

# LYCOMING REPORTER

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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)

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### Your online connection for:

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

[www.lycolaw.org](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).

- 10/24/2017 – Bar History Committee Meeting:** *Meeting of the Bar History Committee* **Time:** 12:00 PM to 1:00 PM. **Location:** Lycoming Law Association Office
- 10/25/2017 – LLA Committee Chair Lunch:** *Meeting to review accomplishments of the past year and discuss goals and objectives* **Time:** 12:00 PM to 1:00 PM. **Location:** Lycoming Law Association Office
- 10/26/2017 – Investiture of William “Skip” Arbuckle:** *Investiture at Federal Courthouse at 2:00 PM and Reception at Genetti Hotel at 3:00 PM. RSVP by October 18th to Jennifer Ciccotti at (570) 207-5682* **Time:** 2:00 PM to . **Location:** Federal Courthouse
- 10/27/2017 – LLA Foundation Meeting:** *Quarterly meeting of the LLAF* **Time:** 12:00 PM to 1:00 PM. **Location:** Lycoming Law Association Office
- 10/31/2017 – Criminal Law Committee Meeting:** **Time:** 12:00 PM to 1:00 PM. **Location:** Courtroom #1
- 11/6/2017 – 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:** Lycoming Law Association Office
- 11/21/2017 – Family Law Committee Meeting:** **Time:** 12:00 PM to 1:00 PM. **Location:** Courtroom #5
- 12/1/2017 – New Attorney Admission Ceremony and Reception:** *After the new attorneys are admitted to the courts of Lycoming County, all LLA members are invited to a reception at the Old Corner* **Time:** 4:00 PM to 7:00 PM. **Location:** Ceremony in Courtroom #1; Reception at Old Corner

### UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES

- 10/18/2017 – The Bankruptcy Cure:** *Eat and Earn Speaker: Jennifer Heverly, Esquire.* This CLE is designed for non-bankruptcy attorneys who advise clients in a number of areas where bankruptcy might be a remedy. **CLE credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM. **Location:** Lycoming Law Association Office
- 10/19/2017 – 21st Annual Family Law Update:** *PBI Groupcast.* **CLE credits:** 3 Substantive **Time:** 8:45 AM to 12:00 PM. **Location:** Lycoming Law Association Office
- 10/26/2017 – 24th Annual Auto Law Update:** *PBI Groupcast.* **CLE credits:** 3 Substantive / 1 Ethics **Time:** 12:15 PM to 4:30 PM. **Location:** Lycoming Law Association Office
- 11/1/2017 – Nuts and Bolts of Interlock:** *Eat & Earn Speaker: Justin McCord (Smart Start).* **CLE credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM. **Location:** Lycoming Law Association Office
- 11/14/2017 – How to Start and Run a Non-Profit:** *PBI Video Replay.* **CLE credits:** 4 Substantive **Time:** 9:00 AM to 1:00 PM. **Location:** Lycoming Law Association Office
- 11/15/2017 – Annual Civil Update:** *Eat & Earn Speaker: Clifford A. Rieders, Esq.* **CLE credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM. **Location:** Lycoming Law Association Office
- 12/1/2017 – The General Practitioners' Year in Review:** *PBI Groupcast.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 8:30 AM to 3:45 PM. **Location:** Lycoming Law Association Office
- 12/6/2017 – New Public View Law—Lycoming County:** *Two-Hour E&E—Details TBA.* **CLE credits:** 2 Substantive **Time:** 12:00 PM to 2:00 PM. **Location:** Lycoming Law Association Office
- 12/7/2017 – 2017 Criminal Law Update:** *PBI Groupcast.* **CLE credits:** 3 Substantive / 1 Ethics **Time:** 12:00 PM to 4:15 PM. **Location:** Lycoming Law Association Office
- 12/19/2017 – Presidential Power From Nixon to Now:** *PBI Video Replay.* **CLE credits:** 2 Substantive **Time:** 9:00 AM to 11:00 AM. **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. Morehart** (10/09/2017)—Judge Marc F. Lovecchio  
Criminal: Post Conviction Relief Act petition; eligibility for RRR minimum; personal injury crimes and crimes requiring sexual offender registration. (Morehart100917L)
- ▶ **Commonwealth vs. Bailey** (10/09/2017)—Judge Marc F. Lovecchio  
Criminal: Amended petition for post-conviction relief; ineffective assistance of counsel which resulted in the entry of a guilty plea that was involuntary, unintelligent and unknowing; *Alford* plea, where defendant wants to plead guilty while still protesting her innocence; counsel not offering a factual basis for plea. (bailey100917L)
- ▶ **In the Interest of BNK** (10/05/2017)—Judge Joy Reynolds McCoy  
Criminal: Suppression motion; vehicle stop; probable cause to stop the juvenile's vehicle only for traffic violation and not for driving under the influence of drugs or alcohol; no indications of impairment; scope and length of seizure. (InREBNK100517m)
- ▶ **Commonwealth vs. Williams** (10/06/2017)—Judge Nancy L. Butts  
Criminal: Post Conviction Relief Act petition; ineffective counsel; prospective juror's comments during voir dire; failure to argue on appeal that the evidence was insufficient to convict of theft by unlawful taking; reasonable basis for not calling witness; failing to try and suppress various items including a partial confession, where waiver of *Miranda* rights was knowing, intelligent and voluntary; waiver of issue raised earlier on direct appeal was not; recusal issue; sentencing issue. (Williams100617bt)

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.

**T**he Lycoming Law Association Foundation is a tax-exempt not-for-profit, 501(c)(3) corporation. The mission of the Foundation is to cultivate the science of jurisprudence, improve the legal and judicial system and facilitate the administration of justice for residents of Lycoming County.

The Foundation provides funding for worthwhile law-related community projects and activities, in addition to supporting the Williamsport Office of North Penn Legal Services, which has provided civil legal services on a wide range of high priority legal problems to poor people in Lycoming County since 1974.

The Foundation is funded through the support of the members of the Lycoming Law Association. This support comes in various forms: from member dues, income from the *Lycoming Reporter*; donations by individual lawyer members of the Lycoming County Bar; donations by other individuals, lawyer family members, and estates.

The Lycoming Law Association's Community Activities and Outreach Committee is responsible to advise and assist the Foundation in administering funds for community projects of merit. The Committee is actively involved in reviewing grant applications and in making recommendations to the Foundation and the Association's Executive Committee concerning the funding of worthwhile projects and activities.

For additional information regarding the Foundation and its procedures, contact Michele Frey, Executive Director, at (570) 323-8287 or [mfrey@lycolaw.org](mailto:mfrey@lycolaw.org).

**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****Bennett, Mary Annabelle, dec'd.**

Late of Montoursville.

Co-Executors: Sharon M. Wolesslagle and Lester P. Bennett, Jr. c/o Murphy, Butterfield & Holland, P.C., 442 William Steet, Williamsport, PA 17701.

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

**Delaney, Elizabeth M., dec'd.**

Late of Jersey Shore.

Executrix: Mary B. Delaney, 1227 Isabella St., Williamsport, PA 17701. Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 270 West Third Street, Williamsport, PA 17701, (570) 321-0709.

**Gardner, Norma Louise, dec'd.**

Late of 215 King St., Hughesville.

Administrator: Larry Gardner, 215 King St., Hughesville, PA 17737.

Attorneys: Mary C. Kilgus, Esquire, Kilgus Law Offices, LLC, 416 Pine St., Suite 405, Williamsport, PA 17701.

**Helm, Estella J., dec'd.**

Late of the Township of Upper Fairfield.

Executrix: Elaine J. Lambert, 1105 Carey Hill Road, Montoursville, PA 17754.

Attorneys: James G. Malee, Esquire, Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701, (570) 321-6112.

**Schreck, George E., dec'd.**

Late of Jersey Shore.

Co-Executrices: Sharon Mendez, 55 Shaffer Lane, Jersey Shore, PA 17740 and Virginia Seitzer, 377 Antes Fort, Main Street, Jersey Shore, PA 17740. Attorney: Leroy H. Keiler, III, Esquire, 110 Oliver Street, Ste. 2, P.O. Box 263, Jersey Shore, PA 17740, (570) 398-2750.

**Sevinsky, Darlene C., dec'd.**

Late of Cogan Station.

Executrix: Barbara Guthrie, 1746 Memorial Avenue, Williamsport, PA 17701.

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

**Strayer, Jeanne O., dec'd.**

Late of the Township of Wolf.

2015 Irrevocable Trust for Family of Jeanne O. Strayer, dated February 4, 2015.

Settlor: Jeanne O. Strayer.

Individual Trustees: Christie O. Forseman, 54 Brookfield Drive, Hughesville, PA 17737, Karyn S. Yagel, 490 Percy Street, South Williamsport, PA 17702 and Lynne O. Snyder, 634 Heilman Road, Montoursville, PA 17754.

Corporate Trustee: Citizens and Northern Bank Trust and Financial Management Group, 90-92 South Main Street, Wellsboro, PA 16901.

Attorneys: James G. Malee, Esquire, Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701, (570) 321-6112.

**Strayer, Jeanne O.,** dec'd.

Late of the Township of Wolf.  
 Executor: Citizens & Northern Bank Trust and Financial Management Group, 90-92 Main Street, Wellsboro, PA 16901.  
 Attorneys: James G. Malee, Esquire, Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701, (570) 321-6112.

**Welshans, Stanley J.,** dec'd.

Late of Jersey Shore.  
 Executrix: Edna R. Welshans, 1920 Middle Road, Jersey Shore, PA 17740.  
 Attorney: Leroy H. Keiler, III, Esquire, 110 Oliver Street, Ste. 2, P.O. Box 263, Jersey Shore, PA 17740, (570) 398-2750.

