

# Centre County Legal Journal

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

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No. 16

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**John R. Miller, III, Esq., Chairman/Editor**

**April C. Simpson, Esq., H. Amos Goodall, Jr., Esq., Associate Editors**

For more information, call Donna Brungard 814-353-3472

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## Centre County Legal Journal

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### LEGAL NOTICE

Letters have been granted on the estate of the following decedents to the representatives named, who request all persons having claims against the Estate to present them in writing and all persons indebted to the Estate to make payment to them (unless otherwise noted, all addresses being in Centre County, PA.)

CAROLYN P. HOLLAR, late of Howard Township -- Patricia R. DeLotto, 505 East Beaver Street, Bellefonte, PA 16823, Executrix; Claire A. Kimmel, Esquire, HAMILTON AND KIMMEL, 201 West High Street, Bellefonte, PA 16823, Attorney.

JOSEPH W. HARVEY, late of Spring Township -- Jody Lynn Weaver, 277 Greens Valley Road, Centre Hall, PA 16828, Administratrix; John R. Miller, III, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

NORMA V. MCCLOSKEY, AKA NORMA VIVIAN MCCLOSKEY, late of Rush Township -- Richard W. McCloskey, 226 Fountain Road, Snow Shoe, PA 16874, Executor; John R. Miller, III, Esquire, MILLER, KISTLER & CAMPBELL, 124 North Allegheny Street, Bellefonte, PA 16823, Attorney.

MARJORIE S. HALLER, late of Patton Township -- Frederick P. Haller, II, 1934 Weaver Street, State College, PA 16803, Executor; James M. Rayback, JAMES M. RAYBACK, INC., 102 E. College Avenue, State College, PA 16801, Attorney.

JOHN EDWIN SAXMAN, late of College Township -- Susan Saxman, 127 October Dr., State College, PA 16801, Executrix; Gregory Davidson, Esquire, MANCHESTER & ASSOCIATES, 124 West Bishop Street, Bellefonte, PA 16823, Attorney.

FRANK EDWARD PETERS, AKA FRANK EDWARD PETERS, JR., late of Bellefonte Borough -- Patricia B. Peters, 984 East High Street, Bellefonte, PA 16823, Executrix.

RICHARD H. MATTER, late of Ferguson Township -- Donald E. Matter, 102 Colyer Avenue, Centre Hall, PA 16828, Administrator; GARY A. DELAFIELD, ESQUIRE, 916 S. Atherton Street, State College, PA 16801, Attorney.

FIDELMA RAMONDELLI, late of State College Borough -- Salvatore M. Ramondelli, 433

Ridge Avenue, State College, PA 16803, Executor; RICHARD L. KALIN, ESQUIRE, 100 North Patterson Street, State College, PA 16801, Attorney.

MARJORIE A. SPROUL, late of Bellefonte Borough -- Elsie L. Stockton, 344 Hidden View Dr., Groveland, FL 34736, Executrix; Susan E. Bardo, Esquire, STOVER McGLAUGHLIN, 122 East High Street, Post Office Box 209, Bellefonte, PA 16823, Attorney.

HELENE SCHAEFER, late of Bellefonte Borough -- Erika Kisch, 471 Forest Avenue, Bellefonte, PA 16823, Executrix; Susan E. Bardo, Esquire, STOVER, McGLAUGHLIN, 122 East High Street, Post Office Box 209, Bellefonte, PA 16823, Attorney.

JACOB A. SHUEY, late of College Township -- Felix Shuey, 1401 Benner Pike, Bellefonte, PA 16823, Executor; Gregory Davidson, Esquire, MANCHESTER & ASSOCIATES, 124 West Bishop Street, Bellefonte, PA 16823, Attorney.

KAZUKO N. MAURY, late of Ferguson Township, Suzanne K. Dooris, 447 Hillcrest Avenue, State College, PA 16803, Executrix; James M. Rayback, JAMES M. RAYBACK, INC., 102 E. College Ave., State College, PA 16801, Attorney.

