

LYCOMING REPORTER

Vol. 36

January 11, 2019

No. 2

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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

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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

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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.

- 1/15/2019 – Family Law Brown Bag Lunch Meeting.** *Regular meeting of the family law attorneys. Time: 12:00 PM to 1:00 PM.*
- 1/23/2019 – Lycoming Law Association Foundation Meeting.** *Quarterly meeting of the LLA Foundation. Time: 12:00 PM to 2:00 PM.*
- 1/29/2019 – Customs and Rules Committee Meeting.** *The Committee will discuss local rule changes proposed by the Court relating to the civil rules. Time: 12:00 PM to 1:00 PM.*
- 2/26/2019 – Criminal Brown Bag Lunch.** *Regular meeting of the Criminal Bar. Time: 12:00 PM to 1:00 PM.*
- 3/5/2019 – Community Activities and Outreach Committee Meeting.** *Quarterly meeting of the Community Activities and Outreach Committee. Time: 12:00 PM to 1:00 PM.*
- 3/21/2019 – Family Law Brown Bag Lunch Meeting.** *Regular meeting of the family law attorneys. Time: 12:00 PM to 1:00 PM.*
- 3/23/2019 – Wills for Heroes.** *Volunteer to provide free estate plans to first responders and military at the Wills for Heroes event. Two free CLEs (1 ethics and 1 substantive) for all attorney volunteers. Time: 9:00 AM to 4:00 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

- 1/31/2019 – Parenting Coordination 2.0. PBI Video Replay**—2 Substantive. Register at www.pbi.org. **Time:** 9:00 AM to 11:00 AM.
- 2/7/2019 – 23 Mistakes Experienced Contract Drafters Usually Make. PBI Video Replay**—5 Substantive / 1 Ethics. Register at www.pbi.org. **Time:** 9:00 AM to 3:30 PM.
- 2/14/2019 – Where to Incorporate: Comparing PA, DE & NJ. PBI Video Replay**—3 Substantive. Register at www.pbi.org. **Time:** 9:00 AM to 12:00 PM.
- 2/20/2019 – TOPIC TBA. Eat and Earn. Speaker: Martin Wade, Esq.** **Time:** 12:00 PM to 1:00 PM.
- 2/28/2019 – Estate & Elder Law Symposium—2019. PBI Groupcast**—5 Substantive / 1 Ethics. Register at www.pbi.org. **Time:** 9:00 AM to 4:15 PM.
- 3/14/2019 – Key Mistakes to Avoid With Residential Agreements of Sale 2019. PBI Groupcast**—3 Substantive. Register at www.pbi.org. **Time:** 12:30 PM to 3:45 PM.
- 3/20/2019 – TOPIC TBA. Eat and Earn Series. Speaker: Hon. Joy Reynolds McCoy.** **Time:** 12:00 PM to 1:00 PM.
- 3/21/2019 – Civil Law Update. PBI Groupcast**—5 Substantive / 1 Ethics. Register at www.pbi.org. **Time:** 9:00 AM to 4:15 PM.
- *For more information on these events and CLEs go to www.lycolaw.org or contact Michele Frey at the LLA Office at (570) 323-8287.

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You can read the digital version of the Lycoming Reporter on any device at Lycolaw.org

Digital issues are archived back to January, 2017

The full text of the following Lycoming County Court opinions is reported at www.lycolaw.org/cases/search.asp

- ▶ **Commonwealth vs. Vassallo** (01/04/2019)—Judge Marc F. Lovecchio
Criminal: Motion to preclude SVP hearing; constitutionality of designation mechanism that was unchanged in new statute; court’s obligation to follow Supreme Court decisions; fact-finding requirement not rooted in historic jury function; U.S. Supreme Court decision as impacting decision under Pennsylvania constitution; illusory changes to statute. (vassallo010419L) (Posted: January 4, 2019)
- ▶ **Commonwealth vs. Doss** (01/03/2019)—Judge Marc F. Lovecchio
Criminal: Appeal; resentencing on probation violation; discretion to impose consecutive sentences; failure of defendant to cooperate with programs and treatments ordered by court; application of sentencing guidelines to a probation violation sentence; consideration of required factors of sentence imposition. (Doss010319) (Posted: January 3, 2019)
- ▶ **Commonwealth vs. Askey** (01/03/2019)—Judge Marc F. Lovecchio
Criminal: Post Conviction Relief Act petition; knowing, voluntary and intelligent plea; buyer’s remorse relating to plea deal; authority of court to impose a lesser period of sexual offender registration for Tier III offenses. (Askey010319L) (Posted: January 3, 2019)
- ▶ **Commonwealth vs. Pittenger** (01/03/2019)—Judge Marc F. Lovecchio
Criminal: Appeal; waiver of all claims and defenses with no contest plea; defendant’s acknowledgment of consequences of plea, at hearing and in writing. (Pittenger010319L) (Posted: January 3, 2019)
- ▶ **Commonwealth vs. Thomas** (12/31/2018)—Judge Nancy L. Butts
Criminal: Suppression motion; reasonable suspicion for motor vehicle stop; standing of passenger to object to driver’s consent to search vehicle; probable cause for arrest for ungraded felony. (Thomas123118BT) (Posted: January 2, 2019)
- ▶ **Commonwealth vs. Hendrix** (12/31/2018)—Judge Nancy L. Butts
Criminal: Suppression motion; detention of defendant to attempt to obtain his address for service of document related to prior arrest; fleeing an officer where there is no probable cause for an arrest or detention. (Hendrix123118BT) (Posted: January 2, 2019)

- ▶ **Commonwealth vs. West** (12/31/2018)—Judge Nancy L. Butts
Criminal: Suppression motion; reasonable suspicion for vehicle stop; illegal window tint; probable cause for vehicle search upon smelling the odor of burnt marijuana. (West123118BT) (Posted: January 2, 2019)
- ▶ **Commonwealth vs. Boone** (12/31/2018)—Judge Marc F. Lovecchio
Criminal: Post Conviction Relief Act petition; knowing, voluntary and intelligent guilty plea; sufficient time to discuss plea agreement with counsel; appearance of the victim’s family at the sentencing hearing as pressure to accept plea agreement; merits of “stand your ground” defense. (Boone123118L) (Posted: December 31, 2018)
- ▶ **Commonwealth vs. Dick** (12/31/2018)—Judge Marc F. Lovecchio
Criminal: Post Conviction Relief Act petition; registration of sexual offender requirements; comparability of Minnesota and Pennsylvania statutes; ex post facto law. (Dick123118L) (Posted: December 31, 2018)
- ▶ **Commonwealth vs. Reid** (12/31/2018)—Judge Marc F. Lovecchio
Criminal: Suppression motion; warrantless search of home for suspected parole violation; reasonable suspicion of existence of contraband or other evidence of violations of conditions of supervision; parole agent acting as stalking horses of police or acting on their own initiative; reliability of information received of parole violation. (Reid123118) (Posted: December 31, 2018)

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D-21, 28; J-4, 11

Legal Aid—Opening for Director of Legal Advocacy

North Penn Legal Services has posted a detailed job ad on its website at www.northpennlegal.org/about/careers.

Please reference that ad for information on how to apply.

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**IN THE COURT OF COMMON PLEAS OF
LYCOMING COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION**

IN RE: : 41480696
FILING OF REPORTS OF THE : ADMINISTRATIVE
GUARDIAN UNDER : ORDER
20 Pa.C.S. § 5521(c)

ADMINISTRATIVE ORDER

AND NOW, this 20th day of December 2018, it is hereby ORDERED AND DIRECTED that effective immediately all reports of the guardian of the person and the estate required by 20 Pa.C.S. § 5521(c) shall be submitted and the filing fee(s) paid through the Unified Judicial System of Pennsylvania web portal at <https://ujportal.pacourts.us> utilizing the Pennsylvania Guardianship Tracking System (GTS) application. Paper filings of these reports shall not be accepted.

By the Court,
/s/ Nancy L. Butts
Honorable Nancy L. Butts, President Judge

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

Calta, George J., dec'd.

Late of 1508 W. 4th Street, Williamsport.

Executor: Georgene A. Gardner.

Attorney: G. Scott Gardner, Esquire, Attorney At Law, 2117 West Fourth Street, Williamsport, PA 17701.

Dickey, Robert G., dec'd.

Late of Cogan Station.

Executrix: Lisa G. Baird, 1184 Dauber Rd., Cogan Station, PA 17728.

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

Fox, Beverly Arlene, dec'd.

Late of 8600 Route 405 Hwy., Montgomery.

Executor: Bonnie L. Schultz-Ross, 16 Sally Street, Howell, NJ 07731.

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

Heim, William D., dec'd.

Late of Cogan Station.

Executor: Joseph E. Heim, 196 Bloomingrove Road Annex, Williamsport, PA 17701.

Attorneys: Greevy & Shoemaker, 5741 State Route 87, Williamsport, PA 17701, (570) 435-2233.

Hulien, Grace C., dec'd.

Late of Muncy Creek Township.

The Grace C. Hulien Real Estate Trust, dated October 7, 2008.

The Hulien Family Trust, dated July 18, 2018.

Settlor: Grace C. Hulien.

Trustee: Stephanie H. McMahon.

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

Jacobs, William F., Sr., dec'd.

Late of Williamsport.

Executor: Richard W. Jacobs, 15 Casey Drive, Williamsport, PA 17701.

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

Joyner, Ricky A., dec'd.

Late of Williamsport.

Administratrix: Carmen Joyner c/o David W. Crosson, Esquire, Crosson & Richetti, LLC, 609 W. Hamilton St., Suite 10, Allentown, PA 18101.

Attorneys: Crosson & Richetti, LLC, 609 W. Hamilton St., Suite 10, Allentown, PA 18101.

Roan, Janet C., dec'd.

Late of the Township of Cascade.

Executor: Douglas J. Roan, 10365 Rose Valley Road, Trout Run, PA 17771.

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

Snyder, Betty J. a/k/a Betty Jane Snyder, dec'd.

Late of Jersey Shore, Limestone Township.

Executor: Gary L. Snyder, Sr., 1077 Creekside Lane, Jersey Shore, PA 17740.

Attorneys: Dale A. Tice, Esquire, Carpenter, Harris & Flayhart, 128 S. Main St., P.O. Box 505, Jersey Shore, PA 17740.

Tubis, Harry, dec'd.

Late of Montoursville.

Administratrix c.t.a.: Jennifer L. Sharp Crossen, 195 Whispering Lane, Montoursville, PA 17754.

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

SECOND PUBLICATION**Heddens, Zenadia H., dec'd.**

Late of South Williamsport.

Administrator: Kenneth L. Heddens, Jr., 1353 Robertsville Road, Punxsutawney, PA 15767.

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

Jarrett, Michael C. a/k/a Michael Charles Jarrett, dec'd.

Late of the Township of Washington. Executrix: Nancy I. Jarrett, 1125 Spring Creek Road, Montgomery, PA 17752.

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

THIRD PUBLICATION**Bean, Linda M., dec'd.**

Late of Williamsport.

Executor: Yancy Lee Cupp, 1001 Washington Blvd., Williamsport, PA 17701.

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

Long, Miles L., dec'd.

Late of Muncy.

Executrix: Lyvera M. Long, 3638 Route 442 Hwy., Muncy, PA 17756.

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

Swanson, Ronnie K., dec'd.

Late of Montoursville.

Executrix: Heather K. Swanson, 454 Quaker State Road, Montoursville, PA 17754.

Attorneys: Scott T. Williams, Esquire, Law Offices of Perciballi & Williams, LLC, 429 Market 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 February 5, 2019 unless exceptions are filed before 5:00 P.M. on that date.

1. Rooker, Harold J., Jr., Estate—Kathy A. Rooker, Administratrix.

2. Springman, James H., Estate—Shawn McNett and Timothy McNett, Executors.

Kathy Rinehart
Register of Wills

J-11, 18, 25; F-1

FILING ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation are intended to be filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on or about December 31, 2018, for the purpose of obtaining a Certificate of Incorporation of a business corporation to be organized under the Business Corporation Law of 1988 of the Commonwealth of Pennsylvania, approved December 21, 1988 (P.L. 1444, No. 177) and its amendments and supplements. The name of the corporation is:

4G DELIVERY, INC.

