

LYCOMING REPORTER

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TABLE OF CONTENTS

BAR NEWS	LEGAL ADVERTISEMENTS
LLA Upcoming Events..... 3	Estate & Trust Notices..... 7
Continuing Legal Education 4	Confirmation of Accounts 8
Recent Lycoming County Court Opinions 6	Incorporation Notice..... 9
	Fictitious Name 9
	Sheriff's Sales 10

LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY
LYCOMING LAW ASSOCIATION

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LYCOMING LAW ASSOCIATION

Penn Tower, 25 West Third Street, Suite 803

Williamsport, PA 17701

www.lycolaw.org

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Your online connection for:

- Court Calendar • Continuing Legal Education
- Conference Room Facilities • Legal Assistance
- Recent Court Decisions • Upcoming LLA & Public Events

www.lycolaw.org

SCHEDULED EVENTS

Additional information about any of these events is available on the Lycoming Law Association website at www.lycolaw.org.

- 8/3/2015 – Bench Bar Committee Meeting:** *Quarterly meeting of the committee.*
Time: 12:00 PM to 1:00 PM. **Location:** LLA Office
- 9/14/2015 – LLA Executive Committee Meeting:** *Regular monthly meeting.*
Time: 12:00 PM to 1:00 PM. **Location:** LLA Office

Lycoming Law Association Members are kindly asked to consider a donation to the Lycoming Law Association Foundation in memory of a deceased Member. The Foundation will notify the family of such Member that a gift was made by you.

Members of the Lycoming Law Association are reminded and urged to consider placing in your Wills a bequest to the Lycoming Law Association Foundation. As you probably know, your gift is tax deductible as the Foundation is a 501(c)(3) Organization.

UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES

- 7/29/2015 – Pennsylvania’s Right to Know Law: Six Years and Still Evolving:** *PBI Groupcast.* **CLE credits:** 2 Substantive / 1 Ethics **Time:** 1:30 PM to 4:45 PM. **Location:** Lycoming Law Association Office
- 7/30/2015 – Internet Legal Research:** *PBI Groupcast.* **CLE credits:** 2 Substantive / 1 Ethics **Time:** 12:30 PM to 3:45 PM. **Location:** LLA Conference Center
- 7/31/2015 – Winning at Trial:** *PBI Video Replay.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** LLA Conference Center
- 8/4/2015 – Do Lawyers Still Need Wisdom in an Information Age?:** *PBI Video Replay.* **CLE credits:** 1 Ethics **Time:** 9:00 AM to 10:00 AM. **Location:** LLA Conference Center
- 8/6/2015 – Estate and Family Planning for the 21st Century Family:** *PBI Video Replay.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:30 PM. **Location:** LLA Conference Center
- 8/7/2015 – Solving Drivers Licensing Problems:** *PBI Video Replay.* **CLE credits:** 6 Substantive **Time:** 9:00 AM to 5:00 PM. **Location:** LLA Conference Center
- 8/11/2015 – Fear Factor – How Good Lawyers Get into Bad Ethical Trouble:** *PBI Video Replay.* **CLE credits:** 3 Ethics **Time:** 9:00 AM to 12:30 PM. **Location:** Lycoming Law Association Office
- 8/12/2015 – The Ethics of Pro Bono: Doing Good the Right Way:** *PBI Video Replay.* **CLE credits:** 1 Ethics **Time:** 9:00 AM to 10:00 AM. **Location:** LLA Conference Center
- 8/13/2015 – SORNA Update:** *PBI Groupcast.* **CLE credits:** 3 Substantive **Time:** 1:00 PM to 4:15 PM. **Location:** Lycoming Law Association Office
- 8/14/2015 – Litigating in Orphans’ Court:** *PBI Video Replay.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** LLA Conference Center
- 8/18/2015 – Understanding the Basics of Elder Law:** *PBI Video Replay.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** LLA Conference Center
- 8/20/2015 – Hot Topics in Capital Cases – Part II:** *PBI Groupcast.* **CLE credits:** 4 Substantive **Time:** 12:00 PM to 4:15 PM. **Location:** LLA Conference Center
- 8/24/2015 – Microsoft Excel, Adobe & PDF Files for Lawyers:** *PBI Groupcast.* **CLE credits:** 6 Substantive **Time:** 9:00 AM to 4:15 PM. **Location:** Lycoming Law Association Office

- 8/24/2015 – Bridge the Gap:** *In May of 2002, the Supreme Court of Pennsylvania passed a rule requiring newly admitted attorneys to complete the Bridge the Gap program as a condition of compliance prior to the first CLE deadline on which CLE credits are due.* **CLE credits:** 4 Ethics **Time:** 1:00 PM to 5:00 PM. **Location:** LLA Office
- 8/26/2015 – Who’s on First? Lien Priority in PA:** *PBI Video Replay.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:30 PM. **Location:** LLA Conference Center
- 9/25/2015 – From File to Trial – 8 Keys to Success in Court and Beyond:** *PBI Video Replay.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** Lycoming Law Association Office
- 10/11/2015 – Fundamentals of Oil and Gas Law:** *PBI Video Replay.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** Lycoming Law Association Office
- 10/16/2015 – Probate & Trust Law – Guardianship of Incapacitated Persons:** *PBI Groupcast.* **CLE credits:** 1 Substantive / 1 Ethics **Time:** 12:30 PM to 2:30 PM. **Location:** Lycoming Law Association Office
- 10/17/2015 – 20 Hot Tips in Family Law:** *PBI Video Replay.* **CLE credits:** 2 Substantive / 1 Ethics **Time:** 9:00 AM to 1:30 PM. **Location:** Lycoming Law Association Office
- 10/18/2015 – Dead Man’s Rule:** *PBI Video Replay.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:30 PM. **Location:** Lycoming Law Association Office
- 10/14/2015 – The Changing Landscape: Issues Beyond Marriage for the LBG T Pennsylvanian:** *PBI Groupcast.* **CLE credits:** 2 Substantive / 1 Ethics **Time:** 8:30 AM to 11:45 AM. **Location:** Lycoming Law Association Office
- 10/15/2015 – Lights, Camera, Evidence!:** *PBI Video Replay.* **CLE credits:** 6 Substantive **Time:** 9:00 AM to 5:00 PM. **Location:** Lycoming Law Association Office
- *PBI Seminar.** For tuition, registration, and all other information, please contact PBI Customer Service at (800) 247-4724, or online at www.pbi.org. Unless otherwise noted, this seminar is being held at the Lycoming Law Association Offices at 25 West Third Street, Suite 803, Williamsport, PA. Additional fees may be assessed for registration at the door.
- **LLA Seminar.** For tuition, registration, location, and all other information, please contact Michele Frey at the LLA Office at (570) 323-8287, by email at mfrey@lycolaw.org, or online at www.lycolaw.org.

The full text of the following Lycoming County Court opinions is reported at www.lycolaw.org/Cases/search.asp.

