

# LYCOMING REPORTER

Vol. 36

January 18, 2019

No. 3

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# LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY  
LYCOMING LAW ASSOCIATION

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

Penn Tower  
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Williamsport, Pennsylvania

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# LYCOMING LAW ASSOCIATION

Penn Tower, 25 West Third Street, Suite 803

Williamsport, PA 17701

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

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## 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).

- 1/23/2019 – Lycoming Law Association Foundation Meeting.** *Quarterly meeting of the LLA Foundation. Time: 12:00 PM to 2:00 PM.*
- 1/29/2019 – Customs and Rules Committee Meeting.** *The Committee will discuss local rule changes proposed by the Court relating to the civil rules. Time: 12:00 PM to 1:00 PM.*
- 2/4/2019 – Bench Bar Committee Meeting.** *Regularly scheduled meeting of the Bench Bar Committee. Time: 12:00 PM to 1:00 PM.*
- 2/13/2019 – Legal Services for the Indigent Committee Meeting.** *Brown bag lunch meeting of the Legal Services for the Indigent Committee. Time: 12:00 PM to 1:00 PM.*
- 2/26/2019 – Criminal Brown Bag Lunch.** *Regular meeting of the Criminal Bar. Time: 12:00 PM to 1:00 PM.*
- 3/5/2019 – Community Activities and Outreach Committee Meeting.** *Quarterly meeting of the Community Activities and Outreach Committee. Time: 12:00 PM to 1:00 PM.*
- 3/6/2019 – Civil Bar Committee Meeting.** *Brown bag lunch meeting of the Civil Bar Committee. Time: 12:00 PM to 1:00 PM.*
- 3/21/2019 – Family Law Brown Bag Lunch Meeting.** *Regular meeting of the family law attorneys. Time: 12:00 PM to 1:00 PM.*
- 3/23/2019 – Wills for Heroes.** *Volunteer to provide free estate plans to first responders and military at the Wills for Heroes event. Two free CLEs (1 ethics and 1 substantive) for all attorney volunteers. Time: 9:00 AM to 4:00 PM.*

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

## UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES

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

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NOV 9 2018

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You can read the digital version of the Lycoming Reporter on any device at [Lycolaw.org](http://Lycolaw.org)

Digital issues are archived back to January, 2017

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

- ▶ **Commonwealth vs. Burrows** (01/16/2019)—Judge Marc F. Lovecchio  
Criminal: Motion to dismiss; de minimus charge; extenuations due to poverty, disability and mental health; prosecution for theft of items for children. (burrows011619L) (Posted: January 16, 2019)
- ▶ **DiMaio vs. Huggler, Dreher, Maxwell-Rankin, Williamsport Regional Medical Center; Susquehanna Health, Susquehanna Health Medical Group and Susquehanna Health OB/GYN** (01/14/2019)—Judge Eric R. Linhardt  
Civil: Motions in limine; overlapping expert testimony; corroborative and not cumulative testimony; motions rendered moot by agreement to limit testimony. (Dimaio011419Li) (Posted: January 15, 2019)
- ▶ **Pepper vs. Families United Network, Inc.** (01/14/2019)—Judge Eric R. Linhardt  
Civil: Preliminary objections; Whistleblower Protection Law; definition of a public body; factual specificity. (pepper011419Li) (Posted: January 15, 2019)
- ▶ **Commonwealth vs. Entz** (01/11/2019)—Judge Nancy L. Butts  
Criminal: Motion to dismiss; reinstatement of nol prossed charges; double jeopardy; defendant's satisfaction of obligations under stipulation; statute of limitations. (Entz011119BT) (Posted: January 15, 2019)
- ▶ **Commonwealth vs. Spurell** (01/10/2019)—Judge Nancy L. Butts  
Criminal: Suppression motion legality of pat-down search; plain feel doctrine; testimony at odds with MVR video. (Spurell11019BT) (Posted: January 12, 2019)
- ▶ **Commonwealth vs. Hamaker** (01/11/2019)—Judge Marc F. Lovecchio  
Criminal: Post Conviction Relief Act petition; legality of sentence for felony criminal mischief; waiver of claims; revocation of probation sentence before defendant begins to serve it; claimed double jeopardy violation where defendant is resentenced for violation of condition of supervision; jurisdiction of court to revise sentence more than 30 days after it was entered where condition of probation was violated. (Hamaker011119L) (Posted: January 12, 2019)

