

# LYCOMING REPORTER

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July 20, 2018

No. 29

## TABLE OF CONTENTS

BAR NEWS	LEGAL ADVERTISEMENTS
LLA Upcoming Events..... 3	Estate & Trust Notices..... 8
Continuing Legal Education ..... 4	Confirmation of Accounts ..... 9
Court Opinions..... 5	Fictitious Names..... 10
Notice to Profession ..... 6	LLC Filing ..... 10
	Sheriff's Sales ..... 11

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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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### Your online connection for:

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

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

## SCHEDULED EVENTS

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

**7/17/2018 – Family Law Committee Meeting. Time:** 12:00 PM to 1:00 PM.

**8/1/2018 – LLA Annual Picnic. Time:** 5:00 PM to 8:00 PM.

**8/6/2018 – Bench Bar Committee Meeting. Time:** 12:00 PM to 1:00 PM.

**8/15/2018 – LLA Group Photo. Time:** 12:15 PM to 12:45 PM.

**8/27/2018 – Executive Committee Meeting. Time:** 12:00 PM to 1:00 PM.

**8/28/2018 – Criminal Law Committee Meeting. Time:** 12:00 PM to 1:00 PM.

**9/15/2018 – Knoebel’s Amusement. Time:** 11:00 AM to 3:00 PM.

**9/24/2018 – Executive Committee Meeting. Time:** 12:00 PM to 1:00 PM.

**9/25/2018 – Family Law Committee Meeting. Time:** 12:00 PM to 1:00 PM.

The mission of the Lycoming Law Association is to promote the practice of law using the highest ethical standards and to advance the public image of our profession. We accomplish this by communicating within our profession and throughout our community, providing continuing legal education, encouraging collegiality among attorneys and the Court, providing *pro bono* legal assistance, and through community involvement.

**UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES**

**7/31/2018 – Private Eyes Are Watching You: Privacy in the Workplace.**  
Time: 9:00 AM to 12:15 PM.

**8/2/2018 – Representing Residential Landlords & Tenants in PA.** Time:  
9:00 AM to 3:30 PM.

**8/10/2018 – Handling the Sexual Harassment Case.** Time: 9:00 AM to  
1:00 PM.

**8/14/2018 – Fixing a Broken Trust 2018.** Time: 9:00 AM to 12:00 PM.

**8/14/2018 – Video Replay in the Afternoon: Ethics.** Time: 1:00 PM to 3:00  
PM.

**8/29/2018 – Evidence for Trial Lawyers.** Time: 9:00 AM to 12:00 PM.

**10/16/2018 – Family Law Update.** Time: 9:00 AM to 12:15 PM.

**10/30/2018 – Auto Law Update.** Time: 9:00 AM to 1:15 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.

**Confidential Lawyers Helpline**

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**1-888-999-1941**

7 days a week – 24 hours a day – Holidays  
[www.lclpa.org](http://www.lclpa.org)

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

- ▶ **Commonwealth vs. Cassidy (07/16/2018)**—Marc F. Lovecchio  
Criminal: Motion to modify or vacate sentence; Post Conviction Relief Act petition; exclusive jurisdiction of the parole board; timeliness of motion. (Cassidy071618L) (Posted: July 16, 2018)
- ▶ **Commonwealth vs. Barnes (07/12/2018)**—Marc F. Lovecchio  
Criminal: Suppression motion; reasonable suspicion or probable cause to stop pedestrian; suspicion of foiled drug transaction; probable cause for disorderly conduct; suspicion that defendant was armed and dangerous; habeas corpus petition; receiving charge where defendant claims lack of knowledge that gun was stolen; flight and concealment as consciousness of guilt; prima facie case of disorderly conduct by recklessly creating the risk of public inconvenience, annoyance or alarm for running from police while carrying a cocked, loaded firearm in the waistband of pants. (barnes071218L) (Posted: July 12, 2018)

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).

# LYCOMING LAW ASSOCIATION Group Photo



The LLA's group photo will be taken  
at 12:15 PM on the stairs in front of  
the county courthouse on August 15<sup>th</sup>  
(rain date: August 22<sup>nd</sup>)

**PLEASE PLAN TO ATTEND!**

Ju-13, 20, 27; Au-3



**LYCOMING LAW ASSOCIATION FOUNDATION**

The Lycoming Law Association Foundation expresses its great appreciation for the following contributions to the Ron Travis Memorial Fund:

Contribution by Joe Rider, Esquire

Contribution by Tammy Avery Weber, Esquire

Contribution by Hon. William "Skip" Arbuckle

Contribution by Tom Waffenschmidt, Esquire

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Contribution by Jack Humphrey, Esquire

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Contribution by the Lycoming Law Association

These contributions assist the LLA Foundation in furthering its purpose of providing access to justice for civil legal services needed by low-income people in Lycoming County and supporting law-related community events.

The LLA Foundation is funded entirely through the support of the LLA Members. Thank you.

**—The Lycoming Law Association Foundation**

Ju-20

**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**

**Benson, Leland W., Jr. a/k/a Leland Benson, Jr. a/k/a Lee W. Benson, Jr. a/k/a Lee Benson a/k/a Lee Benson, Jr.,** dec'd.

Late of Muncy Creek Twp.

Executrix: Denise M. Cordes c/o Andrew J. Cordes, Esquire, 27 S. State St., Newtown, PA 18940.

Attorneys: Andrew J. Cordes, Esquire, Cordes Law, LLC, 27 S. State St., Newtown, PA 18940.

**Colley, Robert W.,** dec'd.

Late of Montoursville.

Executrix: Nancy L. Colley, 908 Willow Street, Montoursville, PA 17754.

Attorneys: Scott T. Williams, Esquire, Law Offices of Perciballi & Williams, LLC, 429 Market Street, Williamsport, PA 17701.

**Dugan, Patricia A.,** dec'd.

Late of Williamsport.

Executrix: Susan Nyman, 1242 Cement Hollow Road, Jersey Shore, PA 17740.

Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 270

West Third Street, Williamsport, PA 17701, (570) 321-0709.

**Hampton, Joye M.,** dec'd.

Late of Williamsport.

Executrix: Cheryl E. Burnham, 2624 Grand Street, Williamsport, PA 17701.

Attorney: None.

**Hanrahan, Edna Mary,** dec'd.

Late of the City of Montoursville.

Executrix: Betty J. H. Funk, 179 Irion Drive, Montoursville, PA 17754.

Attorney: None.

