal Journal

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Containing the Decisions Rendered in the
49th Judicial District

Series XIX

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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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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.)

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.

SONG YU, late of Ferguson Township -- Chong H. Yu, a/k/a Chong Hwa Kim, 1801 W.

College Ave., State College, PA 16801, Executrix; Richard L. Campbell, Esquire, MILLER, KISTLER & CAMPBELL, 720 South Atherton Street, State College, PA 16801, Attorney.

ALICE M. GROVE, late of Bellefonte Borough -- Hazel M. Peters, 121 Confer Drive, Bellefonte, PA 16823, Executrix; Terry J. Williams, Esquire, MILLER, KISTLER & CAMPBELL, INC., 720 South Atherton Street, State College, PA 16801, Attorney.

GRACE THOMAS, late of Spring Township - William E. Thomas, Jr., 180 Thomas Lane, Pleasant Gap, PA 16823, Executor; John R. Miller, III, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

HELEN L. ALESSANDRO, late of Ferguson Township -- Kent T. Alessandro, c/o The Mazza Law Group, PC, 2790 W. College Avenue, Suite 800, State College, PA 16801, Executor; Desiree F. Fralick, Esquire, THE MAZZA LAW GROUP, P.C., 2790 W. College Avenue, Suite 800, State College, PA 16801, Attorney.

HELEN B. COSGROVE, late of Bellefonte Borough -- John H. O'Neill, 949 Oak Ridge Avenue, State College, PA 16801, Executor; JAMES L. GREEN, ESQUIRE, 919 University Dr., First Floor, State College, PA 16801, Attorney.

RUTH F. BURNS, late of Halfmoon Township -- Jadine E. Reese, 123 Reese Hollow Road, Port Matilda, PA 16870, Executrix; Richard L. Campbell, Esquire, MILLER, KISTLER & CAMPBELL, 720 South Atherton Street, State College, PA 16801, Attorney.

JOHN C. FOOTE, JR., late of Philipsburg Borough -- Thad A. Foote, 4069 Redbud Circle, Doylestown, PA 18902, Administrator; Michael S. Levandoski, Esquire, CAMPBELL MILLER WILLIAMS BENSON & CONSIGLIO, INC., 720 S. Atherton Street, Suite 201, State College, PA 16801, Attorney.

ANITA T. FOGEL, late of College Township - Linda J. Pesce, 13614 Anndyke Place, Germantown, MD 20874, Administratrix; MAKOWSKI, KONOPKA & MARATECK, 1750 Clinton Avenue, Coal Township, PA 17866, Attorney.

RICHARD H. TABER, late of State College Borough -- First National Trust Company, 117 South Allen Street, State College, PA 16801,

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Executor; Daniel E. Bright, Esquire, MCQUAIDE BLASKO, INC., 811 University Drive, State College, PA 16801, Attorney.

NANCY F. DESMOND, a/k/a NANCY FERGUSON DESMOND, late of State College Borough -- Cynthia D. Ellis, 501 Glen Arbor Drive, Wynnwood, PA 19096, Administratrix; Daniel E. Bright, Esquire, MCQUAIDE BLASKO, INC., 811 University Drive, State College, PA 16801, Attorney.

MICHAEL S. BLUMENTHAL, late of Ferguson Township -- Wendy Blumenthal and Amy B. McOsker, 74 Harness Downs Road, Port Matilda, PA 16870, Co-Administrators, Desiree F. Fralick, Esquire, THE MAZZA LAW GROUP, P.C., 2790 W. College Avenue, Suite 800, State College, PA 16801, Attorney.

SHARON MARIE McCLOSKEY, late of Howard Township -- Heather Le Harpster, 198 Jay Lane, State College, PA 16801; and Jason Wayne McCloskey, 155 Somerset Lane, Bellefonte, PA 16823; Co-Administrators; Jeffrey W. Stover, Esquire, STOVER, McGLAUGHLIN, GERACE, WEYANDT & McCORMICK, 122 East High Street, Post Office Box 209, Bellefonte, PA 16823, Attorney.

