

# LYCOMING REPORTER

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No. 15

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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

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

Telephone: (570) 323-8287  
Fax: (570) 323-9897  
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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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Gary L. Weber

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Michele S. Frey

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## SCHEDULED EVENTS

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

- 4/18/2019 – 70th Anniversary of the Lycoming Reporter Reception.** *April 1, 2019 was the 70th Anniversary of the Lycoming Reporter. All LLA members are invited to celebrate! Join us at the Lycoming Law Association Office for snacks and drinks on April 18, 2019 from 4:30 PM—6:30 PM to commemorate this milestone. Read the flyer. Time: 4:30 PM to 6:30 PM.*
- 4/22/2019 – Executive Committee Meeting.** *Regularly scheduled meeting of the Executive Committee. Time: 12:00 PM to 1:00 PM.*
- 4/24/2019 – Lycoming Law Association Foundation Meeting.** *Regularly scheduled meeting of the LLA Foundation. Time: 12:00 PM to 1:00 PM.*
- 4/30/2019 – Criminal Brown Bag Lunch.** *Regular meeting of the Criminal Bar. Time: 12:00 PM to 1:00 PM.*
- 5/3/2019 – Law Day Celebration.** *The winners will present their essays and art projects at the Law Day Celebration in Ctrm. #1. LLA members are invited to a reception after the conclusion of the special court session. Time: 4:00 PM to 7:00 PM.*
- 5/6/2019 – Bench Bar Committee Meeting.** *Regularly scheduled meeting of the Bench Bar Committee. Time: 12:00 PM to 1:00 PM.*
- 5/7/2019 – LLA 150—To Kill a Mockingbird Pre-Show Reception.** *Join us for a pre-show reception before the show. Special guests will include members of the Superior Court in town to hear arguments that day. Then attend the special showing of To Kill a Mockingbird that follows. Both events are planned to coincide with the 150-year celebration of the Lycoming Law Association. Time: 6:30 PM to 7:30 PM.*
- 5/7/2019 – LLA 150—To Kill a Mockingbird.** *To celebrate the 150th year of the Lycoming Law Association, the LLA members and their guests will be invited to a private showing of To Kill a Mockingbird. Tickets will become available in April. We all know the story: In 1935, Scout, a young girl in a quiet southern town, is about to experience dramatic events that will affect the rest of her life. As her father, Atticus Finch, defends a young black man, wrongfully accused of a terrible crime, Scout and her brother notice people of the town becoming hostile. Wondering why her father would take on a seemingly hopeless fight, she learns a valuable lesson about what it means to be a good and decent human. A reception will take place in the lobby before the show. Join us for a fun evening. Download the flyer. Time: 7:30 PM to 9:30 PM.*
- 5/21/2019 – Family Law Brown Bag Lunch Meeting.** *Regular meeting of the family law attorneys. Time: 12:00 PM to 1:00 PM.*
- 5/21/2019 – Happy Hour Event.** *Happy hour event, sponsored by FindLaw. Details TBA. Time: 4:30 PM to 6:30 PM.*

**UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES**

- 4/17/2019 – Using Human Factors/Ergonomics to Determine Causative Factors in Workers’ Compensation Cases.** *Eat and Earn Series. Presented by: Jeff Hiserman, Physical Therapist. Download the flyer. CLE Credits:* 1 Substantive. **Time:** 12:00 PM to 1:00 PM.
- 4/18/2019 – Replay in the Afternoon (April 2019).** *(1) Don’t Give Up Minutes Before the Cure; (2) Business Valuation 101 for Attorneys; (3) Overview of Lycoming County Domestic Violence Fatalities; (4) Errant Judges; What’s a Lawyer to Do? Download the flyer. CLE Credits:* 2 Substantive / 2 Ethics. **Time:** 1:00 PM to 5:00 PM.
- 4/23/2019 – Family Law Institute 2019—Day One.** *PBI Groupcast. Register at [www.pbi.org](http://www.pbi.org). CLE Credits:* 4 Substantive / 1 Ethics. **Time:** 8:30 AM to 4:00 PM.
- 4/24/2019 – Family Law Institute 2019—Day Two.** *PBI Groupcast. Register at [www.pbi.org](http://www.pbi.org). CLE Credits:* 3 Substantive. **Time:** 8:30 AM to 11:45 AM.
- 4/30/2019 – Litigating in Orphans’ Court.** *PBI Groupcast. Register at [www.pbi.org](http://www.pbi.org). CLE Credits:* 6 Substantive. **Time:** 8:30 AM to 3:30 PM.
- 5/8/2019 – Superior Court CLE—LLA Members Only.** *The Superior Court will host a one-hour substantive continuing legal education course that includes discussion about appellate issues. This event is for LLA members only. Seating is limited. Registration will close when the last seat is taken. Early registration is encouraged. Payment in advance is required. Late registrations will not be accepted and no refunds are provided after the deadline. Light breakfast provided. Cost: \$10. Deadline: April 24, 2019. Download the flyer. CLE Credits:* 1 Substantive. **Time:** 8:00 AM to 9:00 AM.
- 5/14/2019 – Buying and Selling a Business 2019.** *PBI Groupcast. Register at [www.pbi.org](http://www.pbi.org). CLE Credits:* 4 Substantive. **Time:** 12:00 PM to 4:15 PM.
- 5/22/2019 – Does Your Brand Have Bandwidth?** *Eat and Earn Series. Speaker: Mark Melago, FindLaw. CLE Credits:* 1 Substantive. **Time:** 12:00 PM to 1:00 PM.
- 6/12/2019 – Topic TBA.** *Eat and Earn Series. Speaker: Robert Hoffa, Esquire. CLE Credits:* 1 Substantive. **Time:** 12:00 PM to 1:00 PM.
- 8/5/2019 – Topic TBA.** *Eat and Earn Series. Speaker: Brian Quinn, Esquire. CLE Credits:* 1 Ethics. **Time:** 12:00 PM to 1:00 PM.
- 8/21/2019 – Topic TBA.** *Eat and Earn Series. Speaker: David Trevaskis, Esquire. CLE Credits:* 1 Ethics. **Time:** 12:00 PM to 1:00 PM.

\*For more information on these events and CLEs go to [www.lycolaw.org](http://www.lycolaw.org) or contact Michele Frey at the LLA Office at (570) 323-8287.

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

- ▶ **Commonwealth vs. Carter** (04/03/2019)—Judge Marc F. Lovecchio Criminal: Suppression motion; probable cause to search home; four corners of the affidavit; uncorroborated hearsay; right to disclosure of identity of confidential informant. (carter040319L) (Posted: April 3, 2019)
- ▶ **Commonwealth vs. Walters** (04/03/2019)—Judge Marc F. Lovecchio Criminal: Appeal; sentencing discretion; consideration of particular circumstances of the offense and character of defendant; failure of rehabilitative efforts. (Walters040319L) (Posted: April 3, 2019)

## RETIREMENT NOTICE

**Attorney Lester L. Greevy, Jr.**

will retire May 25, 2019.

