

LYCOMING REPORTER

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No. 3

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LYCOMING REPORTER

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THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY
LYCOMING LAW ASSOCIATION

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

www.lycolaw.org

SCHEDULED EVENTS

Additional information about any of these events is available on the Lycoming Law Association website at www.lycolaw.org.

- 2/3/2020 – Bench/Bar Meeting.** *Bench/Bar Meeting at LLA Office. Time: 12:00 PM to 1:00 PM.*
- 2/5/2020 – Civil Brown Bag Lunch Meeting.** *Civil Brown Bag Lunch Meeting. Time: 12:00 PM to 1:00 PM.*
- 2/12/2020 – Community Activities and Outreach Committee.** *First Quarter Meeting of the Community Outreach Committee. Time: 12:00 PM to 1:00 PM.*
- 2/17/2020 – LLA Executive Committee Retreat.** *Annual board retreat for bar leaders. Time: 12:00 PM to 4:00 PM.*
- 2/24/2020 – Executive Committee Meeting.** *Monthly meeting of the LLA Executive Committee. Time: 12:00 PM to 1:00 PM.*
- 2/25/2020 – Criminal Law Committee Meeting.** *Brown bag lunch meeting. Time: 12:00 PM to 1:00 PM.*

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UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES

- 1/23/2020** – **Administering an Estate in PA: a Step-by-Step Guide.** *PBI Video Replay. Register at www.pbi.org.* **CLE Credits:** 5 Substantive / 1 Ethics (also approved for 6 CPA credits) **Time:** 9:00 AM to 3:30 PM.
- 1/30/2020** – **Beyond the Ballot: How the Kremlin Works to Undermine the US Justice System.** *PBI Groupcast. Register at www.pbi.org.* **CLE Credits:** 2 Substantive / 1 Ethics **Time:** 9:00 AM to 12:15 PM.
- 2/4/2020** – **Lawyering in a Digital World: Your Client’s Data & Your Ethical Duties.** *PBI Video Replay. Register at www.pbi.org.* **CLE Credits:** 2 Substantive / 1 Ethics **Time:** 9:00 AM to 12:00 PM.
- 2/11/2020** – **The Thriving Small Firm.** *PBI Video Replay. Register at www.pbi.org.* **CLE Credits:** 3 Substantive / 1 Ethics **Time:** 9:00 AM to 1:00 PM.
- 2/18/2020** – **Key New Caselaw Developments.** *Eat & Earn. Speaker: Clifford A. Rieders, Esq.* **CLE Credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM.
- 2/19/2020** – **Lincoln & His Leadership.** *PBI Video Replay. Register at www.pbi.org.* **CLE Credits:** 2 Substantive / 1 Ethics **Time:** 9:00 AM to 12:00 PM.
- 3/4/2020** – **Civil Litigation Update.** *PBI Groupcast. Register at www.pbi.org.* **CLE Credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 4:15 PM.
- 3/12/2020** – **Depression, Stress and Burnout.** *Eat & Earn. Speaker: Brian S. Quinn, Esq.* **CLE Credits:** 1 Ethics **Time:** 12:00 PM to 1:00 PM.

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

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

- ▶ **MD vs. CD and NS** (01/10/2020)—Judge Joy Reynolds McCoy
Custody: Appeal. (MD011020m) (Posted: January 13, 2020)
- ▶ **Commonwealth vs. Mullen** (01/10/2020)—Judge Marc F. Lovecchio
Criminal: Appeal; suppression motion; a warrantless search in a third-party residence; timeliness of motion; propriety of motion in limine; good cause for late filing; exigent circumstances; totality of circumstances. (Mullen011020L) (Posted: January 10, 2020)
- ▶ **Commonwealth vs. Boone** (01/10/2020)—Judge Marc F. Lovecchio
Criminal: Appeal. (Boone011020L) (Posted: January 10, 2020)
- ▶ **Commonwealth vs. Smith-Williams** (01/09/2020)—Judge Marc F. Lovecchio
Criminal: Suppression motion; appropriateness of weapons frisk; proper scope of frisk; exigent circumstances for warrantless search of jacket related to children in area. (smith-williams010920L) (Posted: January 9, 2020)
- ▶ **Commonwealth vs. Hopson** (01/08/2020)—Judge Nancy L. Butts
Criminal: Post Conviction Relief Act petition; jurisdiction; petitioner no longer serving sentence. (Hopson010820BT) (Posted: January 8, 2020)
- ▶ **Commonwealth vs. Middleton** (01/08/2020)—Judge Nancy L. Butts
Criminal: Motion to preclude in-court identification; suggestive photo array. (Middleton010820BT) (Posted: January 8, 2020)

Legal Aid Attorney and Paralegal Openings

North Penn Legal Services is seeking to fill two full-time positions in Williamsport: a staff attorney at the West Third Street location and a paralegal to work with the North Penn Medical-Legal Partnership (MLP) attorney at River Valley Health and Dental Center. For information on the positions and how to apply, visit: www.northpennlegal.org/about/careers. EOE.

I-10, 17

JERSEY SHORE law office seeking paralegal/receptionist with excellent computer, bookkeeping and writing skills. Experience in family and criminal law a plus. E-mail resume to: Marty@YourPaLawyer.com.

J-17, 24, 31

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**Bower, Raymond H.,** dec'd.

Late of 4533 Rabbittown Road, Muncy.

Executrix: Carol L. Bower, 4533 Rabbittown Road, Muncy, PA 17756.

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

Foresman, Todd E., dec'd.

Late of South Williamsport Borough. Administratrix: Linda Fowler c/o Elizabeth A. White, Esquire, McCormick Law Firm, 835 West Fourth Street, Williamsport, PA 17701.

Attorneys: Elizabeth A. White, Esquire, McCormick Law Firm, 835 West Fourth Street, Williamsport, PA 17701.

Hall, Mary E., dec'd.

Late of Williamsport.

Co-Administrators: Robert S. Hall, 532 Fairmont Avenue, S. Williamsport, PA 17702 and Joseph P. Hall, 2770 Heathrow Drive, Colorado Springs, CO 80920.

Attorney: None.

Heatley, Yvonne S. a/k/a Yvonne Susan Heatley a/k/a Yvonne Heatley, dec'd.

Late of 1032 Wolf Run Road, Hughesville.

Administrator C.T.A.: Collin M. Heatley.

Attorneys: P. Jeffrey Hill, Esquire, Harding, Hill, Turowski & James LLP, 38 West Third Street, Bloomsburg, PA 17815.

Klees, Mary E., dec'd.

Late of Williamsport.

Executor: Jamie Klees Hoffa.

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

Meyer, LaRue F., dec'd.

Late of Williamsport.

Executrix: Beth A. Slegle, 253 Main Street, Salladasburg, PA 17740.

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

Romanko, Theodore J., dec'd.

Late of Williamsport.

Executor: Jane Romanko, P.O. Box 213, Montoursville, PA 17754.

Attorney: None.

Shnyder, Max H., dec'd.

Late of Montgomery.

Executor: Richard Shnyder.

Attorneys: Douglas N. Engelman, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701.

Smith, Joyce C., dec'd.

Late of Waterville.

Executor: Jeffrey Smith c/o Denise L. Dieter, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740.

Attorney: Denise L. Dieter, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740.

Steinruck, Alice M. a/k/a Alice Mae Steinruck a/k/a Alice M. Confer a/k/a Alice Mae Confer, dec'd.

Late of Jordan Township.

Co-Executors: Craig E. Johnson, 3358 Salem Schoolhouse Road, Unityville, PA 17774, Brian T. Confer, 982 Worthington Road, Unityville, PA 17774 and Bradley W. Johnson, 556 Worthington Road, Unityville, PA 17774.

Attorneys: Thomas D. Hess, Esquire, Hess and Hess, P.C., 30 South Main Street, Hughesville, PA 17737.

SECOND PUBLICATION

Conboy, Charles J., Jr., dec'd.