BILLY HAGAN KING, a/k/a B. HAGAN KING, a/k/a HAGAN KING, late of State College Borough -- Karen King Freeman, 8114 Edgewood Church Road, Frederick, MD 21702; and Kimberly King MacPherson, 1001 Reynolda Road, Winston-Salem, NC 27104; Co-Executrices; Jeffrey W. Stover, Esquire, STOVER, McGLAUGHLIN, GERACE, WEYANDT & McCORMICK, 122 East High Street, Post Office Box 209, Bellefonte, PA 16823, Attorney.

IN THE COURT OF COMMON PLEAS OF LANCASTER COUNTY, PENNSYLVANIA ORPHANS' COURT DIVISION

No. 2016-2493
IN RE: ADOPTION OF: A.G.A.,
FEMALE MINOR CHILD
DOB: 11/22/2016
BORN TO: KALA JUNE REIDER

NOTICE OF TERMINATION OF PARENTAL RIGHTS HEARING

To: MICHAEL BARNER AND ANY UNKNOWN BIOLOGICAL FATHER:
A Petition has been filed asking the Court to put

an end to all rights you have or might have to the above-mentioned child. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on the 28th day of September, 2017, at 9:30 o'clock a.m. in Courtroom No. 6 of the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania. If you could be the parent of the above-mentioned child, you are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you, and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Court Administrator
Court Administrator's Office
Lancaster County Courthouse
50 North Duke Street
Lancaster, Pennsylvania 17602
Telephone Number: (717) 299-8041

NOTICE REQUIRED BY ACT 101 OF 2010,
23 PA. C.S. § 2733(C)

You are hereby informed of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication with your child following an adoption.

YOUNG & YOUNG
44 South Main Street
Manheim, PA 17545

LEGAL NOTICE

NOTICE IS HEREBY GIVEN: Pursuant to The Fictitious Name Act of PA that an application for a registration of a fictitious name was filed with the Department of State of the Commonwealth of PA for the conduct of business under the fictitious name of Shane C. Young dba JLJ Lawncare Services, with its principal office or place of business at 174 S. Harrison Road, Pleasant Gap, PA 16823. The names of all parties who are parties to the registration are: Shane C. Young, 174 S. Harrison Road, Pleasant Gap, PA 16823.

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Fictitious Name Act, 1982-295 that the Fictitious Name of KINETIK FITNESS was registered in the Office of the Secretary for the Commonwealth of PA, Harrisburg, PA. The

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principal office or place of business is 2301 Commercial Blvd., State College, PA 16801. The entity interested in the business is Define Your Fitness, LLC.

Desiree F. Fralick, Esquire
The Mazza Law Group, P.C.
2790 W. College Avenue, Suite 800
State College, PA 16801
814-237-6255

LEGAL NOTICE

MTEC Global Co., Ltd., a foreign business corporation incorporated under the laws of The Republic of Korea, with its princ. office located at 4 Dong-7F, Gyeongnam-TP, 21, Bongambuk 7-gil, Masanhoewon-gu, Changwon-Si, Gyeongsangnam-do, Republic of Korea 51347, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The street address in the association's jurisdiction of formation is 4 Dong-7F, Gyeongnam-TP, 21, Bongambuk 7-gil, Masanhoewon-gu, Changwon-Si, Gyeongsangnam-do, Republic of Korea 51347. The registered office in PA is located at Technology Center 200 Innovation Blvd., Ste. 235, State College, PA 16803, and shall be deemed for venue and official publication purposes to be located in Centre County.

SHERIFF SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 17-1178

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, OCTOBER 12, 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: 207 E BEAVER ST,
PHILIPSBURG, PA 16866
UPI / TAX PARCEL NUMBER: 29-101-037;
1890; 2 STORY; DETACH; VINYL

All that certain piece, parcel or lot of ground situate in the Borough of Philipsburg, Centre County, Pennsylvania, bounded and described

as follows, to wit:

Beginning at a post on Beaver Street, said post being fifty (50) feet from the Northwest corner of Second and Beaver Streets; thence East or nearly so along the line of said Beaver Street, forty-five (45) feet to a post on line of property of Mrs. E. J. Musser; thence North or nearly so along the line of said Mrs. Musser property, fifty-six (56) feet to line of property formerly of O. F. Jones; thence West or nearly so along the line of said Jones property forty-five (45) feet to a post at the corner of the remainder of Town Lot No. 97, known as Club House property, said post being fifty (50) feet Eastwardly from South Second Street; thence South or nearly so fifty-six (56) feet to a post, the place of beginning.