- ▶ **Commonwealth vs. Davis** (07/17/2015)—Judge Nancy L. Butts
Criminal: Suppression motion; probable cause for vehicle stop; non-functioning registration light; missing video of vehicle stop; bad faith. (Davis071715bt)
- ▶ **Commonwealth vs. Coleman** (07/16/2015)—Judge Marc F. Lovecchio
Criminal: Post Conviction Relief Act petition; retroactive effect of *Alleyne vs. U.S.* in PCRA stage of proceedings; ineffective counsel for failure to raise *Alleyne* issues on appeal; deferred ruling to allow counsel to raise issues in light of recent appellate court cases. (Coleman071615L)
- ▶ **KAM Adoption** (07/13/2015)—Judge Joy Reynolds McCoy
Adoption: Petition for involuntary termination of parental rights; settled purpose to relinquish parental claim to a child for at least six months; child born to incarcerated parents; failure to perform any duties on behalf of the child since birth, even after release from prison; no bond with parents. (AdoptionofKAM071315m)
- ▶ **Kuntz Estate** (07/16/2015)—Judge Marc F. Lovecchio
Wills and Estates: Motion for protective order to prevent sale of real estate; preliminary objections to the motion; authority of executor; potential surcharge against executors who choose to sell property over objection of residual beneficiary where residual beneficiary offers to purchase property in kind and to pay estate debt; fiduciary obligation to deal with heirs with utmost fairness. (kuntz071615L)

ESTATE AND TRUST NOTICES

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

FIRST PUBLICATION**Ault, Gerald Keith a/k/a Gerald K.**

Ault a/k/a G. Keith Ault, dec'd.
Late of the Township of Fairfield.
Executrix: Jill L. Kaplan, 2171 Quaker State Road, Montoursville, PA 17754.
Attorney: Joseph L. Rider, Esquire, 143 West Fourth Street, Williamsport, PA 17701.

Hollingsworth, Mary J., dec'd.

Late of Loyalsock Township.
Executor: Leonard W. Hiltz, 316 Sterling Drive, Muncy, PA 17756.
Attorneys: James G. Malee, Esquire, Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701, (570) 321-6112.

Lynch, Robert, Jr., dec'd.

Late of Washington Township.
Executors: Rodney Lynch, Sr., 1624 Alvira Road, Allenwood, PA 17810 and Jeffrey Lynch, 1446 Pikes Peak Road, Allenwood, PA 17810.
Attorneys: James G. Malee, Esquire, Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701, (570) 321-6112.

Picard, Helen B. a/k/a Helen Binder Picard a/k/a Helen Picard, dec'd.

Late of the Township of Brady.
Executrix: Nancy Picard, 300 Lookout Avenue, Unit B5, Hackensack, NJ 07601.
Attorneys: Eric Ladley, Esquire, Steinbacher, Stahl, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

Weaver, Jack A., Sr., dec'd.

Late of Williamsport.
Executrix: Virginia S. Garison c/o Gary L. Weber, Esquire, Mitchell Gallagher, P.C., 10 West Third Street, Williamsport, PA 17701.
Attorneys: Gary L. Weber, Esquire, Mitchell Gallagher, P.C., 10 West Third Street, Williamsport, PA 17701.

SECOND PUBLICATION**Emel, Phyllis A.**, dec'd.

Late of the Township of Loyalsock.
Administratrix: Terri A. Shick, 2445 Lincoln Drive, Williamsport, PA 17701.
Attorneys: Kristine L. Waltz, Esquire, Dinges, Dinges & Waltz, LLC, 1307 Sheridan Street, Williamsport, PA 17701.

Farmer, Jerome W., dec'd.

Late of Loyalsock Township.
Administratrix: Laura A. Keppel, 1335 Sycamore Road, Montoursville, PA 17754.
Attorneys: L. Craig Harris, Esquire, Carpenter, Harris & Flayhart, 128 S. Main St., P.O. Box 505, Jersey Shore, PA 17740.

Gebhart, Mary Edna a/k/a Mary E. Gebhart, dec'd.

Late of 18 Heatherbrooke Estates, Muncy.
Executor: David Gebhart, 18 Heatherbrooke Estates, Muncy, PA 17756.

Attorney: G. Scott Gardner, Esquire,
2117 West Fourth Street, Williams-
sport, PA 17701, (570) 322-7653.

Goodspeed, Walter E., dec'd.

Late of Williamsport (Loyalsock
Township).

Executor: Ronald J. Goodspeed, 514
Spruce Street, Montoursville, PA
17754.

Attorneys: Ann S. Pepperman, Es-
quire, McCormick Law Firm, 835
West Fourth Street, Williamsport,
PA 17701.

**Hine, Shirley M. a/k/a Shirley
Mae Hine,** dec'd.

Late of the Township of Loyalsock.
Executor: Ronald E. Hine.

Attorneys: Elizabeth A. White,
Esquire, Marshall, Parker & Weber,
LLC, 49 E. Fourth Street, Williams-
port, PA 17701.

McClintock, Max G., dec'd.

Late of 310 Edkin Hill Road, Muncy
Valley.

Co-Executors: Jack L. McClintock,
124 Montague Hill Road, Muncy
Valley, PA 17758 and Jean M. Wal-
dron, 26 Crestview Drive, Milton,
PA 17847.

Attorney: J. Howard Langdon, Es-
quire, 3 South Main Street, Muncy,
PA 17756.

Smith, Jeffrey B., dec'd.

Late of 525 Harding Avenue, Wil-
liamsport.

Administrator: Muncy Bank and
Trust Company, 2 North Main
Street, Muncy, PA 17756.

Attorney: J. Howard Langdon, Es-
quire, 3 South Main Street, Muncy,
PA 17756.

Souter, Robin A., dec'd.

Late of Upper Fairfield Township.

Executor: Clair C. Souter, 2203 Rt.
87 Hwy., Montoursville, PA 17754.
Attorney: Joseph L. Rider, Esquire,
143 West Fourth Street, Williams-
port, PA 17701.

Young, Richard R., dec'd.

Late of Montgomery.

Executrix: Connie M. Charles, 4983
Rt. 220 Hwy., Hughesville, PA 17737.

Attorneys: John A. Smay, Esquire,
Williams and Smay, 39 S. Main St.,
P.O. Box 35, Muncy, PA 17756.

THIRD PUBLICATION

Berthold, Alfred W., dec'd.

Late of the Township of Loyalsock.

Executor: Richard G. Berthold, 341
Russell Avenue, Williamsport, PA
17701.

Attorney: Joseph L. Rider, Esquire,
143 West Fourth Street, Williams-
port, PA 17701.

Best, Margie E., dec'd.

Late of Williamsport.

Executor: Allen D. Best c/o Christian
D. Frey, Esquire, 140 East Third
Street, Williamsport, PA 17701.

Attorneys: Christian D. Frey, Es-
quire, Lepley, Engelman & Yaw, LLC,
140 East Third Street, Williamsport,
PA 17701.

Burkholder, Bruce C., dec'd.

Late of Loyalsock Township.

Executor: Thomas B. Burkholder,
2816 Orchard Avenue, Montours-
ville, PA 17754.

**REGISTER OF WILLS
CONFIRMATION OF
ACCOUNTS**

NOTICE IS HEREBY GIVEN to all
parties interested that the following
Accounts together with all Statement

of Proposed Distribution accompanying the same have been filed in the Office of the Register of Wills and Clerk of Orphans' Court are presented to the Orphans' Court of Lycoming County for Confirmation Absolute August 4, 2015 unless exceptions are filed before 5:00 P.M. on that date.

1. Bronson, Mary H.—Peter G. Facey, Administrator C.T.A.

2. Jensen, George A., III—Lance K. Jensen, Administrator.
Annabel Miller
Register of Wills

Ju-24, 31

FILING ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on June 18, 2015 with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania for the purposes of obtaining a Certificate of Incorporation for a business corporation to be organized under Pennsylvania Business Corporation Law of 1988 (P.L. 1444, No. 177), as amended. The name of the corporation is:

NEW NICE NAILS, INC.

The address of the principal place of business is: 1305 Washington Blvd., Williamsport, PA 17701. The purpose for which the business has been organized is: to engage in and to do any lawful act concerning any and all lawful business for which corporations may be incorporated under Pennsylvania Business Corporation Law of 1988, as amended.