- ▶ **McDaniel vs. Wetzel** (01/11/2019)—Judge Marc F. Lovecchio  
Criminal: Petition for habeas corpus ad subjiciendum; jurisdiction of the court; legality of continued incarceration; aggregation of consecutive sentences; request to proceed in forma pauperis where action is in the nature of a civil action; frivolous claim. (McDaniel011119L). (Posted: January 12, 2019)
- ▶ **Keta Gas & Oil Company vs. Proctor, Rice, Mandell, Thacher, Joslin, Massachusetts General Hospital, and Brinker Hunting Club** (10/22/2018)—Judge Eric R. Linhardt  
Civil: Motion for summary judgment; ownership of sub-surface property rights; failure to inform the county commissioners of a severance of subsurface rights; rights extinguished in tax sale; invitation to rely on speculation of notification of county commissioners; motion to strike judgment; coordinate jurisdiction rule; mootness. (keta102218Li) (Posted: January 10, 2019)
- ▶ **Keta Gas & Oil Company vs. Proctor, Rice, Mandell, Thacher, Joslin, Massachusetts General Hospital, and Brinker Hunting Club** (01/08/2019)—Judge Eric R. Linhardt  
Civil: Appeal. (ket010819L) (Posted: January 9, 2019)

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**Legal Aid—Opening for Director of Legal Advocacy**

North Penn Legal Services has posted a detailed job ad on its website at [www.northpennlegal.org/about/careers](http://www.northpennlegal.org/about/careers).

Please reference that ad for information on how to apply.

J-11, 18

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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

#### **Kitchen, Allan W.,** dec'd.

Late of McNett Township.  
Co-Administrators: Kevin L. Kitchen, 135 Bridge Street, P.O. Box 25, Roaring Branch, PA 17765 and Sharon L. Kitchen, 2686 Lycoming Creek Road, Williamsport, PA 17701.

Attorneys: Gerald W. Brann, Esquire, Brann, Williams, Caldwell & Sheetz, Attorneys at Law, 1090 West Main Street, Troy, PA 16947.

#### **Mast, Vernon G., Jr. a/k/a Vernon Guy Mast, Jr.,** dec'd.

Late of the Township of Loyalsock.  
Executrix: Teresa A. Houck, 992 Vallamont Drive, Williamsport, PA 17701.

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

#### **Myers, Mabel Lenore,** dec'd.

Late of Unityville.  
Executor: Robert C. Myers a/k/a Robert A. Myers, 112 Gardner Rd., Unityville, PA 17774.

Attorney: John A. Smay, Esquire, 39 South Main Street, P.O. Box 35, Muncy, PA 17756.

#### **Ranck, Jean R.,** dec'd.

Late of Montgomery Borough.  
Administrator: Gerald W. Ranck c/o Douglas N. Engelman, Esquire, 140 East Third Street, Williamsport, PA 17701.

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

#### **Uhrin, John,** dec'd.

Late of 2978 Snydertown Road, Sunbury.

Executor: Paul J. Uhrin c/o Patricia L. Bowman, Esquire, 1530 Sherman Street, Williamsport, PA 17701.

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

### SECOND PUBLICATION

#### **Calta, George J.,** dec'd.

Late of 1508 W. 4th Street, Williamsport.

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

#### **Dickey, Robert G.,** dec'd.

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

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

#### **Fox, Beverly Arlene,** dec'd.

Late of 8600 Route 405 Hwy., Montgomery.

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



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

**Heim, William D.,** dec'd.

Late of Cogan Station.  
Executor: Joseph E. Heim, 196 Bloomingrove Road Annex, Williamsport, PA 17701.  
Attorneys: Greevy & Shoemaker, 5741 State Route 87, Williamsport, PA 17701, (570) 435-2233.

**Hulien, Grace C.,** dec'd.

Late of Muncy Creek Township.  
The Grace C. Hulien Real Estate Trust, dated October 7, 2008.  
The Hulien Family Trust, dated July 18, 2018.  
Settlor: Grace C. Hulien.  
Trustee: Stephanie H. McMahon.  
Attorneys: Brittany O. L. Smith, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

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

Late of Williamsport.  
Executor: Richard W. Jacobs, 15 Casey Drive, Williamsport, PA 17701.  
Attorneys: McNerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17701.

