

# LYCOMING REPORTER

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No. 2

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## TABLE OF CONTENTS

<b>BAR NEWS</b>	<b>LEGAL ADVERTISEMENTS</b>
LLA Upcoming Events..... 3	Estate & Trust Notices..... 8
Continuing Legal Education ..... 4	Confirmation of Accounts ..... 9
Court Opinions..... 6	
Notice to Profession..... 7	

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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, Pennsylvania

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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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- 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).

- 1/23/2018 – Family Law Committee Meeting:** *Regularly scheduled meeting of the Family Law Committee.* **Time:** 12:00 PM to 1:00 PM. **Location:** Courtroom #5
- 1/26/2018 – LLA Foundation Meeting:** *Quarterly meeting of the LLA.* **Time:** 12:00 PM to 1:00 PM. **Location:** Lycoming Law Association Office
- 2/5/2018 – Bench Bar Committee Meeting:** *Regular meeting of the Bench Bar Committee.* **Time:** 12:00 PM to 1:00 PM. **Location:** Lycoming Law Association Office
- 2/26/2018 – Executive Committee Meeting:** *Regular meeting of the LLA Executive Committee.* **Time:** 12:00 PM to 1:00 PM. **Location:** Lycoming Law Association Office
- 2/27/2018 – Criminal Law Committee Meeting:** *Criminal Law Committee Meeting.* **Time:** 12:00 PM to 1:00 PM. **Location:** Courtroom #1

The Lycoming Law Association office conference room is available for rental by both members and non-members. The office has a large conference table and additional area for chairs. Coffee and food services are available.

The space is ideal for depositions or small presentations. Equipment, including a projector and screen, DVD and VHS players and television, is available for use.

The cost for non-LLA members is \$100 per day. Members may use the conference room at no cost.

Scheduling arrangements may be made with Michele Frey, (570) 323-8287 or [mfrey@lycolaw.org](mailto:mfrey@lycolaw.org).

**UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES**

- 1/17/2018** – **Navigating the Various Treatment Courts of Lycoming County:** *Eat and Earn* presented by: *Matthew Welickovitch, Esq.* **CLE credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM. **Location:** Lycoming Law Association Office
- 1/30/2018** – **Tips From the Bench: How 25 Recent Cases Influence the Way We Draft Contracts:** *PBI Video Replay.* **CLE credits:** 6 Substantive **Time:** 9:00 AM to 3:30 PM. **Location:** Lycoming Law Association Office
- 2/1/2018** – **Death & Taxes:** *PBI Groupcast.* **CLE credits:** 4 Substantive **Time:** 12:00 PM to 4:15 PM. **Location:** Lycoming Law Association Office
- 2/7/2018** – **The Ethics of Pro Bono: Accessing Justice in 2018:** *Eat and Earn* Presented by: *David Trevaskis, Esq.* **CLE credits:** 1 Ethics **Time:** 12:00 PM to 1:00 PM. **Location:** Lycoming Law Association Office
- 2/8/2018** – **Realty Transfer Tax Update:** *PBI Groupcast.* **CLE credits:** 3 Substantive **Time:** 12:00 PM to 3:15 PM. **Location:** Lycoming Law Association Office
- 2/13/2018** – **Internet Legal Research:** *PBI Groupcast.* **CLE credits:** 2 Substantive / 1 Ethics **Time:** 12:20 PM to 3:35 PM. **Location:** Lycoming Law Association Office
- 2/27/2018** – **Collecting & Enforcing Judgments in PA:** *PBI Video Replay.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 3:30 PM. **Location:** Lycoming Law Association Office
- 3/9/2018** – **Federal Trial Practice and Advocacy in the Middle District of Pennsylvania:** *PBI Groupcast.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:15 PM. **Location:** Lycoming Law Association Office
- 3/15/2018** – **Civil Litigation Update 2018:** *PBI Groupcast.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 4:15 PM. **Location:** Lycoming Law Association Office

**3/29/2018 – Civil Practice in Magisterial District Court: PBI Groupcast. CLE credits:** 2 Substantive / 1 Ethics **Time:** 9:00 AM to 12:15 PM. **Location:** Lycoming Law Association Office

\*PBI Seminar. For tuition, registration, and all other information, please contact PBI Customer Service at (800) 247-4724, or online at [www.pbi.org](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).

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

- ▶ **SK vs. PK** (01/08/2018)—Judge Joy Reynolds McCoy  
Divorce: Contempt petition; interpretation of QDRO language; distribution of supplemental FERS annuity; ambiguity of agreement. (sk010818m)
- ▶ **Commonwealth vs. McHenry** (01/09/2018)—Judge Nancy L. Butts  
Criminal: Dismissal motion; SORNA registration offense; retroactive application of registration requirements; revival of previous statute upon invalidation of amended statute. (McHenry010918bt)
- ▶ **EDS vs. SS** (01/02/2018)—Judge Joy Reynolds McCoy  
Divorce: Exceptions to equitable distribution; using liquidation value to value marital home and NASCAR collection; credibility of evidence of cause of damage to vehicle; value assessed to cash withdrawn by husband from marital account before separation; decision to provide wife with percentage of marital portion of Husband’s pension rather than an immediate offset; consideration of direct contributions wife made to marital residence during the marriage where increase in value of marital residence was factored into distribution; ordering husband to provide health insurance for wife; speculative testimony about wife’s needs; alimony request; pension award through roll-over to wife; amount of award in light of wife’s underemployment and lack of credibility about her actual income; valuation of vehicle with low mileage; equitable distribution factors; fair rental value of house. (eds010218m)
- ▶ **KH vs. DH** (12/29/2017)—Judge Joy Reynolds McCoy  
Divorce: Motion to enforce marital separation agreement; factual disputes relating to alleged damage to the marital home during possession of wife; awardability of attorney fees; interpretation of terms of property settlement agreement. (Hill122917m)

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**NOTICE OF SUSPENSION**

NOTICE IS HEREBY GIVEN that on January 4, 2018, pursuant to Rule 214, Pa. R.D.E., the Supreme Court of Pennsylvania ordered that Michael J. Casale, Jr., be placed on Temporary Suspension from the practice of law until further definitive action by the Court, to be effective February 3, 2018.

Julia M. Frankston-Morris, Esq.  
Secretary of the Board  
The Disciplinary Board of the  
Supreme Court of Pennsylvania  
J-12

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Please be advised that Judge Eric R. Linhardt's e-mail address is now [erlinhardt@lyco.org](mailto:erlinhardt@lyco.org) (including his middle initial). His previous e-mail address ([elinhardt@lyco.org](mailto:elinhardt@lyco.org)) is no longer valid. Thank you.

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General practice law firm in Williamsport, PA seeks attorney. Compensation, duties and nature of position may vary depending upon experience. Please respond to Murphy, Butterfield & Holland, P.C., 442 William Street, Williamsport, PA 17701.

J-12

**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**

**Gehr, June N. a/k/a June E. Gehr a/k/a June Nittinger Gehr**, dec'd.  
Late of Loyalsock Township.  
Executors: Robert Black and Sandra N. Eck c/o Ann S. Pepperman, Esquire, 835 West Fourth Street, Williamsport, PA 17701.  
Attorney: Ann S. Pepperman, Esquire, 835 West Fourth Street, Williamsport, PA 17701.

**Houtz, Glenwood**, dec'd.  
Late of Clinton Township.  
Administrator: Glenn D. Houtz c/o R. Michael Kaar, Esquire, Davis, Davis & Kaar, P.O. Box 319, Milton, PA 17847.  
Attorneys: R. Michael Kaar, Esquire, Davis, Davis & Kaar, P.O. Box 319, Milton, PA 17847.

**Sauer, Nancy P. a/k/a Nancy Person Sauer**, dec'd.  
Late of Williamsport.  
Executrix: Barbara S. Flock, 339 Grampian Blvd., Williamsport, PA 17701.  
Attorneys: Gates & Seaman, LLP, Attorneys at law, 2 North Front Street, P.O. Box 846, Clearfield, PA 16830.

**Stahl, Nicky D.**, dec'd.  
Late of Williamsport.  
Executor: Cori Stahl, 2613 Wilmont Dr., Montoursville, PA 17754.  
Attorney: None.

**Vollmer, Ellsworth R. a/k/a Ellsworth R. Vollmer, Jr.**, dec'd.  
Late of Williamsport.  
Executrix: Carol J. Stidfole, 800 Cypress Street, Montoursville, PA 17754.  
Attorneys: Dale A. Tice, Esquire, Carpenter, Harris & Flayhart, 128 S. Main St., P.O. Box 505, Jersey Shore, PA 17740.

**SECOND PUBLICATION**

**Lay, Mildred E. a/k/a Mildred L. Lay a/k/a Mildred Ertel Lay**, dec'd.  
Late of Loyalsock Township.  
Executrix: Susan Lay Mayer c/o Christopher H. Kenyon, Esquire, 835 West Fourth Street, Williamsport, PA 17701.  
Attorney: Christopher H. Kenyon, Esquire, 835 West Fourth Street, Williamsport, PA 17701.

**Sones, Mary L.**, dec'd.  
Late of 975 Route 405 Highway, Hughesville.  
Executor: Rodney L. Buck, 635 Cemetery Drive, Hughesville, PA 17737.  
Attorney: J. Howard Langdon, Esquire, 3 South Main Street, Muncy, PA 17756.

**THIRD PUBLICATION**

**Bird, Madeline T. a/k/a Madeline Matilda Bird**, dec'd.  
Late of Muncy.  
Executrix: Susan B. Snyder, 2780 Primrose Lane North, York, PA 17404.  
Attorneys: Fred A. Holland, Esquire, Murphy, Butterfield & Holland, P.C., 442 William Street, Williamsport, PA 17701.



**Carnevale, Jerry L.,** dec'd.

Late of the City of Williamsport.  
 Executrices: Kate J. Baker and Karen A. Potter c/o Tammy A. Weber, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Ste. 105, Williamsport, PA 17701.

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

**Kramer, Mary J.,** dec'd.

Late of the City of Williamsport.  
 Co-Executors: Lisa Bower and James R. Kramer.

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

**Miller, Robert J.,** dec'd.

Late of Limestone.  
 The Miller Family Irrevocable Trust, dated May 12, 2005 and the Robert J. Miller Protector Trust, dated April 21, 2009.

Executrix/Trustee: Mary Kathryn A. Lewis.

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

**Tironie, Cecelia M.,** dec'd.

Late of Hughesville.  
 Executor: Charles R. Lockard, Jr.  
 Attorneys: Tammy A. Weber, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Williamsport, PA 17701.

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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 February 6, 2018 unless exceptions are filed before 5:00 P.M. on that date.

I. Prosock, Anna T.—Andrew J. Freas, Executor.  
 Kathy Rinehart  
 Register of Wills

J-5, 12, 19, 26

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.

**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, 300 Pine Street, Williamsport, PA 17701 on Friday, FEBRUARY 2, 2018, at 10:30 A.M., the following described real estate to wit:

**NO. 17-1007**

NATIONSTAR MORTGAGE LLC

vs.

THERESA A. BAIR

PROPERTY ADDRESS: 513 DEPOT ST., WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 71-02-422.

**LEGAL DESCRIPTION**

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

Bounded on the North by Lot No. 21 of Thompson's Second Addition to the City of Williamsport; on the east by Depot Street; on the South by the right of way of the Catawissa Railroad Company; on the West by an alley and being 52 feet, more or less in width and frontage on Depot Street and 36 feet in width on said alley; being 150 feet in depth to the aforesaid alley and being Lot No. 22 on said Thompson's Second Addition.

Tax Parcel Number: 71-02-422.

Docket No. 17-1007.

Being the same property conveyed to Theresa A. Bair, no marital status shown who acquired title by virtue of a deed from Keith T. Bair, no marital status shown, dated July 15, 1998, recorded July 16, 1998, at Deed Book 3061, Page 342, Office of the Recorder of Deeds, Lycoming County, Pennsylvania.

**NO. 16-0791**WILLIAMSPORT SANITARY  
AUTHORITY

vs.

ALLEN C. BRUSH

PROPERTY ADDRESS: 1836 LOG RUN RD., WILLIAMSPORT, PA 17701.  
UPI/TAX PARCEL NUMBER: 26-329-217.

By virtue of a Writ of Execution NO. 16-0791. Williamsport Sanitary Authority v. Allen C. Brush, owner of property situate in Loyalsock Township, Lycoming County, Pennsylvania, being 1836 Log Run Road, Williamsport, PA 17701.

Parcel No. 26-329-217.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$415.65.

Sold as the property of ALLEN C. BRUSH.

