

# LYCOMING REPORTER

Vol. 34

January 27, 2017

No. 4

## TABLE OF CONTENTS

### BAR NEWS

LLA Upcoming Events.....	3
Continuing Legal Education .....	4
Recent Lycoming County Court Opinions.....	5

### LEGAL ADVERTISEMENTS

Classified Ads.....	6
Estate & Trust Notices .....	6
Corporate Dissolution .....	9
Incorporation Notice.....	10
Service by Publication .....	10
Sheriff's Sale Notice.....	11
Sheriff's Sales .....	13

## 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

Penn Tower  
25 West Third Street, Suite 803  
Williamsport, PA 17701

Telephone: (570) 323-8287  
Fax: (570) 323-9897  
Website: [www.lycolaw.org](http://www.lycolaw.org)

Copyright © 2017, Lycoming Law Association  
Williamsport, Pennsylvania

LYCOMING REPORTER (ISSN 0884-187X) is published weekly for \$50 per annum by the Lycoming Law Association, Penn Tower, 25 West Third Street, Suite 803, Williamsport, PA 17701.

Legal Notices of less than 300 words in length must be received by 1:00 P.M. on the Tuesday preceding the date of publication; all other notices must be received by 4:00 P.M. on the Monday preceding the date of publication.

Periodical postage paid at Williamsport, PA 17701-9998 and additional mailing offices.

POSTMASTER: Send address changes to LYCOMING REPORTER, Penn Tower, 25 West Third Street, Suite 803, Williamsport, PA 17701.

Library of Congress Catalog Card Number 61 – 18866

# LYCOMING LAW ASSOCIATION

Penn Tower, 25 West Third Street, Suite 803

Williamsport, PA 17701

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

---

## EXECUTIVE COMMITTEE

---

Ryan M. Tira, President  
Jennifer L. Heverly, President-Elect  
Christian D. Frey, Treasurer  
Angela Lovecchio, Secretary

Robert Cronin,  
Past President  
Donald F. Martino  
Corey Mowrey  
Yvonne H. Campbell  
Elizabeth A. White

---

## EDITOR OF LYCOMING REPORTER

Gary L. Weber

---

## EXECUTIVE DIRECTOR

Michele S. Frey

---

## COMMITTEE CHAIRS

---

Bench Bar: *C. Edward Mitchell*  
Customs and Rules: *Gary Weber*

Community Activities and  
Outreach: *Tammy Weber*

Criminal Law: *Aaron Biichle*

Education: *John Pietrovito*

Social: *Schawnne K. Kilgus*

Young Lawyers Division:

*Corey Mowrey*

Fee Dispute: *Michael Collins*

Publicity: *Angela Campana Lovecchio*

Legal Services for the Indigent:

*John Pietrovito*

Bar History: *Charles Greevy, III*

Technology and LLA Web Site:

*Gary Weber*

Law Day: *Christian D. Frey*

Family Law: *Christina Dinges*

Elder Law: *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)**

---

## 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).

- 2/6/2017 – Bench Bar Meeting:** *Regular meeting of the committee to discuss matters of concern in Bench and Bar relations.* **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office
- 2/8/2017 – Bar History Committee Meeting:** **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office
- 2/9/2017 – Happy Hour:** *Happy hour hosted by Cliff Rieders. All are welcome.* **Time:** 5:00 PM to 7:00 PM. **Location:** The Old Corner, Williamsport
- 2/28/2017 – Criminal Law Committee Meeting:** **Time:** 12:00 PM to 1:00 PM. **Location:** Lycoming County Courthouse

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**

- 2/3/2017 – Buying and Selling a Business:** *PBI Groupcast.* **CLE credits:** 4 Substantive **Time:** 12:00 PM to 4:15 PM. **Location:** Lycoming Law Association Office
- 2/7/2017 – 20th Annual Family Law Update:** *PBI Video Replay.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:15 PM. **Location:** Lycoming Law Association Office
- 2/9/2017 – Bridge the Gap:** *Bridge the Gap program required for new attorneys by the CLE rules.* **CLE credits:** 4 Ethics **Time:** 1:00 PM to 5:00 PM. **Location:** Lycoming Law Association Office
- 2/15/2017 – CLE—Special Needs Planning/Trusts/ABLE Accounts:** *Eat & Earn—Host: Elizabeth White, Esquire.* **CLE credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM. **Location:** Lycoming Law Association Office
- 2/22/2017 – CLE—Incorporating Unemployment Compensation Law Into Your Practice:** *Eat & Earn CLE—Speaker: Corey Mowrey.* **CLE credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM. **Location:** Lycoming Law Association Office
- 2/28/2017 – Unwinding or Defending Couples' Estate Planning Structure in Divorce:** *PBI Video Replay.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:15 PM. **Location:** Lycoming Law Association Office
- 3/3/2017 – Writing and Speaking to Win:** *PBI Video Replay.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** Lycoming Law Association Office
- 3/8/2017 – CLE—Is It or Is It Not Hearsay?:** *Eat & Earn CLE—Speaker: Hon. Marc Lovecchio.* **CLE credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM. **Location:** Lycoming Law Association Office
- 3/15/2017 – Speaker: Melody Protasio, Esq.—Topic TBA:** *Eat & Earn CLE—Speaker: Melody Protasio, Esquire.* **CLE credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM. **Location:** Lycoming Law Association Office
- 3/23/2017 – Selecting and Influencing Your Jury:** *PBI Groupcast.* **CLE credits:** 6 Substantive **Time:** 8:30 AM to 3:30 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 <http://www.lycolaw.org/Cases/postings.asp>

- ▶ **Commonwealth vs. Ponds; Commonwealth vs. Laury** (01/24/2017)—Judge Marc F. Lovecchio  
Criminal: Motion to consolidate; joint participation in robbery; prejudice; conflicting versions of two defendants of what took place or their involvement. (Ponds012417L)
- ▶ **Casale Name Change** (01/23/2017)—Judge Kenneth D. Brown  
Family: Petition change child's surname to include both parents' names; divorced parents; best interests of the child. (casale012317br)
- ▶ **Commonwealth vs. Hays** (01/19/2017)—Judge Richard A. Gray  
Criminal: Commonwealth appeal; new trial in light of *Birchfield v. North Dakota*; failure to preserve issue for appeal; prejudice at trial on jury's determination of impairment count by evidence of blood alcohol results; waiver of preservation issue by acknowledgement by Commonwealth on the record that defendant couldn't be sentenced on BAC result dependent count; opportunity to raise suppression issue before trial; retroactive effect of decision where issue not preserved; interest of justice. (hays011917g)
- ▶ **Eck vs. Williamsport, Williamsport Bureau of Police, Deprenda and Westbrook** (01/12/2017)—Judge Specially Presiding  
Civil: Motion in limine; Williamsport's reliance on \$500,000 statutory cap for damages; attributing amount paid by insurance company to settle civil rights action, to negligence claim subject to cap; evidence in settlement that insurance covered only negligence and not civil rights violations; liability for separate property damage claim. (eck011217w)
- ▶ **Reighard and Moore vs. Lycoming County Tax Claim Bureau and Saratoga Partners LP** (01/19/2017)—Judge Richard A. Gray  
Administrative Appeal: Exceptions/objections to a tax claim bureau's consolidated return and petition to upset tax sale; compliance with notice requirements; claim of no knowledge of sale. (reighard011917g)

**PROFESSIONAL  
OFFICE SPACE  
IN DOWNTOWN WILLIAMSPORT**



**416 Pine St. • Williamsport**

Office suites available  
from 500 to 5000 sq.ft.  
starting at \$8.00/sq.ft.

Utilities included except electric.

**Call 570-327-8228**

**CLASSIFIED ADS**

Seeking an Attorney for Williamsport Office. Candidates should have experience in the following areas: Divorce, Custody, Support and Civil Litigation. Successful candidate will have J.D. admission to PA Bar, and experience with pleadings, discovery, motions, depositions etc.

To be considered for this position please forward resume, cover letter, professional writing sample and transcript to: Elliott B. Weiss, 416 Pine St., Suite 203, Williamsport, PA 17701 or e-mail to ebweiss@windstream.net. We are an EOE.

J-13, 20, 27

**Downtown Office Units Available!**  
Across street from Courthouse! Units that can be combined as needed. 2nd and 3rd floors with new elevator and some with views of the Courthouse.

\$545 per unit/month, includes heat and a parking space!

Contact: Ben (570) 337-3686.

ben\_boyles@yahoo.com

J-27; F-3

The Rieders Travis Law Firm is looking for part-time work from an attorney to assist in updating books and pamphlets authored by Cliff Rieders with new case law and doing any necessary editing work. Send pertinent information to Kimberly Paulhamus, Firm Manager, kpaulhamus@riederstravis.com.