**SECOND PUBLICATION**

**Kovach, Caroline B.,** dec'd.

Late of Clinton Township.  
 Executrix: Alexis M. DiSantis, 7108 State Route 405, Montgomery, PA 17752.  
 Attorneys: John A. Smay, Esquire, Williams and Smay, 39 S. Main St., P.O. Box 35, Muncy, PA 17756.

**Waltz, Anita M.,** dec'd.

Late of Loyalsock Township.  
 Personal Representative: Kristine L. Waltz, Dinges, Dinges & Waltz, LLC, 1307 Sheridan Street, Williamsport, PA 17701.

**Zimmerman, Dolores J.,** dec'd.

Late of Hughesville.  
 The Zimmerman Family Irrevocable Trust, dated March 31, 2005.  
 Settlor: Dolores J. Zimmerman.  
 Trustee: Muncy Bank & Trust.

Attorneys: Brittany O. L. Smith, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

**Zimmerman, Dolores J.,** dec'd.

Late of Hughesville.  
 The William H. and Dolores J. Zimmerman Real Estate Protector Trust, dated November 3, 2011.  
 Settlor: Dolores J. Zimmerman.  
 Executor/Trustee: Kent A. Bennett.  
 Attorneys: Brittany O. L. Smith, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

**THIRD PUBLICATION**

**Knepley, Margaret R.,** dec'd.

Late of the Township of Old Lycoming.  
 Executor: Woodlands Bank, 2450 E. Third Street, Williamsport, PA 17701.  
 Attorney: Joseph L. Rider, Esquire, 1700 Four Mile Drive, Williamsport, PA 17701.

**Swendrowski, Eric,** dec'd.

Late of Morris.  
 Executrix: Karon J. Swendrowski c/o Denise L. Dieter, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740.  
 Attorney: Denise L. Dieter, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740.

**Thompson, Mildred I.,** dec'd.

Late of the City of Williamsport.  
 Co-Executors: Cathy Rush and Newell I. Thompson, III c/o Fred A. Holland, Esquire, Murphy, Butterfield & Holland, P.C., 442 William Street, Williamsport, PA 17701.  
 Attorneys: Fred A. Holland, Esquire, Murphy, Butterfield & Holland, P.C., 442 William Street, Williamsport, PA 17701.



**Winner, Martha H., dec'd.**

Late of Loysock Township.  
 Executor: John A. Winner c/o  
 George F. Douglas, III, Esquire, Salz-  
 mann Hughes PC, 354 Alexander  
 Spring Road, Suite 1, Carlisle, PA  
 17015.

Attorneys: Salzman Hughes, P.C.

v.

FRANK LEWIS,  
 also known as  
 JULIUS F. LEWIS,  
 his heirs and assignees,  
 Defendants

**NOTICE**


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**REGISTER OF WILLS  
 CONFIRMATION OF  
 ACCOUNTS**


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NOTICE IS HEREBY GIVEN to all parties interested that the following Accounts together with all Statement of Proposed Distribution accompanying the same have been filed in the Office of the Register of Wills and Clerk of Orphans' Court are presented to the Orphans' Court of Lycoming County for Confirmation Absolute November 7, 2017 unless exceptions are filed before 5:00 P.M. on that date.

1. Lowensten Family Living Trust—  
 Carol L. Robol and Marjorie E. Jonas,  
 Petitioners.

2. Watts, Rodney L.—Wendy L.  
 Watts, Administratrix.  
 Kathy Rinehart  
 Register of Wills

O-6, 13, 20, 27

**SERVICE BY PUBLICATION**

In the Court of Common Pleas of  
 Lycoming County

**CIVIL ACTION QUIET TITLE**

NO.: 17-1337

MARSHA L. REYNOLDS, JOSEPH  
 W. REYNOLDS, ELMER R. LEWIS,  
 WESLEY A. LEWIS and  
 JULIE M. LEWIS,

Plaintiffs

TO: FRANK LEWIS, also known as JU-  
 LIUS F. LEWIS and all his heirs and as-  
 signs and anyone claiming by, through  
 or under him

You are notified that the Plaintiffs  
 have commenced an action to quiet  
 title against you which you are required  
 to defend.

You are required to plead to the  
 complaint within twenty (20) days after  
 the appearance of this notice.

If you fail to answer the complaint  
 within said twenty days, a preliminary  
 judgment may be entered against you,  
 and final judgment may be entered  
 against you thirty (30) days thereafter.

This action concerns the lands  
 herein described as follows:

LYCOMING COUNTY TAX PAR-  
 CEL #48-253-1.196:

396 Lower Barbour's Road, Williams-  
 port, PA 17701.

ALL that certain piece message  
 or tenement and land situate in the  
 Plunketts Creek Township, Lycoming  
 County and the Commonwealth of  
 Pennsylvania, said parcel shown on a  
 plat of survey by Hilling Land Survey-  
 ing, said plat dated July 05, 2010, based  
 on a magnetic bearings bounded and  
 described as follows:

BEGINNING at an 18" White Pine,  
 said pine being common to the west line  
 of Christopher Schaffer and the lands  
 now or formerly of John E. Blair and  
 Carolyn B. Calkins and at the south-  
 east corner of the lot of land herein  
 described;

thence North 49 degrees 51 minutes West along the lands now or formerly of Christopher Schaffer a distance of 453.93 feet to the low water line of the Loyalsock Creek (this course passes through a steel pin/capped 45.12 feet southeast of the low water mark and near the south right of way line of Lower Barbours Road);

thence North twenty 28 degrees 09 minutes East generally along the low water mark of the Loyalsock Creek a distance of 243.05 feet;

thence South 43 degrees 13 minutes East along the lands now or formerly of David L. Aumen and Maria L. Aumen a distance of 302.46 feet to a set No. 6 steel pin/capped;

thence along the lands now or formerly of Wesley A. Lewis and Julie M. Lewis the following two courses and distances:

1. South 42 degrees 21 minutes West a distance of 102.79 feet to a set No. 6 steel pin/capped;

2. South 43 degrees 13 minutes East a distance of 223.54 feet to a set No. 6 steel pin/capped;

thence South 50 degrees 53 minutes West by the lands now or formerly of John E. Blair and Carolyn B. Calkins a distance of 75.65 feet to the point of beginning.

Containing 1.800 acres.

LYCOMING COUNTY TAX PARCEL 48-253.1-163.

416 Lower Barbours Road, Williamsport, PA 17701.

ALL that certain piece messuage or tenement and land situate in the Plunketts Creek Township, Lycoming County and the Commonwealth of Pennsylvania, said parcel shown on a plat of survey by Hilling Land Surveying, said plat dated July 05, 2010, and a Survey Report, made a part of this description based on magnetic bearings bounded and described as follows:

BEGINNING at a point on the east line of the lands now or formerly of David L. Aumen and Maria L. Aumen, 1.55 feet southwest of a found iron pipe;

thence South 50 degrees 53 minutes West by the lands now or formerly of John E. Blair and Carolyn B. Calkins a distance of 102.74 feet a set No. 6 steel pin/capped;

thence along the lands now formerly of the Estate of Alfred Lewis the following two (2) courses and distances:

1. North 43 degrees 13 minutes West a distance of 223.54 feet to a set No. 6 steel pin/capped;

2. North 42 degrees 21 minutes East a distance of 102.79 feet to a set No. 6 steel pin/capped;

thence South 43 degrees 13 minutes East a distance of 238.83 feet to the point of beginning.

Containing 0.544 acres.

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 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.**

Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
P.O. Box 186  
Harrisburg, PA 17108  
(800) 692-7375  
- or -  
North Penn Legal Services  
25 West Third Street  
Suite 400  
Williamsport, PA 17701  
(570) 323-8741

J. HOWARD LANGDON, ESQUIRE  
I.D. No. 21096  
Attorney for Plaintiffs  
3 South Main Street  
Muncy, PA 17756  
(570) 546-3104  
FAX (570) 546-9300

O-13

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

**NO. 17-0694**

LEGAL TO ADVERTISE: SHORT FIRST:

ALL that certain piece of land in the Fourth Ward, Borough of Jersey Shore, County of Lycoming, Pennsylvania, designated as Lot No. 14 Block "C", "Grand View Terrace" plan of lots, Lycoming County Deed Book 186, page 43. BEING a vacant lot of land located adjacent to: 109 ELM STREET JERSEY SHORE, PA 17740.

TAX PARCEL: 22-2-101 Lycoming Deed Book 6398, page 1.

SECOND: ALSO, ALL that certain piece of land in the Fourth Ward, Borough of Jersey Shore, County of Lycoming, Pennsylvania, designated as Lot No. 15 Block "C", "Grand View Terrace" plan of lots, Lycoming County Deed Book 186, page 43. HAVING THEREON ERECTED A DWELLING KNOWN AS: 109 ELM STREET JERSEY SHORE, PA 17740.

TAX PARCEL: 22-2-102 Lycoming Deed Book 6398, page 1.

BOTH PARCELS TO BE SOLD AS THE PROPERTY OF STEVEN A. ANDRUS AND THERESA M. ANDRUS ON LYCOMING COUNTY JUDGMENT NO. 17-0694.