Late of the City of Williamsport.

Executor: Robert C. Conboy, 246 Shick Road, Montoursville, PA 17754.

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

Nesbitt, Judy, dec'd.

Late of Williamsport.

Co-Executrices: Katherine Kocher and Mary Cassidy.

Attorney: Richard G. Scheib, Esquire, 11 Reitz Blvd., Suite 102, Lewisburg, PA 17837-9293.

Shaffer, James D., dec'd.

Late of Williamsport.

Co-Executors: Jennie McDermott and Michael Shaffer c/o Anthony J. Grieco, Esquire, Elion, Grieco, Carlucci & Shipman, P.C., 125 East Third St., Williamsport, PA 17701.

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

THIRD PUBLICATION

Bailey, Alice Joyce a/k/a A. Joyce Bailey, dec'd.

Late of Williamsport.

Executors: Nancy Bailey Houtz, 215 Bastress St., Jersey Shore, PA 17740 and Christopher J. Bailey, 163 Maryland Avenue, Jersey Shore, PA 17740.

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

Dapp, Patricia A., dec'd.

Late of Montoursville.

Executor: Patrick J. Dapp, 520 Sand Hill Road, Montoursville, PA 17754.

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

Fague, Dorothy M., dec'd.

Late of 144 North Main Street, Picture Rocks.

Executor: Dennis S. Fague, 51 Hi-Top Hill Road, Voluntown, CT 06384.

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

Heller, Sylvester K., dec'd.

Late of Williamsport.

The Sylvester K. and Betty K. Heller Protector Trust, dated May 14, 2018.

Settlor: Sylvester K. Heller.

Executor: Lance K. Heller.

Trustees: Lance K. Heller and Leisa G. Brown.

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

Long, Russell L., Jr., dec'd.

Late of Hughesville.

Administratrix: McKenna F. R. Long, 163 Cottage Street, Hughesville, PA 17737.

Attorneys: Thomas D. Hess, Esquire, Hess and Hess, P.C., 30 South Main Street, Hughesville, PA 17737.

Maynard, Laurence P., Jr., dec'd.

Late of Williamsport.

The Laurence P. and Doris L. Maynard Protector Trust, dated October 7, 2009 and the Revocable Living Trust Agreement Between Laurence P. Maynard, Jr. and Doris L. Maynard, dated May 1, 1995.

Settlor: Laurence P. Maynard, Jr.

Co-Trustees: Charles B. L. Maynard and Laurie M. Campbell.

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

Orphans' Court of Lycoming County for Confirmation Absolute February 4, 2020 unless exceptions are filed before 5:00 P.M. on that date.

1. Moff, Dorothy A., Trust—James O. Moff, III and Steven J. Moff, Trustees.

2. Cardennis, Sara E., Estate—William M. Cardennis, Executor.

3. Heaton, Tracy L., Estate—Elizabeth L. Clark, Administratrix.

Kathy Rinehart

Register of Wills

J-3, 10, 17, 24

**FILING ARTICLES OF
INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania on October 21, 2019 pursuant to the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania, Act of December 21, 1988.

The name of the corporation is:

ALIGNED DENTAL
OF WELLSBORO, PC

Matthew M. Mayer, Esquire
Leisawitz Heller Abramowitch
Phillips, P.C.

2755 Century Boulevard
Wyomissing, PA 19610

J-17

**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

**INTENTION TO
CHANGE NAME**

In the Court of Common Pleas of
Lycoming County, Pennsylvania

NO. 19-1982

In re: Name Change of
Karen Beth McKeen

NOTICE IS HEREBY GIVEN that on December 5, 2019, a Petition was filed in the above-named Court, praying for a decree changing the name of Karen Beth McKeen to Karen Beth McKeen Nibert.

The Court has fixed January 31, 2020 at 3:00 p.m. in Courtroom Number 3 of the Lycoming County Courthouse,

48 West Third Street, Williamsport, Pennsylvania 17701 as the time and place for the hearing on said petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the petitioner should not be granted.

J-17

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 7, 2020, at 10:30 A.M., the following described real estate to wit:

NO. 19-1242

**THE MUNCY BANK
AND TRUST COMPANY**

vs.

**MARYSUE A. BARTLETT, LON G.
SINGER AS EXECUTOR OF THE
ESTATE OF JACK L. BARTLETT
PROPERTY ADDRESS: 950 MUSSER
LANE, MUNCY, PA 17756.**

**UPI/TAX PARCEL NUMBER: 40-
393-196.B.**

**THE MUNCY BANK AND TRUST
CO. vs. MARYSUE A. BARTLETT, LON
G. SINGER AS EXECUTOR OF THE
ESTATE OF JACK L. BARTLETT.**

**PROPERTY ADDRESS: 950 Musser
Lane, Muncy, PA 17756.**

**UPI/TAX PARCEL NUMBER: 40-
393-196.**

DOCKET NUMBER: CV-19-1242-MF.

ALL that tract of land in Muncy Creek Township, County of Lycoming and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at an iron pin in the center of a small stream formerly at the location of a culvert over said stream, said iron pin being on the North side of Legislative Route 41062 as previously located and in the southern line of land of J. Barnet Rynearson; thence by said Rynearson land south eighty-seven (87) degrees five (5) minutes and one (1) second West four hundred twenty-three (423) feet to an iron pin; thence by said Rynearson land south three (3) degrees fifty-six (56) minutes forty (40) seconds

West one hundred and seventy-two one hundredths (100.72) feet to an iron pin at the corner of land of Kenneth Weaver, et. ex; thence by said Weaver land North eighty-seven (87) degrees five (5) minutes one (1) second East three hundred forty-six and forty-eight one-hundredths (346.48) feet to an iron pin in the northern line of L.R. 41062 as presently located; thence by the same in a northeastern direction by a curve to the right having a radius of nine hundred twenty-one and ninety-five one-hundredths (921.95) feet an arc distance of forty-nine and ninety one one-hundredths (49.91) feet to an iron pin in the center of said Legislative Route as formerly located and now abandoned; thence by the center line of said abandoned Route by a curve to the right having a radius of one hundred (100) feet an arc distance of eighty-two and seventy-two one-hundredths (82.72) feet to an iron pin; thence North twenty-eight (28) degrees fifty-seven (57) minutes and thirty eight (38) seconds west sixteen and five one hundredths (16.5) feet to the beginning.

BEING the same premises conveyed unto Terry J. Crocker and Marie F. Crocker, his wife, grantors herein, by deed of James P. Furlong and Nancy L. Furlong, his wife, dated August 30, 1977, and recorded in Lycoming County Deed Book 828 at page 96.

For identification purpose only, being all or part of Lycoming County parcel Number 40-393-1968 as listed in the Office of the County Assessor.

ALL that certain piece, parcel and lot of land situate in the town of Muncy Creek, Lycoming County, Pennsylvania, known as Lot # 2 and 3 of the Subdivision of Jeanette M. Weaver as approved by the Muncy Creek Township Planning Commission on October 28, 1985, and being more specifically described in a survey dated October 9, 1985, by John A. Bubb, P.E., as follows:

PARCEL NUMBER ONE (Lot #2):

BEGINNING at an iron pin in the southern line of land of Jack L. Bartlett; said pin being 266.80 feet east of the southwest corner of the said land. Thence along the southern line of land of Jack L. Bartlett, North 87° 05' 01" East, 79.68 feet to an iron pin; thence along the northwestern right-of-way line of Pa. LR 41062 by a curve to the left having a radius of 921.95 feet, an arc distance of 92.15 feet to an iron pin; thence along the eastern line of Lot #2 of the Subdivision of Jeanette M. Weaver, North 2° 54' 59" West, 46.30 feet, to the place of beginning. Containing 0.04 acres.