**NO. 17-0906**DITECH FINANCIAL LLC f/k/a  
GREEN TREE SERVICING LLC

vs.

CHRISTOPHER ALLEN ROSS,  
IN HIS CAPACITY AS HEIR OF  
SHERIAN ROSS a/k/a SHERIAN E.  
ROSS a/k/a SHERIAN ELIZABETH  
ROSS, DECEASED, UNKNOWN  
HEIRS, SUCCESSORS ASSIGNS  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR  
UNDER SHERIAN ROSS a/k/a  
SHERIAN E. ROSS a/k/a SHERIAN  
ELIZABETH ROSS, DECEASED,  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM  
OR UNDER SHERIAN ROSS a/k/a  
SHERIAN E. ROSS a/k/a SHERIAN  
ELIZABETH ROSS, DECEASED  
PROPERTY ADDRESS: R 650 E.  
FIRST AVENUE, a/k/a 650 EAST FIRST  
AVENUE, SOUTH WILLIAMSPORT,  
PA 17702.

UPI/TAX PARCEL NUMBER: 51-003-700.

**SHORT DESCRIPTION**

By virtue of a Writ of Execution NO. 17-0906.

Ditech Financial LLC f/k/a Green Tree Servicing LLC v. Christopher Allen Ross, in His Capacity as Heir of Sherian Ross a/k/a Sherian E. Ross a/k/a Sherian Elizabeth Ross, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Sherian Ross a/k/a Sherian E. Ross a/k/a Sherian Elizabeth Ross, Deceased.

Owner(s) of property situate in the SOUTH WILLIAMSPORT BOROUGH, LYCOMING County, Pennsylvania, being R 650 East 1st Avenue, a/k/a 650 East First Avenue, South Williamsport, PA 17702.

Parcel No. 51-003-700.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$86,017.72.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 17-0108**

WELLS FARGO BANK, NA

vs.

CODY R. CROSSLEY,  
LACEY A. LAYLON

PROPERTY ADDRESS: 125 ARLYNE AVE., MONTOURSVILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 12-002-113.

Wells Fargo Bank, NA v. Cody Crossley, aka Cody R. Crossley, et al. Property Address: 125 Arlyne Avenue, Montoursville, PA 17754.

Docket No. 17-0108.

Our File Number: 17-002268.

**LEGAL DESCRIPTION**

All that certain piece, parcel and lot of land situate in the Township of Fairfield, County of Lycoming and Commonwealth of Pennsylvania, being known as Lot #18 in Block "E" on the Plan of Bella Vista Vil-

lage, said Plan dated March 4, 1958, and recorded in the Office of the Register and Recorder in and for Lycoming County, Pennsylvania in Deed Book 438, page 453, bounded and described as follows:

Beginning at a point in the southern line of Arlyne Avenue, said point also being the northeast corner of Lot #19, Block "E" on said Plan as aforesaid; thence along the southern line of Arlyne Avenue in a line curved to the left, with a radius of four hundred feet (400 ft.), an arc of eleven degrees, twenty-seven minutes, thirty-three inches (11°, 27 min., 33 in.) a distance of eighty feet (80 ft.) to a point in the western line of Lot #17; thence along the same, south fifteen degrees, nine minutes, four seconds west, two hundred two and fifty-seven hundredths feet (So. 15°, 9 min., 4 sec. W., 202.57 ft.) to a point in the centerline of two five foot (5ft.) easements; thence along the same, north fifty-one degrees, fifty-five minutes, fifty-five minutes, fifty seconds west, one hundred twenty-two and fifteen hundredths feet (No. 51°, 55 min., 50 sec. W., 122.15 ft.) to a point in the eastern line of Lot #19; thence along the same, north twenty-six degrees, thirty-six minutes, thirty-seven seconds east, one hundred sixty-six and twenty-nine hundredths feet (No. 26°, 36 min., 37 sec. E., 166.29 ft.) to the point and place of beginning.

These premises are conveyed under and subject to the covenants and restrictions dated March 31, 1958 and recorded in the Office of the Register and Recorder of Lycoming County, PA in Deed Book 438 at page 453, the observance of which shall form part of the consideration and run with the title to the land.

With regard to the covenants and restrictions recorded in Lycoming County, Pennsylvania, in Deed Book 395, page 427, incorporated by reference in deed Book 438 at page 453, and with particular regard to Protective Covenant C., "Residential Covenants", 2. "Architectural

Control”, approval has been given in accordance with the provision of Protective Covenant F, “Architectural Control Committee”, thereof.

Under and subject, however, to all rights-of-way, easements, restrictions, covenants, and other conditions of record.

Tax Parcel Number: 12-002.0-0113.00-000.

Docket No. 17-0108.

Being the same property conveyed to Cody R. Crossley, single and Lacey A. Laylon, single who acquired title, with rights of survivorship, by virtue of a deed from Rob C. Reeves and Joann R. Reeves, husband and wife, dated June 26, 2015, recorded July 13, 2015, at Instrument Number 201500008741, and recorded in Book 8673, Page 58, Office of the Recorder of Deeds, Lycoming County, Pennsylvania.

\_\_\_\_\_

**NO. 17-0912**

M&T BANK

vs.

STEPHEN L. CROWLEY,

ALBERT J. MEALE

PROPERTY ADDRESS: 3580 LYCOMING CREEK RD., COGAN STATION, PA 17728.

UPI/TAX PARCEL NUMBER: 27-001-308.

ALL THAT CERTAIN tract of land, situate in the Township of Lycoming, County of Lycoming and Commonwealth of Pennsylvania, known as Lot Numbers 13 and 14 in Fairlawn Plan of Lots and being more particularly bounded and described as follows:

BEGINNING at a stake located in the Eastern line of U.S. Route #15 leading from Williamsport to Cogan Station, said place of beginning being located at the Southeast corner of the intersection of said U.S. Route #15 with the Southern line of Kenyon Avenue; thence Eastwardly along the Southern line of Kenyon Avenue, one hundred eight and six tenths (108.6) feet to a point; thence

Southwardly in a line parallel with the Eastern line of U.S. Route #15 and along the Western line of land now or formerly of Eda Halderman and Myrton E. Halderman, 79 feet, more or less, to a point in the Northern line of Lot #12 on the Fairlawn Plan of Lots; thence Westward along the Northern line of aforesaid Lot #12, one hundred eight and six tenths (108.6) feet to a stake in the East line of U.S. Route #15; thence Northwardly along the Eastern line of U.S. Route #15, ninety-one and three tenths (91.3) feet to a stake at the Southeast corner of the intersection of Kenyon Avenue with said U.S. Route #15, the place of BEGINNING.

BEING the Western portions of Lot Numbers 13 and 14 on the Fairlawn Plan of Lots.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Susquehanna Bank PA, Successor to Williamsport National Bank, by Deed dated December 28, 2006, and recorded on December 29, 2006, by the Lycoming County Recorder of Deeds in Deed Book 5892, at Page 165, as Instrument No. 200600022083, granted and conveyed unto Albert J. Meale and Stephen L. Crowley, as Tenants in Common.

BEING KNOWN AND NUMBERED AS 3580 Lycoming Creek Road, Cogan Station, PA 17728.

TAX PARCEL NO. 27+,001.0-0308-00.

\_\_\_\_\_

**NO. 17-1232**

LAKEVIEW LOAN SERVICING, LLC

vs.

MARK A. DAUBERMAN

PROPERTY ADDRESS: 433 MAIN ST., SALLADASBURG, PA 17740.

UPI/TAX PARCEL NUMBER: 50-001-414.

All that certain piece or parcel or Tract of land situate in the Borough of Salladasburg, Lycoming County, Pennsylvania, and being known as 433 Main Street, Salladasburg, Pennsylvania 17740.

TAX MAP AND PARCEL NUMBER:  
50+,001.0-0414.00-000+.

THE IMPROVEMENTS THEREON  
ARE: Residential Dwelling.

REAL DEBT: \$154,434.70.

SEIZED AND TAKEN IN EXECU-  
TION AS THE PROPERTY OF: Mark A.  
Dauberman.

McCABE, WEISBERG & CONWAY, LLC  
123 South Broad Street  
Suite 1400  
Philadelphia, PA 19109

**NO. 17-1050**

LAKEVIEW LOAN SERVICING, LLC

vs.

DALE E. DAVIDSON

PROPERTY ADDRESS: 124 STAVER  
ST., JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 20-  
002-707.

ALL THAT CERTAIN piece, parcel  
and lot of land situate in the Second  
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 intersec-  
tion of the eastern line of Staver Street  
with the southern line of Seminary Street;  
thence in an easterly direction along the  
southern line of Seminary Street, one hun-  
dred eighty-seven and two tenths (187.2)  
feet to a twenty (20) foot alley; thence in a  
southerly direction along the western line  
of said alley, fifty-two (52) feet to a post  
cornering on land now or formerly of Carl  
H. Schnars, et ux.; thence in a westerly  
direction along the northern line of said  
Schnars land, one hundred eighty-seven  
and two tenths (187.2) feet, more or less,  
to the eastern line of Staver Street; thence  
in a northerly direction along the eastern  
line of Staver Street, fifty-two (52) feet to  
the place of beginning; being Lot No. 33  
on the plot or plan of the Staver Addition  
to the Borough of Jersey Shore.

UNDER AND SUBJECT, NEVERTHE-  
LESS, to any and all covenants, restric-  
tions, conditions, etc., appearing in the  
chain of title.

IMPROVEMENTS consist of a resi-  
dential dwelling.

BEING PREMISES: 124 Staver Street,  
Jersey Shore, PA 17740.

SOLD as the property of DALE E.  
DAVIDSON.

TAX PARCEL #20-2-707.

DOCKET # 17-1050.

**NO. 16-0475**

BAYVIEW LOAN SERVICING, LLC,  
A DELAWARE LIMITED LIABILITY  
COMPANY

vs.

DEBRA L. DENNES, CO-EXECUTOR  
FOR THE ESTATE OF MORGAN  
T. WILLIAMS, JR. a/k/a MORGAN  
WILLIAMS, DECEASED, DEBRA L.  
DENNES, HEIR OF WINIFRED L.  
WILLIAMS, DECEASED, MORGAN  
T. WILLIAMS, CO-EXECUTOR  
FOR THE ESTATE OF MORGAN  
T. WILLIAMS, JR., DECEASED, III,  
MORGAN T. WILLIAMS, HEIR OF  
WINIFRED L. WILLIAMS, DECEASE,  
III, UNKNOWN HEIRS, SUCCESSOR,  
ASSIGNS AND ALL PERSON FIRMS  
OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM  
OR UNDER WINIFRED L. WILLIAMS,  
DECEASED

PROPERTY ADDRESS: 362 WIL-  
LOWBROOK ROAD, WILLIAMSPORT,  
PA 17701.

UPI/TAX PARCEL NUMBER: 26-  
019-204.

All those two (2) certain lots, pieces  
or parcels of land situate in the Township  
of Loyalsock, County of Lycoming and  
Commonwealth of Pennsylvania, bounded  
and described as follows, to wit:

Parcel No. 1:

Beginning at an iron pin on the South-  
erly line of Willow Brook Road, which  
point is the Northeast corner of lot of

land #25 of Otis A. Mitchell; thence along the Southerly line of Willow Brook Road, North forty-eight degrees East (N. 48° E.) a distance of eighty-eight and nine tenths feet (88.9 ft.) to point of change of direction; thence further North sixty degrees, thirty-two minutes East, a distance of three hundred fourteen and six tenths feet (No. 60° 32' E., 314.6 ft.) to the Northwest corner of Lot #36 of W. S. Cavanaugh; thence along said lot of W. S. Cavanaugh, South thirty-eight degrees, ten minutes East, a distance of two hundred forty-nine feet (S. 38° 10' E., 249 ft.) to land of Wilbur L. Seitzer; thence along land of Wilbur Seitzer, South fifty-four degrees, fifteen minutes West a distance of two hundred six and seven tenths feet (S. 54° 15' W. 206.7 ft.); thence South fifty-two degrees, fifteen minutes West a distance of one hundred ninety-three feet (S. 52° 15' W. 193 ft.) to the Southeast corner of said Lot #25 of Otis A. Mitchell; thence North thirty-eight degrees, ten minutes West (N. 38° 10' W.) along lot of Otis A. Mitchell, a distance of two hundred seventy-nine feet (279 ft.) to the point and place of beginning. Said piece of property being Lots Numbers 26 to 35, inclusive and upon which there is a one-story frame dwelling and being a portion of the plot of ground known as Willow Brook Acres.

