

# LYCOMING REPORTER

Vol. 36

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No. 17

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## LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY  
LYCOMING LAW ASSOCIATION

EDITOR: Gary L. Weber • BUSINESS MANAGER: Michele S. Frey

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# LYCOMING LAW ASSOCIATION

Penn Tower, 25 West Third Street, Suite 803

Williamsport, PA 17701

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

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## SCHEDULED EVENTS

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

- 5/1/2019 – YLD Meeting.** *This committee provides social and professional guidance to young lawyers as well as offering opportunities to serve the community and the Association. All members of the LLA age 40 and under are welcome. Time: 12:00 PM to 1:00 PM.*
- 5/3/2019 – Law Day Celebration.** *The winners will present their essays and art projects at the Law Day Celebration in Ctrm. #1. LLA members are invited to a reception after the conclusion of the special court session. Time: 4:00 PM to 7:00 PM.*
- 5/6/2019 – Bench Bar Committee Meeting.** *Regularly scheduled meeting of the Bench Bar Committee. Time: 12:00 PM to 1:00 PM.*
- 5/7/2019 – LLA 150—To Kill a Mockingbird Pre-Show Reception.** *Join us for a pre-show reception before the show. Special guests will include members of the Superior Court in town to hear arguments that day. Then attend the special showing of To Kill a Mockingbird that follows. Both events are planned to coincide with the 150-year celebration of the Lycoming Law Association. Time: 6:30 PM to 7:30 PM.*
- 5/7/2019 – LLA 150—To Kill a Mockingbird.** *To celebrate the 150th year of the Lycoming Law Association, the LLA members and their guests will be invited to a private showing of To Kill a Mockingbird. Tickets will become available in April. We all know the story: In 1935, Scout, a young girl in a quiet southern town, is about to experience dramatic events that will affect the rest of her life. As her father, Atticus Finch, defends a young black man, wrongfully accused of a terrible crime, Scout and her brother notice people of the town becoming hostile. Wondering why her father would take on a seemingly hopeless fight, she learns a valuable lesson about what it means to be a good and decent human. A reception will take place in the lobby before the show. Join us for a fun evening. Download the flyer. Time: 7:30 PM to 9:30 PM.*
- 5/15/2019 – Real Estate Committee Meeting.** *Meeting of the Real Estate Committee. This is a brown bag lunch meeting. Time: 12:00 PM to 1:00 PM.*
- 5/21/2019 – Family Law Brown Bag Lunch Meeting.** *Regular meeting of the family law attorneys. Time: 12:00 PM to 1:00 PM.*
- 5/21/2019 – Happy Hour Event.** *Happy hour event, sponsored by FindLaw. At the Brickyard. Complimentary drinks and appetizers. Read the flyer. Time: 4:30 PM to 6:30 PM.*

- 5/28/2019 – Community Activities and Outreach Committee Meeting.** Regularly scheduled meeting of the Community Outreach and Activities Committee. **Time:** 12:00 PM to 1:00 PM.
- 5/29/2019 – Lycoming Law Association Foundation Meeting.** Regularly scheduled meeting of the LLA Foundation. **Time:** 12:00 PM to 1:00 PM.
- 6/18/2019 – Estate, Probate and Elder Law Committee Meeting.** Brown bag lunch meeting of the Estate, Probate & Elder Law Committee. **Time:** 12:00 PM to 1:00 PM.



LLA members are invited to the Old Corner after the ceremony for a reception.

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**UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES**