PARCEL NUMBER TWO (Lot #3):

BEGINNING at the southeast corner of land of Jack L. Bartlett, thence by a curve to the right having a radius of 100 feet, an arc distance of 82.72 feet along land of Jack L. Bartlett; thence along the centerline of a brook South 28° 57' 38" East, 28.65 feet to a point on the northwestern right-of-way line of Pa. LR 41062; thence along the said right-of-way line by a curve to the left having a radius of 921.95 feet, an arc distance of 76.85 feet to the place of beginning. Containing 0.03 acres.

BEING a part of the same premises conveyed unto Roy K. Weaver and Jeanette M. Weaver, his wife, by deed of Kenneth O. Weaver and Lillian Weaver, his wife, dated June 3, 1972, and recorded in Lycoming County Deed Book 633 at page 243. The said Roy K. Weaver died on May 11, 1963, thereby vesting title in Jeannette M. Weaver, grantor herein, by the doctrine of survivorship.

For identification purposes only, being all part of Parcel No. 40-393-196 in the Office of the County Assessor.

NO. 19-0603

**METROPOLITAN LIFE INSURANCE
COMPANY**

vs.

DONNA J. BARTO

**PROPERTY ADDRESS: 266 SAW-
MILL ROAD, MUNCY, PA 17756.**

**UPI/TAX PARCEL NUMBER: 40-
374-195.**

All That Certain Parcel Of Land In The Township of Muncy Creek, Lycoming County, Commonwealth Of Pennsylvania, As More Fully Described In Book 1212 Page 104 ID#40-374-195 Being Known And Designated As A Metes And Bounds Property.

ALSO DESCRIBED AS:

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

BEGINNING at a chestnut in line now or formerly of J.W. King, and corner of land now or formerly of J. M. Ritter;

Thence by land now or formerly of J. M. Ritter, North forty-seven (47) degrees East, forty-two and three-tenths (42.3) rods to center of public road leading to, now or formerly, Eves Factory;

Thence by the center of said road, and by land now or formerly of Ellis Kepner, South twenty-two and one-fourth (22-1/4) degrees East, seventeen (17) perches to a stake in center of said road;

Thence by other land now or formerly of said W.R. Scott, South forty-seven (47) degrees West, forty-seven (47) rods to a atone in line now or formerly of J. W. King;

Thence by land now or formerly of said J.W King, North seven and one-half (7-1/2) degrees West, seventeen (17) perches to a chestnut corner and the place of beginning.

CONTAINING four (4) Acres and ninety-six (96) Perches, be the same, more or less.

**BEING KNOWN AS: 266 SAWMILL
ROAD, MUNCY, PA 17756.**

**PROPERTY ID NUMBER: 40-374-195.
BEING THE SAME PREMISES WHICH
MELVIN M. STACKHOUSE AND BETTY
L. STACKHOUSE, HIS WIFE BY DEED
DATED 7/24/1987 AND RECORDED**

10/27/1987 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 1212 AT PAGE 104, GRANTED AND CONVEYED UNTO DONNA J. BARTO, A MARRIED PERSON.

DOCKET # 19-0603.
DONNA J. BARTO.

NO. 17-1409

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

JOSEPH M. BERRY
PROPERTY ADDRESS: 412 WINTHROP ST., SOUTH WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 52-003-407.

ALL that certain piece of land in the Second Ward Borough of South Williamsport, County of Lycoming, Pennsylvania, being approximately 47 x 150. HAVING THEREON ERECTED A DWELLING KNOWN AS 412 WINTHROP STREET SOUTH WILLIAMSPORT, PA 17702.

TAX PARCEL: 52-3-407.

Lycoming Deed Book 6476, page 345.

TO BE SOLD AS THE PROPERTY OF JOSEPH M. BERRY ON JUDGMENT NO. CV-2017-001409-MF.

NO. 19-1019

FREEDOM MORTGAGE
CORPORATION

vs.

DAVE W. BOWER a/k/a DAVID W. BOWER a/k/a DAVE BOWER
PROPERTY ADDRESS: 1278 BRUSHY RIDGE ROAD, MONTOURSVILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 12-352-186.D.

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Fairfield, County of Lycoming and Commonwealth of Pennsylvania, in accordance with a subdivision on Land of Eugene L. Walter, prepared by Daniel F. Vassallo, R.S., dated June 15, 1987 and recorded

July 9, 1987 as set forth in Lycoming County Deed Book Volume 1197, page 332 and Map Book 45, page 221, being more particularly bounded and described as follows:

BEGINNING at a point at the intersection of the center of Pennsylvania State Highway, Legislative Route 41152 and the northwestern corner of land now or formerly of Marie W. and Margaret Lomison, said beginning point being North twenty-two (22) degrees twenty-one (21) minutes East, two-hundred seventy-seven and no hundredths (277.00) feet from the intersection of the center of said Pennsylvania State Highway, Legislative Route 41152 and the center of Township Route 543; thence from the place of beginning and continuing along the center of said Pennsylvania State Highway, Legislative Route 41152, North twenty-two (22) degrees twenty-one (21) minutes East, a distance of two hundred twenty (220) feet to a point; thence along the line of land now or formerly of Eugene L. Walter by the two (2) following courses and distances: (1) South sixty-seven (67) degrees thirty-nine (39) minutes East, two hundred thirty (230) feet to an iron pin; and (2) South twenty-two (22) degrees twenty-one (21) minutes West, a distance two hundred twenty (220) feet to an iron pin on the northern line of land now or formerly of said Marie W. and Margaret Lomison; thence along the northern line of land now or formerly of said Mark W. and Margaret Lomison, North sixty-seven (67) degrees thirty-nine (39) minutes West, a distance of two hundred thirty (230) feet to the place of beginning. Containing 1.16 acres.

UNDER AND SUBJECT to the restrictions and covenants which are set forth in Lycoming County Record Book 1197, page 330 and which are incorporated herein by reference.

ALSO ALL that certain piece, parcel and lot of land situate in the Township of Fairfield, County of Lycoming and Commonwealth of Pennsylvania, in accordance with a Subdivision on Land of Eugene L.

Walter, prepared by Daniel F. Vassallo, RS., dated March 19, 1990 and recorded April 9, 1990 as set forth in Lycoming County Record Book Volume 1530, page 130 and Map Book 49, page 184, being more particularly bounded and described as follows:

BEGINNING at an existing iron pin at the intersection of the northern line of land now or formerly of Robert N. and Judith L. Tagge, and the southeastern corner of land now or formerly of Richard E. Kohler and being Parcel No. 1 hereinabove described, said beginning point being referenced from the intersection of the center of Pennsylvania State Highway, Legislative Route 41152 and the center of Township Road No. 543, by the two (2) following courses and distances: (1) along the center of said Pennsylvania State Highway, Legislative Route 41152, North twenty-two (22) degrees twenty-one (21) minutes East, a distance of two hundred seventy-seven (277) feet to a point; and (2) along the northern line of land now or formerly of the aforesaid Robert N. and Judith L. Tagge, South sixty-seven (67) degrees thirty-nine (39) minutes East, a distance of two hundred thirty (230) feet to the place of beginning; thence from the said place of beginning and along the eastern line of land or formerly of the aforesaid Richard E. Kohler, and being Parcel No. 1 hereinabove described, North twenty-two (22) degrees twenty-one (21) minutes East, a distance of two hundred twenty (220) feet to an existing iron pin; thence along the lines of land now or formerly of Eugene L. Walter, by the two (2) following courses and distances: (1) South sixty-seven (67) degrees thirty-nine (39) minutes East, a distance of fifty (50) feet to a point; and (2) South twenty-two (22) degrees twenty-one (21) minutes West, a distance of two hundred twenty (220) feet to a point on the northern line of land now or formerly of the aforesaid Robert N. and Judith L. Tagge; thence along the northern line of land now or formerly of the said Robert N. and Judith

L. Tagge, North sixty-seven (67) degrees thirty-nine (39) minutes West, a distance of fifty (50) feet to the place of beginning. Containing 11,000 square feet.