J-27

**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**

**Cranmer, Shirley M., dec'd.**

Late of Williamsport.

Administrator: Scott Mitchell, P.O. Box 35, Avis, PA 17721.

Attorney: Leroy H. Keiler, III, Esquire, 110 Oliver Street, Ste. 2, P.O.

Box 263, Jersey Shore, PA 17740,  
(570) 398-2750.

**Karicher, Robert E. a/k/a Robert Karicher, dec'd.**

Late of the Borough of Montoursville.

Executor: Robert A. Karicher, 921 Park Place Ln., McKinney, TX 75071.  
Attorney: Joseph L. Rider, Esquire, 1700 Four Mile Drive, Williamsport, PA 17701.

**Kift, Betty Jean a/k/a Betty J. Kift, dec'd.**

Late of the Township of Loyalsock.  
Co-Executors: Debra K. Taylor and Philip S. Kift, Jr. c/o Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Williamsport, PA 17701.

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

**Knapp, Charles L., dec'd.**

Late of 1900 Ravine Rd., Williamsport.

Administratrix: Marie A. Sten, 2318 Perot St., Philadelphia, PA 19130.  
Attorney: Peter Katevatis, Esquire.

**Laielli, Samuel J. a/k/a Sam J. Laielli a/k/a Saverio Laielli a/k/a Samuel Laielli, dec'd.**

Late of the City of Williamsport.

Executrix: Bonnie J. Laielli, 505 Wilson Street, Williamsport, PA 17701.  
Attorney: Michael Balducci, Esquire, 35 North Fourth Street, Sunbury, PA 17801, (570) 286-4398.

**Matusik, Lorraine a/k/a Mary Lorraine Matusik a/k/a Mary L. Matusik a/k/a Lorraine M. Matusik, dec'd.**

Late of the Township of Wolfe.

Executor: Edward J. Matusik, Jr., 2200 Wistar Road, Hughesville, PA 17737.

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

**Mulauski, Mary L. a/k/a Mary Lois Mulauski, dec'd.**

Late of Montgomery.

Executor: Scott A. Williams, 668 Lake Road, Laporte, PA 18626.  
Attorney: Scott A. Williams, Esquire, 57 East Fourth Street, P.O. Box 3, Williamsport, PA 17703.

**Payne, Dean M., dec'd.**

Late of 723 Church Alley, Montoursville.

Executrix: Susan Elliott, 4866 Beech Tree Drive, Southport, NC 28461.  
Attorneys: Lester L. Greevy, Jr., Esquire, Greevy and Shoemaker, 5741 State Route 87, Williamsport, PA 17701, (570) 435-2233.

**Stugart, Marjorie A., dec'd.**

Late of the City of Williamsport.

Executor: Harry E. Stugart, 5152 McCandless Rd., Butler, PA 16001.  
Attorneys: Paul A. Roman, Esquire, Law Office of Joseph L. Rider, Esq., 1700 Four Mile Drive, Williamsport, PA 17701.

**Tobias, Michael Lee a/k/a Michael L. Tobias, dec'd.**

Late of the Township of Hepburn.

Administratrix: Sharyn M. Eckman, 1931 Greenview Rd., Montoursville, PA 17754.

Attorney: Joseph L. Rider, Esquire, 1700 Four Mile Drive, Williamsport, PA 17701.

**Winters, Shirley A., dec'd.**

Late of Williamsport.

Executrix: Lori L. Rinehart, 315 1st Street, Linden, PA 17744.

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

**SECOND PUBLICATION****Bohlin, Margaret Jane**, dec'd.

Late of Montoursville.

Executor: Eric D. Bohlin, 325 North Washington Street, Montoursville, PA 17754.

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

**Dick, Donna Kay a/k/a Donna Dick**, dec'd.

Late of Williamsport.

Administratrices: Heather Brant, 2497 Dark Hollow Rd., Hughesville, PA 17737 and Laurie Mundrick, 788 Back Rd., Allenwood, PA 17810.

Attorneys: Robert Freedenberg, Esquire, Skarlatos Zonarich LLC, 17 S. 2nd St., 6th Fl., Harrisburg, PA 17101-2039.

**Lenig, Richard L. a/k/a Richard Lee Lenig**, dec'd.

Late of the Township of Upper Fairfield.

Executrix: Linda J. Kashner c/o Elizabeth A. White, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Williamsport, PA 17701.

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

**Smith, Clinton W. a/k/a Clinton Wilcox Smith**, dec'd.

Late of the Township of Loyalsock.

Executrix: Mary K. Gibbs Smith, 2564 Four Mile Drive, Montoursville, PA 17754.

Attorney: Joseph L. Rider, Esquire, 1700 Four Mile Drive, Williamsport, PA 17701.

**Todhunter, William J.**, dec'd.

Late of Muncy.

Executor: James P. Todhunter, 628 Dreyspring Way, Pike Road, AL 36064.

Attorneys: McNerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17701.

**THIRD PUBLICATION****Bear, Marilyn E.**, dec'd.

Late of Montoursville.

Executrix: Sharon Meckes, 3332 Highland Road, Orefield, PA 18069.

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

**Girton, Joanne B.**, dec'd.

Late of Loyalsock Township.

Executrix: Suzanne M. Corter, 4229 21st Street North, St. Petersburg, FL 33714.

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

**Herr, Dora B.**, dec'd.

Late of Wolf Township.

Co-Executors: G. Robert Herr, 1447 Clarkstown Road, Muncy, PA 17756, F. James Herr, 580 Herr Road, Muncy, PA 17756 and Deborah Jane Baker, 114 St. Kitts Circle, Winter Haven, FL 33884.

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

**Kibbe, Betty J.**, dec'd.

Late of Williamsport.

Executor: Harold Hoffman.

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

**Miller, James B.**, dec'd.

Late of the Borough of Jersey Shore.

Administratrix: Jane B. Miller, 449 S. Main Street, Jersey Shore, PA 17740.

Attorneys: L. Craig Harris, Esquire, Carpenter, Harris & Flayhart, 128 S. Main Street, Jersey Shore, PA 17740.



**Mills, Betty J.,** dec'd.

Late of the Township of Loyalsock.  
Executrix: Carol A. Klementovich,  
642 Rt. 864 Hwy., Montoursville, PA  
17754.

Attorney: Joseph L. Rider, Esquire,  
1700 Four Mile Drive, Williamsport,  
PA 17701.

**Reidy, Dolores M.,** dec'd.

Late of the City of Williamsport.  
Executor: Carl E. Reidy, Jr., 1031  
Arnold Street, Williamsport, PA  
17701.

Attorney: None.

**Shoup, Miriam S.,** dec'd.

Late of Trout Run.  
Executor: Jesse A. Shoup, 154 Blair  
Street, Trout Run, PA 17771.  
Attorney: Andrea B. Bower, Esquire,  
426 Broad Street, Montoursville,  
PA 17754.

**Smertneck, Patricia B. a/k/a Patricia A. Smertneck,** dec'd.

Late of the City of Williamsport.  
Executor: John E. Smertneck, 106  
Walnut Street, Neptune, NJ 07753.  
Attorney: Joseph L. Rider, Esquire,  
1700 Four Mile Drive, Williamsport,  
PA 17701.

**Snyder, Evelyn L.,** dec'd.

Late of 929 Weldon Street, Montoursville.  
Co-Executors: Scott R. Snyder, Dale  
L. Clementoni and Gary L. Clementoni  
c/o Patricia L. Bowman, Esquire,  
1530 Sherman Street, Williamsport,  
PA 17701.  
Attorney: Patricia L. Bowman,  
Esquire, 1530 Sherman Street, Williamsport,  
PA 17701.

**VanHorn, Helen I.,** dec'd.

Late of Duboisstown.  
Co-Executrices: Debbra J. Worden,  
41 North Main Street, First  
Floor, Muncy, PA 17756 and Tina J.

Heverly, 1303 Market Street, Williamsport, PA 17701.

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

**Wertman, John E., Jr.,** dec'd.

Late of Trout Run.  
Administratrix: Shelby L. Martinez,  
1166 High Street, Williamsport, PA  
17701.  
Attorneys: Anthony J. Grieco,  
Esquire, Elion, Grieco, Carlucci &  
Shipman, P.C., 125 East Third Street,  
Williamsport, PA 17701.

---

**DISSOLUTION OF  
CORPORATION**

---

NOTICE OF DISSOLUTION  
PURSUANT TO THE  
PENNSYLVANIA BUSINESS  
CORPORATION LAW OF 1988,  
AS AMENDED, §1975

NOTICE OF DISSOLUTION TO  
CREDITORS OF AND CLAIMANTS  
AGAINST ALLENWOOD  
EQUIPMENT, INC.