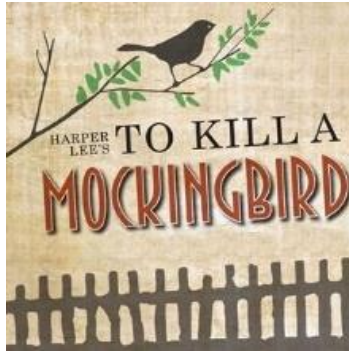
Thank you for the pleasure of working with you  
and best wishes to all fellow bar members.

Greevy & Associates  
5741 State Route 87  
Williamsport, PA 17701  
(570) 435-2233  
[les@greevy.com](mailto:les@greevy.com)

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*Celebrating the Lycoming Law  
Association's 150<sup>th</sup> Anniversary*



*May 7, 2018*

*Community Theater League*

A reception with the visiting Superior Court Judges will be held at 6:30 P.M. in the lobby of the theater. The Law Day Winners will be joining us for the performance at 7:30 P.M.

*For more details contact Michele Frey  
at 570.323.8287 or MFrey@lycolaw.org.*

**ESTATE AND TRUST NOTICES**

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

**FIRST PUBLICATION****Baffaro, Carlene J.,** dec'd.

Late of Montoursville.

Administratrix: Jan Moore, 765 Coldwatertown Road, Jersey Shore, PA 17740.

Attorney: Leroy H. Keiler, III, Esquire, 110 Oliver Street, Ste. 2, P.O. Box 263, Jersey Shore, PA 17740, (570) 398-2750.

**Eck, David A.,** dec'd.

Late of the City of Williamsport.

Executrix: Elaine Dunne, 4819 Courtland Trail, McHenry, IL 60050.

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

**Holmes, Ralph P., Jr.,** dec'd.

Late of 41 N. 4th Street, Hughesville.

Executor: Jodie L. Martino, 151 Pearl Street, Elysburg, PA 17824.

Attorney: Malcolm S. Mussina, Esquire, 426 Broad Street, Montoursville, PA 17754.

**Kennedy, Joan B.,** dec'd.

Late of Montoursville.

Executor: Brian S. Kennedy, 12 Goldfinch Circle, Phoenixville, PA 19460.  
Attorneys: McNerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17701.

**Roan, Robert E.,** dec'd.

Late of Williamsport.

Co-Executors: Thomas E. Roan, 620 Spring Run Lane, Cogan Station, PA 17728 and Dean E. Roan, 2468 Wardenville Grade, Winchester, VA 22602.

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

**Robinson, Joan L.,** dec'd.

Late of 1016 Mulberry Street, Montoursville.

Executor: Scott Hummel, 514 Quaker Church Road, Muncy, PA 17756.

Attorney: Malcolm S. Mussina, Esquire, 426 Broad Street, Montoursville, PA 17754.

**Roeckel, Dorothy M.,** dec'd.

Late of the Borough of South Williamsport.

Executor: John B. Roeckel, 79 Hellberg Avenue, Chalfont, PA 18914.

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

**Roeckel, Dorothy M.,** dec'd.

Late of the Borough of South Williamsport.

Roeckel Family Trust dated: June 5, 2005.

Settlors: Bernard T. Roeckel and Dorothy M. Roeckel.

Trustee: John B. Roeckel, 79 Hellberg Avenue, Chalfont, PA 18914.

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

**SECOND PUBLICATION****Brown, Callie M. a/k/a Callie A. Brown, dec'd.**

Late of the City of Williamsport.  
 Executrix: Carolyn L. Davis c/o Laura R. Burd, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701.  
 Attorneys: Laura R. Burd, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701.

**Coleman, Ronald L., dec'd.**

Late of Williamsport.  
 Administrator: Zachary Coleman c/o Barry A. Lewis, Esquire, Hummel, Lewis & Smith, LLP, 3 East Fifth Street, Bloomsburg, PA 17815.  
 Attorneys: Barry A. Lewis, Esquire, Hummel, Lewis & Smith, LLP, 3 East Fifth Street, Bloomsburg, PA 17815.

**Kaplan, Jeffrey L., dec'd.**

Late of the City of Williamsport.  
 Administrator c.t.a.: Woodlands Bank, 2450 East Third Street, Williamsport, PA 17701.  
 Attorney: Joseph L. Rider, Esquire, 1700 Four Mile Drive, Williamsport, PA 17701.

**Kile, Leah M. a/k/a Leah Marie Kile, dec'd.**

Late of Muncy.  
 Executor: Cecil C. Laurenson, Jr., 32 Old Lairdsville Road, Muncy, PA 17756.  
 Attorneys: Layne R. Oden, Esquire, Layne R. Oden, Attorney and Counselor at Law, P.C., Nine South Main Street, Muncy, PA 17756.

**Lowe, June A., dec'd.**

Late of Moreland Township.  
 The June A. Lowe Real Estate Protector Trust.

Settlor: June A. Lowe.  
 Trustee: Frank B. Shetler.  
 Attorney: J. Howard Langdon, Esquire, 3 South Main Street, Muncy, PA 17756.

**Lyle, Joan R., dec'd.**

Late of Loyalsock.  
 Executor: Steven W. O'Connor, 127 Tri City Road, Summersworth, NH 03878.  
 Attorneys: Thomas D. Hess, Esquire, Hess and Hess, P.C., 30 South Main Street, Hughesville, PA 17737.

**Manning, Gary L., dec'd.**

Late of Williamsport.  
 Administrator: James Manning, 320 Chestnut Street, Apt. 2, Williamsport, PA 17701.  
 Attorneys: Robert Cronin, Esquire, Casale & Bonner, P.C., 33 West Third Street, Suite 202, Williamsport, PA 17701, (570) 326-7044.

**Morean, Ann B., dec'd.**

Late of Old Lycoming Township.  
 Executor: Michael R. Morean c/o Daniel K. Mathers, Esquire, Mathers Law Firm, PC, 416 Pine St., Ste. 308, Williamsport, PA 17701.  
 Attorneys: Daniel K. Mathers, Esquire, Mathers Law Firm, PC, 416 Pine St., Ste. 308, Williamsport, PA 17701.

**O'Connor, Dennis Carrol, dec'd.**

Late of Waterville.  
 Administrator: Melvin Hauser, 14390 State Rte. 287, Trout Run, PA 17771.  
 Attorney: Leroy H. Keiler, III, Esquire, 110 Oliver Street, Ste. 2, P.O. Box 263, Jersey Shore, PA 17740, (570) 398-2750.

**THIRD PUBLICATION****English, Shirlee C., dec'd.**

Late of Montoursville.



Executor: Lee K. English 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.

**Griggs, Mary B.,** dec'd.

Late of Cogan Station.

Executor: Stanley R. Griggs, 970 Almost Country Rd., Cogan Station, PA 17728.

Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

**Lowe, Gail M.,** dec'd.

Late of 577 Old Lairdsville Road, Muncy.

Executor: Harold E. Lowe, 577 Old Lairdsville Road, Muncy, PA 17756.

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

**Manley, John D., II,** dec'd.

Late of Williamsport.

Executor: Gregg A. Manley, 1918 Apple Street, Williamsport, PA 17701.

Attorneys: Mark L. Taylor, Esquire, Greevy & Taylor Law Office, 330 Pine Street, Suite 403, Williamsport, PA 17701, (570) 320-7100.

**McConnel, Maxine A.,** dec'd.

Late of 722 Route 864 Highway, Upper Fairfield Township.