BEING known and numbered as 207 East Beaver Street, Philipsburg, PA 16866.

Being the same property conveyed to Jerry H. Singer who acquired title by virtue of a deed from Sandra M. Singer, dated April 20, 2004, recorded May 4, 2004, at Book 1685, Page 0131, Office of the Recorder of Deeds, Centre County, Pennsylvania.

Seized and taken into execution to be sold as the property of JERRY H. SINGER in suit of WELLS FARGO BANK, NA.

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

SHERIFF SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 14-4893

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, OCTOBER 12, 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: 2202 OLD 220 RD,
HOWARD, PA 16841

UPI / TAX PARCEL NUMBER: 08-02A-001;

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1956; 2 STORY; DETACH; WOOD
PARCEL 1:

ALL THAT CERTAIN message, tenement and tract of land situate in the Township of Howard, County of Centre, State of Pennsylvania, more fully bounded and described as follows to wit:

BEGINNING at the southeast corner of the land here in described, at a point in the survey centerline of the 50 feet right-of-way of Pennsylvania State Highway, S.R. 1006 (Old U.S. Route 220 also known as Old 220 Road), thence along the survey centerline of said highway, South 74° 54' 28" West, 132.80 feet; thence said highway and along other lands of Grantor herein, North 15° 14' 30" West passing over a railroad spike set in driveway at 25.00 feet and falling upon and following along a chain link fence for a total distance of 164.65 feet to an iron set, then along lands of Phillip D. Lucas, et ux, by the following four (4) courses: first North 75° 27' 00" East, 23.20 feet from pin; Second, North 75° 27' 00" East, 50.00 feet to a point under a porch; Forth, North 11° 37' 25" West, 113.17 feet to an iron pin set; thence along lands vested in the United States of America (U.S. Army Corps of Engineers Tract No. 706-4): thence North 81° 35' 24" East 72.06 feet to an iron pin set; thence along other lands of the Grantor herein in Lot Addition Parcel B, intended to be conveyed to J. Edward McCartney, and entering the right of way of highway, South 11° 12' 28" East, (passing over iron pipes found at 105.60 feet and at 264.28 feet), for a total distance of 289.16 feet to the place of beginning.

CONTAINING 0.757 acre gross area, but SUBJECT to the portion of the legal right-of-way of Pennsylvania State Highway, S.R. 1005 which is included in the foregoing described, and EXCEPTING all that certain tract of land herein fore vested in Charles F. Gettig and E. June Gettig his wife (being Parcel No. 2 herein), by deed of Classon Homes, Inc., dated February 8, 1956 and recorded in Deed Book 231, Page 482, which land is wholly included in the foregoing description, leaving a net area herein conveyed of 0.296 acre and BEING Lot Addition Parcels A and D in a subdivision Plan entitled "E. June Gettig Subdivision and Lot Addition Parcels," duly approved and recorded in Plan Book 40, Page 184.

PARCEL 2:

ALL THAT CERTAIN message, tenement and tract of land situate in the Township of Howard, County of Centre and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron post on the northern side of U.S. Highway Route No. 220; thence in

an easterly direction along the northern side of said highway, a distance of 120 feet to an iron post, thence in a northerly direction along other lands of grantees, 140 feet to an iron post; thence in a westerly direction along other lands of grantees, 120 feet to an iron post; thence in a southerly direction along property recently sold to Philip D. Dora A. Lucas, 140 feet to the place beginning. Containing 20 square rods, more or less.