The registered office of said corporation is: 1511 Walnut Street, Williamsport, PA 17701. The purposes for which it is organized are: TO have unlimited power to engage in and do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988 as amended. JAMES D. CASALE, ESQUIRE CASALE & BONNER, P.C. 33 West Third Street Suite 202 Williamsport, PA 17701

J-11

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania on November 26, 2018 for the purpose of forming a non-profit corporation under the Non-Profit Corporation Law of 1988 of the Commonwealth of Pennsylvania, 15 Pa. C.S. §1101 et seq.

The name of the corporation is:

DWELL—LYCOMING COUNTY
Fred A. Holland, Esquire
Murphy, Butterfield & Holland, P.C.
442 William Street
Williamsport, PA 17701

J-11

FILING OF CERTIFICATE OF ORGANIZATION OF LLC

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed on or about December 17, 2018, 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:

STEELE INVESTMENTS, LLC

319 Cemetery Street, Williamsport, PA 17701.

The purpose for which the company was organized is: Acquisition and operation of a commercial business.

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

J-11

SHERIFF'S SALE

In the Court of Common Pleas
of Lycoming County, Pennsylvania

NO. 18-0402

WELLS FARGO BANK, NA

v.

SHIRLEY M. KAUFMAN and
SHIRLEY B. HOFMANN

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

NOTICE TO: SHIRLEY B. HOFMANN
Being Premises: 46 MARVIN CIRCLE, WILLIAMSPORT, PA 17701-1304.
Being in OLD LYCOMING TOWNSHIP, County of LYCOMING, Commonwealth of Pennsylvania, 43-349-123.H.

Improvements consist of residential property.

Sold as the property of SHIRLEY M. KAUFMAN and SHIRLEY B. HOFMANN.

Your house (real estate) at 46 MARVIN CIRCLE, WILLIAMSPORT, PA 17701-1304 is scheduled to be sold at the Sheriff's Sale on May 3, 2019 at 10:30 A.M. at the LYCOMING County

Courthouse, 48 West 3rd Street, Williamsport, PA 17701 to enforce the Court Judgment of \$154,107.24 obtained by WELLS FARGO BANK, NA (the mortgagee) against the above premises.

PHELAN HALLINAN DIAMOND
& JONES, LLP
Attorneys for Plaintiff

J-11

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 FEBRUARY 1, 2019, at 10:30 A.M., the following described real estate to wit:

NO. 17-1065

WELLS FARGO BANK, NA

vs.

MARTIN S. BEST

PROPERTY ADDRESS: 2498 HESHBON RD., WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 26-023-121.

All that certain piece, parcel, or lot of land situate in the Township of Loyalsock, County of Lycoming and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

Beginning at the intersection of the western line [twenty (20) feet from the center line] of the Elmira Branch of the Pennsylvania Railroad with the division line between lands now or formerly of the Samuel C. Neff Estate and lands now or formerly of Frank Stroble; thence along said division line south fifty-seven (57) degrees five (05) minutes west sixty (60) feet, more or less, to the eastern low water line of Lycoming Creek; thence northwesterly along said eastern low water line of Lycoming Creek nine hundred ninety-three (993) feet, more or less, to line of land now or formerly of Frank E. Stiger and Helen E. Stiger; thence along line of land now or formerly of Frank E. Stiger and Helen E. Stiger, north fifty-eight (58) degrees thirty (30) minutes east two hundred forty-two (242) feet, more or less, to an iron pin; thence along the same north twenty-nine (29) degrees ten (10) minutes west one hundred (100) feet to an iron pin; thence along line of land

now or formerly of S. Gibson Updegraff, north twenty-three (23) degrees fifteen (15) minutes West one hundred (100) feet to an iron pin in the southern line of land now or formerly of Andrew L. Elder; thence along the southern line of land now or formerly of Andrew J. Elder, north fifty-eight (58) degrees thirty (30) minutes east four hundred twenty-nine and seven tenths (429.7) feet to the western right-of-way line [twenty (20) feet from center line] of said Elmira Branch of Penna. Railroad; thence along said western right-of-way line south twelve (12) degrees thirty (30) minutes east nine hundred twenty-four (924) feet; thence southerly along the same by a line curving to the right with a radius of one thousand six hundred seventeen and three tenths (1,617.3) feet for an arc distance of three hundred thirty and eight tenths (330.8) feet to the place of beginning. Containing nine and eight tenths (9.8) acres, but excepting and reserving the right-of-way of Township Road 613.

Excepting and reserving therefrom that parcel of land consisting of 21,850 square feet conveyed to Henry W. Cowles and Kathy A. Cowles, his Wife, by deed of Ernest W. Mahaffey and Robert A. Mahaffey, his wife, dated January 22, 1976, and recorded in Lycoming County Deed Book 753, Page 81.

Excepting and reserving therefrom that parcel of land consisting of 5.07 acres conveyed to Henry M. Cook, Jr. and Linda J. Cook, his Wife by deed of Ernest W. Mahaffey and Roberta A. Mahaffey, his wife, dated May 1, 1984, and recorded in Lycoming County Deed Book 1076, Page 117.

Tax Parcel Number: 26-023.0-0121.00-000.

Docket No. 17-1065.

Being the same property conveyed to Martin S. Best, no marital status shown who acquired title by virtue of a deed from James C. Bowman and Laura A. Bowman, husband and wife, dated July 24, 2008, recorded August 19, 2008, at

Instrument Number 200800014139, and recorded in Book 6433, Page 154, Office of the Recorder of Deeds, Lycoming County, Pennsylvania.

NO. 18-0327

LAKEVIEW LOAN SERVICING LLC

vs.

LINDSAY M. BRYAN

PROPERTY ADDRESS: 222 BURKE STREET, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 20-001-304.

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

BEGINNING at a stone corner in the northern line of Burke Street, being the southwest corner of land now or formerly of Bessie Motter, et vir, and the southeastern corner of the land herein described; thence North twenty-two (22) degrees East along said Motter land, now or formerly, one hundred fifty (150) feet to a post in line of land now or formerly of Irving Hunter, et ux; thence North sixty-eight (68) degrees West along said Hunter land, fifty (50) feet, more or less, to a post at the northeast corner of land now or formerly of Otto A. Snyder, et ux; thence South twenty-two (22) degrees West along said Snyder land, now or formerly, one hundred fifty (150) feet to Burke Street; thence South sixty-eight (68) degrees East along the northern line of Burke Street, fifty (50) feet, more or less, to the place of beginning;

CONTAINING seven thousand five hundred (7,500) square feet, be the same, more or less,

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 222 Burke Street, Jersey Shore, PA 17740.

SOLD as the property of LINDSAY M. BRYAN.

TAX PARCEL #Tax Parcel/UIP
#20+,001.0-0304.00-000+/
20-001-304.
DOCKET # 18-0327.

NO. 18-0268

360 MORTGAGE GROUP LLC

vs.

DAVID C. BURKHOLDER,

RENEE A. BURKHOLDER

PROPERTY ADDRESS: 113 NISBET TERRACE, SOUTH WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 55-006-109.

IN ADDITION TO THE LONG LEGAL DESCRIPTION, ADD THE FOLLOWING:

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

BEGINNING AT AN IRON STAKE ON THE DIVIDING LINE BETWEEN LANDS NOW OR FORMERLY OF CHARLES SIMPSON, SR., AND LANDS NOW OR FORMERLY OF SHORTESS, SAID IRON STAKE BEING SOUTH EIGHTY-THREE (83) DEGREES THIRTY (30) MINUTES WEST, THREE HUNDRED NINETY-TWO (392) FEET FROM A SPIKE IN THE NORTH SIDE OF THE STATE HIGHWAY ROUTE NO. 654, WHICH LEADS FROM DUBOISTOWN TO BASTRESS, SAID SPIKE BEING ON THE WEST LINE OF THE TOWNSHIP ROAD LEADING FROM THE AFORESAID ROUTE NO. 654 TO THE CHARLES SIMPSON SR. FARM; THENCE ALONG THE LAND NOW OR FORMERLY OF SHORTESS, SOUTH EIGHTY-THREE (83) DEGREES THIRTY (30) MINUTES WEST, TWO HUNDRED (200) FEET TO AN IRON STAKE; THENCE ALONG THE LAND NOW OR FORMERLY OF CHARLES SIMPSON,

SR., NORTH SIX (6) DEGREES THIRTY (30) MINUTES WEST, ONE HUNDRED FIFTY-TWO (152) FEET TO A POINT IN THE CENTER OF THE PROPOSED TOWNSHIP ROAD LEADING TO ROUTE NO. 654; THENCE ALONG THE CENTER OF SAME, NORTH EIGHTY-THREE (83) DEGREES THIRTY (30) MINUTES EAST, TWO HUNDRED (200) FEET TO A POINT IN THE CENTER OF SAME; THENCE ALONG THE LAND NOW OR FORMERLY OF CHARLES E. SIMPSON, ET UX., PRIOR GRANTORS, SOUTH SIX (6) DEGREES THIRTY (30) MINUTES EAST, ONE HUNDRED FIFTY-TWO (152) FEET TO AN IRON STAKE OR THE PLACE OF BEGINNING.

113 Nisbet Terrace, Wlliamsport, Pennsylvania 17702.

Title to said premises is vested in David C. Burkholder and Renee A. Burkholder by deed from Robert J. Glunk, Lisa C. Glunk, Steven F. Huling and Rebecca L. Huling dated October 14, 2016 and recorded October 17, 2016 in Deed Book 9049, Page 86 Instrument Number 201600012963.

Tax parcel #: 55+,006.0-0109.00-000+,

Improvements: Residential Dwelling.

NO.18-0261

PNC BANK, NATIONAL
ASSOCIATION

vs.

JAMES W. CARPENTER,
JEANNETTE L. CARPENTER
PROPERTY ADDRESS: 725 WILD-
WOOD BLVD., WILLIAMSPORT, PA
17701.

UPI/TAX PARCEL NUMBER: 70-
004-310.

ALL THE RIGHT, TITLE, INTEREST
AND CLAIMS OF JAMES W. CARPEN-
TER AND JEANNETTE CARPENTER,
IN AND TO THE FOLLOWING DE-
SCRIBED PROPERTY:

ALL THOSE CERTAIN PIECES, PAR-
CELS OR LOTS OF LAND SITUATE IN
THE CITY OF WILLIAMSPORT, BEING
MORE FULLY DESCRIBED AT DEED
BOOK VOLUME 5947, PAGE 168.

HAVING ERECTED THEREON A
DWELLING KNOWN AS 725 WILD-
WOOD BLVD, WILLIAMSPORT, PA
17701.

TAX PARCEL NO. 70-04-310.

NO. 17-1160

BRANCH BANKING
& TRUST COMPANY

vs.

PATRICK S. CASSIDY,
KIMBERLY A. CASSIDY

PROPERTY ADDRESS: 6 RIDGE-
DALE AVENUE, WILLIAMSPORT, PA
17701.

UPI/TAX PARCEL NUMBER: 43-
001-666.

All that certain lot of land situate in the
Township of Old Lycoming in the County
of Lycoming, Commonwealth of Pennsyl-
vania, and known as Lot No. 6 on the Plan
of Lundy Park, and being more particularly
bounded and described, to-wit:

Beginning at an iron pin at the inter-
section of the northern line of Ridgedale
Avenue with the western line of Doris
Avenue; thence along the northern line
of Ridgedale Avenue North 71 degrees
33 minutes west 85 feet to an iron pin;
thence along the eastern line of Lot 23
of the Plan of lots known as Lundy Park
North 18 degrees 27 minutes east 120
feet to an iron pin; thence along the
southern line of land now or formerly
of A. W. Hinaman South 71 degrees 33
minutes east 82.38 feet to an iron pin in
the western line of Doris Avenue; thence
along the western line of Doris Avenue
South 17 degrees 12 minutes west 120.03
feet to the place of beginning.

BEING the same premises which
were conveyed to Patrick S. Cassidy and
Kimberly A. Cassidy by Deed of Rosalyn

M. Bower and William J. Bower, dated June 14, 2006, and recorded on June 15, 2006, in the office of the Recorder of Deeds for Lycoming County, in Record Book 5695, page 274.

