

LYCOMING REPORTER

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LYCOMING REPORTER

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THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY
LYCOMING LAW ASSOCIATION

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

- **Hasselmann vs. Adams** (10/05/2020)—Judge Ryan M. Tira
Custody: Appeal of protection from abuse determination; motion for stay of custody matter; impact of appeal on separate matter. (Hasselmann100520t) (Posted: October 13, 2020)



Carpenter's Pumpkin Farm
75 Carpenter Lane
Linden, PA 17744

LLA members are invited to pick a pumpkin at Carpenter's Farm (be sure to use your coupon and provide it to the cashier when you checkout).

Whitney Hart Photography will be onsite for complimentary family portraits on October 17th and 31st from 9 A.M.-11 A.M. (be sure to use your coupon).

Contact Michele Frey at MFrey@lycolaw.org for more details.

LYCOMING
LAW ASSOCIATION

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**Brown, Sharon E.,** dec'd.

Late of Williamsport.
 Executor: Matthew Robinson, 36 Sugar Creek Lane, Loganton, PA 17747.

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

Carey, Daniel F., dec'd.

Late of Williamsport.
 Executrix: Kimberlee J. Carey, 314 Crust Road, Howard, PA 16841.
 Attorneys: Scott T. Williams, Esquire, Law Offices of Perciballi & Williams, LLC, 429 Market Street, Williamsport, PA 17701.

Forer, Ruth A. a/k/a Jacqueline

Ruth Anne Forer, dec'd.
 Late of the City of Muncy.
 Executrix: Judith L. Jones.
 Attorneys: Brittany O. L. Smith, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

Kobbe, Norman R., dec'd.

Late of Montgomery.
 Executrix: Elaine M. Kobbe c/o Douglas N. Engelman, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701.

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

Lawson, William L., dec'd.

Late of Pine Township.
 Executor: Carl E. Rockwell, Jr., 900 Bakers Road, Trout Run, PA 17771.
 Attorney: None.

Lehman, Gene S., dec'd.

Late of Williamsport.
 Executrix: Sonya Kellogg c/o Marc S. Drier, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740.
 Attorney: Marc S. Drier, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740.

Martin, James H., dec'd.

Late of Williamsport.
 Executor: Connie J. Lyons, 812 1st Street, Williamsport, PA 17701.
 Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

Martinozzi, Angelo L., dec'd.

Late of Williamsport.
 Co-Executrices: Lynne Marie Povish and Karen Anne Caschera c/o David F. Wilk, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701.
 Attorneys: David F. Wilk, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701.

O'Neal, Marian a/k/a Marian S. O'Neal, dec'd.

Late of Montoursville.

Administrator: John C. O'Neal,
1864 Biddle Road, Montoursville,
PA 17754.

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

SECOND PUBLICATION

Aikey, Alice I., dec'd.

Late of Eldred Township.

Co-Executors: James W. Aikey,
2618 Route 405 Highway, Muncy,
PA 17756 and David R. Aikey, 2483
Southern Road, Trout Run, PA
17771.

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

Drier, Ethel a/k/a Ethel J. Drier, dec'd.

Late of Williamsport.

Executor: Marc S. Drier c/o Drier
& Dieter Law Office, 227 Allegheny
Street, Jersey Shore, PA 17740.

Attorneys: Drier & Dieter Law Of-
fice, 227 Allegheny Street, Jersey
Shore, PA 17740.

Griess, William H., 41-20-0452, dec'd.

Late of the City of Williamsport.

Executrix: Gary A. Griess c/o Malee
Law Firm, P.C., 310 East Third
Street, Williamsport, PA 17701.

Attorneys: Malee Law Firm, P.C.,
310 East Third Street, Williamsport,
PA 17701.

Griess, William H., dec'd.

Late of the City of Williamsport.

The Griess Family Irrevocable Trust,
Dated January 16, 2006.

Settlers: William H. Griess and
Norma L. Griess.

Trustee: Gary A. Griess, 1133
Packer Street, Williamsport, PA
17701.

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

Haldeman, Darrin B., dec'd.

Late of Jersey Shore.

Administrator: Ronald Haldeman c/o
Matthew J. Parker, Esquire, Marshall,
Parker & Weber, LLC, 49 E. Fourth
Street, Suite 105, Williamsport, PA
17701.

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

Mundrick, Robert L., dec'd.

Late of Fairfield Township.

Executor: Donna J. Paulhamus c/o C.
Edward S. Mitchell, Esquire, Mitchell
Gallagher, 10 West Third Street,
Williamsport, PA 17701.

Attorneys: C. Edward S. Mitchell,
Esquire, Mitchell Gallagher, 10
West Third Street, Williamsport,
PA 17701.

Myers, Kathryn M., dec'd.

Late of Williamsport.

Executrix: Debra Bogaczyk, 1038
Beechnut Pkwy., Williamsport, PA
17701.

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

Reis, Richard A., dec'd.

Late of Loyalsock Township.

The Richard A. Reis Revocable Living
Trust, dated 11/10/03 and amended
3/12/09 and 12/10/12.

Settlor: Richard A. Reis.

Successor Trustee: Lisa L. Hirsh c/o
David A. Peckman, Esquire, Peck-
man Chait LLP, 29 Mainland Road,
Harleysville, PA 19438.

Attorneys: David A. Peckman, Es-
quire, Peckman Chait LLP, 29 Main-
land Road, Harleysville, PA 19438.

THIRD PUBLICATION

Baltzer, Bernadine K., dec'd.
Late of Williamsport.
Executor: Robin A. Baltzer, 8055
Telegraph Road, Severn, MD 21144.
Attorneys: Stephen C. Sholder,
Esquire, Raup & Sholder, P.C., 445
Elmira Street, Williamsport, PA
17701, (570) 321-0709.

Callahan, Richard J., dec'd.
Late of Williamsport.
Executor: C. Edward S. Mitchell c/o
Jessica L. Harlow, Esquire, 10 West
Third Street, Williamsport, PA
17701.
Attorneys: Jessica L. Harlow, Es-
quire, Mitchell Gallagher, 10 West
Third Street, Williamsport, PA
17701, (570) 323-8404.

Gair, Kathryn B., 41-20-0351, dec'd.
Late of Loyalsock Township.
Executrix: Helen M. Gair c/o Malee
Law Firm, P.C., 310 East Third
Street, Williamsport, PA 17701.
Attorneys: Malee Law Firm, P.C.,
310 East Third Street, Williamsport,
PA 17701.

Lovell, Romaine Harold, dec'd.
Late of Linden.
Administratrix: Annette D. Lovell,
516 Maple Spring Road, Linden, PA
17744.
Attorneys: Mark L. Taylor, Esquire,
Greevy & Taylor Law Office, 330
Pine Street, Suite 403, Williamsport,
PA 17701, (570) 320-7100.

Morgan, James N., Sr., dec'd.
Late of the City of Williamsport.
Executrix: Teresa L. Cox, 340 North
Carbon Avenue, Price, UT 84501.
Attorneys: James D. Casale, Esquire,
Casale & Bonner, P.C., 331 Elmira
Street, Williamsport, PA 17701,
(570) 326-7044.

SERVICE BY PUBLICATION

In the Court of Common Pleas of
Lycoming County, Pennsylvania
Civil Action—Law

No. 20-0762

CIVIL ACTION—QUIET TITLE

Paul A. Robison
Plaintiff
vs.
Associates Financial Services
Company, Inc., Its Successors
and/or Assigns
Defendants

NOTICE

TO: ASSOCIATES FINANCIAL SERVIC-
ES COMPANY, INC., its successors
and/or assigns

This is to notify you that on Septem-
ber 24, 2020, the Court of Common
Pleas of Lycoming County, entered judg-
ment against you to the effect that you
are forever barred from asserting any
right, lien, title or interest inconsistent
with the interest or claim of the Plain-
tiff to the land described in Plaintiff's
Complaint, unless you bring an Action
of Ejectment or take other affirmative
action within thirty (30) days from the
date of this advertisement.

LEROY H. KEILER, ESQUIRE
I.D. #53138
Attorney for Plaintiff
P.O. Box 263
Jersey Shore, PA 17740

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 a public sale at the Executive Plaza, 1st Floor, Commissioners Board Room, 330 Pine Street, Williamsport, PA 17701 on NOVEMBER 6, 2020, at 10:30 A.M., for the following described real estate to wit:

NO. 18-1136

BRANCH BANKING AND
TRUST COMPANY

vs.

PAUL C. BEITER,
CHRISTINA P. BEITER

PROPERTY ADDRESS: 41 HILL-
CREST LANE, WILLIAMSPORT, PA
17701.

UPI/TAX PARCEL NUMBER: 43-
017-126.

All that certain piece or parcel or
Tract of land situate in the Township of
Old Lycoming, Lycoming County, Penn-
sylvania, and being known as 41 Hillcrest
Lane, Williamsport, Pennsylvania 17701.

TAX MAP AND PARCEL NUMBER:
43+.017.0-0126.00-000+.

THE IMPROVEMENTS THEREON
ARE: Residential Dwelling.

REAL DEBT: \$115,556.70.

SEIZED AND TAKEN IN EXECU-
TION AS THE PROPERTY OF: Paul C.
Beiter and Christina P. Beiter.

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

NO. 19-1447

PHH MORTGAGE CORPORATION

vs.

JOLENE M. BETZ a/k/a JOLENE M.
MYERS a/k/a JOLENE CAMPTON
a/k/a JOLENE M. CAMPTON a/k/a
JOLENE M. FUNK, DAVID BETZ
PROPERTY ADDRESS: 47 SOUTH
MAIN STREET, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 38-
002-428.