- 5/8/2019 – Superior Court CLE—LLA Members Only.** *The Superior Court will host a one-hour substantive continuing legal education course that includes discussion about appellate issues. This event is for LLA members only. Seating is limited. Registration will close when the last seat is taken. Early registration is encouraged. Payment in advance is required. Light breakfast provided. Cost: \$10. Download the flyer.* **CLE Credits:** 1 Substantive. **Time:** 8:00 AM to 9:00 AM.
- 5/14/2019 – Buying and Selling a Business 2019.** *PBI Groupcast. Register at [www.pbi.org](http://www.pbi.org).* **CLE Credits:** 4 Substantive. **Time:** 12:00 PM to 4:15 PM.
- 5/22/2019 – Does Your Brand Have Bandwidth?** *Eat and Earn Series. Speaker: Mark Melago, FindLaw.* **CLE Credits:** 1 Substantive. **Time:** 12:00 PM to 1:00 PM.
- 6/12/2019 – Topic TBA.** *Eat and Earn Series. Speaker: Robert Hoffa, Esquire.* **CLE Credits:** 1 Substantive. **Time:** 12:00 PM to 1:00 PM.
- 7/17/2019 – Maximizing the Outcome of Personal Injury Cases.** *PBI Groupcast. Register at [www.pbi.org](http://www.pbi.org).* **CLE Credits:** 4 Substantive. **Time:** 9:00 AM to 1:15 PM.
- 8/5/2019 – Topic TBA.** *Eat and Earn Series. Speaker: Brian Quinn, Esquire.* **CLE Credits:** 1 Ethics. **Time:** 12:00 PM to 1:00 PM.
- 8/9/2019 – The Constitution.** *PBI Groupcast. Register at [www.pbi.org](http://www.pbi.org).* **CLE Credits:** 3 Substantive / 1 Ethics. **Time:** 9:00 AM to 1:15 PM.
- 8/21/2019 – Topic TBA.** *Eat and Earn Series. Speaker: David Trevaskis, Esquire.* **CLE Credits:** 1 Ethics. **Time:** 12:00 PM to 1:00 PM.
- \*For more information on these events and CLEs go to [www.lycolaw.org](http://www.lycolaw.org) or contact Michele Frey at the LLA Office at (570) 323-8287.

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

- **Commonwealth vs. Webb** (04/15/2019)—Judge Marc F. Lovecchio  
Criminal: Motion for reconsideration of court’s decision not to hold a Sexually Violent Predator determination hearing; punitive effect of statute; consideration of relevant factors; burden of proof to disprove status; adherence to doctrine of stare decisis. (webb041519L) (Posted: April 19, 2019)
- **Williams vs. Bitler, Williams, Lycoming Supply, Inc., Kama-toma East, Ltd. & Lycoming Construction Services, LLC.** (04/17/2019)—Judge Eric R. Linhardt  
Civil: Preliminary objections; breach of fiduciary duty claim; will interpretation; standing to file claim; derivative action by trust beneficiary; action for aiding and abetting breach of fiduciary duty; civil conspiracy. (Williams041719Li) (Posted: April 17, 2019)

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**IN THE COURT OF COMMON PLEAS OF  
LYCOMING COUNTY, PENNSYLVANIA**

**IN RE: Amendments : Docket Number: MD-2019-00009  
to the Lycoming County :  
Rules of Civil Procedure :**

**ORDER**

AND NOW, this 16th day of April 2019, it is hereby ORDERED and DIRECTED as follows:

1. Lycoming County Rule of Civil Procedure L205.2(b)A6 is amended to replace the case monitoring notice in its entirety with the attached case monitoring notice form.
2. Lycoming County Rule of Civil Procedure L229 is added, as follows:

**L229. Discontinuance.** When a praecipe to withdraw, discontinue, or mark as settled is filed, it shall be accompanied by one copy. The prothonotary shall forward the copy to the court scheduling technician.
3. The Prothonotary is directed to do the following:
  - a. File one (1) certified copy of this order with the Administrative Office of Pennsylvania Courts;
  - b. Forward two (2) certified copies of this order and a computer disk containing the text of the local rules to the Legislative Reference Bureau for publication in the *Pennsylvania Bulletin*; and
  - c. Forward one (1) copy of this order to the Lycoming Law Association for publication in the local rules section of the *Lycolaw.org* website and to compile the rule revisions within the complete set of local rules no later than 30 days following publication in the *Pennsylvania Bulletin*.
4. The new rules shall become effective 30 days after the publication of this order in the *Pennsylvania Bulletin*.