EDWARD G. ROBINSON, late of Spring Township -- Donna Faye H. Bent, 1000 Tudor Drive, Crownsville, MD 21032, Administratrix; Jeffrey W. Stover, Esquire, STOVER, McGLAUGHLIN, GERACE, WEYANDT & McCORMICK, 122 East High Street, Post Office Box 209, Bellefonte, PA 16823, Attorney.

DAVID J. SHUTIKA, a/k/a DAVID SHUTIKA, late of Benner Township -- Naomi Gummo, 2819 Barns Lane, Bellefonte, PA 16823, Executrix; Susan E. Bardo, Esquire, STOVER McGLAUGHLIN, 122 East High Street, Post Office Box 209, Bellefonte, PA 16823, Attorney.

PATSY A. BENNER, late of Milesburg Borough -- Roney R. Whitman, 3972 Nittany Valley Drive, Howard, PA 16841, Executor; WILLIAM G. TRESSLER, ESQUIRE, 410 N. Allegheny Street, Bellefonte, PA 16283, Attorney.

CINDIA G. SMITH, late of Benner Township -- Steven M. Smith, 110 Cherry Road, Clarence, PA 16829, Executor; STEPHANIE L. COOPER, ESQUIRE, 817 E. Bishop Street,

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Suite B, Bellefonte, PA 16823, Attorney.

SARA R. REARICK, late of Penn Township - S. Lynne Carbonara, P.O. Box 431, Millheim, PA 16854, Executor; STEPHANIE L. COOPER, ESQUIRE, 817 E. Bishop Street, Suite B, Bellefonte, PA 16823, Attorney.

PHILIP A. AUMAN, late of Bellefonte Borough -- Austin P. Auman, 2673 Pennbrook Lane, State College, PA 16801, Executor; STEPHANIE L. COOPER, ESQUIRE, 817 E. Bishop Street, Suite B, Bellefonte, PA 16823, Attorney.

JOSEPH NYMAN, aka JOSEPH NYMAN, JR., late of Howard Township -- Keith Edwin Nyman, 673 Howard Divide Road, Howard, PA 16841, Executor; Kimberly Hamilton, Esquire, HAMILTON AND KIMMEL, 201 West High Street, Bellefonte, PA 16823, Attorney.

IRENE M. FOHRINGER, late of Millheim Borough -- Robert L. Fohringer, 134 Country Haven Drive, PO Box 132, Centre Hall, PA 16828, Executor; James N. Bryant, Esquire, BRYANT & CANTORNA, P.C., 107 East Main Street, P.O. Box 551, Millheim, PA 16854, Attorney.

BETTY JANE SMITH, late of College Township -- Everett C. Cox, II, 866 N. Allen Street, State College, PA 16803; and Shrive L. Cox, 1443 Curtin Street, State College, PA 16803; Co-Executors; James M. Rayback, JAMES M. RAYBACK, INC., 102 E. College Ave., State College, PA 16801, Attorney.

FELICITAS C. WOHLWILL, late of State College Borough -- David Wohlwill, 374 Roup Avenue, Pittsburgh, PA 15232, Executor; GARY A. DELAFIELD, ESQUIRE, 916 S. Atherton Street, State College, PA 16801, Attorney.

GREGORY ALLEN, late of Halfmoon Township -- Donald W. Barger, 759 Bearfoot Road, Accident, MD 21520, Executor; ROBERT C. RAYMAN, ESQUIRE, 1315 West College Avenue, Suite 300, State College, PA 16801, Attorney.

JANELLE S. SIGEL, late of State College Borough -- Roni Lyn Mace, 151 North Main Street, P.O. Box 92, Berrysburg, PA 17005, Administratrix; Joseph D. Kerwin, Esquire, KERWIN & KERWIN, LLP, 4245 State Route 209, Elizabethtown, PA 17023, Attorney.

