

LYCOMING REPORTER

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LYCOMING REPORTER

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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
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www.lycolaw.org

SCHEDULED EVENTS

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

- 7/20/2016 – Annual Picnic:** *On the Hiawatha paddle wheeler. Catered meal provided by Chef Hosch.* **Time:** 5:30 PM to 8:00 PM. **Location:** Hiawatha, Susquehanna Park
- 7/25/2016 – Executive Committee Meeting:** *Regular monthly meeting.* **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office
- 8/14/2016 – Knoebel’s:** *Picnic and rides.* **Time:** 11:00 AM to . **Location:** Knoebel’s Amusement Park—Tent T9
- 8/22/2016 – Executive Committee Meeting:** *Regular monthly meeting.* **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office

The mission of the Lycoming Law Association is to promote the practice of law using the highest ethical standards and to advance the public image of our profession. We accomplish this by communicating within our profession and throughout our community, providing continuing legal education, encouraging collegiality among attorneys and the Court, providing *pro bono* legal assistance, and through community involvement.

UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES

- 7/22/2016** – **Understanding Injuries to the Brain, Back & Knee:** *PBI Groupcast.* **CLE credits:** 6 Substantive **Time:** 8:30 AM to 3:30 PM. **Location:** Lycoming Law Association Office
- 7/25/2016** – **Easements and Rights of Way: From Acquisition to Zoning:** *PBI Groupcast.* **CLE credits:** 3 Substantive / 1 Ethics **Time:** 12:00 PM to 4:15 PM. **Location:** Lycoming Law Association Office
- 8/2/2016** – **Ben Franklin on Ethics:** *PBI Video Replay.* **CLE credits:** 3 Ethics **Time:** 9:00 AM to 12:15 PM. **Location:** Lycoming Law Association Office
- 8/4/2016** – **The Jury Process in Criminal Cases:** *PBI Video Replay.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:30 PM. **Location:** Lycoming Law Association Office
- 8/8/2016** – **Federal Appellate Advocacy:** *PBI Groupcast.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:15 PM. **Location:** Lycoming Law Association Office
- 8/9/2016** – **CLE Ethics Fun and Fantasy With Sean Carter:** *PBI Groupcast.* **CLE credits:** 3 Substantive / 3 Ethics **Time:** 9:00 AM to 4:15 PM. **Location:** Lycoming Law Association Office
- 8/11/2016** – **Premises Liability Litigation: Focus on the Slip, Trip and Fall Case:** *PBI Groupcast.* **CLE credits:** 4 Substantive **Time:** 12:00 PM to 4:15 PM. **Location:** Lycoming Law Association Office
- 8/16/2016** – **Ethics Potpourri—Depression: An Occupational Hazard of the Legal Profession:** *PBI Video Replay.* **CLE credits:** 1 Ethics **Time:** 9:00 AM to 10:00 AM. **Location:** Lycoming Law Association Office
- 8/24/2016** – **5th Annual U.S. Supreme Court Roundup:** *PBI Groupcast.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:15 PM. **Location:** Lycoming Law Association Office
- 8/30/2016** – **Ethics Potpourri—A Piano Man’s Journey to the Bar: Billy Joel’s Lessons for a Lawyer’s Life:** *PBI Video Replay.* **CLE credits:** 1 Ethics **Time:** 10:30 AM to 11:30 AM. **Location:** Lycoming Law Association Office
- 8/31/2016** – **Representing Residential Landlords & Tenants in PA:** *PBI Video Replay.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** Lycoming Law Association Office
- 9/8/2016** – **He Died With Guns in His Closet: Firearms and Estates:** *PBI Video Replay.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 1:15 PM. **Location:** Lycoming Law Association Office

9/14/2016 – A Family of Laws for the Family Lawyer: *PBI Video Replay.*
CLE credits: 5 Substantive / 1 Ethics **Time:** 9:00 AM to 12:15 PM.
Location: Lycoming Law Association Office

9/20/2016 – Sheriff’s Sales in PA: *PBI Video Replay.* **CLE credits:** 3 Substantive / 1 Ethics **Time:** 9:00 AM to 1:15 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.

CONTRACT EMPLOYMENT OPPORTUNITY

Lycoming County Government is seeking to establish a professional service agreement with a contractor (individual attorney or law firm) to serve as a part-time CONFLICT ATTORNEY, to represent clients who are unable to be represented by the public defender's office due to a conflict. Successful candidates will be experienced in criminal and dependency law. The attorney/law firm will assume responsibility for approximately 65 cases and be compensated \$35,000. This contract will be effective September 1, 2016 and run through August 31, 2017.

Interested candidates should submit a letter of interest and resume prior to August 1, 2016, addressed to the Lycoming County Court Administrator's Office, 48 West Third Street, Williamsport, PA 17701.

EOE/AA.