ADDRESS OF PROPERTY: 6 Ridge-dale Avenue, Williamsport, PA 17701.

PARCEL NUMBER: 43-1-666.

RECORD OWNER: Patrick S. Cassidy and Kimberly A. Cassidy.

IMPROVEMENTS: Single-family home.

NO. 18-1032

WOODLANDS BANK

vs.

RODERICK S. CHAMBERS,
BETTY M. CHAMBERS, UNITED
STATES OF AMERICA INTERNAL
REVENUE SERVICE

PROPERTY ADDRESS: 204 MILLER
LANE, LOCK HAVEN, PA 17745.

UPI/TAX PARCEL NUMBER: 09-
303-108.B.

204 Miller Lane, Lock Haven, Penn-
sylvania 17745:

ALL that certain piece or parcel of
land situate in Cummings Township,
Lycoming County, Pennsylvania, bounded
and described in accordance with a survey
of H. Richard Ohl, Registered Surveyor,
dated June 29, 1993, and revised July 28,
1993, as follows:

BEGINNING at an iron pin on the
Northerly line of an existing thirty-three
(33) foot right-of-way; thence along the
Northerly line of an existing thirty-three
(33) foot right-of-way South 52 degrees
10 minutes West, a distance of three
hundred ninety-eight and eight tenths
(398.8) feet to an iron pin; thence along
land now or formerly of Joseph R. Miller
and Mary E. Miller, his wife, the following
three (3) courses and distances: (1) North
21 degrees 15 minutes West; a distance
of two hundred seventy and two tenths
(270.2) feet to an iron pin; (2) North
58 degrees 52 minutes East, a distance
of three hundred thirty-three and nine

tenths (333.9) feet to an iron pin; and (3)
South 35 degrees 15 minutes East, a dis-
tance of two hundred twenty and twenty
three hundredths (220.23) feet to an iron
pin, the place of beginning. Containing
2.027 acres, more or less.

FURTHER GRANTING AND CON-
VEYING unto the Grantees herein, their
heirs and assigns, the right of ingress,
egress and regress on, over and through
a thirty three (33) foot wide private right-
of-way leading from Pennsylvania Route
No. 664 in a Northeasterly direction to
the parcel herein conveyed. Said private
right-of-way being shown on a plat drawn
by H. Richard Ohl, Registered Surveyor,
dated July 28, 1993.

BEING the same premises granted and
conveyed to Joseph R. Miller and Mary E.
Miller known and designated as Parcel No.
9-303-108B on the maps of the Lycoming
County Tax Assessor.

Improvement to the real property
include a framed dwelling and a detached
carport.

PROPERTY ADDRESS: 206 MILLER
LANE, LOCK HAVEN, PA 17745.

UPI/TAX PARCEL NUMBER: 09-
303-108.

206 Miller Lane, Lock Haven, Penn-
sylvania 17745.

ALL THAT CERTAIN message or
tenement and tract of land situate in
Cummings Township, Lycoming County,
Pennsylvania, bounded and described as
follows, to-wit:

BEGINNING at a point in the center
of Pennsylvania State Highway Traffic
Route No. 664 in line of land of Com-
monwealth of Pennsylvania; thence by
land of the Commonwealth of Pennsyl-
vania, North 49 degrees 23 minutes East,
a distance of two thousand one hundred
two and forty-seven one hundredths
(2,102.47) feet to a stone corner; thence
by State Land and land now or formerly
of Thomas Manzitti, South 40 degrees 34
minutes East, a distance of seven hundred
forty and thirty-two hundredths (740.32)

feet to a corner; thence by land of Lester A. Green, et ux. South 47 degrees 17 minutes West, a distance of one thousand nine hundred ninety-seven and sixty-two hundredths (1,997.62) feet to the center of Pennsylvania State Highway No. 664; and thence along center of said road, the following five (5) courses and distances: (1) North 49 degrees 51 minutes West, a distance of one hundred seventy-nine and fifty-five hundredths (179.55) feet; (2) North 48 degrees 21 minutes West, a distance of two hundred ninety and ninety hundredths (290.90) feet; (3) North 47 degrees 50 minutes West, a distance of one hundred fifty (150) feet; (4) North 46 degrees 50 minutes West, a distance of one hundred (100) feet; and (5) North 45 degrees 35 minutes West, a distance of one hundred feet (100) feet to the place of beginning. CONTAINING 36.68 acres of land.

EXCEPTING AND RESERVING therefrom the following tract:

ALL THAT CERTAIN piece or parcel of land situate in Cummings Township, Lycoming County, Pennsylvania in accordance with a survey of H. Richard Ohl, Registered Surveyor, dated June 29, 1993, and revised July 28, 1993, bounded and described as follows:

BEGINNING at an iron pin on the Northerly line of an existing thirty-three (33) foot wide right-of-way; thence along the Northerly line of an existing thirty-three (33) foot wide right-of-way South 52 degrees 10 minutes West, a distance of three hundred ninety-eight and eight tenths (398.8) feet to an iron pin; thence along land now or formerly of Joseph R. Miller and Mary E. Miller, his wife, the following three (3) courses and distances: (1) North 21 degrees 15 minutes West, a distance of two hundred seventy and two tenths (270.2) feet to and iron pin; (2) North 58 degrees 52 minutes East, a distance of three hundred thirty-three and nine tenths (333.9) feet to an iron

pin; and (3) South 35 degrees 15 minutes East, a distance of two hundred twenty and twenty-three hundredths (220.23) feet to an iron pin, the place of beginning. Containing 2.027 acres, more or less.

BEING the same premises granted and conveyed unto Roderick S. Chambers and Betty M. Chambers, husband and wife, by Deed of Joseph R. Miller and Mary E. Miller, his wife, dated February 11, 2002, and recorded in Lycoming County Record Book 4096, Page 339.

FOR IDENTIFICATION PURPOSES ONLY, the above described premises of about 34.65 acres is known and designated as Parcel No. 9-303-108 on the maps of the Lycoming County Tax Assessor.

Improvements to the real property include two mobile homes and a shed.

NO. 18-0267

NATIONSTAR HECM ACQUISITION TRUST 2017-1, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY, BUT SOLEY AS TRUSTEE

vs.

KATERI COHICK SOLELY IN HER CAPACITY AS HEIR OF VIOLA M. THOMKE DECEASED, LILLIAN PUREWAL aka LILLIAN THOMKE SOLELY IN HER CAPACITY AS HEIR OF VIOLA M. THOMKE DECEASED, ANTHONY THOMKE SOLELY IN HIS CAPACITY AS HEIR OF VIOLA M. THOMKE DECEASED, CHARLES THOMKE SOLELY IN HIS CAPACITY AS HEIR OF VIOLA M. THOMKE DECEASED, FREDERICK THOMKE SOLELY IN HIS CAPACITY AS HEIR OF VIOLA M. THOMKE DECEASED, JOHN THOMKE SOLELY IN HIS CAPACITY AS HEIR OF VIOLA M. THOMKE DECEASED, WILLIAM THOMKE SOLELY IN HIS CAPACITY AS HEIR OF VIOLA M. THOMKE DECEASED, THE UNKOWN HEIRS OF VIOLA M. THOMKE DECEASED

PROPERTY ADDRESS: 281 UNION AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 75-013-804.

ALL that certain lot of land situate in the 15th Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, and known on the Plan of Grampian as part of Lot No.7, Block No. 4, and more particularly bounded and described in accordance With a survey made by George M. Busch, Jr., in December 1952, as follows, to wit:

BEGINNING at an iron pin the Northern line of Union Avenue, said pin being one hundred eighty eight (188) feet West of the Northwest corner of Union Avenue and Franklin Street; thence continuing Westerly along the Northern line of Union Avenue twenty-three and seventy-five hundredths (23.75) feet to a point In line of land to be conveyed to Ambrose G. Baler, et ux; thence in a Northerly direction along the same and through the party wall of a double frame dwelling and through the center of a two car frame garage, a distance of one hundred Thirty -five (135) feet to a point in the Southern line of an Alley; thence Easterly along the Southern Line of said Alley, twenty-three and seventy-live hundredths (23.75) feet to an iron pin in line of land now Of formerly of John Dieter; thence Southerly along the same, one hundred thirty five (135) feet to an iron pin in the Northern Line of Union Avenue, the place of BEGINNING.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 281 Union Avenue, Williamsport, PA 17701.

SOLD as the property of KATERI COHICK Solely in Her Capacity as Heir of Viola M. Thomke Deceased, LILLIAN PUREWAL a/k/a LILLIAN THOMKE Solely In Her Capacity as Heir of Viola M. Thomke Deceased, ANTHONY THOMKE Solely in His Capacity as Heir of Viola M. Thomke Deceased, CHARLES THOMKE Solely in His Capacity as Heir of

Viola M. Thomke Deceased, FREDERICK THOMKE Solely in His Capacity as Heir of Viola M. Thomke Deceased, JOHN THOMKE Solely in His Capacity as Heir of Viola M. Thomke Deceased, WILLIAM THOMKE Solely in His Capacity as Heir of Viola M. Thomke Deceased and The Unknown Heirs of Viola M. Thomke Deceased.

TAX PARCEL#75-013.0-0804.

DOCKET #18-0267.

NO. 15-2681

OCWEN LOAN SERVICING, LLC

vs.

JUDITH A. CURRY

PROPERTY ADDRESS: 839 CLARK STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 67-012-314.

ALL THAT CERTAIN piece parcel and lot of land situate in the seventh ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, being known as lot no. 161 on plan of F.S. Clapp's addition to the said city bounded and described as follows:

on the south by Dove Street; on the west by lot no 160; on the north by a fifteen foot (15 ft.) wide alley, and on the east by an alley (sometimes called Clark Street) being fifty feet (50 ft.) in width fronting on dove street and extending of that width in depth one hundred twenty feet (120 ft.) to said alley.

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

PARCEL ID: 67-12-314.

BEING KNOWIN AS 839 Clark Street, Williamsport, PA 17701.

BEING the same premises which Melissa M. Young and James P. McKeag, wife and husband by Deed dated January 7, 1998 and recorded January 13, 1998 in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book

2931 Page 346, granted and conveyed unto Alfred N. Curry and Judith A. Curry, husband and wife.

NO. 18-0905

NATIONSTAR MORTGAGE LLC
d/b/a MR. COOPER

vs.

TAWNIA R. DIEHL

PROPERTY ADDRESS: 2539 BOTTLE
RUN ROAD, WILLIAMSPORT, PA
17701.

UPI/TAX PARCEL NUMBER: 43-
349-125.

ALL those certain piece, parcels and lots of land situate in the Township of Old Lycoming, County of Lycoming and Commonwealth of Pennsylvania, with the improvements thereon erected described in accordance with a survey made by Nat. L. Marvi as follows:

BEGINNING at a wild cherry in the division line between the lands of Robert Koons and the parcel herein described; thence along the land now or formerly of Robert Koons and others, North twenty-nine degrees thirty minutes East seventy-five feet (N 29 degrees 30' E. 75 ft.) to an iron pin; thence along land of Phillip Carpenter, South fifty-eight degrees ten minutes East three hundred thirty feet (S 58 degrees 10' E 330 ft.) to an iron pin in line of lands now or formerly of Robert Scheurer; thence hence along land of the said Robert Scheurer, South fifty -three degrees twenty-five minutes West seventy-nine and eight-tenths feet (S 53 degrees 25' W 79.9 ft.) to an iron pin in line of land of Ralph Marchioni; thence along line of land of the said Ralph Marchioni, North fifty-eight degrees ten minutes West three hundred feet (N 58 degrees 1-' W 300 ft.) to the wild cherry, the place of beginning.

TOGETHER with the following described right of way which extends from Pennsylvania State Highway Route 41033 and goes to the property herein described, which said right of way is described as follows:

BEGINNING at a point seventeen and ten one-hundredths feet (17.10 ft.) North of the iron pin in the land now or formerly of Ralph Marchioni and land herein described thence North fifty-six degrees fifty minutes East seventy-one and twenty hundredths feet (N 56 degrees 50' E 71.29 ft.) to a pint; thence North seventy-six degrees twenty minutes East ninety-two and forty-seven hundredths feet (N 76 degrees 20' E 92.47 ft.) to the said Route 41033; thence southerly along the line of Route 41033, twenty-two and seventy hundredths feet (22.70 ft.) to a point; thence South seventy-six degrees twenty minutes West one hundred and sixtyhundredths feet (S 76 degrees 20' W. 100.60 ft.) to a point; thence South fifty-six degrees fifty minutes East seventy-two and seventy hundredths feet (S 56 degrees 50' E 72.70 ft.) to a point; thence along the northern line of land of the said Ralph Marchioni to the place of beginning. The said described right of way is twenty feet (20 ft.) in width.