ALL THAT CERTAIN PARCEL OR
TRACT OF LAND SITUATE IN THE
SECOND WARD OF THE BOROUGH
OF MUNCY, COUNTY OF LYCOM-
ING AND COMMONWEALTH OF
PENNSYLVANIA, BOUNDED AND
DESCRIBED AS FOLLOWS, TO WIT:

ON THE NORTH BY LOT NOW
OR FORMERLY OF ISABELLE DIMM,
WIDOW, OF GEORGE E. DIMM, DE-
CEASED; ON THE EAST BY GREEN
ALLEY; ON THE SOUTH BY HIGH
STREET; ON THE WEST BY MAIN
STREET, HAVING A FRONTAGE OF
50 FEET ON MAIN STREET AND
EXTENDING IN DEPTH OF THAT
WIDTH FROM MAIN STREET ON
THE WEST TO GREEN ALLEY ON
THE EAST, A DISTANCE OF 182 FEET,
MORE OR LESS.

EXCEPTING AND RESERVING
OUT OF THE ABOVE DESCRIBED
PREMISES A PORTION OF THE SAME
SOLD OFF TO BESSIE V. WALTON BY
DEED OF WILBERT D. ZARR AND
MATILDA J. ZARR, HIS WIFE, DATED
JUNE 26, 1947, AND RECORDED IN
LYCOMING COUNTY DEED BOOK
349 AT PAGE 518.

UNDER AND SUBJECT TO ALL
RIGHTS-OF-WAY, EASEMENTS,
RESTRICTIONS, COVENANTS AND
OTHER CONDITIONS OF RECORD.

PROPERTY ADDRESS: 47 SOUTH
MAIN STREET, MUNCY, PA 17756.
PROPERTY ADDRESS 47 SOUTH MAIN
STREET, MUNCY, PA 17756.

PARCEL NUMBERS: 38-002-428.

BEING KNOWN AS: 47 SOUTH
MAIN STREET, MUNCY, PA 17756.

PROPERTY ID: 38-002-428.

TITLE TO SAID PREMISIS IS VEST-
ED IN JOLENE M. BETZ, A MAR-
RIED WOMAN, AS HER SOLE AND
SEPARATE PROPERTY BY DEED
FROM JOLENE M. BETZ f/k/a JOLENE
M. MYERS a/k/a JOLENE CAMP-

TON, A MARRIED WOMAN, DATED 06/10/2015 RECORDED 07/23/2015 IN BOOK NO. 8683 PAGE 312 (INS # 201500009338).

TO BE SOLD AS PROPERTY OF: JOLENE M. BETZ, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY.

NO. 19-1775

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

BRADLEY J. CLAYTON,
JESSICA L. CLAYTON

PROPERTY ADDRESS: 237
SECHLER DRIVE, MONTOURSVILLE,
PA 17754-8122.

UPI/TAX PARCEL NUMBER: 12-
352.1-176.25.

ALL that certain piece, parcel and lot of land situate in the Township of Fairfield, County of Lycoming and Commonwealth of Pennsylvania, being Lot No. 5 of the Subdivision Plan of Fairfield Court Development, Section II, recorded in Lycoming County Deed Book 1024, Page 123 and Being more particularly bounded and described as follows:

BEGINNING at a point in the northern right-of-way line of Southview Drive at the southeastern corner of Lot No.4; thence along said Lot No. 4, North twenty (20) degrees two (02) minutes thirty-five (35) seconds west, one hundred seventy-eight and twenty-one hundredths (178.21) feet to a point at the southeastern corner of land now or formerly of James D. Holmes; thence along said land North twenty-two (22) degrees thirty (30) minutes twenty-nine (29) second east, two hundred seventy-six and eighty hundredths (276.80) feet to a point at the northwestern corner of Lot No. 6; thence along said Lot No. 6, South seven (07) degrees eleven (11) minutes twenty (20) seconds

East, three hundred ninety-one and ninety-four hundredths (391.94) feet to a point in the northern right-of-way line of said Southview drive; thence along the northern right-of-way line of said Southview drive, South sixty-nine (69) degrees fifty-seven (57) minutes twenty-five (25) seconds West, one hundred (100) feet to the point and place of beginning.

UNDER AND SUBJECTED to easements, restriction and/or reservation appearing in the chain of title.

IMPROVEMENTS: Residential dwelling.

Tax ID # 12-352.1-176.25.

NO. 19-1336

WILMINGTON SAVINGS FUND
SOCIETY, FSB, AS TRUSTEE OF
UPLAND MORTGAGE LOAN TRUST A
vs.

DENNIS W. DERR, SOLELY AS
EXECUTOR OF THE ESTATE OF
RODNEY O. HUSTED, DECEASED,
THE UNITED STATES OF AMERICA
PROPERTY ADDRESS: 926 MUL-
BERRY STREET, MONTOURSVILLE,
PA 17754.

UPI/TAX PARCEL NUMBER: 34-
6-144.

Case No. 19-1336.

ALL THAT CERTAIN piece, parcel and lot of land in the Second Ward of the Borough Montoursville, County of Lycoming and Commonwealth of Pennsylvania, known as Lot No. 9 on the Plan of Kime Manor, as said plan is recorded in the office of the Recorder of Deeds in and for Lycoming County, Pennsylvania, in Deed Book 371, page 233, bounded and described as follows:

BEGINNING at a point on the Southern side of Mulberry Street, said point being 208.2 feet Easterly from the intersection of the Southern line of Mulberry Street with the Eastern line of land of the Pennsylvania State Author-

ity; thence along the Southern side of Mulberry Street South 71 degrees 38 minutes East 69.4 feet to the Western line of Lot No. 10; thence along the same South 19 degrees East 181.9 feet to the Northern side of a 20 foot alley; thence along the same North 71 degrees 38 minutes West 69.4 feet to the Eastern line of Lot No. 8; thence along the same North 19 degrees 181.9 feet to the place of beginning.

BEING No. 926 Mulberry Street.

BEING the same premises conveyed unto Rodney O. Husted and Violet B. Husted, his wife, by deed from Elmer E. Kime and Mary Kime, his wife, dated March 11, 1954, and recorded on April 5, 1954, in the Lycoming County Recorder of Deeds as Book 392 Page 360. Violet B. Husted departed this life on January 14, 2013. Rodney O. Husted departed this life on or about January 11, 2018.

Tax Parcel #34-6-144.

NO. 20-0548

THE MUNCY BANK AND TRUST CO.

vs.

EUREKA LAND MANAGEMENT, LLC,
DANIEL C. STRAILEY, HAROLD E.
ERB, CURTIS R. MICHAEL

PROPERTY ADDRESSES: 607-613
CEMETERY STREET, WILLIAMSPORT,
PA 17701.

UPI/TAX PARCEL NUMBERS: 70-
2-401, 70-2-403, 70-2-407, 70-2-408.

DOCKET NUMBER: 20-0548.

THE MUNCY BANK AND TRUST
CO. vs. EUREKA LAND MANAGE-
MENT, LLC, DANIEL C. STRAILEY,
HAROLD E. ERB, JR, AND CURTIS
R MICHAEL, d/b/a EUREKA LAND
MANAGEMENT, LLC.

PARCEL NO. 1:

PROPERTY ADDRESSES: 607-613
Cemetery Street, Williamsport, PA
17701.

UPI/TAX PARCEL NUMBER(S): 70-
2-401, 70-2-403, 70-2-407, 70-2-408.

DOCKET NUMBER: 20-0548.

ALL that parcel of land situate in the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, being all that certain triangular lot or piece of land which was acquired by Elmira and Williamsport Railroad Company from Emma L. Phillips, Byron M. Phillips and Stella M. Phillips, his wife, and John E. Henninger and Ida M. Henninger, his wife, by deed dated January 8, 1918, and recorded in the Office for the Recording of Deeds in and for Lycoming County in Deed Book 225, Page 572, and being described in said deed as follows:

BEGINNING at a point in the northeasterly line of land now or formerly of Elmira and Williamsport Railroad Company at a distance of 24.7 feet measured northeastwardly from a point in and at right angles to the line established as the center line of the South bound main track of the Elmira and Williamsport Railroad Company, said point in center-line being distant 2,423 feet measured southeastwardly along said center line from a point opposite Mile Post 74 from Elmira and in the southerly line of land now or formerly of the Lycoming Rubber Company; extending thence by land now or formerly of the said Lycoming Rubber Company South 84 degrees 50 minutes East 149.9 feet to a point in the westerly line of Cemetery Street; thence along said line of street South 05 degrees 10 minutes West 81 feet to a point in the northeasterly line of land conveyed by J. Dale Wilson to the Lycoming Rubber Company by Deed dated May 16, 1903, and recorded in Lycoming County in Deed Book 187, Page 1; and thence by said land North 64 degrees 09 minutes West 50.5 feet to a point in the northeasterly line of land now or formerly of the Elmira and Williamsport Railroad Company aforesaid; and thence by said land on a line parallel with the said center line and 24.7 feet distant northeastwardly therefrom North 53 degrees 14 minutes West 120.3 feet to the place of beginning.

Containing 0.141 of an acre.

UNDER AND SUBJECT to all conditions, covenants and restrictions as set forth in the chain of title.

PARCEL NO. 2:

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, bounded and described as follows, to-wit:

BEGINNING at a point 90 feet South of the southwest corner of St. James Place and Cemetery Street; thence southerly along the West line of Cemetery Street 30 feet to an alley; thence westerly along the North line of said alley 90 feet to land now or formerly of Thomas Smith Estate; thence northerly on a line parallel to Cemetery Street 30 feet to land now or formerly of Bella M. Hill; and thence easterly 90 feet to the point and place of beginning.

PARCEL NO. 3:

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

BEGINNING at a point 64 feet southward from the southwest corner of St. James Place and Cemetery Street; thence westward on a line parallel with St. James Place 90 feet to a point; thence southward on a line parallel with said Cemetery Street 26 feet to a point; thence eastward on a line parallel with St. James Place 90 feet to Cemetery Street; and thence northward along the West line of Cemetery Street 26 feet to the place of beginning.

PARCEL NO. 4:

ALL that certain piece of ground situate in the Tenth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the South side of St. James Place 130 feet West of the West side of Cemetery

Street; thence South along land now or formerly of Carl C. Gehron, et ux., 70 feet to land now or formerly of Jacob Gehron Company, Inc.; thence West along land now or formerly of Jacob Gehron Company Inc., 30 feet to a stake; thence in a northwest direction along land now or formerly of Jacob Gehron Company, Inc., 14.14 feet to a stake; thence North along land now or formerly of Jacob Gehron Company, Inc., 60 feet to St. James Place; thence East along St. James Place 40 feet to a point, the place of beginning.