ELLIOTT B. WEISS, ESQUIRE
ELLIOTT B. WEISS & ASSOCIATES
416 Pine Street
Suite 203
Williamsport, PA 17701
(570) 327-2530

Ju-24

REGISTRATION OF FICTITIOUS NAME

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Act of Assembly of December 16, 1982, P.L. 1309 No. 295 [54 Pa. C.S. §311(g)], as amended, of the filing in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on May 18, 2015, of an Application for Registration of Fictitious Name for the conduct of a business in Lycoming County, Pennsylvania, under the assumed or fictitious name, style or designation of:

SERVPRO OF LEWISBURG/SELINSGROVE

with its principal place of business at: 2890 Lycoming Mall Drive, Muncy, Pennsylvania 17756. The name and address of the entity owning and interested in said business are: Kimble and Sons Restoration and Cleaning, LLC, 2890 Lycoming Mall Drive, Muncy, PA 17756.

JAMES D. CASALE, ESQUIRE
CASALE & BONNER, P.C.
33 West Third Street
Suite 202
Williamsport, PA 17701

Ju-24

SHERIFF'S SALE

By Virtue of Writs of Execution issued out of the Court of Common Pleas of Lycoming County, and directed to me, there will be exposed to public sale at the Executive Plaza, 1st Floor, Commissioners Board Room, 330 Pine Street, Williamsport, PA 17701 on Friday, AUGUST 7, 2015, at 10:30 A.M., the following described real estate to wit:

NO. 8-1

ALL that certain Lot, tract or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Cogan House, County of Lycoming, State of Pennsylvania, and being more particularly described as follows:

PARCEL No. 1

All that certain Lot of land situate in the Township of Lycoming, County of Lycoming, Pennsylvania and being Lot No. 10, of McKee's Acres, as recorded in Lycoming County Deed Book 433 at Page 240, and being more particularly described, to wit:

Having a width on First Street of 75 feet and a depth of 125 feet.

Bounded on West by Lot No. 12.

Bounded on the North by Lot No. 31.

Bounded on the East by Lot No. 8.

Bounded on the South by First Street.

BEING the same premises granted and conveyed unto Russell Witt and Judy F. Witt, Husband and Wife, by deed of Mary McKee, dated June 14, 1972, and recorded August 31, 1972, in Lycoming County Deed Book 621, Page 281.

PARCEL No. 2

All that certain lot of land situate in the Township of Lycoming, County of Lycoming, Pennsylvania and being Lot. No. 12 of McKee's Acres, as recorded in Lycoming County Deed Book 433 at Page 240 and more particularly described, to wit:

Having a width on First Street (as shown on Plan of McKee's Acres noted above) of 75 feet and a depth of 125 feet.

Bounded on West by Lot No. 14.

Bounded on North by Lot No. 35.
Bounded on East by Lot No. 12.
Bounded on South by First Street as shown on Plan of McKee's Acres.

Parcel No. 27-308-100.K.

BEING THE SAME PREMISES which Russell Witt aka Russell L. Witt, Jr. and Judy F. Witt, husband and wife, by Deed dated February 12, 2007 and recorded in the Lycoming County Recorder of Deeds Office on February 20, 2007 in Deed Book 5930, Page 182, granted and conveyed unto Russell L. Witt, Jr. and Judy F. Witt, husband and wife.

NO. 8-2

SHORT DESCRIPTION

DOCKET NO: 14-01391.

ALL THAT CERTAIN lot or piece of ground situate in Clinton Township, County of Lycoming and Commonwealth of Pennsylvania.

TAX PARCEL NO: 07-05-102.

PROPERTY ADDRESS 7166 State Route 405, Montgomery, PA 17752.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Charles M. Hallock, Jr.

ATTORNEY'S NAME: Robert W. Williams, Esquire.

SHERIFF'S NAME: R. MARK LUSK.

NO. 8-3

EXHIBIT "A"

LEGAL DESCRIPTION

ALL that certain piece, parcel and lot of land situate in Old Lycoming Township, Lycoming County, Pennsylvania, bounded an described as follows, to-wit:

BEGINNING at an iron pin in the southern line of Princeton Avenue (formerly Grimesville Road), said iron pin being three hundred (300) feet north forty-nine (49) degrees zero (00) minutes west of the intersection of the southern line of the said Princeton Avenue with the

eastern line of the section of Princeton Avenue which runs in an approximate north-south direction; thence south forty-one (41) degrees zero (00) minutes west one hundred sixty-nine (169) feet to an iron pin at the northern line of Wheatland Avenue north thirty-five (35) degrees twenty-six (26) minutes west one hundred forty-one (141) feet to an iron pin; thence along the same north four (04) degrees seventeen (17) minutes east one hundred nine. en and fifty hundredths (119.50) feet to an iron pin; thence along an arc to the right with a radius of twenty (20) feet forty-four and twenty hundredths (44.20) feet to an iron pin in the northern line of Princeton Avenue; thence south forty-nine (49) degrees zero (0) minutes east one hundred ninety-three (193) feet to an iron pin, the point and place of beginning.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel #43-04-214B, on the maps in the office of the Lycoming County Tax Assessor.

ALSO being known as 1611 Princeton Avenue, Williamsport, PA 17701.

BEING the same premises which Ernest J. Ginoble and Lisa K. Ginoble, husband and wife, by Deed dated July 28, 2006 and recorded July 28, 2006 in and for Lycoming County, Pennsylvania, in Deed Book Volume 5740, Page 239, granted and conveyed unto Emmanuel A. Balaguer.

NO. 8-4

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 13-01947.

Green Tree Servicing LLC. v. Mary E. Sheleman, Theresa B. Esposit a/k/a Teresa Esposit owner(s) of property situate in WILLIAMSPORT CITY, LYCOMING County, Pennsylvania being 2351 Dove Street, Williamsport, PA 17701-4253.

Parcel No. 67+,012.0-0320.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$57,368.46.
 PHELAN HALLINAN
 DIAMOND & JONES, LLP
 Attorneys for Plaintiff

NO. 8-5

By virtue of a Writ of Execution No. 11-02290.

U.S. Bank National Association as Trustee for Rasc 2007KS3 v. Cathy L. Wright owner(s) of property situate in MUNCY CREEK TOWNSHIP, LYCOMING County, Pennsylvania, being 2424 Lime Bluff Road, Muncy, PA 17756-7805.

Parcel No. 40+,373.0-0105.04-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$191,681.63.
 PHELAN HALLINAN
 DIAMOND & JONES, LLP
 Attorneys for Plaintiff

NO. 8-6

Court of Common Pleas
 Civil Division

Lycoming County
 MORTGAGE FORECLOSURE
 NO. 14 01991

WELLS FARGO BANK, N.A., as Trustee for the POOLING AND SERVICING AGREEMENT Dated as of September 1, 2004 Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2004-WHQ1

Plaintiff

v.

ESTATE OF DAVID M. HORNBERGER
 c/o SUSAN A. GROFF, PERSONAL REPRESENTATIVE, SUSAN A. GROFF, PERSONAL REPRESENTATIVE OF THE ESTATE OF DAVID M. HORNBERGER, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DAVID M. HORNBERGER, DECEASED,

Defendant(s)

**SHORT DESCRIPTION
FOR ADVERTISING**

**ALL THAT CERTAIN LOT OF LAND
SITUATE IN WILLIAMSPORT, LYCOM-
ING COUNTY, PENNSYLVANIA:**

**BEING KNOWN AS 457 Wilson
Street & 913 Ward Street, Williamsport,
PA 17701-3520.**

**PARCEL NUMBER: 69-2-501 / 69-
2-502.**

**IMPROVEMENTS: Residential Prop-
erty.**

DAVID NEEREN, ESQUIRE

PA ID 204242

UDREN LAW OFFICES, P.C.

