

LYCOMING REPORTER

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LYCOMING REPORTER

(USPS 322-900)

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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www.lycolaw.org

SCHEDULED EVENTS

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

- 10/29/2019 – Criminal Brown Bag Lunch.** *Regular meeting of the Criminal Bar. Time: 12:00 PM to 1:00 PM.*
- 10/30/2019 – Lycoming Law Association Foundation Meeting.** *Regularly scheduled meeting of the LLA Foundation. Time: 12:00 PM to 1:00 PM.*
- 11/1/2019 – National Love Your Lawyer Day.** *All members are invited to take a break from the workday and swing by the LLA office on National Love Your Lawyer Day. There will be snacks and door prizes! Time: 11:00 AM to 2:00 PM.*
- 11/4/2019 – Bench Bar Committee Meeting.** *Regularly scheduled meeting of the Bench Bar Committee. Time: 12:00 PM to 1:00 PM.*
- 11/11/2019 – Project Linus.** *Project Linus provides homemade blankets to seriously ill or traumatized children. “No sew blanket kits” can be purchased for those less crafty. Donations accepted until Nov. 11th. Time: 12:00 PM to .*
- 11/12/2019 – Family Law Brown Bag Lunch Meeting.** *Regular meeting of the family law attorneys. Time: 12:00 PM to 1:00 PM.*
- 11/21/2019 – LLA Quizzo.** *Play Quizzo with Jon Mackey from 5:30 PM-7:30 PM. Pizza, beer and soda provided. Guest cost \$5—members free. Read the flyer. Time: 5:30 PM to 7:30 PM.*
- 12/5/2019 – New Attorney Admission.** *The New Attorney Admission Ceremony will be held at 4 PM in Ctrm. #1. After the ceremony there will be a reception held at the Old Corner. Time: 4:00 PM to 5:00 PM.*
- 12/12/2019 – Memorial Service for Yvonne Campbell.** *The memorial service for Yvonne Campbell will be held on December 12th at 4 PM in Ctrm. #1. Time: 4:00 PM to 5:00 PM.*
- 12/17/2019 – Criminal Brown Bag Lunch.** *Regular meeting of the Criminal Bar. Time: 12:00 PM to 1:00 PM*

UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES

- 10/24/2019 – Auto Law Update 2019.** *PBI Groupcast. Register at www.pbi.org.*
CLE Credits: 4 Substantive **Time:** 12:30 PM to 4:45 PM.
- 11/11/2019 – Elder Law Update 2019.** *PBI Groupcast. Register at www.pbi.org.* **CLE Credits:** 3 Substantive **Time:** 9:00 AM to 12:15 PM.
- 11/7/2019 – Polygraph 101 for the Criminal Practitioner.** *Eat and Earn Series. Speaker: Ken Davis, KLDavis Polygraphs, LLC. Download the brochure.* **CLE Credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM.
- 11/26/2019 – Video Replay: Ethics Credits.** *Video Replay: Navigating Around Ethical Landmines, presented by: Victoria White, Esq., PBA Ethics Counsel and Everything You Ever Wanted to Know About Impaired Lawyers ... presented by: Brian S. Quinn, Esq., Lawyers Concerned for Lawyers. (Coffee, soda and cookies will be served.) Download the flyer.* **Time:** 1:00 PM to 3:00 PM.
- 12/12/2019 – Criminal Law Update 2019.** *PBI Groupcast. Register at www.pbi.org.* **CLE Credits:** 3 Substantive **Time:** 12:00 PM to 4:15 PM.
- 12/18/2019 – The Year in Review for the General Practitioner 2019.** *PBI Groupcast. Register at www.pbi.org.* **CLE Credits:** 5 Substantive / 1 Ethics **Time:** 8:30 AM to 3:45 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

- ▶ **Commonwealth vs. Ceruti** (10/11/2019)—Judge Marc F. Lovecchio
Criminal: Appeal. (Ceruti101119L) (Posted: October 11, 2019)
- ▶ **Commonwealth vs. Boone** (10/10/2019)—Judge Marc F. Lovecchio
Criminal: Post Conviction Relief Act petition; knowing, voluntary and intelligent plea; jurisdiction of the court; timeliness of petition; waiver of issues. (boone101019L) (Posted: October 11, 2019)
- ▶ **Commonwealth vs. Boyd** (10/10/2019)—Judge Marc F. Lovecchio
Criminal: Post Conviction Relief Act petition; claims of ineffective assistance of counsel; objection to testimony identifying a voice; description of demeanor based on sound of voice; prejudice resulting from identification of defendant as shooter, where defendant admitted to having been the shooter; admissibility of evidence that testifying officer was involved in drug investigation when he investigated the shooting; evidence of drugs and drug dealing when crime arose out of a drug deal; reasonable strategic reason for trial counsel's questions; prejudice of trial evidence of defendant's status as parolee; timeliness of objection to the warrant where no suppression motion was filed; need for evidence on the amount of time used to prepare the defendant for trial; claimed lack of consultation concerning possible plea agreement before trial. (Boyd101019L) (Posted: October 11, 2019)
- ▶ **Commonwealth vs. Cradle** (10/10/2019)—Judge Marc F. Lovecchio
Criminal: Appeal; discretion of court in imposing a state sentence on resentence for probation violation where there were no new offenses; repeated failure to comply with conditions of probation. (cradle101019L) (Posted: October 11, 2019)

Marshall, Parker & Weber, LLC, an elder law and estate planning law firm, is seeking a full-time attorney for its Williamsport office. Three or more years' experience is preferred. Candidate must be a community-minded individual. Candidate must have Pennsylvania Bar admission. There are no health care benefits offered with this position. Salary is commensurate with experience. Please submit resume, references and salary requirements by e-mail or mail to: lhillyard@paelderlaw.com, Marshall, Parker & Weber, LLC, Attn.: Lisa M. Hillyard, Business Manager, 49 East 4th Street, Suite 105, Williamsport, PA 17701 (no phone calls please).

S-27; O-4, 11, 18

Associate Attorney—Elder Law

Are you driven and focused? Are you looking to make a difference and accelerate your career? Steinbacher, Goodall & Yurchak, an estate planning and elder law firm, is seeking a full-time attorney position in its Williamsport office. We are looking for a team player with organizational and time management skills and the ability to deliver fantastic client service. Successful candidates must have a JD and active PA license. 3-5 years' experience in estate planning and elder law is ideal. 3 years' minimum is required. LLM is preferred. Benefits include retirement plan, health care, paid time off, and disability and life insurance. Please submit a cover letter, resume and salary requirements by e-mail or mail to Sarah Kehres, Executive Director, Steinbacher, Goodall & Yurchak, 413 Washington Blvd., Williamsport, PA 17701; skehres@paeldercounsel.com.

O-11, 18

**Celebrate National
Love Your Lawyer Day
November 1st 11AM – 2PM**



All members are invited to take a break from the workday and swing by the LLA office. There will be some great snacks and awesome door prizes for everyone who stops by!

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LAW ASSOCIATION

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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

Applegate, James R., dec'd.

Late of 366 South Second Street, Hughesville.

Executor: Thomas J. Applegate, 248 Broadway Street, Turbotville, PA 17772.

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

Burd, Dorothy E., dec'd.

Late of the City of Williamsport.
Executrices: Kymberly A. Dunlap, 385 East 5th Ave., S. Williamsport, PA 17702 and Susie M. Hill, 9 South Archer Ave., Mundelein, IL 60060.
Attorney: Joseph L. Rider, Esquire, 1700 Four Mile Drive, Williamsport, PA 17701.

Dusman, Virginia W., dec'd.

Late of the City of Williamsport.
Executor: Karl W. Dusman c/o Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.

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

Ring, Eugene L., dec'd.