**Parcel No. 2:**

Beginning at a post in the South line of Willow Brook Road; thence North sixty degrees, thirty-two minutes East, forty-four feet (N. 60° 32' E., 44 ft.) along the South line of Willow Brook Road; thence South thirty-eight degrees, ten minutes East, two hundred forty-four feet (S. 38° 10' E., 244 ft.) to a post; thence South fifty-four degrees, fifteen minutes West, forty-three and five tenths feet (S. 54° 15' W., 43.5 ft.) along land of Robert Williams; thence North thirty-eight degrees, ten minutes West, two hundred forty-nine feet (N. 38° 10' W., 249 ft.) to the point of beginning which lot is known as Lot #36 on Plots of Willow Brook Acres

about to be recorded and on which lot is situated a walled spring.

Title to said Premises vested in Morgan T. Williams, Jr. and Winifred L. Williams, his wife by Deed from Charles R. Guthrie and Nancy Guthrie, his wife dated October 6, 1976 and recorded on October 6, 1976 in the Lycoming County Recorder of Deeds in Book 785, Page 36.

Being known as: 362 Willowbrook Road, Williamsport, PA 17701.

Tax Parcel Number: 26-19-204.

**NO. 15-02224**

**LSF9 MASTER PARTICIPATION TRUST**

vs.

**RONALD B. DOEBLER,  
LYNN DOEBLER,**

**UNITED STATES OF AMERICA  
PROPERTY ADDRESS: 1805 KENYON AVE., COGAN STATION, PA 17728.**

**UPI/TAX PARCEL NUMBER: 27-001-301.A.**

ALL that certain piece, parcel or lot of land situate in the Township of Lycoming, County of Lycoming and Commonwealth of Pennsylvania, known as Lots No. 51 and No. 52 on the Plan of Fairlawn, and being more particularly bounded and described, as follows, to-wit:

**BEGINNING** at a point in the Southern line of Kenyon Avenue, six hundred thirteen and six-tenths (613.6) feet (incorrectly previously described as five hundred ninety-three and six-tenths (593.60) feet) East from a stake at the intersection of Kenyon Avenue with the East line of the Cogan Station Road, now the Pennsylvania State Highway; thence in an Easterly direction along the Southern line of Kenyon Avenue, seventy-one and two-tenths (71.2) feet to a stake at the intersection of Kenyon Avenue with the Western line of Oberlin Avenue; thence in a Southeasterly direction along said Oberlin Avenue, one hundred fifty-six and one-tenth (156.1) feet to a stake at a

twenty (20) foot alley; thence in a West-erly direction along the northern line of said twenty (20) foot alley, one hundred forty and four-tenths (140.4) feet to a point, said point being the Southeast corner of Lot No. 50 on the Plan of Fairlawn; thence in a Northerly direction along a line at right angles with said twenty (20) foot alley and along the East line of said Lot No. 50, a distance of one Hundred forty (140) feet to the point and place of beginning.

THE ABOVE-DESCRIBED PREMISES being more particularly described in accordance with a survey by John A. Bubb, R. E., as follows:

BEGINNING at an iron pin at the Southwest corner of the intersection of Kenyon Avenue and Oberlin Avenue; thence along the Western line of Oberlin Avenue, South thirty (30) degrees forty eight (48) minutes nine (09) seconds East, as revised by J. A. Bubb, Registered Surveyor, on December 19, 1994, (incorrectly previously described as forty-nine (49) degrees zero (00) minutes) East, one hundred fifty-six and ten-hundredths (156.10) feet to an iron pin; thence along the Northern line of twenty (20) foot alley, South eighty-five (85) degrees thirty (30) minutes West, one forty and forty hundredths (140.40) feet to an iron pin; thence along the Eastern line of other land now or formerly of Gertrude Ulmer North four (04) degrees thirty (30) minutes West, one hundred forty and zero hundredths (140.00) feet to an iron pin in the Southern line of Kenyon Avenue; thence along the Southern line of Kenyon Avenue North eighty-five (85) degrees thirty (30) minutes East, seventy-one and twenty hundredths (71.20) feet to the place of beginning. Being Lots Nos. 51 and 52 of the Plan of Fairlawn.

EXCEPTING AND RESERVING unto Gertrude E. Ulmer the right of ingress, egress, and regress in, over and along the within described premises for any purpose or purposes in connection with repairing, removing, replacing or

relocating a cesspool and pipeline leading thereto from the said Ulmer's house erected on a lot adjacent to the within described premises, provided, however, that the cost of repairing, removing, replacing and relocating said cesspool and pipeline and the cost of restoring the land affected thereby shall be borne by said Ulmer. The above mentioned easement shall terminate three months after the death of said Ulmer or the sale of all of the said Ulmer's real estate affected hereby, whichever shall first occur, but shall remain in full force and effect until three months after such death or said as the case may be.

Being the same premises that RONALD DOEBLER AND LYNN DOEBLER, HIS WIFE by deed dated 12/03/97 and recorded on 12/09/97 in the office of Recorder of Deeds in and for LYCOMING County, at Book 2913 Page 256, conveyed unto RONALD B. DOEBLER AND LYNN DOEBLER, HIS WIFE, Grantees herein.

Parcel No. 27-1-301A.  
Docket # 15-02224.

**NO. 17-1347**

BRANCH BANKING & TRUST  
COMPANY (SUCCESSOR BY MERGER  
TO SUSQUEHANNA BANK)

vs.

AARON M. DOUGLASS,  
JENNIFER A. DOUGLASS  
PROPERTY ADDRESS: 2631 STATE  
ROUTE 973 EAST, COGAN STATION,  
PA 17728.

UPI/TAX PARCEL NUMBER: 15-  
289-149.A.

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No.  
17-1347.

Branch Bank and Trust Company  
s/b/m Susquehanna Bank s/b/m Wnb Bank  
v. Aaron M. Douglass, Jennifer A. Douglass owner(s) of property situate in the  
HEPBURN TOWNSHIP, LYCOMING

County, Pennsylvania, being 2631 State Route 973 East, a/k/a 2631 E Rt 973 Hwy, Cogan Station, PA 17728-9347.

Parcel No. 15-289-149.A.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$74,249.10.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 17-0484**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDER OF MORGAN STANLEY HOME EQUITY LOAN TRUST 2007-2 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-2

vs.

ELIZABETH MULLENS, INDIVIDUALLY AND IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF AVERY C. MULLENS  
PROPERTY ADDRESS: 739 SECOND ST, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 65-008-103.

By virtue of a Writ of Execution NO. 17-0484.

Deutsche Bank National Trust Company, as Trustee for The Registered Holder of Morgan Stanley Home Equity Loan Trust 2007-2 Mortgage Pass Through Certificates, Series 2007-2 v. Elizabeth Mullens, Individually and in Her Capacity as Executrix of The Estate of Avery C. Mullens owner(s) of property situate in the WILLIAMSPORT CITY, LYCOMING County, Pennsylvania, being 739 2nd Street, Williamsport, PA 17701-5950.

Parcel No. 65-8-103.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$69,485.77.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 17-0891**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2002-NC6, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2002-NC6

vs.

ESTATE OF DONALD BELLES  
a/k/a DONALD L.BELLES,  
JUSTIN L.BELLES,PERSONAL REPRESENTATIVE OF THE ESTATE OF DONALD BELLES a/k/a DONALD L.BELLES, UNITED STATES OF AMERICA, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS,FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER DONALD BELLES a/k/a DONALD L. BELLES

PROPERTY ADDRESS: 216 ARLINGTON ST., DUBOISTOWN, PA 17702.

UPI/TAX PARCEL NUMBER: 10-004-336.

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN THE BOROUGH OF DUBOISTOWN, COUNTY OF LYCOMING AND STATE OF PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF ARLINGTON STREET AND AN ALLEY, ERRONEOUSLY DESCRIBED AS THE NORTHWEST CORNER OF ARLINGTON STREET AND AN ALLEY IN A DEED OF CONVEYANCE FROM ALICE VIRGINIA WALSH AND JAMES M. WALSH, HER HUSBAND, DATED NOVEMBER 30, 1915, AND RECORDED IN DEED BOOK VOL. 221 AT PAGE 263, AND ALSO ERRONEOUSLY DESCRIBED IN A DEED OF CONVEYANCE AS THE NORTHWEST CORNER OF ARLINGTON STREET AND AN ALLEY FROM HORACE W. DENIUS, ET UX, TO GEORGE L. HESSERT, ET UX, DATED JANUARY 28, 1930, AND RECORDED IN DEED BOOK VOL.



277., AT PAGE 604, AND ALSO, ERRONEOUSLY DESCRIBED IN A DEED OF CONVEYANCE FROM JOSEPH M. SCHMUCKER, SHERIFF OF LYCOMING COUNTY TO ADAM EDDINGER, AS THE NORTHEAST CORNER OF ARLINGTON STREET AND AN ALLEY; THENCE SOUTH ALONG THE WESTERN LINE OF ARLINGTON STREET A DISTANCE OF FORTY (40) FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF HORACE W. DENIUS; THENCE WEST IN A LINE PARALLEL WITH THE AFORESAID ALLEY A DISTANCE OF ONE HUNDRED AND TEN (110) FEET TO THE EASTERN LINE OF AN ALLEY; THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERN LINE OF SAID ALLEY, A DISTANCE OF FORTY (40) FEET TO THE SOUTHERN LINE OF THE ALLEY FIRST AFORESAID, AND THENCE EAST ALONG THE SOUTHERN LINE OF SAID ALLEY A DISTANCE OF ONE HUNDRED AND TEN (110) FEET TO THE POINT AND PLACE OF BEGINNING.

THE ABOVE DESCRIBED PREMISES ARE IN ACCORDANCE WITH A SURVEY OF DANIEL F. VASSALLO, REGISTERED SURVEYOR, DATED OCTOBER 21, 1980, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL AT THE INTERSECTION OF THE WESTERN LINE OF ARLINGTON STREET AND THE SOUTHERN LINE OF A FIFTEEN (15) FOOT ALLEY, SAID BEGINNING POINT BEING SOUTH ZERO (00) DEGREES FIFTEEN (15) MINUTES WEST—ONE HUNDRED TWENTY-FIVE (125.00) FEET FROM THE INTERSECTION OF THE WESTERN LINE OF SAID ARLINGTON STREET AND THE SOUTHERN LINE OF EUCLID AVENUE. THENCE FROM THE SAID PLACE OF BEGINNING AND CONTINUING ALONG THE WESTERN LINE OF

SAID ARLINGTON STREET, SOUTH ZERO (00) DEGREES FIFTEEN (15) MINUTES WEST—FORTY (40.00) FEET TO AN EXISTING IRON PIPE. THENCE ALONG THE NORTHERN LINE NOW OR FORMERLY OF DWAIN R. AND DORIS S. BUTT, NORTH EIGHT-NINE (89) DEGREES FORTY (40) MINUTES WEST—ONE HUNDRED TEN (110.00) FEET TO AN EXISTING IRON PIPE, ON THE EASTERN LINE OF A TEN (10) FOOT ALLEY. THENCE ALONG THE EASTERN LINE OF SAID ALLEY, NORTH ZERO (00) DEGREES FIFTEEN (15) MINUTES EAST—FORTY (40.00) FEET TO AN IRON PIN, AT THE INTERSECTION OF THE EASTERN LINE OF SAID TEN (10.00) FOOT ALLEY, AND THE SOUTHERN LINE OF SAID EIGHTEEN (18) FOOT ALLEY, THENCE ALONG THE SOUTHERN LINE OF SAID EIGHTEEN (18) FOOT ALLEY, SOUTH EIGHTY-NINE (89) DEGREES FORTY (40) MINUTES EAST—ONE HUNDRED TEN (110.00) FEET TO THE PLACE OF BEGINNING. BEING KNOWN AS ALL OF LOT NO. 195, AND PART OF LOT NO. 196, ON THE PLAN OF DODGE AND DRAPER ADDITION.

BEING THE SAME PREMISES GRANTED AND CONVEYED UNTO DONALD L. BELLES AND ALICE BELLES, HIS WIFE, BY DEED OF EDWARD W. DEVICTOR AND MARTHA R. DEVICTOR, HIS WIFE, DATED OCTOBER 30, 1980, AND RECORDED IN LYCOMING COUNTY RECORD BOOK 959 AT PAGE 14.

BEING KNOWN AS: 216 Arlington Street, Duboistown, PA 17702.

PROPERTY ID NO.: 10-04-336.

TITLE TO SAID PREMISES IS VESTED IN Donald L. Belles, individually BY DEED FROM Donald L. Belles and Alice Belles, his wife DATED 04/26/2001 RECORDED 04/30/2001 IN DEED BOOK 3773 PAGE 307.

**NO. 17-1183**

PHH MORTGAGE CORPORATION  
a/k/a PHH MORTGAGE

vs.