UNDER AND SUBJECT to the restrictions and covenants which are set forth in Lycoming County Record Book 1531, page 83 and which are incorporated herein by reference.

FOR SUBDIVISION PURPOSES, the above two (2) parcels are to be considered as one parcel for future land development, subdivision, tax parcel and sewage purposes.

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

BEING KNOWN AS: 1278 BRUSHY RIDGE ROAD, MONTOURSVILLE, PA 17754.

TAX/UPI PARCEL #12-352-186.D.

BEING THE SAME PREMISES WHICH COLTON J. SIPE AND SAMANTHA J. SIPE, HUSBAND AND WIFE BY DEED DATED 3/23/2017 AND RECORDED 4/4/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 9129 AT PAGE 2241, GRANTED AND CONVEYED UNTO DAVID W. BOWER, SINGLE MAN.

DOCKET # 19-1019.

NO. 18-1289

BROAD STREET FUNDING TRUST I
vs.

LINDA J. COONEY WASSER,
ADMINISTRATRIX OF THE ESTATE
OF MARGARET J. COONEY
PROPERTY ADDRESS: 1120 WOODMONT AVE., WILLIAMSPORT, PA 17701.
UPI/TAX PARCEL NUMBER: 74-006-405.

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

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN 14TH WARD OF THE CITY OF WILLIAMSPORT, COUNTY OF LYCOM-

ING AND COMMONWEALTH OF PENNSYLVANIA, BEING ALL OF LOT NO. 5, BLOCK 44, AND A PART OF LOT NO. 4, BLOCK 44, ON THE PLAN OF VALLAMONT, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF WOODMONT AVENUE AND HAWTHORNE AVENUE; THENCE EASTWARD ALONG THE SOUTH LINE OF HAWTHORNE AVENUE, 161 FEET TO THE WEST LINE OF AN ALLEY; THENCE SOUTHWARD ALONG THE WEST LINE OF SAID ALLEY, 90 FEET TO A POINT; THENCE WESTWARD ALONG A LINE PARALLEL WITH THE SAID SOUTH LINE OF HAWTHORNE AVENUE, 161 FEET TO THE EAST LINE OF WOODMONT AVENUE; THENCE NORTHWARD ALONG THE SAID EAST LINE OF WOODMONT AVENUE, 90 FEET TO THE PLACE OF BEGINNING.

BEING KNOWN AND NUMBERED AS 1120 WOODMONT AVENUE, WILLIAMSPORT, PENNSYLVANIA 17701.

BEING THE SAME PREMISES CONVEYED TO MARGARET J. COONEY, WIDOW FROM MARGARET J. COONEY, WIDOW AND LINDA J. WASSER AND FREDERICK F. WASSER, HER HUSBAND, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BY DEED DATED AUGUST 16, 2011, AND RECORDED ON SEPTEMBER 9, 2011, AS INSTRUMENT NUMBER: 201100012894 IN BOOK: 7389, PAGE: 5.

THE SAID MARGARET J. COONEY DIED ON MARCH 22, 2018. ON APRIL 20, 2018, LETTERS OF ADMINISTRATION WERE GRANTED TO LINDA J. COONEY WASSER, NOMINATING AND APPOINTING HER AS THE ADMINISTRATRIX OF THE ESTATE OF MARGARET J. COONEY.

Tax parcel #: 74+,006.0-0405.00-000+.

Improvements: Residential Dwelling.

NO. 19-0769

WELLS FARGO BANK, N.A.

vs.

APRIL H. DUNMOYER
PROPERTY ADDRESS: 44 CHARLOTTE STREET, WILLIAMSPORT, PA 17701-1857.

UPI/TAX PARCEL NUMBER: 75-003-802.

By virtue of a Writ of Execution No. 19-0769.

Wells Fargo Bank, N.A. v. April H. Dunmoyer owner(s) of property situate in the WILLIAMSPORT CITY, 15TH, LYCOMING County, Pennsylvania, being 44 Charlotte Street, Williamsport, PA 17701-1857.

Parcel No. 75+,003.0-0802.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$61,731.67.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 19-0185

WILLIAMSPORT
SANITARY AUTHORITY

vs.

JAMES F. GIRIO, TERRI L. GIRIO
PROPERTY ADDRESS: 2620 HESHBON ROAD, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 26-329-165.L.

By virtue of a Writ of Execution No. 19-0185. Williamsport Sanitary Authority v. James F. Girio and Terri L. Girio, owners of property situate in Loyalsock Township, Lycoming County, Pennsylvania, being 2620 Heshbon Road, Williamsport, PA 17701.

Parcel No. 26-329-165.L.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$628.09.

Sold as the property of JAMES F. GIRIO and TERRI L. GIRIO.

NO. 19-0372

NATIONSTAR MORTGAGE LLC
d/b/a MR. COOPER

vs.

JONATHAN R. GORMONT,
HEATHER L. GORMONT,
OCCUPANT(S)

PROPERTY ADDRESS: 312 LOCUST
STREET, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 19-
002-207.

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

BEGINNING at an iron pin in the northern line of Locust Street, said iron pin being the southeast corner of the land hereby described and the southwest corner of land now or late of William C. Barrow, Jr., et ux; thence North seventy-three (73) degrees fifty (50) minutes West along the northern line of Locust Street, fifty-eight and seven tenths (58.7) feet to the point of intersection of the northern line of Locust Street and the eastern line of Chestnut Alley; thence in a northerly direction along the eastern line of Chestnut Alley, sixty (60) feet to a point at the southwest corner of land of the Borough of Jersey Shore, known as the Graveyard Lot; thence South seventy-eight (78) degrees fifty-two (52) minutes East along the southern line of said Borough land, fifty-nine (59) feet to an iron pin at the northwest corner of said Barrow land; thence South sixteen (16) degrees fifty (50) minutes West along the western line of said Barrow land, sixty-five and seventeen hundredths (65.17) feet to the place of beginning.

UNDER AND SUBJECT to all conditions, covenants, rights of way and easements contained in the deeds in the prior chain of title.

Tax ID/Parcel NO. 19-002-207.

COMMONLY KNOWN AS and for informational purposes only: 312 Locust Street, Jersey Shore, PA 17740.

BEING THE SAME PREMISES which Sheri M. Brooks and Robert J. Brooks, a married couple, by Deed dated July 28, 2017 and recorded August 14, 2017 in the Office of the Recorder of Deeds in and for the County of Lycoming, Pennsylvania in Book 9140, Page 93 as Instrument Number 201700009865, granted and conveyed unto Jonathan R. Gormont and Heather L. Gormont, a married couple, in fee.

NO. 19-0904

NRZ PASS THROUGH TRUST II,
U.S. BANK NATIONAL
ASSOCIATION AS TRUSTEE

vs.

ANN IRENE HARRIS,
DONALD RICHARDSON
PROPERTY ADDRESS: 861 MEMO-
RIAL AVENUE, WILLIAMSPORT, PA
17701.

UPI/TAX PARCEL NUMBER: 73-
006-412.

By virtue of Writ of Execution No.
CV-2019-0000904-MF.

NRZ Pass-Through Trust II, U.S.
Bank National Association as trustee
(Plaintiff) vs. Ann Irene Harris, (Defen-
dant).

Property Address 861 Memorial Av-
enue, Williamsport, PA 17701.

Parcel I.D. No. Parcel#73-006.0-
0412.00-000 UPI# 73-006-412.

Improvements thereon consist of a
residential dwelling.

Judgment Amount: \$47,285.69.

STEPHEN M. HLADIK, ESQUIRE
HLADIK, ONORATO &
FEDERMAN, LLP

Attorneys for Plaintiff
298 Wissahickon Avenue
North Wales, PA 19454

NO. 13-02902

WOODLANDS BANK

vs.

BARBARA E. HORN

PROPERTY ADDRESS: 2437 RITCHEY STREET, WILLIAMSPORT, PA 17701.
UPI/TAX PARCEL NUMBER: 26-007-813.