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ESTATE ADMINISTRATION PARALEGAL

The law firm of Marshall, Parker & Weber seeks a full-time Estate Administration Paralegal. Interested candidates must be detail oriented, organized, be responsible for and meet all deadlines, able to work independently, willing to work in a team environment, possess good mathematical skills.

Our firm is a nationally recognized leader in providing elder law services to older adults. We are searching for someone who is motivated, a self-starter, innovative, and resourceful. Excellent verbal and written skills are required.

Knowledge of Lackner 6-in-1 and Microsoft Office is helpful. Familiarity with the local elder care community a plus.

You will be based at the firm's Williamsport office. Limited travel is required to the firm's other PA offices. There will be occasional work on nights and weekends. There are no health benefits with this position.

Please send cover letter, resume, references and salary requirements to kgriswold@paelderlaw.com.

Ju-15

**IN THE COURT OF COMMON PLEAS OF
LYCOMING COUNTY, PENNSYLVANIA**

REGISTER AND RECORDER : No. 41-16-0351
ORPHANS' COURT :
FEE SCHEDULE :

ADMINISTRATIVE ORDER

AND NOW, this 29th day of June, 2016, the fee schedule of the Register of Wills of Lycoming County is amended as follows, **effective August 1, 2016:**

LETTERS OF ADMINISTRATION/TESTAMENTARY

Estates not exceeding \$1,000	\$60.50
Over \$1,000 but not exceeding \$5,000	\$65.50
Over \$5,000 but not exceeding \$10,000	\$75.50
Over \$10,000 but not exceeding \$20,000	\$80.50
Over \$20,000 but not exceeding \$30,000	\$90.50
Over \$30,000 but not exceeding \$40,000	\$95.50
Over \$40,000 but not exceeding \$50,000	\$100.50
Over \$50,000 but not exceeding \$75,000	\$110.50
Over \$75,000 but not exceeding \$100,000	\$115.50

FIRST AND FINAL ACCOUNT ESTATE (1st page)	\$40.00
SMALL ESTATE PETITION (& NO TAX RETURN)	\$35.50
PETITION FOR SALE OF REAL ESTATE	\$25.00
ALL OTHER PETITIONS	\$15.00
ADOPTION PETITION	\$60.50
PETITION FOR GUARDIAN FOR MINOR	\$45.50
PETITION FOR GUARDIAN OF INCOMPETENT	\$55.50
MARRIAGE LICENSE	\$40.00
REPORT OF INTENT TO ADOPT	\$80.00

All other fees not listed in this order shall remain the same.

BY THE COURT,
 /s/ Nancy L. Butts _____
 Nancy L. Butts, President Judge

Ju-8, 15

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

Hoover, Richard, dec'd.

Late of Lycoming County.
Administrator: Donald Hoover, Sr.
c/o Jessica Feese, Esquire, Lepley, Engelman & Yaw, 140 East Third Street, Williamsport, PA 17701.
Attorneys: Jessica Feese, Esquire, Lepley, Engelman & Yaw, 140 East Third Street, Williamsport, PA 17701.

Kellenstine, Thomas P., dec'd.

Late of the Township of Hepburn.
Executrix: Alice M. Henselman, 1425 Red Bank Rd., Mifflinburg, PA 17884-6807.
Attorney: Joseph L. Rider, Esquire, 1700 Four Mile Drive, Williamsport, PA 17701.

Lowe, John, dec'd.

Late of the Township of Old Lycoming.
Executor: Donald Lowe.
Attorneys: Eric Ladley, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

Robinson, James D., dec'd.

Late of the City of Williamsport.

Administratrix: Nancy Robinson Westbrooks.

Attorneys: Eric Ladley, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

Stroble, Donald E., dec'd.

Late of Trout Run.
Co-Executors: Randy D. Stroble, 1337 Old Cemetery Road, Trout Run, PA 17771 and Roy E. Stroble, 7129 Pleasant Valley Road, Cogan Station, PA 17728.
Attorneys: James D. Casale, Esquire, Casale & Bonner, P.C., 33 West Third Street, Suite 202, Williamsport, PA 17701, (570) 326-7044.

Torentinos, Margery H., dec'd.

Late of the City of Williamsport.
Executors: Jessica H. Dougherty n/k/a Jessica W. Heath, 660 Harding Avenue, Williamsport, PA 17701 and Woodlands Bank, 2450 E. Third Street, Williamsport, PA 17701.
Attorney: Joseph L. Rider, Esquire, 1700 Four Mile Drive, Williamsport, PA 17701.

SECOND PUBLICATION

Bierly, Alice K., dec'd.

Late of Jersey Shore.
Executrix: Linda K. Sanders, 86 Larryville Rd., Jersey Shore, PA 17740.
Attorney: Leroy H. Keiler, III, Esquire, 110 Oliver Street, Ste. 2, P.O. Box 263, Jersey Shore, PA 17740, (570) 398-2750.

Martin, Charles L., dec'd.