Administrator: Shawn P. McConnel, 3 Woodbine Street, Berwick, PA 18603.

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

**Noll, Frances L.,** dec'd.

Late of Jersey Shore.

Co-Executors: Robert J. Noll, 6109 N. Rte. 44 Hwy., Jersey Shore, PA 17740 and Charles J. Noll, 1705 Lower Manor Road, Williamsport, PA 17701.

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

**Shaffer, Myrna J. a/k/a Myrna Jane Shaffer,** dec'd.

Late of Williamsport.

Executor: Glenn C. Shaffer c/o Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.

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

**Sober, Elaine Fay,** dec'd.

Late of Montoursville.

Administrator: Robert A. Sober, 139 Mountain View Road, Linden, PA 17744.

Attorney: Scott A. Williams, Esquire, 57 East Fourth Street, Williamsport, PA 17701.

**Sones, Sadie E.,** dec'd.

Late of Muncy.

Co-Executors: Bruce L. Sones, 532 Pepper Street, Muncy, PA 17756 and Roger Sones, 753 Lockard Rd., Muncy, PA 17756.

Attorney: John A. Smay, Esquire, 39 South Main Street, P.O. Box 35, Muncy, PA 17756.

**Yost, Joan R.,** dec'd.

Late of Old Lycoming Township.

Executrix: John H. Yost, 1347 Rose Valley Road, Cogan Station, PA 17728.

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

**REGISTER OF WILLS  
CONFIRMATION OF  
ACCOUNTS**

NOTICE IS HEREBY GIVEN to all parties interested that the following Accounts together with all Statement of Proposed Distribution accompanying the same have been filed in the Office of the Register of Wills and Clerk of Orphans' Court are presented to the Orphans' Court of Lycoming County for Confirmation Absolute May 7, 2019 unless exceptions are filed before 5:00 P.M. on that date.

1. Puderbach, Arley J., Estate—Gail Eakin, Executrix.

2. Kellenstine, Thomas P., Estate—Alice M. Hanselman, Executrix.

3. Pfefferkorn, Joyce E., Estate—Donna J. Bennett, Executrix.

4. Dangle, Wayne A., Estate—Jason E. Dangle, Executor.

Kathy Rinehart  
Register of Wills

A-5, 12, 19, 26

**SERVICE BY PUBLICATION**

In the Court of Common Pleas  
of Lycoming County, Pennsylvania  
(Civil)

No. 18-1578

**QUIET TITLE ACTION**

Ashley J. Edwards Construction LLC  
vs.

David W. McDuffee, Diana L. Parker,  
Charles C. Rinehart, Jr.,  
Donna Shaffer, Wanda M. Sharo,  
Barbara E. Weiland, Charles C.  
Harbst, Christine Mara, Elizabeth  
Barker, Jennifer L. Stover, Erika L.

Laubach, Charles E. Edwards, Jonathan  
S. Edwards, James W. Hanner, David  
L. Hanner, Ronald E. Larison, Larry  
J. Shaffer and Kim Shaffer, husband  
and wife, Dennis L. Cline and Bonnie  
Cline, husband and wife, Bonnie  
Paul and Jon Paul, wife and husband,  
and Guy W. Cline, Jr., their heirs,  
successors and assigns, and any and  
all persons having or claiming to have  
a right, title, interest or estate in the  
land herein described

Defendants

To: the above named Defendants

The Court of Common Pleas of Lycoming County, Pennsylvania, by Order dated March 28, 2019, has decreed that judgment be entered in favor of the Plaintiff above named and against the Defendants above named, and further ordered that the Defendants above named shall have until May 15, 2019, to assert any right, title, interest or estate in real estate described in the Complaint filed in the above entitled case, or be forever barred from asserting any right, title, interest or estate in said real estate. Said real estate being situate in Mifflin Township, Lycoming County, Pennsylvania, and being the same premises conveyed by Deed of Alta R. Foust et al. to Ashley J. Edwards Construction LLC, dated May 4, 2018, and recorded September 19, 2018, in Lycoming County Record Book 9170, Page 1699.

DONALD L. FAULKNER, ESQUIRE  
SNOWISS, STEINBERG &

FAULKNER, LLP

Attorneys for Plaintiff  
Lock Haven, PA 17745

A-12

**SHERIFF'S SALE**

By Virtue of Writs of Execution issued out of the Court of Common Pleas of Lycoming County, and directed to me, there will be exposed to public sale at the Executive Plaza, 1st Floor, Commissioners Board Room, 330 Pine Street, Williamsport, PA 17701 on MAY 3, 2019, at 10:30 A.M., the following described real estate to wit:

**NO. 18-1341**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE IMPAC SECURED ASSETS CORP., MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-4

vs.

EMMANUEL A. BALAGUER  
PROPERTY ADDRESS: 1611 PRINCETON AVE., WILLIAMSPORT, PA 17701.  
UPI/TAX PARCEL NUMBER: 43-004-214.B.

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

BEGINNING at an iron pin in the southern line of Princeton Avenue (formerly Grimesville Road), said iron pin being three hundred (300) feet north forty-nine (49) degrees zero (00) minutes west of the intersection of the southern line of the said Princeton Avenue with the eastern line of the section of Princeton Avenue which runs in an approximate north-south direction; thence south forty-one (41) degrees zero (00) minutes west one hundred sixty-nine (169) feet to an iron pin at the northern line of Wheatland Avenue north thirty-five (35) degrees twenty-six (26) minutes west one hundred forty-one (141) feet to an iron pin; thence along the same north four (04) degrees seventeen-(17) minutes east one hundred-nineteen-and-fifty hundredths (119.50) feet to an iron pin; thence along

an arc to the right with a radius of twenty (20) feet forty-four and twenty hundredths (44.20) feet to an iron pin in the northern line of Princeton Avenue; thence south forty-nine (49) degrees zero (00) minutes east one hundred ninety-three (193) feet to an iron pin, the point and place of beginning.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1611 Princeton Avenue, Williamsport, PA 17701.

SOLD as the property of EMMANUEL A. BALAGUER.

TAX PARCEL #43-004-214B.

DOCKET # 18-1341.

**NO. 18-0482**

CL45 MW LOAN I, LLC

vs.

FRANCIS BARONE  
PROPERTY ADDRESS: 429 WASHINGTON BLVD., WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 69-004-200.

ALL that tract of land in the Ninth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin at the northwest corner of Washington Boulevard and Jackson Alley (formerly known respectively as Washington Street and Maneval Place), thence by the north side of Washington Boulevard south eighty-eight (88) degrees thirteen (13) minutes west fifty (50) feet to an iron pin in the eastern line of land now or formerly of John C. Curchoe, et ux; thence by the same north one (01) degree eighteen (18) minutes west one hundred fifty-six and five tenths (156.5) feet to an iron pin at the southwest corner of land now or formerly of Stroehman Brothers Company; thence by the same north eighty-eight (88) degrees thirteen (13) minutes east fifty

(50) feet to an iron pin in the west line of Jackson Alley, thence by the same south one (01) degree eighteen (18) minutes east one hundred fifty-six and five tenths (156.5) feet to the beginning.

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

FOR IDENTIFICATION PURPOSES ONLY being identified as Tax Parcel No. 69-04-200 on the Lycoming County Tax Assessment Maps.