REBECCA R. FRANTZ, a/k/a RACHAEL REBECCA FRANTZ, a/k/a REBECCA RACHAEL FRANTZ, a/k/a R. REBECCA FRANTZ, a/k/a REBECCA FRANTZ, late of Worth Township -- Rebecca A. Ray, 1287 Reese Hollow Road, Port Matilda, PA 16870, Administratrix; WINIFRED H. JONES-WENGER, ESQUIRE, 333 Laurel Street, P.O. Box 469, Philipsburg, PA 16866, (814) 342-4330, Attorney.

KARI LYNN SCHLEGEL, late of Benner Township -- Jay W. Schlegel, 227 Ash Street, Bellefonte, PA 16823, Administrator; RODNEY A. BEARD, ESQUIRE, 101A N. Allegheny Street, Bellefonte, PA 16823, Attorney.

EVAN H. APPELMAN, late of State College Borough, Hilary L. Appelman, c/o Kathleen V. Yurchak, Esquire, Steinbacher, Goodall & Yurchak, 328 S. Atherton Street, State College, PA 16801, Executrix; Kathleen V. Yurchak, Esquire, STEINBACHER, GOODALL & YURCHAK, 328 S. Atherton Street, State College, PA 16801, Attorney.

RONALD L. WALK, late of Taylor Township -- Jody L. Walk, 107 Boot Trail, Tyrone, PA 16686, Executor; EDWARD S. NEWLIN, ESQUIRE, P.O. Box 86, Tyrone, PA 16686, Attorney.

CLARA E. MOWITZ, late of State College Borough -- Carol J. Mowitz, 4718 Woodcraft Road, Okemos, MI 48864; and Eric R. Mowitz, 17821 Courtside Landings, Punta Gorda, FL 33955; Co-Executors; James M. Rayback, JAMES M. RAYBACK, INC., 102 E. College Ave., State College, PA 16801, Attorney.

### NOTICE OF IRREVOCABLE TRUST

NOTICE is hereby given of the administration of THE MELVIN A. AND NANCY T. BROWN INCOME ONLY PROTECTOR TRUST, dated May 31, 2016. Nancy T. Brown, co-settlor of the trust, late of the Walker Township of, County of Centre, and Commonwealth of Pennsylvania, died on December 22, 2016.

Melvin A. Brown, Trustee, requests all persons having claims or demands against the Trust of the Decedent to make known the same, and all persons indebted to the Decedent to make payments without delay to Melvin A. Brown, Trustee, c/o Jaime M. Leon, Esquire, Steinbacher, Goodall & Yurchak, 328 South Atherton Street, State College, PA 16801.

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IN THE COURT OF COMMON PLEAS  
OF

# Centre County Legal Journal

## CENTRE COUNTY, PENNSYLVANIA

**In the matter of Douglas B. Chester  
(Attorney Registration No. 33865)**

**CIVIL DIVISION**

**No. 3 of 2017**

**NOTICE**

In order to preserve the confidentiality of client files, pursuant to an order dated January 20, 2017, William I. Arbuckle, III, Esq., was appointed as Conservator for the law office of the late Douglas B. Chester of Spring Mills, Pennsylvania. If you are a former client, please call the Conservatorship Office at (814) 237-6255 to retrieve your files. All unclaimed files will be destroyed within thirty (30) days of the date of this Notice, in accordance with Rule 322 of the Pennsylvania Rules of Disciplinary Enforcement.

If you are in need of substitute counsel, you can contact the Pennsylvania Bar Association Lawyer Referral and Information Service at (800) 692-7375, 100 South Street, Harrisburg, PA 17108.

William I. Arbuckle, III, Esq.

The Mazza Law Group, P.C.

Conservator for Law office of Douglas B. Chester

2790 W. College Ave., Suite 800

State College, PA 16801

(814) 237-6255

### **FICTITIOUS NAME REGISTRATION**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on March 31, 2017 for Calvert Systems Engineering, Incorporated, located at 85 Sherry Lane, Suite 3A, Prince Frederick, MD 20678, to operate as Calvert Systems. The name and address of each individual interested in the business are Donna Nestor, 63 Cross Point Dr., Owings, MD 20736, and Tamara Myers, 271 Chesapeake Ave., Prince Frederick, MD 20678. This was filed in accordance with 54 Pa.C.S. 311.