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

BEGINNING at an iron pin in the northern line of Ritchey Street, said iron pin being north eighty-five (85) degrees forty-two (42) minutes west, forty-six and seventy-one hundredths (46.71) feet from the southwestern end of a curve having a radius of twenty-five and zero hundredths (25.00) feet connecting the western line of Country Club Lane with the northern line of Ritchey Street; thence along the northern line of Ritchey Street, north eighty-five (85) degrees forty-two (42) minutes west, sixty-one and fifty hundredths (61.50) feet to an iron pin; thence along the eastern line of Lot No. 138, north four (04) degrees eighteen (18) minutes east, one hundred ten and zero hundredths (110.00) feet to an iron pin; thence along the southern line of Lot No. 139 and Lot No. 135, south eighty-five (85) degrees forty-two (42) minutes east, sixty-one and fifty hundredths (61.50) feet to an iron pin; thence along the western line of Lot No. 136, south four (04) degrees eighteen (18) minutes west, one hundred ten and zero hundredths (110.00) feet to the place of BEGINNING.

BEING Lot No. 137 on the Plan of North East Hills Village, said Plan being recorded in the Office for the recording of Deeds in and for Lycoming County, Pennsylvania, in Deed Book 395, Page 200.

FOR IDENTIFICATION PURPOSES ONLY, being known as all of Tax Parcel No. 26-07-813 in the Office of the Lycoming County Tax Assessor.

The improvements to the real property include a one story dwelling.

NO. 19-1223

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

HEIDI R. KOCH, ANDREW T. KOCH
PROPERTY ADDRESS: 6 HOPPLE
DRIVE, JERSEY SHORE, PA 17740.
UPI/TAX PARCEL NUMBER: 49-004-106.

By virtue of a Writ of Execution No. 2019-1223.

Plaintiff: Pennsylvania Housing Finance Agency vs. Defendants: Heidi R. Koch and Andrew T. Koch.

Real Estate: 6 Hopple Drive, Jersey Shore, PA 17740.

Municipality: Porter Township, Lycoming County, Pennsylvania.

Dimensions: 0.92 acres—plan of survey by Hilling Land Surveying, File No. 1192-96.

Tax I.D. 49-0040-0106-000.

Deed Book/Inst#: Book 9127, page 3394.

Improvement thereon: a residential dwelling house as identified above.

NO. 17-1585

WELLS FARGO BANKNA

vs.

BENJAMIN M. KRAHLING
PROPERTY ADDRESS: 533 ANTHONY STREET, WILLIAMSPORT, PA 17701.
UPI/TAX PARCEL NUMBER: 69-004-409.

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

Parcel No.: 69-04-409.

BEING known and numbered as: 533 Anthony Street, Williamsport, PA 17701.

Being the same property conveyed to Benjamin M. Krahling, single man who acquired title by virtue of a deed from Justin A. Lorson and Chelsea Lorson, husband and wife, dated August 2, 2013, recorded

August 13, 2013, at Instrument Number 201300013567, and recorded in Book 8088, Page 137, Office of the Recorder of Deeds, Lycoming County, Pennsylvania.

NO. 18-0963

U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE FOR
RESIDENTIAL ASSET SECURITIES
CORPORATION, HOME EQUITY
MORTGAGE ASSET-BACKED PASS-
THROUGH CERTIFICATES,
SERIES 2007-KS3

vs.

CUAUHTEMOC LOPEZ a/k/a
CUAUHTOMOC LOPEZ,
ERICA LOPEZ

PROPERTY ADDRESS: 611 WEAVER
STREET, MONTOURSVILLE, PA 17754.
UPI/TAX PARCEL NUMBER: 34A-4-
100 & 34A-4-102.

Case Number: 18-0963.

Judgment Amount: \$ 161,801.72.

Attorney: RAS Citron, LLC—Attor-
neys for Plaintiff Robert Crawley, Esq.
ID No. 319712.

Legal Description

ALL those certain pieces, parcels and lots of land situate in the Second Ward of the Borough of Montoursville, County of Lycoming, and Commonwealth of Pennsylvania, known as Lots Nos. 1,2,3,37,38,39,40 and 41 in Block "0" on the Plan of Lots known as Hollywood Manor, which plot is recorded in Lycoming County Deed Book 278, page 472, and/or Montoursville Gardens, which plan is recorded in Lycoming Deed Book 266, page 226.

The above premises are more particularly bounded and described in accordance with a survey of Thomas A. Bafile, R.P.E. dated the 16th day of March 1976, as follows:

PARCEL NO:1 BEGINNING at an iron pin at the intersection of the northern line of Weaver Street and the eastern line of Arch Street; thence along said Arch

Street, north fifteen (15) degrees twenty (20) minutes east, forty-one and fifteen one-hundredths (41.15) feet to a stake; thence continuing along the same north thirty-four (34) degrees sixteen (16) minutes east, forty-four and seven-tenths (44.7) feet to an iron pin; thence along land now or formerly of Paul Iron, south fifty-five (55) degrees forty-four (44) minutes east, one hundred thirty (130.00) feet to an iron pin; thence continuing along the same, north thirty-four (34) degrees sixteen (16) minutes east, ninety-three and eight-tenths (93.8) feet to a point; thence along Parcel No. 2 hereof, south eleven (11) degrees twenty-seven (27) minutes west, one hundred twelve and fifty-six one-hundredths (112.56) feet to an iron pin in the northern line of Weaver Street; thence along the northern line of Weaver Street, north eighty (80) degrees twenty-five 25 minutes West, one hundred seventy-six and four-tenths (176.4) feet to an iron pin, the point and place of beginning. Containing 10,186 square feet.

PARCEL NO. 2: BEGINNING at an iron pin in the northern line of Weaver Street, said iron pin being south eighty (80) degrees twenty-five (25) minutes east, one hundred seventy-six and fourth tenths (176.4) feet from an iron at the intersection of the northern line of Weaver Street and the eastern line of Arch Street; thence north eleven (11) degrees twenty-seven (27) minutes east, one hundred twelve and fifty-six one-hundredth (112.56) feet to a point in the eastern line of land now or formerly of Paul Iron; thence along said land of others, north thirty-four (34) degrees sixteen (16) minutes east, one hundred six and two-tenths (106.2) feet to an iron pin at the southwest corner of land now or formerly of John Kragle; thence along said land, south fifty-five (55) degrees forty-four (44) minutes east, seventeen and four-tenths (17.4) feet to an iron pin; thence along land now or formerly

of Samuel West, south ten (10) degrees forty (40) minutes West, two hundred one and seventy-seven one hundredths (201.77) feet to an iron pin in the northern line of Weaver Street; thence along the northern line of Weaver Street, north eighty (80) degrees twenty-five (25) minutes west, sixty (60) feet to an iron pin, the point and place of beginning. Containing 10,196 square feet.

Being known as Tax Parcel NO. 34A-4-100 and 34A-4-102.

BEING the same premises granted and conveyed unto Cuahtemoc Lopez and Erica Lopez, husband and wife, from Joyce E. Wilson, by deed dated 11-3-06 and recorded 11-08-2006 in Lycoming County Instrument Number 200600019253.

BEING KNOWN AS: 611 WEAVER STREET, MONTOURSVILLE, PA 17754.

PROPERTY ID: 34A-4-100 and 34A-4-102.

TITLE TO SAID PREMISIS IS VESTED IN ERICA LOPEZ AND CUAUHTOMOC LOPEZ, HER HUSBAND BY DEED FROM JOYCE E. WILSON, SINGLE, DATED NOVEMBER 3, 2006 RECORDED NOVEMBER 8, 2006 IN BOOK NO. OR 5846 PAGE 278.

TO BE SOLD AS PROPERTY OF: ERICA LOPEZ AND CUAUHTOMOC LOPEZ, HER HUSBAND.