**Kaluza, Dorothy L. Garrison,** dec'd.

Late of Williamsport.

Executor: Gary Whiteman, 317 Bennett Street, Montoursville, PA 17754.

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

**Noble, Barbara L.,** dec'd.

Late of the Borough of Montoursville.

Executor: Patrick Noble, 861 Cherry Street, Denver, CO 80220.

Attorney: Andrea B. Bower, Esquire, 426 Broad Street, Montoursville, PA 17754.

**Springman, Helen E.,** dec'd.

Late of the Township of Plunketts Creek.

Executor: Gary F. Springman, 885 Butternut Grove, Montoursville, PA 17754.

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

**Springman, Helen E.,** dec'd.

Late of the Township of Plunketts Creek.



The Marvin F. and Helen E. Springman Income Only Protector Trust, Dated December 23, 2008.

Settlor: Helen E. Springman.

Trustee: Gary F. Springman, 885 Butternut Grove, Montoursville, PA 17754.

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

**Stiger, Helen E.,** dec'd.

Late of Montoursville.

Executors: Jan C. Stiger, 5099 State Route 14, Trout Run, PA 17771 and Marc E. Stiger, 280 Weitzel Drive, Montoursville, PA 17754.

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

**Williams, Reese M.,** dec'd.

Late of Montoursville.

Administrators C.T.A.: Veda Ruch, 803 Beeber Street, Williamsport, PA 17701 and Douglas A. Williams, 1200 Rural Avenue, Williamsport, PA 17701.

Attorney: Scott A. Williams, Esquire, 57 East Fourth Street, P.O. Box 3, Williamsport, PA 17703.

**SECOND PUBLICATION**

**Kirkwood, Idabelle E.,** dec'd.

Late of Jersey Shore.

Executor: William L. Kirkwood, 1412 Locust Street, Jersey Shore, PA 17740.

Attorney: Scott A. Williams, Esquire, 57 East Fourth Street, P.O. Box 3, Williamsport, PA 17703.

**Roller, Ruth P.,** dec'd.

Late of South Williamsport.

Co-Executrices: Luann Berninger, 63 Cohick Road, Williamsport, PA 17702 and Martha Hummel, 495

Upper Powys, Cogan Station, PA 17728.

Attorneys: Charles F. Greevy, III, Esquire, Greevy & Taylor Law Offices, Lycoming Executive Plaza, 330 Pine Street, Suite 403, Williamsport, PA 17701, (570) 320-7100.

**Wagner, Catherine A.,** dec'd.

Late of Jersey Shore.

Executors: James L. Wool, 195 Old Fort Road, Jersey Shore, PA 17740 and Jessica R. Wool, 280 Zinck 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.

**THIRD PUBLICATION**

**Crawford, Marvin L.,** dec'd.

Late of the City of Williamsport.

Executrix: Betty Ruth Crawford.

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

**Temple, Shirley R.,** dec'd.

Late of Muncy.

Executors: Gary L. Temple, 33 Moreland Ext. Road, Muncy, PA 17756 and Karla M. Figlo, 540 Route 405 Hwy., Hughesville, PA 17737.

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

**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 August 7, 2018 unless exceptions are filed before 5:00 P.M. on that date.

1. Youngman, John C., Sr. Trust—PNC Bank National Association, Trustee.

2. Diehl, Lester A., Estate—Linda A. Huzar, Executrix.  
Kathy Rinehart  
Register of Wills

Ju-6, 13, 20, 27

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### REGISTRATION OF FICTITIOUS NAMES

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An application for registration of the fictitious name:

**DBA HOMMATI 108**

2445 Quaker Hill Road, Cogan Station, PA 17728 has been filed in the Department of State at Harrisburg, PA, File Date June 9, 2018 pursuant to the Fictitious Names Act, Act 1982-295. The names and address of the persons who are parties to the registration are Karen S. Webster and Randall K. Webster, 2445 Quaker Hill Road, Cogan Station, PA 17728.

Ju-20

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NOTICE IS HEREBY GIVEN that on or about July 3, 2018, RTM Commercial Management, LLC, of 41 Shadduck Road, Muncy, Lycoming County, Pennsylvania, filed in the Office of the Secretary of the Commonwealth, an ap-

plication for a certificate to do business under the assumed or fictitious name of:

**PIONEER LANDSCAPING  
AND EXCAVATING**

said principal place of business to be at: 41 Shadduck Road, Muncy, Pennsylvania 17756, all under and pursuant to the Act of Assembly of May 25, 1945, P.L. 967, as amended.

SCOTT T. WILLIAMS, ESQUIRE  
PERCIBALLI & WILLIAMS, LLC  
429 Market Street  
Williamsport, PA 17701

Ju-20

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### FILING OF CERTIFICATE OF ORGANIZATION OF LLC

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NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed on or about July 3, 2017, with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certification of Organization for a domestic business corporation, organized under the Business Corporation Law of 1988; December 21, 1988 (P.L. 1444, No. 177), as amended. The name of the limited liability company is:

**GWS OUTDOORS, LLC**  
515 Joes Run Road, Jersey Shore, PA 17740.

The purpose for which the company was organized is: buying and selling ATVs and UTVs.

SCOTT T. WILLIAMS, ESQUIRE  
PERCIBALLI & WILLIAMS, LLC  
429 Market Street  
Williamsport, PA 17701

Ju-20

**SHERIFF'S SALE**

By Virtue of Writs of Execution issued out of the Court of Common Pleas of Lycoming County, and directed to me, there will be exposed to public sale at the Executive Plaza, 1st Floor, Commissioners Board Room, 330 Pine Street, Williamsport, PA 17701 on Friday, AUGUST 3, 2018, at 10:30 A.M., the following described real estate to wit:

**NO. 17-0510**

WELLS FARGO BANK, NA

vs.

WILLIAM R. ARMSTRONG aka

WILLIAM ARMSTRONG

PROPERTY ADDRESS: 6468 STATE ROUTE 654, WILLIAMSPORT, PA 17702-8271.

UPI/TAX PARCEL NUMBER: 03-408-105.03.