**NO. 2017-000752**

ALL THAT CERTAIN lot of land situate in the Second Ward of the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, known as 205 Calvert Street, bounded and described as follows:

BEGINNING at a point in the western line of Calvert Street, said point being fifty-two (52) feet north of the point of intersection of the western line of Calvert Street with the northern line of Seminary Street, thence north along the western line of Calvert Street twenty-six and five-tenths (26.5) feet, more or less, to a post, thence west along the southern line of land now or formerly of Guy C. Hunter et ux., a distance of one hundred twenty-six (126) feet, more or less, to an alley; thence south along the line of said alley, a distance of twenty-six and five-tenths (26.5) feet, more or less, to land now or formerly of Sylvan L. Sones, et ux., thence east, along the northern line of said Sones land, a distance of one hundred twenty-six (126) feet, more or less, to the place of beginning.

Parcel No. 20-002-408.

BEING KNOWN AS 205 Calvert St., Jersey Shore, PA 17740.

BEING the same premises which Dana L. Poust and Anna F. Poust, by Deed dated November 14, 1996 and recorded November 18, 1996 in Lycoming County in Book 2710, page 153, granted and conveyed unto Lucinda R. Bergstrom, in fee.

**NO. 17-0535**

SHORT DESCRIPTION

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 2848 Cochran Avenue, Duboistown, PA 17702.

SOLD as the property of KATHRYN M. BINDER and WILLIAM H. McKISSICK aka WILLIAM H. McKISSICK, III.

TAX PARCEL #10-001.0-0654.00-000.

**NO. 15-02365**

By virtue of Writ of Execution issued by Plaintiff:

Branch Banking and Trust Company, Successor in Interest to Susquehanna Bank.

To case Number: 15-02365.

Title to said premises is vest in Black Bear Holdings, LLC.

Property being known as:

- 877 Upper Powy's Road, Cogan Station, Lewis Township, PA, 17728, Parcel No. 24-003-290;

- McIntyre Way, Lewis Township, PA, Parcel No. 24-268-148;

- 91 Yoder Road, Cogan Station, Lewis Township, PA 17728, Parcel No. 24-268-150; and,

- 852 Upper Powy's Road, Cogan Station, Lewis Township, PA 17728, Parcel No. 24-268-151.

Seized and taken in execution as the property of: Black Bear Holdings, LLC.

PARCEL NO.: 24-003-290 KNOWN AS 877 UPPER POWY'S ROAD:

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Lewis, County of Lycoming and Commonwealth of Pennsylvania, in accordance with a survey of Bailey and Ryan, Inc., Engineers and Surveyors, bounded and described as follows:

BEGINNING at a point in the center of Daugherty Run and in the western right of way of Township Road #506, said point being north eighty-nine (89) degrees forty-two (42) minutes four (04) seconds west sixteen and eighty-five hundredths (16.85) feet from a P.K. nail set in the center of Township Road #506 and at the center of a bridge crossing Daugherty Run; thence from said place of beginning the following courses and distances: First—south eleven (11) degrees fifty-seven (57) minutes seventeen (17) seconds west ninety-eight and five hundredths (98.05) feet to and along the western right of way line of Township Road #506 to a point; Second—south twelve (12) degrees two (02) minutes two (02) seconds west four hundred eighty-one and ninety-eight hundredths (481.98) feet to and along the western right of way line of Township Road #506 to a point; Third—north sixty-five (65) degrees forty-nine (49) minutes five (05) seconds west two hundred nine

and ninety-nine hundredths (209.99) feet along other land of which this is a part and passing through an iron pin to an iron pin; Fourth—north forty-one (41) degrees ten (10) minutes nine (09) seconds west two hundred forty-seven and ninety-four hundredths (247.94) feet along other land of which this is a part to an iron pin in the eastern right of way line of U.S. Traffic Route #15; Fifth—north thirty-one (31) degrees thirty-nine (39) minutes twenty-two (22) seconds east three hundred sixty-three and seventy hundredths (363.70) feet to and along the eastern right of way line of U.S. Traffic Route #15 to a point in the center of Daugherty Run; Sixth—south fifty-five (55) degrees forty-four (44) minutes four (04) seconds east ninety-nine and twenty-eight hundredths (99.28) feet along the center of Daugherty Run and lands now or formerly of Kathryn and Emma Miller to a point; Seventh—south sixty-six (66) degrees ten (10) minutes fifty-nine (59) seconds east thirty-nine and eighty-two hundredths (39.82) feet along the center of Daugherty Run and lands now or formerly of Kathryn and Emma Miller to a point; Eighth—south eighty-seven (87) degrees fifty-eight (58) minutes nineteen (19) seconds east sixty-three and ninety-five hundredths (63.95) feet along the center of Daugherty run and lands now or formerly of Kathryn and Emma Miller to a point; Ninth—north forty-four (44) degrees thirty-three (33) minutes zero (00) seconds east eighty-three and fifty-three hundredths (83.53) feet along the center of Daugherty Run and lands now or formerly of Kathryn and Emma Miller to a point; Tenth—south eighty-nine (89) degrees forty-two (42) minutes four (04) seconds east forty-three and seventy hundredths (43.70) feet along the center of Daugherty Run and lands now or formerly of Kathryn and Emma Miller to the place of BEGINNING. Containing 3.744 acres of land.

PARCEL NO.: 24-268-148 KNOWN AS McINTYRE WAY:

ALL THAT CERTAIN parcel of land situate in the Township of Lewis, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin which is the lower corner of the property now or formerly of Dr. P.T. McGee; thence South 61 degrees 30 minutes East 122 feet along the said property of Dr. P.T. McGee to another iron pin which is the other lower corner of the said McGee property; thence South 13 degrees 20 minutes west 155 feet along the bank of a branch of Lycoming Creek, called the Pond, to an iron pin; thence North 64 degrees West 210 feet along the property of Nora L. McEntire to another iron pin; thence North 45 degrees East 166 feet along the property of Nora L. McEntire to the place of BEGINNING.

PARCEL NO.: 24-268-150 KNOWN AS 91 YODER ROAD:

ALL THAT CERTAIN piece, parcel and tract of land located and situate in the Township of Lewis, Lycoming County, Pennsylvania, more particularly bounded and described as follows, to wit: BEGINNING at an iron stake on the East right of way line of the Pennsylvania Railroad Co., Elmira Division, and the South line of a twenty (20) foot private drive leading from the U.S. Route No. 15 to other lands now or formerly of Nora L. McIntire, said stake also being in a southerly direction along said Railroad two hundred thirty-five (235) feet from the ten (10) mile post; thence along said private drive South seventy-two (72) degrees fifty-five (55) minutes East one hundred fifty-eight and eight tenths (158.8) feet to an iron pipe (original); thence along the center of Spring Run the four (4) following courses and distances: First: South thirteen (13) degrees fifty-five (55) minutes East, thirty-eight (38) feet; Second: South eighty-four (84) degrees fifty-five (55) minutes East, one hundred three (103) feet; Third: South

five (5) degrees thirty (30) minutes East forty and five tenths (40.5); Fourth: South fifty-three degrees (53) thirty (30) minutes West, one hundred seventy-three (173) feet; thence along other land now or formerly of Nora L. McIntire North six (6) degrees forty-five (45) minutes West twenty-one (21) feet to a stake; thence South seventy-eight (78) degrees zero (00) minutes West two hundred forty-nine (249) feet to a stake; thence North fifty-eight (58) degrees thirty (30) minutes West thirty-nine (39) feet to an iron stake in the East line of the aforesaid Railroad right of way; thence along same (right of way) line North thirty-one (31) degrees thirty (30) minutes East two hundred eighty-nine (289) feet to an iron stake in the South line of the aforesaid twenty (20) foot private drive, to the place of BEGINNING.

PARCEL NO.: 24-268-151 KNOWN AS 852 UPPER POWY'S ROAD:

ALL THOSE pieces, parcels and lots of land situate in the Township of Lewis, County of Lycoming and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

Parcel No. 1—BEGINNING at a set steel pin on the edge of the right of way T-506, said point being three hundred twenty-six (326.0) feet from the Southern edge of the Daugherty Run Bridge; thence along said T-506, South twenty-degrees West (South 20 degrees West) a distance of one hundred forty-four and fifty-hundredths (144.50) feet to a steel pin; thence South twenty degrees East (South 20 degrees East) a distance of two hundred twenty-nine (229.0) feet to a steel pin; thence North ten degrees East (North 10 degrees East) a distance of one hundred forty-four and fifty hundredths (144.50) feet to a steel pin; thence North twenty degrees West (North 20 degrees West) a distance of two hundred twenty-nine (229.00) feet to at steel pin, the place of BEGINNING.

Parcel No. 2—BEGINNING at a steel pin in the centerline of T-506, said pin being four hundred eighty-five and thirty hundredths (485.30) feet from the Northern edge of Daugherty Run Bridge; thence South seventy-five degrees thirty minutes East (South 75 degrees 30 minutes East) a distance of twenty-five and six hundredths (25.06) feet to a steel pin located on the Eastern side of the right of way of T-506; thence along line of Parcel No. 1 herein, South seventy-five degrees thirty minutes East (South 75 degrees 30 minutes East) a distance of two hundred twenty-nine (229.0) feet to a steel pin; thence South ten degrees thirty minutes West (South 10 degrees 30 minutes West) a distance of twenty-five (25.0) feet to a steel pin; thence South eighty-nine degrees five minutes West (South 89 degrees 05 minutes West) a distance of one hundred thirty-one and thirty hundredths (131.30) feet to a steel pin; thence North seventy-five degrees thirty minutes West (North 75 degrees 30 minutes West) a distance of one hundred (100.0) feet to a steel pin, located on the Eastern edge of the right of way of T-506; thence along T-506, North ten degrees thirty minutes East (North 10 degrees 30 minutes East) a distance of sixty (60) feet to a steel pin, the point and place of BEGINNING.