Late of Williamsport.
Administrator: David Yonkin, 1831 White Deer Pike, New Columbia, PA 17856.
Attorney: Michael J. Zicoello, Esquire, 333 Market Street, Williamsport, PA 17701, (570) 321-7554, Fax: (570) 321-7845, mike@sz-law.com.

McCabe, Richard W. a/k/a Richard Wayne McCabe, dec'd.

Late of the City of Williamsport.
 Executors: William K. Shearer, P.O. Box 446, Lock Haven, PA 17745 and Patti J. Gardner, 10984 Route 87 Hwy., Williamsport, PA 17701.
 Attorneys: Larry E. Coploff, Esquire, Coploff, Ryan & Welch, 136 East Water Street, Lock Haven, PA 17745.

Stover, Grace F. a/k/a Grace Freda Stover, dec'd.

Late of the Township of Loyalsock.
 Executor: Larry B. Stover.
 Attorneys: Tammy A. Weber, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.

Teed, Wayne E., dec'd.

Late of the Village of Oregon Hill.
 Executor: Stephen Teed, 230 Saxony Glen, Glen Burnie, MD 21061.

THIRD PUBLICATION**Boudeman, Donald W. a/k/a Donald Wayne Boudeman a/k/a Donald E. Boudeman**, dec'd.

Late of 3217 Moreland Baptist Road, Muncy.
 Executrix: Laurie A. Boudeman, 3217 Moreland Baptist Road, Muncy, PA 17756.
 Attorney: J. Howard Langdon, Esquire, 3 South Main Street, Muncy, PA 17756.

Getgen, Clair L., Sr., dec'd.

Late of the Township of Fairfield.
 Executrix: Cynthia A. Getgen Dawson, 156 Dudek Road, Williamsport, PA 17701.
 Attorney: Joseph L. Rider, Esquire, 1700 Four Mile Drive, Williamsport, PA 17701.

Hunter, Fred P., Jr., dec'd.

Late of 126 Center Street, Picture Rocks.

Co-Executrices: Joan L. Hunter, 1210 Cedar Street, Montoursville, PA 17754 and Andrea L. Hunter, 126 Center Street, Picture Rocks, PA 17762.

Attorney: J. Howard Langdon, Esquire, 3 South Main Street, Muncy, PA 17756.

Kift, Philip S., Sr. a/k/a Philip Sayer Kift, Sr. a/k/a Dr. Philip S. Kift a/k/a Philip S. Kift, dec'd.

Late of the Township of Loyalsock, Williamsport.
 Executrix: Betty Jean Kift.
 Attorneys: Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.

**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 2, 2016 unless exceptions are filed before 5:00 P.M. on that date.

1. Stroup, William B.—Douglas W. Stroup, Executor.

2. Dugan, Betty June a/k/a Dugan, Betty J.—Mary L. Ettinger and Loretta J. Van Nuys, Executrices.

3. Adams, Linda G.—Terri L. Funk, Administratrix.

4. Ungard, Arthur V.—Dawnielle Phil, Executrix.

5. Breen, Cheryl A.—Wahneeta Welter, Executrix.

Kathy Rinehart
 Register of Wills

Ju-8, 15

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 5, 2016, at 10:30 A.M., the following described real estate to wit:

NO. 8-1

Court of Common Pleas
Civil Division
Lycoming County
NO. 15-00355

MORTGAGE FORECLOSURE

The Bank of New York Mellon f/k/a
The Bank of New York, as Indenture
Trustee for the registered holders
of ABFS Mortgage Loan Trust 2002-
2, Mortgage-Backed Pass-Through
Certificates, Series 2002-2

Plaintiff

v.

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER BRUCE REESE a/k/a
BRUCE J. REESE; PATRICIA MCKEE,
KNOWN HEIR OF BRUCE REESE
a/k/a BRUCE J. REESE; DALE REESE,
KNOWN HEIR OF BRUCE REESE
a/k/a BRUCE J. REESE; DAVID REESE,
KNOWN HEIR OF BRUCE REESE a/k/a
BRUCE J. REESE

Defendant(s)

**SHORT DESCRIPTION FOR
ADVERTISING**

ALL THAT CERTAIN LOT OF LAND
SITUATE IN TOWNSHIP OF PENN, LY-
COMING COUNTY, PENNSYLVANIA:
BEING KNOWN AS 1135 South
Frymire Hollow Road, Hughesville, PA
17737.

PARCEL NUMBER: 44-335-134.Z.

IMPROVEMENTS: Residential Prop-
erty.

J. ERIC KISHBAUGH, ESQUIRE
PA ID 33078
UDREN LAW OFFICES, P.C.
Attorneys for Plaintiff

NO. 8-2

IMPROVEMENTS consist of a resi-
dential dwelling.

BEING PREMISES: 2382 Riverside
Drive, South Williamsport, PA 17702.

SOLD as the property of ANDREW
J. SAUERS.