EUGENA B. COWEN,  
ADMINISTRATRIX OF THE ESTATE  
OF BENSON R. WILLIAMS, SR. a/k/a  
BENSON R. WILLIAMS  
PROPERTY ADDRESS: 846 PARK  
AVE., WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 73-  
005-305.

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

BEGINNING at a point on the North  
side of Park Avenue fifty (50) feet West  
from the Northwest corner of Park  
Avenue and First Avenue; thence North  
in a line parallel with First Avenue and  
along line of land now or formerly of  
Harry M. Knauff and wife, one hundred  
sixteen (116) feet, more or less, to an  
alley; thence West along the South line  
of said alley forty (40) feet to a point on  
line of land now or formerly of Jonathan  
H. Ulmer; thence South along the line of  
said land of Ulmer and parallel with th  
East line of this lot, one hundred sixteen  
(116) feet, more or less, to Park Avenue;  
thence East along the North side of Park  
Avenue forty (40) feet to the point and  
place of beginning.

Having thereon erected a dwelling  
known as 846 Park Avenue, Williamsport,  
Pennsylvania.

BEING THE SAME PREMISES which  
Betty Ann Goodyear, Executrix under  
the Last Will and Testament of Wayne H.  
Sick, deceased, by Deed dated November  
29, 2005 and recorded December 1, 2005  
in the Office of the Recorder of Deeds in  
and for the County of Lycoming in Book  
5508 Page 45 granted and conveyed unto  
Benson R. Williams, Sr., in fee. And the

said Benson R. Williams, Sr. departed  
this life on November 26, 2016. Letters  
of Administration were granted Janu-  
ary 26, 2017 unto Eugena B. Cowan, as  
Administratrix of the Estate of Benson  
R. Williams, Sr. aka Benson R. Williams,  
deceased under Estate File Number 41-  
17-0046 filed in and for the Lycoming  
County Register of Wills Office.

**NO. 2017-00818**

CARRINGTON MORTGAGE  
SERVICES, LLC

vs.

LYNN A. FAZLER a/k/a

LYNNE A. FORCE

PROPERTY ADDRESS: 701 STATE  
ROUTE 287, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 45-  
366.1-153.H.

All that certain messuage or tenement  
and lot of land situate in the Township  
of Piatt, County of Lycoming and Com-  
monwealth of Pennsylvania, being known  
and designated as Lot No. 27 on the plot  
or plan of Cottagedale, which is of record  
in Lycoming County Deed Book Volume  
408, Page 440; said Lot No. 27 being more  
particularly bounded and described as  
follows, to-wit:

BEGINNING at a point in the western  
line of Pennsylvania State Highway Traffic  
Route No. 287 (formerly Traffic Route  
No. 84), said point being at the southeast  
corner of Lot No. 26 on said plot or plan  
and at the northeast corner of the land  
hereby described; thence in a southerly  
direction, along the western line of said  
State Highway, a distance of fifty (50) feet  
eight (8) inches, to a point at the north-  
east corner of Lot No. 28 (erroneously  
designated as Lot No. 26 in the chain of  
title) on said plot or plan; thence in a  
westerly direction, along the northern  
line of said Lot No. 28 and along the  
northern line of a fifteen (15) foot alley,  
a distance of two hundred seventy-two  
(272) feet two (2) inches, the southwest

corner of the lot hereby described at which point said fifteen (15) foot alley makes a right angle turn to the north; thence in a northerly direction, along the eastern line of said alley, a distance of forty-nine (49) feet one (1) inch to a point at the southwest corner of said Lot No. 26; and thence in an easterly direction, along the southern line of said Lot No. 26, a distance of two hundred fifty-four (254) feet, more or less, to the place of beginning.

ALSO ALL that certain message or tenement and lot of land situate in the Township of Piatt, County of Lycoming and Commonwealth of Pennsylvania, being known and designated as Lots Nos. 28 and 29 on the plot or plan of Cottagedale and being more particularly bounded and described as follows, to-wit:

BEGINNING at the point of intersection of the Southern line of Lot No. 27 in the aforesaid plot or plan of the Western line of Pennsylvania State Highway Traffic Route No. 287 (formerly Traffic Route No. 84); thence in a Southerly direction along the Western line of said Pennsylvania State Highway Traffic Route No. 287, ninety-nine (99) feet one (1) inch, strict measure, to the Northern line of Lot No. 30 in the plot or plan aforesaid; thence in a Westerly direction along the Northern line of Lot No. 30, one hundred seventy-seven (177) feet eight (8) inches, strict measure, to the Eastern line of a fifteen (15) foot alley, ninety-nine (99) feet ten (10) inches, strict measure, to the Southern line of Lot No. 27 in the plot or plan aforesaid; thence in an Easterly direction along Lot No. 27 aforesaid, a distance of one hundred sixty-nine (169) feet two (2) inches, more or less, to the point and place of beginning.

BEING the same premises conveyed by deed of June Earle, widow, to Lynne A. Frazier dated June 09, 2010 and recorded June 21, 2010 in Lycoming County Record Book 6974 Page 344.

FOR identification purposes only, being known as Real Estate Tax Parcel Number 45-366.1-153H in the office of the Lycoming County Assessor.

**NO. 17-0420**

WELLS FARGO USA HOLDINGS,  
INC. SUCCESSOR BY MERGER TO  
WELLS FARGO FINANCIAL  
PENNSYLVANIA, INC.

vs.

JERIME D. FIELDS  
PROPERTY ADDRESS: 114 NORTH  
MARKET ST., MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 39-  
001-134.

By virtue of a Writ of Execution No.  
17-0420.

Wells Fargo USA Holdings, Inc.  
Successor by Merger to Wells Fargo  
Financial Pennsylvania, Inc v. Jerime D.  
Fields, owner(s) of property situate in  
the MUNCY BOROUGH, LYCOMING  
County, Pennsylvania, being 114 North  
Market Street, Muncy, PA 17756-1023.

Parcel No. 39+.001.0-0134.00-000+.

Improvements thereon: RESIDEN-  
TIAL DWELLING.

Judgment Amount: \$105,823.09.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 17-1092**

US BANK NATIONAL ASSOCIATION

vs.

JAMES W. FOLLMER,  
TINA M. FOLLMER

PROPERTY ADDRESS: 1809 SWEE-  
LEY AVE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 43-  
009-603.

By virtue of a Writ of Execution No.  
17-1092.

US Bank National Association  
as Trustee for Crmsi Remic Series  
2007-02-Remic Pass-Through Certificates  
Series 2007-02 v. James W. Follmer, Tina

M. Follmer owner(s) of property situate in the WILLIAMSPORT CITY, LYCOMING County, Pennsylvania, being 1809 Sweeley Avenue, Williamsport, PA 17701-1173.

Parcel No. 43+,009.0-0603.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$105,562.80.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 17-0522**

M&T BANK s/b/m KEYSTONE  
FINANCIAL MORTGAGE  
CORPORATION

vs.

ROSEMARY L. GLANTZ  
PROPERTY ADDRESS: 328 GLOVER  
ST., JERSEY SHORE, PA 17740.  
UPI/TAX PARCEL NUMBER: 22-  
001-154.

ALL THAT CERTAIN piece, parcel and lot of land situate in the Fourth Ward of the Borough of Jersey Shore, Lycoming County and Commonwealth of Pennsylvania, bounded and described in accordance with a survey made by Daniel F. Vassallo, Registered Surveyor, October 23, 1979, as follows, to-wit:

BEGINNING at an iron pin on the western line of Glover Street, said beginning point being north six (06) degrees forty-five (45) minutes east a distance of two hundred seventy (270) feet from the intersection of the western line of said Glover Street and the northern line of Cemetery Street; thence from the said place of beginning and along the northern line of land now or formerly of Robert E. and Kathryn M. Stabley north eighty-three (83) degrees fifteen (15) minutes west a distance of one hundred twenty-four (124) feet to an existing iron pin on the eastern line of an alley; thence along the eastern line of said alley north six (06) degrees forty-five (45) minutes

east a distance of thirty (30) feet to an iron pin; thence along the southern line of land now or formerly of Kathleen M. Smith south eighty-three (83) degrees fifteen (15) minutes east a distance of one hundred twenty-four (124) feet to an iron pin on the western line of the aforesaid Glover Street; thence along the western line of said Glover Street south six (6) degrees forty-five (45) minutes west a distance of thirty (30) feet to the place of beginning.

FOR identification purposes only, being known as all of Tax Parcel No. 22-1-154 in the Office of the Lycoming County Tax Assessor.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 328 Glover Street, Jersey Shore, PA 17740.

SOLD as the property of ROSEMARY L. GLANTZ.

TAX PARCEL #22,001.0-0154.00-000.

DOCKET #: 17-0522.

**NO. 17-0964**

BRANCH BANKING & TRUST  
COMPANY (SUCCESSOR BY MERGER  
TO SUSQUEHANNA BANK)

vs.

DEBORAH K. HALDEMAN  
PROPERTY ADDRESS: 2324-2326  
WEST 4TH ST., WILLIAMSPORT, PA  
17701.

UPI/TAX PARCEL NUMBER: 67-  
010-206.

By virtue of a Writ of Execution No. 17-0964.

Branch Banking and Trust Company Successor by Merger Susquehanna Bank f/k/a Susquehanna Bank PA v. Deborah K. Haldeman owner(s) of property situate in the WILLIAMSPORT CITY, 7TH, LYCOMING County, Pennsylvania, being 2324-2326 West Fourth Street, a/k/a 2324 W. Fourth ST., Williamsport, PA 17701.

Parcel No. 67+,010.0-0206.00-000+.  
Improvements thereon: RESIDEN-  
TIAL DWELLING.

Judgment Amount: \$73,335.13.  
PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 17-0916**

DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS TRUSTEE FOR  
MORGAN STANLEY CAPITAL I INC.  
TRUST 2006-NC2, MORTGAGE  
PASS-THROUGH CERTIFICATES,  
SERIES 2006-NC2

vs.

JOHN A. HIERS  
PROPERTY ADDRESS: 625 FIRST  
AVE., WILLIAMSPORT, PA 17701.  
UPI/TAX PARCEL NUMBER: 73-  
006-313.

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

BEGINNING at a point in the western  
line of First Avenue, three hundred forty  
(340) feet north of Erie Avenue; thence  
west one hundred twenty (120) feet to  
an alley; thence north along the eastern  
line of said alley, thirty (30) feet to a post;  
thence east parallel with the southern line  
of said lot, one hundred twenty (120) feet  
to First Avenue; thence south along the  
western line of First Avenue, thirty (30)  
feet to the place of beginning.

UNDER AND SUBJECT to restric-  
tions as of record.

BEING THE SAME PREMISES which  
Glen A. Bramlitt and Julie A. Bramlitt  
by deed dated 10/24/03 and recorded  
10/24/03 in the office of the recorder of  
deeds in and for the county of Lycoming  
in deed book 4774, page 99, granted and  
conveyed unto John A. Hiers and Gaye L.  
Hiers. And the said Gaye L. Hiers hereby  
departed this life on or about June 23,  
2017, vesting title solely in John A. Hiers.

**NO. 17-0742**

WELLS FARGO BANK, NA

vs.

KATHRYN E. HURLEY a/k/a  
KATHRYN ELSIE HURLEY, JOHN M.  
HURLEY a/k/a JOHN M. HURLEY, JR.  
PROPERTY ADDRESS: 1479 FREE-  
DOM RD., WILLIAMSPORT, PA 17701.  
UPI/TAX PARCEL NUMBER: 26-  
330-242.A.

All those two (2) certain pieces, parcels  
or Lots of land situate in the Town-  
ship of Loyalsock, County of Lycoming  
and Commonwealth of Pennsylvania,  
being more particularly bounded and  
described according to a survey thereof  
made by Grant K. Maneval, Registered  
Professional Engineer, on February 15,  
1967, as set forth in Lycoming County  
Deed Book 541, Page 338, as follows:

Parcel No. 1:

Beginning at a point in the center  
of the dirt road known as Freedom  
Road which leads from Market Street  
to Negro Hollow, said point being on  
the dividing line between the land former-  
ly of Alessandro Caradonna, now or  
formerly of Rump, and land formerly of  
Harold G. Thomas, now or formerly of  
Floyd Harris; thence along land now or  
formerly of Rump, North Fifty-six (56)  
degrees Fifty (50) minutes west, One  
Hundred Thirty-three and Six Tenths  
(133.6) feet to an iron stake; thence  
along land now or formerly of Floyd  
Harris, North Thirty-five (35) degrees  
thirty (30) minutes East Three Hundred  
Forty-three and Seventy-five Hundredths  
(343.75) feet to a spike in the center  
of the aforesaid Freedom Road; thence  
along the center of said Freedom Road  
the two (2) following courses and dis-  
tances: First—South Six (6) degrees  
Fifteen (15) minutes West, Two Hundred  
Twelve and Seven-tenths (212.7) feet to  
a point; and Second—South Twenty-  
four (24) degrees Forty (40) minutes  
West, One Hundred Fifty-five and  
Five-tenths (155.5) feet to the place of  
Beginning. Containing .65 acres.

