

# LYCOMING REPORTER

Vol. 33

July 29, 2016

No. 31

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## LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY  
LYCOMING LAW ASSOCIATION

EDITOR: Gary L. Weber • BUSINESS MANAGER: Michele S. Frey

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Williamsport, PA 17701

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# LYCOMING LAW ASSOCIATION

Penn Tower, 25 West Third Street, Suite 803

Williamsport, PA 17701

[www.lycolaw.org](http://www.lycolaw.org)

## EXECUTIVE COMMITTEE

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Ryan M. Tira, President-Elect  
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Jennifer L. Heverly, Secretary

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Angela Campana Lovecchio  
Donald F. Martino  
Corey Mowrey  
Yvonne H. Campbell

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Gary L. Weber

## EXECUTIVE DIRECTOR

Michele S. Frey

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Outreach: *Tammy Weber*  
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*Corey Mowrey*  
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*Gary Weber*  
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*Eric Ladley*  
Real Estate: *Fred Holland*



### Your online connection for:

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

[www.lycolaw.org](http://www.lycolaw.org)

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## SCHEDULED EVENTS

Additional information about any of these events is available on the Lycoming Law Association website at [www.lycolaw.org](http://www.lycolaw.org).

**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.

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**UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES**

- 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
- 9/16/2016** – **Medicare and Medicaid Issues in the Litigation and Settlement of PI and WC Claims:** *PBI Groupcast.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:15 PM. **Location:** Lycoming Law Association Office

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**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

**10/19/2016 – Traffic Court Practice in Magisterial District Court:** *PBI Groupcast.* **CLE credits:** 1 Substantive **Time:** 2:00 PM to 3:00 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](http://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](mailto:mfrey@lycolaw.org), or online at [www.lycolaw.org](http://www.lycolaw.org).

The full text of the following Lycoming County Court opinions is reported at [www.lycolaw.org/Cases/search.asp](http://www.lycolaw.org/Cases/search.asp).

- ▶ **Commonwealth vs. Smith** (07/22/2016)—Judge Dudley N. Anderson  
Criminal: Appeal; DUI conviction; admission of statement of defendant to police that he had been driving the car where there was no independent evidence of such; claimed violation of corpus delecti rule; circumstantial evidence. (Smith072216a)
- ▶ **Commonwealth vs. Wylie** (06/17/2016)—Judge Nancy L. Butts  
Criminal: Nominal bail motion; Rule 600 calculation; defendant who is a flight risk and a dangerous individual; conditions other than imprisonment that will reasonably assure safety of community. (Wylie061716bt)
- ▶ **McClure Estate** (07/25/2016)—Judge Nancy L. Butts  
Wills and Estates: Petition to settle small estate; appropriateness of small estate petition where letters granted to petitioner; lack of evidence of filing of estate tax return. (McClure072516bt)
- ▶ **Guffy Estate** (07/22/2016)—Judge Marc F. Lovecchio  
Wills and Estates: Motion for surcharge or adjustment; fiduciary duty of agent under power of attorney; alleged confidential relationship; motion for summary judgment; decedent's intent under trust agreement; construction of declaration of trust. (guffy072216L)
- ▶ **Commonwealth vs. Mays** (07/22/2016)—Judge Dudley N. Anderson  
Criminal: Appeal; sufficiency of evidence of heroin possession and delivery. (Mays072216a)
- ▶ **Commonwealth vs. Packer** (07/18/2016)—Judge Marc F. Lovecchio  
Criminal: Appeal of Post Conviction Relief Act petition dismissal; timeliness; retroactive application of decisional law. (Packer071816L)

**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****Connacher, Ella A., dec'd.**

Late of the Township of Cogan House.

Administratrix: Mary Eck.

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

**Doebler, Reuben I., dec'd.**

Late of Penn Township.

Executor: James E. Doebler c/o Clifton R. Guise, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011.

Attorneys: Clifton R. Guise, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011.

**Goodman, Stanley J., Jr., dec'd.**

Late of Williamsport.

Administrator: Cory A. Goodman, 531 Hill Street, South Williamsport, PA 17702.

Attorneys: Anthony J. Grieco, Esquire, Elion, Wayne, Grieco, Carlucci & Shipman, P.C., 125 East Third St., Williamsport, PA 17701.

**Kohler, Jeffrey D., dec'd.**

Late of Loyalsock Township.

Executor: Jared D. Kohler, 2102 Eagles Landing Drive, Nazareth, PA 18064.

Attorneys: Lester L. Greevy, Jr., Esquire, Greevy and Shoemaker, 5741 State Route 87, Williamsport, PA 17701, (570) 435-2233.