Late of the Borough of South Williamsport.

Executor: Daniel E. Ring, 170 Pinecrest Drive, Lot #80, Williamsport, PA 17701.

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

Sarno, Barry E. a/k/a Barry Sarno, dec'd.

Late of the Borough of Jersey Shore.
Executrix: Jennifer J. Bowers c/o Christopher H. Kenyon, Esquire, 835 West Fourth Street, Williamsport, PA 17701.

Attorneys: Christopher H. Kenyon, Esquire, McCormick Law Firm, 835 West Fourth Street, Williamsport, PA 17701.

White, Paul W., dec'd.

Late of Williamsport.

Executrix: Brandi Lillian Maria Kane-Williamson, 2836 Cochran Avenue, S. Williamsport, PA 17702.

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

SECOND PUBLICATION

Bower, Rosanna M. a/k/a Rosanna W. Bower, dec'd.

Late of the City of Cogan Station.
Executor: Steven D. Bower.

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

Klinefelter, Edna Y., dec'd.

Late of the City of Jersey Shore.
Executor: Neil I. Klinefelter.

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

McClarín, Lucy M., dec'd.

Late of Jersey Shore.
 Executrix: Debra A. Emig, 366 Pine Creek Ave., 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.

Morrone, Frank, II, dec'd.

Late of Loysock Township.
 Personal Representative: Barbara K. Morrone, 1185 Four Mile Drive, Williamsport, PA 17701.
 Attorney: Douglas C. Lovisky, Esquire, 1500 West College Avenue, State College, PA 16801.

Reidy, Lawrence P., dec'd.

Late of Williamsport.
 Executor: Richard A. Reidy, 4319 Stoneleigh Court, Harrisburg, PA 17112.
 Attorneys: Neil W. Yahn, Esquire, JSDC Law Offices, 11 East Chocolate Avenue, Suite 300, Hershey, PA 17033, (717) 533-3280.

Wassler, Barbara A., dec'd.

Late of the Township of Loysock.
 Executrix: Patricia Fornito, 88-14 79th Avenue, Glendale, NY 11385.
 Attorney: Joseph L. Rider, Esquire, 1700 West Fourth Street, Williamsport, PA 17701.

THIRD PUBLICATION

Donnelly, Judith M., dec'd.

Late of 23 Oak Street, Trout Run.
 Administratrix: Crystal M. Nittinger.
 Attorney: G. Scott Gardner, Esquire, Attorney at Law, 2117 West Fourth Street, Williamsport, PA 17701, (570) 322-7653.

Henderson, Pauline M., dec'd.

Late of Williamsport.
 The Pauline M. Henderson Protector Trust dated December 21, 2017.
 Settlor: Pauline M. Henderson.
 Executrix/Trustee: Mary Ann Henderson, 4272 Grapewood Drive, Warrenton, VA 20187.
 Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

Lucas, Carl E., dec'd.

Late of Williamsport.
 Executrix: Mary Jo Walker, 1800 David Ave., Williamsport, PA 17701.
 Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

Mextorf, Eleanor, dec'd.

Late of the City of Williamsport.
 Executrix: Nancy E. Wood, 1420 McKeag Drive, Williamsport, PA 17701.
 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 November 5, 2019 unless exceptions are filed before 5:00 P.M. on that date.

1. Gatz, Mary A., Estate Trust—
Wells Fargo Bank N.A. and Tammy
Avery Weber, Trustees.

2. Brown, John A., Estate—William
T. Welter, II, Executor.
Kathy Rinehart
Register of Wills

O-11, 18, 25; N-1

**INTENTION TO
CHANGE NAME**

In the Court of Common Pleas of
Lycoming County, Pennsylvania

NO. 19-1300

In re: Name Change of Katie Speicher

NOTICE IS HEREBY GIVEN that
on August 22, 2019, a Petition was
filed in the above-named Court, pray-
ing for a decree changing the name of
Katie Maria-Francine Speicher to Katie
Merida Jones.

The Court has fixed October 28,
2019 at 4:00 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.

O-18

Bonnay Briddiggette Conix is legally
changing her name back to her birth
name Brenda Lou Nash on October
28, 2019 at 2:00 p.m. in Courtroom 2
of the Lycoming County Courthouse.

O-18

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

NO. 16-1753**WOODLANDS BANK**

vs.

FRANCIS BARONE, ERIN BARONE
PROPERTY ADDRESS: 2155 STOPPER DRIVE, MONTOURSVILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 26-331-214.39.

Tax Parcel No. 26-331-214.39 Docket No. 16-1753.

EXHIBIT "A"

ALL that certain piece, parcel and lot of land situate in Loyalsock Township, County of Lycoming and Commonwealth of Pennsylvania, being designated as Lot no. 39 on the Plan for Hickory Hill Estates, Phase 2, prepared by Larson Design Group, Inc., dated July 7, 1995, and recorded October 20, 1995, in Lycoming County Record Book 2503, Page 345, and Map Book 53, Page 465, as follows:

BEGINNING at a point on the northerly right-of-way line of Stopper Drive, fifty (50) feet wide, said point being located the following five (5) courses and distances from the intersection of said right-of-way line of Stopper Drive with the northerly right-of-way line of Heim Hill Road (T-587) and the southeasterly corner of lands now or formerly of John J. Feeney and Doreen J. Feeney; (1) north six (06) degrees nineteen (19) minutes thirty-four (34) seconds east, seven hundred seventy-seven and five hundredths (777.05) feet; (2) northerly by a curve to the left having a radius of two hundred twenty-five (225) feet for an arc distance of one hundred ninety-

one and seventy hundredths (191.70) feet; (3) north forty-two (42) degrees twenty-nine (29) minutes twenty-five (25) seconds west, five hundred sixty-one and seventy-nine hundredths (561.79) feet; (4) northerly by a curve to the right having a radius of one hundred seventy-five (175) feet for an arc distance of four hundred twenty-seven (427) feet; (5) south eighty-two (82) degrees forty-one (41) minutes twenty-five (25) seconds east, one hundred forty-eight and fifty-four hundredths (148.54) feet; then from said point of beginning and along the easterly and southerly line of Lot No. 40 by the following two (2) courses and distances: (1) north seven (07) degrees eighteen (18) minutes thirty-five (35) seconds east, two hundred twenty-five (225) feet; (2) south eight-two (82) degrees forty-one (41) minutes twenty-five (25) seconds east, one hundred fifty (150) feet; thence along the westerly line of Lot No. 37, south seven (07) degrees eighteen (18) minutes thirty-five (35) seconds west, two hundred twenty-five (225) feet; thence along said line of Stopper Drive, north eighty-two (82) degrees forty-one (41) minutes twenty-five (25) seconds west, one hundred fifty (150) feet to the point of beginning.

BEING the same premises conveyed unto Francis Barone, by Deed of American Escrow and Closing Co., dated the 16th day of October, 2013.

Including all improvements erected thereon, which include, but are not necessarily limited to a one and a half (1.5) story dwelling.

FOR identification purposes only being known as Tax Parcel No. 26-331-214.39 on the Maps in the Office of the Lycoming County Tax Assessor.

SEIZED, TAKEN IN EXECUTION, and to be sold as the property of Francis Barone and Erin Barone under a judgment entered against them in the Court of Common Pleas of Lycoming County filed to Docket No. 16-1753.

NO. 17-0796

LYCOMING COUNTY WATER AND
SEWER AUTHORITY

vs.

SHE-DEVIL DASHER

PROPERTY ADDRESS: 1578 JOHN
BRADY DRIVE, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 40-
003-219.

Tax Parcel No. 40-03-219.

ALL that 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 point in the north line of the Pennsylvania State Highway leading from Williamsport to Muncy, at corner of Lot No. 13.