BEING KNOWN AS 2539 Bottle Run Road, Old Lycoming Township, PA 17701.

BEING TAX PARCEL NO. 43+,
349.0-0125.00-000+ UPI NO. 43-349-
125.

BEING the same premises in which Harold L. Diehl, Jr. and Stephanie M. Diehl, husband and wife, by deed dated 08/29/2007 and recorded 08/30/2007, in the Office of the Recorder of Deeds in and for the County of Lycoming, in Deed Book 6119, Page 22 and at Instrument No. 200700013721, granted and conveyed unto Tawnia R. Diehl, single.

NO. 18-1065

CIT BANK, N.A.

vs.

GLENN LARUE FEIST aka

G. LARUE FEIST

PROPERTY ADDRESS: 1213 PINE
STREET, MONTTOURVILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 34A-
008-186.

ALL THAT CERTAIN lot or piece of ground together with the improvements thereon erected, Situate in the Borough of Montoursville, County of Lycoming and Commonwealth of Pennsylvania, being Lot #27 as shown on the Plot Plan of Fairview Park made by John A. Bubb, Registered Engineer, dated December 3, 1956 and recorded in Deed Book 395 at page 448, bounded and described as follows:

BEGINNING at an iron pin in the Northern line of Pine Street, fifty (50) feet wide, said pin being South seventy-one (71) degrees, thirty (30) minutes East, two hundred forty-six (246) feet from an iron pin at the Northeast corner of the intersection of Cypress Street, fifty (50) feet wide and Pine Street; thence along the Eastern line of Lot #26 on said Plan, North eighteen (18) degrees, thirty (30) minutes East, one hundred twenty (120) feet to an iron pin; thence along the Southern line of Lot#43 on said Plan, South seventy-one (71) degrees, thirty (30) minutes East, seventy-nine (79) feet to an iron pin; thence along the Western line of Lot #28 on said Plan, South eighteen (18) degrees, thirty (30) minutes West, one hundred twenty (120), feet to an iron pin in the Northern line of Pine Street; thence along the Northern line of Pine Street, North seventy-one (71) degrees, thirty (30) minutes West, seventy nine (79) feet to the place of beginning.

BEING known as 1213 Pine Street, Montoursville PA 17754.

BEING Parcel # 34A,008.0-0186.00-000+.

BEING THE SAME PREMISES which Kenneth J. Fetters and Lisa G. Fetters, his wife by Deed dated August 1, 1991 recorded August 1, 1991 in Deed Book 1723 page 169 in the Office of the Recorder of Deeds in and for the County of Lycoming, granted and conveyed unto G. Larue Feist and Nancy E. Feist, his wife, in fee.

NO. 17-1834

M & T BANK

vs.

**ELIZABETH FLOOK AS
ADMINISTRATRIX OF THE ESTATE
OF ALICE R. BERRY**

**PROPERTY ADDRESS: 738 SOUTH-
ARD ROAD, GAMBLE, PA 17771.**

**UPI/TAX PARCEL NUMBER: 14-
250-100.A.**

The land hereinafter referred to is situated in the City of Trout Run, County of Lycoming, State of PA, and is described as follows:

All that certain piece, parcel or tract of land situate In the Township of Gamble County of Lycoming and Commonwealth of Pennsylvania, more fully bounded and described by a survey of English Engineering Corporation, dated August, 11, 1970, as follows:

Beginning at a railroad spike in the center line of L. R. No. 41050, said spike being a distance of ten thousand thirty-two feet (10,032 Ft.) in a northerly direction from the intersection of L. R. No. 41050 and L. R. No. 41050 South; thence by the center line of L. R. No. 41050, South thirty-two degrees fifteen minutes East, one hundred feet (S. 32° 15' E, 100.00 Ft.) to a railroad spike in the center line of Elwood Loudenslager, the three following courses and distances: First, South eighty-three degrees West, four hundred fifty feet (S. 83° W, 450.00 Ft.) to a number four (# 4) re-bar; Second, North thirty-two degrees fifteen minutes West, one hundred feet (N. 32° 15' W, 100.00 Ft.) to a number four (#4) re-bar; Third, North eighty-three degrees East, four hundred fifty feet (N. 83° E, 450.00 Ft.) to a railroad spike, the point and place of beginning. Containing nine hundred thirty-four thousandths of an acre (0.934 A.).

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 738 Southard Road, Gamble, PA 17771.

SOLD as the property of ELIZABETH FLOOK as Administratrix of the Estate of Alice R. Berry, Deceased.

TAX PARCEL# 14-250-100.A.
DOCKET#: 17-1834.

—————
NO. 17-1615

JP MORGAN CHASE BANK, N.A.
s/b/m TO BANK ONE, N.A.

vs.

JEFFREY L. FOLLMER
PROPERTY ADDRESS: 436 VALLEY ROAD, SOUTH WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 55-368-158.

By virtue of a Writ of Execution No. 17-1615.

JP Morgan Chase Bank, N.A. s/b/m to Bank One, N.A. v. Jeffrey L. Follmer owner(s) of property situate in the SUSQUEHANNA TOWNSHIP, LYCOMING County, Pennsylvania, being 436 Valley Road, South Williamsport, PA 17702-8695.

Parcel No. 55-368-158.

Improvements thereon: RESIDENTIAL DWIELLING.

Judgment Amount: \$326,516.80.
PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

—————
NO. 18-0513

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

TAMMY A. FOLMAR
PROPERTY ADDRESS: 1431 ALLEGHENY ST., JERSEY SHORE, PA 17740.
UPI/TAX PARCEL NUMBER: 22-001-103.

ALL that certain parcel of land in the Fourth Ward of the Borough of Jersey Shore, County of Lycoming, Pennsylvania, being approximately 179.2 x 91 x 176.5 x 91. Containing 16,184 square feet.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 1431 ALLEGHENY STREET, JERSEY SHORE, PA 17740.

TAX PARCEL: 22-001-103.

Lycoming Deed Book 5695, page 77.

TO BE SOLD AS THE PROPERTY OF TAMMY A. FOLMAR ON JUDGMENT NO. CV-2018-000513-CV.

—————
NO. 17-0690

FREEDOM MORTGAGE
CORPORATION

vs.

MICHAEL D. FREEZER, BONNIE J. FREEZER, UNITED STATES OF AMERICA/TAX LIENS
PROPERTY ADDRESS: 11 WALNUT STREET, MONTOURSVILLE, PA 17754.
UPI/TAX PARCEL NUMBER: 34-002-913.

2nd Ward of the Boro of Montoursville, Cty of Lycoming and Cmwlth of PA. HET a dwg k/a 11 Walnut Street, Montoursville, PA 17754.

Tax Parcel: 34-002-913.

—————
NO. 17-1816

NATIONWIDE ADVANTAGE
MORTGAGE COMPANY

vs.

TIMOTHY P. FULLER,
HOLLY L. FULLER
PROPERTY ADDRESS: 1418 LOCUST STREET, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 22-001-126.

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and lot of land situate in the Fourth Ward of the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the point of intersection of the northern line of Locust Street and the eastern line of Pine Street;

thence in a northerly direction along the eastern line of Pine Street, two hundred eight (208) feet to an alley; thence in an easterly direction along the southern line of said alley, one hundred two (102) feet to a post at line of lath now or formerly of William L. Kirkwood et ux.; thence in a southerly direction along the line of said Kirkwood lands, two hundred eight (208) feet to a post on the northern line of Locust Street; thence in a westerly direction along the northern line of Locust Street, one hundred two (102) feet to the place of beginning; containing one-half (1/2) of an acre, more or less.

EXCEPTING AND RESERVING, HOWEVER, from the premises hereinabove described, a parcel containing 0.247 of an acre, more or less, which was conveyed by James W. Myers et ux. al. to Charles W. Moore et ux. by deed dated September 4, 1996 and recorded in Lycoming County Record Book 2672, Page 129.

FOR IDENTIFICATION PURPOSES ONLY, the above described premises is known and designated as Parcel #22-1-126 on the maps of the Lycoming County Tax Assessor.

IMPROVEMENTS: Residential dwelling.

Tax ID# 22-001-126.

NO. 18-0719

LAKEVIEW LOAN SERVICING, LLC

vs.

BEAU GAIR

PROPERTY ADDRESS: 7128 STATE ROUTE 87, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 48-004-206.

ALL that certain piece, parcel and lot of land situate in the Township of Plunketts Creek, County of Lycoming and Commonwealth of Pennsylvania, bounded and described in accordance with a survey prepared by Larson & McEwen, dated July 10, 1961, as follows:

BEGINNING at an iron pin on the southern right-of-way line of Pennsylvania

State Traffic Route No. 87 and a corner common to lands now or formerly of J. Blee Zaner and land now or formerly of Clarence R. Kempt, said iron pin being North 76 degrees 57 minutes West, 10 feet from an iron pin on aforementioned southern right-of-way of Pennsylvania State Traffic Route No. 87 and the north-east corner of land now or formerly of H. Painter; thence from the said place of beginning and along lands now or formerly of J. Blee Zaner South 11 degrees 30 minutes West, 125 feet to a concrete monument; thence along lands now or formerly of the Consolidated Sportsman of Lycoming County North 80 degrees 05 minutes 30 second West, 147.65 feet to a concrete monument; thence along lands now or formerly of W. W. Wilcox North 06 degrees 30 minutes 20 seconds East, 145.27 feet to an iron pin on the southern right-of-way line of Pennsylvania State Traffic Route No. 87; thence along the southern right-of-way line of Pennsylvania State Traffic Route No. 87 South 72 degrees 56 minutes East, 161 feet to the point and place of beginning. Containing .475 acre, more or less.

UNDER AND SUBJECT TO the same rights, privileges, agreements, right-of-ways, easements, conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, Deeds of Conveyance, or visible on the ground.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 7128 State Route 87, Williamsport, PA 17701.

SOLD as the property of BEAU GAIR.

TAX PARCEL #48+,004.0-0206.00-000+.

DOCKET #18-0719.

NO. 18-0782

WILMINGTON SAVINGS
FUND SOCIETY, FSB, AS TRUSTEE OF
STANWICH MORTGAGE
LOAN TRUST A

vs.

ROBIN E. HALL ADMINISTRATRIX
OF THE ESTATE OF LOIS E. DUDEK
DECEASED, LINDA E. WELCH
ADMINISTRATRIX OF THE ESTATE
OF LOIS E. DUDEK DECEASED
PROPERTY ADDRESS: 2253 TREN-
TON AVENUE, WILLIAMSPORT, PA
17701.

UPI/TAX PARCEL NUMBER: 71-
002-312.

All That Certain Parcel Of Land In
Eleventh Ward Of The City of Williams-
port, Lycoming County, Commonwealth
Of Pa. As More Fully Described In Book
2729 Page 223 ID# 71-2-312, Being
Known And Designated As A Metes And
Bounds Property.

ALSO DESCRIBED AS:

ALL their right, title and interest in,
and to, that certain piece, parcel, lot of
land situate in the Eleventh Ward of the
City of Williamsport, Lycoming County,
Pennsylvania, with street address of 2253
Trenton Avenue and described as follows:

LYCOMING COUNTY TAX PAR-
CEL NUMBER 71-02-312.

IMPROVEMENTS consist of a resi-
dential dwelling.

BEING PREMISES: 2253 Trenton Ave-
nue, Williamsport, PA 17701.

SOLD as the property of ROBIN E.
HALL Administratrix of the Estate of
Lois E. Dudek Deceased and LINDA E.
WELCH Administratrix of the Estate of
Lois E. Dudek Deceased.

TAX PARCEL #71,002.0-0312.00-
000.

DOCKET #18-0782.