Parcel No. 2:

Beginning at a point in the center of the dirt road known as Freedom Road which leads from Market Street to Negro Hollow, said point being referenced to another point in the center of said road on the dividing line between the land formerly of Alessandro Caradonna, now or formerly of Rump, and the land formerly of Harold G. Thomas and now or formerly of Floyd Harris, by the two (2) following courses and distances: First—North Twenty-four (24) degrees forty (40) minutes East, One Hundred Fifty-five and Five-tenths (155.5) feet to a point; and Second—North Six (6) degrees Fifteen (15) minutes East, Two Hundred Twelve and Seven-tenths (212.7) feet to the point of beginning; thence from said point of beginning, South Thirty-five (35) degrees Thirty (30) minutes West, three Hundred Forty-three and Seventy-five Hundredths (343.75) feet along land now or formerly of Floyd Harris to a stake on the bank of a small run and being on the North line of land formerly of Caradonna, now or formerly of Rump; thence North Eight (8) degrees Thirty (30) minutes West, One Hundred Ninety-one and Seven-tenths (191.7) feet along land now or formerly of Rump to a stake; thence along the same, North Thirty-four (34) degrees West, Eighty-two and Four-tenths (82.4) feet to a stake; thence along land now or formerly of Harold G. Thomas, North Twenty-eight (28) degrees Thirty (30) minutes East One Hundred Sixty-three and Five-tenths (163.5) feet to a point; thence along land now or formerly of Floyd Harris, South Fifty-nine (59) degrees Fifty (50) minutes East Two Hundred Twenty-seven (227) feet to the place of Beginning. Containing 1.2 acres.

Tax Parcel Number: 26-330-242.A.

Docket No. 17-0742.

Being the same property conveyed to John M. Hurley and Kathryn E. Hurley, his wife who acquired title by virtue of a deed from John M. Hurley and Kathryn E. Hurley, his wife, dated March 23, 2004,

recorded April 6, 2004, at Instrument Number 200400005534, and recorded in Book 4920, Page 202, Office of the Recorder of Deeds, Lycoming County, Pennsylvania.

**NO. 17-0570**

WELLS FARGO BANK, NA

vs.

JONATHAN M. JUDD  
PROPERTY ADDRESS: 142 CENTER ST., PICTURE ROCKS, PA 17762.  
UPI/TAX PARCEL NUMBER: 46-002-214.

DOCKET No: 17-0570.

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

TAX PARCEL No: 46-002-214.

PROPERTY ADDRESS: 142 Center Street, Picture Rocks, PA 17762.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Jonathan M. Judd.

ROGER FAY, ESQUIRE

**NO. 16-0150**

LYCOMING COUNTY WATER AND SEWER AUTHORITY

vs.

STEPHEN W. KELLEY,  
SONYA J. KELLEY  
PROPERTY ADDRESS: 242 MAIN STREET, SOUTH WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 51-001-615.

DESCRIPTION FOR SHERIFF IN CONNECTION WITH WRIT OF EXECUTION AGAINST STEPHEN KELLEY AND SONYA KELLEY.

Docket No. 16-0150.

Tax Parcel # 51-1-615.

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,

County of Lycoming and Commonwealth of Pennsylvania, bounded and described more particularly in accordance with a survey made by John A. Bubb, R.E., dated July 17, 1962, as follows, to-wit:

BEGINNING at an iron pin in the western line of Main Street (42 feet wide), said iron pin also being situate ninety-seven and thirty hundredths (97.30) feet north of the northwest corner of Main Street and East Southern Avenue; thence from the place of beginning and along the northern line of land now or formerly of J. Raymond Mead, South sixty-three degrees fifteen minutes thirty seconds West, seventy-eight and fifty-eight hundredths feet (So.  $63^{\circ} 15' 30''$  W., 78.58 ft.) to an iron pin in the eastern line of land now or formerly of the Commonwealth of Pennsylvania; thence along the eastern line of land now or formerly of the Commonwealth of Pennsylvania, North twenty-six degrees forty-four minutes thirty seconds West, thirty-seven and no hundredths feet (No.  $26^{\circ} 44' 30''$  W., 37.00 ft.) to an iron pin in the southern line of an eighteen (18) foot alley, being the first alley north of East Southern Avenue; thence along the southern line of said eighteen (18) foot alley, North sixty-three degrees forty-four minutes thirty seconds East, seventy and no hundredths feet (No.  $63^{\circ} 44' 30''$  E., 70.00 ft.) to an iron pin in the western line of Main Street; thence along the western line of Main Street, South thirty-nine degrees fifteen minutes thirty seconds East, thirty-eight and no hundredths feet (So.  $39^{\circ} 15' 30''$  E., 38.00 ft.) to an iron pin, the point and place of beginning. Being 242 Main Street.

FOR IDENTIFICATION PURPOSES ONLY, being known as all or part of Tax Parcel No. 51-1-615 in the office of the Lycoming County Assessor.

SEIZED in execution as the property of Stephen Kelley and Sonya Kelley, under a judgment against them on October 4, 2017 in the Court of Common Pleas of Lycoming County, Pennsylvania to No. 16-0150.

**NO. 17-0267**

PENNYMAC LOAN SERVICES, LLC

vs.

DOUGLAS LAMBERT

PROPERTY ADDRESS: 418-424 BRANDON AVENUE, a/k/a 418 BRANDON AVENUE #424, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 74-001-221.

By virtue of a Writ of Execution No. 17-0267.

Pennymac Loan Services LLC v. Douglas Lambert owner(s) of property situate in the WILLIAMSPORT CITY, 14TH, LYCOMING County, Pennsylvania, being 418-424 Brandon Avenue, a/k/a 418 Brandon Avenue # 424, Williamsport, PA 17701.

Parcel No. 74-001-221.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$160,443.92.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 17-1019**

PNC BANK, NATIONAL ASSOCIATION

vs.

JENNIE L. LAMBERT,  
THOMAS E. LAMBERT, JR.

PROPERTY ADDRESS: 2716 SYLVAN DELL RD., WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 02-003-3300.

ALL that certain pieces, parcels or lots of land situate in Armstrong Township, County of Lycoming and Pennsylvania, according to a survey by Grant K. Maneval, Consultant Engineer, on January 10, 1964, bounded and described as follows, to-wit:

BEGINNING at a stone pile on the dividing line between land of Hill, Brosius, Clyde Bastian, and Wesley Miller (grantor), said stone pile being the southwest corner of the land herein described; thence along the land of Clyde Bastian North 24 degrees 00' East 163.0' to a

stone pile; thence along same (Bastian) North 27 degrees 00' East 379.5' to an iron stake in the south side of the old Turn Pike Road leading from Montgomery to South Williamsport; thence along the south side of said old Turn Pike road South 53 degrees 45' East 330.00' to an iron stake; thence along the land of Reed South 27 degrees 30' West 405.0' to an iron stake; thence along the north line of land of Lapp and along the north line of land of Hill North 77 degrees 45' West 325.5' to a stone pile or the place of beginning, CONTAINING 3.55 acres.

ALSO ALL that certain lot of land situate in Armstrong Township, Lycoming County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center of a run, known as Stryker's Run, on the north side of said Old Turn Pike road; thence in an easterly direction following the courses of said road four hundred (400) feet to a stone; thence in a northerly direction one hundred eighty (180) feet to an iron pin; thence in a westerly direction four hundred (400) feet, more or less, to said Old Turn Pike road and post on north side thereof; thence in a southerly direction, or southeasterly direction along following the courses of said Old Turn Pike road fifty (50) feet, more or less to the place of beginning.

BEING the same property which Donna J. Lambert, Widow, granted and conveyed unto Thomas E. Lambert, Jr. and Jennie L. Lambert, his wife by deed dated February 5, 1996 and recorded February 5, 1996 in the Recorder's Office of said County in Book 2547 Page 55 which described the wrong land.

The legal description for the above deed was affirmed by Order of Court filed January 10, 2017 in Lycoming County, Pennsylvania Court of Common Pleas case No. 2016-0476 to be the land described as in a portion of the land from

a Deed dated January 24, 1964 that was recorded in Book 499, Page 458.

2716 Sylvandell Road, Williamsport, PA 17702.

Known as Tax Parcel No. 02+,00.0-0330.00-000+.

**NO. 16-0241**

THE BANK OF NEW YORK  
MELLON f/k/a THE BANK OF NEW  
YORK SUCCESSOR IN INTEREST  
TO JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION AS  
TRUSTEE FOR GSAMP TRUST 2004-  
SEA2, MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2004-SEA2

vs.

JAMES E. LEWIS, JR.,  
DARLENE I. LEWIS

PROPERTY ADDRESS: 2746 STATE  
ROUTE 973 EAST, COGAN STATION,  
PA 17728.

UPI/TAX PARCEL NUMBER: 15-  
289-117.

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

The Bank of New York Mellon f/k/a  
The Bank of New York Successor in  
Interest to JPMorgan Chase Bank, Na-  
tional Association, as Trustee for Gsamp  
Trust 2004-Sea2, Mortgage Pass-Through  
Certificates, Series 2004-Sea2 v. James  
E. Lewis, Jr. Darlene I. Lewis owner(s)  
of property situate in the HEPBURN  
TOWNSHIP, LYCOMING County, Penn-  
sylvania, being 2746 State Route 973 East,  
Cogan Station, PA 17728-9347.

Parcel No. 15-289-117.

Improvements thereon: RESIDEN-  
TIAL DWELLING.

Judgment Amount: \$119,641.81.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 16-1314**

JERSEY SHORE STATE BANK

vs.



LISA J. MASON, UNITED STATES  
OF AMERICA INTERNAL REVENUE  
SERVICE, SCOTT A. MASON  
PROPERTY ADDRESS: 1896 NORTH  
ROUTE 44 HIGHWAY, JERSEY SHORE,  
PA 17740.

UPI/TAX PARCEL NUMBER: 58-365-  
117B & C.

PARCEL 1:

ALL THOSE TWO (2) CERTAIN  
pieces, parcels or lots of land situate in the  
Township of Watson, County of Lycom-  
ing and Commonwealth of Pennsylvania  
bounded and described as follows, to-wit:

NO. 1: BEGINNING at an iron pin in  
the easterly line LR Route #266, Traffic  
Route #44, at highway chaining station  
102+27, and running along land now or  
formerly of Earl W. Richards, through a  
pine tree, North 53 degrees 17 minutes  
East, one hundred twenty-four (124) feet  
to an iron pipe in the westerly line of the  
Penn-Central Transportation Company;  
thence along the westerly line of said  
railroad in a southeasterly direction by a  
curve to the right having a radius 2798.9  
feet, an arc distance of 163.4 feet to an  
iron stake at the northeast corner of  
Parcel #2 hereinafter described; thence  
along said Parcel #2, South 53 degrees  
17 minutes West, one hundred nine (109)  
feet through a pine tree to an iron pin  
in the easterly line of said Route #266;  
thence along the easterly line of said high-  
way, North 37 degrees 50 minutes West,  
one hundred sixty-two and nine tenths  
(162.90) feet to an iron pin, the place  
of beginning; all bearings being magnetic  
and containing 19,105 square feet, more  
or less, as described in a survey made by  
Thomas K. Yohe, Sr., Surveyor, Pa. Reg.  
No. 9942-E, on October 8, 1968.

UNDER AND SUBJECT, NEVERTHE-  
LESS, to the right of others in a ten (10)  
foot private road extending in an easterly-  
westerly direction with the center line of  
the same being fifteen (15) feet from the  
northern line of the premises hereinabove  
described.

NO. 2: BEGINNING at a point on the  
eastern right-of-way line of LR #266, be-  
ing the southwestern corner of Parcel #1  
hereinabove described; thence in a south-  
erly direction along the eastern line of  
said Route #266, two hundred fifty (250)  
feet, more or less, to the northern line  
of a drainage ditch and the northern edge  
of a drain pipe used to convey the water  
beneath said Route #266; thence in an  
easterly direction along the northern edge  
of said drainage ditch and continuing in a  
straight line to the western right-of-way  
line of the Penn-Central Transportation  
Company, two hundred thirty (230) feet,  
more or less, to the southeastern corner  
of Parcel #1; thence South 53 degrees 17  
minutes West along said Parcel #1, one  
hundred nine (109) feet to the eastern  
line of said Route #266, the point and  
place of beginning.