**Losell, George C., dec'd.**

Late of Williamsport.

Executrix: Carol A. Slout, 159A Williamson Road, Williamsport, PA 17701.

Attorneys: James D. Casale, Esquire, Casale & Bonner, P.C., 33 West Third Street, Suite 202, Williamsport, PA 17701, (570) 326-7044.

**Myers, Lena L., dec'd.**

Late of Williamsport.

Executrix: Diane S. Kozen, 5596 Bloominggrove Road, Williamsport, PA 17701.

Attorneys: Fred A. Holland, Esquire, Murphy, Butterfield & Holland, P.C., 442 William Street, Williamsport, PA 17701.

**Spadoni, Mary A. a/k/a Mary Spadoni, dec'd.**

Late of the Township of Loyalsock.

Executors: Daniel T. Spadoni, Diane Marie Leinbach and Donna Marie Glennon c/o Kevin Tanribilir, Esquire, 701 East Front Street, Berwick, PA 18603.

Attorney: Kevin Tanribilir, Esquire, 701 East Front Street, Berwick, PA 18603, (570) 752-6200.

**SECOND PUBLICATION****Badman, Eva M., dec'd.**

Late of Williamsport.

Executrices: Janice B. Henderson, 50 Ce Ce Road, Williamsport, PA 17702 and Deborah L. Spencer, 65 JPS Drive, Dover, DE 19901.

Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 270 West Third Street, Williamsport, PA 17701, (570) 321-0709.

**Capel, Thomas Daniel**, dec'd.

Late of the Township of Loysock.  
Executrix: Laura E. Capel, 1380 Palmer Hill Road, Williamsport, PA 17701.

Attorneys: Kristine L. Waltz, Esquire, Dinges, Dinges & Waltz, LLC, 1307 Sheridan Street, Williamsport, PA 17701.

**Fortin, Jean F.**, dec'd.

Late of Montoursville.  
Co-Executors: William P. Fortin, 88 Blue Sky Drive, Hughesville, PA 17737 and David L. Fortin, Jr., 330 Meadowview Drive, Montoursville, PA 17754.

Attorneys: Anthony J. Grieco, Esquire, Elion, Wayne, Grieco, Carlucci & Shipman, P.C., 125 East Third Street, Williamsport, PA 17701.

**Frazier, Thomas A.**, dec'd.

Late of Williamsport.  
Co-Executors: Charles H. Frazier, 398 Brick Church Road, Montgomery, PA 17752 and Barbara K. Frazier, 3240 Watermill Drive, Macungie, PA 18062.

Attorneys: Christopher H. Kenyon, Esquire, McCormick Law Firm, 835 West Fourth Street, Williamsport, PA 17701.

**Fry, Evelyn F.**, dec'd.

Late of Montgomery.  
Co-Executors: Joyce M. Swartz, 8528 St. Rt. 405, Montgomery, PA 17752 and Carl W. Fry, 2388 Rt. 405 Hwy., Muncy, PA 17756.

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

**Hill, Gwendolyn M. a/k/a Maxine Hill**, dec'd.

Late of Porter Township.

Executrix: Kathy A. Koons, 309 Corning Avenue, Jersey Shore, PA 17740.

Attorneys: L. Craig Harris, Esquire, Carpenter, Harris & Flayhart, 128 S. Main St., P.O. Box 505, Jersey Shore, PA 17740.

**Kelchner, William R. a/k/a W.R. Kelchner a/k/a W.R. Kelchner, Jr. a/k/a William R. Kelchner, Jr.**, dec'd.

Late of the City of Williamsport.  
Executor: Gary W. Kelchner.

Attorneys: Tammy A. Weber, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.

**Lucas, Janet A.**, dec'd.

Late of Muncy.  
Executor: John D. Lucas.

Attorneys: Tammy A. Weber, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Williamsport, PA 17701.

**Meyer, Dennis C.**, dec'd.

Late of Cogan House Township.  
Co-Executrices: Mary D. Gregory, Lynn P. King and Denise A. Lepley c/o Fred A. Holland, Esquire, 442 William Street, Williamsport, PA 17701.

Attorneys: Fred A. Holland, Esquire, Murphy, Butterfield & Holland, P.C., 442 William Street, Williamsport, PA 17701.

**Salvatori, Sebastian F.**, dec'd.

Late of Williamsport.  
Executrix: Pamela M. Fink, 2048 Town & Country Drive, Sierra Vista, AZ 85635.

Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 270 West Third Street, Williamsport, PA 17701, (570) 321-0709.