### **IN THE COURT OF COMMON PLEAS OF CENTRE COUNTY, PENNSYLVANIA**

**ADMINISTRATIVE DOCKET**

**IN RE: Local Rule -- 4009**

**Court Reporting and Transcripts --  
Fees and Procedures**

**Docket No. 2017-0002**

**Civil Miscellaneous**

### **ORDER**

AND NOW, this 23rd day of March, 2017, Local Rule 4009: Court Reporting and Tran-

scripts -- Fees and Procedures, implemented by Order dated March 22, 2017, is hereby AMENDED as follows:

(B) Upon receipt of a transcript request, the Court Reporter shall provide a written estimate of the cost of preparing the transcript in accordance with the fee schedule set forth in paragraph (G) of this Rule. The party ordering the transcript shall make full advanced payment of the estimated cost. All checks shall be made payable to "County of Centre", and shall be delivered to the **Court Administrator's Office**.

All other provisions of Local Rule 4009 shall remain unchanged. The AMENDED version of Local Rule 4009 is attached to this Order. The Centre County District Court Administrator shall use the AMENDED version of Local Rule 4009 when following the directives of the March 22, 2017, Order.

BY THE COURT:

President Judge Thomas King Kistler

### **Rule 4009. -- Court Reporting and Transcripts - Fees and Procedures**

(A) The party requesting a full or partial transcript of a trial or other proceeding shall file the written request with the Office of the District Court Administrator. A transcript request form is available in the District Court Administrator's Office or on the website: [centrecountypa.gov](http://centrecountypa.gov)

(B) Upon receipt of a transcript request, the Court Reporter shall provide a written estimate of the cost of preparing the transcript in accordance with the fee schedule set forth in paragraph (G) of this Rule. The party ordering the transcript shall make full advanced payment of the estimated cost. All checks shall be made payable to "County of Centre", and shall be delivered to the Court Administrator's Office.

(C) The requesting party shall serve copies of the request upon opposing counsel or the opposing party if the party is unrepresented.

(D) Upon completion of the transcript, the District Court Administrator shall notify the requesting party of any balance owed above the estimated cost.

(E) The completed transcript shall be released to the party ordering the transcript upon payment of any balance owed above the estimated cost.

(F) Transcript fees will be distributed by the District Court Administrator to the Court Reporter who transcribed the notes of testimony.

(G) The costs payable by a requesting party, other than the Commonwealth, or a subdivision thereof (see paragraph (H) below), for a transcript in electronic format shall be:

- a. Ordinary transcript - \$2.50/page
- b. Expedited transcript - \$3.50/page
- c. Daily transcript - \$4.50/page
- d. Same day delivery transcript - \$6.50/page

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When the transcript is prepared in bound paper format, the costs shall be as shown above, related to electronic format, plus a surcharge of \$.25/page.

(H) If the Commonwealth, or a subdivision thereof, requests a transcript, there shall be no fee charged.

(I) The trial judge may impose a reasonable surcharge in unusually complex cases.

(J) The fees set forth herein are the maximum costs that may be charged to litigants or the public.

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### SHERIFF SALE

By Virtue of a Writ of Execution  
(Mortgage Foreclosure)  
No. 16-4671

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, MAY 11, 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: 4326 JACKSONVILLE RD, HOWARD, PA 16841  
UPI / TAX PARCEL NUMBER: 09-009-027 1870; 2 STORY; WOOD