NOTICE IS HEREBY GIVEN that Allenwood Equipment, Inc., a Pennsylvania corporation, with a registered office address of 1500 Freedom Road, Williamsport, PA 17701, is being dissolved and is now engaged in winding up proceedings so that its corporate existence shall be ended pursuant to Section 1975(b) of the Pennsylvania Business Corporation Law of 1988, as amended. Please direct any inquiries to:  
DOUGLAS C. LOVISKY, ESQUIRE  
LOVISKY & ASSOCIATES  
1500 West College Avenue  
State College, PA 16801  
(814) 231-1391

## **FILING ARTICLES OF INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation will be filed with the Department of State of Commonwealth of Pennsylvania, at Harrisburg, PA. The name of the proposed corporation is:

**IRONCUTTER MEDIA INC.**

with its principal office located: in Lycoming County, PA. The corporation is to be incorporated under the Pennsylvania Business Corporation Law of 1988. **ELLIOTT B. WEISS AND ASSOC.**

416 Pine St.

Ste. 203

Williamsport, PA 17701

J-27

## **SERVICE BY PUBLICATION**

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

### **NOTICE OF ACTION IN MORTGAGE FORECLOSURE**

**NO. 2016-1390**

U.S. Bank National Association,  
as Trustee for Terwin Mortgage  
Trust 2005-12ALT, Asset-Backed  
Certificates, Series 2005-12ALT,

Plaintiff

vs.

John M. Russell and Jane L. Russell,  
Defendants

NOTICE TO: John M. Russell and Jane L.  
Russell, Defendants

You are hereby notified that on October 3, 2016, Plaintiff, U.S. Bank National Association, as Trustee for Terwin Mortgage Trust 2005-12ALT,

Asset-Backed Certificates, Series 2005-12ALT, filed a Mortgage Foreclosure Complaint together with a Notice to Defend, against you in the Court of Common Pleas of Lycoming County, Pennsylvania, docketed as No. 2016-1390. Plaintiff seeks to foreclose on the mortgage secured on your property located at 171 S. Railroad Street, Hughesville, PA 17737, 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 PAPER 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.**

Legal Services Office  
329 Market St.  
Williamsport, PA 17701  
(570) 323-8741

J-27

**SERVICE BY PUBLICATION**

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

NO. 16-1403

ALICIA McCORMICK and BRIAN  
McCORMICK, Individually and as  
Parents and Natural Guardians of  
RYDER McCORMICK, a Minor,  
Plaintiffs

vs.

CRISTEL SMITH,  
Defendant

**NOTICE**

TO: CRISTEL SMITH, 1484 Route 220,  
Muncy, PA 17758

YOU ARE HEREBY NOTIFIED  
THAT A COMPLAINT HAS BEEN  
FILED TO THE ABOVE-REFERENCED  
NUMBER IN ACCORDANCE WITH A  
SPECIAL ORDER OF COURT DATED  
JANUARY 6, 2017.

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 Plaintiffs. You may  
lose money or property or other rights  
important to you.

YOU SHOULD TAKE THIS NO-  
TICE TO YOUR LAWYER AT ONCE.  
IF YOU DO NOT HAVE A LAWYER  
OR CANNOT AFFORD ONE, GO  
TO OR TELEPHONE THE OFFICE  
SET FORTH BELOW TO FIND OUT  
WHERE YOU CAN GET LEGAL HELP.

YOU SHOULD TAKE THIS NO-  
TICE TO YOUR LAWYER AT ONCE.

IF YOU DO NOT HAVE A LAWYER,  
GO TO OR TELEPHONE THE OF-  
FICE SET FORTH BELOW. THIS  
OFFICE CAN PROVIDE YOU WITH  
INFORMATION ABOUT HIRING  
A LAWYER. IF YOU CANNOT AF-  
FORD 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 FOR OR NO FEE.

Pennsylvania Bar Association  
Lawyer Referral Service  
100 South Street  
P.O. Box 186

Harrisburg, PA 17108-0186  
Telephone (800) 692-7375

BRET J. SOUTHARD, ESQUIRE  
Attorney I.D. #59032  
CASALE & BONNER, P.C.  
Attorneys for Plaintiffs

J-20, 27; F-3

**SHERIFF'S SALE**

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

NO. 16-0399

NOTICE OF SHERIFF SALE OF  
REAL ESTATE PURSUANT TO  
Pa. R.C.P. NO. 3129

Wells Fargo Bank, NA,  
Plaintiff

vs.

James R. Irvin, Jr., as believed Heir  
and/or Administrator of the Estate  
of Irene M. Irvin a/k/a Irene Irvin;  
Joseph G. Irvin, as believed Heir  
and/or Administrator of the Estate  
of Irene M. Irvin a/k/a Irene Irvin;  
Thomas L. Irvin, as believed Heir and/  
or Administrator of the Estate of

Irene M. Irvin a/k/a Irene Irvin; Robin  
M. Lucas, as believed Heir and/or  
Administrator of the Estate of Irene  
M. Irvin a/k/a Irene Irvin; Unknown  
Heirs and/or Administrators of  
the Estate of Irene M. Irvin  
a/k/a Irene Irvin,

Defendants

TO: Unknown Heirs and/or Administra-  
tors of the Estate of Irene M. Irvin  
a/k/a Irene Irvin

Take Notice that by virtue of the  
Writ of Execution issued out of the  
Court of Common Pleas of Lycoming  
County, Pennsylvania, and directed to  
the Sheriff of Lycoming County, there  
will be exposed to Public Sale at the  
Executive Plaza, 1st Fl., Commissioners  
Board Rm., 330 Pine St., Williamsport,  
PA 17701 on March 5, 2017 at 10:30  
A.M., prevailing local time, your real  
property described herein. The Real  
Property to Be Sold is delineated in  
detail in a legal description consisting of  
a statement of the measured boundaries  
of the property, together with a brief  
mention of the buildings and any other  
major improvements erected on the  
land. The Location of your property to  
be sold is: 1230 Anne Street, Williams-  
port, PA 17701. The Judgment under  
or pursuant to which your property is  
being sold is docketed to No. 16-0399.

A complete copy of the Notice of Sheriff  
Sale will be sent to you upon request  
to the Atty. for the Plaintiff, Kimberly  
A. Bonner, Manley Deas Kochalski  
LLC, P.O. Box 165028, Columbus, OH  
43216-5028, (614) 220-5611. This Paper  
Is A Notice of the Time and Place of the  
Sale of Your Property. It has been issued  
because there is a Judgment Against  
You. It May Cause Your Property to  
be Held, to be Sold or Taken to Pay  
the Judgment. You may have legal rights  
to prevent your property from being  
taken away. A lawyer can advise you  
more specifically of those rights. If you  
wish to exercise your rights, You Must  
Act Promptly.

YOU SHOULD TAKE THIS PAPER  
TO YOUR LAWYER AT ONCE. GO  
TO OR TELEPHONE THE OFFICE  
SET FORTH BELOW TO FIND OUT  
WHERE YOU CAN GET FREE LEGAL  
ADVICE:

PA Lawyer Referral Service  
PA Bar Assn.  
P.O. Box 186  
Harrisburg, PA 17108  
(800) 692-7375  
North Penn Legal Services, Inc.  
329 Market St.  
Williamsport, PA 17701  
(570) 323-8741

J-27

## 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, FEBRUARY 3, 2017, at 10:30 A.M., the following described real estate to wit:

### NO. 2-1

#### EXHIBIT "A"

#### LEGAL DESCRIPTION

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

On the North by lot formerly of Howard Edmunds, now or formerly of George Fink; on the East by Lot No. 62; on the South by Webb Street and on the West by Lot No. 60. Being the southern portion of Lot No. 61 of Thompson's Addition to the City of Williamsport, and being fifty (50) feet in width on Webb Street and one hundred four (104) feet deep.

Being the same property conveyed to Chad D. Vonneeda, single who acquired title by virtue of a deed from Dennis L. Brennan and Cynthia A. Brennan, husband and wife, dated December 19, 2002, recorded December 19, 2002, at Book/ Page 441 I, Page 048, Lycoming County, Pennsylvania records.

Tax Parcel Number: 71-002.0-0441.00-000.

### NO. 2-3

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

BOUNDED on the north by an alley; on the east by a Lot No. 90, of the Updegraff addition to the City of Williamsport;

on the south by Central Avenue; on the west by Lot No. 92 of said addition. Being known as Lot No. 91 in the Plan of Updegraff Addition.

BEING the same premises granted and conveyed unto Charles L. Tilburg, single, by deed of William M. Weller and Naomi M. Weller, his wife, dated September 7, 1989 and recorded in Lycoming County Record Book 1460, Page 134.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 71-12-144 in the Office of the Lycoming County Tax Assessor.