**Joyner, Ricky A.,** dec'd.

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

**Roan, Janet C.,** dec'd.

Late of the Township of Cascade.  
Executor: Douglas J. Roan, 10365 Rose Valley Road, Trout Run, PA 17771.

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

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

Late of Jersey Shore, Limestone Township.  
Executor: Gary L. Snyder, Sr., 1077 Creekside Lane, Jersey Shore, PA 17740.  
Attorneys: Dale A. Tice, Esquire, Carpenter, Harris & Flayhart, 128 S. Main St., P.O. Box 505, Jersey Shore, PA 17740.

**Tubis, Harry,** dec'd.

Late of Montoursville.  
Administratrix c.t.a.: Jennifer L. Sharp Crossen, 195 Whispering Lane, Montoursville, PA 17754.  
Attorneys: Anthony J. Grieco, Esquire, Elion, Grieco, Carlucci & Shipman, P.C., 125 East Third St., Williamsport, PA 17701.

### THIRD PUBLICATION

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

Late of South Williamsport.  
Administrator: Kenneth L. Heddens, Jr., 1353 Robertsville Road, Punxsutawney, PA 15767.  
Attorneys: McNerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17701.

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

Late of the Township of Washington.  
Executrix: Nancy I. Jarrett, 1125 Spring Creek Road, Montgomery, PA 17752.  
Attorneys: James G. Malee, Esquire, Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701, (570) 321-6112.

**REGISTER OF WILLS  
CONFIRMATION OF  
ACCOUNTS**

---

NOTICE IS HEREBY GIVEN to all parties interested that the following Accounts together with all Statement of Proposed Distribution accompanying the same have been filed in the Office of the Register of Wills and Clerk of Orphans' Court are presented to the Orphans' Court of Lycoming County for Confirmation Absolute February 5, 2019 unless exceptions are filed before 5:00 P.M. on that date.

1. Rooker, Harold J., Jr., Estate—  
Kathy A. Rooker, Administratrix.
2. Springman, James H., Estate—  
Shawn McNett and Timothy McNett,  
Executors.  
Kathy Rinehart  
Register of Wills

J-11, 18, 25; F-1

**FILING ARTICLES OF  
INCORPORATION**

---

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on January 2, 2019 under the Domestic Business Corporation Law, for:

FIRST STAR REAL ESTATE INC.  
and the address of the registered office is: 283 Henry St., Jersey Shore, PA 17740.

J-18

**FILING OF CERTIFICATE OF  
ORGANIZATION OF LLC**

---

NOTICE IS HEREBY GIVEN that Certificate of Organization—Domestic Limited Liability Company of:

TILLMAN EXCAVATING, LLC  
were filed with and approved by the Pennsylvania Department of State on December 27, 2018 in accordance with provisions of the Pennsylvania Business Corporation Law of 1988.

KREDER BROOKS HAILSTONE LLP

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

**NO. 17-1065**

WELLS FARGO BANK, NA

vs.

MARTIN S. BEST

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

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

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

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

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

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

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

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

Docket No. 17-1065.

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

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

**NO. 18-0327**

LAKEVIEW LOAN SERVICING LLC

vs.

LINDSAY M. BRYAN

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

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

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

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

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

IMPROVEMENTS consist of a residential dwelling.

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

SOLD as the property of LINDSAY M. BRYAN.

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

**NO. 18-0268**

360 MORTGAGE GROUP LLC

vs.

DAVID C. BURKHOLDER,

RENEE A. BURKHOLDER

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

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

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

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

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

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

113 Nisbet Terrace, Wliiamsport, Pennsylvania 17702.

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

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

Improvements: Residential Dwelling.

**NO.18-0261**

PNC BANK, NATIONAL  
ASSOCIATION

vs.

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

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

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

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

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

TAX PARCEL NO. 70-04-310.

**NO. 18-1032**

WOODLANDS BANK

vs.