PARCEL NO. 5:

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, bounded and described as follows, to-wit:

BEGINNING at the southeast corner of Smith Street and St. James Place; thence South along Smith Street 43 feet, more or less, to Right-of-Way of Northern Central Railroad; thence along the Right-of-Way of Northern Central Railroad in a southeasterly direction 158 feet, more or less, to an alley; thence East along said alley 80 feet to land now or formerly of M. H. Seckinger; thence North 56 feet to land now or formerly of Jacob Gehron Company, Inc.; thence West along land now or formerly of Jacob Gehron Company, Inc., 70 feet to a stake; thence in a northwesterly direction along land now or formerly of Jacob Gehron Company, Inc., 14.14 feet to a stake; thence North along other land now or formerly of Jacob Gehron Company, Inc., 60 feet to St. James Place; thence West along St. James Place 130 feet, more or less, to Smith Street, the place of beginning.

PARCEL NO. 6:

ALL that certain portion of the 20 foot wide unopened alley lying between land now or formerly of Jacob Gehron Company, Inc., being known as Tax

Parcels 70-2-402 and 70-2-408 on the North and Tax Parcel 70-2-401 on the South and bounded on the East by the West line of Cemetery Street and bounded on the West by the northeastern right-of-way line of what was formerly known as the Elmira and Williamsport Railroad Company and sometimes formerly known as the Northern Central Railroad in deeds in the chain of title.

PARCEL NO. 7:

ALL that portion of unopened Smith Street situate in the Tenth Ward of the City of Williamsport, on which a building was constructed in the 1920's and which still exists, is described as follows:

BEGINNING at the southeast corner of Smith Street and St. James Place, which point is the northwestern corner of the above-referenced Tax Parcel 70-2-408; thence from the point and place of beginning and continuing in a northwesterly direction a distance of approximately 22.4 feet, more or less, to a point; thence continuing in a westerly direction a distance of approximately 32.4 feet, more or less, to a point; thence continuing in a southerly direction a distance of approximately 21 feet, more or less, to the right-of-way line of what was then known as the Northern Central Railroad; thence continuing in a southeasterly direction along the norther right-of-way line of the Northern Central Railroad a distance of approximately 64 feet, more or less, to a point and being the southwesterly corner of Tax Parcel 70-2-408; thence North along the eastern line unopened Smith Street and the western line of Tax Parcel 70-2-408 a distance of 43 feet, more or less, to the point and place of beginning.

PARCEL numbers 6 and 7 above being the same premises which are the subject of an Action to Quiet Title filed to Lycoming County No. 01-01704 and a final judgment entered therein on January 24, 2002.

BEING the same premises granted and conveyed unto Eureka Land Management, LLC, by deed of Daniel L. Stabler and Linell A. Stabler, Trustees of the Daniel L. and Linell A. Stabler Living Trust dated March 20, 2014 and recorded March 21, 2014 In Lycoming County Record Book 8273, Page 025.

FOR IDENTIFICATION PURPOSES ONLY, all of the above parcels known as Tax Parcel Nos. 70-2-401, 70-2-403, 70-2-407 and 70-2-408 in the Office of the Lycoming County Tax Assessor.

CLIFFORD A. RIEDERS, ESQUIRE
SEAN P. GINGERICH, ESQUIRE
RIEDERS, TRAVIS, HUMPHREY, WATERS
& DOHRMANN
 161 W. Third Street
 Williamsport, PA 17701

NO. 15-2744

CASCADE FUNDING
MORTGAGE TRUST 2017-1

vs.

STACEY FRENCH, ERIC V. FRENCH
PROPERTY ADDRESS: 1533 HIDDEN VALLEY DRIVE, MONTOURSVILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 26-330-126.60.

ALL that certain piece, parcel and lot of land situate in Township of Loyalsock, County of Lycoming and Commonwealth of Pennsylvania, being known as Lot Number 60 on the Subdivision Plan of Hidden Valley Estate, Phase I, Creekside Homes Development, Ridgecrest Circle, bounded and described in accordance with a survey by Vassallo Engineering and Surveying, Inc., Project No. 96-076, dated May 1, 1996, recorded by the Lycoming County Recorder of Deeds in Record Book 2688, page 198 and Map Book 54, page 172, and being more particularly bounded and described as follows, to-wit;

BEGINNING at an iron pin, at the intersection of the Western line of Hidden Valley, and the Northeastern corner of Lot 61 of this Sub-Division,

said Beginning Point being at Station 12+58.20 of said Hidden Valley Drive. Thence from the said Place of Beginning and along the Northern line of said Lot No. 61 of this Subdivision, North 73 degrees 45 minutes, 51 seconds West—270.91 feet to an iron pin, at the intersection of the Northwestern corner of said Lot No. 61 of the Sub-Division, and the Eastern line of Lot No. 46 of this Sub-Division; thence along the Eastern line of said Lot No. 46 of this Sub-Division, along the Eastern line of Lot Nos. 47 & 48 of this Sub-Division North 06 degrees 14 minutes 47 seconds East—152.31 feet to an iron pin, at the intersection of the Eastern line of said Lot No. 48 of this Sub-Division and the Southwestern corner of Lot No. 58 of this Sub-Division; thence along the Southern line of said Lot No. 58 of this Sub-Division, and along the Southern line of Lot No. 59 of this Sub-Division, South 73 degrees 45 minutes 51 seconds East—297.33 feet to an iron pin at the intersection of the Southeastern corner of said Lot No. 59 of this Sub-Division and the Western line of the aforesaid Hidden Valley Drive, Station 14 + 08.20; thence along the Western line of said Hidden Valley Drive, South 16 degrees 14 minutes 09 seconds West—150.00 feet to the place of beginning.

HAVING ERECTED THEREON a Residential Dwelling.

UNDER and Subject to the Covenants and Restrictions which shall run with the title to the land and form a part of the consideration thereafter.

BEING THE SAME PREMISES AS Alcat-Brown, Inc., by William C. Brown, President and by Allen E. Ertel, Trustee for Allen E. Ertel, Inc., Pension Plan Trustee for Reg Scan Rollover Account No. 1 and BANCA, by Allen E. Ertel, General Partner, by Deed dated July 15, 2002, and recorded on July 19, 2002, by the Lycoming County Recorder of

Deeds in Deed Book 4240, Page 68, granted and conveyed unto Eric V. French and Stacey L. French, as Tenants by the Entireties.

BEING KNOWN AND NUMBERED AS 1533 Hidden Valley Drive, Montoursville, PA 17754.

TAX PARCEL NO. 26-330-126.60.

NO. 19-1715

FREEDOM MORTGAGE CORPORATION

vs.

JANELLE GATZ SOLELY IN HER CAPACITY AS HEIR OF KAREN S. GATZ DECEASED, THE UNKNOWN HEIRS OF KAREN S. GATZ DECEASED PROPERTY ADDRESS: 489 KANE STREET, SOUTH WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 52-003-420.

DOCKET# 19-1715.

ALL THAT CERTAIN lot of land situate in Borough of South of Williamsport, County of Lycoming and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 489 Kane Street, Williamsport, PA 17702.

SOLD as the property of JANELLE GATZ Solely in Her Capacity as Heir of Karen S. Gatz Deceased and The Unknown Heirs of Karen S. Gatz Deceased.

TAX PARCEL # 52+, 003.0-0420.00-000.

KML LAW GROUP, P.C.

NO. 18-0292

QUICKEN LOANS INC

vs.

DESIREE S. GEER, DAVID W. GEER PROPERTY ADDRESS: 27 VETERANS LANE, TROUT RUN, PA 17771.

UPI/TAX PARCEL NUMBER: 24-268-168.A.

DOCKET # 18-0292.

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Lewis, County of Lycoming and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 27 Veterans Lane, Trout Run, PA 17771.

SOLD as the property of DESIREE S. GEER and DAVID W. GEER.

TAX PARCEL # 24+,268.0-0168.A+-000+.

KML LAW GROUP, P.C.

NO. 18-1691

BRANCH BANKING AND TRUST COMPANY AS SUCCESSOR IN INTEREST TO SUSQUEHANNA BANK f/k/a SUSQUEHANNA BANK PA

vs.

ALLEN M. GRIMES a/k/a

ALLEN GRIMES, DEBBIE S. GRIMES a/k/a DEBBIE GRIMES

PROPERTY ADDRESS: 21 LEUCK DRIVE, COGAN STATION, PA 17728.

UPI/TAX PARCEL NUMBER: 27-328-112.

By virtue of a Writ of Execution No. 18-1691.

Branch Banking and Trust Company as Successor in Interest to Susquehanna Bank f/k/a Susquehanna Bank PA v. Allen M. Grimes a/k/a Allen Grimes, Debbie S. Grimes a/k/a Debbie Grimes owner(s) of property situate in the LYCOMING TOWNSHIP, LYCOMING County, Pennsylvania, being 21 Leuck Drive, Cogan Station, PA 17728-8106.

Parcel No. 27-328-112.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$150,322.57.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 17-0181

CITIZENS & NORTHERN BANK

vs.

KURT J. HART

PROPERTY ADDRESS: 316 PLEASANT STREAM RD., TROUT RUN, PA 17771.

UPI/TAX PARCEL NUMBER: 29-002-308.

Twp. of McIntyre, Cty. of Lycoming & Cmwlth. of PA HET a dwg. k/a 316 Pleasant Stream Road, Trout Run, PA 17771. Tax Parcel No. 29-2-308.

NO. 19-1868

LOANCARE LLC

vs.

JASON A. HUDOCK,

JENNIFER L. HUDOCK

PROPERTY ADDRESS: 9687 ROUTE 220 HIGHWAY, HUGHESVILLE, PA 17737.

UPI/TAX PARCEL NUMBER: 54-002-110.

Case Number: 19-1868.

Judgment Amount: \$ 100, 111.24.

Attorneys: RAS Citron, LLC—Attorneys for Plaintiff, Robert Flacco, Esq., ID No. 325024.