Thence along the same North thirty-four and three-fourths (34 3/4) degrees East, twelve hundred sixty-three and seven-tenths (1,263.7) feet to an iron pipe in line of land now or formerly of George Long.

Thence along the same South eighty-four and three-fourths (84 3/4) degrees West, eight hundred ninety-three and eight-tenths (893.8) feet to a point in the bed of Wolf Run.

Thence along the course of Wolf Run, South forty-three and one-fourth (43 1/4) degrees East, thirty-one (31) feet to a point.

Thence along the same, South seventy-four and three-fourths (74 3/4) degrees East, seventy (70) feet.

Thence along the same, South thirty-two and one-half (32 1/2) degrees East, three hundred seventy (370) feet.

Thence along the same, South fourteen and three-fourths (14 3/4) degrees East, one hundred forty-nine (149) feet.

Thence along the same, South sixteen and three-fourths (16 3/4) degrees West, three hundred seven (307) feet.

Thence along same, South twenty-six (26) degrees, one hundred twenty-four (124) feet.

Thence along the same South forty-nine and three-fourths (49 3/4) degrees West, fifty-six (56) feet to the said Pennsylvania State Highway.

Thence easterly along the same one hundred eleven and four-tenths (111.4) feet to the corner of Lot No. 13, the place of beginning. Being Lot No. 15 on the plan of Bieber Farms, said plan being recorded in Deed Book 294, page 13.

THIS conveyance is made subject to the restrictions that no dwelling shall be erected thereon nearer than seventy-five (75) feet to the said Pennsylvania State Highway.

EXCEPTING AND RESERVING from the above described premises a certain piece, parcel or lot of land conveyed by David H. Ellis to Arthur H. Brandt, et ux, by deed dated August 1, 1939 and recorded in Deed Book 307, page 424, containing 5.96 acres.

ALSO EXCEPTING AND RESERVING THEREFROM a certain piece, parcel and lot of land conveyed by Howard C. Bennett and Lucetta H. Bennett, his wife, to Larry A. Fry and Lillian M. Fry, his wife, by deed dated April 12, 1962, and recorded in Deed Book 486, page 1002, more particularly bounded and described as follows:

BEGINNING at a point on the western line of Lot No. 13 of Bieber Farms Addition in Muncy Creek Township, said point being South thirty-four (34) degrees, forty-five (45) minutes West, three hundred seven and two-tenths (307.2) feet from an iron pin in the southern right-of-way line of Pennsylvania State Highway Route 14.

Thence along the western line of said Lot No. 13 South thirty-four (34) degrees, forty-five (45) minutes West, one hundred sixty (160) feet to an iron pin in the northern right-of-way line of the old State Highway, now Township Road 811.

Thence westerly along the northern right-of-way line of Township Road 811 one hundred eleven and four-tenths (111.4) feet, more or less, to the center of Wolf Run.

Thence northerly along the center of Wolf Run one hundred forty-eight and two tenths (148.2) feet, more or less, to a point.

Thence along other land now or formerly of Howard Bennett, et ux, south fifty-one (51) degrees, fifteen (15) minutes East, one hundred nine and two-tenths (109.2) feet, more or less, to the western line of Lot No. 13, the point and place of beginning.

TOGETHER with the improvements erected thereon consisting of a one-story residential building with a detached garage and known as Tax Parcel No. 40-03-219 in the Office of the Lycoming County Tax Assessor and being located at 1578 John Brady Drive, Muncy, Pennsylvania.

SEIZED in execution as the property of She-Devil Dasher, under a judgment entered against her on July 9, 2019 in the Court of Common Pleas of Lycoming County, Pennsylvania to No. 17-0796.

NO. 19-0526

PRIMELENDING, A
PLAINSCAPITAL COMPANY

vs.

JANELLE K. DIPARLO

PROPERTY ADDRESS: 345 FISHER
STREET, SOUTH WILLIAMSPORT, PA
17702.

UPI/TAX PARCEL NUMBER: 53-
001-166.

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

BEGINNING at a point on the eastern side of Fisher Street, said point being sixty-five (65) feet south of the southeast corner of said Fisher Street and the first alley south of Southern Avenue; thence along the eastern line of said Fisher Street in a southerly direction sixty-five (65) feet to lands now or formerly of J. W. Talley et ux; thence in an easterly direction along the northern line of said land one hundred

twenty-five (125) feet, more or less, to the western side of another alley running north and south and parallel with Fisher Street; thence along the western side of said last mentioned alley in a northerly direction sixty-five (65) feet to a point, said point.

BEGINNING at a point on the eastern side of Fisher Street, said point being sixty-five (65) feet south of the southeast corner of said Fisher Street and the first alley south of Southern Avenue; thence along the eastern line of said Fisher Street in a southerly direction sixty-five (65) feet to lands now or formerly of J. W. Talley et ux; thence in an easterly direction along the northern line of said land one hundred twenty-five (125) feet, more or less, to the western side of another alley running north and south and parallel with Fisher Street; thence along the western side of said last mentioned alley in a northerly direction sixty-five (65) feet to a point, said point being the southeast corner of land now or formerly owned by Max Thomas et ux; thence along the southern side of said Thomas' land one hundred twenty-five (125) feet, more or less, to the eastern side of Fisher Street, the point and place of beginning.

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

BEING the same premises granted and conveyed unto Janelle K. Diparlo, single, by Robert J. Haefner, Jr., Executor for the Estate of Carmen L. Haefner a/k/a Carmen Haefner, deceased, by Deed intended to be herewith recorded.

FOR identification purposed only, being known as all of Tax Parcel No. 53-001-166 in the Office of the Lycoming County Tax Assessor. This is intended to be a first lien purchase money mortgage on the herein above described premises.

BEING KNOWN AS 345 Fisher
Street, South Williamsport, PA 17702.

PARCEL ID: 53-0010-0166-00000.

Fee Simple Title Vested in JANELLE K DIPARLO, by deed from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PRIMELENDING, A PLAINCAPITAL COMPANY, dated 2/17/1999, recorded 3/1/1999, in the Lycoming County Clerk's Office in Deed Book 3238, Page 176.

NO. 18-0097

BRANCH BANKING &
TRUST COMPANY s/b/m TO
SUSQUEHANNA BANK

vs.

SCOTT J. ERB

PROPERTY ADDRESS: 357 FAIRFIELD CHURCH ROAD, MONTOURS-VILLE, PA 17754-8111.

UPI/TAX PARCEL NUMBER: 12-352-178.E.

By virtue of a Writ of Execution No. 18-0097.

Branch Banking and Trust Company s/b/m to Susquehanna Bank v. Scott J. Erb owner(s) of property situate in the FAIRFIELD TOWNSHIP, LYCOMING County, Pennsylvania, being 357 Fairfield Church Road, Montoursville, PA 17754-8111.

Parcel No. 12-352-178.E.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$25,567.86.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 19-0293

WELLS FARGO USA HOLDINGS, INC.

vs.

ANONA J. FREY, HOLLEY J. MOYER
PROPERTY ADDRESS: 1464 WEST
FOURTH STREET, WILLIAMSPORT,
PA 17701.

UPI/TAX PARCEL NUMBER: 70-011-113.

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.: 70+,011.0-0113.00-000+.

BEING known and numbered as: 1464 West Fourth Street, Williamsport, PA 17701.

Being the same property conveyed to Anona J. Frey and Holley J. Moyer who acquired title, with rights of survivorship, by virtue of a deed from Mary E. Durkee, single, dated July 23, 1999, recorded July 23, 1999, at Instrument Number 14689, and recorded in Book 3353, Page 28, Office of the Recorder of Deeds, Lycoming County, Pennsylvania.

NO. 19-0440

COLONIAL SAVINGS, F.A.

vs.