Parcel No. 3—BEGINNING at a stake along the sawmill property now or formerly of William Caprio, said stake being one hundred seventy (170) feet from the center of S.R. No. 14 and 15, along the property now or formerly of Nora L. McEntire; thence North twenty degrees East (North 20 degrees East) a distance of one hundred forty-eight (148) feet to a stake; thence North eleven degrees West (North 11 degrees West) a distance of two hundred eighty-seven (287) feet to a stake on Daugherty's Run and one hundred sixty (160) feet from the bridge across Dougherty's Run; thence down said Run one hundred eighty-six (186) feet to the right of way of the PA Railroad; thence along said right of way,

five hundred twelve (512) feet to a stake; thence North seventy-eight degrees West (North 78 degrees West) a distance of one hundred thirty-three (133) feet to the place of BEGINNING.

Parcel No. 4—BEGINNING at a point one hundred fifty-one (151) feet South of the center of a culvert on the State Highway, now T-506, said culvert being about six hundred (600) feet South of the concrete bridge over Dougherty's Run; thence East to the PA Railroad right of way two hundred forty-five (245) feet, more or less; thence down said right of way, six hundred sixty-eight (668) feet to a stake; thence Westerly to the right of way of T-506, sixty-five (65) feet, more or less, thence along said T-506, five hundred sixty-eight (568) feet to the place of BEGINNING.

The above four (4) parcels have been joined, surveyed and described as follows: ALL that messuage or tenement of land situate on the East side of T-506, in Lewis Township, County of Lycoming and Commonwealth of Pennsylvania, as shown upon a plan of survey by Hilling Land Surveying, File No. 837-93, made a part of this description, said plan dated December 15, 1994, based on a magnetic bearing bounded and described as follows:

BEGINNING at a point on the East right of way line of T-506, at the Southwest corner of the lands now or formerly of Ronald D. Freezer, et ux., and approximately three hundred thirty-five (335) feet South of the crossing of Daugherty's Run; thence along lands now or formerly of Ronald D. Freezer, et ux., the following three (3) courses and distances: (1) South seventy-five degrees thirty minutes East (South 75 degrees 30 minutes East) a distance of one hundred fifty-one and seven hundredths (151.07) feet to a set No. 6 iron pin and cap (this course passing through a found iron pipe five and seven hundredths (5.07) feet East of the point of beginning; (2) North twenty-six degrees fifteen minutes thirty seconds East (North 26 degrees 15 minutes 30 seconds East)

a distance of one hundred sixty-four (164.00) feet to a set No. 6 iron pin; (3) North four degrees one minute West (North 04 degrees 01 minutes West) a distance of two hundred thirty-two and nineteen hundredths (232.19) feet to a point in Daugherty's Run; thence generally along the center of the Run, North seventy-six degrees three minutes East (North 76 degrees 03 minutes East) a distance of one hundred eighty-four and forty-five hundredths (184.45) feet; thence along the western line of the old railroad bed, the following six (6) courses and distances: (1) on a curve to the right, having a radius of three thousand seven hundred and twenty-three and twenty-five hundredths (3,723.25) feet, an arc length of two hundred seventy-six and twenty-seven hundredths (276.27) feet, a chord bearing south eight degrees twenty-nine minutes West (South 08 degrees 29 minutes West) a chord length of two hundred seventy-six and twenty-one (276.21) feet to a point at the beginning of another curve to the right; (2) on a curve to the right, having a radius of three thousand three hundred thirty-seven and fourteen hundredths (3,337.14) feet, an arc length of two hundred twenty-one and ninety-nine hundredths (221.99) feet, a chord bearing of South twenty degrees twenty minutes West (South 20 degrees 20 minutes West) a chord length of two hundred twenty-one and ninety-five hundredths (221.95) feet to a point at the beginning of another curve to the right; (3) on a curve to the right, having a radius of two thousand one hundred sixty-two and sixteen hundredths (2,162.16) feet, an arc length of two hundred ninety-seven and twelve hundredths (297.12) feet, a chord bearing of South twenty-one degrees fifty-five minutes West (South 21 degrees 55 minutes West) a chord length of two hundred ninety-six and eighty-eight hundredths (296.88) feet to a point at the beginning of another curve to the right; (4) on a curve to the right, having a radius of two thousand five hundred twenty-two

and thirty-one hundredths (2,522.31) feet, an arc length of one hundred seventy-two and eighty hundredths (172.80) feet, a chord bearing of South twenty-five degrees forty-two minutes West (South 25 degrees 42 minutes West) a chord length of one hundred seventy-two and seventy-six hundredths (172.76) feet; (5) South twenty-six degrees thirteen minutes West (South 26 degrees 13 minutes West) a distance of eighty-one and eighty-four hundredths (81.84) feet; (6) South thirty degrees thirty-eight minutes thirty seconds West (South 30 degrees 38 minutes 30 seconds West) a distance of three hundred seventy-nine and seventy-three hundredths (379.73) feet; thence South seventy-four degrees thirty minutes West (South 74 degrees 30 minutes West) a distance of sixty-five (65) feet to the East right of way line of T-506 (this course passes through a found iron pipe two and ninety-two hundredths (2.92) feet Northeast of the end of the course); thence along the East right of way line of T-506, the following three (3) courses and distances: (1) on a curve to the left, having a radius of one thousand four hundred fifty-two and thirty-nine hundredths (1,425.39) feet, an arc length of twenty-seven and forty-four hundredths (27.44) feet, a chord bearing North eighteen degrees eleven minutes East (North 18 degrees 11 minutes East) a chord length of twenty-seven and forty-four hundredths (27.44) feet; (2) North seventeen degrees forty-six minutes East (North 17 degrees 46 minutes East) a distance of two hundred two and sixty-five hundredths (202.65) feet to a point at the beginning of a curve to the left (3) on a curve to the left, having a radius of one thousand six hundred fifty-seven and two hundredths (1,657.02) feet, an arc length of two hundred forty-eight and seventy-eight hundredths (248.78) feet, a chord bearing North thirteen degrees twenty-eight minutes East (North 13 degrees 28 minutes East) a chord length of two hundred forty-eight and fifty-four



hundredths (248.54) feet; (4) North ten degrees two minutes East (North 10 degrees 02 minutes East) a distance of four hundred ninety-one and fifty-one hundredths (491.51) feet to the point of BEGINNING.

**NO. 2017-0898**

By virtue of a Writ of Execution No. 2017-0898.

Presbyterian Senior Living d/b/a Sycamore Manor Health.

Of property situate in Loyalsock Township, Lycoming County, Pennsylvania, being known as 2425 Waldman Drive, Williamsport, PA 17701.

Parcel No. # 26-7-901.

Improvements thereon: Dwelling known as 2425 Waldman Drive, Williamsport, PA 17701.

Judgment Amount: \$48,059.50.

**NO. 17-0582**

**SHORT DESCRIPTION**

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 102 Wagner Road, Jersey Shore, PA 17740.

SOLD as the property of ERIC R. BOMBOY and JOANN JODUN.

TAX PARCEL #25-004.0-0117.00-000.

**NO. 14-02000**

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

All that certain piece, parcel and lot of land situate in the Sixteenth Ward of the City of Williamsport in the County of Lycoming and Commonwealth of Pennsylvania, known as Lot No. 25 on the plot or plan of Tepel's Addition to the City of Williamsport, which plot or plan is recorded in Lycoming County Deed Book Vol. 241, Page 800, and bounded and described as follows, to-wit:

Beginning at a point on the North side of Sheridan Street, One hundred twenty-nine and five tenths (129.5) feet West from the Northwest corner of George

and Sheridan Street; thence Westerly along the North line of said Sheridan Street, forty (40) feet to Lot No. 24 in said Tepel's Addition; thence Northerly along the East line of said Lot No. 24, one hundred fifteen (115) feet, more or less, to a ten (10) foot alley; thence Easterly along the Southern line of said ten (10) foot alley forty (40) feet to Lot No. 26; in said Tepel's Addition; thence Southerly along the West line of said Lot No. 26 one hundred fifteen (115) feet, more or less, to Sheridan Street, the point and place of beginning.

Tax Parcel Number: 76-011.0-0303.00-000.

Being known as 443 Sheridan Street, Williamsport, Pennsylvania, 17701.

Being the same property conveyed to Estel Q. King and Joanne A. King, his wife who acquired title by virtue of a deed from Brian K. Armes and Joanne A. Confer, now by marriage, Joanne A. King, married, dated October 16, 2003, recorded October 21, 2003, at Instrument Number 200300022831, and recorded in Book 4768, Page 113, Lycoming County, Pennsylvania records.

Estel Q. King died on October 19, 2013, his ownership automatically vested in the surviving tenant by the entirety, Joanne A. King.

Joanne A. King died on September 5, 2015, her interest in the Property vested to Laura Ciuccio, as Believed Heir and/or Administrator to the Estate of JoAnne A. King; Brian Armes, as Believed Heir and/or Administrator to the Estate of JoAnne A. King; Unknown Heirs, and/or Administrators to the Estate of JoAnne A. King by operation of law.

**NO. 17-0732**

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

DOCKET NUMBER: 17-0732

1328 West Southern Avenue South Williamsport, PA 17702, Lycoming County.

Tax Parcel Number: 53-001-801.