TAX PARCEL #53-003-700.

NO. 8-5**SHORT DESCRIPTION**

All that certain piece or parcel or
Tract of land situate Hepburn, Lycoming
County, Pennsylvania, and being known
as 44 Ridge Road, Cogan Station, Penn-
sylvania 17728.

TAX MAP AND PARCEL NUM-
BER: 15-1-405.

THE IMPROVEMENTS THEREON
ARE: Residential Dwelling.

REAL DEBT: \$99,129.96.

SEIZED AND TAKEN IN EXECU-
TION AS THE PROPERTY OF: Kasandra
N. Brasington (a minor), Only Known
Surviving Heir of James R. Brasington,
Deceased Mortgagor and Real Owner
c/o Ella Connacher, Parent and Natural
Guardian and All Unknown Heirs of James
R. Brasington, Deceased Mortgagor and
Real Owner.

McCABE, WEISBERG AND
CONWAY, P.C.

123 South Broad Street
Suite 1400

Philadelphia, PA 19109

NO. 8-7

ALL that certain piece, parcel and lot
of land, situate in Loyalsock Township,
County of Lycoming, and Commonwealth
of Pennsylvania, known on the Plan of Pine

Hurst Addition as Lot No. 15, which plan is duly recorded in Lycoming County in Deed Book No. 344, page 272, and being more particularly bounded and described as follows:

BEGINNING at the point of intersection of the western line of Pennsylvania Avenue with the southern line of Lincoln Avenue, as extended; thence in a southerly direction along the western line of Pennsylvania Avenue, a distance of sixty (60) feet to Lot No. 16; thence in a westerly direction along the northern line of Lot No. 16, a distance of one hundred fifty-one (151) feet to a point; thence in a northerly direction in a line parallel with Pennsylvania Avenue, a distance of sixty (60) feet to the southern line of Lincoln Avenue, as extended; and thence in an easterly direction along the southern line of Lincoln Avenue, as extended, a distance of one hundred fifty and eight-tenths (150.8) feet to the place of beginning.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel #26-17-308, on the maps in the office of the Lycoming County Tax Assessor.

BEING THE SAME PREMISES which Kathryn V. Hertzog, as Trustee of the Kathryn V. Hertzog Protector Trust by Deed dated December 4, 2008 and recorded December 9, 2008 in the Office of the Recorder of Deeds in and for the County of Lycoming in Deed Book 6518, Page 151, granted and conveyed unto Donn M. Jean, single.

NO. 8-8

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain piece, parcel or lot of land situate in the Second Ward of the Borough of Muncy, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at an iron pipe, which iron pipe is South three (3) degrees West, one hundred sixty-two (162) feet from an iron pipe on the south side of West Water

Street at the northeast corner of lot of land, now or formerly of C. W. Hester; thence along land now or formerly of Alfred Walton South three (3) degrees West, two hundred eighty (280) feet to an iron pipe; thence along land, now or formerly of Russell Glass, et ux., South eighty (80) degrees East, one hundred ninety-eight (198) feet to an iron pipe; thence along land, now or formerly of Glass Lumber Company North one (1) degree thirty (30) minutes East, (erroneously referred to as (U degree thirty (30) minutes East in prior Deed in chain of title) two hundred fifty (250) feet to an iron pipe; thence along land, now or formerly of J. Russell Glass, et ux., North seventy-five (75) degrees west, two hundred thirteen and five-tenths (213.5) feet to an Iron pipe, the point and place of beginning.

Also a certain right-of-way or right to free and uninterrupted use, liberty and of passage in, over and along a certain driveway twenty (20) feet in width and one hundred sixty-two (162) feet, more or less, in depth, extending in a southerly direction from the south side of West Water Street and bounded on the West by lot of land now or formerly of Elizabeth Glass on the East by lot of land now or formerly of Foster Myers, and running from said southern side of West Water Street to the northern side of the above described parcel. Said right-of-way is otherwise described according to a survey made by Mark C. Krause in August of 1937, as follows:

Beginning at a point in the south side of West Water Street eighty-three (83) feet, more or less west of an iron pin, said iron pin being at the northeast corner of lot of land now or formerly of Foster Myers; thence in a southerly direction one hundred sixty-two (162) feet, more or less, to line of land now or formerly of the grantors above described; thence in a westerly direction along said line of land now or formerly of the grantors twenty

(20) feet; thence in a northerly direction along line of land, now or formerly of Elizabeth Glass one hundred sixty-two (162) feet, more or less, to the south side of West Water Street; thence in an easterly direction along the south side of West Water Street twenty (20) feet to the point and place of beginning.