SEIZED, TAKEN IN EXECUTION and to be sold as the property of Charles L. Tilburg under a judgment entered against him in the Court of Common Pleas of Lycoming County, Pennsylvania, docketed to No. 14-01436.

### NO. 2-4

#### EXHIBIT "A"

#### LEGAL DESCRIPTION

All that certain piece, parcel and lot of land situate in the Fourth Ward (formerly the Third Ward) of the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at the point of intersection of the Southern line of High Street and the eastern line of a twenty (20) foot alley, said alley being the first alley west of and parallel to underwood Street; thence South Eleven (11) degrees east, along the eastern line of said alley, a distance of one hundred four (104) feet to another alley; thence north seventy-nine (79) degrees east, along the northern line of said second mentioned alley, a distance of thirty-six (36) feet to land now or formerly of Ralph E. Greene and Ester Bickel Greene, his wife; thence north eleven (11) degrees West, along said land now or formerly of Ralph E. Greene and Ester Bickel Greene, his wife, a distance of one hundred four (104) feet to the Southern line of High Street; and thence South Seventy-nine

(79) degrees West, along the Southern line of High Street, a distance of thirty-six (36) feet to the place of beginning.

Tax Parcel Number: 22+,001.0-0619.00-000+.

Being the same property conveyed to Justine R. Gardner, single who acquired title by virtue of a deed from Michelle M. Spotts, widow and single, dated November 18, 2014, recorded March 10, 2015, at Official Records Volume 8559, Page 33, at Official Records Volume 8559, Page 33, Lycoming County, Pennsylvania records.

### **NO. 2-5**

#### **SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 16-0418.

Wells Fargo Bank, NA v. James Holt, Stacy Holt owner(s) of property situate in the MONTOURSVILLE BOROUGH, 1ST, LYCOMING County, Pennsylvania, being 325 Weldon Street, Montoursville, PA 17754-1311.

Parcel No. 33-002.1-0629.A.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$179,195.78.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

### **NO. 2-7**

#### **SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 14-03237.

Sun Trust Mortgage, Inc. v. Brian Robertson a/k/a Brian N. Robertson owner(s) of property situate in the WILLIAMSPORT CITY, LYCOMING County, Pennsylvania, being 1520 Sherman Street, Williamsport, PA 17701-2540.

Parcel No. 76+,005.0-0204.00.000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$107,833.02.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

### **NO. 2-8**

**SHORT PROPERTY DESCRIPTION**  
BY VIRTUE OF A WRIT OF EXECUTION TO CASE NO. CV-2016-001079-MF ISSUED TO PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2013-B, MORTGAGE-BACKED.

#### **PROPERTY BEING KNOWN AS:**

All that certain parcel of land located in Clinton Township, Lycoming County, Pennsylvania, described by survey dated August 20, 2005, by Franklin Land Survey, as follows:

Beginning at a point at the center line intersection of T-425, having a 33 foot right of way, end with the northern line of SR 0405, having a 50 foot right of way, being 28.63 feet from a placed reference pin and identity disk; thence with the northern line of SR 0405 and through said reference pin, South 54 degrees 00 minutes 06 seconds West, 227.25 feet to a placed iron pin and identity disk being a common corner with the land of Rowe, et al, as described at Lycoming County Record Book 2676 page 76; thence with the line of the original and with said Rowe, North 45 degrees 42 minutes 37 seconds West, 100.85 feet to a placed iron pin and identity disk; thence with the line of subdivision and through a placed reference pin and identity disk, North 48 degrees 35 minutes 10 seconds East, 213.81 feet to the center line of T 425, being 25.00 feet from said placed reference pin; thence with the center line of said road, South 52 degrees 14 minutes 57 seconds East, 114.56 feet to a point; thence with the center line of said road, South 32 degrees 06 minutes 57 seconds East, 9.62 feet to the place of beginning, containing 0.56 acres as surveyed August 20, 2005 by Ted Franklin, P.L.S." Trout Run, PA, and as shown on accompanying Survey Map No. 7-392-113FS3, which is a

permanent part of and is to be recorded with this description.

The improvements thereon being known as 2606 State Home Road, Muncy, PA 17756.

IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jerry Bierly and Debra J Watson.

PIN NUMBER, WHICH IS THE ASSESSMENT OR PARCEL NO., MAP, BLOCK AND LOT): 07-392-113.A. MARTHA E. VON ROSENSTIEL, ESQUIRE / No. 52634 HEATHER RILOFF, ESQUIRE / No. 309906 JENIECE D. DAVIS, ESQUIRE / No. 208967 MARTHA E. VON ROSENSTIEL, P.C.

#### NO. 2-10

##### SHORT DESCRIPTION

DOCKET NO.: 16-0389

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

TAX PARCEL NO: 29-001-823.

PROPERTY ADDRESS 111 Greenhill Road, Ralston, PA 17763.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Vickie M. Mattison.

ROBERT W. WILLIAMS, ESQUIRE

#### NO. 2-11

##### SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate Township of Mill Creek, Lycoming County, Pennsylvania, and being known as 133 Delker Road, Muncy, Pennsylvania 17756.

TAX MAP AND PARCEL NUMBER: 32-313.0-0109.D-000.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$97,700.90.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Daniel W. Delker.

McCABE, WEISBERG AND CONWAY, P.C.

123 South Broad Street

Suite 1400

Philadelphia, PA 19109

#### NO. 2-12

SHORT PROPERTY DESCRIPTION BY VIRTUE OF A WRIT OF EXECUTION TO CASE NO. CV-2016-000600-MF ISSUED TO PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION (TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY).

PROPERTY BEING KNOWN AS:

ALL THAT CERTAIN piece, parcel and lot of land situate in the Fourth Ward of the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, being known and designated as Lot No. 33 on the plan of the addition to the Borough of Jersey Shore as laid out by one Ebenezer White, and being more particularly bounded and described as follows, to-wit:

BEGINNING at a point on the Southern line of Locust Street, said point of beginning being the Northwest corner of the land hereby conveyed and the Northeast corner of Lot No. 34 on said plot or plan; thence South nineteen (19) degrees East, along the Eastern line of said Lot No. 34, a distance of two hundred eight (208) feet to an alley; thence North seventy-one (71) degrees East, along the Northern line of said alley, a distance of fifty-two (52) feet to Lot No. 32 on said plot or plan; thence north nineteen (19) degrees West, along the Western line of said Lot No. 32, a distance of two hundred eight (208) feet to the Southern line of Locust Street; and thence South seventy-one (71) degrees West, along the Southern line of Locust Street, a distance of fifty-two (52) feet to the place of beginning.

IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Charles McCracken, in his Capacity as Heir at Law of Martha L. McCracken, Deceased and Wesley McCracken, Jr., in his Capacity as Heir at Law of Martha L. McCracken, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Martha L. McCracken, Deceased.

PIN NUMBER, WHICH IS THE ASSESSMENT OR PARCEL NO., MAP, BLOCK AND LOT): 22-001-239. MARTHA E. VON ROSENSTIEL, ESQUIRE / No. 52634 HEATHER RILOFF, ESQUIRE / No. 309906 JENIECE D. DAVIS, ESQUIRE / No. 208967 MARTHA E. VON ROSENSTIEL, P.C.

#### NO. 2-13

BY VIRTUE OF A WRIT OF EXECUTION FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR IN INTEREST TO METRO BANK, 2016-00985.

Jay Yogi is the owner of property situate in the Township of Loyalsock, Lycoming County, Pennsylvania, being 2815 Old Montoursville Road, Montoursville, PA 17754.

Parcel No. 26-4-108.

Assessed Value Figures.

Land: \$129,150.00.

Building: \$1,271,540.00.

Total: \$1,400,690.00.

Improvements Thereon: dwelling.

Sheriff to collect: \$1,254,703.99 interest and costs.

HOURIGAN, KLUGER & QUINN, PC  
600 Third Avenue  
Kingston, PA 18704

#### NO. 2-14

SHORT DESCRIPTION  
DOCKET NO.: 16-0814

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

TAX PARCEL NO: 12-332-139.01.

PROPERTY ADDRESS 1660 Cemetery Road, Montoursville, PA 17754.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Jeffrey L. Diehl and Tammy E. Diehl.

ROBERT W. WILLIAMS, ESQUIRE

#### NO. 2-15

SHORT DESCRIPTION

DOCKET NO.: 14 02407

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

TAX PARCEL NO: 71-002-411.

PROPERTY ADDRESS 2027-2029 W. 3rd Street, Williamsport, PA 17707.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Chris Caccia and Sarah Caccia.