NO. 19-1166

NATIONSTAR MORTGAGE LLC

d/b/a MR. COOPER

vs.

JEFFREY A. MARKLEY,

KELLI A. MARKLEY

PROPERTY ADDRESS: 6460 PINE RUN ROAD, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 31-327-155.A.

ALL that certain piece, parcel and lot of land situate in the Township of Mifflin, County of Lycoming and Commonwealth of Pennsylvania more fully bounded and described as follows.

BEGINNING at a Number Four bar and cap set in the line of land now or formerly of V. Frederick Russ and William Cohick, the pin being located on the next four courses and distances from SLD Sta 470 plus 00 of LR 21026 (1) North 49 Degrees 04 minutes 24 seconds East 220.00 feet; (2) North 64 degrees 43 minutes 24 seconds East 215.00 feet (3) North 34 degrees 18 minutes 24 seconds West, 43.95 feet, (4) South 83 degrees, 32 minutes 36 seconds East, 18/80 feet to the point of beginning, thence by land now or formerly of V. Frederick Russ, the next three courses and distances (1) North 83 degrees 32 minutes 36 seconds West, 149.73 feet to a Number Four bar and cap; (2) North 03 degrees 26 minutes 40 seconds West, 186.12 feet to a Number Four bar and cap (3) South 75 degrees 45 minutes 20 seconds East, 186.22 feet to a Number Four bar and cap, thence by land now or formerly of William Cohick, South 07 degrees 27 minutes 23 seconds West, 1588.14 feet (erroneously referred to as one hundred fifty-nine and fourteen hundredths (159.14) in prior deed) to a Number Four bar and cap, the point and place of beginning.

Containing 28,347.526 square feet or 0.650 acres, more or less.

TOGETHER with a right of Way 30 feet in the width over the land now or formerly of V Frederick Russ and Edna B. Russ, his wife, from Legislative Route 41026 to the Southern property line of the property hereinabove described the centerline of said Right of Way is more particularly described as follows:

BEGINNING at a point in the centerline of LR 41026 said point being located at 6 LD Sta 470 plus 00; thence by the centerline of Right of Way, North 49 degrees 04 minutes 24 seconds East 220 feet to a point; thence North 64 degrees 43 minutes 24 seconds East 215 feet to a point; thence North 35 degrees 10 minutes 24 seconds East, 43 95 feet to a point in the Southern Line of the premises hereinabove described.

RESERVING AND EXCEPTING therefrom and thereout however, a right of way unto V Frederick Russ and Edna B. Russ, his wife, their heirs and assigns, along the western kine of the premises herein conveyed. Said right of way to be thirty (30) feet in width and to follow the roadway which presently exists upon said premises.

Having erected thereon a residential dwelling house now known as 6460 Pine Run Road, Jersey Shore, PA 17740 (Property address changed from RR 3 Box, 134 N, Jersey Shore, PA 17740 by authority of U.S. Postmaster General for 911 readdressing program).

BEING KNOWN AS: 6460 PINE RUN ROAD, TOWNSHIP OF MIFFLIN, PA 17740.

PROPERTY ID: 31-327-155.A.

TITLE TO SAID PREMISES IS VESTED IN KELLI A. MARKLEY AND JEFFERY A. MARKLEY, WIFE AND HUSBAND BY DEED FROM CONSECO FINANCE SERVICING CORP. *f/k/a* GREEN TREE CONSUMER DISCOUNT COMPANY DATED 05/31/2002 RECORDED 06/11/2002 IN BOOK 4202 PAGE.

NO. 19-0746

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-SC I

vs.

GARY L. MOORE, THE UNITED STATES OF AMERICA *c/o* THE UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PA
PROPERTY ADDRESS: 728 MUNCY EXCHANGE ROAD, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 40-393-119.A & 40-393-119.G.

Case Number: 19-0746.

Judgment Amount: \$ 81,747.94.

Attorney: RAS Citron, LLC—Attorneys for Plaintiff Robert Crawley, Esq. ID No. 319712.

Legal Description

ALL that certain piece, parcel, or lot of land situate in the township of Muncy Creek, County of Lycoming and Commonwealth of Pennsylvania, being bounded and described as follows to-wit:

Parcel #1

BEGINNING at a point twenty (20) feet east of gulley or stream originating at a spring, and in the western line of a public road leading from Muncy to Exchange, known as Glade Run Road; thence in a Southeasterly direction along the western line of the said public road, a distance of sixty (60) feet to land of George Leamon Houseknecht; thence in Southwesterly direction a distance of one hundred seventy five (175) feet to other land of George Leamon Houseknecht; thence in a Northwesterly direction a distance of sixty (60) feet to other land of George Leamon Houseknecht; thence in a Northeasterly direction a distance of one hundred seventy five (175) feet to the western line of aforesaid public road, the point at the place of beginning.

Parcel #2

BEGINNING at a point twenty (20) feet East of gulley or stream originating at a spring, and in the western line of route 41064, a public road leading from Muncy to Exchange, known as Glade Run Road. This point being the northeast corner of Frank Denzil Moore and Barbara E. Moore, formerly of George Leamon Houseknecht; thence in a southwesterly direction along line of land now or formerly of Frank Denzil Moore and Barbara E. Moore, a distance of one hundred seventy five (175) feet to a post; thence in Southwesterly direction along line of land now or formerly of George Leamon Houseknecht, a distance.

NOTICE—THIS DOCUMENT MAY NOT/DOES NOT SELL CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH

THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE/HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

of one hundred and sixteen (116) feet to a post; thence in a Northwest-erly direction along line of land now or formerly of Clifford and Irene Hocher, a distance of one hundred and seventy five (175) feet to a post in the western line of Glade Run Road, Route 41064; thence in a southeasterly direction along the western line of said public road a distance of ninety feet to a point at the place of beginning.

THIS IS A TRANSFER FROM MOTHER ADDING HER SON TO TITLE, THEREFORE NO TRANSFER TAX IS DUE.

PROPERTY ADDRESS: 728 MUNCY EXCHANGE ROAD MUNCY, PA 17756.

PARCEL NUMBERS: 40-393.0-0119.A-000 & 40-393.0-0119.G-000.

BEING KNOWN AS: 728 MUNCY EXCHANGE ROAD MUNCY, PA 17756.

PROPERTY ID: 40-393.0-0119.A-000 & 40-393.0-0119.G-000.

TITLE TO SAID PREMISIS IS VESTED IN GARY L. MOORE AND BARBARA E. MOORE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM BARBARA E. MOORE, A WIDOW, DATED NOVEMBER 18, 1999 RECORDED DECEMBER 14, 1999 IN BOOK NO. 3453 PAGE 254.

TO BE SOLD AS PROPERTY OF: GARY L. MOORE AND BARBARA E. MOORE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.

NO. 19-0680

SANTANDER BANK, N.A.

vs.

BEVERLY A. PARKER
PROPERTY ADDRESS: 747 ARCH STREET, WILLIAMSPORT, PA 17701-5659.

UPI/TAX PARCEL NUMBER: 67-003-409.

By virtue of a Writ of Execution No. 19-0680.

Santander Bank, N.A. v. Beverly A. Parker owner(s) of property situate in the WILLIAMSPORT CITY, LYCOMING County, Pennsylvania, being 747 Arch Street, Williamsport, PA 17701-5659.

Parcel No. 67+003.0-0409.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$95,926.14.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 19-0612

FIRST NATIONAL BANK
OF PENNSYLVANIA

vs.

THE UNKNOWN HEIRS,
EXECUTORS AND/OR
ADMINISTRATORS OF THE ESTATE
OF RONALD D. FRYE
PROPERTY ADDRESS: 433 FRONT STREET, LINDEN, PA 17744.

UPI/TAX PARCEL NUMBER: 60-003-528.