Property Address: 429 Washington Boulevard, Williamsport, PA 17701.

BEING the same premises which Jean L. Barone, widow, by her Deed dated January 1, 2001 and recorded on March 12, 2001 in the Office of the Recorder of Deeds for Lycoming County in Book 3734, Page 320, granted and conveyed unto Francis Barone.

Docket # CV-2018-000482-MF.

**NO. 18-1245**

VANDERBILT MORTGAGE AND  
FINANCE, INC.

vs.

CODY E. BARTO a/k/a CODY  
EUGENE BARTO, MERCEDEZ E.  
WHITE a/k/a MERCEDEZ ELIZABETH  
WHITE

PROPERTY ADDRESS: 178 SHEETS  
HILL ROAD, UNITYVILLE, PA 17774.

UPI/TAX PARCEL NUMBER: 23-  
357-186.

ALL THAT CERTAIN piece, parcel and lot of land situate in Jordan Township, Lycoming County, Pennsylvania, being known as Lot No. 4 of the Michael C. & Nancy I. Jarrett Subdivision, as recorded in Lycoming Record Book 3956, page 320 and Map Book 57, Page 504 and being more specifically described in accordance with a survey prepared by English and Hopkins Surveying, #M1160, dated 10/10/2001, as follows:

BEGINNING at a set magnetic spike in the center line of S.R. 42 at the intersection with T-535, a/k/a Whitenight Road. Thence by the centerline of T-535, the next 6 courses and distances: (1) South 40 degrees 47 minutes 28 seconds West, 237.9 feet to a P.K. nail. Thence (2) South 46 degrees, 01 minutes 26 seconds West 148.28 feet to a P.K. nail. Thence (3) South 43 degrees 36 minutes 07 seconds West, 244.96 feet to a P.K. nail. Thence (4) South 34 degrees, 33 minutes, 26 seconds West, 48.98 feet to a P.K. nail. Thence (5) South 20 degrees 01 minutes 27 seconds West, 71.10 feet to a P.K. nail. Thence (6) South 07 degrees 36 minutes 43 seconds West 144.46 feet to a P.K. nail at the intersection T-529, a/k/a Sheets Hill Road. Thence by Sheets Hill Road, the next 2 courses and distances: (1) South 68 degrees 38 minutes 33 seconds East, 133.34 feet to a P.K. nail. Thence (2) South 49 degrees 43 minutes 37 seconds East, 129.47 feet to a set magnetic nail in a bridge over Little Muncy Creek. Thence by lands now or formerly of David W. Jordan, the next course and distance; South 28 degrees 47 minutes 04 seconds West, 337.03 feet to an existing 36 inches Hemlock on the South side of Little Muncy Creek. Thence by Lot No. 1 of the subdivision, the next 2 courses and distances: (1) North 29 degrees 25 minutes 36 seconds West, 499.03 feet to a set #4 rebar South of the traveled portion of T-529. Thence (2) North 29 degrees, 25 minutes, 36 seconds West 52.23 feet crossing T-529 to a set #4 rebar at the Southeast corner of land now or formerly of Margaret Woodside. Thence by T-529 and land now or formerly of Margaret Woodside, the next course and distance: North 25 degrees 24 minutes 30 seconds West, 381.49 feet to a P.K. nail in the centerline of T-529. Thence by the centerline of T-529, the next course and distance: North 25 degrees, 56 minutes, 37 seconds West, 126.32 feet to a P.K. nail in the center of T-529. Thence by Lot No. 3 of this subdivision, the next 2 courses and distances: (1) North 88 degrees 31

minutes 26 seconds East 365.00 feet passing through a set #4 rebar at 25.00 feet. Thence (2) North 56 degrees 57 minutes 48 seconds East, 686.75 feet total distance (passing through a #4 rebar at 656.75 feet) to a point in the center of S.R. 87 leading from Beech Glenn to Unityville. Thence by the centerline of S.R. 87 South 03 degrees 00 minutes 32 seconds West, 184.56 feet to a set magnetic spike in the centerline of S.R. 42, being the point and place of beginning.

CONTAINING 9.030 acres of which 0.68 acre is in right-of-way for roads, #5 leaving a total 8.35 acres of usable land, more or less.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 178 Sheets Hill Road, Unityville, PA 17774.

SOLD as the property of CODY E. BARTO a/k/a CODY EUGENE BARTO and MERCEDEZ E. WHITE a/k/a MERCEDEZ ELIZABETH WHITE.

TAX PARCEL #23+,357.0-0186.00-000.

UPI #23-357-186.

DOCKET # 18-1245.

**NO. 16-1208**

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

vs.

BETH BERRY a/k/a BETH A. BERRY,  
WALTER BERRY a/k/a  
WALTER B. BERRY

PROPERTY ADDRESS: 1709 WEST  
SOUTHERN AVENUE, SOUTH WIL-  
LIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 53-  
001-351.

ALL that certain piece of land in the Third Ward, Borough of South Williamsport, County of Lycoming Pennsylvania, being 45 x 160, and HAVING THEREON ERECTED A DWELLING

KNOWN AND NUMBERED AS 1709 W. SOUTHERN AVENUE, SOUTH WIL-  
LIAMSPORT, PA 17702.

TAX PARCEL NO.: 53-1-351.

Lycoming County Deed Book 5501,  
page 243.

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

**NO. 18-0125**

LAKEVIEW LOAN SERVICING, LLC

vs.

MARANDA R. BUTTERS  
PROPERTY ADDRESS: 142 AIRLINE  
DRIVE, COGAN STATION, PA 17728.  
UPI/TAX PARCEL NUMBER: 15-  
309.2-188.10.

All that certain piece or parcel or  
Tract of land situate in the Township of  
Hepburn, Lycoming County, Pennsylvania,  
and being known as 142 Airline Drive,  
Cogan Station, Pennsylvania 17728.

Containing 32,724 SQUARE FEET,  
.75 ACRE.

TAX MAP AND PARCEL NUMBER:  
15-309-2-188-10.

THE IMPROVEMENTS THEREON  
ARE: Residential Dwelling.

REAL DEBT: \$239,869.09.

SEIZED AND TAKEN IN EXECU-  
TION AS THE PROPERTY OF: Maranda  
R. Butters.

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

**NO. 18-1230**

DITECH FINANCIAL LLC

vs.

WENDY A. FINNERTY  
PROPERTY ADDRESS: 516 FAIR-  
MONT AVE., SOUTH WILLIAMSPORT,  
PA 17702.

UPI/TAX PARCEL NUMBER: 51-  
004-109.

By virtue of a Writ of Execution No. 18-1230.

Ditech Financial LLC v. Wendy A. Finnerty owner(s) of property situate in the SOUTH WILLIAMSPORT BOROUGH, 1ST, LYCOMING County, Pennsylvania, being 516 Fairmont Avenue, South Williamsport, PA 17702.

Parcel No. 51+,004.0-0109.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$73,119.93.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 14-1361**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HES, MORTGAGE PASS- THROUGH CERTIFICATES, SERIES 2006 HES

vs.

TIMOTHY FRALEY

PROPERTY ADDRESS: 88 BYBROOK ROAD, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 43-007-701.

DOCKET NO.: 14-01361.

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

TAX PARCEL NO.: 43-007-701.