BY THE COURT,

s/ Nancy L. Butts

Nancy L. Butts, P.J.

s/ Marc F. Lovecchio

Marc F. Lovecchio, J.

s/ Joy Reynolds McCoy

Joy Reynolds McCoy, J.

s/ Eric R Linhardt

Eric R. Linhardt, J

COURT OF COMMON PLEAS, LYCOMING COUNTY, PENNSYLVANIA  
CASE MONITORING NOTICE

\_\_\_\_\_  
Plaintiff :  
vs. : DOCKET NO: \_\_\_\_\_  
\_\_\_\_\_  
Defendant : CIVIL ACTION  
:

I. This matter is:

\_\_\_\_\_ **Mortgage Foreclosure** (file once an **Answer** has been filed).  
Time needed for trial \_\_\_\_ (1 day) \_\_\_\_ (1/2 day).

\_\_\_\_\_ **Credit Card Collection Case** (file once an **Answer** has been filed)  
a) \_\_\_\_ Arbitration. (\$50,000 or less) Time needed for discovery? \_\_\_\_ months  
b) \_\_\_\_ Trial. Time needed for discovery? \_\_\_\_ months

\_\_\_\_\_ **Forfeiture** (file once an **Answer** has been filed)

\_\_\_\_\_ **Administrative Agency Appeal** (file with **Notice of Appeal**)

\_\_\_\_\_ **General Civil Case** (file with **Complaint**):  
a) \_\_\_\_ Arbitration. (\$50,000 or less) Time needed for discovery? \_\_\_\_ months  
b) \_\_\_\_ Fast track (4 month discovery period)  
c) \_\_\_\_ Normal track (9 month discovery period)  
d) \_\_\_\_ Complex track (12 month discovery period)  
e) \_\_\_\_ Medical Malpractice (14 month discovery period)

\_\_\_\_\_ **Other.** Action requested: \_\_\_\_\_

II. Jury trial demanded? \_\_\_\_ YES \_\_\_\_ NO

III. Please note any special scheduling concerns: \_\_\_\_\_  
\_\_\_\_\_

Name of filing counsel or pro se party: \_\_\_\_\_ for \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone number: \_\_\_\_\_  
Email address: \_\_\_\_\_

Opposing counsel or pro se party: \_\_\_\_\_ for \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone number: \_\_\_\_\_  
Email address: \_\_\_\_\_



**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****Hinkal, David Edward a/k/a David****E. Hinkal**, dec'd.

Late of the City of Williamsport.

Executor: Naomi Elaine Sechler, 3620 Schalk I Road, Manchester, MD 21102.

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

**Lamade, Ruth E.**, dec'd.

Late of Williamsport.

Executor: Richard Scheib.

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

**Walizer, Jerome I.**, dec'd.

Late of Lewis Township.

Executor: Joseph P. Walizer c/o Daniel K. Mathers, Esquire, Mathers Law Firm, PC, 416 Pine St., Ste. 308, Williamsport, PA 17701.

Attorneys: Daniel K. Mathers, Esquire, Mathers Law Firm, PC, 416 Pine St., Ste. 308, Williamsport, PA 17701.

**Warburton, Robert L.**, dec'd.

Late of Hughesville.

Executrix: Brooke L. Anstadt, 71 Blue Sky Drive, Hughesville, PA 17737.

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

**SECOND PUBLICATION****Boatman, Mary H.**, dec'd.

Late of Montoursville.

Executrix: James D. Boatman c/o Patricia L. Bowman, Esquire, 1530 Sherman Street, Williamsport, PA 17701.

Attorney: Patricia L. Bowman, Esquire, 1530 Sherman Street, Williamsport, PA 17701.

**Cole, Max J.**, dec'd.

Late of Cogan Station.

Executor: Michael A. Cole, 1838 Fairlawn Ave., Cogan Station, PA 17728.

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

**Davis, Floyd L.**, dec'd.

Late of Williamsport.

Executrix: Tammy Hepburn, 51 East Seventh Street, Williamsport, PA 17701.

Attorneys: Joseph F. Orso, III, Esquire, Rudinski, Orso &amp; Lynch, 339 Market Street, Williamsport, PA 17701, (570) 321-8090.

**Huggins, Mabel L.**, dec'd.

Late of Williamsport.

Executrices: Sandra L. Baumgartner, 2829 West Fourth Street, Williamsport, PA 17701 and Lucinda K. Flook, 1125 Tucker Street, Williamsport, PA 17701.