Legal Description

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

BEGINNING at an iron pin at the corner of land now or formerly of Earl Taylor on the north side of State Highway Route No. 220.

Thence along land now or formerly of said Earl Taylor, North twenty-one (21) degrees thirty (30) minutes West, one hundred ninety-three and one tenth (193.1) feet to a fence post corner.

Thence along land now or formerly of Laura Houseknecht, North four (4) degrees fifteen (15) minutes East, two hundred and six tenths (200.6) feet to a stake corner.

Thence along the same, North seventy-one (71) degrees East, one hundred twenty-three and one tenth (123.1) feet to a stake corner.

Thence along the same, South four (4) degrees fifteen (15) minutes East, four hundred ten and four tenths (410.4) feet to a stake corner on the north side of said State Highway Route No. 220.

Thence along said State Highway Rout No. 220, South eighty-three (83) degrees thirty (30) minutes West, ninety-two (92) feet to an iron pin, the place of beginning.

CONTAINING one (1) acre and twenty-three (23) perches of land, be the same more or less.

BEING KNOWN AS: 9687 ROUTE 220 HIGHWAY, HUGHESVILLE, PA 17737.

PROPERTY ID: 54-002-110.

TITLE TO SAID PREMISES IS VESTED IN JASON A. HUDOCK AND JENNIFER L. HUDOCK, HUSBAND AND WIFE BY DEED FROM JOHN B. STUGART AND JANE S. STUGART, HUSBAND AND WIFE, DATED 04/05/2005 RECORDED 04/29/2005 IN BOOK NO. 5282 PAGE 170, AS INSTRUMENT NO. 200500005977.

TO BE SOLD AS PROPERTY OF: JASON A. HUDOCK AND JENNIFER L. HUDOCK, HUSBAND AND WIFE.

NO. 19-1478

LSF I MASTER
PARTICIPATION TRUST

vs.

JASON HULL a/k/a JASON C. HULL
PROPERTY ADDRESS: 800 RURAL AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 74-003-300.

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

Parcel No.: 74-003-300.

BEING known and numbered as: 800 Rural Avenue, Williamsport, PA 17701.

Being the same property conveyed to Jason C. Hull, single who acquired title by virtue of a deed from Thomas C. Montgomery and Judith A. Montgomery, his wife, dated September 20, 2002, recorded September 30, 2002, at Deed Book 4317, Page 348, Office of the Recorder of Deeds, Lycoming County, Pennsylvania.

NO. 19-0766

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HE8 MORTGAGE PASS- THROUGH CERTIFICATES SERIES 2006-HE8

vs.

TIMOTHY L. JOHNS a/k/a

TIMOTHY L. JOHNS, SR.

PROPERTY ADDRESS: 1023 HIGH STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 66-003-200.B.

ALL that certain piece, parcel and lot of land situate in the Sixth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, and being more particularly bounded and described in accordance with a survey of Daniel A. Vassallo, P.L.S. dated the 30th day of March, 1998, and recorded in Lycoming County Record Book 3016, Page 306 and Lycoming County Map Book 55, Page 91, as follows:

BEGINNING at an iron pin at the intersection of the Southern Line of High Street, and the Northwestern corner of Parcel No. 2 of this sub-division, said beginning point being North eighty-five (85) degrees fifteen (15) minutes West, forty (40) feet from an iron pin at the intersection of the Southern line of said High Street and the Western

line of Thomas Avenue; thence from the said place of beginning and long the Western line of said Parcel No. 2 of this sub-division South four (04) degrees forty-five (45) minutes West, one hundred sixteen and fifty-eight hundredths (116.58) feet to an iron pin at the intersection of the Southwest corner of said Parcel No. 2 of this sub-division and the Northern line of land now or formerly of Oran J. and Gladys E. Engler, thence along the Northern line of land of said Engler North eighty-five (85) degrees fifteen (15) minutes West, forty-one and ninety-five hundredths (41.95) feet to an iron pin at the intersection of the Northern line of land of said Engler and the Southeastern corner of land now or formerly of Gerald L. and Susan E Kimble; thence along the Eastern line of land of said Kimble North four (04) degrees forty-five (45) minutes East one hundred sixteen and fifty-eight hundredths (116.58) feet to an iron pin at the intersection of the Northeastern corner of land of said Kimble and the Southern line of the aforesaid High Street; thence along the Southern line of said High Street South eighty-five (85) degrees fifteen (15) minutes East, forty-one and ninety-five hundredths (41.95) feet to the place of beginning.

Containing 4,891 square feet.

SUBJECT TO a 7-1/2" wide easement along the Western boundary of the subject premises for purposes of ingress, egress and regress, which easement is more particularly described and set forth in a Deed dated June 16, 1989 from Alice F. Artley, widow, by Charles W. Artley, her attorney-in-fact, to Robert C. Myers and Esther J. Myers, his wife, recorded in Lycoming County Record Book 1422, Page 47, terms of which easement are incorporated herein by reference.

FOR IDENTIFICATION PURPOSES ONLY, being known as all of Tax Parcel No. 66-3-20013 in the Office of the Lycoming County Tax Assessor.

BEING KNOWN AS: 1021-1023 HIGH STREET, WILLIAMSPORT, PA 17701.

PROPERTY ID: 66-3-200B.

TITLE TO SAID PREMISIS IS VESTED IN TIMOTHY L. JOHNS a/k/a TIMOTHY L. JOHNS SR. BY DEED FROM TIMOTHY L. JOHNS AND JANENE J. JOHNS, HIS WIFE DATED 07/13/2006 RECORDED 07/25/2006 IN BOOK NO. 5736 PAGE 83.

PROPERTY ADDRESS: 1023 HIGH STREET, WILLIAMSPORT, PA 17701.

NO. 19-1618

GREATER LYCOMING HABITAT FOR HUMANITY, INC.

vs.

JOANN H. JOINER

PROPERTY ADDRESS: 1107 CHESTER STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 66-008-500.11.

ALL that certain piece, parcel and lot of land situate in the Sixth Ward of the City of Williamsport, (North Grier Street), County of Lycoming and Commonwealth of Pennsylvania, being known as Lot No. 11, bounded and described in a survey of Daniel F. Vassallo, Registered Surveyor, as follows:

BEGINNING at an iron pin, at the intersection of the southern line of Chester Street, and the northeastern corner of Lot No. 10, of this Sub-Division, said beginning point being north eighty-seven (87) degrees, fifty-seven (57) minutes east, seven hundred fifty-one and seventy-four hundredths (751.74) feet from an iron pin, at the intersection of the eastern line of North Grier Street, and the southern line of Chester Street; then from the said place of beginning and continuing along the southern line of said Chester Street, north eighty-seven (87) degrees, fifty-seven (57) minutes east, seventy-five

(75) feet to an iron pin, at the intersection of the southern line of said Chester Street, and the western line of Seventh Avenue; thence along the western line of said Seventh Avenue, by the two (02) following courses and distances: First: south five (05) degrees thirteen (13) minutes west, fifty-two and twenty-five hundredths (52.25) feet to an existing iron pin; Second: south five (05) degrees zero (00) minutes east, sixty-four and thirty-eight hundredths (64.38) feet to an existing iron pin; thence along the northern line of lands now or formerly of Edward T. Coleman, Jr. and Dorothy Coleman and William K. Miller and Ronald L. Miller, south eight-seven (87) degrees twenty-six (26) minutes west, seventy-one and seventy-one hundredths (71.71) feet to an iron pine; thence along the eastern line of Lot No. 10, north two (02) degrees three (03) minutes west, one hundred sixteen and seventy-six hundredths (116.76) feet to the place of beginning. Containing 8,242 Square Feet.

BEING the same premises conveyed to Leroy Joiner and JoAnn H. Joiner, his wife, by deed from Williamsport-Lycoming Habitat for Humanity, Inc., bearing even date and intended to be recorded prior to this mortgage.

Including all improvements erected thereon, which include, but are not necessarily limited to a two story dwelling.

FOR identification purposes only, being known as Tax Parcel No. 66-08-500.11 in the Office of the Lycoming County Tax Assessor.

Mortgage Foreclosure Action filed to 19-1618.

NO. 19-1307

PENNYMAC LOAN SERVICES LLC

vs.

DYLAN S. KIBLER

PROPERTY ADDRESS: 326 SMITH STREET, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 20-001-603.

DOCKET # 19-1307.

ALL THAT CERTAIN lot of land situate in Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 326 Smith Street, Jersey Shore, PA 17740.

SOLD as the property of DYLAN S. KIBLER.

TAX PARCEL #20-001-603.
KML LAW GROUP, P.C.

NO. 17-1509

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

vs.

SHAWN KILLIAN

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

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

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

BEGINNING at an iron pin in the southern line of Nicola Crossway, said iron pin being at the northeast corner of Lot No. 23 on said Plan; thence along the south line of Nicola Crossway, North 66° East, a distance of one hundred twenty-eight and forty hundredths (128.40) feet to a set iron pin on the northwest corner of Lot No. 21 on said Plan; thence along the western line of Lot No. 21 on said Plan, South 22°

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

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

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

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

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

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

NO. 18-1686

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

vs.

CORBY M. KINLEY, IN HIS CAPACITY
AS EXECUTOR AND DEVISEE
OF THE ESTATE OF THOMAS E.
KINLEY, WENDY J. KINLEY, IN HER
CAPACITY AS DEVISEE OF THE
ESTATE OF THOMAS E. KINLEY,
SHELBY L. MILLER a/k/a SHELBY L.
LEBERFINGER, IN HER CAPACITY
AS DEVISEE OF THE ESTATE OF
THOMAS E. KINLEY
PROPERTY ADDRESS: 2789 BEAUTYS
RUN ROAD, COGAN STATION,
PA 17728-8493.

UPI/TAX PARCEL NUMBER: 27-308-110.

By virtue of a Writ of Execution No. 18-1686.