NO. 18-0509

THE BANK OF NEW YORK MELLON
f/k/a THE BANK OF NEW YORK
AS SUCCESSOR IN INTEREST TO
JPMORGAN CHASE BANK, NA
AS TRUSTEE FOR NOVASTAR
MORTGAGE FUNDING TRUST,
SERIES 2006-3, NOVASTAR HOME
EQUITY LOAN ASSET-BACKED
CERTIFICATES, SERIES 2006-3

vs.

KIMBERLY S. HERLOCHER,
DENNIS W. HERLOCHER, JR.
PROPERTY ADDRESS: 2097 SOUTH
ROUTE 44 HIGHWAY, JERSEY SHORE,
PA 17740-8057.

UPI/TAX PARCEL NUMBER: 42-
386-154.B.

By virtue of a Writ of Execution No.
18-0509.

The Bank of New York Mellon f/k/a
The Bank of New York as Successor in
Interest to JPMorgan Chase Bank, N.A. as
Trustee for Novastar Mortgage Funding
Trust, Series 2006-3, Novastar Home
Equity Loan Asset-Backed Certificates,
Series 2006-3 v. Kimberly S. Herlocher,
Dennis W. Herlocher, Jr. owner(s) of
property situate in the NIPPENOSE
TOWNSHIP, LYCOMING County,
Pennsylvania, being 2097 South Route 44
Highway, Jersey Shore, PA 17740-8057.

Parcel No. 42+,386.0-0154.B+-000+.

Improvements thereon: RESIDEN-
TIAL DWELLING.

Judgment Amount: \$126,607.09.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 18-0249

LSF10 MASTER PARTICIPATION
TRUST c/o CALIBER
HOME LOANS, INC.

vs.

KIMBERLY A. HUGHES aka
KIMBERLY ANN HUGHES,
JEFF A. STAHL

PROPERTY ADDRESS: 907 MAX-
WELL PLACE, WILLIAMSPORT, PA
17701-3636.

UPI/TAX PARCEL NUMBER: 61-
002-101.

By virtue of a Writ of Execution No.
18-0249.

Lsf10 Master Participation Trust v.
Kimberly A. Hughes a/k/a Kimberly Ann

Hughes, Jeff A. Stahl owner(s) of property situate in the WILLIAMSPORT CITY, LYCOMING County, Pennsylvania, being 907 Maxwell Place, Williamsport, PA 17701-3636.

Parcel No. 61+,002.0-0101.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$64,663.90.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 18-0346

LYCOMING COUNTY WATER AND
SEWER AUTHORITY

vs.

JLP STORAGE

PROPERTY ADDRESS: 1018 MYERS
ROAD, MUNCY VALLEY, PA 17758.

UPI/TAX PARCEL NUMBER: 44-
316.1-150.A.

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

BEGINNING at a point in the center of Township Road No. 700 erroneously designated in prior deeds as Township Road No. 704, said beginning point being in the center of a stone bridge over Beaver Run; thence along the center of Beaver Run by the seven following courses and distances: First: south twenty-three (23) degrees twenty-six (26) minutes east one hundred seven (107) feet to a point; Second: south four (04) degrees thirty-one minutes east one hundred one and twenty hundredths (101.20) feet to a point; Third: south fifty-five (55) degrees twenty-three (23) minutes west nineteen and six tenths (19.6) feet to a point; Fourth: south sixty-six (66) degrees forty-five (45) minutes west one hundred thirty-six and eight tenths (136.8) feet to a point; Fifth: south six (06) degrees twelve

(12) minutes east one hundred thirty-eight and ten hundredths (138.10) feet to a point; Sixth: south nine (09) degrees forty-five (45) minutes west seventy-five and thirty hundredths (75.30) feet to a point; Seventh: south thirty-three (33) degrees twenty-six (26) minutes west forty-one and seventy hundredths (41.70) feet to a point; thence north eighteen (18) degrees, fifteen (15) minutes west three hundred eleven (311) feet to an iron pin at the southeast corner of a lot recently conveyed to Beaver Lake Forest, Inc.; thence along the easterly line of said lot recently conveyed to Beaver Lake Forest, Inc., north ten (10) degrees seven (07) minutes fifty-nine (59) seconds west sixty-three and forty-six hundredths (63.46) feet to an iron pin in the southerly line of Beaver Run Lane and at the northeast corner of the aforesaid lot conveyed to Beaver Lake Forest, Inc.; thence along the southerly line of Beaver Run Lane north fifty-seven (57) degrees twenty-eight (28) minutes thirty-six (36) seconds east, thirty (30) feet more or less to an iron pin at the point of intersection of Beaver Run Lane and Township Road No. 700 first above mentioned; thence twenty-five (25) feet more or less to a corner in the centerline of said Township Road No. 700 north fifty-nine (59) degrees twenty-eight (28) minutes twenty-seven (27) seconds east two hundred thirty-five (235) feet (erroneously stated as 475 feet in prior deeds) more or less to the center of stone bridge, the place of beginning.

FOR IDENTIFICATION PURPOSES ONLY, being known as all of Tax Parcel No. 44-316.1-150A, on the maps in the Office of the Lycoming County Tax Assessor.

SEIZED in execution as the property of JLP Storage LLC under a judgment against it on September 13, 2018 in the Court of Common Pleas of Lycoming County, Pennsylvania to No. 18-0346.

NO. 18-0906

NEW PENN FINANCIAL LLC

vs.

HAROLD P. KREIGHBAUM

PROPERTY ADDRESS: 1560 LOUISA STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 70-004-519.

ALL THOSE CERTAIN pieces, parcels and lots of land, situate in the Tenth (10th) Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to-wit;

PARCEL NO. 1

ALL THOSE FIVE (5) lots of land known as Lot Nos. 214, 215, 216, 217 and 218, on the Plan of Sawyer Park Addition to the City of Williamsport, recorded in Lycoming County Deed Book 244, at Page 453, bounded and described as follows, to-wit;

BEGINNING at the intersection of the Southern line of Mount Carmel Street with the division line between Lot Nos. 213 and 214, as shown on the Williamsport Improvement Company's Plan of Sawyer Park; thence along the division line between Lot Nos. 213 and 214; South seven (7) degrees fifteen (15) minutes East sixty-six (66) feet to a fifteen foot alley; thence along the line of said alley in a Southwesterly direction by a line curving to the left with a radius of ninety-five (95) feet, a distance of eighty-two (82) feet to the Northern line of Louisa Street; thence along the Northern line of Louisa Street in a Westerly direction by a line curving to the right with a radius of one thousand seven hundred fifty-five (1,755) feet a distance of ninety-two (92) feet to its intersection with the Eastern or Southern line of Mount Carmel Street; thence in a Northerly direction along the Eastern or Southern line of Mount Carmel Street by a line curving to the right with a radius of thirty-seven (37) feet, a distance of one hundred (100) feet; thence along the same

North eighty-one degrees (81) fifty-five (55) minutes East, one hundred forty-six (146) feet to the place of beginning.

HAVING ERECTED THEREON a Residential Dwelling.

BEING A PART OF THE SAME PREMISES AS Randy J. Bealer and Amanda R. Bealer, by Deed recorded on October 6, 2008, by the Lycoming County Recorder of Deeds in Book 6474, Page 147, granted and conveyed unto Harold P. Kreighbaum, an Individual.

BEING KNOWN AND NUMBERED AS 1560 Louisa Street, Williamsport, PA 17701.

TAX PARCEL NO. 70+.004.0-0519.00-000+.

UPI/TAX PARCEL NUMBER: 70-004-514.

PARCEL NO. 2

ALL THOSE THREE (3) lots known as 209, 210, and the Eastern half of Lot No. 211 on the Plan of Sawyer Park Addition to the City of Williamsport, recorded in Lycoming County Deed Book 244, Page 453, bounded and described as follows, to-wit;

BEGINNING at the intersection of the Southern line of Mount Carmel Street with the division line between Lot Numbers 208 and 209 as shown on the Williamsport Improvement Company's Plan of Sawyer Park; thence along the division line between Lots 208 and 209 South seven (7) degrees fifteen (15) minutes East, a distance of sixty-six and eight-tenths (66.8) feet to a fifteen (15) foot alley; thence along the Northern line of said alley South eighty-two (82) degrees thirty-eight (38) minutes West, a distance of fifty (50) feet to a point in the center of Lot No. 211; thence along the division line of the center of Lot No. 211, North seven (7) degrees fifteen (15) minutes West, a distance of sixty-six and eight-tenths (66.8) feet to Mount Carmel Street; thence along the Southern line of Mount Carmel Street North eighty-one (81) degrees fifty-five (55) minutes East, a distance of fifty (50) feet to the place of beginning.

BEING vacant land.

BEING A PART OF THE SAME PREMISES AS Randy J. Bealer and Amanda R. Bealer, by Deed recorded on October 6, 2008, by the Lycoming County Recorder of Deeds in Book 6474, Page 147, granted and conveyed unto Harold P. Kreighbaum, an Individual.

TAX PARCEL NO. 70+,004.0-0514.00-000+.

PARCEL NO. 3

ALL THAT CERTAIN piece, parcel and lot of land situate in the Tenth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, being known as Lot Nos. 213, 212 and the Western one-half (1/2) ten (10) feet of Lot No. 211, in Block 16, on the Plan of the Sawyer Park Addition to the City of Williamsport by the Williamsport Improvement Company, recorded in Lycoming County Deed Book 244, at Page 453, and also in Lycoming County Deed Book 247, Page 176, bounded and described as follows, to-wit;

BEGINNING at the intersection of the Southern line of Mount Carmel Street with the division line between Lot 214 and 213 as shown on the Williamsport Improvement Company Plan of Sawyer Park Addition as aforesaid; thence along the aforesaid division line South 7 degrees 15 minutes East 66 feet to a point in the North line of a fifteen (15) foot alley; thence along the same North 82 degrees 38 minutes East, a distance of fifty (50) feet to a point in the center of Lot No. 211, on said plan as aforesaid; thence along the center line of Lot No. 211 North 7 degrees 15 minutes West 66.8 feet, more or less, to a point in the Southern line of Mount Carmel Street; thence along the Southern line of Mount Carmel Street South 81 degrees 55 minutes West, a distance of fifty (50) feet to the point and place of beginning.

BEING vacant land.

BEING A PART OF THE SAME PREMISES AS Randy J. Bealer and Amanda R. Bealer, by Deed recorded on October 6, 2008.

NO. 18-0787

FULTON BANK, NA

vs.

KEITH L. LIDDIC

PROPERTY ADDRESS: 2706 NEWBERRY STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 67-015-331.

IN ADDITION TO THE LONG LEGAL DESCRIPTION, ADD THE FOLLOWING:

ALL THAT CERTAIN MESSAGE, TENEMENT AND LOT OF LAND SITUATE IN THE SEVENTH (7TH) WARD OF THE CITY OF WILLIAMSPORT, COUNTY OF LYCOMING AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POST OR POINT IN THE NORTHERN SIDE OF NEWBERRY STREET ONE HUNDRED SIXTEEN (116) FEET WEST FROM THE WEST LINE OF OLIVER AVENUE; THENCE WEST ALONG THE NORTHERN SIDE OF NEWBERRY STREET THIRTY-EIGHT (38) FEET TO LOT NO. 87; THENCE NORTHERLY ALONG THE EAST SIDE OF LOT NO 87, ONE HUNDRED TWENTY-FIVE (125) FEET TO A FIFTEEN (15) FOOT ALLEY; THENCE EASTERLY ALONG THE SAME THIRTY-EIGHT (38) FEET, AND THENCE SOUTHERLY ONE HUNDRED TWENTY-FIVE (125) FEET TO THE CORNER, THE PLACE OF BEGINNING. UPON WHICH LOT OF LAND IS NOW ERECTED A TWO AND ONE-HALF STORY FRAME DWELLING HOUSE.

2706 Newberry Street, Williamsport, Pennsylvania 17701.

Title to said premises is vested in Keith L. Liddic by deed from John L. Hair and Allisha A. Hair, husband and wife, dated July 20, 2002 and recorded July 30, 2002 in Deed Book 4252, Page 072.

Tax parcel #: 67-15-331.

Improvements: Residential Dwelling.

NO. 18-0545

LYCOMING COUNTY WATER
AND SEWER AUTHORITY

vs.