ROBERT W. WILLIAMS, ESQUIRE

#### NO. 2-16

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 15 02226.

Wells Fargo Bank, NA v. Jason M. Gallegos owner(s) of property situate in the LOYALSOCK TOWNSHIP, LYCOMING County, Pennsylvania, being 1421 Faxon Parkway, Williamsport, PA 17701-2627.

Parcel No. 26-015-212.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$153,720.32.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

#### NO 2-17

SHORT DESCRIPTION

IMPROVEMENTS consist of a residential dwelling.



BEING PREMISES: 1192 Cottage Avenue, Williamsport, PA 17701.

SOLD as the property of PAULINE NOVIELLO as Administratrix of the Estate of DAVID E. BECK Deceased and ELIZABETH A. ROLES as Administratrix, of the Estate of DAVID E. BECK Deceased.

TAX PARCEL #TP 43-011-301.

### NO. 2-18

#### SHORT DESCRIPTION

By virtue of a Writ of Execution No. 15-02315.

U.S. Bank National Association s/b/m to U.S. Bank, National Association, ND v. Kimberly A. Engler, Michael K. Engler owner(s) of property situate in the LOYALSOCK TOWNSHIP, LYCOMING County, Pennsylvania, being 1340 Warren Avenue, Williamsport, PA 17701-2616.

Parcel No. 26+,017.0-0326.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$100,205.42.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

### NO. 2-19

#### SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate Borough of Montgomery, Lycoming County, Pennsylvania, and being known as 140 Montgomery Street, Montgomery, Pennsylvania 17752.

TAX MAP AND PARCEL NUMBER: 35-006.0-0111.00-000.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$90,637.31.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Darla M. Treese and John M. Treese, Jr.  
McCABE, WEISBERG AND  
CONWAY, P.C.

123 South Broad Street  
Suite 1400  
Philadelphia, PA 19109

### NO. 2-20

#### SHORT DESCRIPTION

By virtue of a Writ of Execution No. 16-0130.

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 v. Kristen E. Chase a/k/a Kristen E. Carlisle owner(s) of property situate in the SOUTH WILLIAMSPORT BOROUGH, LYCOMING County, Pennsylvania, being 309 Sidney Street, South Williamsport, PA 17702-7256.

Parcel No. 52-001-416.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$95,298.17.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

### NO. 2-21

#### SHORT LEGAL TO ADVERTISE:

ALL that certain piece of land in the Third Ward, Borough of South Williamsport, County of Lycoming Pennsylvania, being 45 x 160, and HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS 1709 W. SOUTHERN AVENUE, SOUTH WILLIAMSPORT, PA 17702.

TAX PARCEL NO: 53-I-351.

Lycoming County Deed Book 5501, page 243.

TO BE SOLD AS THE PROPERTY OF BETH BERRY a/k/a BETH A. BERRY AND WALTER BERRY a/k/a WALTER B. BERRY ON JUDGMENT NO. CV-2016-001208-MF.

### NO. 2-22

#### SHORT DESCRIPTION

By virtue of a Writ of Execution No. 16-0673.

Citifinancial Servicing LLC v. Marvin L. Turner, Pamela Wilburn-Turner a/k/a

Pamela A. Wilburn-Turner a/k/a Pamela Wilburn Turner a/k/a Pameala Wilburn a/k/a Pamela Wilburn owner(s) of property situate in the WILLIAMSPORT CITY, 6TH, LYCOMING County, Pennsylvania, being 523 5th Avenue, Williamsport, PA 17701.

Parcel No. 66+,001.0-0116.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$75,007.71.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

### **NO. 2-23**

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1511 West Southern Avenue, South Williamsport, PA 17702.

SOLD as the property of LAURIE ANDERSON, NANCY MILLER and DUSTAN W. MILLER.

TAX PARCEL #53-001-209.

### **NO. 2-24**

#### **EXHIBIT "A"**

#### **LEGAL DESCRIPTION**

All that certain piece, parcel and lot of land situate in the Ninth Ward of the City of Williamsport, Lycoming County, Pennsylvania, bounded and described in accordance with a survey made by Daniel F. Fassallo, R.S., dated November 21, 1978, as follows, to-wit:

Beginning at an iron pin on the Northern line of Wilson Street, said beginning point being North eighty-four (84) degrees thirty (30) minutes West, Thirty-eight and fifty one-hundredths (38.50) feet from the intersection of the Northern line of said Wilson Street, and the Western line of Railway Street; thence from the said place of beginning and continuing along the northern line of said Wilson Street, North Eighty-Four (84) degrees

30 minutes West, Forty-three (43.00) feet to an iron pin; thence along the eastern line of land of William W. Fazler and Bertha C. Fazler, his wife, North five (5) degrees ten (10) minutes East, One hundred forty-seven (147.00) feet to an iron pin, on the Southern line of Menne Alley; thence along the Southern line of said Menne Alley, South Eighty-Four (84) degrees thirty (30) minutes East, Forty-three (43.00) feet to an existing angle iron; thence along the Western line of land of George A. Croucher, South five (5) degrees ten (10) minutes West, one hundred forty-seven (147.00) feet to the place of beginning.

Tax Parcel Number: 69-003-301.

Being the same property conveyed to Joseph C. Walter, no marital status shown who acquired title by virtue of a deed from Joseph C. Walter and La Vonne A. Walter, his wife, dated September 15, 2004, recorded October 5, 2004, at Instrument Number 200400018149, and recorded in Book 5109, Page 291, Office of the Recorder of Deeds, Lycoming County, Pennsylvania.

### **NO. 2-25**

#### **SHORT DESCRIPTION**

DOCKET NO.: 14 00942

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

TAX PARCEL NO: 24-210-140B.

PROPERTY ADDRESS: 5189 Rte 14 Hwy, Trout Run, PA 17771.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF:  
George R. Camp.

ROBERT W. WILLIAMS, ESQUIRE

### **NO. 2-27**

#### **LEGAL DESCRIPTION**

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

monwealth of Pennsylvania, bounded and described according to a survey dated October 21, 1994, by J.M. Fenstermacher, R.S., as follows:

BEGINNING at an iron pin in the center of a cul-de-sac being the south end of a fifty (50) foot wide private road, a corner of land now or formerly of Chester R. and Nancy Schweitzer;

Thence from the said point of beginning and crossing through the said cul-de-sac having a radius of fifty (50) feet and along land now or formerly of Chester R. and Nancy Schweitzer, South forty (40) degrees thirty-six (36) minutes zero (00) seconds East, two hundred forty (240.00) feet to an iron pin a corner of land remaining of Williams Jr. and Linda Bryson;

Thence through land remaining of William Jr. and Linda Bryson, the following two (2) courses and distances:

1—South fourteen (14) degrees six (06) minutes four (4) seconds West, one hundred ninety and forty-one hundredths (190.41) feet to an iron pin;

2—North fifty-five (55) degrees twenty-seven (27) minutes one (01) seconds West, two hundred ninety (290.00) feet to an iron pin in line of land now or formerly of Kathy A. Pentz;

Thence along land now or formerly of the said Kathy A. Pentz the following two (2) courses and distances:

1—North thirty-four (34) degrees forty (40) minutes thirty-seven (37) seconds East, one hundred thirty-two (132.00) feet to an iron pin;

2—passing through the said cul-de-sac having a radius of fifty (50) feet, North twenty-nine (29) degrees forty-seven (47) minutes four (04) seconds East, one hundred eight and thirty-four hundredths (108.34) feet to the first mentioned point and place of beginning.

CONTAINING 1.220 acres of land.

TOGETHER WITH the free and uninterrupted use, liberty and privilege of and passage over and the right of free ingress, egress and regress to the Grantees, their heirs and assigns, on and over a certain

private drive fifty (50) feet in width, a description of which is as follows: BEGINNING at a point on the Eastern side of Township Road No. 620, said beginning point being North forty-eight (48) degrees East, ten and four hundredths (10.04) feet from an existing iron pipe located at the Northwest corner of property now or formerly of Kenneth W. Kerstetter; thence from said beginning point and along the Eastern side of Township Road No. 620, North forty-eight (48) degrees, East, fifty-one and forty-two hundredths (51.42) feet to a point; thence along the Parcel No. 1, South twenty-seven (27) degrees forty-five (45) minutes East, nine hundred two and ninety hundredths (902.90) feet to a point; thence by the same by an arc length of six hundred twenty-four and sixty-four hundredths (624.64) feet to the point at the outside perimeter of cul-de-sac having a radius of fifty (50) feet; thence along the perimeter of said cul-de-sac by an arc length of two hundred sixty-one and eighty hundredths (261.80) feet to a point on the Eastern boundary of Parcel No.4; thence by the Eastern boundary of parcel No. 4 by an arc length of five hundred eighty-one and fifty-six hundredths (261.56) feet to a point; thence by the same, North twenty-seven (27) degrees forty-five (45) minutes West, eight hundred ninety and ninety hundredths (890.90) feet to the place of beginning.