Attorneys for Plaintiff

NO. 8-7

SHORT DESCRIPTION

All that certain piece or parcel or
Tract of land situate City of Williamsport,
Lycoming County, Pennsylvania and being
known as 2114 Lincoln Street, Williams-
port, Pennsylvania 17701.

**TAX MAP AND PARCEL NUMBER:
71-02-716.**

**THE IMPROVEMENTS THEREON
ARE: Residential Dwelling.**

REAL DEBT: \$124,069.54.

**SEIZED AND TAKEN IN EXECU-
TION AS THE PROPERTY OF: Cathy
Ann Clark and Troy Anthony Clark.**

**McCABE, WEISBERG AND
CONWAY, P.C.**

123 South Broad Street

Suite 1400

Philadelphia, PA 19109

NO. 8-9

EXHIBIT "A"

LEGAL DESCRIPTION

Tax ID Number(s): 15-289-1S3.A.

Land situated in the Township of
Hepburn in the County of Lycoming in
the State of PA.

ALL those two certain pieces, parcels
and lots of land situate In the Township of
Hepburn, County of Lycoming and Com-

monwealth of Pennsylvania, per survey of
Daniel F. Vassallo, Registered Surveyor,
dated November 15, 1982 and per survey
of Maneval Engineering and surveying,
dated November 3, 1984, respectively, as
follows, to-wit:

PARCEL NO. 1: BEGINNING at an
iron pin, on the Southern line of land
now or formerly of Daniel Taddeo, said
beginning point being referenced from
the intersection of the center of Town-
ship Road No. 450, and the center of PA
State Highway, L.R. 41044, by three (3)
following courses and distances: First: In
a Southeasterly direction along the center
of said Township Road NO. 450, two
thousand six hundred fifty five (2655) feet
to a point; Second: South eighty-three (83)
degrees thlrteen (13) minutes East, along
the Southern line of land now or formerly
of Delos and Ruth E. Beach, sixty two and
sixly hundredths (62.60) feet to an Iron
pin; Third: along the Southern line of land
now or formerly of Daniel Taddeo, North
seventy-three (73) degrees thirty-four
(34) minutes West one hundred twenty
and twenty-five hundredths (120.25) feet
to the place of beginning; thence from the
said place of beginning along the Western
line of Right-of-Way (owned by Delos
and Ruth E. Beach), South six (6) degrees
four (4) minutes East, one hundred and
no hundredths (100.00) feet to an iron
pin; thence along the line of land of said
Beach, by the two (2) following courses
and distances: First: South eighty six
(86) degrees twenty four (24) minutes
West, two hundred sixty-eight and sixty
hundredths (268.60) feet to an iron pin;
Second: North one (1) degree forty-three
(43) minutes West, one hundred ninety-
four and no hundredths (194.00) feet to
an iron pin, on the Southern line of land
now or formerly of the aforesaid Daniel
Taddeo; thence along the Southern line
of land now or formerly of said Taddeo,
South seventy-three (73) degrees thirty-
four (34) minutes East, two hundred
seventy-four and fifty hundredths (274.50)

feet to the place of beginning. Containing 0.89 Acre.

PARCEL NO.2: BEGINNING at a spike In the center of T-450 which leads from L.R. 41044 to L.R. 41128, said spike being In a Southeasterly direction along the center of T-450 a distance of two thousand seven hundred frty-seven and no tenths (2757.0) feet from the center of L.R. 41044 which leads from Cogan Station to Warrensville; thence along the land now or formerly of Delos and Ruth E. Beach South eighty-one (81) degrees ten (10) minutes thirty (30) second West, three hundred ninety-nine and twenty-two hundredths (399.22) feet to an Iron stake, thence along same North eighty-nine (89) degrees nine (09) minutes thirty (30) second West four hundred fifty-five and fifteen hundredths (455.15) feet to an Iron stake; thence along same North zero (00) degree fifty (50) minutes thirty (30) seconds West, three hundred forty-eight and two tenths (348.2) feet to an Iron stake; thence along the land now or formerly of Willard Moore and along an old fence line South seventy-five (75) degrees forty-two (42) minutes nine (09) seconds East, three hundred seventy-nine and seventy-four hundredths (379.74) feet to an original Iron pin; thence along the land now or formerly of Michael Mareusky South one (01) degree forty-three (43) minutes East, one hundred ninety-four and no tenths (194.0) feet to an original iron pin; thence along same North eighty-six (86) degrees twenty-four (24) minutes East, four hundred fifty-eight and six tenths (458.6) feet through an original iron pin set thirty (30) feet from the center of T-450 to a point In the center of T-450; thence along the center of same South twenty (20) degrees thirty (30) minutes East, thirty-seven and no tenths (37.0) feet to a splke in the center of same or the place of begnnng. Containng 3.21 acres.

ALSO a right-of-way adjacent to the above mentioned property, bounded and described as follows, to-wit:

BEGINNING at a point in the center of Township Road No. 450, said beginning point being two thousand six hundred ffly five and no hundredths (2655.0) feet southerly from the intersection of the center of sald Township Road 450 and the center of PA State Highway LR 41044; thence from the said place of begnnng and along the center of said Township Road No. 450 South twenty (20) degrees thlrty (30) mlnutes East, sixty five and no hundredths (65.00) feet to a point; thence along the northern line of land now or formerly of Delos and Ruth E. Beach South eighty-six (86) degrees twenty-four (24) minutes West one hundred ninety and no hundredths (190.00) feet to an Iron pin; thence along the eastern line of Parcel of ground containing 0.89 acres North six (06) degrees four (04) minutes West, one hundred and no hundredths (100.00) feet to an Iron pin; on the southern line of land now or formerly of Danlel Taddeo; thence along the southern line of land now or formerly of Taddeo South seventy-three (73) degrees thlrty-four (34) minutes East, one hundred twenty and twenty five hundredths (120.25) feet to an Iron pin; thence along the Southern lne of land now or formerly of sald Beach North elghty-three (83) degrees thirteen (13) mlnutes East, slxty two and sixty hundredths (62.60) feet to the place of beginning. Containng 0.30 acres.

BEING the same premises which Michael W. Marcusky and Dora A. Marcusky, husband and wife, by Deed dated January 29, 1999 and recorded February 1, 1999 in and for Lycoming County, Pennsylvania, in Deed Book Volume 3218, Page 304, granted and conveyed unto Jeffrey L. Hughes and Cynthia I. Hughes, husband and wife.

BEING known as 536 Beach Drive, Cogan Station, PA 17728.

PARCEL No. 15-289.0-0153.A-000.