Branch Banking and Trust Company, Successor in Interest to Susquehanna Bank v. Corby M. Kinley, in His Capacity as Executor and Devisee of The Estate of Thomas E. Kinley, Wendy J. Kinley, in Her Capacity as Devisee of The Estate of Thomas E. Kinley, Shelby L. Miller a/k/a Shelby L. Leberfinger, in Her Capacity as Devisee of The Estate of Thomas E. Kinley owner(s) of property situate in the LYCOMING TOWNSHIP, LYCOMING County, Pennsylvania, being 2789 Beautys Run Road, Cogan Station, PA 17728-8493.

Parcel No. 27-308-110.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$163,006.15.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 18-1960

WELLS FARGO BANK, N.A.

vs.

HOWARD R. KOONTZ
PROPERTY ADDRESS: 924 MULBERRY STREET, MONTOURSVILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 34-006-145.

DOCKET NO: 18-1960.

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Montoursville, County of Lycoming and Commonwealth of Pennsylvania.

TAX PARCEL NO: 34-006-145.

PROPERTY ADDRESS 924 MULBERRY STREET, MONTOURSVILLE, PA 17754.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF:
HOWARD R. KOONTZ,
POWERS KIRN, LLC

NO. 19-0550

U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE FOR
RESIDENTIAL ASSET SECURITIES
CORPORATION, HOME EQUITY
MORTGAGE ASSET- BACKED PASS-
THROUGH CERTIFICATES,
SERIES 2006-KS9

vs.

BARRY L. LONER, JR., IN HIS
CAPACITY AS HEIR AND
ADMINISTRATOR OF THE ESTATE
OF BARRY LEE LONER, SR. a/k/a
BARRY L. LONER SR. a/k/a BARRY
L. LONER, UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER BARRY
LEE LONER SR. a/k/a BARRY L.
LONER SR. a/k/a BARRY L. LONER,
PATRICK L. McCARTY a/k/a PATRICK
McCARTY IN HIS CAPACITY AS
HEIR AND ADMINISTRATOR OF
THE ESTATE OF BARRY LEE LONER,
SR. a/k/a BARRY L. LONER SR. a/k/a
BARRY L. LONER

PROPERTY ADDRESS: 1163 CHES-
TER STREET, WILLIAMSPORT, PA
17701.

UPI/TAX PARCEL NUMBER: 66-
008-500.02.

Case Number: 19-0550.

Judgment Amount: \$ 92, 221.81.

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

Legal Description

ALL that certain piece, parcel and
lot of land situate in the City of Wil-
liamsport, County of Lycoming and
Commonwealth of Pennsylvania, be-
ing designated at Lot No. 4-2 on the
Subdivision of Land of the City of Wil-
liamsport, Sixth Ward, prepared by
Daniel A. Vassallo, P.L.S., dated August
10, 1994 and recorded September 21,
1994 in Lycoming county Record Book
2320, Page 134, and Map Book 53, Page
77, as follows:

BEGINNING at an iron pin at the
intersection of the Southern line of
Chester Street, and the Northeastern
corner of Lot No. 4-1 of this Subdivi-
sion, said beginning point being North
eighty-seven (87) degrees fifty-seven
(57) minutes East, fifty-six and seventy-
five one-hundredths (56.75) feet from
an existing iron pin, at the intersection
of the Eastern line of North Grier Street
and the Southern line of Chester Street;
thence from the said place of beginning
and continuing along the Southern line
of said Chester Street, North eighty-
seven (87) degrees fifty-seven (57) mi-
nutes East, thirty-two (32) feet to an iron
pin at the intersection of the Southern
line of Chester Street, and the North-
western corner of Lot No. 4-3 of this
Subdivision; thence along the Western
line of Lot No. 4-3 of this Subdivision,
South two (02) degrees three (03)
minutes East, one hundred fourteen and
seventy-four one-hundredths (114.74)
feet to an iron pin at the intersection
of the Southwestern corner of said
Lot No. 4-3 of this Subdivision and the
Northern line of Lot No. 4-4 of this
Subdivision; thence along the Northern
line of Lot No. 4-4 of this Subdivision,

South eighty-seven (87) degrees
twenty-six (26) minutes West, thirty-
two (32) feet to an iron pin at the
intersection of the Northern line of
said Lot No. 4-4 of this Subdivision
and the Southeastern corner of the
aforesaid Lot No. 4-1 of this Subdivi-
sion; thence along the Eastern line of
Lot No. 4-1 of this Subdivision, North
two (02) degrees three (03) minutes
West, one hundred fifteen and three
one-hundredths (115.03) feet to the
place of beginning. Containing 3.676
square feet.

TOGETHER with a right-of-way for
ingress, egress and regress to Lot No.
4-2 along a private twenty (20) foot
wide right-of-way along the Southern
boundary of Lot No. 4-1, in common
with the owners of Lot No. 4-1 and
Lot No. 4-3, said private right-of-way

being located as set forth on the above referenced subdivision plan.

UNDER AND SUBJECT to a twenty (20) foot wide private right-of-way along the Southern boundary of Lot No. 4-2 for the benefit of any subsequent owner (s) of Lot No. 4-3 for ingress, egress and regress to Lot No. 4-3, said private right-of-way being located as set forth on the above referenced subdivision plan.

TOGETHER with a right-of-way and easement for ingress, egress and regress to the above lot over, across and through a twenty (20) foot wide private right-of-way along the Southern boundary of other premises owned by Grantor and adjoining Lot No. 4-1, and known as Parcel No. 2 on the above referenced subdivision plan, for the benefit of Grantee and its successors and assigns, including each subsequent owner of Lot No. 4-1, Lot No. 4-2 and/or Lot No. 4-3, in common with the Grantor, said private right-of-way being located as set forth on the above referenced subdivision plan. This right-of-way and easement shall run with the land and be transferable by Grantee in connection with each and any transfer of Lot No. 4-1, Lot No. 4-2 and/or Lot No. 4-3.

UNDER AND SUBJECT, HOWEVER, TO: A fifteen (15) foot wide utility easement along the southern Portion of Lot No. 4-1, Lot No. 4-2 and Lot No. 4-3 as set forth on the above referenced subdivision plan. (1) Whatever rights the public may have to the use of any roads, alleys, bridges or streets crossing the premises, and (2) any easements or agreement of record or otherwise affecting the land hereby conveyed, and to the state of facts which a personal inspection or accurate survey would disclose, and to any pipes, wires, poles, cables, culverts, drainage course or systems and their appurtenances now existing and remaining in, on, under, over, across and through the Premises, together with the right

to maintain, repair, renew, replace, use and remove same.

C. All conditions, covenants, agreements, restrictions and easements as set forth in the chain of title.

NOTICE—"THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT TO SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHT OR ESTATE OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT." THIS NOTICE IS SET FORTH IN THE MANNER PROVIDED IN THE IN SECTION 1 OF THE ACT SEPTEMBER 10, 1965, P.L. 505 NO. 255 (52 P.S. 1551).

BEING the same premises conveyed unto Barry Lee Loner, Sr. and Betty Irene Loner, his wife by Susquehanna Valley Development Group, Inc, by said Deed dated March 26, 1996 and recorded April 2, 1996 in the Office of the Register and Recorder in and for Lycoming County, PA in Record Book 2579 page 190.

For identification purposes only, being (formerly known as part of Parcel No. 66-8-500) and now assessed as 66-8-5001.02 in the Office of the Lycoming county Tax Assessor.

This conveyance is from husband and wife to husband and is therefore exempt from Pennsylvania Realty Transfer Tax.

BEING KNOWN AS: 1163 CHESTER STREET, WILLIAMSPORT, PA 17701.

PROPERTY ID: 66-008.0-500.02-000.

TITLE TO SAID PREMISIS IS VESTED IN BARRY LEE LONER, SR., SINGLE BY DEED FROM BARRY LEE LONER, SR. AND BETTY IRENE LONER, HIS WIFE, DATED MARCH 21, 2005 RECORDED APRIL 15, 2005 IN BOOK NO. 5268 PAGE 177.

TO BE SOLD AS PROPERTY OF: BARRY LEE LONER, SR., SINGLE.

NO. 19-1368

FIRST NATIONAL BANK OF PENNSYLVANIA SUCCESSOR BY MERGER TO THE LEGACY BANK

vs.

THOMAS E. LYONS

PROPERTY ADDRESS: 1506 OVERBROOK ROAD, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 75-006-201.

By virtue of Writ of Execution No. 19-1368.

FIRST NATIONAL BANK OF PENNSYLVANIA, successor by merger to The Legacy Bank of property situate in the 15th Ward of the City of Williamsport, Lycoming County, Pennsylvania, being known as 1506 Overbrook Road, Williamsport, Pennsylvania 17701.

Tax Parcel No. 75-0060-0201-000.

Improvements thereon: dwelling know as 1506 Overbrook Road, Williamsport, Pennsylvania 17701.

Judgment amount \$52,296.04.

NO. 19-1731

THE MUNCY BANK AND TRUST COMPANY

vs.

MARCHESE PROPERTIES I, LLC

PROPERTY ADDRESS: 379 JEROME AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 75-014-208.

379 Jerome Avenue, Williamsport, PA 17701.

Tax Parcel Number: 75-014-208.

DOCKET NUMBER: CV-2019-0001731.

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

BEGINNING at a point in the north side of Jerome Avenue, said point being one hundred twenty (120) feet west from the west line of Penn Street; thence north on a line parallel with Mary Street, one hundred twelve (112) feet to the south line of an alley; thence west along the southern line of said alley, seventy (70) feet to Lot No. 65; thence south along Lot No. 65 in a line parallel with Mary Street as aforesaid, one hundred twelve (112) feet to Jerome Avenue; thence east along the northern line of Jerome Avenue, seventy (70) feet to the place of beginning. Being Lots Nos. 67 and 69 on the Map of Hartman's Estate.

The improvements on the property are a three story frame dwelling and a detached frame garage.

BEING the same premises granted and conveyed unto Marchese Properties I, LLC, by Deed of Anthony J. Marchese, single, dated the 18th day of September 2014, and recorded on October 24, 2014, in Lycoming County Record Book 8459, page 148.