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

**Johnson, Joann L.**, dec'd.

Late of Jersey Shore.

Executor: Gary L. Johnson 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.

**Malencore, Michael P.,** dec'd.

Late of Williamsport.  
 Executrix: Constance A. Malencore c/o Derr, Pursel, Luschas & Naparsteck, 120 W. Main Street, Bloomsburg, PA 17815.  
 Attorneys: Alvin J. Luschas, Esquire, Law Offices of Derr, Pursel, Luschas & Naparsteck LLP, 120 West Main Street, Bloomsburg, PA 17815.

**Mason, Kyle Gregory,** dec'd.

Late of Williamsport.  
 Co-Administrators: Gregory P. Mason and Maria D. Mason c/o Sarah Rubright McCahon, Esquire, Barley Snyder LLP, 50 North Fifth Street, Second Floor, P.O. Box 942, Reading, PA 19603-0942.  
 Attorneys: Sarah Rubright McCahon, Esquire, Barley Snyder LLP, 50 North Fifth Street, Second Floor, P.O. Box 942, Reading, PA 19603-0942.

**Pysher, William K.,** dec'd.

Late of Allenwood.  
 Executrix: Penny A. Pysher, 1441 Petersburg Road, Allenwood, PA 17810.  
 Attorneys: McNerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17701.

**Stanzione, Mary C.,** dec'd.

Late of the City of Williamsport.  
 Executrix: Phyllis M. Stanzione, 1515 Catherine Street, Williamsport, PA 17701.  
 Attorney: Joseph L. Rider, Esquire, 1700 Four Mile Drive, Williamsport, PA 17701.

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

Late of the Township of Old Lycoming.

Joan R. Yost Irrevocable Trust, dated September 4, 2013.  
 Settlor: Joan R. Yost.  
 Trustee: John H. Yost, 1347 Rose Valley Road, Cogan Station, PA 17728.

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

**THIRD PUBLICATION**

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

Late of Montoursville.  
 Administratrix: Jan Moore, 765 Coldwatertown Road, Jersey Shore, PA 17740.  
 Attorney: Leroy H. Keiler, III, Esquire, 110 Oliver Street, Ste. 2, P.O. Box 263, Jersey Shore, PA 17740, (570) 398-2750.

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

Late of the City of Williamsport.  
 Executrix: Elaine Dunne, 4819 Courtland Trail, McHenry, IL 60050.

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

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

Late of 41 N. 4th Street, Hughesville.  
 Executor: Jodie L. Martino, 151 Pearl Street, Elysburg, PA 17824.  
 Attorney: Malcolm S. Mussina, Esquire, 426 Broad Street, Montoursville, PA 17754.

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

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

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

Late of Williamsport.  
 Co-Executors: Thomas E. Roan, 620 Spring Run Lane, Cogan Station,

PA 17728 and Dean E. Roan, 2468 Wardenville Grade, Winchester, VA 22602.

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

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

Late of 1016 Mulberry Street, Montoursville.

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

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

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

Late of the Borough of South Williamsport.

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

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

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

Late of the Borough of South Williamsport.

Roeckel Family Trust dated: June 5, 2005.

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

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

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

**REGISTER OF WILLS  
CONFIRMATION OF  
ACCOUNTS**

NOTICE IS HEREBY GIVEN to all parties interested that the following Accounts together with all Statement of Proposed Distribution accompanying the same have been filed in the Office of the Register of Wills and Clerk of

Orphans' Court are presented to the Orphans' Court of Lycoming County for Confirmation Absolute May 7, 2019 unless exceptions are filed before 5:00 P.M. on that date.

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

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

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

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

Kathy Rinehart  
Register of Wills

A-5, 12, 19, 26

**REGISTRATION OF  
FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of business under the fictitious name of:

TERRAPIN PENNSYLVANIA with its principal office or place of business at: 180 Henry St., Jersey Shore, PA 17740. The name and address of the interested party to the registration are: Terrapin Investment Fund I, LLC c/o Cohen & Grigsby PC, 625 Liberty Ave., Pittsburgh, PA 15222.