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

BEGINNING at an iron pin on the southerly side of the right of way of Legislative Route 14028 leading from Bellefonte to Lock Haven which iron pin is located at the northeasterly corner of premises now or formerly of McCloskey, which iron pin is also located 16 1/2 feet southerly from the center line of the Legislative Route aforesaid; thence south 36 degrees East along premises now or formerly of McCloskey and 6 inch concrete retaining wall 79.40 feet to an iron pin; thence along old fence line and other premises now or formerly of McCloskey, North 56 degrees East 168.75 feet to an iron pin; thence along premises now or formerly of John H. Glossner, North 37 degrees 33 minutes West 49 feet to an iron pin; thence along

same, North 57 degrees 47 minutes East 20 feet to an iron pin; thence along same, North 36 degrees 08 minutes West 29.75 feet to an iron pin located on the southerly side of Legislative Route aforesaid; thence south 56° 40' West 188.50 feet along Legislative Route aforesaid to an iron pin, the place of beginning

BEING KNOWN AS 4326 Jacksonville Road, Howard, PA 16841

PARCEL NUMBER 09-009-027

BEING the same premises which Mildred B. Baird, widow, by Deed dated June 27, 1988 and recorded June 27, 1988 in the Office of the Recorder of Deeds in and for Centre County in Deed Book 465, Page 399, granted and conveyed unto George E. Bartley, Sr., and Lori A. Bartley, his wife, as tenants by entireties. George E. Bartley, Sr. has departed this life on 09/23/2000.

Seized and taken into execution to be sold as the property of LORI BARTLEY in suit of HSBC BANK USA, NA.

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. 16-3193

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, MAY 11, 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: 396 POORMAN SIDE ROAD, CLARENCE, PA 16829

UPI / TAX PARCEL NUMBER: 02-007/068E 2008; 1 STORY; VINYL

ALL THAT CERTAIN messuage, tenement and tract of land situate in the Township of Snow Shoe, County of Centre, and Commonwealth of Pennsylvania, CONTAINING 4.31 acres and

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being Replotted Tax Parcel 2-7-68A (Tract 3R) on a plan entitled "Preliminary/Final Lot Addition to Lands of Lester A. Edwards, Jr. from Lands of Lester A. Edwards, Jr. and David A. and Myla G. Edwards", prepared by Henry Surveys, dated July 26, 1999, and recorded January 27, 2000, in Centre County Plat Book 60, Page 24.

HAVING THEREON erected a dwelling known as: 396 Poormanside Road, Clarence, PA 16829.

TAX PARCEL NO. 2-7-68E.

Reference Centre County Record Book 02016, Page 0721.

Seized and taken into execution to be sold as the property of RACHAEL DAWN KUHA-NECK AND TENANTS/OCCUPANTS in suit of US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE PENNSYLVANIA HOUSING F.

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

Attorney for the Plaintiff:

PURCELL KRUG & HALLER  
HARRISBURG, PA

BRYAN L. SAMPSEL, Sheriff  
CENTRE COUNTY, Pennsylvania

### SHERIFF SALE

By Virtue of a Writ of Execution  
(Mortgage Foreclosure)  
No. 15-4172

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, MAY 11, 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: 735 OLD CURTIN ROAD, MILESBURG, PA 16853