All that certain piece, parcel and lot of land situate in the Township of Bastress, County of Lycoming and Commonwealth of Pennsylvania, bounded and described in accordance with a survey by Grant Knight Maneval, R.S., and being Lot NO. 1 on an approved subdivision map recorded in Lycoming County Record Book 1600, Page 9 and Map Book 49, Page 372, as follows:

Beginning at an iron stake in the west line of Route No. 654 which leads from Duboistown to Collomsville, said iron stake being in a southerly direction along Route No. 654 a distance of five hundred twenty-six and eighteen hundredths (526.18) feet from the center of Legislative Route 41015 which leads to Duboistown; thence along the northern line of land now or formerly of Joan D. King, north sixty-eight (68) degrees fifty-two (52) minutes thirty-seven (37) seconds west, four hundred forty-four and fifty-five hundredths (444.55) feet to a set iron stake; thence along the line of land now or formerly of Rebecca L. Day, north thirty-six (36) degrees fifty-three (53) minutes thirty-three (33) seconds

east, two hundred twenty-two and thirty-seven hundredths (222.37) feet to an iron stake; thence along the line of land now or formerly of Elizabeth M. Slout south sixty-six (66) degrees forty-seven (47) minutes fifty-six (56) seconds east, four hundred four and thirty-two hundredths (404.32) feet to a set iron stake in the west line of Route No. 654; thence along the west line of Route No. 654, south twenty-six (26) degrees fifty (50) minutes one (1) second west, two hundred and thirty-three hundredths (200.33) feet to an iron stake, the point and place of beginning. Containing 2.02 acres, more or less.

Tax Parcel Number: 03,408.0-0105.03-000.

Docket No. 17-0510.

Being the same property conveyed to William R. Armstrong, no marital status shown who acquired title by virtue of a deed from Fred W. Collister and Starr E. Collister, husband and wife, dated February 22, 2011, recorded March 2, 2011, at Instrument Number 201100003191, and recorded in Book 7218, Page 269, Office of the Recorder of Deeds, Lycoming County, Pennsylvania.

**NO. 17-1576**

CITIZENS &amp; NORTHERN BANK

vs.

CHRISTOPHER A. BETZ

PROPERTY ADDRESS: 636 MYERS ROAD, MUNCY VALLEY, PA 17758.

UPI/TAX PARCEL NUMBER: 44-316-140.

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

BEGINNING at a post, the southeast (erroneously referred to as southwest in prior deeds in the chain of title) corner of the lot herein conveyed.

Thence running West, along line of lot now or formerly of Isaac Shaffer, one

hundred seventy-nine (179) feet to a post corner.

Thence running Northeast along line of land late of J. F. Houseknecht, deceased, formerly of Beaver Lake Company, one hundred twenty (120) feet to a post in the public road leading from Beaver Lake to Strawbridge.

Thence Southeast along public road, one hundred twenty-eight (128) feet to a post corner.

Thence South along public road, eighty-two (82) feet to the place of beginning.

ALSO, the party of the first part does hereby grant and convey to the party of the second part, his heirs and assigns, all the rights and privileges of bathing and fishing in Beaver Lake, and hunting upon certain unoccupied land, and the right to obtain water for the use on the premises through a pipe not exceeding one inch in diameter, from certain springs or to tap the mainline from the reservoir as set forth in the chain of title.

BEING the same premises conveyed unto Christopher A. Betz, single, by Deed of Florence E. Campbell, single, dated August 3, 2007, and intended to be recorded herewith.

For identification purposes only, being known as Real Estate Tax Parcel Number 44-316-140 in the Office of the Lycoming County Tax Assessor.

**NO. 18-0229**

BAYVIEW LOAN SERVICING, LLC,  
A DELAWARE LIMITED  
LIABILITY COMPANY

vs.

BETTY R. CRAVEN  
PROPERTY ADDRESS: 335 ADAMS  
STREET, WILLIAMSPORT, PA 17701.  
UPI/TAX PARCEL NUMBER: 68-  
010-325.

PARCEL NO.: 68-010-325.

ALL that certain lot of land situate in the Eighth Ward of the City of Williams-

port, County of Lycoming, and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by Lyon Alley; on the East by Mary Street; on the South by Adams Street; and on the West by Lot 6 in Curtis and Folliner's Addition to the City of Williamsport, having a frontage of forty-two (42) feet on Adams Street and a depth of one hundred twenty-five (125) feet to Lyon Alley.

LESS AND EXCEPT THE FOLLOWING:

ALL THAT CERTAIN piece, parcel and lot of land being Lot No. 1 of the Sub-Division of land of Joseph W. and Betty R. Craven, by Vasallo Engineering & Surveying, Inc., dated August 17, 2009 and recorded in the Office of the Register and Recorder in Lycoming County Map Book 61 Page 134 and Record book 6797 Page 291, being more particularly bounded and described as follows:

BEGINNING at an iron pin on the western line of Mary Street at the intersection of the northeastern corner of the residual parcel of this sub-division on land of Joseph W. and Betty R. Craven, known as Tax parcel No. 68-10-325 and the southeastern corner of the parcel herein described, said beginning being north five (5) degrees twenty (20) minutes east—sixty-nine (69) feet from an iron pin at the northwestern corner of said Mary Street and Adams Street; thence from the said place of beginning and along the northern line of said residual parcel of this Sub-Division, north eighty-four (84) degrees forty (40) minutes west—forty-two (42) feet, to an iron pin at the intersection of the northwestern corner of said residual parcel and the eastern line of land of Thomas J. and Rebecca S. Lyons, known as Tax Parcel No. 68-10-324; thence along the eastern line of land of said Lyons, north five (5) degrees twenty (20) minutes east fifty-seven (57) feet an iron pin at the intersection of the northeastern corner of land of said Lyons and the southern line

of Lyon Alley; thence along the southern line of said Lyon Alley, south eighty-four (84) degrees forty (40) minutes east—forty-two (42) feet to an iron pin at the southwestern corner of said Lyon Alley and the aforesaid Mary Street; thence along the western line of the said Mary Street south five (5) degrees twenty (20) minutes west—fifty seven (57) feet to an iron pin, the place of beginning. Containing 2,394 square feet.

Fee Simple Title Vested in Joseph W. Craven and Betty R. Craven, his wife by deed from, Roman A. Baier and Dorothy L. Baier, his wife, dated 10/2/1969, recorded 10/2/1969, in the Lycoming County Recorder of deeds in Deed Book 551, Page 1023.

... and the said Joseph W. Craven, died 4/5/2007, whereupon title to premises in question became vested in Betty R. Craven, by right of survivorship.

NOTE: Property was later subdivided in Subdivision filed 11/5/2009 in County Map Book 61 Page 134 and Record Book 6797, Page 291 as Instrument No. 200900016034.