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

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

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

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

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

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

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

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

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

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

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

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

206 Miller Lane, Lock Haven, Pennsylvania 17745.

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

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

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

EXCEPTING AND RESERVING therefrom the following tract:

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

BEGINNING at an iron pin on the Northerly line of an existing thirty-three (33) foot wide right-of-way; thence along the Northerly line of an existing thirty-three (33) foot wide right-of-way South 52 degrees 10 minutes West, a distance of three hundred ninety-eight and eight tenths (398.8) feet to an iron pin; thence along land now or formerly of Joseph R. Miller and Mary E. Miller, his wife, the following three (3) courses and distances: (1) North 21 degrees 15 minutes West, a distance of two hundred seventy and two tenths (270.2) feet to and iron pin; (2) North 58 degrees 52 minutes East, a distance of three hundred thirty-three and nine tenths (333.9) feet to an iron pin; and (3) South 35 degrees 15 minutes

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

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

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

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

**NO. 18-0267**

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

vs.

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

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

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

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

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

IMPROVEMENTS consist of a residential dwelling.

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

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

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

TAX PARCEL#75-013.0-0804.  
DOCKET #18-0267.

**NO. 15-2681**

OCWEN LOAN SERVICING, LLC

vs.

JUDITH A. CURRY

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

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

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

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

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

PARCEL ID: 67-12-314.

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

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

and for Lycoming County in Deed Book 2931 Page 346, granted and conveyed unto Alfred N. Curry and Judith A. Curry, husband and wife.

**NO. 18-0905**

NATIONSTAR MORTGAGE LLC

d/b/a MR. COOPER

vs.

TAWNIA R. DIEHL

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

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

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

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

TOGETHER with the following described right of way which extends from Pennsylvania State Highway Route



41033 and goes to the property herein described, which said right of way is described as follows:

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

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

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

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

**NO. 18-1065**

CIT BANK, N.A.

vs.

GLENN LARUE FEIST aka

G. LARUE FEIST

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

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

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

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

BEING known as 1213 Pine Street, Montoursville PA 17754.

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

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

**NO. 17-1834**

M &amp; T BANK

vs.

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

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

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

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

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

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

IMPROVEMENTS consist of a residential dwelling.

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

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

TAX PARCEL# 14-250-100.A.

DOCKET#: 17-1834.

**NO. 17-1615**

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

vs.

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

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

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

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

Parcel No. 55-368-158.

Improvements thereon: RESIDENTIAL DWIELLING.

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

**NO. 18-0513**

PENNSYLVANIA HOUSING  
FINANCE AGENCY

vs.

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

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

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

TAX PARCEL: 22-001-103.

Lycoming Deed Book 5695, page 77.

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

**NO. 17-0690**

FREEDOM MORTGAGE CORPORATION

vs.

MICHAEL D. FREEZER, BONNIE J. FREEZER, UNITED STATES OF AMERICA/TAX LIENS

PROPERTY ADDRESS: 11 WALNUT STREET, MONTOURSVILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 34-002-913.

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

Tax Parcel: 34-002-913.

**NO. 17-1816**

NATIONWIDE ADVANTAGE MORTGAGE COMPANY

vs.

TIMOTHY P. FULLER, HOLLY L. FULLER

PROPERTY ADDRESS: 1418 LOCUST STREET, JERSEY SHORE, PA 17740.

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

**LEGAL DESCRIPTION**

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

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

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

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

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

IMPROVEMENTS: Residential dwelling.

Tax ID# 22-001-126.

**NO. 18-0719**

LAKEVIEW LOAN SERVICING, LLC

vs.

BEAU GAIR

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

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

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

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

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

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

IMPROVEMENTS consist of a residential dwelling.

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

SOLD as the property of BEAU GAIR.  
TAX PARCEL #48+.004.0-0206.00-000+.

DOCKET #18-0719.

**NO. 18-0782**

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

vs.

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

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

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

ALSO DESCRIBED AS:

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

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

IMPROVEMENTS consist of a resi-  
dential dwelling.

BEING PREMISES: 2253 Trenton Av-  
enue, Williamsport, PA 17701.

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

TAX PARCEL #71,002.0-0312.00-  
000.

DOCKET #18-0782.

**NO. 18-0509**

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

vs.

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

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

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

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

Parcel No. 42+,386.0-0154.B+-000+.  
Improvements thereon: RESIDEN-  
TIAL DWELLING.

Judgment Amount: \$126,607.09.  
PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 18-0249**

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

vs.

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

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

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

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

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

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

Parcel No. 61+,002.0-0101.00-000+.  
Improvements thereon: RESIDEN-  
TIAL DWELLING.