EDWARD HECK

PROPERTY ADDRESS: 2501 LINN STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 67-005-403.

ALL that certain piece, parcel and lot of land situated in the Seventh Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, shown as Lot No. 74 on a map or plan of Reading Park, a portion of "Clapp's Addition to the City of Williamsport", according to a survey of R.H. Faries made September 1900, and having a frontage of twenty-five (25) feet on Linn Street and extending southerly of that same width in depth one hundred thirty (130) feet along and parallel to Wayne Avenue to a fifteen (15) foot wide alley.

The express condition of this conveyance being that no building shall be erected on the premises nearer Linn Street than fifteen (15) feet and no dwelling at less cost than six hundred dollars (\$600.00).

ALSO 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, shown as Lot No. 73 on a map or plan of Reading Park, a portion of "Clapp's Addition to the City of Williamsport", bounded and described as follows:

On the north by Linn Street; on the east by Lot No. 74; on the south by a fifteen (15) foot wide alley; and on the west by Lot No. 72, and being twenty-five (25) feet in width fronting on Linn Street and extending of that width in depth one hundred thirty (130) feet to said alley.

The express condition of this conveyance being that no building shall be erected on the lot hereby conveyed nearer Linn Street than fifteen (15) feet or at least cost than eight hundred dollars (\$800.00), this condition being part of the consideration and running with the title to the land.

BEING KNOWN AS: 2501 LINN STREET, WILLIAMSPORT, PA 17701.

PROPERTY ID NUMBER: 67-005-403.

BEING THE SAME PREMISES WHICH CHARLES R. SEAMAN, BY DEED DATED 5/18/2018 AND RECORDED 5/18/2018 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 9160 AT PAGE 2072, GRANTED AND CONVEYED UNTO EDWARD HECK AND SONJA M. HECK. THE SAID SONJA M. HECK D.O.D. 8/16/2018 VESTING TITLE IN EDWARD HECK.

DOCKET: 19-0440.

NO. 19-0136

NORTHWEST SAVINGS BANK

vs.

CAROL J. HENRY

PROPERTY ADDRESS: 1619 RURAL AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 70-004-828.

All that certain piece or parcel or Tract of land situate in the City of Williamsport, Lycoming County, Pennsylvania, and being known as 1619 Rural Avenue, Williamsport, Pennsylvania 17701.

TAX MAP AND PARCEL NUMBER: 70+,004.0-0828.00-000+.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$82,951.95.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Carol J. Henry.

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

NO. 19-0542

QUICKEN LOANS INC.

vs.

JOHN E. HESS, DOROTHY M. HESS
PROPERTY ADDRESS: 676 MUNCY EXCHANGE ROAD, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 40-393-119.C.

PARCEL NO.: TP 40-393-119.C.

Land Situated in the Township of Muncy Creek in the County of Lycoming in the State of PA.

ALL that certain parcel of land described in accordance with a survey made by John A. Bubb, Professional Engineer, on July 13, 1963, as follows: BEGINNING on the westerly side of Pennsylvania State Highway Route No. 41064, said point being 3004 feet southerly of the Muncy Borough line and being at the southeasterly corner of land of Howard D. Ott thence along the westerly side of said Route No. 41064 south 33 degrees 30 minutes east 110 feet to the northeasterly corner of land of Clifford Kocher, thence along the northerly line of land of Clifford Kocher south 56 degrees 30 minutes west 175 feet to the easterly line of land of George Leamon Houseknecht; thence along the same north 33 degrees 30 minutes west 110 feet to the southwesterly corner of land of Howard D. Ott thence Along the southerly line of land of Howard D. Ott north 56 degrees 30 minutes east 175 feet to the westerly side of said Route No. 41064, the place of beginning. The

property address and tax parcel identification number listed are provided solely for informational purposes.

Commonly known as: 676 Muncy Exchange Rd, Muncy, PA 17756-8236.

Tax Id Number(s): 40-393-119.C.

Fee Simple Title Vested in John E. Hess, married as his sole and separate property by deed from John E. Hess, by and through his agent, William E. Hess and Dorothy M. Hess, his wife, by and through her agent, William E. Hess, dated 10/11/2018, recorded 10/11/2018, in the Lycoming County Clerk's Office in Deed Book 9172 at Page 422 as Instrument No. 201800012272.

NO. 19-0332

BANKUNITED, N.A. c/o
CARRINGTON MORTGAGE
SERVICES, LLC

vs.

FRANCIS HOLTER,
DAWN M. RANCK

PROPERTY ADDRESS: 316 BENNETT STREET, MONTOURSVILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 34-002-754.

Case No. CV-2019-0000332-MF.

ALL THAT CERTAIN piece, parcel and lot of land situate in the Second Ward of the Borough of Montoursville, County of Lycoming and Commonwealth of Pennsylvania, being a part of Lot No. 140 of the Syndicate Property Plan Extended (Deed Book Vol. 244, Page 600), bounded and described as follows:

BEGINNING at a stake in the east line of Bennett Street, six hundred and fifty-one (651) feet northerly from the intersection with the north line of Mulberry Street; thence northerly along the east line of Bennett Street, sixty-eight (68) feet to a stake at the southwest corner of Lot No. 141; thence easterly along the southern line of Lot No. 141, one hundred sixty-nine and four-tenths (169.4) feet,

more or less, to the northwest corner of land now or formerly of Charles A. Keagle, et ux; thence southerly, along the same sixty-eight (68) feet to the northern line of Lot No. 139; thence westerly along the same one hundred sixty-nine and one-tenth (169.1) feet, more or less, to the east side of Bennett Street, the place of beginning.

UNDER AND SUBJECT TO an Easement Agreement for a Right-of-Way for the purpose of ingress and egress over the driveway situated on the boundary line between the premises of 314 Bennett Street and 316 Bennett Street in the Borough of Montoursville, County of Lycoming and Commonwealth of Pennsylvania dated and recorded July 31, 1953.

Being the same tract of land conveyed to Francis M. Holter, single and Dawn M. Ranck, as joint tenants with right of survivorship, by deed from J. Richard Wertz and Kathleen M. Wertz, husband and wife, dated the 12th of April, 2016, and recorded in the Office of Recorder of Deeds of Lycoming County, Pennsylvania, on May 10, 2016 in Book 8917 Page 75.

Tax Parcel #34-002-754.

NO. 18-0387

US BANK NATIONAL ASSOCIATION

vs.

CHRISTOPHER M. HOLTZMAN,
THERESA L. HOLTZMAN
PROPERTY ADDRESS: 1524 OAKES
AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 26-007-525.

All that certain piece, parcel and lot of land situate in the Township of Loyalsock, County of Lycoming and Commonwealth of Pennsylvania, being known as Lot No. 1 and part of Lot No. 2 of Section No. 1 of the Ginter Addition as set forth in Lycoming County Deed Book Volume 275, page 290 and Map Book 46, page 437, bounded and described in accordance with a survey made by Leigh E. Herman, P.E., dated May 7, 1963, as follows:

Beginning at a point on the east side of Oakes Avenue, said point being north five (5) degrees, fifteen (15) minutes east, four hundred sixteen and four tenths (416.4) feet from the north line of Ritchey Street; thence continuing along the east line of Oakes Avenue, north five (5) degrees, fifteen (15) minutes east, seventy (70) feet to an iron pin; thence along land now or formerly of Leo Hess, south eighty-four (84) degrees, five (5) minutes east, one hundred fifty (150) feet to a steel post in the west line of a twenty (20) foot alley; thence along the western line of said alley, south five (5) degrees, fifteen (15) minutes west, sixty-eight and three tenths (68.3) feet to an iron pin in line of land now or formerly of John W. Green, et ux; thence along the same, north eighty-four (84) degrees, forty-five (45) minutes west, one hundred fifty (150) feet to an iron pin in the east line of Oakes Avenue, the place of beginning.