\*\*Note: An Outsale Deed was thereafter filed on 12/7/2009 in Book 6822 Page 121 as Instrument No. 200900017655. Conveying 2,394 square feet of land from Betty R. Craven to Thomas L. Lyons and Rebecca S. Lyons.\*\*

Property Address: 335 Adam Street, Williamsport, PA 17701.

Docket #18-0229.

**NO. 18-0108**

JERSEY SHORE STATE BANK

vs.

TODD A. DeSEAU

PROPERTY ADDRESS: 1532-1534 HIGH STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 70-004-619.

ALL that certain piece, parcel or lot of land situate in the Tenth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, being

known as Lots No. 131 and No. 132 on the Plan of Sawyer Park, as set forth in Lycoming County Deed Book Volume 244, page 453 and Map Book 48, page 454, and being more particularly bounded and described as follows:

BEGINNING at the intersection of the Northern line of High Street with the division line between Lots No. 132 and No. 133 as shown on the Williamsport Improvement Company's Plan of Sawyer Park; thence along the Northern line of High Street, North 73 degrees 10 minutes West, a distance of eighteen and 5/10 (18.5) feet; thence in a Northwesterly direction by a line curving to the right with a radius of twenty-two (22) feet, a distance of thirty and 8/10 (30.8) feet; thence along the Eastern line of Dale Place, in a Northerly direction by a line curving to the left with a radius of nine hundred ten (910) feet, a distance of sixty-three (63) feet to a fifteen (15) foot alley; thence along the Southern line of said alley, South 72 degrees 13 minutes East, a distance of fifty-two and 4/10 (52.4) feet to a division line between Lots No. 132 and 133, South 16 degrees 50 minutes West, a distance of eighty-two and 2/10 (82.2) feet to the place of beginning.

UNDER AND SUBJECT to the covenants and restrictions which are more fully set forth in Record Book 1686, page 22, the observance of which shall form part of the consideration and run with the title to the land.

BEING the same premises granted and conveyed unto Todd A. DeSeau, single, by Elijah B. Lindsay, single, by Deed intended to be herewith recorded.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 70-04-619 in the Office of the Lycoming County Tax Assessor, also known as 1532-1534 High Street, Williamsport, Lycoming County, Pennsylvania 17701.

This is intended to be a first lien purchase money mortgage on the hereinabove described premises.

Improvements include two story framed dwelling.

**NO. 17-1017**

WELLS FARGO BANK, NA

vs.

JOHN FINN, JR.

PROPERTY ADDRESS: 213 BEECH STREET, SOUTH WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 53-001-601.

By virtue of a Writ of Execution No. 17-1017.

Wells Fargo Bank, N.A. v. John R. Finn, Jr. owner(s) of property situate in the SOUTH WILLIAMSPORT BOROUGH, LYCOMING County, Pennsylvania, being 213 Beech Street, South Williamsport, PA 17702-6903.

Parcel No. 53-001-601.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$142,307.72.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 17-1836**

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

vs.

DENNIS C. FOUST

PROPERTY ADDRESS: 14736 US HIGHWAY 220, MUNCY VALLEY, PA 17758-9522.

UPI/TAX PARCEL NUMBER: 44-316-159.

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 17-1836.

Wells Fargo USA Holdings, Inc. Successor by Merger to Wells Fargo Financial Pennsylvania, Inc. v. Dennis C. Foust owner(s) of property situate in the PENN TOWNSHIP, LYCOMING County, Pennsylvania, being 14736 US Highway 220 a/k/a 14736 Rt 220 Hwy, Muncy Valley, PA 17758-9522.

Parcel No. 44-316-159.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$73,063.37.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 14-01361**

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. 15-2744**

CASCADE FUNDING MORTGAGE TRUST 2017-1

vs.

STACEY FRENCH, ERIC V. FRENCH  
PROPERTY ADDRESS: 1533 HIDDEN VALLEY DRIVE, MONTOURSVILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 26-330-126.6.

PARCEL NO.: 26-330-126.6.

ALL THAT CERTAIN piece, parcel and lot of land situate in Loyalsock Township, Lycoming County, Pennsylvania known as Lot Number 60 on the

Subdivision Plan of Hidden Valley Estate, Phase I, Creekside Homes Development, Ridgecrest Circle, bounded and described in accordance with a survey by Vassallo Engineering and Surveying, Inc., Project No. 96-076, dated May 1, 1996, recorded in Lycoming County Record Book 2688, page 196 and Map Book 54, page 172, as follows:

BEGINNING at an iron pin, at the intersection of the Western line of Hidden Valley, and the Northeastern corner of Lot 51 of this Sub-Division, said Beginning Point being at Station 12+58.20 of said Hidden Valley Drive. Thence from the said Place of Beginning and along the Northern line of said Lot No. 61 of the Sub-Division, North 73 Degrees 45 Minutes 51 Seconds West—270.91 feet to an iron pin, at the intersection of the Northwestern corner of said Lot No. 61 of this Sub-Division, and the Eastern line of Lot No. 46 of this Sub-Division; thence along the Eastern line of said Lot No. 46 of this Sub-Division, along the Eastern line of Lot Nos. 47 & 48 of this Sub-Division North 06 degrees 14 minutes 47 seconds East—152.31 feet to an iron pin, at the intersection of the Eastern line of said Lot No. 48 of this Sub-Division and the Southwestern corner of Lot No. 58 of this Sub-Division; thence along the Southern line of said Lot No. 58 of this Sub-Division, and along the Southern Line of Lot No. 59 of this Sub-Division, South 73 degrees 45 minutes 51 seconds East—297.33 feet to an iron pin at the intersection of the Southeastern corner of said Lot No. 59 of this Sub-Division and the Western line of the aforesaid Hidden Valley Drive. Station 14+08.20; thence along the Western line of said Hidden Valley Drive, South 16 degrees 14 minutes and 09 seconds West—150.00 feet to the place of beginning.

Fee Simple Title Vested in Eric V. French and Stacey L. French, husband and wife, by deed from, Allen E. Ertel, Trustee of the REG Scan Rollover Account No. 1 (previously known as Allen E. Ertel, Inc., Pension Plan) which is a part of Regulation

Scanning Technology Corp. Profit Sharing Plan of Which Allen E. Ertel is Trustee, and Alcat-Brown, Inc., D/B/A Creekside Homes Development, and BANCA, a partnership with a general partner of Allen E. Ertel, dated 07/15/2002, recorded 07/19/2002, in the Lycoming County Recorder of deeds in Deed Book 4240, Page 068, Instrument No. 13808.

Property Address: 1533 Hidden Valley Drive, Montoursville, PA 17754.