ALL that certain piece, parcel and lot of land situate in the Third Ward of the Borough of South Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounde and described as follows, to-wit:

BEGINNING at a post fifty-eight feet two inches from the northwest corner of the intersection of Southern Avenue and Shemp's Lane; thence in a westerly direction along the Southern Avenue, fifty-eight feet ten inches to a post in the line of land now or formerly of A. R. Jackson; thence in a northerly direction along line of land now or formerly of said A. R. Jackson, a distance of one hundred forty-three feet, more or less, to the right-of-way of the Linden Branch of the P & E Railroad Company; thence in an easterly direction along said right-of-way to said Railroad Company, fifty-eight feet ten inches to a post in line of land now or formerly of Louisa Plankenhorn, et. al; thence in a southerly direction in a line parallel with Shemp's Lane along land now or formerly of said Louisa Plankenhorn, et. al. one hundred forty-three feet, more or less, to the post on Southern Avenue, the place of beginning.

BEING the same premises conveyed unto Alicia M. Deitrick, by deed of Fannie Mae AKA Federal National Mortgage Association, dated December 26, 2014, and recorded on December 8, 2014, in Lycoming County Record Book 8496 at page 58. AND BEING the same premises conveyed unto Alicia M. Deitrick by corrective deed of Fannie Mae, a/k/a Federal National Mortgage Association by its Attorney-in-Fact, Udren Law Offices, P.C. dated October 22, 2015, and recorded on December 14, 2016 in Lycoming County Record Book 8808 at page 298.

TOGETHER WITH any and all improvements on the property including, but not limited to a two store frame dwelling with car port.

FOR IDENTIFICATION PURPOSES ONLY BEING KNOWN AS PARCEL NUMBER 53-01-801 IN THE OFFICE

OF THE LYCOMING COUNTY TAX ASSESSOR AND HAVING A PHYSICAL ADDRESS OF 1328 WEST SOUTHERN AVENUE, SOUTH WILLIAMSPORT PENNSYLVANIA.

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

SEIZED in execution as the property of Alicia M. Deitrick on the judgment in mortgage foreclosure entered on August 1, 2017, indexed to #17-0732 in the Court of Common Pleas of Lycoming County.

#### **NO. CV-2016-1639**

##### **LEGAL DESCRIPTION**

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Porter, County of Lycoming and Commonwealth of Pennsylvania, bounded and describe as follows, to-wit:

BEGINNING at a point in the Northeast corner (erroneously set forth as Southwest corner in prior deeds in the chain of title) of Hazel Alley and Wiley Street; thence along said Wiley Street North thirteen (13) degrees forty-five (45) minutes West fifty-two (52) feet to a point; thence North seventy-six (76) degrees fifteen (15) minutes East one hundred eighty-five (185) feet to an eighteen (18) foot alley (unopened); thence along said alley South thirteen (13) degrees forty-five (45) minutes East fifty-two (52) feet to the Northwest corner of said alley and Hazel Alley; thence along said Hazel Alley South seventy-six (76) degrees fifteen (15) minutes West one hundred eighty-five (185) feet to the place of beginning.

BEING the same premises which Margaret E. Burkhart, widow, by deed dated January 19, 1989, and recorded January 20, 1989 in the Recorder of Deeds Office in and for Lycoming County, Pennsylvania, in Deed Book 1370, Page 26, Instrument Number 000697, granted and conveyed

unto Stephen W. Embick and Josephine A. Embick, his wife; and the said Josephine A. Embick departed this life, thereby vesting sole title into Stephen W. Embick.

BEING UPI NO.: 49-4-507.

**NO. 15-01827**

SHORT DESCRIPTION

DOCKET NO: 15-01827.

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

TAX PARCEL NO: 43-8-207.

PROPERTY ADDRESS: 2054 Mahaffey Ln., Williamsport, PA 17701.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title of interest from or under Frank P. Burchanoski and Ashley K. Burchanoski known heir of Frank P. Burchanoski.

ATTORNEY'S NAME: Roger Fay, Esquire

**NO. 16-0607**

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 16-0607.

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc. v. Matthew Sims, In His Capacity As Heir Of Weldon T. Price, Deceased, Robert Sims, In His Capacity As Heir Of Weldon T. Price, Deceased, Russell Sims, In His Capacity As Heir Of Weldon T. Price, Deceased, Christina Sims, In Her Capacity As Heir Of Weldon T. Price, Deceased, John Sims, In His Capacity As Heir Of Weldon T. Price, Deceased, James Sims, In His Capacity As Heir Of Weldon T. Price, Deceased, Unknown Heirs, Successors, Assigns, And All Persons, Firms, Or Associations Claiming Right, Title Or Interest From Or Under Weldon T. Price, Deceased, John Sims, In His Capacity As

Heir Of Edward Sims, Deceased Heir Of Weldon T. Price, Deceased, Brenda Sims, In Her Capacity As Heir Of Edward Sims, Deceased, Heir Of Weldon T. Price, Deceased, Unknown Heirs, Successors, Assigns, And All Persons, Firms, Or Associations Claiming Right, Title Or Interest From Or Under Edward Sims, Deceased, Heir Of Weldon T. Price, Deceased, Unknown Heirs, Successors, Assigns, And All Persons, Firms, Or Associations Claiming Right, Title Or Interest From Or Under Sarah Muller, Deceased Heir Of Weldon T. Price, Deceased, Arthur W. Sims, In His Capacity As Heir Of Arthur Sims, Deceased, Heir Of Weldon T. Price, Deceased, Jason Suda, In His Capacity As Heir Of Arthur Sims, Deceased Heir Of Weldon T. Price, Deceased, Unknown Heirs, Successors, Assigns, And All Persons, Firms, Or Associations Claiming Right, Title Or Interest From Or Under Arthur Sims, Deceased, Heir Of Weldon T. Price, Deceased, owner(s) of property situate in the WILLIAMSPORT CITY, 13TH, LYCOMING County, Pennsylvania, being 827 WALTZ PLACE a/k/a 612 REAR FIRST AVENUE WILLIAMSPORT, PA 17701-4803.

Parcel No. 73-006-228.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$10,308.04.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 16-001565**

ALL that certain piece, parcel and lot of land situate to the Third Ward of the Borough of Muncy, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING At an iron pin on the east side of Division Street in the Borough of Muncy, located one hundred thirty-seven and four-tenths (137.4) feet north from a pipe under the sidewalk; thence along said street, North four (4) degrees forty-five (45) minutes West one hundred

(100) feet to a point; thence north eighty (80) degrees thirty (30) minutes east one hundred ninety (190) feet more or less to a point; thence south fifteen (15) degrees thirty-seven (37) minutes East one hundred (100) feet to an iron pin; thence in a westerly direction two hundred eleven and five tenths (211.5) feet to an iron pin, the place of beginning.

Parcel No. 39-002-617.

**BEING THE SAME PREMISES** which First National Bank (successor Trustee for the Pennsylvania Housing Finance Agency), by Deed dated 6/14/01 and recorded 6/29/01 in the Office of the Recorder of Deeds in and for the County of Lycoming, in Deed Book 3844, Page 340, granted and conveyed unto Harvey F. Fetterhoff, Jr., and Eldonna P. Fetterhoff, husband and wife, in fee.

#### **NO. 16-0699**

ALL that certain parcel 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 Trenton Avenue, on the East by land now or formerly of Thomas Campbell, on the South by land now or formerly of Edward J. Plankenhorn and on the West by land now or formerly of James Minnier; having a frontage of fifty (50) feet on Trenton Avenue and extending southward that width for a depth of One Hundred Fifty (150) feet to land now or formerly of the aforesaid Edward J. Plankenhorn.

Title to said Premises vested in Cary A. Floreno and Kelly L. Floreno by Deed from James R. Eiswerth, Executor of the Estate of Frances M. Eiswerth dated February 18, 2005 and recorded on March 1, 2005 in the Lycoming County Recorder of Deeds in Book 5229, Page 293 as Instrument No. 200500002724.

Being known as: 2213 Trenton Ave, Williamsport, PA 17701.

Tax Parcel Number: 71-002-303.

#### **NO. 16-0628**

##### **SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 16-0628.

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Abs Capital I Inc. Trust 2006-He3 v. Charles Forba, Jr owner(s) of property situate in the WILLIAMSPORT CITY, 12TH, LYCOMING County, Pennsylvania, being 337 Louisa Street, Williamsport, PA 17701-3220.

Parcel No. 72-001-217.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$54,314.39.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

#### **NO. 17-0488**

PARCEL NO.: 35-2-311 and 35-2-301.

PARCEL NO. 1: ALL that certain piece, parcel and lot of land lying in the Borough of Montgomery, County of Lycoming, and Commonwealth of Pennsylvania, having a frontage of fifty (50) feet on the northerly side of Johnson Street and running back therefrom and at right angles thereto, of same width, to an alley; known as Lot No. 11 on the Plan of Hull, Hull and Meixel's Addition to the Borough of Montgomery.

FOR identification purposes only being known as Tax Parcel No. 35-002-301 in the Office of the Lycoming County Tax Assessor.

PARCEL NO. 2: ALL that certain piece, parcel and lot of land situate on the east side of Campbell Street in the Borough of Montgomery, County of Lycoming, and Commonwealth of Pennsylvania, known as Lot No. 6 on the Plan of Hull, Hull & Meixel's Addition to the Borough of Montgomery, being fifty (50) feet in width fronting on Campbell Street and running back of like width, parallel thereto, one hundred fifty (150) feet to an alley.

ALSO, ALL that certain lot situate on the east side of Campbell Street, being fifty (50) feet in width and running back of the like width at right angles thereto one hundred fifty (150) feet to an alley. Being Lot No. 2 on the plan of Hull, Hull and Meixel's Addition to Montgomery.