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

BEGINNING at a post, corner of this land of the Estate now or formerly of Elizabeth Corson, deceased, along public road leading from Williamsport to Jersey

Shore; thence in an Easterly direction along said public road, ninety-four (94) feet, more or less, to a post corner of this land and land now or formerly of John R. Moore; thence along the premises now or formerly of said John R. Moore, in a Southerly direction, one hundred ninety (190) feet eight (8) inches, more or less, to a post; thence along said premises, eighteen (18) feet, more or less, to a post; corner of this land now or formerly of John R. Moore and land now or formerly of Mary Myers; thence along said land now or formerly of Mary Myers, in a Southerly direction, one hundred forty-five (145) feet, six (6) inches, more or less, to a point along the street thence along said street, in a Westerly direction, one hundred (100) feet, more or less, to a post, corner of this land and lands now or formerly of Elizabeth Corson, deceased; thence in a Northerly direction along said lands now or formerly of Sarah Elizabeth Corson, deceased, three hundred fifty-five (355) feet, more or less, to a post in said public road leading from Williamsport to Jersey Shore, the place of beginning.

FOR identification purposes inly, being known as all of Tax Parcel No. 60-3-528 in the Office of the Lycoming County Tax Assessor.

BEING the same premises which Alan B. Kinney, Single, and Elizabeth L. Fronk, also known as Elizabeth L. Trimble, Single by Deed dated October 17, 2002 and recorded October 18, 2002 in the Recorder of Deeds of Lycoming County, Pennsylvania at Deed Book 4338 Page 201, granted and conveyed unto Ronald D. Frye. And the said Ronald D. Frye died on September 17, 2018, vesting title unto the Estate of Ronald D. Frye.

KRISTINE M. ANTHOU, ESQUIRE
GRENEN & BIRSIC, P.C.
Attorneys for Plaintiff
One Gateway Center
Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

NO. 19-0836

PNC BANK, NATIONAL
ASSOCIATION, SUCCESSOR IN
INTEREST TO NATIONAL CITY REAL
ESTATE SERVICES, LLC, SUCCESSOR
BY MERGER TO NATIONAL CITY
MORTGAGE, INC., FORMERLY
KNOWN AS NATIONAL CITY
MORTGAGE CO.

vs.

LINDA WAGNER a/k/a
LINDA L. WAGNER

PROPERTY ADDRESS: 2817 WEST
FOURTH STREET, WILLIAMSPORT,
PA 17701.

UPI/TAX PARCEL NUMBER: 67-
016-304.

By virtue of a Writ of Execution No.
19-0836.

PNC Bank, National Association, Suc-
cessor in Interest to National City Real
Estate Services, LLC, Successor by Merger
to National City Mortgage, Inc., For-
merly Known as National City Mortgage
Company v. Linda Wagner a/k/a Linda L.
Wagner owner(s) of property situate in
the WILLIAMSPORT CITY, LYCOMING
County, Pennsylvania, being 2817 West
Fourth Street, a/k/a 2817 West 4th Street,
Williamsport, PA 17701.

Parcel No. 67+,016.0-0304.00-000+.

Improvements thereon: RESIDEN-
TIAL DWELLING.

Judgment Amount: \$48,746.84.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 18-1962

BGNF GROUP, LLC

vs.

ROBERT A. WALTERS, JR.,
AMANDA L. WALTERS

PROPERTY ADDRESS: 215 CALVERT
STREET, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 20-
002-411.

By virtue of Writ of Execution No. CV-2018-001962-MF.

BGNF Group, LLC (Plaintiff) vs. Robert A. Walters, Jr. and Amanda L. Walters (Defendants).

Property Address 215 Calvert Street, Jersey Shore, PA 17740.

Parcel ID No. 20-002-411.

Improvements thereon consist of a residential dwelling.

Judgment Amount: \$114,827.21.

LAUREN L. SCHULER, ESQUIRE
HLADIK, ONORATO &
FEDERMAN, LLP

Attorneys for Plaintiff
298 Wissahickon Avenue
North Wales, PA 19454

NO. 17-1790

PACIFIC UNION FINANCIAL LLC

vs.

REGIS WERTS, MANDY PACKARD
PROPERTY ADDRESS: 285 MINNIER
DRIVE, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 49-385-106.A.

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

ALL THAT CERTAIN PIECE OR PARCEL OF REAL ESTATE SITUATE IN THE TOWNSHIP OF PORTER, COUNTY OF LYCOMING AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN ELM TREE AT THE POINT OF INTERSECTION OF THE EASTERN LINE OF FORMER LEGISLATIVE ROUTE NO. 226 (TRAFFIC ROUTE NO. 44), NOW A TOWNSHIP ROAD, WITH THE SOUTHERN LINE OF RIGHT OF WAY OF THE PENN CENTRAL TRANSPORTATION COMPANY, SAID ELM BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED; THENCE RUNNING ALONG THE SOUTHERLY LINE OF SAID RAILROAD, SOUTH SIXTY-SIX DEGREES FIVE MINUTES EAST, A DISTANCE OF TWO HUNDRED TWO FEET TO AN

IRON PIPE, NOW THE NORTHWEST CORNER OF OTHER LAND NOW OR FORMERLY OF LESTER C. BARTON AND WILDA O. BARTON, HIS WIFE, THENCE TURNING AND RUNNING ALONG THE LINE OF THE AFORESAID BARTON LAND THROUGH TWO PEAR TREES AND ONE ELM TREE, SOUTH FIFTY SEVEN DEGREES FIFTY MINUTES WEST, A DISTANCE OF ONE HUNDRED THIRTY SIX FEET TO THE CENTER LINE OF AFORESAID TOWNSHIP ROAD, SAID POINT BEING NORTH THIRTY-FIVE DEGREES FIFTEEN MINUTES WEST, A DISTANCE OF ONE HUNDRED EIGHTY TWO AND ONE TENTH FEET FROM THE CENTER LINE OF THE WEST BOUND LANES OF LEGISLATIVE ROUTE NO. 1044; THENCE CONTINUING SOUTH FIFTY SEVEN DEGREES FIFTY MINUTES WEST THROUGH AN IRON PIPE AT TOP OF BANK, A DISTANCE OF SIXTY FIVE FEET, MORE OR LESS TO LOW WATER MARK ON THE EAST-ERLY SHORE OF PINE CREEK THENCE TURNING AND RUNNING ALONG SAID LOW WATER MARK NORTH THIRTY ONE DEGREES THIRTY FOUR MINUTES WEST A DISTANCE OF ONE HUNDRED SIXTY FIVE FEET MORE OR LESS TO A POINT THENCE TURNING AND RUNNING NORTH FIFTY FOUR DEGREES FORTY FIVE MINUTES EAST THROUGH AN IRON PIPE AT THE TOP OF BANK A DISTANCE OF FIFTY THREE AND THREE TENTHS FEET, MORE OR LESS TO THE CENTER LINE OF AFORESAID TOWNSHIP ROAD THENCE CONTINUING NORTH FIFTY FOUR DEGREES FORTY FIVE MINUTES EAST A DISTANCE OF THIRTY FOUR AND SEVEN TENTHS FEET TO THE ELM TREE THE POINT AND PLACE OF BEGINNING ALL BEARING BEING MAGNETIC AND THE PARCEL CONTAINING A CALCULATED AREA OF TWENTY THREE THOUSAND EIGHT HUNDRED NINETY SIX SQUARE FEET, MORE OR LESS.

THE ABOVE DESCRIPTION WAS TAKEN FROM THE PLOT OF SURVEY MADE BY THOMAS L. YOHE, SR., SURVEYOR, PA, REG NO. 9942-E, ON JULY 26, 1968, A COPY OF WHICH IS RECORDED IN DEED BOOK 541 ON PAGE 144 IN THE OFFICE OF THE REGISTER AND RECORDER FOR LYCOMING COUNTY.