UNDER AND SUBJECT, NEVERTHE-  
LESS, to easements, rights-of-way and re-  
strictions of record heretofore contained  
in the chain of title.

FOR IDENTIFICATION PURPOSES  
ONLY, the above described parcels are  
known as Parcel #58-365-117B & C, with  
an address of 1896 North Route 44 Hwy,  
Jersey Shore, PA 17740.

BEING the same premises which  
George F. Pauke, Jr. and Jennifer R.  
Livingston-Pauke, husband and wife, did by  
their deed dated the 19th day of October,  
2006, grant and convey unto Scott A. Ma-  
son and Lisa J. Mason, husband and wife;  
said deed being recorded in the Office for  
the Recording of Deeds in and for Lycom-  
ing County on the 25th day of October,  
2006, in Record Book 5832, Page 84.

Improvements include a commercial  
structure containing approximately 2,657  
square feet.

JERSEY SHORE STATE BANK

vs.

LISA J. MASON, UNITED STATES  
OF AMERICA INTERNAL REVENUE  
SERVICE, SCOTT A. MASON  
PROPERTY ADDRESS: VACANT  
LAND, SEMINARY STREET, JERSEY  
SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 21-003-400.

PARCEL NO. 2:

ALL THAT CERTAIN message or tenement and lot of land situate in the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post corner on Fountain Street, being the southeast corner of Lot No. 23 on the plan of Wilson's Addition to the Borough of Jersey Shore; thence along the northern line of Lot No. 23, north seventy-two (72) degrees west, one hundred eighty-four (184) feet to a post; thence north eighty (80) degrees east, two hundred nine (209) feet to a post on Fountain Street; thence along said Fountain Street, south eighteen and one-half (18 1/2) degrees west, one hundred (100) feet to a post, the place of beginning; containing one-fifth (1/5) of an acre, be the same, more or less, together with all sewage drainage and disposal rights set forth in prior deeds in the chain of title.

FOR IDENTIFICATION PURPOSES ONLY, the above described premises is known and designated as Parcel #21-3-400 on the maps of the Lycoming County Tax Assessor.

BEING Lot No. 4 of the same premises which Deborah L. Lecce did by her deed dated the 21st day of April, 2005, grant and convey unto Deborah L. Lecce, Trustee of the Deborah Lecce Trust dated April 21, 2005; said deed being recorded in the Office for the Recording of Deeds in and for Lycoming County on the 2nd day of June, 2005 in Record Book 5317, Page 247.

AND the said Grantor does hereby warrant specially the property hereby conveyed.

JERSEY SHORE STATE BANK

vs.

LISA J. MASON, UNITED STATES  
OF AMERICA INTERNAL REVENUE  
SERVICE, SCOTT A. MASON

PROPERTY ADDRESS: 1334 ROUTE 14 HIGHWAY, RALSTON, PA 17763.

UPI/TAX PARCEL NUMBER: 29-150-100A.

PARCEL NO. 3:

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

BEGINNING at a spike in the east side of the State Highway Route No. 14 which leads from Ralston to Roaring Branch, said spike being fifteen (15.0') east of the center line of Route No. 14 and also being in the south bank of Lycoming Creek; thence along the south bank of Lycoming Creek North twenty-seven degrees thirty minutes (N 27 30' E) east one hundred eighty-two and eight tenths (182.8) feet to a point in the center of old Route No. 14; thence along the center of the same the five (5) following courses and distances: (1) South thirty-two degrees fifteen minutes (S 32 15' E) east four hundred four and six tenths (404.6) feet to a point; (2) South thirty-one degrees forty-five minutes (S 31 45' E) east one hundred seventy-four and five tenths (174.5) feet to a point; (3) South thirty-seven degrees fifteen minutes (S 37 15' E) east two hundred thirty-one and five tenths (231.5) feet to a point; (4) South thirty-two degrees thirty minutes (S 32 30' E) east five hundred sixty-five and four tenths (564.4) feet to a point; and (5) South twenty-four degrees thirty minutes (S 24 30' E) east three hundred twenty-six and thirty-five hundredths (326.35) feet to a point in the center of same; thence along the land of Scott Hess South fifty-nine degrees fifteen minutes (S 59 15' W) west one hundred seventy-seven and four hundredths (177.04) feet to a point in the east side of the State Highway Route NO. 14, said point being fifteen (15.0) feet east of the center line of the same; thence along the east side of Route No. 14 parallel to and fifteen feet east of the center line of same North thirty degrees

forty-five minutes (N 30 45' W) west one thousand six hundred two and three tenths (1602.3) feet to a spike or the place of beginning.

CONTAINING 7.05 acres.

BEING the same premises conveyed by John A. Lee III and Claudette A. Lee, his wife, to Charles J. Brown and Eleanor M. Brown, his wife by deed dated January 30, 2004 and recorded February 9, 2004 in the Lycoming County Record Book 4870 at page 179. On which is erected a 14x70 MH ON FULL BASEMENT and known as Rt. 14, Roaring Branch, Lycoming County, PA 17765. Also known as Tax Parcel Number 29-150-100A.

JERSEY SHORE STATE BANK

vs.

LISA J. MASON, UNITED STATES  
OF AMERICA INTERNAL REVENUE  
SERVICE, SCOTT A. MASON  
PROPERTY ADDRESS: 217 STAVER  
ST., JERSEY SHORE, PA 17740.  
UPI/TAX PARCEL NUMBER: 21-  
003-200.

PARCEL 4:

ALL THAT CERTAIN message or tenement and lot of land situate in the Third Ward of the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, bounded and described in accordance with a survey made by Daniel F. Vassallo, Registered Surveyor, dated February 20, 1965, as follows, to-wit:

BEGINNING at an iron pin at the intersection of the western line of Staver Street and the northern line of twenty (20) foot alley, said beginning point being North eighteen (18) degrees thirty (30) minutes East, two hundred five (205) feet from the intersection of the western line of Staver Street and the northern line of Seminary Street; thence from said place of beginning and along the northern line of said alley, North seventy-two (72) degrees West, two hundred (200) feet to an iron pin at the intersection of the northern line of said alley and the eastern

line of Fountain Street; thence along the eastern line of Fountain Street, North eighteen (18) degrees thirty (30) minutes East, one hundred (100) feet to an iron pin at the intersection of the eastern line of Fountain Street and the southern line of a twenty-five (25) foot alley; thence along the southern line of said alley, South seventy-two (72) degrees East, two hundred (200) feet to an iron pin at the intersection of the southern line of said alley and the western line of Staver Street; thence along the western line of Staver Street, South eighteen (18) degrees thirty (30) minutes West, one hundred (100) feet to the place of beginning; being known as 217 Staver Street.

FOR IDENTIFICATION PURPOSES ONLY, the above described premises is known and designated as Parcel #21-003-200 on the maps of the Lycoming County Tax Assessor.

BEING the same premises which Mary E. Shook et vir. did by their deed dated the 15th day of October, A. D. 1996, grant and convey unto Scott A. Mason and Lisa J. Mason, his wife; said deed being recorded in the Office for the Recording of Deeds in and for Lycoming County in Record Book 2696, Page 104.

Improvements include a two story residence containing approximately 4,512 square feet.

JERSEY SHORE STATE BANK

vs.

LISA J. MASON, UNITED STATES  
OF AMERICA INTERNAL REVENUE  
SERVICE, SCOTT A. MASON  
PROPERTY ADDRESS: 867 HENSLER  
ROAD, JERSEY SHORE, PA 17740.  
UPI/TAX PARCEL NUMBER: 31-  
326-141.

PARCEL 5:

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Mifflin, County of Lycoming and Commonwealth of Pennsylvania, being more particularly bounded and described in accordance with a survey of Robert B. Dayton, Jr., Professional Engineer &

Surveyor dated the 9th of August, 1986, as follows:

BEGINNING at a railroad spike in the center of T-651, said spike is westerly along the centerline of T-651 approximately nine tenths (0.9) of a mile from the intersection of T-651 and LR # 41026, said spike is also just easterly of the intersection of the driveway of a former Grantor's property with T-651; thence by the following courses and distances: (1) along the east side of said driveway, south two (2) degrees fifteen (15) minutes east, two hundred forty-nine and seventy-one hundredths (249.71) feet to an iron pin; (2) thence along same, south two (2) degrees zero (0) minutes west, two hundred (200) feet to an iron pin on the outside of the Game Preserve fence; (3) thence along the outside of the Game Preserve fence, south sixty-five (65) degrees twenty-eight (28) minutes fifty-three (53) seconds east, three hundred two and seven tenths (302.7) feet to an iron pin and corner now or formerly of David Hensler; (4) thence along land now or formerly of said Hensler, south sixty-four (64) degrees fourteen (14) minutes twenty-seven (27) seconds east, four hundred sixty-eight and four tenths (468.4) feet to a stone at the Game Preserve fence corner; (5) thence along land now or formerly of Hensler, south seventy-one (71) degrees twenty-one (21) minutes three (3) seconds east, seven hundred forty-two and twenty-six hundredths (742.26) feet to a blazed maple corner; (6) thence along land now or formerly of Matthew Harvey, south eight (8) degrees fifty-four (54) minutes twenty-eight (28) seconds west, five hundred sixty-three and twenty-five hundredths (563.25) feet to a stone pipe; (7) thence along land now or formerly of Dale Paulhamus, north eighty (80) degrees thirty (30) minutes forty-six (46) seconds west, one thousand ninety-nine and eight hundredths (1099.08) feet to a stone pile on the outside of the Game Preserve fence; (8) thence along land

now or formerly of V. Frederick Russ and the outside of the Game Preserve fence, north eighty-one (81) degrees forty-three (43) minutes forty (40) seconds west, one thousand eight hundred fourteen and seventy-nine hundredths (1814.79) feet to a pipe; (9) thence along land now or formerly of Dennis Davis and said fence, north eighty (80) degrees forty-two (42) minutes thirty-six (36) seconds west, one thousand seven hundred sixty-three and six hundredths (1763.06) feet to a rock oak just outside the corner of said fence; (10) thence along land now or formerly of James Cohick, the line runs both inside and outside of said fence, north seven (7) degrees thirty-five (35) minutes forty-six (46) seconds east, one thousand seventeen and seven hundredths (1017.07) feet to a stone pipe; (11) thence along land now or formerly of Agnes Cohick and said fence, north fifty-six (56) degrees thirty (30) minutes east, one hundred forty-three and three tenths (143.3) feet to a point; (12) thence along same, north forty-one (41) degrees fifteen (15) minutes east, one hundred thirty (130) feet to a point; (13) thence along same, north twenty-four (24) degrees thirty (30) minutes east, fifty-two and eight tenths (52.8) feet to a point; (14) thence along same, north thirty-nine (39) degrees forty-five (45) minutes east, three hundred seventy-eight and eight tenths (378.8) feet to a point; (15) thence along same, north forty-two (42) degrees zero (00) minutes east, one hundred sixteen (116) feet to a point; (16) thence along same, and crossing T-651, north four (4) degrees eight (8) minutes five (5) seconds west, one hundred forty-five and sixty-six hundredths (145.66) feet to the center of Larrys Creek; (17) thence along same and up the center of Larrys Creek, north forty-eight (48) degrees nineteen (19) minutes four (4) seconds east, four hundred thirty-five (435) feet to a point; (18) thence along land now or formerly of Beauford Hensler, south fifty-nine (59) degrees zero (00) minutes

east, six hundred thirty-two and five hundredths (632.05) feet to center of T-651; (19) thence along center of T-651, south eighty-four (84) degrees zero (00) minutes east, one hundred eighty-five (185) feet to a point; (20) thence along same, south sixty-six (66) degrees twenty (20) minutes east, four hundred thirty-seven (437) feet to a point; (21) thence along same, south sixty-five (65) degrees twenty (20) minutes east, two hundred (200) feet to a point; (22) thence along same, south sixty (60) degrees zero (0) minutes east, seven hundred (700) feet; (23) thence along same, south sixty-five (65) degrees zero (00) minutes east, one hundred sixty-six and five tenths (166.5) feet to a point; (24) thence along same, south fifty-four (54) degrees fifteen (15) minutes east, three hundred (300) feet to a railroad spike the place of beginning; containing 152.1 across.

FOR IDENTIFICATION PURPOSES ONLY, the above described premises is known and designated as Parcel #31-326-141 on the maps of the Lycoming County Tax Assessor.