Docket #15-2744.

**NO. 18-0159**

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

vs.

CYNTHIA L. FRITZ  
PROPERTY ADDRESS: 104 SECOND  
STREET, MONTGOMERY, PA 17752.

UPI/TAX PARCEL NUMBER: 35-  
005-631.

By virtue of a Writ of Execution No.  
CV-2018-000159-CV.

Wells Fargo USA Holdings, Inc.  
Successor by Merger to Wells Fargo  
Financial Pennsylvania, Inc. v. Cynthia L.  
Fritz owner(s) of property situate in the  
MONTGOMERY BOROUGH, LYCOMING  
County, Pennsylvania, being 104 2nd  
Street, Montgomery, PA 17752-1434.

Parcel No. 35-005-631.

Improvements thereon: RESIDEN-  
TIAL DWELLING.

Judgment Amount: \$34,098.20.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 17-0576**

FREEDOM MORTGAGE  
CORPORATION

vs.

DEREK V. GROCHALA  
PROPERTY ADDRESS: 1036 CHIP-  
PEWA ROAD, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 40-373-120.A.

By virtue of a Writ of Execution No. 17-0576.

Freedom Mortgage Corporation v. Derek V. Grochala owner(s) of property situate in the MUNCY CREEK TOWNSHIP, LYCOMING County, Pennsylvania, being 1036 Chippewa Road, Muncy, PA 17756-7816.

Parcel No. 40-373-120.A.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$207,885.54.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 12-00100**

DITECH FINANCIAL LLC

vs.

GEORGIA A. GROVE

PROPERTY ADDRESS: 1001 RACE STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 67-018-508 & 67-018-509.

ALL THOSE CERTAIN TWO PARCELS OF LAND SITUATE IN THE SEVENTH WARD OF THE CITY OF WILLIAMSPORT, COUNTY OF LYCOMING AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL NUMBER ONE:

BEGINNING AT THE INTERSECTION OF LAGOON ALLEY AND RACE STREET; THENCE IN A SOUTHERLY DIRECTION ALONG SAID RACE STREET, THIRTY-EIGHT (38) FEET AT RIGHT ANGLES WITH LAGOON ALLEY TO PARCEL NO. 2 HEREOF (FORMERLY OF WILLIAM HOLLICK, AND PRIOR TO THAT OF ADAM FOLLMER); THENCE IN A WESTERLY DIRECTION ALONG SAID PARCEL NO. 2 HEREOF, NINETY (90) FEET MORE OR LESS, TO A PRIVATE ALLEY FORMERLY OF ADAM FOLLMER; THENCE IN A NORTHERLY DIRECTION ALONG SAID PRIVATE ALLEY, FORMERLY OF

ADAM FOLLMER, THIRTY-EIGHT (38) FEET TO LAGOON ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG SAID LAGOON ALLEY, NINETY (90) FEET, MORE OR LESS, TO RACE STREET, THE PLACE OF BEGINNING.

PARCEL NUMBER TWO:

BEGINNING AT A POINT IN THE NORTHWEST CORNER OF NEWBERY AND RACE STREETS; THENCE IN A NORTHERLY DIRECTION ALONG RACE STREET, FIFTY-FOUR (54) FEET TO LOT FORMERLY OF HANNAH SCHELL, NOW PARCEL 1 HEREOF; THENCE ALONG THE SAME IN A WESTERLY DIRECTION, EIGHTY-FOUR (84) FEET, MORE OR LESS, TO AN ALLEY; THENCE IN A SOUTHERLY DIRECTION ALONG SAID ALLEY, THIRTY (30) FEET TO LANDS NOW OR LATE OF PETER FOLLMER AND C.F. WHEELAND; THENCE ALONG SAID LAND OF FOLLMER AND WHEELAND, NINETY (90) FEET, MORE OR LESS, TO THE CORNER OF NEWBERY AND RACE STREETS, THE PLACE OF BEGINNING.

1001 Race Street, Williamsport, Pennsylvania 17701.

Title to said premises is vested in Georgia A. Grove by Deed from Andrew B. Breen and Amy B. Breen dated August 18, 2003 and recorded August 27, 2003 in Deed Book 4700, Page 166 Instrument Number 200300018143.

Tax parcels #: 67-018-0508 and 67-018-0509.

Improvements: Residential Dwelling and Vacant Land.

**NO. 17-1264**

WELLS FARGO BANK, NA

vs.

SCOTT A. HARRISON,  
DONNA A. HARRISON

PROPERTY ADDRESS: 3001 MOUNTAIN CRESCENT, MONTOURSVILLE, PA 17754.



UPI/TAX PARCEL NUMBER: 26-002-124.

By virtue of a Writ of Execution NO. 17-1264.

Wells Fargo Bank, NA v. Scott A. Harrison, Donna A. Harrison owner(s) of property situate in the LOYALSOCK TOWNSHIP, LYCOMING County, Pennsylvania, being 3001 Mountain Crescent, Montoursville, PA 17754-9597.

Parcel No. 26+,002.0-0124.00-000+. Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$249,514.21.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 17-1794**

BANK OF AMERICA c/o  
CARRINGTON MORTGAGE  
SERVICES LLC

vs.

MICHAEL J. HILL

PROPERTY ADDRESS: 29 EAST CENTRAL AVENUE, SOUTH WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 51-001-684.

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

BEGINNING at the northwest corner of East Central Avenue and Hastings Street; thence northerly along the western line of Hastings Street eighty-two (82) feet to land now or formerly of James F. Bower; thence westerly along land now or formerly of James F. Bower on a line parallel with East Central Avenue forty-five (45) feet; thence southerly on a line parallel with Hastings Street eighty-two (82) feet to the north line of East Central Avenue; thence easterly along the north line of East Central Avenue forty-five (45) feet to the place of beginning.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 29 East Central Avenue, South Williamsport, PA 17702.

SOLD as the property of MICHAEL J. HILL.

TAX PARCEL #51-001-684.

DOCKET# 17-1794.

**NO. 17-1735**

WOODLANDS BANK

vs.

CHRISTOPHER M. HOLTZMAN,  
TERESA L. HOLTZMAN

PROPERTY ADDRESS: 714 CHILDS AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 51-005-302.A.