Being the same premises which Williams Bryson, Jr. and Linda Bryson, his wife, by Deed dated 02/21/1995, recorded 03/03/1995, in the office of the Recorder of Deeds in and for Lycoming County, in Book 2390, Page 326, conveyed unto Gregory W. Bryson and Tina M. Bryson, his wife, Grantees herein.

Parcel No. 36-395-168.05.

## NO. 2-28

ALL that certain piece, parcel or lot of land situate in the Thirteenth Ward of the City of Williamsport, County of Lycom-

ing and Commonwealth of Pennsylvania, and being more particularly bounded and described in accordance with a survey by Daniel F. Vassallo, Registered Surveyor, on or about May 17, 1982, as follows:

BEGINNING at an iron pin on the Western line of Fourth Avenue, said beginning point being South zero (00) degrees three (03) minutes ten (10) seconds East, one hundred sixty-five and seventy hundredths (165.70) feet from the intersection of the Western line of said Fourth Avenue and the Southern line of High Street; thence from the said place of beginning and continuing along the Western line of said Fourth Avenue South zero (00) degrees three (03) minutes ten (10) seconds East twenty-nine and thirty hundredths (29.30) feet to an iron pin; thence along the Northern line of land now or formerly of Sylvia B. Waganer and Carole W. Hoffman, South eighty-nine (89) degrees fifty-six (56) minutes fifty (50) seconds West, one hundred ten and forty hundredths (110.40) feet to an iron pin on the Eastern line of Stark Alley; thence along the Eastern line of said Stark Alley, North zero (00) degrees three (03) minutes ten (10) seconds West, twenty-two and zero hundredths (22.00) feet to an iron pin; thence along the line of land now or formerly of Rae A. Snyder by the three (3) following courses and distances: FIRST: North eighty eight (88) degrees twenty-eight (28) minutes forty-four (44) seconds East, thirty-nine and ninety-three hundredths (39.93) feet to an iron pin; SECOND: North zero (00) degrees five (5) minutes zero (00) seconds West, five and fifty hundredths (5.50) feet to an iron pin; THIRD: through the center partition double brick dwelling, North eighty-nine (89) degrees eighteen (18) minutes fifty-one (51) seconds East seventy and eighteen hundredths (70.18) feet to the place of beginning. Containing 2,930 square feet.

PARCEL ID: 73+, 008.0-0309.A+-000+.

BEING KNOWN AS 687 4th Avenue, Williamsport, PA 17701-4748.

BEING the same premises which Scott E. Yeagle, individually by Deed dated February 10, 2005 and recorded March 2, 2005 in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book 5230 Page 299, granted and conveyed unto Charles E. Hill and Angela L. Hill, husband and wife, tenants by the entireties.

---

#### NO. 2-29

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

BEGINNING at a point in the west line of Legislative Route No. 41028 known Quensehukney Run Road, said point being South 5 degrees 15 minutes East (S 5° 15' E) a distance of 239 feet from an iron pin in the southern line of land formerly of the Homer Smith Estate now or formerly of Craig R. Clark, et ux. thence South 77 degrees 0 minutes west (S 77° 0' W) along land now or formerly of Walter J. Johns, et ux. a distance of 100 feet to a point, thence north 5 degrees 15 minutes west (N 5° 15' W) along said Johns land, a distance of 39 feet to a point; thence south 77 degrees 0 minutes west (S 77° 0' W) along and now or formerly of Cecil Lovall, a distance of 119 feet to an iron pin; thence north 11 degrees 40 minutes west (N 11° 40' W), along said Lovall land, a distance of 172 feet to an iron pin; thence south 70 degrees 0 minutes west (S 70° 0' W) along said land formerly of the Homer Smith Estate, now or formerly of Craig R. Clark, et ux., a distance of 206 feet to a stone corner; thence South eight degrees 30 minutes east along land now or formerly of Reno Clark, now or formerly of Mary Thompson, et vir. a distance of 700 feet to a stone corner; thence south 84 degrees 30 minutes East

(S 84° 30' E) along said Thompson land, a distance of 299 feet to a stone corner on the western line of said Route No. 41028, thence north 8 degrees 20 minutes East (N 8° 20' E) along said Route No. 41028, a distance of 377 feet and north 2 degrees 10 minutes west (N 2° 10' W), a distance of 261 feet to the point and place of beginning. Having thereon erected a 2 story log dwelling house and other improvements.

Parcel No. 60-347-165.

BEING THE SAME PREMISES which Patrick J Harvey and Carol L. Harvey, his wife, by Deed dated April 13, 1987 and recorded in the Lycoming County Recorder of Deeds Office on April 14, 1987 in Deed Book 1185, Page 196, granted and conveyed unto Dewaine H. Keller and Diane L. Keller, his wife.

#### NO. 2-30

##### SHORT LEGAL FOR ADVERTISING:

ALL THAT CERTAIN piece, parcel and lot of land, together with the improvements thereon erected, situate in the First Ward of the Borough of South Williamsport, Lycoming County, Pennsylvania, bounded and described more particularly in accordance with a survey made by John A. Bubb, R.E., dated July 17, 1962, and HAVING THEREON ERECTED A DWELLING KNOWN AS 242 MAIN STREET, SOUTH WILLIAMSPORT, PA 17702.

TAX PARCEL: 51-1-615.

Reference Lycoming County Record Book 2008, Page 345.

TO BE SOLD AS THE PROPERTY OF SONYA J. KELLEY AND STEPHEN W. KELLEY ON JUDGMENT NO. 12-02156.

#### NO. 2-31

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 124 Mountain View Drive, Jersey Shore, PA 17740.

SOLD as the property of KATHY A. KOCH and STEVEN M. KOCH.

TAX PARCEL #49-406-101.12.

#### NO. 2-32

##### EXHIBIT A

ALL those certain pieces, parcels, and lots of land situate in what has formerly been known as the Ninth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

NO. 1: BEGINNING at the northwest corner of Washington Street (now Washington Boulevard) and Stone Alley (now Ward Street) one hundred thirty-four (134) feet, more or less, to a post at land now or formerly of Fredrick Habel; thence west in a line parallel with said Washington Street (now Washington Boulevard), fifty (50) feet, more or less, to the western line of land now or formerly of Ferdinand F. Gramlich; thence south in a line parallel with the western line of Stone Alley (now Ward Street), or an extension of the western line of land now or formerly of Ferdinand F. Gramlich, one hundred thirty-four (134) feet to Washington Boulevard; thence easterly along the north side of Washington Boulevard, fifty (50) feet, more or less to the place of beginning. Subject to reservation set forth in deed from Fredrick Habel, et ux., to Frank Bowman, dated March 18, 1908, and recorded in Deed Book 198, page 96.

NO. 2: ON the south by Washington Boulevard (formerly Washington Street); on the west by lot now or formerly of Robert A. Brookhart, on the north by an alley and on the east by lot now or formerly of Fred Habel and known as No. 525 Washington Boulevard, having a frontage on Washington Boulevard of fifty (50) feet and a depth of two hundred forty (240) feet.

NO. 3: Lot No. 68 of Lloyd's Addition to the City of Williamsport, bounded and fronting south on Washington Boulevard (formerly known as Washington Street) and on the east by Lot No. 69; on the north by Brandon Place (formerly known

as Sloan Alley) and on the west by Lot No. 67 of said Plan of said Addition and other lands now or formerly of James L. Lutchter and Nancy A. Lutchter, his wife. Being fifty (50) feet wide and two hundred twenty-five (225) feet, more or less, in length.

NO. 4: BEGINNING at the southwest corner of Sloan Alley (now Brandon Place) and Stone Alley (now Ward Street); thence southward along the west side of Stone Alley (now Ward Street), ninety-one (91) feet, more or less, to a post and land now or formerly of Frank Bowman; thence westward on a line parallel with Washington Street (now Washington Boulevard) through the center or partition of a double closet or outhouse, fifty (50) feet along land now or formerly of Frank Bowman to the western line of land now or formerly of Fredrick Habbel; thence northward on a line parallel with the west side of Stone Alley (now Ward Street), ninety-one (91) feet, more or less, to Sloan Alley (now Brandon Place) and thence eastward along the southern side of Sloan Alley (now Brandon Place), fifty (50) feet, more or less, to Stone Alley (now Ward Street) and the place of beginning. Being a part of Lot No. 70 of Lloyd's Addition to the City of Williamsport.