NO. 8-10**EXHIBIT "A"****LEGAL DESCRIPTION**

ALL that certain piece, parcel and lot of land situate in the Township of Penn, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of Route 220 at the division line of lands now or formerly of Harriman Estate (formerly Charles Fiester) and land now or formerly of the prior Grantor; thence from the said place of beginning and along land now or formerly of the Harriman Estate (formerly Charles Fiester) north forty (40) degrees zero (00) minutes east, one hundred fifteen (115.00) feet to an angle iron in the center line of the old road leading up Muncy Valley; thence continuing along lands now or formerly of the Harriman Estate and along the center line of the old road leading up Muncy Valley and land now or formerly of Sidney Boyer north forty (40) degrees zero (00) minutes east, three hundred six and ninety hundredths (306.90) feet to an angle iron corner; thence along land now or formerly of Sidney Boyer south seventy-seven (77) degrees fifteen (15) minutes east, fifty (50.00) feet to a point at low water mark of Muncy Creek; thence upstream along low water mark of Muncy Creek the two (2) following courses and distances: 1) south nineteen (19) degrees forty-five (45) minutes west, one hundred twenty (120.00) feet to a point; 2) south ten (10) degrees forty-five (45) minutes west, four hundred eighty (480.00) feet to a point in line of land now or formerly of Laura Harding; thence along land now or formerly of Laura Harding south eighty-four (84) degrees twenty-seven (27) minutes forty (40) seconds west, ninety-six and sixty-two hundredths (96.62) feet to a point in the center line of Route 220; thence by short cords of the center line of Route 220 the following two (2)

courses and distances: 1) north thirteen (13) degrees forty-six (46) minutes twenty (20) seconds west, one hundred seventy-seven and thirty-one hundredths (177.31) feet to a point; 2) north twenty-five (25) degrees eleven (11) minutes thirty (30) seconds west, one hundred twenty-one (121.00) feet to a point, the place of beginning. Containing two and four hundredths acres (2.04) acres.

EXCEPTING AND RESERVING out of and from the above-described tract of land to Laura Harding, her heirs and assigns, a right-of-way ten (10.00) feet in width, with the free, uninterrupted right to use the same at such time or times as may be convenient to Laura Harding, her heirs and assigns. The ten (10) foot right-of-way above excepted and reserved is to be used by Laura Harding, her heirs and assigns, for the purpose of access to lands lying on the opposite side of Muncy Creek from the tract of land herein described.

This conveyance is also made under and subject to any rights in the Williamsport and North Branch Railway Company, its successors or assigns, in, over or across the above-described tract of land.

IT IS ALSO EXCEPTED AND RESERVED out of the above described tract of land all gas, oil, uranium, and other minerals of every kind and nature whatsoever underlying the same as set forth in deed from Laura Harding to Cyril L. Moser and Anna B. Moser, his wife, dated March 6, 1957 and recorded in Lycoming County Deed Book 427, page 116.

THE PREMISES HEREBY CONVEYED are shown upon a plan by the Larson Design Group, Inc., Project No. 2003-067, dated September 17, 2003, a copy of which survey is attached hereto and being more particularly bounded and described as follows:

ALL that certain piece, parcel and lot of land situate in the Township of Penn, County of Lycoming and

Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of State Route 220 at the southwestern corner of the within described parcel; thence from said point and place of beginning and partly along lands now or formerly of Kenneth M. Stackhouse and Helen M. Stackhouse, north forty-three (43) degrees two (02) minutes fifty-nine (59) seconds east, four hundred forty-one and sixty-four hundredths (441.64) feet to an existing steel pin in concrete and lands now or formerly of John E. Brobst and Hazel A. Brobst; thence along lands now or formerly of John E. Brobst and Hazel A. Brobst, south eighty-five (85) degrees forty-one (41) minutes sixteen (16) seconds east, thirty-three and ninety-four hundredths (33.94) feet to a point on the western low water line of Muncy Creek; thence upstream along the western low water line of Muncy Creek by the three (3) following courses and distances: 1) south thirteen (13) degrees thirty (30) minutes forty-two (42) seconds west, forty-four and eighty-seven hundredths (44.87) feet; 2) south twenty (20) degrees fifty-two (52) minutes twenty (20) seconds west, two hundred seventy and ninety-two hundredths (270.92) feet; 3) south ten (10) degrees forty-six (46) minutes fifty-six (56) seconds west, two hundred thirty-four and ninety-four hundredths (234.94) feet to lands now or formerly of Donald H. Koch and Marguerite L. Koch; thence along lands now or formerly of Donald H. Koch and Marguerite L. Koch, south forty-eight (48) degrees forty-seven (47) minutes fifty-three (53) seconds west, one hundred fifty-five and forty-nine hundredths (155.49) feet to a point in the centerline of State Route 220; thence along the centerline of State Route 220 by a curve to the left with a radius of seven hundred sixteen and seventy-eight hundredths (716.78) feet, an arc length of three hundred nineteen and sixty hundredths (319.60) feet, a central angle of twenty-five (25) degrees thirty-two (32) minutes forty-nine (49)

seconds and a chord of north twelve (12) degrees fifteen (15) minutes nineteen (19) seconds west, three hundred sixteen and ninety-six hundredths (316.96) feet to the point and place of beginning. CONTAINING 82,832 square feet or 1.9016 acres.

RESERVING THEREFROM the right of way of State Route 220.

ALSO RESERVING THEREFROM a ten (10) foot wide right of way in favor of Robert A. Shelinski and Mary E. Shelinski (now or formerly owners of lands east of Muncy Creek) as referenced in the deed of record.

ALSO RESERVING THEREFROM any rights which may exist in the former Williamsport and North Branch Railroad which crossed the above described parcel.

TOGETHER WITH all rights of ingress, egress and regress over all portions of the existing access driveways whether such are fee rights or rights by adverse possession.

BEING known as 12681 Route 220 Highway, Hughesville, PA 17737.

PARCEL NUMBER 44-315.0-0152.00-000.

BEING the same premises which Gerald E. Harris and Ednabelle A. Harris, husband and wife, by Deed dated September 26, 2003 and recorded May 28, 2004 in and for Lycoming County, Pennsylvania, in Deed Book Volume 4976, Page 153, granted and conveyed unto James L. Shuta, Jr. and Deborah R. Shuta, husband and wife.

NO. 8-12

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate Williamsport, Lycoming County, Pennsylvania and being known as 954 Henrietta Street, Williamsport, Pennsylvania 17701.

TAX MAP AND PARCEL NUMBER: 68-007-501.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$44,751.54.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Catherine O'Connor.
McCABE, WEISBERG AND CONWAY, P.C.
123 South Broad Street
Suite 1400
Philadelphia, PA 19109

NO. 8-13**SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate City of Williamsport, Lycoming County, Pennsylvania and being known as 1325 Scott Street, Williamsport, Pennsylvania 17701.

TAX MAP AND PARCEL NUMBER: 70+,010.0-0411.00-000+.

THE IMPROVEMENTS ARE: Residential Dwelling.

REAL DEBT: \$36,050.13.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Mary Conroy a/k/a Mary L. Conroy, Mortgagor and Real Owner and Administratrix of the Estate of Delores Conroy, Deceased Mortgagor and Real Owner.
McCABE, WEISBERG AND CONWAY, P.C.

123 South Broad Street
Suite 1400
Philadelphia, PA 19109

NO. 8-14**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 15-00101.

Wells Fargo Bank, NA v. Mary B. Stamm a/k/a Mary B. Mann owner(s) of property situate in the JERSEY SHORE BOROUGH, 4TH, LYCOMING County, Pennsylvania, being 110 Nichols Alley, Jersey Shore, PA 17740-1154.