MATTHEW H. CLARK, ESQUIRE  
COHEN & GRIGSBY, PC  
625 Liberty Ave.  
Pittsburgh, PA 15222

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**INTENTION TO  
CHANGE NAME**

In the Court of Common Pleas of  
Lycoming County, Pennsylvania

NO. 19-0429

In re: Change of Name  
Matthew Patrick Leonard

NOTICE IS HEREBY GIVEN that on March 26, 2019, a Petition was filed in the above-named Court, praying for a decree changing the name of Matthew Patrick Leonard to Madison Ruth Leonard. The Court has fixed May 20, 2019

at 3:30 p.m. in Courtroom Number 2 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.

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**SHERIFF'S SALE**

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

**NO. 18-1341**

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

vs.

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

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

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

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

IMPROVEMENTS consist of a residential dwelling.

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

SOLD as the property of EMMANUEL A. BALAGUER.

TAX PARCEL #43-004-214B.

DOCKET # 18-1341.

**NO. 18-0482**

CL45 MW LOAN I, LLC

vs.

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

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

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

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

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

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

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

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

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

Docket # CV-2018-000482-MF.

**NO. 18-1245**

VANDERBILT MORTGAGE AND  
FINANCE, INC.

vs.

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

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

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

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

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

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

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

IMPROVEMENTS consist of a residential dwelling.

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

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

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

UPI #23-357-186.

DOCKET # 18-1245.

**NO. 16-1208**

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

vs.

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

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

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

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

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

TAX PARCEL NO.: 53-1-351.

Lycoming County Deed Book 5501,  
page 243.

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

**NO. 18-0125**

LAKEVIEW LOAN SERVICING, LLC

vs.

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

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

Containing 32,724 SQUARE FEET,  
.75 ACRE.

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

THE IMPROVEMENTS THEREON  
ARE: Residential Dwelling.

REAL DEBT: \$239,869.09.

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

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

**NO. 18-1230**

DITECH FINANCIAL LLC

vs.

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

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

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

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

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

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$73,119.93.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 14-1361**

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

vs.

TIMOTHY FRALEY

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

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

DOCKET NO.: 14-01361.

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

TAX PARCEL NO.: 43-007-701.

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

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Timothy Fraley.

ROGER FAY, ESQUIRE

**NO. 18-1765**

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

vs.

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

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

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

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

Lycoming Deed Book 6320, page 343.

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

**NO. 18-1591**

PRIMELENDING, A  
PLAINSCAPITAL COMPANY

vs.

ERIC J. HESS

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

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

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

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

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

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$233,027.85.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 18-0316**

PNC BANK, NATIONAL ASSOCIATION

vs.

JUDITH ANN HOLLENBECK



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

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

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

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

Improvements thereon: RESIDEN-  
TIAL DWELLING.

Judgment Amount: \$175,654.42.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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

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

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

Parcel No. 43-349-123.H.

Improvements thereon: RESIDEN-  
TIAL DWELLING.

Judgment Amount: \$154,107.24.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 18-1094**

MID AMERICA MORTGAGE, INC

vs.

RYAN T. JENNINGS

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

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

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

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

THE IMPROVEMENTS THEREON  
ARE: Residential Dwelling.

REAL DEBT: \$117,009.35.

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

**NO. 18-0402**

WELLS FARGO BANK, NA

vs.

SHIRLEY M. KAUFMAN,  
SHIRLEY B. HOFMANN

**NO. 17-1509**

WILMINGTON SAVINGS FUND

SOCIETY, FSB d/b/a

CHRISTIANA TRUST ET AL.

vs.

SHAWN KILLIAN

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

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

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

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

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

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

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

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

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

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

**NO. 17-1585**

WELLS FARGO BANK, NA

vs.

BENJAMIN M. KRAHLING

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

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

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

Beginning at a point on the North line of Anthony Street, said point being 20 feet West of the northwest corner of said

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

Tax Parcel Number: 69-04-409.

Docket No. CV-2017-001585-MF.

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

**NO. 18-1547**

JERSEY SHORE STATE BANK

vs.

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

TERRI L. CALVERT

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

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

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

Docket No. 18 - 1547.

Property Address: 925 W. Fourth Street, Williamsport.

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

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

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

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

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

**NO. 15-0928**

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

vs.