TOGETHER WITH an Indemnity Agreement from Old Republic Title Insurance Company to Muncy Bank and Trust Company, its heirs and assigns, for a mortgage from Joanne M. Marchese to PNC Bank National Association, in the original amount of \$42,000.00 dated April 1, 2008, and recorded on April 21, 2008, in Lycoming County Record Book 6313 at page 23.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS TAX PARCEL NO. 75-014-208 ON THE MAPS IN THE OFFICE OF THE LYCOMING COUNTY TAX ASSESSOR.

SEIZED in execution as the property of Marchese Properties I, LLC., Defendant, on the judgment in mortgage foreclosure entered on March 17, 2020, indexed to #CV-2019-0001731 in the Court of Common Pleas of Lycoming County.

NO. 19-0283

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

vs.

JAMES E. MARSHALL

PROPERTY ADDRESS: 1573 KINLEY ROAD, COGAN STATION, PA 17728.

UPI/TAX PARCEL NUMBER: 27-308-122.Z.

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

BEGINNING in the center of the Township Road on the line between Ernest Kinley and Maurice Snyder; thence North eighteen degrees forty minutes East (N. 18° 40' E.) along the center line of said road a distance of two hundred fifty-one and forty-five hundredths feet (251.45 ft.) to the intersection of a Township Road West; thence South seventy-six degrees thirty-one minutes West (S. 75° 31, W.) along the center of that Township Road a distance of one hundred forty-seven and twenty-six hundredths feet (147.26 ft.) and North sixty-seven degrees forty-seven minutes West (N. 67° 47' W.) a distance of one hundred and no hundredths feet (100.00 ft.); thence South eighteen degrees eighteen minutes West (S. 18° 18' W.) along land of Maurice J. Snyder, et ux, a distance of two hundred forty-two and fifty hundredths feet (242.50 ft.) to a twenty-four inch (24 in.) oak; thence South eighty-seven degrees East (S.

87° E.) along land of Ernest Kinley, a distance of two hundred thirty-three and no hundredths feet (233.00 ft.) to the place at beginning. Containing one and sixteen hundredths acre (1.16 A.).

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

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

BEING KNOWN AS: 1573 KINLEY ROAD, COGAN STATION, PA 17728.

PROPERTY ID: 27-308-122.Z.

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

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

NO. 16-00210

JERSEY SHORE STATE BANK

vs.

SCOTT A. MASON, LISA J. MASON,
UNITED STATES OF AMERICA
INTERNAL REVENUE SERVICE
PROPERTY ADDRESS: 217 STAVER ST., JERSEY SHORE, PA 17740.

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

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

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

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

BEING the same premises which Mary E. Shook et vir. did by their deed dated the 15th day of October, A. D. 1996, grant and convey unto Scott A. Mason and Lisa J. Mason, his wife; said deed being recorded in the Office for the Recording of Deeds in and for Lycoming County in Record Book 2696, Page 104.

JERSEY SHORE STATE BANK
vs.

SCOTT A. MASON, LISA J. MASON,
UNITED STATES OF AMERICA
INTERNAL REVENUE SERVICE

PROPERTY ADDRESS: 867 HENS-
LER RD., JERSEY SHORE, PA 17740.

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

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

BEGINNING at a railroad spike in the center of T-651, said spike is westerly along the centerline of T-651 approximately nine tenths (0.9) of a mile from the intersection of T-651 and LR # 41026, said spike is also just easterly of the intersection of the driveway of a former Grantor's property with T-651; thence by the following courses and distances: (1) along the east side of said driveway, south two (2) degrees fifteen (15) minutes east, two hundred forty-nine and seventy-one hundredths (249.71) feet to an iron pin; (2) thence along same, south two (2) degrees zero (0) minutes west, two hundred (200) feet to an iron pin on the outside of the Game Preserve fence; (3) thence along the outside of the Game Preserve fence, south sixty-five (65) degrees twenty-eight (28) minutes fifty-three (53) seconds east, three hundred two and seven tenths (302.7) feet to an iron pin and corner now or formerly of David Hensler; (4) thence along land now or formerly of said Hensler, south sixty-four (64) degrees fourteen (14) minutes twenty-seven (27) seconds east, four hundred sixty-eight and four tenths (468.4) feet to a stone at the Game Preserve fence corner; (5) thence along land now or formerly of Hensler, south seventy-one (71) degrees twenty-one (21) minutes three (3) seconds east, seven hundred forty-two and twenty-six hundredths (742.26) feet to a blazed maple corner; (6) thence along land

now or formerly of Matthew Harvey south eight (8) degrees fifty-four (54) minutes twenty-eight (28) seconds west, five hundred sixty-three and twenty-five hundredths (563.25) feet to a stone pipe; (7) thence along land now or formerly of Dale Paulhamus, north eighty (80) degrees thirty (30) minutes forty-six (46) seconds west, one thousand ninety-nine and eight hundredths (1099.08) feet to a stone pile on the outside of the Game Preserve fence; (8) thence along land now or formerly of V. Frederick Russ and the outside of the Game Preserve fence, north eighty-one (81) degrees forty-three (43) minutes forty (40) seconds west, one thousand eight hundred fourteen and seventy-nine hundredths (1814.79) feet to a pipe; (9) thence along land now or formerly of Dennis Davis and said fence, north eighty (80) degrees forty-two (42) minutes thirty-six (36) seconds west, one thousand seven hundred sixty-three and six hundredths (1763.06) feet to a rock oak just outside the corner of said fence; (10) thence alone land now or formerly of James Cohick, the line runs both inside and outside of said fence, north seven (7) degrees thirty-five (35) minutes forty-six (46) seconds east, one thousand seventeen and seven hundredths (1017.07) feet to a stone pipe; (11) thence along land now or formerly of Agnes Cohick and said fence, north fifty-six (56) degrees thirty (30) minutes east, one hundred forty-three and three tenths (143.3) feet to a point; (12) thence along same, north forty-one (41) degrees fifteen (15) minutes east, one hundred thirty (130) feet to a point; (13) thence along same, north twenty-four (24) degrees thirty (30) minutes east, fifty-two and eight tenths (52.8) feet to a point; (14) thence along same, north thirty-nine (39) degrees forty-five (45) minutes east, three hundred seventy-eight and eight tenths (378.8) feet to a point; (15) thence along same, north forty-

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

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

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

JERSEY SHORE STATE BANK

vs.

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

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

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

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

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

BEING the same premises which
Alice Simeti, widow and single, and Alice
Sitneti, Administratrix of the Estate of
Christopher V. Sitneti, deceased, and

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

NO. 19-1571

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

MATTHEW S. MAY
PROPERTY ADDRESS: 22 SPRING-
HOUSE ROAD, MUNCY VALLEY, PA
17758.

UPI/TAX PARCEL NUMBER: 44-
316.1-247.

ALL that certain lot, piece or par-
cel of land situate in the Township of
Penn. County of Lycoming and State of
Pennsylvania, bounded and described as
follows, to wit:

BEGINNING at the point of inter-
section of the centerline of a 50-foot
private access road designated as
Lakeview Drive and the centerline of an-
other private access road designated as
Springhouse Road, said point also being
the northeasterly (erroneously stated as
northwesterly in prior deeds) corner
of this lot and the southwest corner of
Lot No. 46 and in the southerly line of
Lot No. 45; thence along the centerline
of said Springhouse Road and along the
common dividing line between this lot
and Lot No. 46, South 31 degrees 01
minute 20 seconds East, 150.00 feet to
an iron pin at the northeasterly (errone-
ously stated as northwesterly in prior
deeds) corner of Lot No. 48; thence
leaving said Springhouse Road and along
the dividing line between this Lot and

Lot No. 48, South 58 degrees 58 minutes 40 seconds West, 230.86 feet to an iron pin at the northwest corner of the aforesaid Lot No. 48 and in line of Lot No. 58; thence along the common dividing line between this Lot and said Lot No. 58, North 70 degrees 00 minutes 00 seconds West, 122.325 feet to an iron pin corner in the centerline of Lakeview Drive first above-mentioned, said point also being in line of an undeveloped area designated as "Natural Area"; thence along the centerline of said Lakeview Drive and along the line of said "Natural Area", North 12 degrees 09 minutes 00 seconds East, 163.66 feet to an iron pin at the southeast corner of Lot No. 45, also first above-mentioned; thence continuing along the centerline of said Lakeview Drive and along the common dividing line between this Lot and Lot No. 45, North 77 degrees 11 minutes 40 seconds East, 206.165 feet to an iron pin at the northeasterly (erroneously stated as northwesterly in prior deeds) corner of this lot, the place of beginning.

Containing 1.133 acres of land including the right-of-ways included in said description and being Lot No. 47 in Phase 4 on the plot or plan of Beaver Lake Forest, surveyed by L. Wayne Laidacker, P.L.S., dated May 10, 1985 and approved by the Lycoming County Planning Commission on December 15, 1988 (erroneously stated as December 20, 1990 in prior deeds) and recorded in Lycoming County Record Book 1364, page 39, and Map Book 47, page 268.

Together with, unto the Grantee, his heirs and assigns, in common with the (prior) Grantor, Beaver Lake Forest, Inc., its successors and assigns, an easement of travel over all roads and roadways of the (prior) Grantor, Beaver Lake Forest, Inc., as a means of ingress, egress and regress to and from the premises herein conveyed and the public road.

Excepting and reserving, however, unto the said (prior) Grantor, Beaver Lake Forest, Inc., its successors and assigns, an easement of travel over all roads, roadways and right-of-ways, on, through, or along the premises herein conveyed as a means of ingress, egress and regress to and from other lands now or formerly of the (prior) Grantor, Beaver Lake Forest, Inc., and the public road.

Under and subject, however, to all restrictions, reservations, covenants and conditions contained in prior instruments in the chain of title, including, but not limited to the Building Restrictions and Covenants for Beaver Lake Forest Subdivision of Penn Township, Lycoming County, Pennsylvania, adopted by the (prior) Grantor, Beaver Lake Forest, Inc., a copy of which is recorded in Lycoming County in Miscellaneous Book 1321 at pages 314 and 315.