Judgment Amount: \$64,663.90.  
PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 18-0346**

LYCOMING COUNTY WATER AND  
SEWER AUTHORITY

vs.

JLP STORAGE  
PROPERTY ADDRESS: 1018 MYERS  
ROAD, MUNCY VALLEY, PA 17758.  
UPI/TAX PARCEL NUMBER: 44-  
316.1-150.A.

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

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

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

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

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

**NO. 18-0906**

NEW PENN FINANCIAL LLC

vs.

HAROLD P. KREIGHBAUM

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

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

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

PARCEL NO. 1

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

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

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

HAVING ERECTED THEREON a Residential Dwelling.

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

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

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

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

PARCEL NO. 2

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

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

BEING vacant land.

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

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

PARCEL NO. 3

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

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

BEING vacant land.

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

**NO. 18-0787**

FULTON BANK, NA

vs.

KEITH L. LIDDIC

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

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

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

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

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

2706 Newberry Street, Williamsport, Pennsylvania 17701.

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

Tax parcel #: 67-15-331.

Improvements: Residential Dwelling.

**NO. 18-0545**

LYCOMING COUNTY WATER AND SEWER AUTHORITY

vs.

LYCOMING MALL REALTY HOLDING LLC

PROPERTY ADDRESS: 809 LYCOMING MALL CIRCLE, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 41-352-011.

**FIRST DESCRIBED**

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

23. thence along the same, North  $25^{\circ} 52' 50''$  West, a distance of 64.84 feet to a point;

24. thence along the same, North  $25^{\circ} 41' 17''$  East, a distance of 84.99 feet to a point.

25. thence along the same, North  $39^{\circ} 27' 16''$  East, a distance of 320.00 feet to a point;

26. thence along the same, North  $11^{\circ} 24' 18''$  West, a distance of 163.04 feet to a point;

27. thence along the lands of Muncy Mutual Aid Association, South  $39^{\circ} 16' 44''$  East, a distance of 115.95 feet to a point;

28. thence along the same, South  $11^{\circ} 20' 42''$  East, a distance of 114.22 feet to a point;

29. thence along the lands of the same and lands of the American Legion Post 268, South  $81^{\circ} 38' 12''$  East, a distance of 281.34 feet to a point;

30. thence along the lands of Michael Houseknecht and Tori Houseknecht, South  $35^{\circ} 21' 48''$  West, a distance of 478.00 feet to a point.

31. thence along the same, North  $64^{\circ} 42' 54''$  West, a distance of 58.16 feet to a point;

32. thence along the same, South  $25^{\circ} 17' 06''$  West, a distance of 290.00 feet to a point;

33. thence along the same, South  $58^{\circ} 09' 05''$  West, a distance of 170.00 feet to a point;

34. thence along the same, North  $64^{\circ} 42' 54''$  West, a distance of 17.75 feet to a point;

35. thence along the same, South  $51^{\circ} 50' 59''$  West, a distance of 111.80 feet to a point;

36. thence along the same, South  $25^{\circ} 17' 08''$  West, a distance of 201.09 feet to a point;

37. thence along the same, South  $64^{\circ} 42' 52''$  East, a distance of 20.00 feet to a point;

38. thence along the same, South  $25^{\circ} 17' 08''$  West, a distance of 400.00 feet to a point;