**EXHIBIT A**

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

BEGINNING at a point in the east like of Childs Avenue, one hundred ten (110) feet south of the southeast corner of the intersection of Childs Avenue and East Seventh Avenue; thence south along the east line of Childs Avenue three hundred sixty (360) feet to a point; thence north sixty-five (65) degrees two (2) minutes twelve (12) seconds east, eighty-five (85) feet, more or less to the west line of lands now or formerly of Jesse Bell; thence north nineteen (19) degrees eighteen (18) minutes west, along land now or formerly of Jesse Bell, three hundred sixty-five (365) feet, more or less, to a point, said point being the southeast corner of Lot No. 118 on the Plot or Plan of Childs Manor; thence south sixty-five (65) degrees two (2) minutes twelve (12) seconds west, one hundred twenty-one and seventy-five hundredths (121.75) feet to the point and place of beginning.

BEING the same premises conveyed to Donald G. Holtzman, by Deed from

James A. Holtzman, single, and David L. Holtzman, married, in their capacity as Trustees and as individual beneficiaries of the Trust dated March 7, 1996, established by Donald G. Holtzman, and Patrick L. Holtzman, single, and Christopher M. Holtzman, single, dated March 10, 2009, and recorded March 24, 2009, in Lycoming County Record Book 6594, page 30.

EXCEPTING AND RESERVING therefrom the parcel conveyed to Anthony J. Kohler and Frances W. Kohler, his wife, by Deed dated August 29, 1958, in the Lycoming County Deed Book 444, page 3, and corrective Deed dated March 9, 1960, recorded in Lycoming County Deed Book 463, page 235.

FOR IDENTIFICATION PURPOSES ONLY being known as Tax Parcel No. 51-05-302.A in the office of the Lycoming County Tax Assessor.

Improvements on the real property include a one and a half story framed dwelling.

**NO. 17-1784**

LYCOMING COUNTY WATER AND  
SEWER AUTHORITY

vs.

PETER HUNTER

PROPERTY ADDRESS: 55 MAPLE  
LANE, MUNCY VALLEY, PA 17758.

UPI/TAX PARCEL NUMBER: 44-  
316.1-312.

DESCRIPTION FOR SHERIFF IN  
CONNECTION WITH WRIT OF EXECUTION  
AGAINST PETER H. HUNTER.

Docket No. 17-1784.

Tax Parcel # 44-316.1-312.

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

BEGINNING at an iron pin in the centerline of a public road designated as Lakeside Drive, said point also being a corner common to this lot and Lots No. 14, 15 and 13.

Thence along the centerline of said Lakeside Drive and along the easterly line of Lot NO. 13, the following two courses and distances.

1. South eleven (11) degrees fifty-seven (57) minutes forty (40) seconds East, seventy-four and sixty-nine hundredths (74.69) feet; and,

2. South ten (10) degrees fifty-five (55) minutes zero (00) seconds East, seventy-five and thirty-one hundredths (75.31) feet to the northwest corner of Lot No. 10.

Thence leaving said Lakeside Drive and along the northerly line of said Lot No. 10, North eighty (80) degrees zero (00) minutes zero (00) seconds East, three hundred twenty-eight and zero hundredths (328.00) feet to a corner near the shore of Beaver Lake.

Thence along the same, North fifteen (15) degrees thirty-nine (39) minutes fifty-three (53) seconds West, one hundred sixty-one and fifty-five hundredths (161.55) feet to the southeast corner of Lot No. 14.

Thence along the southerly line of said Lot No. 14, South seventy-eight (78) degrees two (02) minutes twenty (20) seconds West, three hundred sixteen and zero hundredths (316.00) feet to an iron pin in the centerline of Lakeside Drive, the place of beginning.

FOR IDENTIFICATION PURPOSES ONLY, being known as Real Estate Tax Parcel No. 44-316.1-312 in the office of the Lycoming County Tax Assessor.

SEIZED In execution as the property of Peter H. Hunter under a judgment against him on March 22, 2018 in the Court of Common Pleas of Lycoming County, Pennsylvania to NO. 17-1784.

**NO. 17-0740**

DLJ MORTGAGE CAPITAL INC.

vs.

ELRETA D. LASH,

GREGORY D. LAWRENCE

PROPERTY ADDRESS: 1159 PARK  
AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 66-007-115.

PARCEL NO.: 66+,007.0-0115.00-000+.

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

BEGINNING at a point on the southern line of Park Avenue, two hundred seventy-four (274) feet eastward from the southeast corner of Grier Street and Park Avenue, said point being the northeastern corner of land now or formerly of Ernest Sweet; thence southward along said Sweet land and at right angles with Park Avenue, one hundred forty-five (145) feet to an alley; thence along said alley, twenty (20) feet to a corner; thence northward on a line parallel with the eastern line just described, one hundred forty-five (145) feet to the southern line of Park Avenue; thence westward along the south line of Park Avenue, twenty (20) feet to the place of beginning.

FOR IDENTIFICATION PURPOSES ONLY, the above described premises is known and designated as Parcel #66-07-115 on the maps of Lycoming County Tax Assessor.

Fee Simple Title Vested in Elreta D. Lash (now deceased) and Gregory D. Lawrence, by deed from, Benjamin H. Laurensen, by Beatrice Irene Laurensen, his agent and Michelle M. Laurensen, his wife, dated 06/12/2003, recorded 06/20/2003, in the Lycoming County Recorder of deeds in Deed Book 4608, Page 91, Instrument No. 200300012435.

Property Address: 1159 Park Avenue, Williamsport, PA 17701.

Docket #17-0740.

**NO. 17-1362**

CITIZENS & NORTHERN BANK

vs.

DANIEL G. McCLELLAN,  
LINDA L. McCLELLAN

PROPERTY ADDRESS: 520 BURKE ST., JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 20-002-201.

ALL that certain message or tenement and lot of land situate in the Second Ward of the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania being known and designated as Lot #110 on the plot or plan of Dr. S.E. Bickell's Addition to Jersey Shore, and being more particularly bounded and described as follows, to-wit:

BEGINNING at the intersection of the Northern line of Burke Street and the Eastern line of Wylie Street; THENCE in a Northerly course along the Eastern line of Wylie Street, 150 feet to the Southern line of a 20 foot alley; THENCE 50 feet to lot #109; THENCE in a Southerly course and parallel with the Eastern line of Wylie Street, 150 feet to the Northern line of Burke Street; THENCE in a Westerly course along the Northern line of Burke Street, 50 feet to the place of BEGINNING.

CONTAINING 7500 square feet, be the same more or less.

BEING the same lands conveyed by Richard H. Barnard and Marjorie P. Barnard, his wife, to Daniel C. McClellan and Linda L McClellan, his wife, by Deed dated June 29, 1995 and recorded June 30, 1995 in the Office of the Recorder of Deeds of Lycoming County in Book 2442 at page 278.