SAID PARCEL OF LAND BEING FURTHER DESCRIBED IN ACCORDANCE WITH SURVEY OF H. RICHARD OHI, R.S. DATED JUNE 11, 1982 AS FOLLOWS:

BEGINNING AT A PK NAIL IN THE CENTER LINE OF OLD PA ROUTE 44 BEING REFERENCED FROM THE CENTER LINE OF THE WEST BOUND LANE OF ROUTE 1044 NORTH THIRTY FIVE DEGREES FIFTEEN MINUTES WEST ONE HUNDRED EIGHTY TWO AND ONE TENTH FEET; THENCE FROM SAID POINT AND PLACE OF BEGINNING SOUTH FIFTY SEVEN DEGREES FIFTY MINUTES WEST SIXTY FIVE FEET TO A POINT; THENCE NORTH THIRTY TWO DEGREES TWO MINUTES WEST ALONG PINE CREEK ONE HUNDRED SIXTY TWO AND NINE TENTHS FEET TO A POINT; THENCE NORTH FIFTY FOUR DEGREES FORTY FIVE MINUTES EAST ACROSS OLD ROUTE 44 EIGHTY EIGHT FEET TO AN IRON PIN; THENCE SOUTH SIXTY SIX DEGREES FIVE MINUTES EAST ALONG LAND OF PENN CENTRAL TRANSPORTATION COMPANY TWO HUNDRED TWO FEET TO AN IRON PIN; THENCE SOUTH FIFTY SEVEN DEGREES FIFTY MINUTES WEST ALONG LAND NOW OR FORMERLY OF WARDEN ONE HUNDRED FORTY SIX FEET TO THE POINT AND PLACE OF BEGINNING.

BEING KNOWN AND NUMBERED AS: 285 MINNIER DRIVE, JERSEY SHORE, PA 17740. BEING PARCEL NUMBER: 49+,385.0-0106.A+-000+.

BEING THE SAME PREMISES CONVEYED BY A DEED DATED

9/4/12, CONVEYING FROM DALE O. SCHROPE AND SALLY E. SCHROPE TO MANDY PACKARD AND REGIS WERTS, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, RECORDED 9/12/12, IN BOOK 7737, PAGE 101, INSTRUMENT # 201200014051, AS RECORDED IN THE RECORDER OF DEEDS OFFICE OF LYCOMING COUNTY, PENNSYLVANIA.

Improvements: Residential Dwelling.

NO. 19-0937

ESTATE OF TAMMY J. MAYER

vs.

JERRY L. WINTERS

PROPERTY ADDRESS: 703 LYCOMING MALL ROAD, MUNCY, PA 17756.
UPI/TAX PARCEL NUMBER: 41-352-105.

Estate of Tammy J. Mayer v. Jerry L. Winters.

Docket No. 19-0937.

EXHIBIT "A"

Improvements on the property include one story residential building and one out building structure.

FOR identification purposes only being known as Tax Parcel No. 41-352-105 in the Office of the Lycoming County Tax Assessor.

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

BEGINNING at an iron pin on the western side of the public road leading from Pennsylvania State Highway Route No. 14 to the White Church, said iron pin being at the northeastern corner of the land of Eugene A. Bubb and Thelma L. Bubb, his wife; thence along the western side of said public road North three (3) degrees East one hundred thirty-two (132) feet to a point; thence South eighty-seven (87) degrees twenty-three (23) minutes West six hundred sixty (660)

feet to a line of land now or formerly of William H. Foucar; thence along the same North eighty-seven (87) degrees twenty-three (23) minutes East three hundred sixty (360) feet to an Iron pin at the southwestern corner of said land of Eugene A. Bubbs and wife; thence along the same north two (2) degrees forty (40) minutes East one hundred seventy-nine and five-tenths (178.5) feet to an iron pin at the northwestern corner of said land of Eugene A. Bubbs and wife; thence along the same South eighty-seven (87) degrees East three hundred (300) feet to an iron pin at the place of beginning.

BEING a part of the same premises conveyed unto Stuart G. Reed and Margaret C. Reed, his wife, by deed of Adam Martin, Jr. and Beatrice Martin, his wife, dated January 6, 1944, and recorded in Lycoming County Deed Book 327 at page 371. The said Stuart G. Reed having since died on November 4, 1961, thereby vesting title in Margaret C. Reed, grantee herein, by the doctrine of survivorship.

UNDER AND SUBJECT to a right-of-way, given by Margaret C. Reed to Allegheny Electric Cooperative, Inc., dated September 1, 1988, and recorded in Lycoming county Deed Book 1433 at page 211.

NO. 18-1961

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

vs.

GENE V. ZALES

PROPERTY ADDRESS: 2080 RIVERSIDE DRIVE, SOUTH WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 53-003-726.

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

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, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH SIDE OF THE DUBOISTOWN ROAD, AS WIDENED AND LAID OUT BY WALTER REYNOLDS, ET UX., TWO HUNDRED NINETY-ONE (291) FEET WEST OF THE NORTHWEST CORNER OF SAID ROAD AND THE FIRST LAND WEST OF MAYNARD STREET BRIDGE; THENCE NORTHWARDLY ALONG NOW OR FORMERLY OF G.L. MANEVAL, ONE HUNDRED FORTY (140) FEET MORE OR LESS TO THE RIGHT OF WAY OF THE WILLIAMSPORT AND LINDEN BRANCH OF THE P. & E. R. R.;

THENCE WESTERLY ALONG SAID RIGHT OF WAY AS MEASURED AT RIGHT ANGLES TO THE LAST MENTIONED LINE, FORTY-FIVE (45) FEET; THENCE SOUTHERLY ONE HUNDRED FORTY (140), FEET, MORE OR LESS, TO THE DUBOISTOWN ROAD, THENCE EASTERLY ALONG THE SAME, FORTY-FIVE (45) FEET TO THE PLACE OF BEGINNING.

2080 RIVERSIDE DRIVE, SOUTH WILLIAMSPORT, PENNSYLVANIA 17701.

TITLE TO SAID PREMISES IS VESTED IN GENE V. ZALES BY DEED FROM CAROLYNNE D. ZALES, MARRIED DATED OCTOBER 25, 1999 AND RECORDED NOVEMBER 22, 1999 IN DEED BOOK 3438, PAGE 304.

TAX PARCEL #: 53-3-726.

IMPROVEMENTS: RESIDENTIAL DWELLING.

NO. 17-1509

WILMINGTON SAVINGS FUND SOCIETY, FSB d/b/a CHRISTIANA TRUST, AS TRUSTEE FOR NORMANDY MORTGAGE LOAN TRUST, SERIES 2016-1

vs.

SHAWN KILLIAN

PROPERTY ADDRESS: 1619 NICOLA CROSSWAY RD., WILLIAMSPORT, PA 17701.

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

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

BEGINNING at an iron pin in the southern line of Nicola Crossway, said iron pin being at the northeast corner of Lot No. 23 on said Plan; thence along the south line of Nicola Crossway, North 66° East, a distance of one hundred twenty-eight and forty hundredths (128.40) feet to a set iron pin on the northwest corner of Lot No. 21 on said Plan; thence along the western line of Lot No. 21 on said Plan, South 22° East, a distance of one hundred eighty five (185.00) feet to a set iron pin in the line of other lines now or formerly of George Paronish, Jr.; thence along said land now or formerly of George E. Paronish, Jr., South 66° West, a distance of one hundred thirty feet to

a set iron pin on the Southeastern line of Lot No. 23 on said Plan, North 23° 30' West a distance of one hundred eighty five (185.00) feet to an iron pin in the south line of Nicola Crossway, the point and place of beginning.

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

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

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

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

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

Take notice that a schedule of proposed distribution of the proceeds of the above sale will be on file in the Prothonotary of Lycoming County, Pennsylvania, on FEBRUARY 17, 2020, 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-17, 24, 31

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Request for Grant Funding should be directed to the LLA Community Activities and Outreach and Committee. Information is available on the LLA website at <http://www.lycolaw.org/lla-foundation>

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PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Tuesday, January 21, 2020