39. thence along the same, North  $64^{\circ} 42' 52''$  West, a distance of 40.00 feet to a point;
40. thence along the same, South  $25^{\circ} 17' 08''$  West, a distance of 265.35 feet to a point;
41. thence along the right of way of State Route 2014, North  $67^{\circ} 25' 23''$  West, a distance of 293.46 feet to a point;
42. thence along the Lycoming County Water and Sewer Authority, North  $20^{\circ} 46' 28''$  East, a distance of 26.38 feet to a point;
43. thence along the same, North  $48^{\circ} 40' 26''$  West, a distance of 72.00 feet to a point;
44. thence along the same, North  $22^{\circ} 00' 37''$  East, a distance of 15.00 feet to a point;
45. thence along the same, North  $67^{\circ} 59' 23''$  West, a distance of 27.77 feet to a point;
46. thence along the lands of TKC XL VIII LLC., North  $10^{\circ} 01' 49''$  East, a distance of 258.33 feet to a point;
47. thence along the same, North  $32^{\circ} 28' 11''$  West, a distance of 190.00 feet to a point;
48. thence along the same, South  $77^{\circ} 31' 49''$  West, a distance of 450.00 feet to a point;
49. thence along the same, South  $16^{\circ} 16' 49''$  West, a distance of 192.18 feet to a point;
50. thence along the same on a curve to the left having a radius of 50.00 feet, an arc length of 78.00 feet, a chord bearing South  $28^{\circ} 24' 51''$  East and a chord length of 70.33 feet to a point;
51. thence along the right of way of State Route 2014 on a curve to the left having a radius of 5,795.96 feet, an arc length of 67.10 feet, a chord bearing North  $72^{\circ} 52' 44''$  West and a chord distance of 67.10 feet to a point;
52. thence along the same, North  $73^{\circ} 12' 38''$  West, a distance of 307.92 feet to a point;
53. thence along the lands of Cinescape Property LLC, North  $16^{\circ} 15' 54''$  East, a distance of 464.63 feet to a point;
54. thence along the same, North  $67^{\circ} 14' 06''$  West, a distance of 724.12 feet to a point;
55. thence along the lands of GMTN Pennsdale LLC, North  $43^{\circ} 04' 20''$  West, a distance of 342.77 feet to a point;
56. thence along the same, South  $44^{\circ} 15' 49''$  West, a distance of 74.80 feet to a point;
57. thence along the same on a curve to the left having a radius of 260.00 feet, an arc length of 149.75 feet, a chord bearing South  $27^{\circ} 45' 56''$  West and a chord length of 147.69 feet to a point;
58. thence along the same, South  $11^{\circ} 15' 55''$  West, a distance of 255.00 feet to a point;
59. thence along the same, South  $78^{\circ} 44' 05''$  East, a distance of 10.00 feet to a point;
60. thence along the same, South  $11^{\circ} 15' 55''$  West, a distance of 224.70 feet to a point;
61. thence along the same on a curve to the left having a radius of 50.00 feet, an arc length of 74.17 feet, a chord bearing South  $31^{\circ} 13' 59''$  East and a chord length of 67.58 feet to a point;
62. thence along the right of way of state Route 2014, North  $73^{\circ} 42' 22''$  West, a distance of 190.14 feet to a point;
63. thence along the lands of Grizzly Industrial Inc. on a curve to the left having a radius of 50.00 feet, an arc length of 82.91 feet, a chord bearing North  $58^{\circ} 44' 04''$  East and a chord distance of 73.73 feet to a point;
64. thence along the same, North  $11^{\circ} 14' 04''$  East, a distance of 463.08 feet to a point;
65. thence along the same on a curve to the right having a radius of 340.00 feet, an arc length of 89.39 feet, a chord bearing North  $18^{\circ} 45' 59''$  East and a chord length of 89.13 feet to a point;
66. thence along the same, North  $42^{\circ} 51' 38''$  West, a distance of 19.82 feet to a point;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

83. thence along the lands of Penn National Turf Club, North  $75^{\circ} 26' 33''$  West, a distance of 51.86 feet to a point;

84. thence along the same, North  $03^{\circ} 15' 31''$  East, a distance of 560.96 feet to a point;

85. thence along the same, North  $87^{\circ} 37' 55''$  West, a distance of 18.95 feet to a point;

86. thence along the lands of Wyno Farms, Inc., North  $18^{\circ} 46' 24''$  East, a distance of 293.53 feet to a point;

87. thence along the same, North  $07^{\circ} 34' 06''$  West, a distance of 242.86 feet to a point;

88. thence along the same, North  $52^{\circ} 04' 37''$  West, a distance of 256.24 feet to a point;

89. thence along the same, South  $82^{\circ} 57' 48''$  West, a distance of 66.22 feet to a point;

90. thence along the same, South  $07^{\circ} 02' 12''$  East, a distance of 10.00 feet to a point;

91. thence along the same, South  $82^{\circ} 57' 48''$  West, a distance of 259.64 feet to a point;

92. thence along the right of way of State Route 2049, North  $07^{\circ} 08' 09''$  West, a distance of 182.50 feet to a point;

93. thence along the same, North  $85^{\circ} 53' 00''$  East, a distance of 19.02 feet to a point;

94. thence along the same, North  $07^{\circ} 01' 11''$  West, a distance of 36.03 feet to a point;

95. thence along the same North  $53^{\circ} 13' 04''$  East, a distance of 17.04 feet to a point;

96. thence along the same, North  $87^{\circ} 35' 17''$  East, a distance of 25.10 feet to a point;

97. thence along the same, North  $07^{\circ} 01' 11''$  West, a distance of 193.09 feet to a point and said place of beginning.