ALSO, ALL that certain lot situate on the east side of Campbell Street, beginning at a point in line of Lot No. 2. herein conveyed; thence north sixteen (16) degrees east, fifty-one (51) feet to a post in line of lot now or formerly the Estate of Elizabeth Emery; thence north seventy-four (74) degrees thirty (30) minutes east, one hundred fifty ( 150) feet to a point; thence south sixteen (16) degrees west, fifty (50) feet to a point in line of Lot No. 2; thence along northern line of Lot No. 2 one hundred fifty (150) feet to the place of beginning. Being Lot No.1 on the Plan of Hull, Hull and Meixel's Addition to Montgomery.

ALL that certain piece or parcel of land lying in the Borough of Montgomery, County of Lycoming, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the eastern line of Campbell Street; thence in an easterly direction along line of land now or formerly of Paul R. Decker one hundred fifty (150) feet to a fifteen (15) foot alley; thence south sixteen (16) degrees west along line of said alley fifty (50) feet to line of Lot No. 6; thence in a westerly direction along line of Lot No. 6 one hundred fifty (150) feet to eastern line of Campbell Street; thence north sixteen (16) degrees east along same fifty (50) feet to the place of beginning. Containing seven thousand five hundred (7,500) square feet of land, be the same more or less. It being Lot No. 5 of the Plan of Hull's Addition to the Borough of Montgomery.

ALL that certain piece, parcel or lot of land lying in the Borough of Montgomery, County of Lycoming, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the eastern line of Campbell Street and lot now or formerly of Paul R. Decker; thence in an easterly direction along line now or formerly of Paul R. Decker one hundred fifty ( 150) feet to a fifteen (15) foot alley; thence north sixteen (16) degrees east along line of said alley fifty (50) feet to Lot No. 2; thence in a westerly direction along line of Lot No. 2, one hundred fifty (150) feet to the eastern line of Campbell Street; thence south sixteen (16) degrees west along same fifty (50) feet to the place of beginning; containing seven thousand five hundred (7,500) square feet of land, be the same more or less. It being Lot No. 3 on the Plan of Hull's Addition to the Borough of Montgomery.

ALL that certain lot of land situate in the Borough of Montgomery, County of Lycoming, and Commonwealth of Pennsylvania, on easterly side of Campbell Street bounded and described as follows, to-wit:

FRONTING fifty (50) feet on said easterly side of said Campbell Street and running at right angles thereto one hundred fifty (150) feet to a fifteen (15) foot alley and containing seven thousand five hundred (7,500) square feet. Said lot being Lot No. 4 on Plan of Hull's Addition to the Borough of Montgomery and the northerly side of which is one hundred fifty-one ( 151) feet from lot now or formerly of H. Johns to the north.

ALL that lot of land situate in the Borough of Montgomery, County of Lycoming, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the eastern line of land now or formerly of Jack Heiges, said beginning point being south eleven (11) degrees thirty (30) minutes east, one hundred fifty-two (152) feet from an iron pin at the intersection of the southern line of Houston Avenue, and the northeastern corner of land now or formerly of said Jack Heiges; thence from the said place of beginning north eighty-seven (87) degrees ten (10) minutes east,

sixty-two (62) feet to an iron pin on the western line of land now or formerly of Alem Hull; thence along the western line of land now or formerly of Alem Hull, south eleven (11) degrees thirty (30) minutes east, two hundred seven and seventy hundredths (207.70) feet to a point on the northern line of an unopened alley; thence along the northern line of said unopened alley, south eighty-seven (87) degrees ten (10) minutes west, sixty-two (62) feet to a point; thence along the eastern line of land now or formerly of Delmar E. McCormick and Marion D. McCormick, his wife, north eleven (11) degrees thirty (30) minutes west, two hundred seven and seventy hundredths (207.70) feet to the place of beginning.

FOR identification purposes only, all the above descriptions under Parcel No. 2 referenced above are being known as Tax Parcel No. 35-002-311 in the Office of the Lycoming County Tax Assessor.

UNDERAND SUBJECT to the ultimate width of right-of-way of any public highways, roads, or street, all public utility rights-of-way, whether or not of record, as well as to any and all easements or rights-of-way visible upon the said premises hereby conveyed or affecting the same as matter of record.

Fee Simple Title Vested in David E. Stine, Jr., and Pamela J. Foresman, as Joint Tenants with Right of Survivorship by deed from, Jacob Peiffley and Cassandra L. Peiffley, husband and wife, dated 4/14/2015, recorded 4/24/2015, in the Lycoming County Recorder of deeds in Deed Book 8597, Page 149, as Instrument No. 201500004738.

**NO. 17-0528**

SHORT DESCRIPTION  
FOR ADVERTISING  
Court of Common Pleas  
Civil Division  
Lycoming County  
MORTGAGE FORECLOSURE  
NO. 17-0528

U.S. Bank National Association, as  
Trustee for Ownit Mortgage Loan  
Trust, Mortgage Loan Asset-Backed  
Certificates, Series 2006-3,

Plaintiff

v.

TIMOTHY FRANTZ,

Defendant

ALL THAT CERTAIN LOT OF  
LAND SITUATE IN TOWNSHIP OF  
LOYALSOCK, LYCOMING COUNTY,  
PENNSYLVANIA:

BEING KNOWN AS 1202 Northway  
Road Extension, (Loyalsock Township),  
Williamsport, PA 17701.

PARCEL NUMBER: 26-330.0-0195.K-  
000.

IMPROVEMENTS: Residential Prop-  
erty.

J. ERIC KISHBAUGH, ESQUIRE

PA ID: 33078

UDREN LAW OFFICES, P.C.

Attorneys for Plaintiff

**NO. 2016-1708**

SHORT DESCRIPTION

By virtue of a Writ of Execution No.  
2016-1708.

Pennymac Loan Services, LLC v. Ken-  
neth L. Frey III owner(s) of property situ-  
ate in the COGAN HOUSE TOWNSHIP,  
LYCOMING County, Pennsylvania, being  
3134 Green Mountain rd, Trout Run, PA  
17771-9348.

Parcel No. 08-208-132.J.

Improvements thereon: RESIDEN-  
TIAL DWELLING.

Judgment Amount: \$170,388.79.

PHELAN HALLINAN

DIAMOND & JONES, LLP

Attorneys for Plaintiff

**NO. 17-0411**

SHORT DESCRIPTION

By virtue of a Writ of Execution No.  
17-0411.

Pennymac Loan Services, LLC v.  
Sidney D. Furst III a/k/a Sidney D. Furst,

Margaret Furst owner(s) of property situate in the WILLIAMSPORT CITY, 14TH, LYCOMING County, Pennsylvania, being 1119 Woodmont Ave. Williamsport, PA 17701-2048.

Parcel No. 74+,007.0-0501.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$132,372.82.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**NO. 16-0844**

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 16-0844.

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually But as Trustee for Pretium Mortgage Acquisition Trust v. Patricia Gohrs, Robert W. Gohrs, Robert V. Gohrs owner(s) of property situate in the FAIRFIELD TOWNSHIP, LYCOMING County, Pennsylvania, being 4773 Lycoming Mall Drive, Montoursville, PA 17754-8307.

Parcel No. 12-001-104.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$101,467.66.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**NO. 16-0430**

SHORT DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Jersey Shore Borough, County of Lycoming, and Commonwealth of Pennsylvania.

TAX PARCEL NO: 19-002-315.

PROPERTY ADDRESS: 446 South Broad Street, Jersey Shore, PA 17740.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Matthew J. Green a/k/a Matthew Green.

ROGER FAY, ESQUIRE

**NO. 17-0181**

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

Citizens & Northern Bank,

Plaintiff

vs.

Kurt J. Hart,

Defendant

No. 17-0181

SHORT LEGAL DESCRIPTION

Twp. of McIntyre, Cty. of Lycoming & Cmwltth. of PA. HET a dwg k/a 316 Pleasant Stream Road, Trout Run, PA 17771.  
Tax Parcel No. 29-2-308.

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**NO. 15-2809**

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain piece, parcel and tract of land located and situated in the Township of Old Lycoming, County of Lycoming and State of Pennsylvania; and more particularly bounded and described as follows:

Beginning at an iron pin on the west side of a public road leading from the Bottler Run Road to Grimesville, two hundred (200) feet north of the intersection of the said public road, and a proposed fifty (50) foot right of way between the land now or formerly of Harry W. Russell and the land now or formerly of John Schweikert; thence north along the west side of said public road fifty (50) feet, more or less, to an iron pin and Lot No. 6; thence west along the south line of Lot No. 6, now or formerly of Donald C. Myers, one hundred thirty (130) feet, more or less, to an iron pin and other lands now or formerly of Harry W. Russell; thence south along other lands now or formerly of Harry W. Russell and parallel with the first mentioned line fifty (50) feet to an iron pin and land now or formerly of Edward Schweikert; thence east along the west side of Lot No. 4, now or formerly of Edward Schweikert, at right angles to the first mentioned line one hundred

thirty (130) feet, more or less, to an iron pin and the place of beginning.

Tax Parcel Number: 43-004-220.

Being known as 1411 Princeton Avenue, Williamsport, Pennsylvania, 17701.

Being the same property conveyed to Harry S. Baird, no marital status shown who acquired title by virtue of a deed from Carl E. Miller Sr. and Delores E. Miller, husband and wife, dated April 15, 2010, recorded April 16, 2010, at Instrument No 201000004749, Official Records Volume 6915, Page 24, Lycoming County, Pennsylvania records.

Harry S. Baird died on February 6, 2014. Letters Testamentary were granted to William P. Kiessling, II and Marjorie M. Baird on February 28, 2014 in Lycoming County Register of Wills.

**NO. 17-749**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 17-749.

Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. f/k/a Norwest Mortgage, Inc. v. John C. Kiessling, Gayle E. Kiessling owner(s) of property situate in the OLD LYCOMING TOWNSHIP, LYCOMING County, Pennsylvania, being RR#5 Box 154, a/k/a 214 Kinley Road, Williamsport, PA 17701-9274.