Excepting and Reserving, however, an easement for a sewer line conveyed by prior grantors herein to Sprout, Waldron & Company, dated the 19th day of June, 1972, and recorded June 21, 1972 in the Office of the Recorder of Deeds in and for Lycoming County in Record Book Volume 613, page 132; and a right of way for a water main conveyed by prior grantors herein to the Muncy Borough Municipal Authority, dated the February 29, 1976, and recorded July 28, 1976, in the Office of the Recorder of Deeds in and for Lycoming County in Record Book Volume 774, at page 265.

Being known as: 162 West Water Street, Muncy, PA 17756.

Parcel #: 38+,001.0-0154.00-000+.

Being the same property conveyed to Donald R. Cline, Jr. and Pamela J. Cline, husband and wife, who acquired title by virtue of a deed from Contimortgage Corporation, Attorney-In-Fact, Fairbanks Capital Corp., a Utah Corporation, dated September 19, 2000, recorded September 22, 2000, at Official Records Volume 3628, Page 319, Lycoming County, Pennsylvania records.

NO. 8-9

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 14-00076.

Wells Fargo Bank, National Association, Successor by Merger to Wells Fargo Bank Minnesota, National Association, f/k/a Norwest Bank Minnesota, National Association as Trustee for First Union Home Equity Loan Trust 1997-3, Home Equity Loan Asset-Backed Certificates, Series 1997-3 v. Unknown Heirs, Suc-

cessors, Assigns and All persons, Firms or Associations Claiming Right, Title or Interest From or Under Lynette J. Laudenslager, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Elmer Oliver Laudenslager, III, Deceased, owner(s) of property situate in the WILLIAMSPORT CITY, 8TH, LYCOMING County, Pennsylvania, being 237 Hughes Street, Williamsport, PA 17701-3457.

Parcel No. 68-007-709.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$62,800.90.

PHELAN HALLINAN

DIAMOND & JONES, LLP

Attorneys for Plaintiff

NO. 8-10

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 3765 Gap Road, Allenwood, PA 17810.

SOLD as the property of AMANDA S. FOLLMER and SCOTT A. RUPERT.

TAX PARCEL #57-448-108.

NO. 8-11

AMENDED EXHIBIT A

All those certain pieces, parcels, and lots of land situate in Cummings Township, Lycoming County, Pennsylvania, bearing Lycoming County Tax Parcel Number 09-001-405 and 09-001-406. Tax Parcel 09-001-0405 is located on SR-0044. Tax Parcel 09-001-406 is known as 10853 North Route 44 Highway, Waterville, Lycoming County, Pennsylvania 17776.

The real property is more fully described in a deed dated August 23rd, 2001 recorded at Record Book 3902, page 50 from Grantors Frank L. Wheary and Norma C. Wheary to Glenn E. McConnell and Sandra K. McConnell as follows:

ALL THOSE TWO CERTAIN mes-
sages or tenements and lots of land,

situate in the Village of Waterville, Township of Cummings, County of Lycoming and State of Pennsylvania, bounded and described as follows, to-wit:

No. 1 BEGINNING at a point in the center of State Highway Route No. 44, which is north seventy-four (74) degrees west, a distance of four hundred twenty-five (425) feet from the southwest corner of State Highway bridge that crosses Little Pine Creek at Waterville; thence south fifteen (15) degrees west, a distance of one hundred forty-five (145) feet along lands now or formerly of Robert Crosthwaite, being the parcel hereinafter described, to a stake along New York Central Railroad right of way; thence north seventy-six (76) degrees thirty (30) minutes west, a distance of one hundred sixty-six (166) feet to a stake along the right of way of the New York Central Railroad; thence north fifteen (15) degrees east, along land now or formerly of E. Homer Love and Edna S. Love, his wife, a distance of one hundred forty-five (145) feet to the center of State Highway Route No. 44; and thence south seventy-six (76) degrees east, following the center of State Highway Route No. 44, a distance of one hundred sixty-six (166) feet to the place of beginning.

EXCEPTING AND RESERVING, nevertheless, to E. Homer Love and Edna S. Love, his wife, personally, the right to use water from a certain well upon the above-described premises, and the right to convey said water to the dwelling house of the said E. Homer Love and Edna S. Love, his wife, located on land lying west of the above-described premises, through the water pipe line as the same now exists on the land, together with the right of ingress, egress and regress for the purpose of repairing said water pipe line provided, that in such case, no damage shall be inflicted upon the above-described premises and the ground will be restored to its former condition, the rights herein reserved to be restricted to the personal use of the said E. Homer

Love and Edna S. Love, his wife, at their said dwelling house.

No.2 BEGINNING at a point in the center of State Highway Route No. 44, which is north seventy-four (74) degrees west, a distance of two hundred eighty-six (286) feet from the southwest corner of State Highway bridge that crosses Little Pine Creek at Waterville; thence south fifteen (15) degrees west, a distance of one hundred forty-six (146) feet along lands now or formerly of James A. Ziegler to a stake along Penn Central Railroad right of way; thence north seventy-six (76) degrees thirty (30) minutes west, a distance of one hundred thirty-nine (139) feet to a stake along the right of way of the Penn Central Railroad; thence north fifteen (15) degrees east, along lands now or formerly of James A. and Fritz Etta Yoxtheimer, being the parcel hereinabove described, a distance of one hundred forty-five (145) feet to the center of State Highway Route No. 44; and thence south seventy-six (76) degrees east, following the center line of State Highway Route No. 44, a distance of one hundred thirty-nine (139) feet to the place of beginning.