For Identification purposes this property is identified as parcel 20-002-201.

**NO. 17-1121**

BRANCH BANKING AND  
TRUST COMPANY, SUCCESSOR  
IN INTEREST TO  
SUSQUEHANNA BANK

vs.

TARYN McQUOWN, AS  
SURVIVING SPOUSE OF KEVIN W.  
McQUOWN, DECEASED

PROPERTY ADDRESS: 23 ROUND HILL ROAD, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 43-001-606.

PROPERTY KNOWN as 23 Round Hill Rd., Williamsport, PA 17701.

IMPROVEMENTS consist of a 4 bedroom, 2 1/2 bath, 1,483 square foot, single family residential dwelling.

SOLD as the property of Taryn McQuown, as surviving spouse of Kevin W. McQuown, deceased.

TAX PARCEL # 43-001.0-0606.00-000.

**NO. 17-1759**

ALLY BANK

vs.

GREGORY J. OLIVER

PROPERTY ADDRESS: 2019 ROOSEVELT AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 43-002-604.

ALL THAT CERTAIN PIECE AND PARCEL OF GROUND, SITUATE IN THE TOWNSHIP OF OLD LYCOMING, COUNTY OF LYCOMING, COMMONWEALTH OF PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING FORTY-FIVE AND THREE TENTHS (45.3) FEET FROM THE NORTHEAST INTERSECTION OF FREDERICK AVENUE AND DAISY LANE; THENCE IN A NORTHERLY DIRECTION ALONG THE DIVISION LINE BETWEEN LOTS NO. 22 AND 23 A DISTANCE OF ONE HUNDRED TWENTY AND EIGHT TENTHS (120.8) FEET TO A POINT IN THE SOUTHERN LINE OF ROOSEVELT AVENUE; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERN LINE OF ROOSEVELT AVENUE A DISTANCE OF SIXTY (60) FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION ALONG

LANDS NOW OR FORMERLY OF THOMAS TAKACH A DISTANCE OF ONE HUNDRED SEVENTEEN AND SIX TENTHS (117.6) FEET TO A POINT IN THE NORTHERN LINE OF DAISY LANE; THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERN LINE OF DAISY LANE A DISTANCE OF SIXTY (60) FEET TO THE POINT AND PLACE OF BEGINNING.

BEING LOT NO. 22 AND TWENTY FEET OF THE WESTERN PORTION OF LOT NO. 21 IN BLOCK 10 ON THE PLAN OF GARDENVIEW TERRACE ADDITION TO THE CITY OF WILLIAMSPORT; SAID PLAN BEING RECORDED IN LYCOMING COUNTY DEED BOOK 278 AT PAGE 496.

2019 Roosevelt Avenue, Williamsport, Pennsylvania 17701.

Title to said premises is vested in Gregory J. Oliver by deed from Cherie Miller, Executrix of the Estate of Elizabeth A. Hali dated March 16, 2015 and recorded March 19, 2015 in Deed Book 8565, Page 255 Instrument Number 201500003039.

Tax parcel #: 43+,002.0-0604.00-000+,

Improvements: Residential Dwelling.

**NO. 17-1614**

HORIZON FEDERAL CREDIT UNION

vs.

CHRISTOPHER SCHAFFER,

SHELLY JO SCHAFFER

PROPERTY ADDRESS: 58 CHESTER ROAD, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 48-253.1-164.

ALL THAT CERTAIN piece, plot or lot of land situated in the Township of Plunketts Creek, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: Beginning at a White pine tree, said pine tree being at the South East corner of land now or formerly of Chester Bardol, thence by the same North Thirty-nine (39) degrees West, Four Hundred

Fifty-six (456) feet to low water mark Loyalsock Creek; thence up low water mark, North Thirty-two (32) degrees East, One Hundred Eighty (180) feet more or less; thence by land now or formerly of Alfred Lewis, South Forty-five (45) degrees East, Five Hundred (500) feet more or less; thence by the same South Forty-seven (47) degrees East Eleven Hundred (1100) feet to an iron pin and stones; thence by land now or formerly of Jewett Sherm, South Seventy (70) degrees East, Two Hundred fifty-three (253) feet to Iron pin and stones; thence by same, North Thirty-nine and five tenths (39.5) degrees West, three hundred twenty-five (325) feet to an iron pin and stones; thence South Sixty-eight (68) degrees West, Two Hundred Two (202) feet to iron pin and stones; thence by land now or formerly of Herman, North Thirty-nine and one-half (39.5) degrees West, Five Hundred (500) feet to an iron pin and stones; thence by land now or formerly of Chester Bardole, North Fifty and five tenths (50.5) degrees East, One Hundred (100) feet to the place of beginning. Containing Nine (9) acres and Eighty-one (81) perches.

Being Parcel Number: 48-253-1-164.

BEING the same premises which Hazel L. Schaffer, by Deed dated March 4, 2005, and recorded March 4, 2005, in the Office of the Recorder of Deeds in and for the County of Lycoming, Deed Book 5233, Page 42, granted and conveyed unto Christopher Schaffer and Shelly Jo Schaffer, in fee.

**NO. 17-0106**

BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA CORPORATION, AS SUCCESSOR IN INTEREST TO SUSQUEHANNA BANK

vs.

DAVID M. SHIMP aka DAVID MARK SHIMP, KATRINA A. SHIMP aka KATRINA ANN SHIMP

PROPERTY ADDRESS: 1082 ECKARD RD, COGAN STATION, PA 17728.

UPI/TAX PARCEL NUMBER: 15-309-149.02.