UPI /TAX PARCEL NUMBER: 07-011-077N,0000- 1994; 1 STORY; VINYL

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), being the southwesterly corner of Lot 1; thence along the center line of Boggs Township Road #868, and along the southerly line of Lot 1, North 65 degrees 35 minutes 00 seconds East, a distance of 214.54 feet; thence along Lot 1, North 32 degrees 12 minutes 00 seconds West, crossing over an iron pin set a 25.23 feet, a total distance of 226.94 feet to an iron pin set; thence continuing along Lot 1, South 65 degrees 35 minutes 00 seconds West, a distance of 214.54 feet to an iron pin set on line of lands now or formerly of Bellefonte Area I.D.A., (Deed Book 342, Page 911); thence along lands now or formerly Bellefonte Area I.D.A., North 32 degrees 12 minutes 00 seconds West, a distance of 551.31 feet to a point; thence North 62 degrees 50 minutes 00 seconds East, a distance of 755.45 feet to an iron pin set; thence along the residue tract now or formerly of Wayne L. Robinson, South 32 degrees 12 minutes 00 seconds East, crossing an iron pin set at 305.63 feet, crossing Boggs Township Road #868, crossing an iron pin set at 404.50 feet, and crossing an iron pin set at 1596.28 feet, for a total distance of 1696.28 feet to a point on the bank of the Bald Eagle Creek; thence along Bald Eagle Creek the three (3) following courses and distances: (1) South 78 degrees 31 minutes 00 seconds West, a distance of 293.38 feet to a point; (2) South 88 degrees 32 minutes 00 seconds West, a distance of 393.06 feet to a point; and (3) North 80 degrees 21 minutes 00 seconds West, a distance of 175.08 feet to a point; thence North 32 degrees 12 minutes 00 seconds West, crossing an iron pin found at 40.12 feet, and crossing an iron pin set at 536.74 feet, a total distance of 561.98 feet to the center line of Boggs Township Road #868 (a 33 foot wide right-of-way), the place of BEGINNING.

BEING Lot 2 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 recorded 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 which Wayne L. Robinson and Betty I. Robinson, husband and wife, by Deed of dated December 15, 2011, recorded December 15, 2011, in Office of the Recorder of Deeds in and for Centre County, Pennsylvania in Record Book 2092 at Page 203 conveyed to Michael W. Robinson and Amy L. Burns, husband and wife, as tenants by the entireties.

UPI No. 7-11/77N

KNOWN AS 735 Old Curtin Road, Milesburg, Pennsylvania

Seized and taken into execution to be sold as

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the property of MICHAEL W. ROBINSON AND AMY L. BURNS AKA AMY L. ROBINSON 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. 16-2782

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, MAY 11, 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: 302 WEST HUNTER RUN ROAD, HOWARD, PA 16841  
UPI / TAX PARCEL NUMBER: 04-004/042 1957; 1 STORY; ASBESTOS

ALL THAT CERTAIN portion or parcel of land situated on the South side of the Hunter Run Public Road in Liberty Township, Centre County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner at the intersection of an old road with the Hunter Run Road; thence along said old road, bordering lands formerly the property of Rachel P. Confer, South 26 degrees West, a distance of three hundred and fifty-five (355) feet to a corner tree; thence along said lands formerly of Rachel P. Confer, South 83 3/4 degrees East, a distance of one hundred ninety-eight (198) feet to a post by a blazed Hemlock tree; thence North 7 1/2 degrees East, a distance of two hundred eighty-five (285) feet to a stake; thence along a reservation made to give ingress and egress to adjoining lands now or formerly of Robert R. Day, et ux., North 81 1/2 degrees West, a distance of eighty-nine (89) feet to the place of beginning. The above reservation is sixteen and one-half (16 1/2) feet in width across the front of above-described parcel of land. The

same containing approximately 45,875 square feet, be the same more or less.

BEING known as Centre County Uniform Parcel Identifier Tax Parcel Number 4-4-042.

BEING THE SAME PREMISES which Nathan C. Woodward and Sarah M. Woodward, fka Sarah M. Ransom, husband and wife, by Deed Dated 9/9/2011 and Recorded 9/12/2011, in the Office of the Recorder of Deeds in and for the County of Centre, in Deed Book 2086, Page 602, granted and conveyed unto Anthony L. Serafini and Mindy Jo Serafini, husband and wife. Seized and taken into execution to be sold as the property of ANTHONY L. SERAFINI AND MINDY JO SERAFINI in suit of JP MORGAN CHASE BANK NATIONAL ASSOCIATION.  
TERMS OF SALE: 20% DOWN AND BALANCE IN 10 DAYS

Attorney for the Plaintiff:  
SHAPIRO & DENARDO LLC  
KING OF PRUSSIA, PA 610-278-6800  
BRYAN L SAMPSEL, Sheriff  
CENTRE COUNTY, Pennsylvania