Said premises being otherwise bounded and described as follows, to-wit: ALL that certain lot of land situate in what has formerly been known as the Ninth Ward of the City of Williamsport, situate on the southwest corner of Ward Street (formerly Stone Alley), and Brandon Place (formerly Sloan Alley), and fronting ninety-one (91) feet, more or less, on Ward Street and in depth along Brandon Place fifty (50) feet, more or less,

BEING THE SAME PREMISES which J & N Auto Parts, Inc., a Pennsylvania corporation, by its Deed dated September 2, 2005 and intended to be forthwith recorded, granted and conveyed unto Tripoli's Triggers, Inc., a Pennsylvania corporation, Mortgagor herein.

BEING THE SAME PREMISES known as 531 Washington Boulevard, Williamsport, Pennsylvania 17701 and now (or formerly) known as Lycoming County Tax Parcel 69-04-100 and 69-04-103. Improvements to the real property include a retail store and two separate storage garages.

#### **NO. 2-33**

##### **SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate in the Township of Moreland, Lycoming County, Pennsylvania, and being known as 1060 Neuhard Road, Hughesville, Pennsylvania 17737.

TAX MAP AND PARCEL NUMBER: 36-355-142A.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$151,268.14.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: David R. Ciraulo.

McCABE, WEISBERG AND CONWAY, P.C.

123 South Broad Street

Suite 1400

Philadelphia, PA 19109

#### **NO. 2-34**

ALL that certain piece, parcel and lot of land situate, lying and being in the Tenth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a post at the north side of Scott Street and on the east corner of Stevens Street; thence north along Stevens Street, one hundred eleven (111) feet to the center of a ten (10) foot alley; thence east along said alley, fifty (50) feet to a post; thence south along lot now or formerly of Peter Caswell and in a line parallel with Stevens Street, one hundred eleven (111) feet to a post at Scott Street; thence west along the north side

of Scott Street, fifty (50) feet to the place of beginning.

The above premises are more particularly bounded and described in accordance with a survey prepared by Daniel F. Vassallo, Registered Surveyor, dated August 6, 1969, as follows:

BEGINNING at an iron pin at the intersection of the northern line of Scott Street and the eastern line of Stevens Street; thence from the said place of beginning and along the eastern line of said Stevens Street, north twenty-three (23) degrees no (00) minutes east, one hundred six and no hundredths (106.00) feet to a point at the intersection of the eastern line of said Stevens Street and the southern line of a ten (10) foot alley; thence along the southern line of said alley, south sixty-seven (67) degrees thirty (30) minutes east, fifty and no hundredths (50.00) feet to a point; thence along the western line of land now or formerly of Carolyn E. Wein, south twenty-three (23) degrees no (00) minutes west, one hundred six and no hundredths (106.00) feet to an iron pin on the northern line of the aforesaid Scott Street; thence along the northern line of said Scott Street, north sixty-seven (67) thirty (30) minutes west, fifty and no hundredths feet to the place of beginning.

BEING the same premises granted and conveyed unto Stephen A. Condo, II by deed of Anthony E. Staccone and Tammy R. Staccone, his wife, dated October 4, 2007 and recorded in Lycoming County Record Book 6155, page 263.

FOR IDENTIFICATION PURPOSES ONLY, being known as Parcel No. 70-6-423 in the Office of the Lycoming County Tax Assessor.

#### **NO. 2-36**

##### **SHORT LEGAL TO ADVERTISE:**

ALL that certain parcel of land in the Township of Hepburn, County of Lycoming, Pennsylvania, being Parcel #2 of

survey made February 23, 1981 by Robert B. Dayton, Jr., P.E., PLS, containing 24,876 square feet and HAVING THEREON ERECTED A DWELLING KNOWN AS 66 THUNDER ROAD COGAN STATION, PA 17728.

PARCEL NO. 15-2-915.

Lycoming County Deed Book 5750 page 263.

TO BE SOLD AS THE PROPERTY OF ADAM C. SHUEY UNDER LYCOMING JUDGMENT NO. CV-2016-1290-MF.

#### **NO. 2-37**

##### **SHORT DESCRIPTION**

By virtue of a Writ of Execution No.: 2016-0848.

Kondaur Capital Corporation as Separate Trustee for Matawin Ventures Trust Series 2015-2 vs. David W. Allison.

Owner(s) of property situate in TOWNSHIP OF PORTER, LYCOMING COUNTY, PA.

BEING 361 N. Main Street, Jersey Shore, PA 17740.

BEING UPI NO.: 49-005-809.

Improvements thereon: RESIDENTIAL DWELLING.

JUDGMENT AMOUNT: \$94,303.09.  
STEPHEN M. HLADIK, ESQUIRE  
HLADIK, ONORATO  
& FEDERMAN, LLP

Attorneys for Plaintiff  
298 Wissahickon Avenue  
North Wales, PA 19454

#### **NO. 2-38**

##### **EXHIBIT "A"**

##### **LEGAL DESCRIPTION**

6805 Route 118 Highway, Lairdsville, PA 17742:

Lycoming County Tax Parcel Number 13-01-517.

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



BEGINNING at a post on the west side of Main Street; thence in a westerly direction along the north line of land formerly of J. F. Houseknecht, Jr., now or formerly of Harry Phillips, eight and nine tenths (8.9) perches to a post; thence in a northerly direction by an alley four (4) perches and two (2) feet to a post; thence in an easterly direction by an alley eight and nine tenths (8.9) perches to a post on the west side of Main Street aforesaid; thence in a southerly direction along the west side of Main Street four (4) perches to the post and place of beginning.

The above premises are conveyed under and subject to any and all restrictions, covenants and easements, if any, appearing in the chain of title.

BEING the same premises conveyed unto Eleanor J. Stine, by deed of David A. Stine and Eleanor J. Stine, husband and wife, dated November 17, 1998, and recorded on December 28, 1998 in Lycoming County Record Book 3192 at page 229.

FOR IDENTIFICATION PURPOSES ONLY THE ABOVE PREMISES ARE KNOWN AS PARCEL #13-01-517 ON THE RECORDS AT THE LYCOMING COUNTY ASSESSMENT OFFICE.

The improvement on the property consists of a two story frame seven room residence.

SEIZED in execution as the property of Eleanor J. Stine on the judgment in mortgage foreclosure entered on October 28, 2016, indexed to #15-2490 in the Court of Common Pleas of Lycoming County.

#### **NO. 2-39**

#### **EXHIBIT "A"**

#### **LEGAL DESCRIPTION**

162 Kari Lane, Montgomery, PA:  
Lycoming County Tax Parcel Number  
07-392-195B.

ALL that certain, piece, parcel, and tract of land situate in the Township of Clinton, County of Lycoming, and

Commonwealth of Pennsylvania, being Lot No.1 of a subdivision of Larry R. and Karen L. Kratzer prepared by Daniel A. Vassallo, P.L.S., dated March 6, 2000, and recorded April 24, 2000, in Lycoming County Record Book 3527, page 213 and Map Book 57, page 66, bounded and described as follows:

BEGINNING at an existing iron pin at the intersection of the eastern line of a fifty (50) foot private right-of-way on land now or formerly of Larry R. and Karen L. Kratzer, and the northwestern corner of land now or formerly of John B. and Sadie M. Fisher, said beginning point being the following seven (07) courses and distances from a point at the intersection of the northeastern right-of-way line of PA State Highway, State Route No. 2005, said point being twenty-five (25) feet from center of said PA State Highway, State Route No. 2005, and the center of a thirty-three (33) foot existing private right-of-way, on lands now or formerly of Dennis M. and Nancy J. Gruver, and land now or formerly of Clinton Township:

1—Along the center of said thirty-three (33) foot existing private right-of-way, also being the common boundary lines of land now or formerly of said Dennis M. and Nancy J. Gruver, and the land now or formerly of said Clinton Township, North twenty-one (21) degrees fourteen (14) minutes East, two hundred three and forty-five hundredths (203.45) feet to a point, in the center of said thirty-three (33) foot private right-of-way on land now or formerly of John B. and Sadie M. Fisher;

2—Along the center of said thirty-three (33) foot private right-of-way on land now or formerly of said John B. and Sadie M. Fisher, North eleven (11) degrees thirty (30) minutes East, twenty-one and eight hundredths (21.08) feet to a point, in the center of said thirty-three (33) foot private right-of-way, on land now or formerly of said John B. and Sadie M. Fisher;



3—Along the center of said thirty-three (33) foot private right-of-way on land now or formerly of said John B. and Sadie M. Fisher, North zero (00) degrees nineteen (19) minutes east, twenty-five and eighty-five hundredths (25.85) feet to a point, in the center of said thirty-three (33) foot private right-of-way, on land now or formerly of said John B. and Sadie M. Fisher;