**Turik, Ann Louise**, dec'd.

Late of South Williamsport.  
Executors: James A. Kriner and Melinda A. Mussare c/o Patricia L.



Bowman, Esquire, 1530 Sherman Street, Williamsport, PA 17701.  
 Attorney: Patricia L. Bowman, Esquire, 1530 Sherman Street, Williamsport, PA 17701.

**Welsh, Mary M.,** dec'd.

Late of South Williamsport Borough.  
 Executrix: Arlene K. Butters, 439 Percy Street, South Williamsport, PA 17702.

Attorney: None.

**THIRD 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.

**FILING ARTICLES OF INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania on May 31, 2016 for the purpose of forming a non-profit corporation under the Non-Profit Corporation Law of 1988 of the Commonwealth of Pennsylvania, 15 Pa. C.S. §1101 et seq.

The name of the corporation is:

JERSEY SHORE

CHEERLEADING BOOSTERS

Fred A. Holland, Esquire  
 Murphy, Butterfield & Holland, P.C.  
 442 William Street  
 Williamsport, PA 17701

Ju-29

**SERVICE BY PUBLICATION**

In the Court of Common Pleas of Lycoming County, Pennsylvania  
 Civil Action—Law

No. 16-0130

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

THE BANK OF NEW YORK  
MELLON f/k/a THE BANK OF  
NEW YORK AS SUCCESSOR  
TRUSTEE FOR JPMORGAN  
CHASE BANK, N.A., AS TRUSTEE  
FOR THE BENEFIT OF THE  
CERTIFICATEHOLDERS OF  
POPULAR ABS, INC. MORTGAGE  
PASS-THROUGH CERTIFICATES  
SERIES 2005-B

Plaintiff

vs.

KRISTEN E. CHASE a/k/a  
KRISTEN E. CARLISLE

Defendant

NOTICE

To: KRISTEN E. CHASE a/k/a KRISTEN  
E. CARLISLE

You are hereby notified that on January 28, 2016, Plaintiff, THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-B, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LYCOMING County, Pennsylvania, docketed to No. 16-0130. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 309 SIDNEY STREET, SOUTH WILLIAMSPORT, PA 17702-7256 whereupon your property would be sold by the Sheriff of LYCOMING County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Notice to Defend:  
North Penn Legal Services  
329 Market Street  
Williamsport, PA 17701  
Telephone (570) 323-8741  
- or -

Lawyer Referral Service:  
Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
100 South Street  
P.O. Box 186  
Harrisburg, PA 17108  
Telephone (800) 692-7375

Ju-29

SERVICE BY PUBLICATION

In the Court of Common Pleas of  
Lycoming County, Pennsylvania  
Civil Action—Law

No. 15 02226

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

WELLS FARGO BANK, NA  
Plaintiff  
vs.  
JASON M. GALLEGOS  
Defendant

NOTICE

To: JASON M. GALLEGOS

You are hereby notified that on September 23, 2015, Plaintiff, WELLS FARGO BANK, NA, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LYCOMING County, Pennsylvania, docketed to No. 15 02226. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1421 FAXON PARKWAY, WILLIAMSPORT, PA 17701-2627 whereupon your property would be sold by the Sheriff of LYCOMING County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS

OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Notice to Defend:  
North Penn Legal Services  
329 Market Street  
Williamsport, PA 17701  
Telephone (570) 323-8741

- or -

Lawyer Referral Service:  
Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
100 South Street  
P.O. Box 186  
Harrisburg, PA 17108  
Telephone (800) 692-7375

Ju-29

SERVICE BY PUBLICATION

Lycoming County  
Court of Common Pleas

Number: 16-0727

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

Federal National Mortgage  
Association ("Fannie Mae"), a  
Corporation organized and  
existing under the laws of the  
United States of America,  
Plaintiff

v.

Kimberly Kuntz,  
Defendant

TO: Kimberly Kuntz  
Premises subject to foreclosure:  
52 Glosser Road, Linden, Pennsylvania  
17744.

**NOTICE**  
\_\_\_\_\_

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about

hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Susquehanna Legal Services  
329 Market Street  
Williamsport, PA 17701  
(570) 323-8741  
McCABE, WEISBERG  
& CONWAY, P.C.  
Attorneys for Plaintiff  
123 S. Broad St.  
Ste. 1400  
Philadelphia, PA 19109  
(215) 790-1010

Ju-29

**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. 8-12**

**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 southeastern 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 us.

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 #20100009127, 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. Bubb, 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. Utter, 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, Penn-

sylvania, 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 Av-

enue), 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



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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, August 1, 2016**