RAMON S. MALDONADO a/k/a  
RAMON MALDONADO

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

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

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

BEGINNING at an iron pin on the Southern line of Park Avenue, said beginning point being South 89 degrees 53 minutes 40 seconds East a distance of two hundred two (202) feet from the intersection of the Southern line of Park Avenue and Eastern line of Fifth Avenue; thence from the said place of beginning and continuing along the Southern Line of said Park Avenue, South 89 degrees 53 minutes 40 seconds East, a distance of forty-nine (49) feet to an iron pin at the intersection of the Southern line of Park Avenue and the Western line of Fourth Avenue; thence along the Western line of said Fourth Avenue, South 01 degree 07 minutes 20 seconds East, a distance of one hundred three (103) feet to an iron pin; thence along the Northern line of land now or formerly of the H. U. Seybert Estate, North 89 degrees 54 minutes 42 seconds West, a distance of fifty-two and 93/100 (52.93) feet to an iron pin; thence along the Eastern line of land now or formerly of H. Norman Yoder, North 01 degree 03 minutes 50 seconds East, a distance of one hundred three (103) feet to the place of beginning.

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

BEING Parcel #73-08-600.A.

**NO. 18-0623**

MTGLQ INVESTORS, L.P.

vs.

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

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

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

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

THE IMPROVEMENTS THEREON  
ARE: Residential Dwelling.

REAL DEBT: \$62,067.94.

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

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

**NO. 18-1419**

WOODLANDS BANK

vs.

JEREMY SPLAIN

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

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

Legal Description

Woodlands Bank v. Jeremy Splain.

Docket No. 18-1419.

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

BEGINNING at an iron pin in the  
southern line of Liberty Street, said iron

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

BEING the same premises conveyed  
by virtue of a deed from Ronald D.  
Dawes, Barbara Dawes Rupp and Terry  
L. Dawes, dated August 14, 2013, and  
recorded August 26, 2013, in the Office  
of the Recorder of Deeds for the County  
of Lycoming, in Book 8102, at page 189.

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

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

**NO. 18-1054**

NEW PENN FINANCIAL LLC  
d/b/a SHELLPOINT  
MORTGAGE SERVICING

vs.

MATTHEW E. STAHL a/k/a  
MATTHEW STAHL, LISA I. STAHL

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

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

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

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

IMPROVEMENTS consist of a residential dwelling.

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

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

TAX PARCEL #52-003.0-0471.00-000.

DOCKET # 18-1054.

**NO. 18-1007**

WELLS FARGO BANK, NA

vs.

EDWARD A. STEINBACHER,  
HEATHER M. STEINBACHER

PROPERTY ADDRESS: 263 QUENSHUCKNEY ROAD, LINDEN, PA 17744-8020.

UPI/TAX PARCEL NUMBER: 60-368-200.H.

By virtue of a Writ of Execution No. 18-1007.

Wells Fargo Bank, NA v. Edward A. Steinbacher, Heather M. Steinbacher owner(s) of property situate in the WOODWARD TOWNSHIP, LYCOMING County, Pennsylvania, being 263 Quenshuckney Road, Linden, PA 17744-8020.

Parcel No. 60+,368.0-0200.H+-000+. Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$111,165.78.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 18-0088**

THE BANK OF NEW YORK MELLON  
f/k/a THE BANK OF NEW YORK  
AS SUCCESSOR IN INTEREST TO  
JP MORGAN CHASE BANK NA., A  
TRUSTEE FOR CENTREX HOME  
EQUITY LOAN TRUST 2005-A

vs.

WILLIAM L. TAGLIABOSKE a/k/a  
WILLIAM L. TAGLIABOSKE, JR.  
PROPERTY ADDRESS: 815 POPLAR  
STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 67-004-308.