4—Along the center of said thirty-three (33) foot private right-of-way on land now or formerly of said John B. and Sadie M. Fisher, North eight (08) degrees twenty-six (26) minutes West, forty-four and thirty-two hundredths (44.32) feet to a point, in the center of said thirty-three (33) foot private right-of-way, on the common boundary line of land now or formerly of John B. and Sadie M. Fisher, and land now or formerly of William L. and Hilda L. Hall;

5—Along the center of said thirty-three (33) foot private right-of-way, being the common boundary line of land now or formerly of said John B. and Sadie M. Fisher, and land now or formerly of said William L. and Hilda L. Hall, North ten (10) degrees seven (07) minutes West, one hundred sixty and thirty hundredths (160.30) feet to a point, in the center of said thirty-three (33) foot private right-of-way, at the intersection of the northeastern corner of land now or formerly of said John B. and Sadie M. Fisher, the northwestern corner of land now or formerly of said William L. and Hilda L. Hall, and the southern line of land now or formerly of the aforesaid Larry R. and Karen L. Kratzer, also being the southern end of the aforesaid fifty (50) foot private right-of-way on land now or formerly of said Larry R. and Karen L. Kratzer;

6—Along the common property line of land now or formerly of the said William L. and Hilda L. Hall, and land now or formerly of the said Larry R. and Karen L. Kratzer, also being the southern end of the aforesaid fifty (50) foot private

right-of-way on land now or formerly of said Larry R. and Karen L. Kratzer, North seventy-nine (79) degrees fifty-three (53) minutes East, twenty-four and seventy-six hundredths (24.76) feet to an existing iron pin, at the intersection of the northern line of land now or formerly of said William L. and Hilda L. Hall, the southeastern corner of land now or formerly of said Larry R. and Karen L. Kratzer, also being the southeastern corner of said fifty (50) foot private right-of-way on land now or formerly of said Larry R. and Karen L. Kratzer, and the southwestern corner of the aforesaid John B. and Sadie M. Fisher; and

7—Along the common boundary line of land now or formerly of said Larry R. and Karen L. Kratzer, and the land now or formerly of said John B. and Sadie M. Fisher, also being the eastern line of said fifty (50) foot private right-of-way on land now or formerly of said Larry R. and Karen L. Kratzer, North eight (08) degrees thirteen (13) minutes West, one hundred sixty and sixty hundredths (160.60) feet to the place of beginning.

Thence from the said place of beginning, and along the eastern line of land now or formerly of said Larry R. and Karen L. Kratzer, also being the eastern line of said fifty (50) foot private right-of-way on land now or formerly of said Larry R. and Karen L. Kratzer, North eight (08) degrees thirteen (13) minutes West, two hundred seventy-six and sixteen hundredths (276.16) feet to an iron pin.

Thence along the southern line of land now or formerly of said Larry R. and Karen L. Kratzer, North eighty-eight (88) degrees fifty (50) minutes East, two hundred thirty-nine and sixty-eight hundredths (239.68) feet to an iron pin, at the intersection of the southeastern corner of land now or formerly of said Larry R. and Karen L. Kratzer, and the western line of the aforesaid John B. and Sadie M. Fisher.

Thence along the lines of land now or formerly of said John B. and Sadie M.

Fisher by the two (2) following courses and distances:

1—South twenty-one (21) degrees forty-one (41) minutes East, two hundred fifty and twenty-six hundredths (250.26) feet to a point; and

2—South eighty-one (81) degrees eight (08) minutes West, two hundred ninety-six and seventeen hundredths (296.17) feet to the place of beginning.

CONTAINING 1.584 acres.

TOGETHER WITH a private right-of-way thirty-three (33) feet in width over lands of Dennis M. and Nancy J. Gruver, John B. and Sadie M. Fisher, and William L. and Hilda L. Hall, and a private right-of-way fifty (50) feet in width over lands of Larry R. and Karen L. Kratzer leading from PA State Highway, State Route No. 2005, located in Clinton Township, Lycoming County, Pennsylvania, bounded and described as follows:

BEGINNING at a point at the intersection of the northeastern right-of-way line of PA State Highway, State Route No. 2005, said point being twenty-five (25) feet from center of said PA State Highway, State Route No. 2005, and the center of a thirty-three (33) foot existing private right-of-way, on lands now or formerly of Dennis M. and Nancy J. Gruver, and land now or formerly of Clinton Township, and along the center of a thirty-three (33) foot existing private right-of-way by the five (05) following courses and distances:

1—Along the center of said thirty-three (33) foot existing private right-of-way, also being the common boundary lines of land now or formerly of said Dennis M. and Nancy J. Gruver, and the land now or formerly of said Clinton Township, North twenty-one (21) degrees fourteen (14) minutes East, two hundred three and forty-five hundredths (203.45) feet to a point, in the center of said thirty-three (33) foot private right-of-way on land now or formerly of John B. and Sadie M. Fisher;

2—Along the center of said thirty-three (33) foot private right-of-way on land now or formerly of said John B. and Sadie M. Fisher, North eleven (11) degrees thirty (30) minutes East, twenty-one and eight hundredths (21.08) feet to a point, in center of said thirty-three (33) foot private right-of-way, on land now or formerly of said John B. and Sadie M. Fisher;

3—Along the center of said thirty-three (33) foot private right-of-way on land now or formerly of John B. and Sadie M. Fisher, North zero (00) degrees nineteen (19) minutes East, twenty-five and eighty-five hundredths (25.85) feet to a point, in center of said thirty-three (33) foot private right-of-way, on land now or formerly of said John B. and Sadie M. Fisher;

4—Along the center of said thirty-three (33) foot private right-of-way on land now or formerly of John B. and Sadie M. Fisher, North eight (08) degrees twenty-six (26) minutes West, forty-four and thirty-two hundredths (44.32) feet to a point, in center of said thirty-three (33) foot private right-of-way, on the common boundary line of land now or formerly of said John B. and Sadie M. Fisher, and land now or formerly of William L. and Hilda L. Hall; and

5—Along the center of said thirty-three (33) foot private right-of-way, being the common boundary line of land now or formerly of said John B. and Sadie M. Fisher, and land now or formerly of said William L. and Hilda L. Hall, North ten (10) degrees seven (07) minutes West, one hundred sixty and thirty hundredths (160.30) feet to a point, in center of said thirty-three (33) foot private right-of-way, at the intersection of the northeastern corner of land now or formerly of said John B. and Sadie M. Fisher, the north-western corner of land now or formerly of said William L. and Hilda L. Hall, and the southern line of land now or formerly

of the aforesaid Larry R. and Karen L. Kratzer, also being the southern end of the aforesaid fifty (50) foot private right-of-way on land now or formerly of said Larry R. and Karen L. Kratzer.

Thence along the center of the fifty (50) foot private right-of-way, through land now or formerly of said Larry R. and Karen L. Kratzer, North eight (08) degrees thirteen (13) minutes West, four hundred thirty-seven and fifty-eight hundredths (437.58) feet to northern end of said fifty (50) foot private right-of-way on land now or formerly of said Larry R. and Karen L. Kratzer.

UNDER AND SUBJECT TO drainage easement in favor of Larry R. and Karen L. Kratzer, his wife, for certain underground drainage lines subject to their obligation to maintain said drainage lines as provided in Lycoming County Record Book 3527 at page 214.

UNDER AND SUBJECT TO AND TOGETHER WITH the terms of a Right-of-Way and Maintenance Agreement with Larry R. Kratzer and Karen L. Kratzer, his wife, dated April 19th, 2000, and recorded on April 24th, 2000, in Lycoming County Record Book 3527, page 230.

TOGETHER WITH any and all improvements on the property including, but not limited to a one story double-wide modular home and in ground swimming pool.

BEING the same premises conveyed unto Michael W. Campbell, single, and Tammy S. Snyder, single, by Deed of William C. Wise and Sherri L. Wise, husband and wife, dated May 10th, 2013, and recorded on May 24, 2013, in Lycoming County Record Book 8004 at page 68.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS REAL ESTATE TAX PARCEL NUMBER 07-392-195B IN THE OFFICE OF THE LYCOMING COUNTY TAX ASSESSOR.

SEIZED in execution as the property of Michael W. Campbell and Tammy S. Snyder on the judgment in mortgage foreclosure entered on October 28, 2016, indexed to #16-0327 in the Court of Common Pleas of Lycoming County.

Take notice that a schedule of proposed distribution of the proceeds of the above sale will be on file in the Prothonotary of Lycoming County, Pennsylvania, on FEBRUARY 13, 2017 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

J-13, 20, 27



---

---

## PERIODICAL PUBLICATION

\* Dated Material. Do Not Delay. Please Deliver Before Monday, January 30, 2017