PROPERTY ADDRESS: 88 Bybrook Rd., Williamsport, PA 17701.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Timothy Fraley.

ROGER FAY, ESQUIRE

**NO. 18-1765**

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

vs.

DEANNA M. GROOVER  
PROPERTY ADDRESS: 11138 ROUTE 14 HWY., RALSTON, PA 17763.

UPI/TAX PARCEL NUMBER: 29-001-502.

ALL that parcel of land in the Village of Ralston, Township of McIntyre, Lycoming County, Pennsylvania, being Lot No. 126, Plan annexed to Lycoming Deed dated 2/10/1855, Deed Book S.S., page 203. HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 11138 ROUTE 14 HWY., RALSTON, PA 17763.

TAX PARCEL: 29+,001.0-0502.00-000+.

Lycoming Deed Book 6320, page 343.

TO BE SOLD AS THE PROPERTY OF DEANNA M. GROOVER ON JUDGMENT NO. CV-2018-001765-MF.

**NO. 18-1591**

PRIMELENDING, A  
PLAINSCAPITAL COMPANY

vs.

ERIC J. HESS

PROPERTY ADDRESS: 299 MALL RD., MONTOURSVILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 12-332-127.

By virtue of a Writ of Execution No. 18-1591.

Primelending, A Plainscapital Company v. Eric J. Hess owner(s) of property situate in the FAIRFIELD TOWNSHIP, LYCOMING County, Pennsylvania, being 299 Mall Road, Montoursville, PA 17754-7504.

Parcel No. 12+,332.0-0127.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$233,027.85.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 18-0316**

PNC BANK, NATIONAL ASSOCIATION

vs.

JUDITH ANN HOLLENBECK

PROPERTY ADDRESS: 715 GRAMP-  
IAN BLVD., WILLIAMSPORT, PA 17701.  
UPI/TAX PARCEL NUMBER: 76-  
013-304.

By virtue of a Writ of Execution No.  
18-0316.

PNC Bank, National Association v.  
Judith Ann Hollenbeck owner(s) of prop-  
erty situate in the WILLIAMSPORT CITY,  
LYCOMING County, Pennsylvania, being  
715 Grampian Boulevard, Williamsport,  
PA 17701-1823.

Parcel No. 76+,013.0-0304.00-000+.

Improvements thereon: RESIDEN-  
TIAL DWELLING.

Judgment Amount: \$175,654.42.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

PROPERTY ADDRESS: 46 MARVIN  
CIRCLE, WILLIAMSPORT, PA 17701.  
UPI/TAX PARCEL NUMBER: 43-  
349-123.H.

By virtue of a Writ of Execution No.  
18-0402.

Wells Fargo Bank, NA v. Shirley M.  
Kaufman, Shirley B. Hofmann owner(s)  
of property situate in the OLD LYCOM-  
ING TOWNSHIP, LYCOMING County,  
Pennsylvania, being 46 Marvin Circle,  
Williamsport, PA 17701-1304.

Parcel No. 43-349-123.H.

Improvements thereon: RESIDEN-  
TIAL DWELLING.

Judgment Amount: \$154,107.24.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 18-1094**

MID AMERICA MORTGAGE, INC

vs.

RYAN T. JENNINGS

PROPERTY ADDRESS: 3388 WEST  
FOURTH STREET, WILLIAMSPORT,  
PA 17701.

UPI/TAX PARCEL NUMBER: 67-026-  
806 & 67-026-805.

All that certain piece or parcel or  
Tract of land situate in the City of Wil-  
liamsport, Lycoming County, Pennsylva-  
nia, and being known as 3388 West 4th  
Street, Williamsport, Pennsylvania 17701.

TAX MAP AND PARCEL NUM-  
BER 67+,026.0-0805.00-000+ AND  
67+,026.0-0806.00-000+.

THE IMPROVEMENTS THEREON  
ARE: Residential Dwelling.

REAL DEBT: \$117,009.35.

SEIZED AND TAKEN IN EXECU-  
TION AS THE PROPERTY OF: Ryan T.  
Jennings.

**NO. 18-0402**

WELLS FARGO BANK, NA

vs.

SHIRLEY M. KAUFMAN,  
SHIRLEY B. HOFMANN

**NO. 17-1509**

WILMINGTON SAVINGS FUND

SOCIETY, FSB d/b/a

CHRISTIANA TRUST ET AL.

vs.

SHAWN KILLIAN

PROPERTY ADDRESS: 1619 NICO-  
LA CROSSWAY RD., WILLIAMSPORT,  
PA 17701.

UPI/TAX PARCEL NUMBER: 26-  
330-328.

ALL THAT CERTAIN piece, parcel  
and lot land situate in the Township of  
Loyalsock, County of Lycoming, and  
Commonwealth of Pennsylvania, and  
known as lot No. 22 on the Plan of North  
Grampian Hills Village, Section Two,  
dated June 3, 1978, and recorded in Ly-  
coming County Deed Book 879, page 63  
and Lycoming County Map Book 40, page  
78 and being more particularly bounded  
and described as follows:

BEGINNING at an iron pin in the  
southern line of Nicola Crossway, said  
iron pin being at the northeast corner of  
Lot No. 23 on said Plan; thence along the  
south line of Nicola Crossway, North 66°  
East, a distance of one hundred twenty-  
eight and forty hundredths (128.40) feet  
to a set iron pin on the northwest corner

of Lot No. 21 on said Plan; thence along the western line of Lot No. 21 on said Plan, South 22▯ East, a distance of one hundred eighty five (185.00) feet to a set iron pin in the line of other lines now or formerly of George Paronish, Jr.; thence along said land now or formerly of George E. Paronish, Jr., South 66▯ West, a distance of one hundred thirty feet to a set iron pin on the Southeastern line of Lot No. 23 on said Plan, North 23▯ 30' West a distance of one hundred eighty five (185.00) feet to an iron pin in the south line of Nicola Crossway, the point and place of beginning.

CONTAINING twenty-three thousand nine hundred two (23,902) square feet.

BEING THE SAME PREMISES which Steven J. Fowler, by Deed dated April 3, 2000 and recorded on April 12, 2000, in the Lycoming County Recorder of Deeds Office at Deed Book Volume 3522 at Page 0007 and Instrument# 5066, granted and conveyed unto Shawn Killian.

Being Known as 1619 Nicola Crossway Road, Williamsport, PA 17701.

BEING KNOWN as Parcel Number 26-330-0-0328.

Lycoming County Court of Common Pleas—Civil Docket# 17-1509.

**NO. 17-1585**

WELLS FARGO BANK, NA

vs.

BENJAMIN M. KRAHLING

PROPERTY ADDRESS: 533 ANTHONY STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 69-004-409.

All that certain piece, parcel and lot of land situate in the Ninth 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 line of Anthony Street, said point being 20 feet West of the northwest corner of said

Anthony Street and Stone Alley; thence in a northerly direction in a line parallel with the West line of Stone Alley 76 feet 06 inches, more or less, to the South line of East Seventh Street; thence in a westerly direction along the South line of East Seventh Street 20 feet to a point; thence in a southerly direction in a line parallel with the East line of this lot 76 feet 06 inches to the North line of Anthony Street; and thence in an easterly direction along the North line of Anthony Street 20 feet to the point and place of beginning.