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### SHERIFF SALE

By Virtue of a Writ of Execution  
(Mortgage Foreclosure)  
No. 15-2001

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, MAY 11, 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: 227 HIGH STREET CENTRE HALL, PA 16828  
UPI /TAX PARCEL NUMBER: 20-008-071-0000 1870; 2 STORY; WOOD

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

BEGINNING at a point in the center of Township Road 411, being the Southwest corner of this lot; thence along the center of said road, South 82 degrees 14 minutes 18 seconds West a distance of 225.01 feet to a point in the center of

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said road; thence along Lot 2, North 35 degrees 00 minutes 00 seconds West a distance of 295.84 feet to an iron pin set; thence by the same, North 20 degrees 46 minutes 40 seconds West a distance of 383.44 feet to an iron pin set; thence along lands of Michael Bubb, North 83 degrees 16 minutes 00 seconds East a distance of 222.97 feet to a stone pile; thence along the same, South 27 degrees 15 minutes 00 seconds East a distance of 671.00 feet to the POINT OF BEGINNING,

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

Seized and taken into execution to be sold as the property of DANIEL P. STINSON in suit of WILMINGTON SAVINGS FUND SOCIETY FSB DBA CHRISTIANA TRUST NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS TRUSTEE FOR

BCAT 2015-14BTT.

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. 15-2526

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, MAY 11, 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: 191 SUMMERS LANE, BELLEFONTE, PA 16823

UPI/TAX PARCEL NUMBER: 07-011/088A 2002; 1 STORY; VINYL

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

BEGINNING at a point which is 124 feet from

the intersection of the Southeasterly edge of the Penn Central right-of-way and the Southwest boundary of lands now or formerly of George R. Snyder, thence in a Southeasterly direction along land now or formerly of George R. Snyder, 150 feet to a point; thence in a Southwesterly direction along land of the Grantors, 150 feet to a point; thence in a Northwesterly direction 150 feet to a point; thence in a Northeasterly direction parallel to the Penn Central right-of-way and along land of the Grantors, 150 feet to the place of beginning.

BEING Parcel #7-11-88A

BEING the same premises that Dale A. Walker and Thressa J. Walker, husband and wife, by deed dated May 20, 2002, and recorded May 21, 2002, in the Office of the Recorder of Deeds of Centre County, Pennsylvania, in Record Book 1366, page 847, granted and conveyed unto Dean L. Summers and Elizabeth A. Englert, joint tenants with the right of survivorship, in fee.

Seized and taken into execution to be sold as the property of DEAN L. SUMMERS AND ELIZABETH SPICER FKA ELIZABETH SUMMERS FKA ELIZABETH A ENGLERT in suit of STEWART TITLE GUARANTY CO.

TERMS OF SALE:

20% DOWN AND BALANCE IN 10 DAYS

Attorney for the Plaintiff:

KAPLIN STEWART

BLUE BELL, PA 610-260-6000

BRYAN L. SAMPSEL, Sheriff  
CENTRE COUNTY, Pennsylvania

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### SHERIFF SALE

By Virtue of a Writ of Execution

(Mortgage Foreclosure)

No. 15-4686

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, MAY 11, 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: 142 EAST MAIN STREET, REBERSBURG, PA 16872

UPI /TAX PARCEL NUMBER: 15-017-058



## Centre County Legal Journal

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1900; 2 STORY; ALUMINUM

ALL that certain messuage, tenement and tract of land, consisting of two lots, situate in the Village of Rebersburg, Miles Township, Centre County, Pennsylvania, bounded and described as follows:

BEGINNING on the East by lot now or formerly of Elexis Bair; on the South by South Alley; on the West by lot now or formerly of Mrs. Fietta Krumrine Estate and on the North by Main Street.

Seized and taken into execution to be sold as the property of ELIZABETH M. STULL, ALBERT L STULL AND CAROL L. STULL 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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CENTRE COUNTY LEGAL JOURNAL

P.O. Box 57

Bellefonte, Pennsylvania 16823

**FIRST CLASS MAIL**