LYCOMING MALL
REALTY HOLDING LLC

PROPERTY ADDRESS: 809 LYCOM-
ING MALL CIRCLE, MUNCY, PA 17756.
UPI/TAX PARCEL NUMBER: 41-
352-011.

FIRST DESCRIBED

All that certain piece or parcel of land situate in the Township of Muncy, County of Lycoming and Commonwealth of Pennsylvania, as shown on survey drawn by Mid-Penn Engineering Corporation dated May 28, 2009, Drawing No. 41p151-09-1.49, being bounded and described as follows:

Beginning at a point, said point being the intersection of State Route 0180 and State Route 2049 and being the northwest corner of the tract described herein;

1. thence along the right of way for State Route 0180, North $88^{\circ} 16' 11''$ East, a distance of 369.29 feet to a point;

2. thence along the same on a curve to the right having a radius of 3,154.11 feet, an arc length of 540.94 feet, a chord bearing South $79^{\circ} 15' 11''$ East and a chord length of 540.27 feet to a point;

3. thence along the same on a curve to the right having a radius of 3,154.05 feet, an arc length of 668.06 feet, a chord bearing South $68^{\circ} 20' 15''$ East and a chord length of 666.81 feet to a point;

4. thence along the same, South $62^{\circ} 16' 10''$ East, a distance of 534.62 feet to a point;

5. thence along the same, South $05^{\circ} 54' 39''$ West, a distance of 10.78 feet to a point;

6. thence along the same, South $62^{\circ} 16' 10''$ East, a distance of 880.02 feet to a point;

7. thence along the same, South $64^{\circ} 57' 21''$ East, a distance of 213.37 feet to a point;

8. thence along the lands of James J. Gleason, South $11^{\circ} 38' 41''$ East, a distance of 319.62 feet to a point;

9. thence along the same, South $16^{\circ} 19' 39''$ West, a distance of 121.01 feet to a point;

10. thence along the lands of Wal-Mart Real Estate Business Trust, South $72^{\circ} 10' 49''$ West, a distance of 625.34 feet to a point;

11. thence along the same, South $21^{\circ} 12' 06''$ East, a distance of 132.86 feet to a point;

12. thence along the same, North $68^{\circ} 26' 25''$ East, a distance of 160.00 feet to a point;

13. thence along the same, South $21^{\circ} 12' 06''$ East, a distance of 390.71 feet to a point;

14. thence along the same, South $56^{\circ} 08' 58''$ East, a distance of 23.54 feet to a point;

15. thence along the lands of Preit-Rubin OP, Inc., South $12^{\circ} 31' 36''$ East a distance of 577.64 feet to a point;

16. thence along the same, North $77^{\circ} 13' 40''$ East, a distance of 130.01 feet to a point;

17. thence along the same on a curve to the right having a radius of 140.00 feet, an arc length of 113.62 feet, a chord bearing South $79^{\circ} 31' 21''$ East, a chord length of 110.53 feet to a point;

18. thence along the same, South $56^{\circ} 16' 20''$ East, a distance of 80.00 feet to a point;

19. thence along the same, North $33^{\circ} 43' 40''$ East, a distance of 85.00 feet to a point;

20. thence along the lands of Wal-Mart Real Estate Business Trust, South $56^{\circ} 16' 20''$ East a distance of 290.00 feet to a point;

21. thence along the same, North $48^{\circ} 30' 42''$ East, a distance of 99.48 feet to a point;

22. thence along the same, North $08^{\circ} 33' 54''$ East, a distance of 200.00 feet to a point;

23. thence along the same, North 25° 52' 50" West, a distance of 64.84 feet to a point;
24. thence along the same, North 25° 41' 17" East, a distance of 84.99 feet to a point.
25. thence along the same, North 39° 27' 16" East, a distance of 320.00 feet to a point;
26. thence along the same, North 11° 24' 18" West, a distance of 163.04 feet to a point;
27. thence along the lands of Muncy Mutual Aid Association, South 39° 16' 44" East, a distance of 115.95 feet to a point;
28. thence along the same, South 11° 20' 42" East, a distance of 114.22 feet to a point;
29. thence along the lands of the same and lands of the American Legion Post 268, South 81° 38' 12" East, a distance of 281.34 feet to a point;
30. thence along the lands of Michael Houseknecht and Tori Houseknecht, South 35° 21' 48" West, a distance of 478.00 feet to a point.
31. thence along the same, North 64° 42' 54" West, a distance of 58.16 feet to a point;
32. thence along the same, South 25° 17' 06" West, a distance of 290.00 feet to a point;
33. thence along the same, South 58° 09' 05" West, a distance of 170.00 feet to a point;
34. thence along the same, North 64° 42' 54" West, a distance of 17.75 feet to a point;
35. thence along the same, South 51° 50' 59" West, a distance of 111.80 feet to a point;
36. thence along the same, South 25° 17' 08" West, a distance of 201.09 feet to a point;
37. thence along the same, South 64° 42' 52" East, a distance of 20.00 feet to a point;
38. thence along the same, South 25° 17' 08" West, a distance of 400.00 feet to a point;
39. thence along the same, North 64° 42' 52" West, a distance of 40.00 feet to a point;
40. thence along the same, South 25° 17' 08" West, a distance of 265.35 feet to a point;
41. thence along the right of way of State Route 2014, North 67° 25' 23" West, a distance of 293.46 feet to a point;
42. thence along the Lycoming County Water and Sewer Authority, North 20° 46' 28" East, a distance of 26.38 feet to a point;
43. thence along the same, North 48° 40' 26" West, a distance of 72.00 feet to a point;
44. thence along the same, North 22° 00' 37" East, a distance of 15.00 feet to a point;
45. thence along the same, North 67° 59' 23" West, a distance of 27.77 feet to a point;
46. thence along the lands of TKC XL VIII LLC., North 10° 01' 49" East, a distance of 258.33 feet to a point;
47. thence along the same, North 32° 28' 11" West, a distance of 190.00 feet to a point;
48. thence along the same, South 77° 31' 49" West, a distance of 450.00 feet to a point;
49. thence along the same, South 16° 16' 49" West, a distance of 192.18 feet to a point;
50. thence along the same on a curve to the left having a radius of 50.00 feet, an arc length of 78.00 feet, a chord bearing South 28° 24' 51" East and a chord length of 70.33 feet to a point;
51. thence along the right of way of State Route 2014 on a curve to the left having a radius of 5,795.96 feet, an arc length of 67.10 feet, a chord bearing North 72° 52' 44" West and a chord distance of 67.10 feet to a point;
52. thence along the same, North 73° 12' 38" West, a distance of 307.92 feet to a point;

53. thence along the lands of Cinescape Property LLC, North $16^{\circ} 15' 54''$ East, a distance of 464.63 feet to a point;

54. thence along the same, North $67^{\circ} 14' 06''$ West, a distance of 724.12 feet to a point;

55. thence along the lands of GMTN Pennsdale LLC, North $43^{\circ} 04' 20''$ West, a distance of 342.77 feet to a point;

56. thence along the same, South $44^{\circ} 15' 49''$ West, a distance of 74.80 feet to a point;

57. thence along the same on a curve to the left having a radius of 260.00 feet, an arc length of 149.75 feet, a chord bearing South $27^{\circ} 45' 56''$ West and a chord length of 147.69 feet to a point;

58. thence along the same, South $11^{\circ} 15' 55''$ West, a distance of 255.00 feet to a point;

59. thence along the same, South $78^{\circ} 44' 05''$ East, a distance of 10.00 feet to a point;

60. thence along the same, South $11^{\circ} 15' 55''$ West, a distance of 224.70 feet to a point;

61. thence along the same on a curve to the left having a radius of 50.00 feet, an arc length of 74.17 feet, a chord bearing South $31^{\circ} 13' 59''$ East and a chord length of 67.58 feet to a point;

62. thence along the right of way of state Route 2014, North $73^{\circ} 42' 22''$ West, a distance of 190.14 feet to a point;

63. thence along the lands of Grizzly Industrial Inc. on a curve to the left having a radius of 50.00 feet, an arc length of 82.91 feet, a chord bearing North $58^{\circ} 44' 04''$ East and a chord distance of 73.73 feet to a point;

64. thence along the same, North $11^{\circ} 14' 04''$ East, a distance of 463.08 feet to a point;

65. thence along the same on a curve to the right having a radius of 340.00 feet, an arc length of 89.39 feet, a chord bearing North $18^{\circ} 45' 59''$ East and a chord length of 89.13 feet to a point;

66. thence along the same, North $42^{\circ} 51' 38''$ West, a distance of 19.82 feet to a point;

67. thence along the same on a curve to the right having a radius of 292.00 feet, an arc length of 92.53 feet, a chord bearing North $36^{\circ} 11' 53''$ East, a chord distance of 92.14 feet to a point;

68. thence along the same, North $45^{\circ} 16' 34''$ East, a distance of 111.35 feet to a point;

69. thence along the same on a curve to the left having a radius of 25.00 feet, an arc length of 38.46 feet, a chord bearing North $01^{\circ} 12' 28''$ East, a chord distance of 34.78 feet to a point.

70. thence along the same, North $42^{\circ} 51' 38''$ West, a distance of 150.11 feet to a point;

71. thence along the same, South $47^{\circ} 08' 22''$ West, a distance of 225.95 feet to a point;

72. thence along the same, North $42^{\circ} 51' 38''$ West, a distance of 395.49 feet to a point;

73. thence along the same, South $56^{\circ} 53' 31''$ West, a distance of 36.96 feet to a point;

74. thence along the same, North $27^{\circ} 06' 10''$ West, a distance of 120.00 feet to a point;

75. thence along the same, North $34^{\circ} 11' 54''$ West, a distance of 59.59 feet to a point;

76. thence along the same, North $85^{\circ} 23' 53''$ West, a distance of 39.61 feet to a point;

77. thence along the same, South $44^{\circ} 05' 01''$ West, a distance of 23.11 feet to a point;

78. thence along the same, North $83^{\circ} 06' 59''$ West, a distance of 30.00 feet to a point;

79. thence along the same, North $06^{\circ} 53' 01''$ East, a distance of 69.55 feet to a point;

80. thence along the same, North $12^{\circ} 19' 26''$ East, a distance of 170.35 feet to a point;

81. thence along the same, North $84^{\circ} 23' 28''$ East, a distance of 191.72 feet to a point;

82. thence along the same on a curve to the right having a radius of 306.61 feet, an arc length of 108.18 feet, a chord bearing North 05° 33' 17" West, a chord length of 107.62 feet to a point;

83. thence along the lands of Penn National Turf Club, North 75° 26' 33" West, a distance of 51.86 feet to a point;

84. thence along the same, North 03° 15' 31" East, a distance of 560.96 feet to a point;

85. thence along the same, North 87° 37' 55" West, a distance of 18.95 feet to a point;

86. thence along the lands of Wyno Farms, Inc., North 18° 46' 24" East, a distance of 293.53 feet to a point;

87. thence along the same, North 07° 34' 06" West, a distance of 242.86 feet to a point;

88. thence along the same, North 52° 04' 37" West, a distance of 256.24 feet to a point;

89. thence along the same, South 82° 57' 48" West, a distance of 66.22 feet to a point;

90. thence along the same, South 07° 02' 12" East, a distance of 10.00 feet to a point;

91. thence along the same, South 82° 57' 48" West, a distance of 259.64 feet to a point;

92. thence along the right of way of State Route 2049, North 07° 08' 09" West, a distance of 182.50 feet to a point;

93. thence along the same, North 85° 53' 00" East, a distance of 19.02 feet to a point;

94. thence along the same, North 07° 01' 11" West, a distance of 36.03 feet to a point;

95. thence along the same North 53° 13' 04" East, a distance of 17.04 feet to a point;

96. thence along the same, North 87° 35' 17" East, a distance of 25.10 feet to a point;

97. thence along the same, North 07° 01' 11" West, a distance of 193.09 feet to a point and said place of beginning.