Parcel No. 22-001-709.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$98,548.45.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 8-15**LEGAL DESCRIPTION**

ALL THAT CERTAIN LOT OF LAND SITUATE IN THE SEVENTH WARD PF THE CITY OF WILLIAMSPORT, COUNTY OF LYCOMING AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED, TO WIT:

BEGINNING AT A DRILL HOLE ON THE NORTHERN LINE OF WEST FOURTH STREET, SAID DRILL HOLE BEING ON THE DIVISION LINE OF THE EASTERN LINE OF THE JAMES REIGHARD ADDITON AND THE WESTERN LINE OF THE OLIVER ADDITION, BOTH ADDITIONS BEING TO THE CITY OF WILLIAMSPORT; THENCE ALONG THE LINE BETWEEN THE TWO (2) AFOREMENTIONED ADDITIONS TO THE CITY OF WILLIAMSPORT, NORTH (16) DEGREES, TWENTY (20) MINUTES WETS, ONE HUNDRED FIFTY-THREE AND THIRTY-THREE HUNDREDS(153.33) FEET TO AN IRON PIN ON THE SOUTHERN LINE OF A FIFTEEN (15) FOOT ALLEY; THENCE ALONG THE SOUTHERN LINE OF AFOREMENTIONED FIFTEEN (15) FOOT ALLEY, NORTH EIGHTY-FIVE (85) DEGREES, THIRTY-EIGHT (38) MINUTES EAST, NINETY-TWO AND TWENTY-SEVEN HUNDREDTHS (92.27) FEET TO AN IRON PIN; THENCE ALONG THE WESTERN LINE OF LAND NOW OR FORMERLY OF F.E. VAUGHN, SOUTH FOUR (4) DEGREES, TWENTY-TWO (22) MINUTES EAST, SIXTY AND FIFTY HUNDREDTHS (60.50) FEET TO A DRILL HOLE, THE PLACE OF BEGINNING.

2720 West 4th Street, Williamsport, Pennsylvania 17701.

Title to said premises is vested in Amanda M. Eichenlaub, Married by deed from Shirley M. Thomas, Widow dated September 26, 2003 and recorded September 29, 2003 in Deed Book 4745, Page 21.

Tax parcel #: 67-14-315.

Improvements: Residential Dwelling.

NO. 8-16

ALL that certain piece, parcel and lot of land situate in the Borough of South Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described in accordance with a survey by Daniel P. Vassallo, Registered Surveyor, on June 22, 1987, as follows, to wit:

BEGINNING at an iron pin on the western line of Market Street, said beginning point being north twenty-six (26) degrees forty-five (45) minutes west two hundred twenty-three and forty hundredths (223.40) feet from the intersection of the western line of Market Street and the northern line of West Central Avenue; thence from said place of beginning and along the northern line of land now or formerly of Ida Farley, south sixty-three (63) degrees fifteen (15) minutes west one hundred twenty-five and no hundredths (125.00) feet to an iron pin on the eastern line of a twenty (20) foot alley; thence along the eastern line of said alley, north twenty-six (26) degrees forty-five (45) minutes west twenty-two and eighty-four hundredths (22.84) feet to an iron pin; thence along the southern line of land now or formerly of Clyde W. Diehl, north sixty-three (63) degrees fifteen (15) minutes east one hundred twenty-five and no hundredths (125.00) feet to an iron pin on the western line of the aforesaid Market Street; thence along the western line of said Market Street, south twenty-six (26) degrees forty-five (45) minutes east twenty-two and eighty-four hundredths (22.84) feet to the place of beginning.

RESIDENTIAL units within the Borough of South Williamsport which are occupied other than by the owner thereof are subject to the inspection requirements of the South Williamsport Borough Code.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel #52-1-660, on the maps in the office of the Lycoming County Tax Assessor.

BEING the same premises which Andrea C. Weinoffer and Kevin Weinoffer, her husband and Tricia M. Corbin and Marshall R. Corbin, her husband, by Deed dated 9/29/2008 and recorded 9/30/2008 in the Office of the Recorder of Deeds in and for the County of Lycoming, in Deed Book 6471, Page 4, granted and conveyed unto John J. Frankevich, single.

NO. 8-18**SHORT LEGAL TO ADVERTISE**

ALL THOSE TWO CERTAIN parcels of land situate in the Township of Nippenose, Lycoming County, Pennsylvania, containing 1.003 acres, including 0.218 acres within Township Road 347 right of way, and having thereon erected a dwelling house known as: 69 ANTES FORT FRONT STREET, JERSEY SHORE, PA 17740.

TAX PARCEL: 42-386-124.S.

Reference Lycoming County Record Book 7213, Page 72, with restrictions contained therein.

TO BE SOLD AS THE PROPERTY OF ANNETTE D. HORN AND JEFFREY T. HORN ON JUDGMENT NO. 14-02767.

NO. 8-19**SHORT LEGAL TO ADVERTISE**

ALL THAT CERTAIN piece, parcel and lot of land situate in the 14th Ward (formerly Loyalsock Township) in the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, known on the Plan of Vallamont as part of Lot No. 13, Block I AND HAVING THEREON ERECTED A DWELLING KNOWN AS: 330 RURAL AVENUE WILLIAMSPORT, PA 17701.

TAX PARCEL: 74-01-403.

Reference Lycoming County Record Book 6580 Page 125.

TO BE SOLD AS THE PROPERTY OF LACEY M. GRIFFITH ON JUDGMENT NO. CV-2014-000344-MF.

NO. 8-20**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 2013-03253.

CitiMortgage, Inc. s/b/m to Abn Amro Mortgage Group, Inc. v. Deborah A. Showers a/k/a Debra A. Showers owner(s) of property situate in OLD LYCOMING TOWNSHIP, LYCOMING County, Pennsylvania being 1850 Fry Avenue, Williamsport, PA 17701.

Parcel No. 43-009-404.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$29,311.21.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 8-21**SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate Borough of Jersey Shore, Lycoming County, Pennsylvania, and being known as 124 Locust Street, Jersey Shore, Pennsylvania 17740.

TAX MAP AND PARCEL NUMBER:
19-001.0-0127.00-000.

THE IMPROVEMENTS THEREON
ARE: Residential Dwelling.

REAL DEBT: \$82,030.37.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Thomas L. Burkholder, Jr. and Gayle L. Burkholder.
McCABE, WEISBERG AND
CONWAY, P.C.
123 South Broad Street
Suite 1400
Philadelphia, PA 19109

NO. 8-22**SHORT LEGAL FOR ADVERTISING**

ALL THOSE TWO (2) CERTAIN pieces, parcels and lots of land situate in the Second Ward of the Borough of Jersey Shore, Lycoming County, Pennsylvania, being Lot No. 22 and one half of

Lot No. 23, on plan of Bickell's Addition to said Borough and HAVING THEREON ERECTED A DWELLING KNOWN AS 415 WASHINGTON AVENUE JERSEY SHORE, PA 17740.

PARCEL: 20-02-433.

See Lycoming County Record Book 6987 Page 36.

TO BE SOLD AS THE PROPERTY OF JAMES A. MIELE, II ON JUDGMENT NO. 13-03165.

NO. 8-23

ALL the right, title, interest and claim of Walter L. Hauck of in, and to the following described property:

ALL the following described real estate situate in the Borough of Montgomery, Commonwealth of Pennsylvania, County of Lycoming.

HAVING erected thereon a dwelling being known and numbered as 101 Broad Street, Montgomery, PA 17752. Deed Book Volume 3043, Page 194, Parcel Number 35-005-414.

NO. 8-24

ALL the right, title, interest and claim of Stephen W. Greene of in, and to the following described property:

ALL the following described real estate situate in the 2nd Ward of the Borough of Jersey Shore, Commonwealth of Pennsylvania, County of Lycoming.

HAVING erected thereon a dwelling being known and numbered as 218 N. Broad Street, Jersey Shore, PA 17740. Deed Book Volume 3133, Page 88, Parcel Number 20-001-320.

NO. 8-25**SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate Borough of Montoursville, Lycoming County, Pennsylvania, and being known as 226 Church Alley, Montoursville, Pennsylvania 17754.

TAX MAP AND PARCEL NUMBER:
33-001.0-0428.

THE IMPROVEMENTS THEREON
ARE: Residential Dwelling.

REAL DEBT: \$112,113.09.

SEIZED AND TAKEN IN EXECU-
TION AS THE PROPERTY OF: Graham
Laughner.