Improvements on the subject real property include a commercial frame structure containing a retail store and gasoline station with two residential apartments, together with an improved parking area.

NO. 8-12

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 16-0158.

Wells Fargo Bank, NA v. Carol A. Weaver a/k/a Carol Ann Weaver, owner(s) of property situate in the OLD LYCOMING TOWNSHIP, LYCOMING County, Pennsylvania, being 2203 Mahaffey Lane, Williamsport, PA 17701-1225.

Parcel No. 43-008-509.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$100,788.07.
 PHELAN HALLINAN
 DIAMOND & JONES, LLP
 Attorneys for Plaintiff

NO. 8-13

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain piece, parcel, and lot of land situate in the 13th Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

Commencing at a point in the West line of Second Avenue four hundred ninety (490) feet North of Erie Avenue; thence West one hundred twenty (120) feet to an Alley; thence North along the East line of said Alley forty (40) feet to an Alley; thence East along the South line of said Alley one hundred twenty (120) feet to Second Avenue; thence South along the West line of Second Avenue forty (40) feet to the place of beginning.

Property: 653 Second Avenue, Williamsport, PA 17701.

Parcel #: 73-007.0-0110.00-000.

BEING the same property conveyed to Roberta A. Petion who acquired title by virtue of a deed from Manufacturers and Traders Trust Company, as Trustee, on Behalf of the Holders of the Home Equity Loan Pass Through Certificates, Series 1998-1, dated March 2, 2006, recorded March 31, 2006, at Deed Book 5613, Page 43, Lycoming County, Pennsylvania records.

NO. 8-14

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 15 02225.

Wells Fargo Bank, NA v. Michael R. Bartlett, Connie J. Bartlett, owner(s) of property situate in the JERSEY SHORE BOROUGH, 1ST, LYCOMING County, Pennsylvania, being 519 South Broad Street, Jersey Shore, PA 17740-2005.

Parcel No. 19-001-804.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$106,065.37.
 PHELAN HALLINAN
 DIAMOND & JONES, LLP
 Attorneys for Plaintiff

NO. 8-15

SHORT LEGAL TO ADVERTISE:

ALL THAT CERTAIN parcel and lot of land situate in the Fourth Ward of the Borough of Jersey Shore, Lycoming County, Pennsylvania, containing 5,408 square feet and having thereon erected a dwelling house known as: 541 HIGH STREET, JERSEY SHORE, PA 17740.

TAX PARCEL: 22+001-0-0714-00-000+.

Reference Lycoming County Record Book 6752, Page 25.

TO BE SOLD AS THE PROPERTY OF KATHRYN LOUISE BILBY ON JUDGMENT NO. 2016-0139.

NO. 8-16

ALL those two (2) certain pieces, parcels or lots of land situate in the Third Ward of the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, known as Lots Nos. 23 and 24 on the original plot or plan of A. P. Harris's Addition to the Borough of Jersey Shore, bounded and described as follows, to-wit:

BEGINNING at a post at the south-eastern corner of the land herein described, being the intersection of the northern line of Railroad Street, with the western line of Marcy Street; thence North ten (10) degrees fifteen (15) minutes West along the western line of Marcy Street, two hundred eight (208) feet, more or less, to the southern line of an alley; thence in a westerly direction along the southern line of said alley, one hundred four (104) feet, more or less, to land now or formerly of Bruce Scheesley; thence South ten (10) degrees fifteen (15) minutes East along the eastern line of said Scheesley land, two hundred eight (208) feet, more or less, to the northern line of Railroad Street; thence in an easterly direction along the northern line of said

Railroad Street, one hundred four (104) feet, more or less, to the place of beginning.

CONTAINING one-half (1/2) acre, more or less, and having erected thereon a two-story frame dwelling known as 220 Railroad Street, Jersey Shore, Pennsylvania.

EXCEPTING and RESERVING, however, from the above described premises a strip of land four (4) feet in width extending from the northern line of Railroad Street to the southern line of the aforesaid alley, a distance of two hundred eight (208) feet, more or less, said strip of land being along the western line of Marcy Street, and being the strip of land conveyed by Samuel Gamble et ux to William H. Walker, et ux.

SUBJECT to certain sewer rights and easements as set forth in an agreement between the said Samuel Gamble et ux to the said William H. Walker, et ux.