Excepting and reserving therefrom the following parcels:

Golden Arch Limited Partnership (McDonalds) Deed Book 2695, page 66
Realty Income Corp. (Pier 1) Deed Book 3062, page 181

PREIT-Rubin OP, Inc., (Parcel P-2) Deed Book 4806, page 66

MPO Properties, LLC (Toys 'R' Us) Deed Book 5394, page 157

BPP-Muncy, LLC (Circuit City) Deed Book 2606, page 63

DAEJAN-Lycoming, Inc., (AC Moore) Deed Book 5437, page 142

PREIT-Rubin OP, Inc., (Parcel Q) Deed Book, 4806, page 66

The May Department Stores Company (Macys) Deed Book 4793, page 202

Being Tax Parcel Nos. 41+352.0-0111.00-000+ and 41 + 352.0-0111.00-100+, but excepting therefrom and thereout all of Tax Parcel No. 41 + 352.0-0111.00-100+, the lot for "BEST BUY", as represented in a geometric plan recorded in Lycoming County Record of Deeds Map Book 59, Page 592 (page 2 of 17) (See Third Described below).

See Corrective Deed from PR Financing Limited Partnership, a Delaware limited partnership, to PR Financing Limited Partnership, a Delaware limited partnership, dated June 25, 2009 and recorded in Record Book 6686, page 59.

See also Memorandum of Lease from PR Financing Limited Partnership, a Delaware limited partnership, to PR Lycoming Limited Partnership, a Pennsylvania limited partnership, dated June 23, 2009 and recorded July 1, 2009 in Record Book 6686, page 72.

Excepting therefrom and thereout parcels of ground conveyed by PR Financing Limited Partnership to PREIT-Rubin OP, Inc. by deed dated November 24, 2015 and recorded in Record Book 8837, page 74.

Also excepting therefrom and thereout, all of Lot P-1R in Plan recorded in Record Book 8684, page 213. (See Second Described below).

SECOND DESCRIBED

All that certain tract of land situate in the Township of Muncy, County of Lycoming and Commonwealth of Pennsylvania, being bounded and described as follows:

Beginning at a point being southwest-erly corner of Lot P-2R, said point also being the southeasterly corner of Lot P-1R.

1. thence along the Lycoming Mall access road, on a curve to the left having a radius of 67.00 feet, chord bearing North $64^{\circ} 11' 18''$ West, chord length of 27.89 feet and arc length of 28.10 feet to a point;

2. thence along same, on a curve to the right having a radius of 89.04 feet, chord bearing of North $58^{\circ} 43' 48''$ West, chord length of 53.47 feet and arc length of 54.31 feet to a point;

3. thence along same, North $37^{\circ} 28' 06''$ West, a distance of 107.57 feet to a point;

4. thence along same, on a curve to the left having a radius of 227.00 feet, chord bearing of North $46^{\circ} 13' 51''$ West, chord length of 69.16 feet and arc length of 69.43 feet to a point;

5. thence along same, North $54^{\circ} 59' 36''$ West, a distance of 3.85 feet to a point;

6. thence along lands of PR Financing Limited Partnership, North $24^{\circ} 09' 33''$ East, a distance of 136.37 feet to a point;

7. thence along same, South $65^{\circ} 50' 27''$ East, a distance of 67.00 feet to a point;

8. thence along same, North $86^{\circ} 06' 27''$ East, a distance of 169.69 feet to a point;

9. thence along same, South $62^{\circ} 47' 51''$ East, a distance of 27.81 feet to a point being the northwesterly corner of Lot P-2R;

10. thence along the westerly line of Lot P-2R, South $24^{\circ} 09' 33''$ West, a distance of 297.17 feet to the point of beginning.

Containing 1.227 acres.

Being Lot P-1R as depicted on the Subdivision Plan.

Being the same property which PR Financing Limited Partnership conveyed to PR Financing Limited Partnership by Deed of Confirmation dated November 24, 2015 and recorded in Record Book 8837, page 94.

Second Described being Tax Parcel 41-352-111-16.

THIRD DESCRIBED

All that certain tract of land situate in the Township of Muncy, County of Lycoming and Commonwealth of Pennsylvania, being represented by the geometric plan for "BEST BUY" recorded in Lycoming County Record of Deeds Map Book 59, Page 592 (page 2 of 17), being bounded and described as follows:

Beginning at a point being at the northeasterly corner of the BEST BUY property, tax parcel No. 41-352-111-100;

1. Thence South $25^{\circ} 53' 53''$ West, a distance of 145.86 feet to a point;

2. Thence along the same, North $68^{\circ} 39' 15''$ West, a distance of 186.54 feet to a point;

3. Thence along the same, South $85^{\circ} 32' 46''$ West, a distance of 155.30 feet to a point;

4. Thence along the same, South $4^{\circ} 35' 50''$ West, a distance of 121.82 feet to a point;

5. Thence along the same, North $7^{\circ} 2' 12''$ West, a distance of 39.46 feet to a point;

6. Thence along the same, North $52^{\circ} 12' 3''$ East, a distance of 17.04 feet to a point;

7. Thence along the same, North $57^{\circ} 34' 16''$ East, a distance of 25.10 feet to a point;

8. Thence along the same, South $78^{\circ} 8' 38''$ East, a distance of 14.30 feet to a point;

9. Thence along the same, South $31^{\circ} 21' 2''$ East, a distance of 29.13 feet to a point;

10. Thence along the same, South $54^{\circ} 12' 3''$ East, a distance of 59.35 feet to a point;

11. Thence along the same, South 42° 19' 37" East, a distance of 31.95 feet to a point;

12. Thence along the same, South 54° 59' 56" East, a distance of 157.69 feet to a point;

13. Thence along the same, South 52° 0' 43" East, a distance of 93.90 feet to a point;

14. Thence along the same, South 68° 8' 15" East, a distance of 447.16 feet to a point and said place of beginning. Known for tax purposes as tax parcel No. 41-352-111-100.

SEIZED in execution as the property of Lycoming Mall Realty Holding LLC under a judgment against it on September 13, 2018 in the Court of Common Pleas of Lycoming County, Pennsylvania to No. 18-0545.

NO. 17-0761

WR ASSET TRUST

vs.

BARBARA L. MARCHESE, HEATHER M. EMERY, KENNETH L. EMERY
PROPERTY ADDRESS: 311 JEROME AVE., WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 75-013-304.

PARCEL NO.: 75-013-304.

ALL that certain piece, parcel and lot of land situate in the Fifteenth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, being more particularly described in accordance with a survey by Daniel F. Vassallo, Registered Surveyor, dated September 16, 1978, as follows:

BEGINNING at an existing iron pin on the northern line of Jerome Avenue, said beginning point being south eighty-five (85) degrees zero (0) minutes east one hundred ninety-three (193) feet from the intersection of the northern line of said Jerome Avenue and the eastern line of Franklin Street; thence from the said place of beginning and along the eastern line of land now or formerly of Richard M. Springman et al. north five

(5) degrees zero (0) minutes east one hundred twelve (112) feet to an existing iron pin on the southern line of Shaible Place; thence along the southern line of said Shaible Place south eighty-five (85) degrees zero (0) minutes east forty (40) feet to an iron pin at the intersection of the southern line of said Shaible Place and the western line of a sixteen (16) foot alley, (vacated in 1969, Council Bill No. 4197); thence along the western line of said vacated sixteen (16) foot alley south five (5) degrees zero (0) minutes west one hundred twelve (112) feet to an iron pin at the intersection of the western line of said vacated sixteen (16) foot alley and the northern line of the aforesaid Jerome Avenue; thence along the northern line of said Jerome Avenue north eighty-five (85) degrees zero (0) minutes west forty (40) feet to the place of beginning.

Grantors further remise, release and quitclaim unto the Grantees, their heirs and assigns forever, all that certain piece, parcel and lot of land situate in the Fifteenth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, and adjoining the above-described parcel as follows:

BEGINNING at an iron pic at the intersection of the northern line of Jerome Avenue and the western line of a former sixteen (16) feet alley, said beginning point being south eighty-five (85) degrees zero (0) minutes east two hundred thirty-three (233) feet from the intersection of the northern line of said Jerome Avenue and the eastern line of Franklin Street; thence from the said place of beginning and along the eastern line of land now or formerly of Donald L. Switzer and Barbara A. Switzer, his wife, north five (5) degrees zero (0) minutes east one hundred twelve (112) feet to an iron pin on the southern line of Shaible Place; thence along the southern line of said Shaible Place south eighty-five (85) degrees zero (0) minutes east eight (8) feet to an iron pin at the intersection of the southern line of said Shaible Place and the center of said vacated sixteen

(16) foot alley; thence along the center of said vacated sixteen (16) foot south five (5) degrees zero (0) minutes west one hundred twelve (112) feet to an iron pin at the intersection of the center of said vacated sixteen (16) foot alley and the northern line of the aforesaid Jerome Avenue; thence along the northern line of said Jerome Avenue north eighty-five (85) degrees zero (0) minutes west eight (8) feet to the place of beginning.

BEING the western half of a sixteen (16) foot alley vacated by the Williamsport City Council on November 16, 1967, in City Council Bill No. 4197 pursuant to a petition filed by Dale E. Dorsett et ux. and Ida C. Bond, widow. It is the purpose of this instrument to convey to the Grantees herein all interest held by the Grantors in the above-described section of the vacated alley.

Fee Simple Title Vested in Heather M. Emery and Kenneth L. Emery by deed from, Harry Marchese, Jr., and Barbara L. Marchese, his wife, dated 10/14/2014, recorded 10/17/2014, in the Lycoming County Recorder of deeds in Deed Book 8453, Page 160, as Instrument No. 201400013512.

Property Address: 311 Jerome Avenue, Williamsport, PA 17701.

Docket #17-0761.

NO. 17-0873

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION

vs.

MICHAEL J. MORSE,
BARBARA K. MORSE

PROPERTY ADDRESS: 403 ROUTE
118 HIGHWAY, HUGHESVILLE, PA
17737.

UPI/TAX PARCEL NUMBER: 59-
354-140.B.

LONG DESCRIPTION

ALL that certain piece, parcel and lot of land situate in the Township of Wolf, County of Lycoming and Commonwealth

of Pennsylvania, bounded and described as follows:

BEGINNING at the intersection of the southern line of land now or formerly of Pearl G. Clouser with the East line (40 feet from center line) of Pennsylvania State Highway Traffic Route 118 leading from Hughesville to Lairdsville, said point being approximately two hundred ten feet South (210 ft.) to Gregg's Run as measured along said right of way line; thence along South line of land now or formerly of Pearl G. Clouser, North sixty-seven degrees, fifteen minutes East one hundred eighty feet (N 67° 15' E 180 ft.) to an iron pin; thence along other land now or formerly of Bertha Michael, South thirty degrees forty-five minutes, East ninety-eight and three-tenths feet (S 30° 45' E. 98.3 ft.) to an iron pin; thence along the same, South sixty-seven degrees fifteen minutes West one hundred seventy feet (S. 67° 15' W. 170 ft.) more or less, to an iron pin in the East right-of-way line of Pennsylvania State Highway Route 118; thence along said East right-of-way line of said Highway North thirty-seven degrees fifteen minutes West one hundred feet (N. 37° 15' W 100 ft) to the place of beginning.

IMPROVEMENTS consist of a residential dwelling.

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

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

TAX PARCEL #59-354-140.B.

Docket #: 17-0873.

NO. 18-0371

LYCOMING COUNTY WATER AND
SEWER AUTHORITY

vs.

DONOVAN POPKIN
PROPERTY ADDRESS: 362 FISHER
STREET, SOUTH WILLIAMSPORT, PA
17702.

UPI/TAX PARCEL NUMBER: 53-
1-201.

DESCRIPTION FOR SHERIFF IN CONNECTION WITH WRIT OF EXECUTION AGAINST DONOVAN POPKIN.

Docket No. 18-0371.

Tax Parcel #53-1-201.

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

BEGINNING at a point on the west side of Fisher Street, fifty (50) feet north of Bald Eagle Avenue; thence north along the west side of Fisher Street, fifty (50) feet; thence west and parallel with Southern Avenue, one hundred forty-seven and thirteen-hundredths (147.13) feet to a line of land now or formerly of Plankenhorn; thence now or formerly along Plankenhorn's line, south fifty (50) feet to line of land now or formerly of Dr. George L. Schneider; thence east and parallel with Southern Avenue, one hundred forty-seven and thirteen-hundredths (147.13) feet to the place of beginning, and being known as No. 360-362 Fisher Street.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 53-1-201 in the Office of the Lycoming County Tax Assessor.