Excepting and reserving therefrom the following parcels:

Golden Arch Limited Partnership (McDonalds) Deed Book 2695, page 66

Realty Income Corp. (Pier 1) Deed Book 3062, page 181

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

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

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

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

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

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

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

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

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

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

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

## SECOND DESCRIBED

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

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

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

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

3. thence along same, North 37° 28' 06" West, a distance of 107.57 feet to a point;

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

5. thence along same, North 54° 59' 36" West, a distance of 3.85 feet to a point;

6. thence along lands of PR Financing Limited Partnership, North 24° 09' 33" East, a distance of 136.37 feet to a point;

7. thence along same, South 65° 50' 27" East, a distance of 67.00 feet to a point;

8. thence along same, North 86° 06' 27" East, a distance of 169.69 feet to a point;

9. thence along same, South 62° 47' 51" East, a distance of 27.81 feet to a point being the northwesterly corner of Lot P-2R;

10. thence along the westerly line of Lot P-2R, South 24° 09' 33" West, a distance of 297.17 feet to the point of beginning.

Containing 1.227 acres.

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

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

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

### THIRD DESCRIBED

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

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

1. Thence South 25° 53' 53" West, a distance of 145.86 feet to a point;

2. Thence along the same, North 68° 39' 15" West, a distance of 186.54 feet to a point;

3. Thence along the same, South 85° 32' 46" West, a distance of 155.30 feet to a point;

4. Thence along the same, South 4° 35' 50" West, a distance of 121.82 feet to a point;

5. Thence along the same, North 7° 2' 12" West, a distance of 39.46 feet to a point;

6. Thence along the same, North 52° 12' 3" East, a distance of 17.04 feet to a point;

7. Thence along the same, North 57° 34' 16" East, a distance of 25.10 feet to a point;

8. Thence along the same, South 78° 8' 38" East, a distance of 14.30 feet to a point;

9. Thence along the same, South 31° 21' 2" East, a distance of 29.13 feet to a point;

10. Thence along the same, South 54° 12' 3" East, a distance of 59.35 feet to a point;

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

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

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

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

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

### NO. 17-0761

WR ASSET TRUST

vs.

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

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

PARCEL NO.: 75-013-304.

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

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

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

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

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

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

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

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

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

Docket #17-0761.

**NO. 17-0873**

JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION

vs.

MICHAEL J. MORSE,  
BARBARA K. MORSE

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

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

**LONG DESCRIPTION**

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

of Pennsylvania, bounded and described as follows:

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

IMPROVEMENTS consist of a residential dwelling.

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

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

TAX PARCEL #59-354-140.B.

Docket #: 17-0873.

**NO. 18-0371**

LYCOMING COUNTY WATER AND  
SEWER AUTHORITY

vs.

DONOVAN POPKIN

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

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

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

Docket No. 18-0371.

Tax Parcel #53-1-201.

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

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

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

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

**NO. 17-0586**

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

vs.

LEO F. SCHAEFFER

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

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

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

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

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

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$108,854.45.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 17-1006**

WELLS FARGO BANK, NA

vs.

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

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

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

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

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$152,445.10.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 18-0732**

DITECH FINANCIAL LLC

vs.

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

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

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

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

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



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

IMPROVEMENTS consist of a residential dwelling.

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

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

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

DOCKET# 18-0732.

**NO. 18-0976**

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

vs.

STEVEN D. SNYDER,  
SHIRLEY A. SNYDER

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

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

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

PARCEL ID: 70-13-126.

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

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

**NO. 18-0532**

LAKEVIEW LOAN SERVICING, LLC

vs.

ROBERT SPONENBERG, JR.,  
AMBER PITTENGER

PROPERTY ADDRESS: 1713 LYCOMING CREEK ROAD, WILLIAMSPORT, PA 17701.

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

PARCEL NO.: 43-002-302.

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

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

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

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

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

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

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

**NO. 18-0158**

LYCOMING COUNTY WATER  
AND SEWER AUTHORITY

vs.