Further, Grantor, his heirs, successor and assigns, agree to execute such further assurances as may be requisite for the full and complete enjoyment of the rights herein conveyed.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 22 SPRINGHOUSE ROAD, MUNCY VALLEY, PA 17758.

PARCEL: 44-316.1-247.

BEING THE SAME PREMISES WHICH Roland H. Whipp, Jr., et ux., by deed dated October 12, 2016 and recorded October 18, 2016, Lycoming County Deed Book 9051, page 172, granted and conveyed unto Matthew S. May.

TO BE SOLD AS THE PROPERTY OF MATTHEW S. MAY ON JUDGMENT NO. CV-2019-0001571-MF.

NO. 19-1563

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

vs.

ROBERT L. MENDLER, BARBARA J. KIESSLING, SHEENA M. KIESSLING
PROPERTY ADDRESS: 1833 FAIR-LAWN AVE., COGAN STATION, PA 17728.

UPI/TAX PARCEL NUMBER: 27-001-205.A.

By virtue of a Writ of Execution No. 19-1563.

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually But as Trustee for Pretium Mortgage Acquisition Trust v. Robert L. Mendler, Barbara J. Kiessler, Sheena M. Kiessler owner(s) of property situate in the LYCOMING TOWNSHIP, LYCOMING County, Pennsylvania, being 1833 Fairlawn Avenue, Cogan Station, PA 17728-8385.

Parcel No. 27+,001.0-0205.A+-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$165,683.40.
PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 19-1700

NEWREZ LLC f/k/a NEW PENN FINANCIAL LLC d/b/a SHELLPOINT MORTGAGE SERVICING

vs.

J. SUZANNE RIDLER, IN HER CAPACITY AS HEIR OF RICHARD J. KIPPHUT, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RICHARD J. KIPPHUT, DECEASED

PROPERTY ADDRESS: 325 LUNDY DRIVE, WILLIAMSPORT, PA 17701-1837.

UPI/TAX PARCEL NUMBER: 75-008-403.

By virtue of a Writ of Execution No. 19-1700.

Newrez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing v. J. Suzanne Ridler, in Her Capacity as Heir of Richard J. Kipphut, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Richard J. Kipphut, Deceased owner(s) of property situate in the WILLIAMSPORT CITY, LYCOMING County, Pennsylvania, being 325 Lundy Drive, Williamsport, PA 17701-1837.

Parcel No. 75-008.0-0403.00-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$69,177.30.
PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 19-2055

WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR BCAT 2015-14BTT

vs.

TIMOTHY A. SCOTT a/k/a TIMOTY A. SCOTT, NICO S. SCOTT

PROPERTY ADDRESS: 510 DYLAN DRIVE, COGAN STATION, PA 17728.
UPI/TAX PARCEL NUMBER: 15-269-134.C.

PARCEL NO.: 15-269-134.C.

ALL THAT CERTAIN piece, parcel and lot of land located in Hepburn Township, Lycoming County, Commonwealth of Pennsylvania and shown upon a plan prepared by Richard M. Trowbridge, dated November 9, 2001 bounded and described as follows: Commencing at an existing steel pin, said pin being located on the Northern line of lands of Robert A. Maguire, with the intersection of the Eastern line of Dylan Drive (private), also being the Southwestern corner of Lot #3, Thence from the point of commencement and along lands of Robert A. Maguire, North 91 Degrees 26'01" West, 25.57 feet to the center of Dylan Drive (private); Thence along the center of Dylan Drive 50' in total width as previously shown on the subdivision plan of Schauer, by the 2 following courses and distances; (1) North 03 Degrees 34'33" West, 592.64 feet to a point; (B) North 24 Degrees 39'36" East, 329.92 feet to a point at the terminus of the existing Dylan Drive; Thence along the centerline of the proposed extension of Dylan Drive, Private and 50' wide in total width by the 4 following courses and distances; (c) North 25 Degrees 07'56" East, 276.00 feet to a point; (D) North 59 Degrees 09'07" West, 368.77 feet to a point; (E) North 64 Degrees 35'44" West, 269.05 feet to a point; (F) North 78 Degrees 52'32" West, 63.96 feet to a point marking the terminus of the proposed Dylan Drive; (G) Thence along residual lands of Jack E. Strouse and Jean F. Strouse North 49 Degrees 19'14" East, 13.82 feet to a set steel pin marking the Southeastern corner of the lot herein described the point and place of beginning and through lands of Jack E. Strouse and Jean F. Strouse by the 12 following courses and distances; (1) North 78 Degrees 52'32" West, 54.51

feet to a point; (2) North 64 Degrees 35'04" West, 135.57 feet to a point; (3) North 59 Degrees 36'36" West, 154.18 feet to a point; (4) North 31 Degrees 27'44" West, 53.84 feet to a point; (5) North 19 Degrees 08'44" West, 200.61 feet to a set steel pin; (6) North 60 Degrees 29'30" East, 885.00 feet to a set steel pin near a logging path; Thence along the South side of an existing logging path by the 5 following courses and distances; (7) South 92 Degrees 19'32" East, 20.32 feet to a point; (8) South 41 Degrees 00'15" East, 94.85 feet to a point; (9) South 37 Degrees 52'46" East, 153.41 feet to a point; (10) South 41 Degrees 58'02" East, 101.85 feet to a point; (11) South 50 Degrees 40'25" East, 21.26 feet to a set steel pin, (12) Thence South 49 Degrees 19'14" West, 823.13 feet to the point and place of beginning, containing 10.000 Acres as above described. Together with a private access easement known as Dylan Drive the centerline of which is described as follows:

Commencing at an existing steel pin being located on the Northern line of lands of Robert A Maguire, with the intersection of the Eastern line of Dylan Drive (private), also being the Southwestern corner of Lot #3; Thence from the point of commencement and along lands of Robert A Maguire, North 81 Degrees 26'01" West, 25.57 feet to the center of Dylan Drive (Private); Thence along the center of Dylan Drive 50 feet in total width as previously shown on the subdivision plan of Schauer, by the 2 following courses and distances; (a) North 03 Degrees 34'33" West, 592.64 feet to a point; (B) North 24 Degrees 39'36" East, 329.92 feet to a point at the terminus of the existing Dylan Drive, Private and 50' wide in total width by the 4 following courses and distances; (C) North 25 Degrees 07'56" East, 278.00 feet to a point; (D) North 59 Degrees 09'07" West, 368.77 feet to a point; (E) North 66 Degrees 35'44" West, 269.05 feet to a point; (F) North

79 Degrees 52'32" West, 63.96 feet to a point marking the terminus of the proposed Dylan Drive.

The improvements thereon being known as 510 Dylan Drive.

Fee Simple Title Vested in Nico S. Scott and Timothy Scott, her husband, by deed from, Jack E. Strouse and Jean F. Strouse, Husband and Wife, dated 01/28/2002, recorded 02/01/2002, in the Lycoming County Recorder of deeds in Deed Book 4072, Page 264.

Property Address: 510 Dylan Drive, Cogan Station, PA 17728.

Docket #17-1606.

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.

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 grantors 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. 19-1826

THE MUNCY BANK AND
TRUST COMPANY

vs.

JOHN Q. STEELY, III, OLGA LEVI
PROPERTY ADDRESS: 382 MILL
RUN ROAD, CAMMAL, PA 17723.

UPI/TAX PARCEL NUMBER: 28-
223-111.C.

THE MUNCY BANK AND TRUST
CO. vs. JOHN Q. STEELY, III AND
OLGA LEVI.

PROPERTY ADDRESS: 382 Mill Run
Rd., Cammal, Pennsylvania 17723.

UPI/TAX PARCEL NUMBER: #28-
223-111.C.

DOCKET NUMBER: 19-1826.

ALL-that-certain piece, parcel and lot of land situate in McHenry Township, Lycoming County, Pennsylvania, bounded and described in accordance with a survey made by Vassallo Engineering & Surveying, Inc. dated April 28, 2009, and updated on January 12, 2010, a copy of which is attached hereto, as follows, to wit:

BEGINNING at an iron pin at the southeasterly corner of the premises herein described, said iron pin being South eighty-one (81) degrees eighteen (18) minutes fifty (50) seconds East, one hundred ninety-one and eighty-two hundredths (191.82) feet from an existing iron pin at the easternmost point in the line of land now or formerly of Donald C. Price, Jr. et ux; thence from said place of beginning along the line of Parcel No. 2 as described in Lycoming County Record Book 6857 Page 1, and continuing along said Price land, North eighty-one (81) degrees eight (18) minutes fifty (50) seconds West, four hundred twenty (420) feet to an iron pin; thence along the line of Parcel No. 3 as described in Lycoming County Record Book 6857 Page 1, by the five (5) following courses and distances: 1. North (erroneously referred to as South in Record Book 6857 Page 1) fifty-three (53) degrees forty-seven (47) minutes

ten (10) seconds East, ninety-five (95) feet to an existing iron pin; 2. North seventy-four (74) degrees twenty-seven (27) minutes fifty (50) seconds West, one hundred sixteen (116) feet to an existing iron pin; and 3. North seventy-one (71) degrees forty-two (42) minutes fifty (50) seconds West, fourteen (14) feet to an iron pin; 4. North three (3) degrees twenty-two (22) minutes ten (10) seconds East, three hundred seventy-nine and ninety-six hundredths (379.96) feet to an iron pin; and 5. South seventy-six (76) degrees forty-three (43) minutes fifty (50) seconds East, five hundred twenty and two hundredths (520.02) feet to an iron pin in the line of land Parcel No. 2 as described in Lycoming County Deed Book 6857 Page 1; thence along said Parcel No. 2, South eight (8) degrees fifty-three (53) degrees ten (10) seconds West, four hundred twenty (420) feet to an iron pin, the point and place of beginning. Containing 4.8481 acres.