SEIZED in execution as the property of Donovan Popkin under a judgment against him on September 13, 2018 in the Court of Common Pleas of Lycoming County, Pennsylvania to No. 18-0371.

NO. 17-0586

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

vs.

LEO F. SCHAEFFER

PROPERTY ADDRESS: 1677 MCGILL HOLLOW ROAD, LINDEN, PA 17744-7726.

UPI/TAX PARCEL NUMBER: 60-348-204.

By virtue of a Writ of Execution No. 17-0586.

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually But as Trustee for Pretium Mortgage Acquisition Trust v. Leo F. Schaeffer owner(s) of property situate in the WOODWARD TOWNSHIP, LYCOMING County, Pennsylvania, being 1677 McGill Hollow Road, Linden, PA 17744-7726.

Parcel No. 60+,348.0-0204.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$108,854.45.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 17-1006

WELLS FARGO BANK, NA

vs.

CHRISTOPHER S. SHUEY, NICOLE D. BENNETT a/k/a NICOLE D. SHUEY
PROPERTY ADDRESS: 2420 NORTH HILLS DRIVE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 26-027-2020.

By virtue of a Writ of Execution No. 2017-1006 Specialized Loan Servicing LLC v. Christopher S. Shuey, Nicole D. Bennett a/k/a Nicole D. Shuey owner(s) of property situate in the LOYALSOCK TOWNSHIP, LYCOMING County, Pennsylvania, being 2420 North Hills Drive, Williamsport, PA 17701-2927.

Parcel No. 26+,027.0-0202.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$152,445.10.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 18-0732

DITECH FINANCIAL LLC

vs.

CHADD A. SMITH, ALLANA L. SMITH
a/k/a ALLANA L.D. SMITH
PROPERTY ADDRESS: 291 SPORTS-
MAN CLUB RD., TROUT RUN, PA
17771.

UPI/TAX PARCEL NUMBER: 29-
170-122.

ALL those two certain pieces, parcels or tracts of land situate in the Township of McIntyre, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL NO. 1: BEGINNING at a post in the line fence dividing land formerly of George O. Cole, now or formerly of Charles Height and land now or formerly of Lyman R. Cole which post is located in the division line between the twenty-two and one-half acre (22 1/2 acre) tract described as Parcel No. 2 of this Deed and this tract; thence by said line fence south sixty-nine (69) degrees west forty-seven (47) perches to a post near a branch of Lycoming Creek; thence north one (1) degrees east twenty-five and one-half (25 1/2) perches to Lycoming Creek; thence by the same north sixty-seven and one-fourth (67 1/4) degrees east five and four tenths (5.4) perches to a butternut tree; thence by the said creek south seventy-four (74) degrees east thirteen (13) perches to an Elkwood sapling; thence by the same north thirty-five (35) degrees east eight (8) perches; thence by the same north forty-six (46) degrees east seven (7) perches to a birch; thence by land formerly of Joseph Hunter, now or formerly of Lyman R. Cole south seventy-three (73) degrees east eighteen (18) perches to a post; thence south three and one-half (3 1/2) degrees west thirteen and five tenths (13.5) perches to a post; the place of beginning.

PARCEL NO. 2: BEGINNING at a birch corner of Lycoming Creek; thence by the said Creek north forty-four (44)

degrees east eighteen (18) perches; thence north forty-nine (49) degrees east twelve (12) perches; thence by the same north forty-one (41) degrees east eighteen (18) perches to a Linn Corner; thence by lands formerly of Joseph Hunter, now or formerly of George Bubb south eighty (80) degrees east sixty-six (66) perches to a fallen chestnut oak; thence by lands now or formerly of said Bubb south thirty-three (33) degrees west, twenty-five and one-half (25 1/2) perches to a pine stump; thence south four and one-half (4 1/2) degrees east thirty-four (34) perches to a stake and stones; thence by lands now or formerly of John McLaughlin south eighty-one (81) degrees west fifteen (15) perches to an old maple stump, a corner of the Eleanor McCall tract; thence west thirteen and one-half (13 1/2) perches to a stone heap corner; thence by land now or formerly of George O. Cole north one (1) degree east thirty-three (33) perches to a fallen white oak, now a stone heap corner; thence by the same south sixty-nine (69) degrees west forty (40) perches to a post in the line fence dividing land formerly of George O. Cole, now or formerly of Charles Haight and land now or formerly of Lyman R. Cole which post is located on the division line between the above described Parcel No. 1 and this tract: thence by Parcel No. 1 north three and one-half (3 1/2) degrees east thirteen and five tenths (13.5) perches to a post; thence by the same north seventy-three (73) degrees west eighteen (18) perches to the birch, the place of beginning.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 291 Sportsman Club Road, Trout Run, PA 17771.

SOLD as the property of CHADD A. SMITH and ALLANA L. SMITH aka ALLANA L.D. SMITH.

TAX UPI# PARCEL# 29-170-122/29+170.0-0122.00-000+.

DOCKET# 18-0732.

NO. 18-0976

THE BANK OF NEW YORK MELLON
f/k/a THE BANK OF NEW YORK AS
SUCCESSOR TO JPMORGAN CHASE
BANK, NATIONAL ASSOCIATION,
AS INDENTURE TRUSTEE FOR
THE REGISTERED HOLDERS OF ABFS
MORTGAGE LOAN TRUST 2002-3,
MORTGAGE- BACKED
PASS- THROUGH CERTIFICATES,
SERIES 2002-3

vs.

STEVEN D. SNYDER,
SHIRLEY A. SNYDER

PROPERTY ADDRESS: 587 NEW-
COMER AVENUE, WILLIAMSPORT,
PA 17701.

UPI/TAX PARCEL NUMBER: 70-
13-126.

ALL THAT CERTAIN piece, parcel
and lot of land SITUATE in the Tenth
(now Ninth) Ward of the City of Wil-
liamsport, Lycoming County, Pennsylva-
nia, bounded and described as follows:
BEGINNING at an iron pipe on the west
side of Newcomer Avenue where the
same is intersected by the south line of
the first alley running (incorrectly spelled
on original deed), east and west, south of
Memorial Avenue; thence in a westerly
direction, along the south side of said
alley, one hundred seven (107) feet to
the east side of a fifteen (15) foot alley
running north and south; thence south
along the east side of said last mentioned
(incorrectly spelled on original deed) alley,
running north and south, a distance of fifty
(50) feet; thence in an easterly direction
to a pipe on the west side of Newcomer
Avenue which is thirty-five (35) feet
south from the pipe, the place of begin-
ning; thence north along the west side of
Newcomer Avenue thirty-five (35) feet to
the said iron pipe, the place of beginning.

PARCEL ID: 70-13-126.

BEING KNOWN AS 587 Newcomer
Avenue, Williamsport, PA 17701.

BEING the same premises which Shir-
ley A. Snyder, Executrix of the Last Will
and Testament of Elizabeth C. Snyder-Mix
aka Betty Snyder by Deed dated July 14,
2002 and recorded August 19, 2002 in the
Office of the Recorder of Deeds in and
for Lycoming County in Deed Book 4271
Page 108, granted and conveyed unto
Steven D. Snyder and Shirley A. Snyder,
his wife, tenants by entireties.

NO. 18-0532

LAKEVIEW LOAN SERVICING, LLC

vs.

ROBERT SPONENBERG, JR.,
AMBER PITTENGER

PROPERTY ADDRESS: 1713 LY-
COMING CREEK ROAD, WILLIAMSP-
PORT, PA 17701.

UPI/TAX PARCEL NUMBER: 43-
002-302.

PARCEL NO.: 43-002-302.

PREMISES: 1713 Lycoming Creek
Road, Williamsport, PA 17701.

ALL that certain piece, parcel and lot
of land located and situate in the Town-
ship of Old Lycoming, County of Lycom-
ing and Commonwealth of Pennsylvania,
being known as Lot No. 3 in Garden
View Plan, which Plan is recorded in the
Office of the Recorder of Deeds in and
for Lycoming County, in Deed Book Vol.
243, Page 600, more particularly bounded
and described as follow, to-wit:

BEGINNING at a stake in the west
line of the Pennsylvania State Highway
leading from Williamsport to Trout Run
at the northeast corner of Lot No. 2 and
ninety-six and thirty-two one-hundredths
(96.32) feet north of the intersection of
the north line of Kenwood Avenue with
the west line of said Pennsylvania State
Highway; thence westerly along the
north line of said Lot No. 2, one hundred
thirty-seven and one-tenth (137.1) feet
to a stake in the east line of any alley;
thence northerly along the east line of

said alley, fifty (50) feet to a stake at the southwest corner of Lot No. 4; thence easterly along the southern line of Lot No. 4, one hundred forty and two-tenths (140.2) feet to a stake in the western line of said Pennsylvania State Highway; thence southerly along the western line of said Pennsylvania State Highway; thence southerly along the western line of said Pennsylvania State Highway, fifty and nine one-hundredths (50.09) feet to the point and place of beginning. Having erected thereon a two story frame dwelling and other outbuildings.

This conveyance is made under and subject to the Pennsylvania State Highway right-of-way, which right-of-way traverse the eastern portion of the afore-described premises, under condemnation date of June 22, 1962 and more fully described by survey of property made by Modjeski and Masters, Consulting Engineers of Harrisburg, Pennsylvania, describing said right-of-way and the required right-of-way line for limited access shown on said survey as property No. 21 and title is not warranted by the granters herein to any portion of said highway right-of-way.

EXCEPTING and RESERVING however, unto the prior grantors, their heirs and assigns, a right-of-way or passage along the north line of the afore-described premises extending from the highway right-of-way on the east, to the alley on the west and being six (6) feet, more or less, in width as said right-of-way extends from the highway, a distance of fifty (50) feet, more or less, and fifteen (15) feet in width, the remainder of the distance to the alley, as aforesaid.

Fee Simple Title Vested in Robert Sponenberg, Jr., and Amber Pittenger, husband and wife by deed from, Nicole L. Gordon, single, dated 4/18/2014, recorded 4/30/2014, in the Lycoming County Recorder of deeds In Deed Book 8301, Page 200, as Instrument No. 201400004800.

NO. 18-0158

LYCOMING COUNTY WATER
AND SEWER AUTHORITY

vs.

RONALD WALLACE,
AMANDA WALLACE

PROPERTY ADDRESS: 411 WINTHROP STREET, SOUTH WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 52-003-169.

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

BEGINNING AT A POINT ON THE East side of Winthrop Street said point being one hundred six (106) feet South of the southeast corner of Winthrop Street and the first alley South of Central Avenue;

Thence along the East side of Winthrop Street in a southerly direction thirty-five (35) feet to a stake;

THENCE in an easterly direction at right angles to Winthrop Street one hundred fifty (150) feet to the western side of an alley running North and South and parallel with Winthrop Street;

Thence along the western side of said alley in a northerly direction thirty-five (35) feet to other lands now or formerly of Edmund J. Regel;

Thence in a westerly direction one hundred fifty (150) feet to the place of beginning.

FOR IDENTIFICATION PURPOSES ONLY, being known as Real Estate Tax Parcel No. 52-003-169 in the office of the Lycoming County Tax Assessor.

SEIZED in execution as the property of Ronald Wallace and Amanda Wallace under a judgment against them on September 13, 2018 in the Court of Common Pleas of Lycoming County, Pennsylvania to No. 18-0158.

NO. 17-1575

FREEDOM MORTGAGE
CORPORATION

vs.

DUSTIN WENTZLER,
KIMBERLY WENTZLER

PROPERTY ADDRESS: 834 RADIO
CLUB ROAD, MONTOURSVILLE, PA
17754.

UPI/TAX PARCEL NUMBER: 12-
331-144.Z.

Situate in the Twp of Fairfield, Cty of
Lycoming and Cmwth of PA. HET a dwg
k/a 834 Radio Club Road, Montoursville,
PA 17754. Tax Parcel: 12-331-144.Z.

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 NOS: 65-7-401 and
65-7-402.

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

IMPROVEMENTS: a Residential
Dwelling.

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

ROGER FAY, ESQUIRE

Take notice that a schedule of pro-
posed distribution of the proceeds
of the above sale will be on file in the
Prothonotary of Lycoming County, Penn-
sylvania, on FEBRUARY 1, 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

J-11, 18, 25

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