Tax Parcel Number: 26+,007.0-0525.00-000+.

Docket No. 18-0387.

Being the same property conveyed to Christopher M. Holtzman and Teresa L. Holtzman, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Christopher M. Holtzman, dated March 2, 2015, recorded March 11, 2015, at Instrument Number 201500002741, and recorded in Book 8560, Page 43, Office of the Recorder of Deeds, Lycoming County, Pennsylvania.

NO. 15-2864

CITIBANK, N.A., NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS TRUSTEE OF NRZ
PASS-THROUGH TRUST VI

vs.

THOMAS W. JACKSON,
MARILYN ROVENOLT a/k/a
MARILYN JACKSON
PROPERTY ADDRESS: 331 RURAL
AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 72-001-129.

ALL THAT CERTAIN piece, parcel and lot of land located and situated in the Twelfth Ward (formerly Fourth Ward) of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

ON THE North by Rural Avenue; on the South by an Alley; on the West by lot formerly of J. M. Hoefflin, now of John P. Harley; and on the East by lot formerly of William Harris, now of Kimball S. Miller and known as No. 331 Rural Avenue; and having a frontage on Rural Avenue of sixty (60) feet, more or less and a depth of one hundred seventy-eight (178) feet, more or less.

BEING more particularly described in accordance with a survey as follows:

BEGINNING at an iron pin in the Southern line of Rural Avenue, said iron pin being one hundred thirty-seven and five tenths (137.5) feet East of the Eastern line of Elmira Street; thence Easterly along the Southern line of Rural Avenue sixty (60) feet to an iron pin; thence Southerly parallel with Elmira Street, one hundred seventy-eight (178) feet to an iron pin in the Northern line of Mountain Avenue; thence Westerly along the Northern line of Mountain Avenue, parallel with Rural Avenue, sixty (60) feet to an iron pin; thence Northerly, parallel with Elmira Street, one hundred seventy-eight (178) feet to the place of BEGINNING.

BEING THE SAME PREMISES which Anthony C. Miosi, single, by Deed dated September 3, 1996 and recorded on September 4, 1996, in the Lycoming County Recorder of Deeds Office at Deed Book Volume 2670 at Page 209 and Instrument# 199600014755, granted and conveyed unto Thomas W. Jackson and Marilyn Rovenolt, as tenants in common.

Being Known as 331 Rural Avenue, Williamsport, PA 17701.

Parcel I.D. No. 72-001.0-0129.00-000.
Docket# 15-2864.

NO. 19-0482

WILMINGTON SAVINGS FUND
SOCIETY, FSB, AS TRUSTEE
OF STANWICH MORTGAGE
LOAN TRUST c/o CARRINGTON
MORTGAGE SERVICES, LLC

vs.

KATHLEEN A. KAUFMAN a/k/a
KATHLEEN KAUFMAN a/k/a
KATHLEEN A. FRONK,
ROBERT W. KAUFMAN

PROPERTY ADDRESS: 356 JEROME
AVENUE, WILLIAMSPORT, PA 17701.
UPI/TAX PARCEL NUMBER: 75-
014-103.

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

Beginning at a point on the South side of Jerome Avenue, one hundred seventeen (117.00) feet East from the East side of Mary Street, said point being the Northeast corner of Lot No. 56; thence South on a line parallel with Mary Street along said Lot No. 56, one hundred twelve (112.00) feet to an alley; thence East along said alley thirty-eight (38.00) feet to the Southwest corner of Lot No. 60; thence North along the West side of said Lot No. 60 and on a line parallel with Mary Street, one hundred twelve (112.00) feet to the South side of Jerome Avenue; thence West along the South side of Jerome Avenue, thirty-eight (38.00) feet to the Northeast corner of Lot No. 56, the point and place of beginning.

BEING KNOWN AS: 356 JEROME AVENUE, WILLIAMSPORT, PA 17701.
PROPERTY ID NUMBER: 75-14-103.

DOCKET NUMBER: No. 19-0482.

BEING THE SAME PREMISES WHICH
GRANTOR ROBERT D. HUTCHIN-

SON, JR. BY DEED DATED 10/24/2001 AND RECORDED 10/15/2001 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 3959 AT PAGE 347, GRANTED AND CONVEYED UNTO GRANTEE ROBERT W. KAUFMAN & KATHLEEN A. FRONK.

NO. 17-1509

WILMINGTON SAVINGS FUND
SOCIETY, FSB d/b/a CHRISTIANA
TRUST ET AL.

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 Grampian 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.

NO. 19-0283

FINANCE OF AMERICA REVERSE,
LLC. c/o REVERSE MORTGAGE
SOLUTIONS, INC.

vs.

JAMES E. MARSHALL
PROPERTY ADDRESS: 1573 KINLEY
ROAD, COGAN STATION, PA 17728.
UPI/TAX PARCEL NUMBER: 37-
308-122.Z.

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

BEGINNING in the center of the Township Road on the line between Ernest Kinley and Maurice Snyder; thence North eighteen degrees forty minutes East (N. 18° 40' E.) along the center line of said road a distance of two hundred fifty-one and forty-five hundredths feet (251.45 ft.) to the intersection of a Township Road West; thence South seventy-six degrees thirty-one minutes West (S. 75° 31', W.) along the center of that Township

Road a distance of one hundred forty-seven and twenty-six hundredths feet (147.26 ft.) and North sixty-seven degrees forty-seven minutes West (N. 67° 47' W.) a distance of one hundred and no hundredths feet (100.00 ft.); thence South eighteen degrees eighteen minutes West (S. 18° 18' W.) along land of Maurice J. Snyder, et ux, a distance of two hundred forty-two and fifty hundredths feet (242.50 ft.) to a twenty-four inch (24 in.) oak; thence South eighty-seven degrees East (S. 87° E.) along land of Ernest Kinley, a distance of two hundred thirty-three and no hundredths feet (233.00 ft.) to the place at beginning. Containing one and sixteen hundredths acre (1.16 A.).

BEING a part of the same premises conveyed unto Maurice J. Snyder and Ora Viola Snyder, his wife, Grantors herein, by Deed of George P. Shaffer, said Deed dated January 25, 1934 and recorded in Lycoming County Deed Book 290, Page 405.

The above premises are subject to restrictions, covenants and easements appearing in the chain of title.

BEING KNOWN AS: 1573 KINLEY ROAD, COGAN STATION, PA 17728.
PROPERTY ID: 27-308-122.Z.

TITLE TO SAID PREMISIS IS VESTED IN JAMES E. MARSHALL AND DONNA L. MARSHALL, HIS WIFE BY DEED FROM MAURICE J. SNYDER AND ORA VIOLA SNYDER, HIS WIFE, DATED JULY 31 1972 RECORDED AUGUST 29, 1972 IN BOOK NO. 621 PAGE 168.

TO BE SOLD AS PROPERTY OF:
JAMES E. MARSHALL AND DONNA L. MARSHALL, HIS WIFE.

NO. 16-00210

JERSEY SHORE STATE BANK

vs.

SCOTT A. MASON, LISA J. MASON,
UNITED STATES OF AMERICA INTER-
NAL REVENUE SERVICE

PROPERTY ADDRESS: 217 STAVER
ST., JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 21-003-200.