Tax Parcel Number: 69-04-409.

Docket No. CV-2017-001585-MF.

Being the same property conveyed to Benjamin M. Krahling, single man who acquired title by virtue of a deed from Justin A. Lorson and Chelsea Lorson, husband and wife, dated August 2, 2013, recorded August 13, 2013, at Instrument Number 201300013567, and recorded in Book 8088, Page 137, Office of the Recorder of Deeds, Lycoming County, Pennsylvania.

**NO. 18-1547**

JERSEY SHORE STATE BANK

vs.

EDWARD LYON, EXECUTOR OF THE ESTATE OF EDWARD LYON, JR.,

TERRI L. CALVERT

PROPERTY ADDRESS: 925 WEST FOURTH STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 65-005-121.

Jersey Shore State Bank vs. Edward Lyon, Executor of the Estate of Edward Lyon, Jr. and Terri L. Calvert.

Docket No. 18 - 1547.

Property Address: 925 W. Fourth Street, Williamsport.

Below is the property description. After receiving the Writ of Execution and ancillary documents, please contact me if you are need of anything further. Thank you. Robin.



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

BEGINNING on the South side of West Fourth Street as a post Two Hundred Fifty (250) feet West of the Southwest corner of W. Fourth and Maynard Streets, being the West line of lot formerly of Caroline B. Lyon, Deceased; Thence South One Hundred Seventy-Six (176) feet to an iron pin; Thence West on a line parallel with W. Fourth Street and along the North line of lot late of Henry Bower, Deceased, Fifty (50) feet to an iron pin; Thence North along line of lot formerly of J. A. Knight, Deceased, One Hundred Seventy-Six (176) feet to a post; Thence East along the South side of W. Fourth Street Fifty (50) feet to the beginning. Subject to any restrictions, easements and/or adverse that pertain to this property.

FOR IDENTIFICATION PURPOSES ONLY, the above described premises is known and designated as Parcel #65-005-121 on the maps of the Lycoming County Tax Assessor.

BEING the same premises which Edward Lyon, Jr. did by his deed dated the 3rd day of November, 2017 granted and conveyed unto Edward Lyon, Jr. and Terri L. Calvert, husband and wife; said deed being recorded in the Office for the Recording of Deeds in and for Lycoming County on the 6th day of November, 2017, in Record Book 9146, Page 3209.

**NO. 18-1385**

WELLS FARGO BANK, N.A.

vs.

DEBRA E. LYONS a/k/a

DEBRA ELIZABETH LYONS

PROPERTY ADDRESS: 310 NORTH LOYALSOCK AVENUE, MONTOURSVILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 33-002-407.

All that piece, parcel and lot of land situate in the Borough of Montoursville, County of Lycoming and Commonwealth of Pennsylvania, bounded and described in accordance with the Subdivision Plan for Mary J. Leavy, Prepared by Larson Design Group, Inc., dated April, 1998, revised April 17, 1998, June 16, 1998, and recorded in Lycoming County Record Book 3054, Page 172, and Map Book 55, Page 139, as follows;

BEGINNING at an existing iron bolt on the eastern right-of-way line of Loyalsock Avenue [fifty (50) feet wide], said iron bolt being at the intersection of said eastern right-of-way line with the division line between lands now or formerly of Lloyd Leavy and Mary J. Leavy and lands now or formerly of Christopher Reed; thence from said point and place of beginning and along lands now or formerly of Christopher Reed, South seventy (70) degrees forty (40) minutes forty (40) seconds East, one hundred sixty-six and eighty-eight hundredths (166.88) feet to a set steel pin and lands now or formerly of Kirk E. Naugle; thence along lands now or formerly of Kirk E. Naugle, South twenty-seven (27) degrees fifty-nine (59) minutes twenty-five (25) seconds West, sixty-nine and seventy-six hundredths (69.76) feet to a set steel pin and lands now or formerly of Lloyd F. Leavy, Kathryn Leavy Van Dine and Dorothy Leavy Mitcheltree; thence along lands now or formerly of Lloyd F. Leavy, Kathryn Leavy Van Dine and Dorothy Leavy Mitcheltree, North seventy (70) degrees forty (40) minutes forty (40) seconds West, one hundred sixty-eight and thirty-nine hundredths (168.39) feet to a set steel pin on the eastern right-of-way line of Loyalsock Avenue; thence along the eastern right-of-way line of Loyalsock Avenue, North twenty-nine (29) degrees twelve (12) minutes thirty (30) seconds East, seventy (70) feet to the point of beginning. Containing 11,560 square feet or 0.265 acres as above described.

Tax Parcel Number: 33+,002.0-0407.00-000+.

Docket No. 18-1385.

Being the same property conveyed to Debra E. Lyons who acquired title by virtue of a deed from Linford C. Bledsoe and Carol L. Bledsoe, husband and wife, dated July 17, 2014, recorded July 28, 2014, at Instrument Number 201400009285, and recorded in Book 8378, Page 301, Office of the Recorder of Deeds, Lycoming County, Pennsylvania.

**NO. 15-0928**

HSBC BANK USA, NATIONAL  
ASSOCIATION AS TRUSTEE FOR  
PHH ALTERNATIVE MORTGAGE  
TRUST, SERIES 2007-2

vs.

RAMON S. MALDONADO a/k/a  
RAMON MALDONADO

PROPERTY ADDRESS: 929-931  
PARK AVENUE, WILLIAMSPORT, PA  
17701.

UPI/TAX PARCEL NUMBER: 73-  
008-600.A.

ALL THAT CERTAIN piece, parcel and lot of land situate in the Thirteenth ward of the City of Williamsport, Lycoming County, Pennsylvania, and being more particularly bounded and described as follows, to-wit:

BEGINNING at an iron pin on the Southern line of Park Avenue, said beginning point being South 89 degrees 53 minutes 40 seconds East a distance of two hundred two (202) feet from the intersection of the Southern line of Park Avenue and Eastern line of Fifth Avenue; thence from the said place of beginning and continuing along the Southern Line of said Park Avenue, South 89 degrees 53 minutes 40 seconds East, a distance of forty-nine (49) feet to an iron pin at the intersection of the Southern line of Park Avenue and the Western line of Fourth Avenue; thence along the Western line of said Fourth Avenue, South 01 degree 07 minutes 20 seconds East, a distance of one hundred three (103) feet to an iron pin; thence along the Northern line of

land now or formerly of the H. U. Seybert Estate, North 89 degrees 54 minutes 42 seconds West, a distance of fifty-two and 93/100 (52.93) feet to an iron pin; thence along the Eastern line of land now or formerly of H. Norman Yoder, North 01 degree 03 minutes 50 seconds East, a distance of one hundred three (103) feet to the place of beginning.

BEING THE SAME PREMISES which Harold J. Getting and Veronica F. Getting, husband and wife, by Deed dated 01/04/2007 and recorded 01/17/2007 in the Office of the Recorder of Deeds in and for the County of Lycoming, in Deed Book 5905, Page 317, granted and conveyed unto Ramon Maldonado, married. BEING Parcel #73-08-600.A.

**NO. 18-0623**

MTGLQ INVESTORS, L.P.

vs.