BEING THE SAME PREMISES which E. June Gettig a/k/a Elaine J. Gettig, widow, by Deed date 05/05/11 and recorded 04/27/12 in the Office of the Recorder of Deeds in and for Centre County in Deed Book Volume 2099, Page 763, granted and conveyed unto MARSHA K. FANNIN and E. JUNE GETTIG, as joint tenants with the right of survivorship.

And the said E. June Gettig departed this life on October 19, 2011. Title to the property passed to Marsha K. Fannin by operation of law.

BEING KNOWN AS: 2202 OLD 220 ROAD,
HOWARD, PA 16841

PARCEL #8-2A-1

Seized and taken into execution to be sold as the property of MARSHA K. FANNIN AND CHARLES AJ HALPIN III, ESQUIRE AS ADMINISTRATOR OF THE ESTATE OF E. JUNE GETTIG A/K/A ELAINE J. GETTIG in suit of CITIMORTGAGE INC., SUCCESSOR BY MERGER RO ABN AMRO MORTGAGE GROUP, INC.

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

Attorney for the Plaintiff:

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

BRYAN L. SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania

SHERIFF SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 17-1687

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, OCTOBER 12, 2017
AT 10:00 O'CLOCK A.M.**

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

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

PROPERTY ADDRESS: 114 HILL CRYSTAL LN, SPRING MILLS, PA 16875

UPI /TAX PARCEL NUMBER: 21-06-059; 1850; 2 STORY; DETACH; ASPHALT

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 stone; thence by land now or formerly of Amelia Snively South 69 degrees West 9.3 perches to a stone; thence by lands now or formerly of William Gentzel South 71 degrees East 3.6 perches to a stone, thence by lands of same South 69 degrees East 12. 2 perches to a stone; thence by land now or formerly of William Grove North 40 degrees West 4.1 perches to the place of beginning.

CONTAINING one-fourth of an acre and having thereon erected a plank dwelling house. BEING KNOWN and numbered at 114 Hill Crystal Lane Spring Mills, PA 16875.

BEING the same premises which Ronald R. Crawford and Sandra K. Crawford by their deed dated March 21, 1988 and recorded in Centre County deed book on March 21, 1988 at Book 462, Page 409 conveyed unto Sandra K. Crawford.

Parcel No. 21-006-059

Seized and taken into execution to be sold as the property of SANDRA K. CRAWFORD in suit of LSF9 MASTER PARTICIPATION TRUST. TERMS OF SALE: 20% DOWN AND BALANCE IN 10 DAYS

Attorney for the Plaintiff:

RICHARD M SQUIRE & ASSOCIATES LLC
JENKINTOWN, PA215-886-8791

BRYAN L. SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania

SHERIFF SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)

No. 17-1264

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, OCTOBER 12, 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: 161 SHADOW LN, JULIAN, PA 16844

UPI / TAX PARCEL NUMBER: 06-009-069

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

BEGINNING at an iron pin on the southern line of lands now or formerly of Gerald Lowery; thence along lands now or formerly of Lowery, North 60° 35' 00" East, 180.80 feet to an iron pin on line of lands now or formerly of Dennis R. Bartley; thence along lands now or late of Dennis R. Bartley, South 27° 11' 00" East, 262.89 feet to an iron pin; thence along lands of the Nittany - Bald Eagle Railroad, South 59° 00' 00" West, 181.07 feet to an iron pin at the southeastern corner of Lot 7; thence along line of lands of Lot 7, North 27° 11' 00" West, 267.89 feet to an iron pin, being the point and place of beginning.

BEING known as Lot 8 of the Final Plan of Helen E. Bartley Land Disposition and Subdivision Plan, and being based on the survey and draft of Andrew J. Knapka, P.L.S., dated June 4, 1992, and recorded in Centre County Plant Book 46, page 193.

CONTAINING 1.10 acres gross measure and .95 acre net measure, and being known as Centre County Uniform parcel Identifier Tax parcel Number 6-9-69.