ALL THAT CERTAIN message or tenement and lot of land situate in the Third Ward of the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, bounded and described in accordance with a survey made by Daniel F. Vassallo, Registered Surveyor, dated February 20, 1965, as follows, to-wit:

BEGINNING at an iron pin at the intersection of the western line of Staver Street and the northern line of twenty (20) foot alley, said beginning point being North eighteen (18) degrees thirty (30) minutes East, two hundred five (205) feet from the intersection of the western line of Staver Street and the northern line of Seminary Street; thence from said place of beginning and along the northern line of said alley, North seventy-two (72) degrees West, two hundred (200) feet to an iron pin at the intersection of the northern line of said alley and the eastern line of Fountain Street; thence along the eastern line of Fountain Street, North eighteen (18) degrees thirty (30) minutes East, one hundred (100) feet to an iron pin at the intersection of the eastern line of Fountain Street and the southern line of a twenty-five (25) foot alley; thence along the southern line of said alley, South seventy-two (72) degrees East, two hundred (200) feet to an iron pin at the intersection of the southern line of said alley and the western line of Staver Street; thence along the western line of Staver Street, South eighteen (18) degrees thirty (30) minutes West, one hundred (100) feet to the place of beginning; being known as 217 Staver Street.

FOR IDENTIFICATION PURPOSES ONLY, the above described premises is known and designated as Parcel #21-003-200 on the maps of the Lycoming County Tax Assessor.

BEING the same premises which Mary E. Shook et vir. did by their deed dated the 15th day of October, A. D. 1996, grant and convey unto Scott A. Mason and Lisa J.

Mason, his wife; said deed being recorded in the Office for the Recording of Deeds in and for Lycoming County in Record Book 2696, Page 104.

JERSEY SHORE STATE BANK

vs.

SCOTT A. MASON, LISA J. MASON,
UNITED STATES OF AMERICA
INTERNAL REVENUE SERVICE
PROPERTY ADDRESS: 867 HENSLER
RD., JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 31-326-141.

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Mifflin, County of Lycoming and Commonwealth of Pennsylvania, being more particularly bounded and described in accordance with a survey of Robert B. Dayton, Jr., Professional Engineer & Surveyor dated the 9th of August, 1986, as follows:

BEGINNING at a railroad spike in the center of T-651, said spike is westerly along the centerline of T-651 approximately nine tenths (0.9) of a mile from the intersection of T-651 and LR # 41026, said spike is also just easterly of the intersection of the driveway of a former Grantor's property with T-651; thence by the following courses and distances: (1) along the east side of said driveway, south two (2) degrees fifteen (15) minutes east, two hundred forty-nine and seventy-one hundredths (249.71) feet to an iron pin; (2) thence along same, south two (2) degrees zero (0) minutes west, two hundred (200) feet to an iron pin on the outside of the Game Preserve fence; (3) thence along the outside of the Game Preserve fence, south sixty-five (65) degrees twenty-eight (28) minutes fifty-three (53) seconds east, three hundred two and seven tenths (302.7) feet to an iron pin and corner now or formerly of David Hensler; (4) thence along land now or formerly of said Hensler, south sixty-four (64) degrees fourteen (14) minutes twenty-seven (27) seconds east, four hundred sixty-eight and four tenths (468.4) feet to a stone

at the Game Preserve fence corner; (5) thence along land now or formerly of Hensler, south seventy-one (71) degrees twenty-one (21) minutes three (3) seconds east, seven hundred forty-two and twenty-six hundredths (742.26) feet to a blazed maple corner; (6) thence along land now or formerly of Matthew Harvey, south eight (8) degrees fifty-four (54) minutes twenty-eight (28) seconds west, five hundred sixty-three and twenty-five hundredths (563.25) feet to a stone pipe; (7) thence along land now or formerly of Dale Paulhamus, north eighty (80) degrees thirty (30) minutes forty-six (46) seconds west, one thousand ninety-nine and eight hundredths (1099.08) feet to a stone pile on the outside of the Game Preserve fence; (8) thence along land now or formerly of V. Frederick Russ and the outside of the Game Preserve fence, north eighty-one (81) degrees forty-three (43) minutes forty (40) seconds west, one thousand eight hundred fourteen and seventy-nine hundredths (1814.79) feet to a pipe; (9) thence along land now or formerly of Dennis Davis and said fence, north eighty (80) degrees forty-two (42) minutes thirty-six (36) seconds west, one thousand seven hundred sixty-three and six hundredths (1763.06) feet to a rock oak just outside the corner of said fence; (10) thence along land now or formerly of James Cohick, the line runs both inside and outside of said fence, north seven (7) degrees thirty-five (35) minutes forty-six (46) seconds east, one thousand seven hundred and seven hundredths (1017.07) feet to a stone pipe; (11) thence along land now or formerly of Agnes Cohick and said fence, north fifty-six (56) degrees thirty (30) minutes east, one hundred forty-three and three tenths (143.3) feet to a point; (12) thence along same, north forty-one (41) degrees fifteen (15) minutes east, one hundred thirty (130) feet to a point; (13) thence along same, north twenty-four (24) degrees thirty

(30) minutes east, fifty-two and eight tenths (52.8) feet to a point; (14) thence along same, north thirty-nine (39) degrees forty-five (45) minutes east, three hundred seventy-eight and eight tenths (378.8) feet to a point; (15) thence along same, north forty-two (42) degrees zero (00) minutes east, one hundred sixteen (116) feet to a point; (16) thence along same, and crossing T-651, north four (4) degrees eight (8) minutes five (5) seconds west, one hundred forty-five and sixty-six hundredths (145.66) feet to the center of Larrys Creek; (17) thence along same and up the center of Larrys Creek, north forty-eight (48) degrees nineteen (19) minutes four (4) seconds east, four hundred thirty-five (435) feet to a point; (18) thence along land now or formerly of Beauford Hensler, south fifty-nine (59) degrees zero (00) minutes east, six hundred thirty-two and five hundredths (632.05) feet to center of T-651; (19) thence along center of T-651, south eighty-four (84) degrees zero (00) minutes east, one hundred eighty-five (185) feet to a point; (20) thence along same, south sixty-six (66) degrees twenty (20) minutes east, four hundred thirty-seven (437) feet to a point; (21) thence along same, south sixty-five (65) degrees twenty (20) minutes east, two hundred (200) feet to a point; (22) thence along same, south sixty (60) degrees zero (0) minutes east, seven hundred (700) feet; (23) thence along same, south sixty-five (65) degrees zero (00) minutes east, one hundred sixty-six and five tenths (166.5) feet to a point; (24) thence along same, south fifty-four (54) degrees fifteen (15) minutes east, three hundred (300) feet to a railroad spike the place of beginning; containing 152.1 across.

FOR IDENTIFICATION PURPOSES ONLY, the above described premises is known and designated as Parcel #31-326-141 on the maps of the Lyscoming County Tax Assessor.

BEING the same premises which Robert B. Sterner, single, did by his deed dated the 20th day of January, 2006, grant and convey unto Scott A. Mason and Lisa J. Mason, his wife; said deed being recorded in the Office for the Recording of Deeds in and for Lycoming County on the 25th day of January, 2006, in Record Book 5553, Page 4.

JERSEY SHORE STATE BANK

vs.

SCOTT A. MASON, LISA J. MASON,
UNITED STATES OF AMERICA
INTERNAL REVENUE SERVICE
PROPERTY ADDRESS: 8988 RT. 414
HWY., CAMMAL, PA 17723.

UPI/TAX PARCEL NUMBER: 28-
222-103.E.

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

BEGINNING at a point on the northern side of Pennsylvania State Highway Route #414, leading from Jersey Mills to Slate Run and beyond, said point of beginning being the point of intersection of the northern line of said Route #414 with the eastern line of land now or formerly of Betty Weikel; thence in a northerly direction along the eastern line of said Weikel land, one hundred twenty-five (125) feet, strict measure, to a post; thence in an easterly direction along land now or formerly of Howard H. Campbell and parallel with the northern line of said Route #414, two hundred (200) feet, strict measure, to a point; thence in a southerly direction parallel with the first course of the premises herein described, and along said Howard H. Campbell lands, one hundred twenty-five (125) feet, strict measure, to a point on the northern line of said Route #414; thence in a westerly direction along the northern line of said Route #414, two hundred (200) feet, strict measure, to the point and place of beginning.