BEING THE SAME PREMISES which Michelle R. Kanouff, joined by her husband, Robert B. Boob, Jr., by Deed dated 6/29/10 and recorded 7/2/10 in the Office of the Recorder of Deeds in and for the County of Lycoming, in Deed Book 6987, Page 303, and Instrument #201000009127, granted and conveyed unto Scott E. Boerner, single, in fee.

NO. 8-18

SHORT LEGAL TO ADVERTISE:

ALL THAT CERTAIN parcel and lot of land situate in the First Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, described in accordance with a survey made by John A. Bubbs, Registered Engineer dated December 13, 1955, and HAVING THEREON ERECTED A DWELLING KNOWN AS 708 TUCKER STREET, WILLIAMSPORT, PA 17701.

TAX PARCEL: 61-03-408.

Reference Lycoming County Record Book 5962, Page 278.

TO BE SOLD AS THE PROPERTY OF LISA M. MORRISON ON JUDGMENT NO. 10-01991.

NO. 8-19

SHORT DESCRIPTION

By virtue of a Writ of Execution No. CIVIL-2016-0140.

Wells Fargo Financial Pennsylvania, Inc. v. Michael W. Mcnett, Melissa K. Mcnett, owner(s) of property situate in the LEWIS TOWNSHIP, LYCOMING County, Pennsylvania, being 66 Church Street, Trout Run, PA 17771-9000.

Parcel No. 24+,001.0-0504.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$166,825.59.

PHELAN HALLINAN
DIAMOND & JONES. LLP
Attorneys for Plaintiff

NO. 8-20

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 16-0258.

Ditech Financial LLC f/k/a Green Tree Servicing LLC v. Frances T. Uter, owner(s) of property situate in the SOUTH WILLIAMSPORT BOROUGH, LYCOMING County, Pennsylvania, being 321 South Maynard Street, South Williamsport, PA 17702-6930.

Parcel No. 53+,001.0-0465.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$56,334.22.

PHELAN HALLINAN
DIAMOND & JONES. LLP
Attorneys for Plaintiff

NO. 8-21

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 16-0241.

The Bank of New York Mellon f/k/a The Bank of New York Successor in Interest to JPMorgan Chase Bank, National Association, as Trustee for Gsmp

Trust 2004-Sea2, Mortgage Pass-Through Certificates, Series 2004-Sea2 v. James E. Lewis, Jr, Darlene I. Lewis, owner(s) of property situate in the HEPBURN TOWNSHIP, LYCOMING County, Pennsylvania, being 2746 State Route 973 East, Cogan Station, PA 17728-9347.

Parcel No. 15-289-117.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$119,641.81.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 8-22

SHORT DESCRIPTION

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 628 Fourth Avenue, Williamsport, PA 17701.

SOLD as the property of MARLIN A. MARSHALL JR.

TAX PARCEL #73-007-214.

No. 8-23

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 15-01982.

Ventures Trust 2013-I-H-R by Mcm Capital Partners, LLC, Its Trustee. v. John L. Mchenry, owner(s) of property situate in the JERSEY SHORE BOROUGH, 2ND, LYCOMING County, Pennsylvania, being 502 Washington Avenue, Jersey Shore, PA 17740.

Parcel No. 20+,002.0-0306.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$87,158.00.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 8-24

EXHIBIT "A"

LEGAL DESCRIPTION

ALL that certain piece, parcel and lot of land situate in the Sixth Ward of the

City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, and being more particularly bounded and described as follows:

BEGINNING at a post on the north side of Erie Avenue (now Memorial Avenue), forty (40) feet east of Grier Street; thence in a northerly direction parallel with Grier Street, one hundred (100) feet to a post on the south side of a private alley ten (10) feet in width; thence in an easterly direction along the south side of said alley, in a line parallel with Erie Avenue (now Memorial Avenue), forty (40) feet to a post at the corner of lot now or formerly of Michael Lehman; thence in a southerly direction in a line parallel with the first mentioned line, one hundred (100) feet to Erie Avenue (now Memorial Avenue); thence in a westerly direction along the north side of Erie Avenue (now Memorial Avenue), forty (40) feet to the point, the place of beginning.

UNDER AND SUBJECT to the conditions, covenants, restrictions, rights of way and easements as heretofore contained in the prior chain of title.

BEING the same premises which John T. Calhoun and Pamela E. Calhoun, his wife, by their Deed dated December 7, 2000 and recorded on December 7, 2000 in the Office of the Recorder of Deeds of Lycoming County in Book 3679, Page 279, granted and conveyed unto Sherri D. Brooks, single.

Tax Parcel No. 66-7-505.

Property address: 1164 Memorial Avenue, Williamsport, PA 17701.

NO. 8-25

Court of Common Pleas
Civil Division

Lycoming County

NO. 16-0454

MORTGAGE FORECLOSURE

Ocwen Loan Servicing, LLC

Plaintiff

v.