TOGETHER with the right to use a certain driveway access easement more fully described in Centre County Record Book 651, Page 762

UNDER AND SUBJECT to a 20 foot utility easement more fully described in Centre County Record Book 714, Page 506;

UNDER AND SUBJECT to a sanitary sewer easement of the Mid-Centre County Authority more fully described in Centre County Miscellaneous Book 210, page 473; and

UNDER AND SUBJECT to all easements, covenants and restrictions as shown on the Final Plan of Helen E. Bartley Land disposition and Subdivision Plan as recorded in Centre County Plat Book 46, page 193.

ALSO UNDER AND SUBJECT TO THE DECLARATION OF SUBDIVISION RESTRICTIONS DATED AND RECORDED ON NOVEMBER 22, 1995, AND MORE FULLY DESCRIBED IN CENTRE COUNTY RECORD BOOK 839, PAGE 651.

TITLE TO SAID PREMISES IS VESTED IN TORY W. CONFER AND PENNY J. CONFER,

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HUSBAND AND WIFE, by Deed from HELEN E. BARTLEY, SINGLE, Dated 08/11/1999, Recorded 12/05/2000, in Book 1197, Page 212. TAX PARCEL NO. 06-009-.069-.0000-Being known as 161 Shadow Lane, Julian, PA 16844-9531.

To be seized in execution as the property of Penny J. Confer, Tory W. Confer.

Seized and taken into execution to be sold as the property of PENNY JO CONFER AND TORY WAYNE CONFER in suit of WELLS FARGO, N.A., S/B/M/ TO WELLS FARGO HOME 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

SHERIFF SALE

By Virtue of a Writ of Execution

(Mortgage Foreclosure)

No. 17-2059

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, OCTOBER 12, 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: 1948 PARK FOREST AVENUE, STATE COLLEGE, PA 16803

UPI /TAX PARCEL NUMBER: 18-10-202; 1960; 1 STORY; DETACH; WOOD

ALL THAT CERTAIN MESSUAGE, 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 SOUTHWESTERLY CORNER OF THIS INTERSECTION OF PARK FOREST AVENUE AND SIERRA LANE; THENCE ALONG SIERRA LANE,

SOUTH 33° 6' EAST 113 FEET TO LOT NO. 210; THENCE ALONG LOT NO. 210, SOUTH 56°54' WEST 128 FEET TO LOT NO. 162; THENCE ALONG LOT NO. 162, NORTH 33° 6' WEST 113 FEET TO PARK FOREST AVENUE; THENCE ALONG PARK FOREST AVENUE, NORTH 56° 54' EAST 128 FEET TO SIERRA LANE AND THE PLACE OF BEGINNING.

BEING LOT NO. 163 ON THE PLAN OF SECTION IV OF PARK FOREST VILLAGE PREPARED BY J. RANDALL MATTERN, R.P.E., RECORDED IN CENTRE COUNTY PLAN BOOK 11, AT PAGE 28.

BEING KNOWN AND DESIGNATED AS TAX PARCEL NO. 18-010-202 IN THE DEED REGISTRY OFFICE OF CENTRE COUNTY, PENNSYLVANIA.

BEING KNOWN AS: 1948 Park Forest Avenue, State College (Patton Township), PA 16803

PROPERTY ID NO.: 18-010-202

TITLE TO SAID PREMISES IS VESTED IN Terry L. Baney and Sharon A. Baney, husband and wife, tenants by the entireties BY DEED FROM Subhash C. Dhanesar and Sukuntulla Dhanesar, husband and wife DATED 05/31/2005 RECORDED 06/10/2005 IN DEED BOOK 1833 PAGE 0747.

Seized and taken into execution to be sold as the property of SHARON BANEY AND TERRY LYNN BANEY in suit of HSBC BANK USA N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME.