McCABE, WEISBERG AND
CONWAY, P.C.

123 South Broad Street
Suite 1400
Philadelphia, PA 19109

NO. 8-26

SHORT DESCRIPTION

By virtue of a Writ of Execution No.
14-02840.

Santander Bank, N.A. v. Regina C.
Derrick owner(s) of property situate in
JERSEY SHORE BOROUGH, LYCOM-
ING County, Pennsylvania being 208
North Broad Street, Jersey Shore, PA
17740-1443.

Parcel No. 20+,001.0-0324.00-000+.
UPI: 20-001-324.

Improvements thereon: RESIDEN-
TIAL DWELLING.

Judgment Amount: \$67,320.94.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 8-27

SHORT DESCRIPTION

By virtue of a Writ of Execution No.
15-00386.

U.S. Bank National Association, as
Trustee, Successor-in-Interest to Wa-
chovia Bank, N.A. as Trustee for Park
Place Securities, Inc. Asset-Backed Pass-
Through Certificates, Series 2004-Wwfl
v. Elizabeth A. Butler, Richard M. Butler
owner(s) of property situate in the ARM-
STRONG TOWNSHIP, LYCOMING
County, Pennsylvania, being 323 Sylvan
Dell Park Road a/k/a, 323 Sylvan Dell Park,
South Williamsport, PA 17702-8524.

Parcel No. 02+,003.0-0186.00-00+.

Improvements thereon: RESIDEN-
TIAL DWELLING.

Judgment Amount: \$61,938.47.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 8-28

All that certain message or tenement
and lot of land situate in the Fourth Ward
of the Borough of Jersey Shore, County
of Lycoming and Commonwealth of
Pennsylvania, bounded and described as
follows to wit:

Beginning at a found iron pipe in the
northern edge of a concrete sidewalk
on the northern line of High Street, and
being at the southeastern corner of land
now or formerly of Chester U. Gaines
and Kim L. Chung, and also being the
southwestern corner of the premises
herein described; thence along the east-
ern line of said Gaines and Chung land,
North eleven (11) degrees West, one
hundred four (104) feet to a set iron pin
and cap; thence North seventy-seven (77)
degrees fifty-eight (58) minutes East, one
hundred four (104) feet to a set iron pin
and cap in the western line of land now
or formerly of Todd R. Moore and Shel-
ley L. Moore, his wife; thence along the
western line of said Moore land, South
eleven (11) degrees East one hundred
four (104) feet to a set iron pin and cap in
the northern edge of a concrete sidewalk
on the northern line of High Street, being
the southwestern corner of said Moore
land and the southeastern corner of the
premises herein described; thence along
the northern edge of said sidewalk, South
seventy-seven (77) degrees fifty-eight (58)
minutes West, one hundred four (104)
feet to the point and place of beginning;
containing twenty-five one-hundredths
(.25) of an acre, and having erected
thereon a two story frame dwelling house
and a frame garage.

The above description was taken from
the subdivision survey made by William
C. Hilling, PLS, dated November 23, 1998,

and reviewed by the Lycoming County Planning Commission on December 17, 1998, and approved by the Jersey Shore Borough Council on March 17, 1999, and the Jersey Shore Borough Planning Commission on February 24, 1999; said subdivision having been recorded in the Office for the Recording of Deeds in and for Lycoming County on May 24, 1999, in Map Book 55, Page 382.

For identification purposes only, being known and designated as Tax Parcel No. 22-001-902A on the maps of the Lycoming County Tax Assessor.

Under and subject, nevertheless, to a ten (10) foot utility easement along the westernmost boundary line of the premises hereinabove described, for the purpose of ingress, egress and regress to the parcel of land lying immediately North of the premises hereinabove described, for installation, repairing, replacing and renewing the same, with the land to be returned to the present condition after completing of any such work.

BEING the same premises which James C. Tanner and Nicole J. Tanner, his wife, by Deed dated April 30, 2008, and recorded May 6, 2008, in the Lycoming County Recorder of Deeds in Book 6328, Page 192, as Instrument No. 200800006688, granted and conveyed unto Terry W. Harrow, Jr. and Kirstin L. Harrow, his wife, in fee.

420 High Street, Jersey Shore, PA.
Parcel: 22-1-902A.

NO. 8-29

SHORT DESCRIPTION

ALL THAT CERTAIN lot of land situated in Penn Township, Lycoming County, Pennsylvania, bounded and described as follows:

BEING KNOWN AS 4653 Beaver Lake Road, Hughesville, Pennsylvania 17737.

BEING TAX PARCEL ID NO.: 44-335.0-0119.A.

CONTAINING 1.0 ACRE.

BEING THE SAME PREMISES WHICH ROGER D. WALBURN BY DEED DATED OCTOBER 21, 2003 AND RECORDED DECEMBER 2, 2003 IN THE RECORDER OF DEEDS OFFICE IN AND FOR LYCOMING COUNTY, PENNSYLVANIA IN DEED BOOK 4816, PAGE 152, GRANTED AND CONVEYED UNTO ROGER D. WALBURN AND TERESA WALBURN, HUSBAND AND WIFE, IN FEE.

NO. 8-30

SHORT DESCRIPTION

By virtue of a Writ of Execution no. 14-2533.

Wells Fargo Bank, N.A. v. Kristy Lee Potter owner(s) of property situate in the WILLIAMSPORT CITY, 10TH, LYCOMING County, Pennsylvania, being 648 Cemetery Street, Williamsport, PA 17701-4547.

Parcel No. 70+.002.0.0714.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$72,395.09.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 8-31

SHORT DESCRIPTION

By virtue of a Writ of Execution no. 2015-00545.

Wells Fargo Bank, NA v. Susan L. Murphy owner(s) of property situate in the WILLIAMSPORT CITY, 10TH, LYCOMING County, Pennsylvania being 1630 West 4th Street, Williamsport, PA 17701-5653.

Parcel No. 70-12-217.

Judgment Amount: \$85,398.28.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 8-32**SHORT LEGAL TO ADVERTISE**

ALL THAT CERTAIN message or tenement and lot of land situate in the First Ward of the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, together with the dwelling house erected thereon and known as: 409 SOUTH BROAD STREET, JERSEY SHORE, PA 17740.

TAX PARCEL: 19-001-501.

Reference Lycoming County Record Book 6201, Page 42.

TO BE SOLD AS THE PROPERTY OF STUART A. HAIGHT AND KELLY J. HAIGHT ON JUDGMENT NO. 2014-03355.

NO. 8-33**SHORT LEGAL TO ADVERTISE**

ALL THAT CERTAIN piece, parcel or lot of land situate in the Seventh Ward of the City of Williamsport, Lycoming County, Pennsylvania, being Lot No. 61 on the Plan for West End Terraces Phase 4, prepared by Mid-Penn Engineering, dated October 1995, approved August 13, 1998 and recorded October 1, 1998 in Lycoming County Record Book 3120, Page 220 and Map Book 55, Page 211, CONTAINING 6,250 square feet or 0.143 acre and HAVING THEREON ERECTED A DWELLING KNOWN AS 117 LAUREL RUN CIRCLE, WILLIAMSPORT, PA 17701.

PARCEL: 67-26-701.61.

Reference Lycoming County Deed Book 3907, Page 216.

NO. 8-34**SHORT LEGAL TO ADVERTISE**

ALL THAT CERTAIN piece, parcel or lot of land situate in the Third Ward of the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, being designated as Lot No. 10 on the plot or plan of Ramsdell's Addition to the Borough of Jersey Shore, and HAV-

ING THEREON ERECTED A DWELLING KNOWN AS 1221 ALLEGHENY STREET, JERSEY SHORE, PA 17740.