LEONARD POWERS, EXECUTOR OF  
THE ESTATE OF MARLIN F. KURTZ  
PROPERTY ADDRESS: 1016-1018  
PARK AVENUE, WILLIAMSPORT, PA  
17701.

UPI/TAX PARCEL NUMBER: 66-  
003-214.

All that certain piece or parcel or Tract of land situate in the Williamsport, Lycoming County, Pennsylvania, and being known as 1016-1018 Park Avenue, Williamsport, Pennsylvania 17701.

TAX MAP AND PARCEL NUMBER: 66+,003.0-0214.00-000+.

THE IMPROVEMENTS THEREON  
ARE: Residential Dwelling.

REAL DEBT: \$62,067.94.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Leonard Powers, Executor of the Estate of Marlin F. Kurtz.

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

**NO. 18-1419**

WOODLANDS BANK

vs.

JEREMY SPLAIN

PROPERTY ADDRESS: 59 LIBERTY STREET, TROUT RUN, PA 17771.

UPI/TAX PARCEL NUMBER: 24-001-601.

## Legal Description

Woodlands Bank v. Jeremy Splain.  
Docket No. 18-1419.

ALL that certain piece, parcel and lot of land situate, lying and being in the Township of Lewis, County of Lycoming and Commonwealth of Pennsylvania, being more particularly bounded, as follows:

BEGINNING at an iron pin in the southern line of Liberty Street, said iron pin being located and referenced from the western right of way line of U.S. Highway Route 14 by the following courses and distances: north forty-three (43) degrees thirty-six (36) minutes west, one hundred ninety-three and fifty hundredths (193.50) feet; thence along land now or formerly of J. Rolfe Maynard, south forty-six (46) degrees twenty-four (24) minutes west, ninety (90) feet to an iron pin in the northern bank of Trout Run; thence along the northern bank of Trout Run, north twenty-three (23) degrees forty-nine (49) minutes west, fifty-nine (59) feet to an iron pin in the northern bank of Trout Run; thence along land now or formerly of Walter D. Parker, north forty-six (46) degrees twenty-four (24) minutes east, seventy-four and thirty hundredths (74.30) feet to an iron pin in the southern line of Liberty Street; thence along the southern line of Liberty Street, south forty-three (43) degrees thirty-six (36) minutes east, fifty-six and fifty hundredths (56.50) feet to an iron pin the point and place of beginning.

BEING the same premises conveyed by virtue of a deed from Ronald D. Dawes, Barbara Dawes Rupp and Terry L. Dawes, dated August 14, 2013, and

recorded August 26, 2013, in the Office of the Recorder of Deeds for the County of Lycoming, in Book 8102, at page 189.

Improvements on the premises include a one-story residence known as 59 Liberty Street, Trout Run, PA 17771.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 24-001-601 in the Office of the Lycoming County Tax Assessor.

**NO. 18-1054**

NEW PENN FINANCIAL LLC

d/b/a SHELLPOINT

MORTGAGE SERVICING

vs.

MATTHEW E. STAHL a/k/a

MATTHEW STAHL, LISA I. STAHL

PROPERTY ADDRESS: 461 CLINTON STREET, SOUTH WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 52-003-471.

ALL THAT CERTAIN piece, parcel and lot of land, Situate in the Borough of South Williamsport, County of Lycoming and Commonwealth of Pennsylvania, being described in survey of Daniel A. Vassallo, R.S., dated October 26, 1989, and recorded in the Office of the Recorder of deeds in and for Lycoming County, in Map Book 49, Page 157, being Lot No. 1 therein.

UNDER AND SUBJECT, NEVERTHELESS, to all reservations, restrictions, covenants, conditions, easements, leases and rights of way appearing of record.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 461 Clinton Street, South Williamsport, PA 17702.

SOLD as the property of MATTHEW E. STAHL a/k/a MATTHEW STAHL and LISA I. STAHL.

TAX PARCEL #52-003.0-0471.00-000.

DOCKET # 18-1054.

**NO. 18-1007**

WELLS FARGO BANK, NA

vs.

EDWARD A. STEINBACHER,  
HEATHER M. STEINBACHERPROPERTY ADDRESS: 263 QUEN-  
SHUCKNEY ROAD, LINDEN, PA  
17744-8020.UPI/TAX PARCEL NUMBER: 60-  
368-200.H.By virtue of a Writ of Execution No.  
18-1007.Wells Fargo Bank, NA v. Edward A.  
Steinbacher, Heather M. Steinbacher  
owner(s) of property situate in the  
WOODWARD TOWNSHIP, LYCOM-  
ING County, Pennsylvania, being 263  
Quenshuckney Road, Linden, PA 17744-  
8020.Parcel No. 60+,368.0-0200.H+-000+.  
Improvements thereon: RESIDEN-  
TIAL DWELLING.

Judgment Amount: \$111,165.78.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff**NO. 18-0088**THE BANK OF NEW YORK MELLON  
f/k/a THE BANK OF NEW YORK  
AS SUCCESSOR IN INTEREST TO  
JP MORGAN CHASE BANK NA., A  
TRUSTEE FOR CENTREX HOME  
EQUITY LOAN TRUST 2005-A

vs.

WILLIAM L. TAGLIABOSKE a/k/a  
WILLIAM L. TAGLIABOSKE, JR.  
PROPERTY ADDRESS: 815 POPLAR  
STREET, WILLIAMSPORT, PA 17701.UPI/TAX PARCEL NUMBER: 67-  
004-308.All that certain piece, parcel and lot of  
land situate in the Seventh Ward of the  
City of Williamsport, County of Lycom-  
ing and Commonwealth of Pennsylvania,  
bounded and described as follows, to-wit:Beginning at a point at the intersection  
of the Western line of Poplar Street, andthe Northern line of the first alley North  
of Linn Street, said beginning point being  
north one degree, no minutes East, one  
hundred sixty-six and no hundredths  
feet (No. 1°, 00'E., 166.00 ft.) from the  
intersection of the western line of said  
Poplar Street and the northern line of  
Linn Street; thence from the said place of  
beginning and along the northern line of  
said alley, north eighty-nine degrees, no  
minutes west, one hundred fifty and no  
hundredths feet (No. 89°, 00'W., 150.00  
ft.) to an iron pin at the intersection of the  
Northern line of said alley and the Eastern  
line of McMinn Avenue; thence along the  
eastern line of said McMinn Avenue North  
one degree no minutes East, fifty and no  
hundredths feet (No. 1°, 00'E., 50.00 ft.)  
to an existing iron pin; thence along the  
Southern line of land of James R. Ream  
South eighty-nine degrees, no minutes  
East, one hundred fifty and no hundredths  
feet (So. 89°, 00'E., 150.00 ft.) to an exist-  
ing iron pipe on the Western line of the  
aforesaid Poplar Street; thence along the  
Western line of said Poplar Street South  
one degree, no minutes West, fifty and no  
hundredths feet (So. 1°, 00' W., 50.00 ft.)  
to the place of beginning.Tax Parcel Number: 67+,004.0-  
0308.00-000+.

Docket No. 18-0088.