Parcel No. 43+,329.0-0247.N+-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$24,331.85.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 17-0719**

ALL THAT CERTAIN lot of land situate in the Third Ward of the Borough of South Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the eastern side of Clark Street two hundred fifty (250) feet south of the southeast corner of Clark Street and the first alley south of West Southern Avenue; thence in an easterly direction one hundred twenty-six (126) feet three (03) inches to the western side of an alley formerly known as Shemp's Lane; thence in a southerly direction along said alley fifty (50) feet to a point; thence in an westerly direction one hundred twenty-six (126) feet three (03) inches to the eastern side of Clark Street and thence along the same in a northerly direction fifty (50) feet to the place of beginning.

PARCEL ID: 53+,001.0-0106.00-000+.

BEING KNOWN AS 353 Clark Street, South Williamsport, PA 17702.

BEING the same premises which Frankie L. Tompkins, Single by Deed dated May 19, 2005 and recorded May 24, 2005 in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book 5306 Page 284, granted and conveyed unto David P. Lair and Brandy L. Lair, Husband and Wife.

**NO. 17-0585**

**SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate in the Township of Cogan House, Lycoming County, Pennsylvania, and being known as 2630 State Route 184, Trout Run, Pennsylvania 17771.

TAX MAP AND PARCEL NUMBER: 08-207-132.F.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$112,901.92.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Elaine Helen Rex Lamberson.  
McCABE, WEISBERG AND CONWAY, P.C.

123 South Broad Street  
Suite 1400  
Philadelphia, PA 19109



**NO. 17-0422****EXHIBIT A**

ALL THAT CERTAIN piece, parcel and lot of land situate in Township of Porter, County of Lycoming and Commonwealth of Pennsylvania, shown as Lot No. 2 on the Survey for Jack Braim, prepared by H. Richard Ohl, Registered Surveyor, dated April 2, 1998 and recorded in Lycoming County Record Book 3016, page 30 and Map Book 55, page 88, bounded and described as follows:

BEGINNING at an iron pin on the north line of Delaware Avenue, two hundred (200) feet east of the intersection of the eastern line of Poplar Street and the northern line of Delaware Avenue; thence along the eastern line of Lot No. 3 of the Jack Braim Subdivision, approved on or about May 12, 1998, by the Porter Township Supervisors, north eight (8) degrees, twenty-five (25) minutes east, a distance of ninety (90) feet to the northwest corner of the lot herein described; thence along the south line of Lot No. 1 on the Jack Braim Subdivision, south eighty-one (81) degrees, thirty-five (35) minutes east, a distance of ninety (90) feet to the northeast corner of the lot herein described, which is also the southeast corner of Lot No. 1 of the Jack Braim Subdivision; thence south eight (8) degrees, twenty-five (25) minutes west, a distance of ninety (90) feet along the western line of land now or formerly of Rusty Guthrie, which is also the southeast corner of the lot herein described; thence along Delaware Avenue, north eighty-one (81) degrees, thirty-five (35) minutes west, a distance of ninety (90) feet, the point and the place of beginning. Containing 8,100 square feet, more or less.

FOR identification purposes only, being known as Tax Parcel Nos. 49-02-506 and 49-02-507 in the Office of the Lycoming County Tax Assessor.

BEING the same premises conveyed to Jeremy J. Livermore and Shanette L. Livermore, his wife, by deed from Jack L. Braim and Leona M. Braim, his wife, and intended to be recorded herewith.

**NO. 17-0250****SHORT DESCRIPTION**

DOCKET NO: 17-0250.

ALL THAT CERTAIN lot or piece of ground situate in the 13th Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania.

TAX PARCEL NO: 73-007.0-0324.00.

PROPERTY ADDRESS: 651 4TH AVENUE, WILLIAMSPORT, PA 17701.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: CALVIN M. LOCKE, SR.

POWERS, KIRN & ASSOCIATES, LLC

**NO. 17-0868****SHORT DESCRIPTION**

DOCKET NO: 17-0250.

ALL that certain piece, parcel and lot of land, the major portion of which is situated in Picture Rocks Borough, with a portion thereof in Wolf Township, Lycoming County, Pennsylvania, bounded and described as follows:

ALL that certain piece, parcel or lot of land situate in the Borough of Picture Rocks, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in the northern line (twenty (20) feet from center line) of Taylor Hill Road (formerly Gunn Lane) leading from Pennsylvania State Highway Traffic Route 220 to Wolf Township, said iron pin being one thousand (1,000) feet from the center line of said Route 220;

THENCE along other land now or formerly of Edna Faus by the three (3) following courses and distances: (1) North six (06) degrees twelve (12) minutes East two hundred (200) feet to an iron pin; (2) South eighty-three (83) degrees forty-eight (48) minutes East, two hundred eighteen (218) feet to an iron pin; and (3) South six (06) degrees twelve (12) minutes West, two hundred twenty-seven and six tenths (227.6) feet to an iron pin in the northern line of Taylor

Hill Road; THENCE northwesterly along the northern line of Taylor Hill Road by a line curving to the left with a radius of two hundred ninety-five (295) feet from an arc distance of one hundred twenty-eight and sixty-three hundredths (128.63) feet; THENCE continuing along the northern line of Taylor Hill Road North eighty-three (83) degrees forty-eight (48) minutes West, ninety-three and forty-one hundredths (93.41) feet to an iron pin, the place of beginning. Containing 44,724 square feet or 1.026 acres, but subject to an easement for an existing drainage ditch across the southeast corner.

Commonly known as 91 Taylor Hill Road, Hughesville, PA.

Parcel No. 46-001-325.B.

UNDER AND SUBJECT THERETO TO RIGHT-OF-WAY AGREEMENT, between Dale M. Mills and Vivian L. Mills, his wife, their heirs and assigns, and Ruth R. McNulty, single, her heirs and assigns, dated June 15, 1998, and recorded on June 15, 1998, in Lycoming County Record Book 3036 at Page 110. Said right-of-way being more fully described in a subdivision plan of Ruth R. McNulty, recorded in Lycoming County Record Book 3036 at Page 101, Map Book 55, Page 119.

BEING the same premises granted and conveyed unto Ruth R. McNulty by Deed of Ruth R. McNulty, single, and Rebekah R. McNulty, now known as Rebekah R. Miller and Walter C. Miller, her husband, dated the 8th day of December, 2006, and recorded the 13th day of December, 2006, in Lycoming County Record Book 5877, Page 297, Instrument Number 200600021168.

**NO. 15-2593**

SHORT DESCRIPTION

DOCKET NO: 15-2593.

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

TAX PARCEL NO: 68-011-116.

PROPERTY ADDRESS: 357 Adams Street, Williamsport, PA 17701.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: James R. McPhee.

ROGER FAY, ESQUIRE

**NO. 16-1422**

SHORT DESCRIPTION

DOCKET NO: 16-1422.

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

TAX PARCEL NO: 29-01-703 and 29-01-703A.

PROPERTY ADDRESS: 11194 Route 14 Highway, Ralston, PA 17763.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Aaron R. Meacham.

ROGER FAY, ESQUIRE

**NO. 15-00333**

SHORT DESCRIPTION

DOCKET NO: 15-00333.

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

TAX PARCEL NO: 65-7-401 and 65-7-402.

PROPERTY ADDRESS: 701 2nd Street, Williamsport, PA 17701.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Melodie D. Leonard a/k/a Melodie D. Carter a/k/a Melodie Russell.

ROGER FAY, ESQUIRE

**NO. 17-0873**

SHORT DESCRIPTION

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 403 Route 118 Highway, Hughesville, PA 17737.

SOLD as the property of MICHAEL J. MORSE and BARBARA K. MORSE.

TAX PARCEL #59-354-140.B.

**NO. 16-1794**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 16-1794. Wells Fargo Bank, NA v. Stephen G. Muniz, Nicole D. Muniz owner(s) of property situate in the LOYALSOCK TOWNSHIP, LYCOMING County, Pennsylvania, being 2420 Lincoln Drive, Williamsport, PA 17701-4047.

Parcel No. 26-007-330.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$159,898.44.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 16-1370**

**EXHIBIT "A"**

ALL those two certain contiguous messuages, tenements and lots of land situate in the Fourth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows to-wit:

Parcel No. 1:

On the north by West Edwin Street, on the East by line now or formerly of the Convent of the Roman Catholic Church of the Annunciation of the City of Williamsport, PA., on the South by lot now or formerly of Mrs. Sarah C. Hays, wife of J. K. Hays, Esq., and on the West by lot of Mrs. Anna Hill. Being one hundred (100) feet, more or less, on West Edwin Street and extending of that width to the lot now or formerly of the said Mrs. Sarah C. Hays seventy-two (72) feet, more or less.

Parcel No. 2:

BEGINNING at a point on the south side of West Edwin Street, being the northeast corner of land now or formerly

of J. H. Linck; thence southerly along the line of land now or formerly of said Linck Seventy-six (76) feet to a post; thence easterly parallel with West Edwin Street seventy-two (72) feet to a post; thence northerly along line of land above described (described in prior deeds as land now or formerly of David A. Howe, deceased) seventy-six (76) feet to the south line of West Edwin Street; and thence westerly along said West Edwin Street seventy-two (72) feet to the place of beginning.