KIMBERLY J. BOYD
ROBERT S. BOYD
Defendant(s)

SHORT DESCRIPTION
FOR ADVERTISING

ALL THAT CERTAIN LOT OF
LAND SITUATE IN 1ST WARD OF
THE BOROUGH OF SOUTH WIL-
LIAMSPORT, LYCOMING COUNTY,
PENNSYLVANIA:

BEING KNOWN AS 318 Main Street,
South Williamsport, PA 17702.

PARCEL NUMBER: 51-001-611.

IMPROVEMENTS: Residential Prop-
erty.

J. ERIC KISHBAUGH, ESQUIRE
PA ID 33078
UDREN LAW OFFICES, P.C.
Attorneys for Plaintiff

NO. 8-26

Court of Common Pleas
Civil Division
Lycoming County
NO. 16-0236

MORTGAGE FORECLOSURE

LSF9 Master Participation Trust
Plaintiff

v.

KEVIN WRIGHT a/k/a KEVIN R.
WRIGHT; RENAY WRIGHT a/k/a
RENAY J. WRIGHT
Defendant(s)

SHORT DESCRIPTION FOR
ADVERTISING

ALL THAT CERTAIN LOT OF LAND
SITUATE IN ELDRED TOWNSHIP, LY-
COMING COUNTY, PENNSYLVANIA:

BEING KNOWN AS 5932 Warrens-
ville Road, Williamsport, PA 17701.

PARCEL NUMBER: TP11-1-107.

IMPROVEMENTS: Residential Prop-
erty.

MORRIS A. SCOTT, ESQUIRE
PA ID # 83587
UDREN LAW OFFICES, P.C.
Attorneys for Plaintiff

Take notice that a schedule of pro-
posed distribution of the proceeds
of the above sale will be on file in the
Prothonotary of Lycoming County, Penn-
sylvania, on AUGUST 15, 2016 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-15, 22, 29

**Do you know what your
LYCOMING LAW ASSOCIATION
FOUNDATION**

has done to improve the delivery of legal services in our community, facilitate learning about the legal system, and enhance the image of the organized Bar?

Assigned over \$59,000.00 in Arbitration Fees to North Penn Legal Services to promote and facilitate the delivery of legal services to indigent persons in Lycoming County over the last eight years

Granted \$500.00 to the Changing Lives Through Literature Program to assist in the purchase of books

Granted \$3,000.00 to West Branch School to assist in funding a trip for students to travel to Washington, DC and visit the Supreme Court and the Houses of Congress

Granted \$6,000.00 to North Penn Legal Services to assist in funding an AmeriCorp position

Granted \$2,000.00 to CASA to assist in developing the CCAP curriculum and train program staff and volunteers

Granted \$1,245.00 to North Penn Legal Services so that one of their Staff Attorneys could attend a Fair Debt Collection Act Boot Camp Seminar in San Francisco

Granted \$1,489.00 to North Penn Legal Services so that one of their Staff Attorneys could attend a Consumer Rights Litigation Conference in Philadelphia

Granted \$2,952.00 to the Law Library at the JV Brown Library for the initial digitization of its current collection of 140 local ordinances

Granted \$1,000.00 to the Curtin PTO toward their Ben Carson Reading Room Project

Granted \$2,945.00 to CASA of Lycoming County, so that the CASA Director and the CASA Coordinator of Early Education could attend at a three day national conference on Children and the Law held at Harvard Law School

Granted \$2,625.00 to North Penn Legal Services to fund the costs of a law student's employment at NPLS for ten weeks during a summer

Granted \$250.00 to Susquehanna Home Care & Hospice for the Nurse Family Partnership to purchase reference books for nurses to use with low income families

Granted \$1,250.00 to CASA for the purchase of a computer system and necessary software

Granted \$2,200.00 to North Penn Legal Services for the development of a customized Lycoming County Child Custody Video

Granted \$1,500.00 to Wise Options (on behalf of the Domestic Violence Task Force) for the preparation, printing and distribution of a county protocol for domestic violence calls

Granted \$1,000.00 to North Penn Legal Services to assist in funding a Medicare Part D Provider Education Training

Granted \$7,500.00 to the Lycoming County Historical Society for the interpretation, archiving and digitalization of historical legal documents owned by the Taber Museum

Granted \$2,750.00 to Lycoming County for training necessary to establish a Domestic Fatality Review Team

Established a Pro Bono Litigation Costs Reimbursement Fund

Request for Grant Funding should be directed to the LLA Community Activities and Outreach and Committee. Information is available on the LLA website at <http://www.lycolaw.org/Committees/LLAfoundation.htm>

Please consider the Lycoming Law Association Foundation when making planned gifts.

Donations to the Lycoming Law Association Foundation are tax deductible.

The Lycoming Law Association Foundation is a tax-exempt, not-for-profit, 501(c)(3) corporation.

Its mission is to cultivate the science of jurisprudence, improve the legal and judicial system, and facilitate the administration of justice for residents of Lycoming County.

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PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, July 18, 2016