Being the same property conveyed to  
William L. Tagliaboske, Jr. and Shirley M.  
Tagliaboske who acquired title, as tenants  
by the entirety, by virtue of a deed from  
Samuel L. Delp, Sr. and Cleda L. Delp, his  
wife, dated October 7, 1976, recorded  
October 8, 1976, at Document ID 06135,  
and recorded in Book 785, Page 110, Of-  
fice of the Recorder of Deeds, Lycoming  
County, Pennsylvania.INFORMATIONAL NOTE: Shirley  
M. Tagliaboske died May 20, 2005, and  
pursuant to the survivorship language in  
the above-mentioned deed, all her inter-  
est passed to William L. Tagliaboske, Jr.

**NO. 18-0845**

CIT BANK, NA

vs.

UNKNOWN HEIRS, SUCCESSORS,  
 ASSIGNS AND ALL PERSONS, FIRMS  
 OR ASSOCIATIONS CLAIMING  
 RIGHT, TITLE OR INTEREST FROM  
 OR UNDER HELEN M. FORD,  
 DECEASED, WILLIAM J. FORD,  
 KNOWN HEIR OF  
 HELEN M. FORD, DECEASED  
 PROPERTY ADDRESS: 3188 BLOCK-  
 HOUSE ROAD, LIBERTY, PA 16930.

UPI/TAX PARCEL NUMBER: 18-  
 148-115.D.

ALL THAT CERTAIN lot or tract of  
 land in the Township of Jackson, County  
 of Lycoming and Commonwealth of  
 Pennsylvania, bounded and described as  
 follows, to wit:

BEGINNING at a steel pin in the East  
 right-of-way line of Pennsylvania State  
 Highway U.S. Route 15, said pin being  
 the North corner of the property now  
 or formerly of Lois Welshans; thence,  
 Northward along the said East right-of-  
 way line of said Highway, a chord course  
 and distance of North 06 degrees, 40  
 minutes West, 200 feet to a steel pin;  
 thence, along other land now or formerly  
 of Ernest L. Brion, et ux., North 83 de-  
 grees, 20 minutes East, 216 feet to a steel  
 pin; thence, along same, South 06 degrees  
 (erroneously stated as 56 degrees in prior  
 deed), 40 minutes East, 200 feet to a steel  
 pin; thence, along same, South 83 degrees,  
 20 minutes West, 216 feet to the place of  
 BEGINNING. CONTAINING 0.99 acre.

BEING Parcel ID 18+, 148.0-0115.  
 DF+-000+ AND BEING KNOWN for  
 informational purposes only as 3188  
 Blockhouse Road, Liberty, PA.

BEING THE SAME PREMISES which  
 was conveyed to William R. Ford and  
 Helen M. Ford, his wife, by Deed of  
 Charles J. Kuhns and Bernice M. Kuhns,  
 his wife, dated 11/04/1988 and recorded  
 11/07/1988 in BK 1342 PG 204 in the

Lycoming County Recorder of Deeds  
 Office. AND THE SAID William R. Ford  
 departed this life on or about 09/01/2008,  
 whereby title vested solely unto Helen  
 M. Ford, by operation of law. AND THE  
 SAID Helen M. Ford departed this life on  
 or about 12/30/2017.

**NO. 18-1418**

BAYVIEW LOAN SERVICING LLC

vs.

DANIEL A. WELCH

PROPERTY ADDRESS: 1143 AL-  
 LEGHENY STREET, JERSEY SHORE,  
 PA 17740.

UPI/TAX PARCEL NUMBER: 21-  
 002-522.

All that certain parcel of land and  
 improvements thereon situate in Jersey  
 Shore Borough, Lycoming County, Penn-  
 sylvania and designated as Parcel No.  
 21-2-522 and more fully described in a  
 Deed dated 07/30/1996 and recorded  
 in Lycoming County Deed/Record Book  
 Volume 2650, page, 298.

ALSO DESCRIBED AS:

ALL THAT CERTAIN piece, parcel  
 and lot of land situate in the Third Ward  
 of the Borough of Jersey Shore, County  
 of Lycoming and Commonwealth of Penn-  
 sylvania, being more particularly bounded  
 and described follows, to-wit:

SITUATE on the south side of Al-  
 legheny Street; BEGINNING at the  
 northwest corner of said lot being the  
 point of intersection of the eastern line  
 of lot now or formerly of Fred Reese  
 and the southern line of said Allegheny  
 Street; thence an easterly course along  
 said southern line of Allegheny Street a  
 distance of forty-five (45) feet to the line  
 of an alley ten (10) feet in width; thence  
 a southerly course along the line of said  
 alley a distance of one hundred sixty (160)  
 feet more or less to a line of lot now or  
 formerly of Mrs. Overpeck; thence a  
 westerly course along line of land now  
 or formerly of Mrs. Overpeck a distance

of forty-five (45) feet to the line of lot now or formerly of Fred Reese; thence a northerly course along line of lot now or formerly of said Reese a distance of one hundred sixty (160) feet, more or less, to the place of beginning. Containing seven thousand two hundred (7,200) square feet be the same more or less.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1143 Allegheny Street, Jersey Shore, PA 17740.

SOLD as the property of DANIEL A. WELCH.

TAX PARCEL #/UPI #: 21+,002.0-0522.00-000+/21-002-522.

DOCKET#: 18-1418.

**NO. 18-0183**

2011-2012 OPPORTUNITY  
FUND 6-1 LLC

vs.

SCOTT A. HARMON

PROPERTY ADDRESS: 916 TUCKER STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 61-003-100.

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

ON the north by Tucker Street; on the east by Sidney (erroneously stated Sitney in prior deed) Alley; on the south by lot now or formerly of Edward Dunlop, formerly of Josephine Schreiber; and on the west by lot now or formerly of John Bay. Containing fifty-three (53) feet in front on Tucker Street and ninety (90) feet in depth.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 916 Tucker Street, Williamsport, PA 17701.

SOLD as the property of SCOTT A. HARMON.

TAX PARCEL # 61-003-100.

DOCKET #: 18-0183.

Take notice that a schedule of proposed distribution of the proceeds of the above sale will be on file in the Prothonotary of Lycoming County, Pennsylvania, on MAY 13, 2019, 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

A-12, 19, 26

**The Lycoming Law Association Foundation** thanks the following LLAF members for donating their arbitration fees to the LLAF in 2018. These donations enabled the LLAF to gift \$7,600 to North Penn Legal Services.



**Donated more than \$200, by assigning multiple arbitration fees to the LLAF:**

Jen Ayers	Corey Mowrey
Jon Butterfield	Dave Wilk
John Pietrovito	Liz White
Mary Kilgus	Bill Carlucci
Norm Lubin	Rob Hoffa

**Donated an arbitration fee, or part of an arbitration fee, to the LLAF:**

Richard Schluter	Mike Collins
Ryan Tira	Andrea Bower
Tom Marshall	Tony Grieco
Tim Reitz	Christina Dinges
John Smay	Skip Greevy
Kyle Rude	Chris Lovecchio
Kristine Waltz	Cliff Rieders
Levi Woodward	Doug Engelman
Marc Drier	Dan Mathers
Matt Golden	Gene Yaw
Mike Morrone	Howard Langdon
Matt Parker	Brian Bluth
Tricia Shipman	Steve Sholder

**\*If you would like to donate or update your arbitration fee allocation, please contact Michele Frey at: [mfrey@lycolaw.org](mailto:mfrey@lycolaw.org).**



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**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, April 15, 2019