BEING the same premises which Robert B. Sterner, single, did by his deed dated the 20th day of January, 2006, grant and convey unto Scott A. Mason and Lisa J. Mason, his wife; said deed being recorded in the Office for the Recording of Deeds in and for Lycoming County on the 25th day of January, 2006, in Record Book 5553, Page 4.

Improvements include a double wide mobile home containing approximately 1,456 square feet.

JERSEY SHORE STATE BANK

vs.

LISA J. MASON, UNITED STATES  
OF AMERICA INTERNAL REVENUE  
SERVICE, SCOTT A. MASON  
PROPERTY ADDRESS: 6599 NORTH  
ROUTE 220 HIGHWAY, JERSEY SHORE,  
PA 17740.

UPI/TAX PARCEL NUMBER: 60-367-111.

PARCEL NO. 6:

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

BEGINNING at an old iron pipe in the southern line of U.S. Route 220, said pipe being at the northwest corner of land now or formerly of Oscar A. Shirey; thence along land now or formerly of Oscar A. Shirey by the two following courses and distances: (1) South 43 degrees 00 minutes east, 346.00 feet to an iron pin; (2) South 46 degrees 15 minutes west, 198.40 feet to an old iron pipe; thence along the eastern line of land now or formerly of Harry Waltz, north 44 degrees 45 minutes west, 345.60 feet to an iron pin in a driveway 8.69 feet east of a PP&L pole; thence along the southern line of U.S. Route 220 north 46 degrees 15 minutes east 206.19 feet to the place of beginning. Containing 1.60 acres.

FOR IDENTIFICATION PURPOSES ONLY, the above described premises is known and designated as Parcel #60-367-111 on the maps of the Lycoming County Tax Assessor.

BEING the same premises granted and conveyed unto Theron Reynolds and Janice Reynolds, his wife, by deed of Harry E. Goodbrod, Executor of the Estate of George Goodbrod, Deceased, dated March 24, 1967 and recorded April 1, 1967 in Lycoming County Deed Book 526, Page 817. The said Theron Reynolds died December 24, 2003 thereby vesting all right, title and interest in and to the above described premises unto Janice Reynolds, by right of survivorship.

Improvements include a commercial garage containing approximately 420 square feet.

**NO. 16-00210**

**EXHIBIT A**

PARCEL 1:

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of

Mifflin, County of Lycoming and Commonwealth of Pennsylvania, being more particularly bounded and described in accordance with a survey of Robert B. Dayton, Jr., Professional Engineer & Surveyor dated the 9th of August, 1986, as follows:

BEGINNING at a railroad spike in the center of T-651, said spike is westerly along the centerline of T-651 approximately nine tenths (0.9) of a mile from the intersection of T-651 and LR # 41026, said spike is also just easterly of the intersection of the driveway of a former Grantor's property with T-651; thence by the following courses and distances: (1) along the east side of said driveway, south two (2) degrees fifteen (15) minutes east, two hundred forty-nine and seventy-one hundredths (249.71) feet to an iron pin; (2) thence along same, south two (2) degrees zero (0) minutes west, two hundred (200) feet to an iron pin on the outside of the Game Preserve fence; (3) thence along the outside of the Game Preserve fence, south sixty-five (65) degrees twenty-eight (28) minutes fifty-three (53) seconds east, three hundred two and seven tenths (302.7) feet to an iron pin and corner now or formerly of David Hensler; (4) thence along land now or formerly of said Hensler, south sixty-four (64) degrees fourteen (14) minutes twenty-seven (27) seconds east, four hundred sixty-eight and four tenths (468.4) feet to a stone at the Game Preserve fence corner; (5) thence along land now or formerly of Hensler, south seventy-one (71) degrees twenty-one (21) minutes three (3) seconds east, seven hundred forty-two and twenty-six hundredths (742.26) feet to a blazed maple corner; (6) thence along land now or formerly of Matthew Harvey, south eight (8) degrees fifty-four (54) minutes twenty-eight (28) seconds west, five hundred sixty-three and twenty-five hundredths (563.25) feet to a stone pipe; (7) thence along land now or formerly of Dale Paulhamus, north eighty (80)

degrees thirty (30) minutes forty-six (46) seconds west, one thousand ninety-nine and eight hundredths (1099.08) feet to a stone pile on the outside of the Game Preserve fence; (8) thence along land now or formerly of V. Frederick Russ and the outside of the Game Preserve fence, north eighty-one (81) degrees forty-three (43) minutes forty (40) seconds west, one thousand eight hundred fourteen and seventy-nine hundredths (1814.79) feet to a pipe; (9) thence along land now or formerly of Dennis Davis and said fence, north eighty (80) degrees forty-two (42) minutes thirty-six (36) seconds west, one thousand seven hundred sixty-three and six hundredths (1763.06) feet to a rock oak just outside the corner of said fence; (10) thence along land now or formerly of James Cohick, the line runs both inside and outside of said fence, north seven (7) degrees thirty-five (35) minutes forty-six (46) seconds east, one thousand seventeen and seven hundredths (1017.07) feet to a stone pipe; (11) thence along land now or formerly of Agnes Cohick and said fence, north fifty-six (56) degrees thirty (30) minutes east, one hundred forty-three and three tenths (143.3) feet to a point; (12) thence along same, north forty-one (41) degrees fifteen (15) minutes east, one hundred thirty (130) feet to a point; (13) thence along same, north twenty-four (24) degrees thirty (30) minutes east, fifty-two and eight tenths (52.8) feet to a point; (14) thence along same, north thirty-nine (39) degrees forty-five (45) minutes east, three hundred seventy-eight and eight tenths (378.8) feet to a point; (15) thence along same, north forty-two (42) degrees zero (00) minutes east, one hundred sixteen (116) feet to a point; (16) thence along same, and crossing T-651, north four (4) degrees eight (8) minutes five (5) seconds west, one hundred forty-five and sixty-six hundredths (145.66) feet to the center of Larrys Creek; (17) thence along same and up the center of Larrys Creek, north forty-eight (48) degrees

nineteen (19) minutes four (4) seconds east, four hundred thirty-five (435) feet to a point; (18) thence along land now or formerly of Beauford Hensler, south fifty-nine (59) degrees zero (00) minutes east, six hundred thirty-two and five hundredths (632.05) feet to center of T-651; (19) thence along center of T-651, south eighty-four (84) degrees zero (00) minutes east, one hundred eighty-five (185) feet to a point; (20) thence along same, south sixty-six (66) degrees twenty (20) minutes east, four hundred thirty-seven (437) feet to a point; (21) thence along same, south sixty-five (65) degrees twenty (20) minutes east, two hundred (200) feet to a point; (22) thence along same, south sixty (60) degrees zero (0) minutes east, seven hundred (700) feet; (23) thence along same, south sixty-five (65) degrees zero (00) minutes east, one hundred sixty-six and five tenths (166.5) feet to a point; (24) thence along same, south fifty-four (54) degrees fifteen (15) minutes east, three hundred (300) feet to a railroad spike the place of beginning; containing 152.1 across.

FOR IDENTIFICATION PURPOSES ONLY, the above described premises is known and designated as Parcel #31-326-141 on the maps of the Lycoming County Tax Assessor.

BEING the same premises which Robert B. Sterner, single, did by his deed dated the 20th day of January, 2006, grant and convey unto Scott A. Mason and Lisa J. Mason, his wife; said deed being recorded in the Office for the Recording of Deeds in and for Lycoming County on the 25th day of January, 2006, in Record Book 5553, Page 4.

**PARCEL 2:**

ALL THAT CERTAIN message or tenement and lot of land situate in the Third Ward of the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, bounded and described in accordance with a survey made by Daniel F. Vassallo, Registered Surveyor, dated February 20, 1965, as follows, to-wit:

BEGINNING at an iron pin at the intersection of the western line of Staver Street and the northern line of twenty (20) foot alley, said beginning point being North eighteen (18) degrees thirty (30) minutes East, two hundred five (205) feet from the intersection of the western line of Staver Street and the northern line of Seminary Street; thence from said place of beginning and along the northern line of said alley, North seventy-two (72) degrees West, two hundred (200) feet to an iron pin at the intersection of the northern line of said alley and the eastern line of Fountain Street; thence along the eastern line of Fountain Street, North eighteen (18) degrees thirty (30) minutes East, one hundred (100) feet to an iron pin at the intersection of the eastern line of Fountain Street and the southern line of a twenty-five (25) foot alley; thence along the southern line of said alley, South seventy-two (72) degrees East, two hundred (200) feet to an iron pin at the intersection of the southern line of said alley and the western line of Staver Street; thence along the western line of Staver Street, South eighteen (18) degrees thirty (30) minutes West, one hundred (100) feet to the place of beginning; being known as 217 Staver Street.

FOR IDENTIFICATION PURPOSES ONLY, the above described premises is known and designated as Parcel #21-003-200 on the maps of the Lycoming County Tax Assessor.

BEING the same premises which Mary E. Shook et vir. did by their deed dated the 15th day of October, A. D. 1996, grant and convey unto Scott A. Mason and Lisa J. Mason, his wife; said deed being recorded in the Office for the Recording of Deeds in and for Lycoming County in Record Book 2696, Page 104.

**PARCEL 3:**

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

BEGINNING at a point on the northern side of Pennsylvania State Highway Route #414, leading from Jersey Mills to Slate Run and beyond, said point of beginning being the point of intersection of the northern line of said Route #414 with the eastern line of land now or formerly of Betty Weikel; thence in a northerly direction along the eastern line of said Weikel land, one hundred twenty-five (125) feet, strict measure, to a post; thence in an easterly direction along land now or formerly of Howard H. Campbell and parallel with the northern line of said Route #414, two hundred (200) feet, strict measure, to a point; thence in a southerly direction parallel with the first course of the premises herein described, and along said Howard H. Campbell lands, one hundred twenty-five (125) feet, strict measure, to a point on the northern line of said Route #414; thence in a westerly direction along the northern line of said Route #414, two hundred (200) feet, strict measure, to the point and place of beginning.

FOR IDENTIFICATION PURPOSES ONLY, the above described premises is known and designated as Parcel #28-222-103.E on the maps of the Lycoming County Tax Assessor.

BEING the same premises which Alice Simeti, widow and single, and Alice Sitneti, Administratrix of the Estate of Christopher V. Sitneti, deceased, and Alice Simeti Lewis and David Lewis, her husband, Elaine Simeti, single, Christopher Simeti and Colleen Simeti, his wife, Peter M. Simeti, Jr. and Susan Simeti, his wife, and Anthony H. Simeti and Margaret Simeti, his wife, did by their deed dated the 31st day of August, 2001, grant and convey unto Scott A. Mason and Lisa J. Mason, his wife; said deed being recorded in the Office for the Recording of Deeds in and for Lycoming County on the 17th day of September, 2001, in Record Book 3921, Page 254.

**NO. 17-0552**

WELLS FARGO BANK, NA

vs.

ROBERT G. McCLOSKEY,  
LORI A. COLEMAN

PROPERTY ADDRESS: 155 ASPEN  
LANE, TROUT RUN, PA 17771.

UPI/TAX PARCEL NUMBER: 08-  
226-121.C.

By virtue of a Writ of Execution No.  
17-0552.

Wells Fargo Bank, NA v. Robert G. McCloskey Lori A. Coleman owner(s) of property situate in the COGAN HOUSE TOWNSHIP, LYCOMING County, Pennsylvania, being 155 Aspen Lane, Trout Run, PA 17771-9245.

Parcel No. 08-226-121.C.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$79,781.01.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 09-02865**

LSF9 MASTER PARTICIPATION  
TRUST

vs.

ROBERT L. MENDLER,  
BARBARA J. KIESSLING,  
SHEENA M. KIESSLING

PROPERTY ADDRESS: 1833 FAIR-  
LAWN AVE., COGAN STATION, PA  
17728.

UPI/TAX PARCEL NUMBER: 27-  
001-205.A.

By virtue of a Writ of Execution No.  
09 02865.

Lsf9 Master Participation Trust v. Robert L. Mendler Barbara J. Kiessler Sheena M. Kiessler owner(s) of property situate in the LYCOMING TOWNSHIP, LYCOMING County, Pennsylvania, being 1833 Fairlawn Avenue, Cogan Station, PA 17728-8385.

Parcel No. 27+,001.0-0205.A+-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$148,814.59.



PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 16-1605**

U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
THE PENNSYLVANIA HOUSING  
FINANCE AGENCY

vs.

JASON D. MILLER, STACY K. MILLER  
f/k/a STACY K. POLK

PROPERTY ADDRESS: 307 OAK  
STREET, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 22-  
001-445.