FOR IDENTIFICATION PURPOSES ONLY, the above described premises is known and designated as Parcel #28-222-103.E on the maps of the Lycoming County Tax Assessor.

BEING the same premises which Alice Simeti, widow and single, and Alice Sitneti, Administratrix of the Estate of Christopher V. Sitneti, deceased, and Alice Simeti Lewis and David Lewis, her husband, Elaine Simeti, single, Christopher Simeti and Colleen Simeti, his wife, Peter M. Simeti, Jr. and Susan Simeti, his wife, and Anthony H. Simeti and Margaret Simeti, his wife, did by their deed dated the 31st day of August, 2001, grant and convey unto Scott A. Mason and Lisa J. Mason, his wife; said deed being recorded in the Office for the Recording of Deeds in and for Lycoming County on the 17th day of September, 2001, in Record Book 3921, Page 254.

NO. 19-0177

AURORA FINANCIAL GROUP, INC.

vs.

JASON G. MOON, ERIN A. MOON
PROPERTY ADDRESS: 345 CHIRLTON
POINT, MONTOURSVILLE, PA
17754.

UPI/TAX PARCEL NUMBER: 26-
003-406.

By virtue of a Writ of Execution No. 19-0177.

Aurora Financial Group, Inc. v. Jason G. Moon, Erin A. Moon owner(s) of property situate in the LOYALSOCK TOWNSHIP, LYCOMING County, Pennsylvania, being 345 Chirlton Point, Montoursville, PA 17754-9301.

Parcel No. 26+.003.0-0406.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$74,411.00.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 18-1928

LOANDEPOT.COM, LLC

vs.

SCOTT O'CONNOR

PROPERTY ADDRESS: 651 WEAVER
STREET, MONTOURSVILLE, PA 17754.UPI/TAX PARCEL NUMBER: 34A-
004-103.

All that certain piece or parcel or Tract of land situate in the Borough of Montoursville, Lycoming County, Pennsylvania, and being known as 651 Weaver Street, Montoursville, Pennsylvania 17754.

TAX MAP AND PARCEL NUMBER:
34A,004.0-0103.00-000+.THE IMPROVEMENTS THEREON
ARE: Residential Dwelling.

REAL DEBT: \$212,312.90.

SEIZED AND TAKEN IN EXECU-
TION AS THE PROPERTY OF: Scott
O'Connor.McCABE, WEISBERG & CONWAY, LLC
123 South Broad Street
Suite 1400
Philadelphia, PA 19109**NO. 19-0189**

WELLS FARGO BANK, N.A.

vs.

DANA M. SLOCUM,

MATTHEW G. VICARS

PROPERTY ADDRESS: 2710 GRAND
STREET, WILLIAMSPORT, PA 17701-
4143.UPI/TAX PARCEL NUMBER: 67-
015-430.

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.: 67+,015.0-0430.00-000.

BEING known and numbered as: 2710
Grand Street, Williamsport, PA 17701.

Being the same property conveyed to Matthew G. Vicars, single and Dana M. Slocum, single who acquired title, with rights of survivorship, by virtue of a deed from Ethan J. Luse, single, dated March

31, 2011, recorded March 31, 2011, at Instrument Number 201100004571, and recorded in Book 7241, Page 256, Office of the Recorder of Deeds, Lycoming County, Pennsylvania.

NO. 18-1933

M & T BANK

vs.

JESSIKA M. SMITH, DEREK SCOTT

SMITH a/k/a DEREK S. SMITH

PROPERTY ADDRESS: 93 SHAFFER
LANE, JERSEY SHORE, PA 17740.UPI/TAX PARCEL NUMBER: 49-
002-601.

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Porter, County of Lycoming and Commonwealth of Pennsylvania, being known and designated as Lots Nos. 150, 151, 152, 153 and 154 on the plot or plan of town lots laid out and known as Bardola, more particularly bounded and described as follows, to-wit:

BEGINNING at the northwest corner of Lot No. 150, being the point of intersection of the southern line of Bardo Avenue and the eastern line of Poplar Street; thence in a southerly direction and along the eastern line of said Poplar Street, one hundred thirty-six (136) feet to the northern line of a fifteen (15) foot alley; thence in an easterly direction along the northern line of said alley, two hundred forty-five (245) feet to the western line of Lot No. 155 of said plot or plan; thence in a northerly direction along the western line of said Lot no. 155, one hundred thirty-six (136) feet to the southern line of Bardo Avenue; thence in a westerly direction along the southern line of Bardo Avenue, two hundred forty-five (245) feet to the place of beginning; containing thirty-three thousand three hundred twenty (33,320) square feet, be the same, more or less.

EXCEPTING AND RESERVING, HOWEVER, from the above described

premises, the following two (2) parcels of land, both of which are more fully described on the subdivision survey made by William C. Hilling, PLS, dated November 2, 1982, and recorded in Map Book 43, Page 145:

1. A parcel containing 11,810.8 square feet conveyed to Robert P. Smith et ux by deed dated January 19, 1983, and recorded in Lycoming County Deed Book Volume 1029, Page 193.

2. The western portion of a parcel containing 17,596.2 square feet conveyed to Michael L. Yothers et ux by deed dated May 29, 1991, and recorded in Lycoming County Record Book 1691, Page 338.

FOR IDENTIFICATION PURPOSES ONLY, the above described premises is known and designated as Parcel #49-2-601 on the maps of the Lycoming County Tax Assessor, and is the remaining land of the said Vinnie I. Glantz shown on the aforesaid Map Book 43, Page 145, and designated as "to be retained by Mrs. Glantz".

BEING KNOWN AS: 93 SHAFFER LANE, JERSEY SHORE, PA 17740.

PROPERTY ID NUMBER: 49+,002.0-0601.00-000+.

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. Vasallo, 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. 19-0491

THE NORTHUMBERLAND
NATIONAL BANK

vs.

JAMES R. TAYLOR, JR.,
LAURA L. TAYLOR

PROPERTY ADDRESS: 309 GRAMPPIAN BLVD., WILLIAMSPORT, PA 17701.
UPI/TAX PARCEL NUMBER: 75-008-202.

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

Beginning at a point one hundred (100) feet from the northeast corner of Franklin Street and Grampian Boulevard; thence east along the north side of Grampian Boulevard, one hundred (100) feet to a post; the same being two hundred (200) feet west from the northwest corner of Florence Street and Grampian Boulevard; thence north parallel with Franklin Street, three hundred (300) feet, more or less, to an alley; thence west along said alley, one hundred (100) feet to a post; thence south on a line parallel with Franklin Street, three hundred (300) feet to the place of beginning.

Under and subject, nevertheless, to all reservations, restrictions, covenants, conditions, easement, leases and rights of way appearing of record.

309 Grampian Boulevard, Williamsport, Pennsylvania 17701.

Title to said premises is vested in James R. Taylor Jr. and Laura L. Taylor, husband and wife, by deed from Scott B. Walter and Erica C. Walter, husband and wife, dated April 4, 2015 and recorded May 4, 2015 in Deed Book 8605, Page 303.

Tax parcel #: 75-008-00202-00000.

Improvements: Residential Dwelling.

NO. 18-1416

SPECIALIZED LOAN SERVICING, LLC

vs.

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER ANNETTE FENNING,
DECEASED, BARBARA SMITH,
KNOWN HEIR OF ANNETTE
FENNING, DECEASED

PROPERTY ADDRESS: 511 GRIER
STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 66-
009-103.