TAX PARCEL: TP-21-04-520.

Reference Lycoming County Record Book 6263, Page 277.

TO BE SOLD AS THE PROPERTY OF WILLIAM D. GREENE AND HEATHER L. GREENE ON JUDGMENT NO. 14-03228.

NO. 8-35**SHORT LEGAL TO ADVERTISE**

ALL THAT CERTAIN piece, parcel or lot of land situate in the City of Williamsport (formerly Township of Loyalsock), County of Lycoming and Commonwealth of Pennsylvania, being 60 x 180, more or less, and having thereon erected a dwelling known as: 1409 BLOOMINGROVE ROAD, WILLIAMSPORT, PA 17701.

TAX PARCEL: 74-13-302.

Reference Lycoming County Record Book 7120, Page 318.

TO BE SOLD AS THE PROPERTY OF TREVOR J. BOWES ON JUDGMENT NO. 14-01398.

NO. 8-36**LONG LEGAL DESCRIPTION**

ALL THAT CERTAIN piece, parcel and lot of land situate in the Eleventh (11th) Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the East line of an alley eighty-five (85) feet South of the Southeast corner of said alley and Lincoln Street; THENCE Easterly along land now or formerly of George W. Braunbeck in a line parallel with the South line of Lincoln Street aforesaid fifty (50) feet to a point in the West line of Lot No. 14 of Updegraff's Addition to the City of Williamsport; THENCE Southerly along said West line of Lot No. 14, sixty-five (65) feet to an alley; THENCE Westerly

along the North line of said alley fifty (50) feet to the East line of the alley first above mentioned; THENCE Northerly along the East line of said first mentioned alley sixty-five (65) feet to the point and place of beginning.

BEING the same premises which Robert J. Losieniecki, Jr. and Angela D. Losieniecki, his wife, by Indenture dated 04-26-99 and recorded 04-28-99 in the Office of the Recorder of Deeds in and for the County of Lycoming in Deed Book 3284 Page 38, granted and conveyed unto Jason A. Dawes, Single and Karin Petrella, Single, as joint tenants with the right of survivorship.

2129 Lincoln Street, Williamsport, Pennsylvania 17701.

Title to said premises is vested in Suzanne Kent by Deed from Jason A. Dawes and Karin Petrella dated June 1, 2007 and recorded June 5, 2007 in Deed Book 6031, Page 304.

Tax parcel #: 71-002.0-0741.00-000.
Improvements: Residential Dwelling.

NO. 8-37

PROPERTY DESCRIPTION

ALL that certain piece, parcel and lot of land situate in the Township of Woodward, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center of Township Road No. 398, leading from Pennsylvania state Highway L.R. 41016 to Daugherty's Run, said beginning point being referenced from the division line between land now or formerly of Edward F. Westphal and Harry J. Miller, Sr., where said division line intersects the center of said Township Road, by the two (2) following courses and distances: First: North 24 degrees 40 minutes East, 146.40 feet to a point. Second: North 12 degrees 40 minutes East, 205.00 feet to the place of beginning. Thence from the said place of

beginning and along the Northern line of land now or formerly of Clyde A. and Mary E. Norton, North 70 degrees 29 minutes West, 192.00 feet to a 24' Apple tree. Thence along the lines of land now or formerly of Harry J. Miller, Sr., by the two (2) following courses and distances: First: North 2 degrees 55 minutes East, 351.00 feet to an iron pin. Second: South 74 degrees 46 minutes East, 261.00 feet to a point in the center of the aforesaid Township Road, No. 298. Thence along the center of the aforesaid Township Road, by the two (2) following courses and distances: First: South 15 degrees 14 minutes West, 279.25 feet to a point. Second: South 12 degrees 40 minutes West, 78.20 feet to the place of beginning. Containing 1.80 acres.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 60-348-193F in the Office of the Lycoming County Tax Assessor.

NO. 8-38

Property Description

ALL those certain pieces, parcels and lots of land situate in the Second Ward of the Borough of South Williamsport, County of Lycoming and Commonwealth of Pennsylvania and being more particularly bounded and described as follows, to-wit:

PARCEL NO.1: BEGINNING at the southeast corner of land now or formerly of Mrs. W. Koch, eighty (80) feet south of Reading Street, now Second Avenue; thence along the west side of South Market Street, eighty-nine and one-half (89 1/2) feet, more or less, to the Williamsport and Linden Branch of the Philadelphia and Erie Railroad right-of-way; thence westerly along said right-of-way, one hundred and fifty (150) feet to an alley; thence northerly along said alley, seventy-eight (78) feet, more or less, to and formerly of Koch, now or formerly

of Kuntz, and thence easterly along said Kuntz lot, one hundred and fifty (150) feet to the place of beginning.

PARCEL NO.2: BEGINNING at a point on the west side of South Market Street, forty (40) feet south of the southwest corner of South Market Street and Second Avenue (formerly Reading Street), being the southeast corner of lot now or formerly of Minnie Koch; thence southerly along Market Street, forty (40) feet; thence westerly on a line parallel with West Second Avenue (formerly Reading Street), one hundred fifty (150) feet to an alley; thence northerly along said Alley, forty (40) feet to lot now or formerly of Minnie Koch; thence easterly along said lot, one hundred fifty (150) feet to South Market Street, the place of beginning.

The above two parcels of land are more particularly bounded and described as one parcel of land in accordance with a survey by Daniel F. Vassillo, R.S., dated 1 September 1987, which survey is recorded in Lycoming County Deed Book 1230, Page 142 (see Lycoming County Map Book 45 Page 424) and the description herein below was contained in deed dated and recorded June 13, 1988, in Lycoming County Record Book 1280 Page 91 as follows:

BEGINNING at an iron pin at the western line of Market Street and the northern line of Matthew Boulevard; thence from the said place of beginning and along the northern line of said Matthew Boulevard, south sixty-one (61) degrees fifty-four (54) minutes west, one hundred sixty-nine and twenty hundredths (169.20) feet to an iron pin; thence along the center of a twenty (20) foot alley (now vacated), north thirty-one (31) degrees twenty-four (24) minutes west one hundred fifteen and eighteen

hundredths (115.18) feet to an iron pin; thence along the southern line of land now or formerly of Gregory Cristini, Jr., and Shirley M. Cristini, his wife, and Carl A. Nolan and Mary G. Nolan, his wife, north fifty-six (56) degrees fifty-nine (59) minutes east, one hundred sixty-six and seven hundredths (166.07) feet to an iron pin on the western line of the aforesaid Market Street; thence along the western line of said Market Street, south thirty-two (32) degrees eleven (11) minutes east, one hundred twenty-nine and sixty hundredths (129.60) feet to the place of beginning.

WHEREON IS ERECTED a two-story brick building with retail shops, commercial property and warehousing, known as 216 South Market Street, Borough of South Williamsport, Lycoming County, Pennsylvania.

BEING the same premises conveyed unto Kathryn M. Marcello by Deed dated November 23, 2013 by LaRae K. Allen, Executrix of the Estate of William C. Allen, deceased, formerly a Partner of Bright Banners, a Pennsylvania Partnership, recorded on December 26, 2013 in the Recorder of Deed's Office of Lycoming County and Record Book 8216, Page 168.

Take notice that a schedule of proposed distribution of the proceeds of the above sale will be on file by the Sheriff of Lycoming County, Pennsylvania, in his office on MAY 11, 2015 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten days thereafter.

R. MARK LUSK,
Sheriff
Lycoming County, PA

Ju-17, 24, 31



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, July 27, 2015