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

Beginning at a point at the intersection of the Western line of Poplar Street, and the Northern line of the first alley North of Linn Street, said beginning point being north one degree, no minutes East, one hundred sixty-six and no hundredths feet (No. 1°, 00'E., 166.00 ft.) from the intersection of the western line of said Poplar Street and the northern line of Linn Street; thence from the said place of beginning and along the northern line of said alley, north eighty-nine degrees, no minutes west, one hundred fifty and no hundredths feet (No. 89°, 00'W., 150.00 ft.) to an iron pin at the intersection of the Northern line of said alley and the Eastern line of McMinn Avenue; thence along the eastern line of said McMinn Avenue North one degree no minutes East, fifty and no hundredths feet (No. 1°, 00'E., 50.00 ft.)

to an existing iron pin; thence along the Southern line of land of James R. Ream South eighty-nine degrees, no minutes East, one hundred fifty and no hundredths feet (So. 89°, 00'E., 150.00 ft.) to an existing iron pipe on the Western line of the aforesaid Poplar Street; thence along the Western line of said Poplar Street South one degree, no minutes West, fifty and no hundredths feet (So. 1°, 00' W., 50.00 ft.) to the place of beginning.

Tax Parcel Number: 67+,004.0-0308.00-000+.

Docket No. 18-0088.

Being the same property conveyed to William L. Tagliaboske, Jr. and Shirley M. Tagliaboske who acquired title, as tenants by the entirety, by virtue of a deed from Samuel L. Delp, Sr. and Cleda L. Delp, his wife, dated October 7, 1976, recorded October 8, 1976, at Document ID 06135, and recorded in Book 785, Page 110, Office of the Recorder of Deeds, Lycoming County, Pennsylvania.

INFORMATIONAL NOTE: Shirley M. Tagliaboske died May 20, 2005, and pursuant to the survivorship language in the above-mentioned deed, all her interest passed to William L. Tagliaboske, Jr.

**NO. 18-0845**

CIT BANK, NA

vs.

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

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

ALL THAT CERTAIN lot or tract of land in the Township of Jackson, County

of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

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

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

BEING THE SAME PREMISES which was conveyed to William R. Ford and Helen M. Ford, his wife, by Deed of Charles J. Kuhns and Bernice M. Kuhns, his wife, dated 11/04/1988 and recorded 11/07/1988 in BK 1342 PG 204 in the Lycoming County Recorder of Deeds Office. AND THE SAID William R. Ford departed this life on or about 09/01/2008, whereby title vested solely unto Helen M. Ford, by operation of law. AND THE SAID Helen M. Ford departed this life on or about 12/30/2017.

**NO. 18-1418**

BAYVIEW LOAN SERVICING LLC

vs.

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

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

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

**ALSO DESCRIBED AS:**

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

**SITUATE** on the south side of Allegheny Street; **BEGINNING** at the northwest corner of said lot being the point of intersection of the eastern line of lot now or formerly of Fred Reese and the southern line of said Allegheny Street; thence an easterly course along said southern line of Allegheny Street a distance of forty-five (45) feet to the line of an alley ten (10) feet in width; thence a southerly course along the line of said alley a distance of one hundred sixty (160) feet more or less to a line of lot now or formerly of Mrs. Overpeck; thence a westerly course along line of land now or formerly of Mrs. Overpeck a distance of forty-five (45) feet to the line of lot now or formerly of Fred Reese; thence a northerly course along line of lot now or formerly of said Reese a distance of one hundred sixty (160) feet, more or less, to the place of beginning. Containing seven thousand two hundred (7,200) square feet be the same more or less.

**IMPROVEMENTS** consist of a residential dwelling.

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

**SOLD** as the property of **DANIEL A. WELCH**.

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

**DOCKET#:** 18-1418.

**NO. 18-0183**

**2011-2012 OPPORTUNITY  
FUND 6-1 LLC**

vs.

**SCOTT A. HARMON  
PROPERTY ADDRESS: 916 TUCKER  
STREET, WILLIAMSPORT, PA 17701.**

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

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

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

**IMPROVEMENTS** consist of a residential dwelling.

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

**SOLD** as the property of **SCOTT A. HARMON**.

**TAX PARCEL # 61-003-100.**

**DOCKET #:** 18-0183.

Take notice that a schedule of proposed distribution of the proceeds of the above sale will be on file in the Prothonotary of Lycoming County, Pennsylvania, on MAY 13, 2019, and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten days thereafter.

**R. MARK LUSK,**  
Sheriff  
Lycoming County, PA

A-12, 19, 26



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**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, April 29, 2019