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

Attorney for the Plaintiff:

UDREN LAW OFFICES PC

CHERRY HILL, NJ

856-669-5400

BRYAN L. SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania

SHERIFF SALE

By Virtue of a Writ of Execution

(Mortgage Foreclosure)

No. 15-3770

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, OCTOBER 12, 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

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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: 124 KREITZER AVENUE, CENTRE HALL, PA 16828

UPI / TAX PARCEL NUMBER: 20-007A-042; 2003; 2 STORY; DETACH; VINYL

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

BEGINNING at a 5/8 inch rebar set along the southerly right-of-way line of T-434, a. 50 foot wide right-of-way known as Kreitzer Avenue, said pin marking the northeasterly corner of Lot 41 and the southeasterly corner of the lot herein conveyed; thence along Lot 41, South 35° 47' 59" West, 214.18 feet to a 5/8 inch rebar set on line of lands now or formerly of John T. Delaney and Dorothy B. Delaney (as more fully described in Centre County Deed Book 208. Page 462 and known as Centre County Tax Parcel No. 20-3-16) and marking

the northwesterly corner of Lot 41; thence along said lands now or formerly owned by John T. Delaney, et ux, North 35° 20' 15" West, 158.00 feet to a 5/8 inch rebar set marking the southwesterly corner of Lot 16, now or formerly owned by Nancy S. Funk (Centre County Tax Parcel No. 20-7 A-16); thence along Lot 16, North 48° 36' 00" East, 175.78 feet to a 5/8 inch rebar set on the southerly right-of-way line of Kreitzer Avenue at the southeasterly corner of Lot 16; thence along the southerly right-of-way line of Kreitzer Avenue along a curve to the left having a radius of 375.00 feet, a tangent of 56.06 feet a length of 111.29 feet, a delta angle of 17° 00' 14", a chord bearing of South 49° 54' 07" East, and a chord distance of 110.88 feet to a 5/8 inch rebar set, being the place of beginning.

CONTAINING 0.582 acres (25,345 square feet) and being known as Lot No. 42 on the Final Subdivision Plan of Willevey Acres - Lots 40, 41 and 42, prepared by Dana R. Boob Surveying & Engineering, dated July 9, 2001 as recorded in Centre County Plat Book 64, Page 8 and being known as Centre County Uniform Parcel Identifier Tax Parcel Number 20-7A/42.

The premises are conveyed UNDER AND SUBJECT to the following covenants and restrictions:

1. No building shall be erected on the premises other than a private residence and a private garage for not more than two (2) car capacity.

2. No structure shall be erected thereon closer to any property line which would cause a viola-

tion of the setback requirements of Potter Township.

3. No trailer, basement, shack, garage, barn, barrel or any other buildings or structures of a temporary basis shall be used or permitted to remain upon the premises.

4. No building shall be altered as to the exterior or placed upon the premises conveyed until the plans and specifications for the same be furnished to the Grantors, their heirs, successors or assigns, and such plans have been approved, in writing, and all construction shall be of at least comparable quality as that of the homes presently in Willevey Acres.

5. The subject premises shall be kept clean and free from all ashes, dirt and refuse, and the lawn be kept mowed and the premises in general kept in good order and repair.

6. No commercial vehicle or equipment, camper, trailer or boat shall be parked or stored within any of the aforesaid set lines thirty (30) feet from any street or avenue, eight (8) feet from any lot line and no motor vehicle shall be parked or stored in sight that does not bear a current Pennsylvania inspection sticker.

UNDER AND SUBJECT to a utility easement 15 feet in width along the easterly boundary of the lot herein conveyed as more fully described in Centre County Record Book 1216, Page 001. Being the same premises which William E. McClenahan and M. Evelyn McClenahan, husband and wife, by deed dated 11/06/2001, recorded 04/23/2002, in the Office of the Recorder of Deeds in and for Centre County, in Book 1356, Page, 0601, Instrument # 001954, and conveyed unto Mark D. Smiles and Michelle Smiles, husband and wife, as tenants by the entireties, Grantees herein.

Parcel No. 20-7A/42

Seized and taken into execution to be sold as the property of MARK SMILES A/K/A MARK D. SMILES AND MICHELLE SMILES in suit of LSF8 MASTER PARTICIPATION TRUST.

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

Attorney for the Plaintiff:

RICHARD M SQUIRE & ASSOCIATES LLC
JENKINTOWN, PA

215-886-8791

BRYAN L. SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania

CENTRE COUNTY LEGAL JOURNAL

P.O. Box 57

Bellefonte, Pennsylvania 16823

FIRST CLASS MAIL