RONALD WALLACE,  
AMANDA WALLACE

PROPERTY ADDRESS: 411 WIN-  
THROP STREET, SOUTH WILLIAMS-  
SPORT, PA 17702.

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

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

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

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

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

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

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

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

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

**NO. 17-1575**

FREEDOM MORTGAGE  
CORPORATION

vs.

DUSTIN WENTZLER,  
KIMBERLY WENTZLER

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

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

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

**NO. 15-00333**

DEUTSCHE BANK NATIONAL  
TRUST COMPANY AS TRUSTEE, IN  
TRUST FOR REGISTERED HOLDERS  
OF LONG BEACH MORTGAGE  
LOAN TRUST 2005-2, ASSET BACKED  
CERTIFICATES, SERIES 2005-2

vs.

MELODIE D. LEONARD aka MELODIE  
D. CARTER aka MELODIE RUSSELL  
PROPERTY ADDRESS: 701 SECOND  
ST., 703 SECOND ST., WILLIAMSPORT,  
PA 17701.

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

DOCKET NO: 15-00333.

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

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

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

IMPROVEMENTS: a Residential  
Dwelling.

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

ROGER FAY, ESQUIRE

Take notice that a schedule of proposed distribution of the proceeds of the above sale will be on file in the Prothonotary of Lycoming County, Pennsylvania, on FEBRUARY 1, 2019 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten days thereafter.

R. MARK LUSK,  
Sheriff  
Lycoming County, PA

J-11, 18, 25

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**Do you know what your  
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**has done to improve the delivery of legal services in our community, facilitate learning about the legal system, and enhance the image of the organized Bar?**

**Assigned over \$75,700.00** in Arbitration Fees to North Penn Legal Services to promote and facilitate the delivery of legal services to indigent persons in Lycoming County over the last nine years

**Granted \$500.00** to the Changing Lives Through Literature Program to assist in the purchase of books

**Granted \$3,000.00** to West Branch School to assist in funding a trip for students to travel to Washington, DC and visit the Supreme Court and the Houses of Congress

**Granted \$6,000.00** to North Penn Legal Services to assist in funding an AmeriCorp position

**Granted \$2,000.00** to CASA to assist in developing the CCAP curriculum and train program staff and volunteers

**Granted \$1,245.00** to North Penn Legal Services so that one of their Staff Attorneys could attend a Fair Debt Collection Act Boot Camp Seminar in San Francisco

**Granted \$1,489.00** to North Penn Legal Services so that one of their Staff Attorneys could attend a Consumer Rights Litigation Conference in Philadelphia

**Granted \$2,952.00** to the Law Library at the JV Brown Library for the initial digitization of its current collection of 140 local ordinances

**Granted \$1,000.00** to the Curtin PTO toward their Ben Carson Reading Room Project

**Granted \$2,945.00** to CASA of Lycoming County, so that the CASA Director and the CASA Coordinator of Early Education could attend at a three day national conference on Children and the Law held at Harvard Law School

**Granted \$2,625.00** to North Penn Legal Services to fund the costs of a law student's employment at NPLS for ten weeks during a summer

**Granted \$250.00** to Susquehanna Home Care & Hospice for the Nurse Family Partnership to purchase reference books for nurses to use with low income families

**Granted \$1,250.00** to CASA for the purchase of a computer system and necessary software

**Granted \$2,200.00** to North Penn Legal Services for the development of a customized Lycoming County Child Custody Video

**Granted \$1,500.00** to Wise Options (on behalf of the Domestic Violence Task Force) for the preparation, printing and distribution of a county protocol for domestic violence calls

**Granted \$1,000.00** to North Penn Legal Services to assist in funding a Medicare Part D Provider Education Training

**Granted \$9,000.00** to the Lycoming County Historical Society for the interpretation, archiving and digitalization of historical legal documents owned by the Taber Museum

**Granted \$2,750.00** to Lycoming County for training necessary to establish a Domestic Fatality Review Team

**Granted \$2,500.00** to the Montoursville Area Mock Trial Team for their attendance at Harvard University's high school mock trial workshop

**Established** a Pro Bono Litigation Costs Reimbursement Fund

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

Please consider the Lycoming Law  
Association Foundation when making planned gifts.

Donations to the Lycoming Law Association  
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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Tuesday, January 22, 2019**