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN THE TOWNSHIP OF HEPBURN, COUNTY OF LYCOMING AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED IN ACCORDANCE WITH A SURVEY MADE BY MICHAEL T. MANEVAL, R.S., AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON ROD, SAID POINT BEING LOCATED THE FOLLOWING TWO (2) COURSES AND DISTANCES FROM THE CENTERLINE OF PENNSYLVANIA L.R. 41128, AT THE NORTHWEST CORNER OF A FIFTY (50) FOOT RIGHT-OF-WAY NOW OR FORMERLY OF MARTHA MAE DRUM:

1. SOUTH THIRTY-TWO (32) DEGREES TWENTY-SIX (26) MINUTES FORTY (40) SECONDS EAST A DISTANCE OF TWO HUNDRED FIFTEEN AND SEVENTY-SIX HUNDREDTHS (215.76) FEET TO A POINT;

2. SOUTH THIRTY-TWO (32) DEGREES TWENTY-SEVEN (27) MINUTES FORTY-FIVE (45) SECONDS EAST A DISTANCE OF ONE HUNDRED THIRTY-FOUR AND FORTY-ONE HUNDREDTHS (134.41) FEET TO A POINT,

THENCE FROM SAID POINT OF BEGINNING NORTH FIFTY-SEVEN (57) DEGREES FIFTY-FOUR (54) MINUTES FORTY (40) SECONDS EAST A DISTANCE OF TWO HUNDRED NINETY-SIX AND NINETY-NINE HUNDREDTH (296.99) FEET ALONG SAID DRUM TO AN IRON ROD; THENCE SOUTH TWENTY-NINE (29) DEGREES FIFTY (50) MINUTES TEN (10) SECONDS EAST A DISTANCE OF FOUR HUNDRED THREE AND FIFTY-SIX HUNDREDTHS (403.56) FEET ALONG SAME TO AN IRON ROD; THENCE SOUTH SIXTY-FIVE (65) DEGREES FORTY-FIVE (45) MINUTES FIFTY-FIVE (55) SECONDS WEST

A DISTANCE OF TWO HUNDRED EIGHTY-ONE AND TWENTY-EIGHT HUNDREDTHS (281.28) FEET ALONG THE LANDS NOW OR FORMERLY OF ECKARD TO AN IRON ROD; THENCE NORTH THIRTY-TWO (32) DEGREES TWENTY-NINE (29) MINUTES FIVE (05) SECONDS WEST A DISTANCE OF TWENTY-EIGHT AND SEVENTY-FOUR HUNDREDTHS (28.74) FEET ALONG SAME TO AN IRON ROD; THENCE NORTH THIRTY-TWO (32) DEGREES TWENTY-NINE (29) MINUTES FIVE (05) SECONDS WEST A DISTANCE OF TWO HUNDRED FORTY-FOUR AND SEVENTY-THREE HUNDREDTHS (244.73) FEET ALONG THE LANDS NOW OR FORMERLY OR ERICKSON TO AN IRON ROD; THENCE NORTH THIRTY-TWO (32) DEGREES TWENTY-SEVEN (27) MINUTES FORTY-FIVE (45) SECONDS WEST A DISTANCE OF NINETY-ONE AND THIRTY-SIX HUNDREDTHS (91.36) FEET ALONG THE LANDS NOW OR FORMERLY OF DODGE TO AN IRON ROD, THE POINT OF BEGINNING.

CONTAINING 2.540 ACRES, MORE OR LESS.

ALSO GRANTING AND CONVEYING INTO THE GRANTEE HEREIN THE USE OF A FIFTY (50) FOOT RIGHT-OF-WAY AS SHOWN ON THE PLAN OF SUBDIVISION.

UNDER AND SUBJECT TO ALL THE RIGHTS, CONDITIONS AND RESTRICTIONS AND EXCEPTIONS CONTAINED IN THE DEEDS IN THE PRIOR CHAIN OF TITLE.

1082 Eckard Road, Cogan Station, Pennsylvania 17728.

Title to said premises is vested in David M. Shimp a/k/a David Mark Shimp by deed from Katrina Ann Shimp dated November 22, 2011 and recorded December 7, 2011 in Deed Book 7475, Page 69 Instrument Number 201100017568.

Tax parcel #: 153090014902000.

Improvements: Residential Dwelling.

**NO. 16-0672**

DITECH FINANCIAL LLC

vs.

MILISSA TREIBLEY aka  
MILISSA TRIEBLEY, JOSHUA J.  
TREIBLEY aka JOSHUA J. TRIEBLEY  
PROPERTY ADDRESS: 63 GRANDVIEW DRIVE, MONTGOMERY, PA 17752.

UPI/TAX PARCEL NUMBER: 07-392-232.R.

**SHORT DESCRIPTION**

By virtue of a Writ of Execution NO. 16-0672.

Ditech Financial LLC v. Milissa Treibley a/k/a Milissa Triebley, Joshua J. Treibley a/k/a Joshua J. Triebley owner(s) of property situate in the CLINTON TOWNSHIP, LYCOMING County, Pennsylvania, being 63 Grandview Drive, Montgomery, PA 17752.

Parcel No. 07-392-232.R.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$182,845.23.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 17-1765**

JPMORGAN CHASE BANK  
NATIONAL ASSOCIATION

vs.

WILLIAM T. WELTER, II  
PROPERTY ADDRESS: 820 RAILWAY STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 61-003-609.

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, and being more particularly bounded and described as follows:

BEGINNING on Railway Street, 40 feet, 06 inches North of Cedar Alley; thence, East along lot now or formerly

of Leonard Knausse, late of John Fritz, 190 feet on a line parallel with Cedar Alley, later known as Sloan Alley, and now known as Brandon Place, to an alley; thence, North along said alley, 40 feet, 06 inches to a post on line of lot now or formerly of Charles Kuh; thence, West along said lot now or formerly of Charles Kuh, 190 feet to Railway Street; thence, South along said Street, 40 feet, 06 inches to the place of BEGINNING.

BEING Parcel ID: 61+,003.0-0609.00-000+ (UPI: 61-003-609).

BEING known for informational purposes as 820 Railway Street, Williamsport, PA.

BEING THE SAME PREMISES which was conveyed to William T. Welter, II, single, by Deed of William M. Cline and Arlene B. Cline, his wife, dated 06.30.1994 and recorded 06.30.1994 in Book 2279 Page 159 in the Lycoming County Recorder of Deeds Office.

**NO. 15-00333**

DEUTSCHE BANK NATIONAL  
TRUST COMPANY AS TRUSTEE, IN  
TRUST FOR REGISTERED HOLDERS  
OF LONG BEACH

MORTGAGE LOAN TRUST 2005-  
2, ASSET BACKED CERTIFICATES,  
SERIES 2005-2

vs.

MELODIE D. LEONARD aka MELODIE  
D. CARTER aka MELODIE RUSSELL

PROPERTY ADDRESS: 701 SECOND ST., 703 SECOND ST., WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 65-7-401 & 65-7-402.

DOCKET NO.: 15-00333.

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

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

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

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Melodie D. Leonard aka Melodie D. Carter aka Melodie Russell.

ROGER FAY, ESQUIRE

Take notice 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 AUGUST 13, 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

Ju-13, 20, 27

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**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, July 23, 2018