ALSO:

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

COMMENCING one hundred (100) feet west of the southwest corner of lot now or formerly of William Bend on West Fourth Street; thence north along land formerly of R. J. C. Walker, now or formerly of George R. Lamade, Trustee, one hundred twenty-four (124) feet to land now or formerly of F. X. Sullivan; thence west along said Sullivan land, seventy-two (72) feet to a point, being other land formerly of Walker; thence south along same one hundred twenty-four (124) feet to the north line of said West Fourth Street; thence east along said West Fourth Street, seventy-two (72) feet to the place of beginning.

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

BEING the same premises granted and conveyed unto Unity Christian Fellowship by deed of Julius M. Simon, Samuel Simon, William Pickelner, Marvin Staiman, Faye Schwartz and Mildred Weisel, co-partnership, t/a Lyco Realty Company, dated June 14, 2001 and recorded July 27, 2001 in the Office of the Recorder of Deeds in and for Lycoming County in Record Book Volume 3871, Page 97.

FOR IDENTIFICATION PURPOSES ONLY, begin known as all of Tax Parcel No. 64-3-202 in the Office of the Lycoming County Tax Assessor.

SEIZED, taken in execution and to be sold as the property of Unity Christian Fellowship, n/k/a Oasis Fellowship Church, under a judgment entered against it in the Court of Common Pleas of Lycoming County, docketed to No. 16-1370.

**NO. 17-0295**

**SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate in the Borough of South Williamsport, Lycoming County, Pennsylvania, and being known as 320 Furey Street, Williamsport, Pennsylvania 17702.

TAX MAP AND PARCEL NUMBER: 53+,004.0-0213.00-000+.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$39,698.28.

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

**NO. 16-1544**

**SHORT DESCRIPTION**

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 142 West Water Street, Muncy, PA 17756.

SOLD as the property of ADAM RAE  
TAX PARCEL #38-001-144.

**NO. 16-0716**

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

All that certain piece, parcel and lot of land situate in the Third Ward of the Borough of Muncy, County of Lycoming,

Commonwealth of Pennsylvania, bounded and described as follows:

On the North by Brady Street; thence from the corner of said Brady Street and Washington Street along said Washington Street and fronting on the same fifty (50) feet to lot now or formerly of Oscar Reuther on the South; thence by lot now or formerly of the said Oscar Reuther on a line at right angles to Washington Street, Westwardly to Green Alley; thence along the said Green alley North fifty (50) feet to Brady Street aforesaid; and thence along said Brady Street Eastwardly to the corner of Washington and Brady Streets aforesaid, the place of beginning.

BEING the same property conveyed to Andrew M. Reitmeyer, single and Stephanie L. Gromlich, single who acquired title by virtue of a deed from Ernest Matthew Hause, Executor of the Estate of Agnes J. Hause, dated April 12, 2002, recorded April 22, 2002, at Official Records Volume 4150, Page 316, Lycoming County, Pennsylvania records.

**NO. 17-000339**

ALL the right, title, interest and claim of Henry D. Sampsell and Linda F. Sampsell of in and to the following described property:

ALL the following described real estate situate in the Township of Washington, Commonwealth of Pennsylvania, County of Lycoming.

HAVING erected thereon a dwelling being known and numbered as 1148 Lehman Road, Allenwood, PA 17810. Deed Book Volume 946, Page 13, Parcel Number 57-429-131.G.

**NO. 16-1545**

**SHORT DESCRIPTION**

DOCKET NO: 16-1545.

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

TAX PARCEL NO: 70-11-218.  
 PROPERTY ADDRESS: 412 Stevens  
 Street, Williamsport, PA 17701-4437.  
 IMPROVEMENTS: a Residential  
 Dwelling.  
 SOLD AS THE PROPERTY OF: Kevin  
 L. Short.  
 ROGER FAY, ESQUIRE

**NO. 17-0834**

SHORT DESCRIPTION  
 IMPROVEMENTS consist of a resi-  
 dential dwelling.  
 BEING PREMISES: 291 Sportsman  
 Club Road, Trout Run, PA 17771.  
 SOLD as the property of CHADD A.  
 SMITH and ALLANA L.D. SMITH a/k/a  
 ALLANA L. SMITH.  
 TAX PARCEL #29-170-122.

**NO. 17-0862**

ALL THOSE CERTAIN contiguous  
 piece, parcels or lots of land, designated  
 in the partition proceedings in the Estate  
 of Lawson Hughes, late of Mill Grove,  
 Columbia County, deceased, as purports  
 numbers "34" and "35", being Lots  
 Numbered "Two" and "Three" In Block  
 Numbered "Thirteen", in the plan or draft  
 of the Lawson Hughes addition to the  
 Borough of Hughesville, in said County  
 of Lycoming and Commonwealth of  
 Pennsylvania, compiled by H.C. Reeder  
 In the Year of 1899, Situate on the East  
 side of Cottage Street in the said Lawson  
 Hughes addition.

BOUNDED on the North by an Alley,  
 on the East by an Alley, on the South by  
 a Lot now or formerly of Westerly York  
 and on the West by said Cottage Street,  
 being one hundred twentyone (121) feet  
 in front on said Cottage Street and One  
 Hundred Seventy-six (176) feet in depth.

BEING Parcel No. 17-003-303.

SUBJECT to the same conditions,  
 exceptions and reservations as shall be  
 found in prior Deeds forming the chain  
 of title.

UNDER AND SUBJECT to conditions  
 and restrictions in the chain of title.

SUBJECT to the same agreements,  
 conditions, covenants, descriptions, ease-  
 ments, reservations and restrictions as  
 the same are contained In prior deeds In  
 the chain of title.

BEING THE SAME PREMISES which  
 Mary Lou Kraft by deed dated 4/4/07  
 and recorded 4/24/07 in the office of  
 the recorder of deeds in and for the  
 county of Lycoming as instrument number  
 200700006008, granted and conveyed  
 unto Mary Lou Stugart.

Property Address (for informational  
 purposes only): 123 Cottage Street,  
 Hughesville, PA 17737.

**NO. 17-0121**

SHORT DESCRIPTION  
 By virtue of a Writ of Execution No.  
 17-0121.

Wells Fargo Financial Pennsylvania,  
 Inc. v. Kathleen A. Swigart owner(s) of  
 property situate in the LOYALSOCK  
 TOWNSHIP, LYCOMING County,  
 Pennsylvania, being 1750 Fredna Avenue,  
 Williamsport, PA 17701-2840.

Parcel No. 26+,013.0-0305.N+-000+.

Improvements thereon: RESIDEN-  
 TIAL DWELLING.

Judgment Amount: \$119,637.40.

PHELAN HALLINAN  
 DIAMOND & JONES, LLP  
 Attorneys for Plaintiff

**NO. 17-0501**

SHORT DESCRIPTION  
 DOCKET NO: 17-0501.  
 ALL THAT CERTAIN lot or piece of  
 ground situate in the Township of Eldred,  
 County of Lycoming and Commonwealth  
 of Pennsylvania.

SUBJECT TO MORTGAGE.

TAX PARCEL NO: 11-311-214.

PROPERTY ADDRESS: 4989 WAR-  
 RENSVILLE ROAD, MONTTOURSVILLE,  
 PA 17754.

IMPROVEMENTS: a Residential Dwell-  
 ing.

SOLD AS THE PROPERTY OF MABEL MARTIN, DECEASED.  
POWERS, KIRN & ASSOCIATES, LLC

**NO. 17-00046**

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 17-00046.

U.S. Bank National Association, as Trustee Under The Pooling and Servicing Agreement, Dated as of April 1, 2002, Abfc 2002-Sb1 Trust, Abfc Asset-Backed Certificates, Series 2002-Sb1 v. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Thomas L. Yeagle, Deceased owner(s) of property situate in the SOUTH WILLIAMSPORT BOROUGH, LYCOMING County, Pennsylvania, being 341-343 Clark Street a/k/a 341 Clark Street, South Williamsport, PA 17702-7132.

Parcel No. 53+001.0-0108.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$93,585.10.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 16-1025**

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Muncy Creek, County of Lycoming and Commonwealth of Pennsylvania, more commonly known as: 1825-1827 John Brady Drive, Muncy, PA 17756.

BEING Parcel Identification Number 40-03-104.02.

SEIZED, TAKEN IN EXECUTION AND TO BE SOLD as the property of Valley Truck Ventures, LLC, Mortgagor and Real Owner, under Judgment No. 2016-1025, in the Court of Common Pleas of Lycoming County, Pennsylvania.

**NO. 17-0550**

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 17-0550.

Santander Bank, N.A. v. Brian J. Warnecke a/k/a Brian Warnecke, Cheryl R. Warnecke a/k/a Cheryl Warnecke owner(s) of property situate in the FAIRFIELD TOWNSHIP, LYCOMING County, Pennsylvania, being Lot 4 Katie Lane a/k/a 140 Katie Lane, Montoursville, PA 17754.  
Parcel No. 12+,352.0-0152.24-000+.

**NO. 17-0521**

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 17-0521.

U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America National Association, as Trustee, Successor by Merger to Lasalle Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-Rs2 v. Shelly M. Stackhouse, Timothy R. Whitmoyer owner(s) of property situate in the MONTGOMERY BOROUGH, LYCOMING County, Pennsylvania, being 62 Wagner Avenue, Montgomery, PA 17752-1449.

Parcel No. 35-005-202.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$62,773.06.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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 NOVEMBER 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

O-13, 20, 27

# Order Form

## LLA Directory

Name: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Number of Copies: \_\_\_\_\_  
(\$8.00 each)

Amount Enclosed: \_\_\_\_\_

Please return this completed form and your payment to:  
Lycoming Law Association  
25 West Third Street, Suite #803  
Williamsport, PA 17701

If you have any questions, please contact Michele Frey  
at (570) 323-8287 or MFrey@lycolaw.org.



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**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, October 16, 2017