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, known and designated on the plan of town lots laid out as "Grand View Terrace" as Lot No. 15 in Block "K", being more particularly bounded and described as follows, to wit:

BOUNDED on the West by the eastern line of Oak Street; on the North by the southern line of Lot No. 14 of said Block "K"; on the East by the western line of a 16 foot alley; and on the South by the northern line of Lot No. 16 of said Block "K"; having a width on said Oak Street of 50 feet and extending in depth a distance of 175 feet.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 307 OAK STREET JERSEY SHORE, PA 17740.

TAX PARCEL: 22-1-445.

BEING THE SAME PREMISES WHICH Rhoda M. Powers, by deed dated May 24, 2007, recorded May 25, 2007 at Lycoming Deed Book 6021, page 348, granted and conveyed unto Jason D. Miller and Stacy K. Polk.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of

way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

TO BE SOLD AS THE PROPERTY OF JASON D. MILLER AND STACY K. MILLER f/k/a STACY K. POLK ON LYCOMING COUNTY JUDGMENT NO. CV-2016-001605-MF.

**NO. 17-0866**

THE MUNCY BANK AND  
TRUST COMPANY

vs.

GARY D. MOORE, JR.,  
KRISTI L. MOORE,

UNITED STATES OF AMERICA  
PROPERTY ADDRESS: 343 SOUTH  
SECOND STREET, HUGHESVILLE, PA  
17737.

UPI/TAX PARCEL NUMBER: 17-  
002-620.

Lycoming County Tax Parcel Number:  
17-002-620.

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

BEGINNING at the Northeast corner of Second Street and the first alley south of Park Street;

Thence Northeasterly along Second Street to lot now or formerly of Carlos and Leota Starr;

Thence along the same, Southeasterly one hundred sixteen (116) feet to lot now or formerly of Kenneth L. Schneider, et. ux.;

Thence along the same, Southwest sixty (60) feet to the alley first mentioned;

Thence Northwesterly along the same, one hundred sixteen (116) feet to the place of beginning.

BEING the same premises conveyed unto Gary D. Moore, Jr., and Kristi L. Moore, husband and wife, by deed of Denise Henneman, formerly Denise Henneman-Bartlett and Gregory A. Houseknecht, wife and husband, dated October 15, 2015, and recorded on November 3, 2015, in Lycoming County Record Book 8775 at page 198.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS REAL ESTATE TAX PARCEL NUMBER 17-002-620 IN THE OFFICE OF THE LYCOMING COUNTY TAX ASSESSOR.

SEIZED in execution as the property of Gary D. Moore, Jr., and Kristi L. Moore, Defendants, on the judgment in mortgage foreclosure entered on October 6, 2017, indexed to #17-0866 in the Court of Common Pleas of Lycoming County.

**NO. 17-0070**

DEUTSCHE BANK TRUST COMPANY AMERICAS AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2006-3 MORTGAGE LOAN ASSET-BACKED NOTES, SERIES 2006-3 c/o OCWEN LOAN SERVICING, LLC

vs.

DAVID ROSADO, EILEEN VADI  
PROPERTY ADDRESS: 411 DEPOT ST., WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 71-002-702.

ALL THAT CERTAIN piece, parcel or lot of land situate in the Eleventh Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, being the southern thirty (30) feet of Lot No. 29 on the Plan of Thompson's Second Addition to Williamsport and the northern twenty (20) feet of Lot No. 30 on said Plan and being more particularly bounded and described as follows, to-wit:

BEGINNING at a point in the west line of Depot Street, one hundred (100) feet north from the northwest corner of Depot and Lincoln Streets; thence north fifty (50) feet along the west line of Depot Street to a point twenty (20) feet south of the northeast corner of said Lot No. 29 on the aforesaid Plan; thence west in a line parallel with the north line of said Lot No. 29, one hundred fifty (150) feet to a point in the east line of an alley; thence southward fifty (50) feet along said alley to a point; thence eastward in a line parallel with the second course hereof, one hundred fifty (150) feet to a point in the west line of Depot Street, the place of beginning.

PARCEL ID: 71-002-0702.

BEING KNOWN AS 411 Depot Street, Williamsport, PA 17701.

BEING the same premises which David Rosado, single by Deed dated October 5, 2010 and recorded October 8, 2010 in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book 7078 Page 253, granted and conveyed unto Eileen Vadi, single.

**NO. 17-0614**

WELLS FARGO BANK, NA

vs.

ROBERT F. SHRIBER, III  
DEBRA J. SHRIBER

PROPERTY ADDRESS: 73 FISHER RD., COGAN STATION, PA 17728.

UPI/TAX PARCEL NUMBER: 15-309-194.F.

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

Beginning at an iron pin on the South line of a 50 feet road, said iron pin being 306 feet westerly from a pipe monument on the West line of Township Route T-669, and said pipe monument being 209.8 feet southerly from the center of the Penn-Central Railroad; thence South 43 degrees 50 minutes West along other

property now or formerly of Larry J. Hamilton, et ux., a distance of 150 feet to an iron pin; thence North 45 degrees 10 minutes West along the properties of Carl E. Fisher and Robert D. Streak, a distance of 150 feet to an iron pin; thence North 43 degrees 50 minutes East along the property of Robert W. Saam, a distance of 150 feet to an iron pin; thence South 46 degrees 10 minutes East along the South line of a 50 foot road, a distance of 150 feet to an iron pin, the point and piece of beginning, Containing 22,500 square feet.

Tax Parcel Number: 15-309.0-0194.F-000.

Docket No. 17-0614.

Being the same property conveyed to Robert F. Shriber, III, and Debra J. Shriber, husband and wife who acquired title by virtue of a deed from Michael H. Engel and Sherry L. Engel, husband and wife, dated July 28, 1999, recorded July 30, 1999, at Book 3359, Page 328, Office of the Recorder of Deeds, Lycoming County, Pennsylvania.

**NO. 16-0984**

WILMINGTON SAVINGS FUND  
SOCIETY, FSB d/b/a CHRISTINA  
TRUST, NOT INDIVIDUALLY BUT AS  
TRUSTEE FOR PRETIUM MORTGAGE  
ACQUISITION TRUST

vs.

KELLY T. STABLEY,  
ELIZABETH A. STABLEY

PROPERTY ADDRESS: 745 BEL-  
MONT AVE., WILLIAMSPORT, PA  
17701.

UPI/TAX PARCEL NUMBER: 74-  
010-106.

DOCKET NO: 16-0984.

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

TAX PARCEL NO: 74-10-106.

PROPERTY ADDRESS: 745 Belmont  
Ave., Williamsport, PA 17701.

IMPROVEMENTS: a Residential  
Dwelling.

SOLD AS THE PROPERTY OF: Eliza-  
beth A. Stabley and Kelly T. Stabley aka  
Kelly Stabley.

ROGER FAY, ESQUIRE

**NO. 17-0867**

LSF9 MASTER PARTICIPATION  
TRUST

vs.

WILLIAM I. STANFORD,  
RENEE M. STANFORD

PROPERTY ADDRESS: 23 RED  
BARN RD., HUGHESVILLE, PA 17737.

UPI/TAX PARCEL NUMBER: 59-  
354-183.H.

All that certain piece or parcel or  
Tract of land situate in the Township of  
Wolf, Lycoming County, Pennsylvania,  
and being known as 23 Red Barn Road,  
Hughesville, Pennsylvania 17737.

TAX MAP AND PARCEL NUMBER:  
59-354-0-0183-H-000.

THE IMPROVEMENTS THEREON  
ARE: Residential Dwelling.

REAL DEBT: \$19,777.74.

SEIZED AND TAKEN IN EXECU-  
TION AS THE PROPERTY OF: William  
I. Stanford and Renee M. Stanford.  
McCABE, WEISBERG AND  
CONWAY, P.C.

123 South Broad Street  
Suite 1400  
Philadelphia, PA 19109

**NO. 14-02264**

WELLS FARGO BANK, NA

vs.

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS  
OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM  
OR UNDER IMOGENE C.

KLIMEK, DECEASED

PROPERTY ADDRESS: 102 CLAREN-  
DON ST., WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 10-  
003-127.

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN THE BOROUGH OF DUBOISTOWN, COUNTY OF LYCOMING AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS;

BEGINNING AT AN EXISTING IRON PIN AT THE INTERSECTION OF THE NORTHERN LINE OF COLUMBUS AVENUE AND THE WESTERN LINE OF CLARENDON STREET; THENCE FROM THE SAID PLACE OF BEGINNING AND ALONG THE NORTHERN LINE OF SAID COLUMBUS AVENUE SOUTH EIGHTY-NINE DEGREES, TWENTY-SIX MINUTES WEST, EIGHTY-EIGHT AND NO HUNDREDTHS FEET (SO. 90 DEGREES 26 MINUTES W., 88.00 FT) TO AN EXISTING IRON PIPE; THENCE ALONG THE EASTERN LINE OF LAND OF ANTHONY FRANZI NORTH ONE DEGREE, THREE MINUTES WEST SIXTY-FOUR AND NO HUNDREDTHS FEET (NO. 1 DEGREES, 3 MINUTES W., 64.00 FT.) TO AN EXISTING IRON PIPE ON THE SOUTHERN LINE OF LAND OF ETHEL BEST; THENCE ALONG THE LINES OF LAND OF SAID ETHEL BEST BY THE TWO (2) FOLLOWING COURSES AND DISTANCES; FIRST—SOUTH SIXTY-TWO DEGREES, FIFTEEN MINUTES EAST TWENTY-TWO NO HUNDREDTHS FEET (SO. 62 DEGREES, 15 MINUTES E., 22.00 FT.) TO AN IRON PIN; SECOND—NORTH THIRTY-FIVE DEGREES, TWENTY-FIVE MINUTES EAST FORTY-FOUR AND SIXTY-ONE HUNDREDTHS FEET (NO. 35 DEGREES, 25 MINUTES E., 44.61 FT) TO AN EXISTING IRON PIN; THENCE ALONG THE LINE OF LAND OF NORMAN J. AND JULIA C. CRIDER BY THE THREE (3) FOLLOWING COURSES AND DISTANCES: FIRST—SOUTH FORTY-NINE DEGREES, FIVE MINUTES EAST, FORTY-ONE AND SEVENTY-SEVEN HUNDREDTHS FEET (SO. 49 DEGREES, 5 MINUTES E., 41.77 FT) TO AN EXISTING IRON PIN; SECOND—SOUTH THIRTY-FIVE DE-

GREES, TWENTY-FIVE MINUTES WEST, THIRTY-FIVE AND NO HUNDREDTHS FEET (SO. 35 DEGREES, 25 MINUTES W., 35.00 FT) TO AN EXISTING IRON PIN; THIRD—SOUTH SIXTY-TWO DEGREES, FIFTEEN MINUTES EAST, FORTY-SIX AND TWENTY-NINE HUNDREDTHS FEET (SO. 62 DEGREES, 15 MINUTES E., 46.29 FT) TO AN EXISTING IRON PIN ON THE WESTERN LINE OF THE AFORESAID CLARENDON STREET; THENCE ALONG THE WESTERN LINE OF SAID CLARENDON STREET SOUTH THIRTY-FIVE DEGREES, TWENTY-FIVE MINUTES WEST, FOURTEEN AND FIFTY HUNDREDTHS FEET (SO. 35 DEGREES, 25 MINUTES W., 14.50 FT) TO THE PLACE OF BEGINNING.

PARCEL NUMBER 10-3-127.

BEING THE SAME PREMISES which John E. Steinbacher, Jr. and Linda S. Steinbacher, by Deed dated August 27, 1981 and recorded August 27, 1981 in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book Volume 987, Page 87, granted and conveyed unto IMOGENE C. KLIMEK, widow.

BEING KNOWN AS: 102 CLARENDON STREET, WILLIAMSPORT, PA 17702.

**NO. 17-0970**

WILMINGTON SAVINGS FUND SOCIETY, FSB d/b/a CHRISTINA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST

vs.

SEAN T. WENZEL  
PROPERTY ADDRESS: 320 WILLOW ST., MONTOURSVILLE, PA 17754.  
UPI/TAX PARCEL NUMBER: 34-007-707.

By virtue of a Writ of Execution No. 17-0970. Bank of America, N.A. s/b/m to Fleet National Bank v. Sean T. Wenzel

owner(s) of property situate in the MONTOURSVILLE BOROUGH, LYCOMING County, Pennsylvania, being 320 Willow Street, Montoursville, PA 17754.

Parcel No. 34+,007.0-0707.00-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$91,207.39.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

Take note that a schedule of the proposed distribution of the proceeds of the above sale will be on file in the Prothonotary of Lycoming County, Pennsylvania, on FEBRUARY 12, 2018 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-12, 19, 26

**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).

# Order Form

## 2016 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](mailto:MFrey@lycolaw.org)

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**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Tuesday, January 16, 2018