ALL THAT CERTAIN piece, parcel and lot of land situate in the 6th Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described in accordance with a survey made by Daniel F. Vassalo, Registered Surveyor, dated 09 December 1980, as follows:

BEGINNING at an existing iron pipe on the Western line of North Grier Street, said beginning point being South 02 degrees, 52 minutes West, 250.00 feet from the intersection of the Western line of said North Grier Street and Southern line of Memorial Avenue; thence, from said place of beginning and continuing along the Western line of North Grier Street, South 02 degrees, 52 minutes

West, 50.00 feet to a fence post; thence, along the Northern line of land now or formerly of Ronald and Laura A. Hill and the Northern line of land now or formerly of John E. Phillips, North 87 degrees, 00 minutes West, 200.00 feet to an existing iron pin on the Eastern line of Ninth Avenue; thence, along the Eastern line of said Ninth Avenue, North 02 degrees, 52 minutes East, 50.00 feet to an existing iron pin; thence, along the Southern line of land now or formerly of Richard J. Swinehart, South 87 degrees, 00 minutes East, 200.00 feet to the place of BEGINNING.

THE ABOVE PREMISES are conveyed under and subject to all restrictions, covenants and easements, if any, appearing in the chain of title. THE ABOVE PREMISES are more particularly bounded and described in accordance with a survey by Ted P. Franklin, P.L.S., dated 24 May 1999, as follows:

BEGINNING at a placed pin on the Western line of North Grier Street, said beginning point being South 08 degrees, 43 minutes, 14 seconds West, 253.00 feet from the intersection of the Western line of said North Grier Street and the Southern line of Memorial Avenue; thence, from the said place of beginning and continuing along the Western line of North Grier Street, South 08 degrees, 43 minutes, 14 seconds West, 49.92 feet to a bolt hole on a buried fixture; thence, along the Northern line of land now or formerly of Oliver and now or formerly of John E. Phillips, North 80 degrees, 43 minutes, 06 seconds West, 201.43 feet to a found pin on the Eastern line of Ninth Avenue, North 08 degrees, 50 minutes, 35 seconds East, 49.85 feet to a found pin; thence, along the Southern line of land now or formerly of Richard J. Swinehart, South 80 degrees, 44 minutes, 20 seconds East, 201.32 feet to the placed pin on the Western line of North Grier Street, the point and place of BEGINNING.

BEING Parcel ID 66-009.0-0103.00-000 AND BEING KNOWN for informational purposes only as 511 Grier Street, Williamsport, PA.

BEING THE SAME PREMISES which was conveyed to Annette Fenning by Deed of Joseph Scott Pfirman and Della M. Pfirman, his wife, dated 05/25/2004 and recorded 06/02/2004 as Instrument 200400009503 Book 4979 Page 83 in the Lycoming County Recorder of Deeds Office, in fee.

AND THE SAID Annette Fenning has since departed this life there by vesting title unto Barbara Smith, known Heir of Annette Fenning, deceased and any Unknown Heirs, Successors, or Assigns of Annette Fenning, deceased.

NO. 18-1522

MIDFIRST BANK

vs.

ALLIN L. VROMAN a/k/a
ALLIN VROMAN,
DORA D. STRICKLAND

PROPERTY ADDRESS: 11079 ROUTE 14 a/k/a 11079 ROUTE 14 HIGHWAY, RALSTON, PA 17763.

UPI/TAX PARCEL NUMBER: 29-001-812.

All that certain piece, parcel or lot of land lying and being in the Village of Ralston, Township of McIntyre, County of Lycoming, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Being marked on a plot of the part of the Village of Ralston lying west of the Lycoming Creek and being numbered Lot 157 situated on the west side of McIntyre Street between Thompson Street and Red Run Street containing in front or breadth on said McIntyre Street fifty-six (56) feet and extending that width in length of depth between lines parallel with each other west one hundred fifty (150) feet, bounded on the north by land now

or formerly of Ralston United Methodist Church (being Lot Number 156) and on the south by land now or formerly of John and Mary Or (being Lot Number 158) and on the east by McIntyre Street, being one of eleven lots of ground allotted and conveyed by deed of partition to Archibald Robertson.

Tax Parcel Number: 29+,001.0-0812.00-000+.

Docket No. 18-1522.

Being the same property conveyed to Allin L. Vroman, single and Dora D. Strickland, single who acquired title, with rights of survivorship, by virtue of a deed from Cendant Mobility Services Corporation, dated February 12, 2001, recorded February 22, 2001, at Instrument Number 2291, and recorded in Book 3722, Page 001, Office of the Recorder of Deeds, Lycoming County, Pennsylvania.

NO. 17-1575

FREEDOM MORTGAGE
CORPORATION

vs.

DUSTIN WENTZLER,
KIMBERLY WENTZLER

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

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

By virtue of a Writ of Execution No. 2017-1575.

Freedom Mortgage Corporation v. Dustin Wentzler, Kimberly Wentzler owner(s) of property situate in the FAIRFIELD TOWNSHIP, LYCOMING County, Pennsylvania, being 834 Radio Club Road, Montoursville, PA 17754-8407.

Parcel No. 12+,331.0-0144.Z+-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$163,269.02.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 19-0537

LEGACY MORTGAGE
ASSET TRUST 2018-RPL2

vs.

DAVID M. WHITE,
MICHELE L. WHITE

PROPERTY ADDRESS: 931 FRANKLIN STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 68-007-507.

ALL THAT CERTAIN lot of land situate in Hughes' Addition in the Eighth Ward of the City of Williamsport, County of Lycoming, Commonwealth of Pennsylvania, being the Southern one-half of Lot No. 45 on the plot of plan of said Addition, bounded and described as follows:

BOUNDED on the North by the Northern one-half of said Lot No. 45, now or formerly owned by George Mitsifer and by Eliza M. Bluhm; on the East by Franklin Street; on the South by Lot. No. 44, now or formerly owned by Charles Kahler Estate; and on the West by Henrietta Alley, formerly known as Johns Alley; said lot being 26 feet in width on Franklin Street and on Henrietta Alley, and 208 feet in depth from said Franklin Street to said Alley.

BEING the same premises granted and conveyed unto Clyde F. Long and Joyceline M. Long, his wife, by Deed of Charlotte R. Foye, widow, dated February 10, 1967 and recorded in Lycoming County Deed Book 525, Page 730.

The said Joyceline M. Long died on August 29, 1991 thereby vesting fee simple title in her surviving spouse, the said Clyde F. Long.

THE ABOVE PREMISES is conveyed under and subject to all restrictions, covenants, and easements, if any, appearing in the chain of title.

BEING Parcel ID 68-007-507.

BEING KNOWN for informational purposes only as 931 Franklin Street, Williamsport, PA 17701.

BEING THE SAME PREMISES as conveyed in Deed to David M. White and Michele L. White, his wife by deed from Clyde F. Long, widower dated May 1, 1995 and recorded May 1, 1995, Book 2413, Page 335, Instrument Number 005118 in Lycoming County Recorder of Deeds office, in fee.

NO. 18-1427

LAKEVIEW LOAN SERVICING, LLC

vs.

GARRY D. WHITMOYER

PROPERTY ADDRESS: 1537 TURKEY BOTTOM ROAD, MUNCY, PA 17756-7205.

UPI/TAX PARCEL NUMBER: 40-414-104.N.

By virtue of a Writ of Execution No. 18-1427.

Lakeview Loan Servicing, LLC v. Garry D. Whitmoyer owner(s) of property situate in the MUNCY BOROUGH, LYCOMING County, Pennsylvania, being 1537 Turkey Bottom Road, Muncy, PA 17756-7205.

Parcel No. 40+,414.0-0104.N+-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$135,661.16.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

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 NOVEMBER 11, 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

O-11, 18, 25



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, October 21, 2019