ALSO GRANTING AND CONVEYING to John Q. Steely, III, his heirs and assigns, a 20 foot right-of-way over other lands of Grantor leading from the above described lot to Mill Run Road, being in McHenry Township, Lycoming County, Pennsylvania, and described in accordance with a survey by Vassallo Engineering & Surveying, Inc. dated January 20, 2011, a copy of which is attached hereto, as follows:

BEGINNING at a point in the center of the 20 Foot Private Right-of-way herein described, at the intersection of the Northern line of land of James D. & Lucille J. Martin, known as Tax Parcel No. 28-223-114, and the Southern line of Parcel No. 1, on-land-of Tioga Resources I, LLC, known as Tax-Parcel-No. 28-223-111, said Point, being South 58°32'50" East—6.88 feet, from an Existing Iron Pin, at the intersection of land of said Martin, and the Western corner of said Parcel No. 1, on land also being the Two (2) following Courses and Distances along the center of an

Existing Private Right-of-way, through land of said Martin, from a Point, in the center of Mill run Road. First: First North $30^{\circ}16'10''$ East—98.37 feet, to a Point. Second: North $38^{\circ}04'10''$ East—96.71 feet, to a Point, the said Place of Beginning. Thence from the said Place of Beginning, and along the center of said 20 Foot Private Right-of-way herein described, and through the land of said Tioga Resources I, LLC, by the Thirteen (13) following Courses and Distances. First North $38^{\circ}04'10''$ East—21.04 feet, to a Point. Second: North $29^{\circ}32'10''$ East—132.65 feet, to a Point. Third: North $21^{\circ}17'10''$ East—202.49 feet, to a Point. Fourth: by a Curve to the Right, having a Radius of 20.50 feet, and Arc Distance of 55.31 feet, a Long Chord = South $81^{\circ}25'20''$ East—40.00 feet, to a Point. Fifth: South $04^{\circ}07'50''$ East—37.41 feet, to a Point. Sixth: South $10^{\circ}20'50''$ East—51.78 feet, to a Point. Seventh: South $20^{\circ}16'50''$ East—23.17 feet, to a Point. Eighth: South $40^{\circ}31'50''$ East—47.30 feet, to a Point. Ninth: South $55^{\circ}48'50''$ East—116.93 feet, to a Point. Tenth: North $80^{\circ}59'10''$ East—26.12 feet, to a Point. Eleventh: South $85^{\circ}30'50''$ East—71.82 feet, to a Point. Twelfth: North $82^{\circ}04'10''$ East—79.38 feet, to a Point. Thirteenth: South $80^{\circ}17'50''$ East—10.00 feet, to a Point, at the intersection of the center of said 20 Foot Private Right-of-way herein described, the Eastern line of said Parcel No. 1, on land of Tioga Resources I, LLC, known as Tax Parcel No. 28-223-111, and the Western line of Parcel No. 3 on other land of said Tioga Resources I, LLC, known as Tax Parcel No. 28-223-111-C, said Point, being South $03^{\circ}22'10''$ West—53.92 feet, from an Existing Iron Pin, at the intersection Northwestern corner of said Parcel No. 3 on other land of said Tioga Resources I, LLC, known as Tax Parcel No. 28-223-111-C.

TOGETHER with the right of ingress, egress and regress to and from the above-described premises over,

across and along the roadway now leading from the above described premises westerly to the private road leading up Mill Run and thence along said private to Pennsylvania State Highway Traffic Route #414.

EXCEPTING AND RESERVING unto Tioga Resources, LLC, its successors and/or assigns, the right to use water from a certain spring located upon the above described premises near the first right-hand fork of Mill Run, with the right to convey water from said spring over above-described premises by water pipe line, to other land now or formerly of Tioga Resources I, LLC, its successors and/or assigns, and with the further right, in common and in conjunction with the Grantee herein, his heirs-and-assigns-to maintain a reservoir-or cistern-the bill-nthn a westerly or northwesterly direction from said spring, as the same is now located, to a water pipe line to convey said water from the spring to the cistern or reservoir and to convey water from said cistern or reservoir to the dwelling house of the said Tioga Resources I, LLC, its successors and/or assigns, by water pipe line, with the right of ingress, egress and regress for the purpose of maintaining, repairing or replacing said water pipelines, said responsibility to maintain the cistern or any of the pipe line or facilities used by Grantor in connection with the foregoing right to use water from the spring. In addition, Grantor is solely responsible for the cost of any electricity used to obtain water from the spring.

ALSO EXCEPTING AND RESERVING unto Tioga Resources I, LLC, its heirs, successors and/or assigns, all right, title and interest in and to the gas, oil and minerals with respect to and contained within the described premises. Such reservation shall apply to all existing and future Oil, Gas and Mineral Leases and to all rents, royalties or other payments made pursuant to said leases. This reservation shall

include reasonable and customary surface access necessary to exercise this reservation of oil and gas.

For identification purposes only, the above-described premises is known and designated as all of Parcel #28-223-111C on the maps of the Lycoming County Tax Assessor.

NO. 19-1330

SUMMITBRIDGE NATIONAL
INVESTMENTS VI LLC

vs.

MELVIN E. SWISHER, JR.,

MELVIN AMMON SWISHER

PROPERTY ADDRESS: 5742 MORE-
LAND BAPTIST ROAD, UNITYVILLE,
PA 17774.

UPI/TAX PARCEL NUMBER: 23-
377-130.

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Jordan, County of Lycoming and Commonwealth of Pennsylvania, being more particularly bounded and described to a survey by John E. Fischer, PLS, dated April 5, 2001, as follows: BEGINNING at an iron pin set and witnessed in a stone row at a corner of land now or formerly of Edward W. Harrington and Ann Harrington, said iron pin being the northwest corner of the parcel to be described; THENCE from said point of beginning and along the line of land of said Harrington and land now or formerly of Cecil R. Gardner and Bertha M. Gardner South 65 degrees 18 minutes 00 seconds East 2592.45 feet to an existing planted stone at a common corner of land of said Gardner, land now or formerly of Andrew S. Benyo, Jr. and Ramona J. Benyo and land now or formerly of Shane L. Kiess and Shelly L. Poust; THENCE along the line of land of said Kiess and Poust and passing through an existing iron pin 27.88 feet from the centerline of State Route 2019 South 25 degrees 12 minutes 24 seconds West 918.04 feet to a point on the centerline of State Route 2019;

THENCE along the centerline of State Route 2019 by the three (3) following courses and distances:

(1) North 86 degrees 14 minutes 32 seconds West 33.82 feet;

(2) North 82 degrees 38 minutes 27 seconds West 199.14 feet;

(3) North 84 degrees 20 minutes 00 seconds West 90.64 feet to a corner of land now or formerly of the St. John Lutheran Church; THENCE along the line of land of said St. John Lutheran Church and passing through an existing axle 24.03 feet from the centerline of State Route 2019 South 08 degrees 43 minutes 07 seconds West 430.51 feet to a point on the centerline of Township Route 716; said line also passing through an existing axle 22.39 feet from the centerline of Township Route 716; THENCE along the centerline of Township Route 716 South 68 degrees 55 minutes 30 seconds West 194.66 feet to the centerline intersection of Township Route 716 and Township Route 720; THENCE along the centerline of Township Route 720 South 16 degrees 23 minutes 08 seconds West 252.48 feet to a corner of land now or formerly of Dale J. Kile and Helen V. Kile; THENCE along the line of land of said Kile and land now or formerly of Brian W. Whitmoyer and crossing Township Route 716 North 65 degrees 09 minutes 04 seconds West 1556.98 feet to an existing iron pin, witnessed, at a corner of land now or formerly of Farnsworth Farms, inc.; THENCE along the line of land of sid Farnsworth Farms, Inc. and land now or formerly of Walter L. Worthington, Jr. and Wesley Worthington North 66 degrees 12 minutes 00 seconds West 1189.37 feet to an iron pin set and witnessed at corner of land now or formerly of John C. Bitler and Dorohy F. Bitler; THENCE along the line of land of said Bitler North 24 degrees 42 minutes 00 seconds East 600.57 feet to an iron pin set and witnessed; THENCE continuing along the line of land of said Bitler

and land now or formerly of Kevin P. Spako and Judy A. Spako and land now or formerly of Edward W. Harrington and Ann Harrington and crossing State Route 2019 North 44 degrees 42 minutes 00 seconds East 1315.59 feet to the point of BEGINNING.

CONTAINING 115.41 acres BUT RESERVING THEREFROM that portion of land being within the westerly right of way (16.50 feet from the centerline of Township Route 720 and that portion of land being within the right of way of State Route 2019 and Township Route 716 (33.00 (erroneously set forth in present owner deed as 32.00 feet) feet total width, 16.50 feet from centerline) as shown on the map of the retracement survey for land of Melvin Swisher and Grace Swisher, recorded in Lycoming County Map Book 57, page 539.

EXCEPTING AND RESERVING unto Melvin E. Swisher, Jr., his heirs and assigns, all of the gas, oil and mineral rights to the premises described above, subject to the condition that forty (40%) percent of any royalties paid for oil, gas and minerals shall be distributed to Marylee H. Landis, her heirs and assigns. Said Marylee H. Landis, her heirs and assigns, shall not have any ownership interest in the gas, oil and minerals. She also shall not have any right to share in any rental, bonus, lease or surface damage payments.

UNDER AND SUBJECT TO a Deed of Agricultural Conservation Easement to the Commonwealth of Pennsylvania and County of Lycoming, dated December 10, 2001 and recorded on December 10, 2001 in Lycoming County Record Book 401 I, at page 343. Parcel No. 23-377.0-0130.00-000.

MARK PFEIFFER, ESQUIRE
(Pa. Id. No. 76245)

BUCHANAN INGERSOLL &
ROONEY PC

Attorneys for Plaintiff, SummitBridge National Investments VI, LLC as assignee

Two Liberty Place
50 S. 16th Street
Suite 3200
Philadelphia, PA 19102
(T): (215) 665-3921
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NO. 19-0491

THE NORTHUMBERLAND
NATIONAL BANK

vs.

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

PROPERTY ADDRESS: 309 GRAMP-
PIAN BLVD., WILLIAMSPORT, PA
17701.

UPI/TAX PARCEL NUMBER: 75-
008-202.

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

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

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

309 Grampian Boulevard, Williamsport, Pennsylvania 17701.

Title to said premises is vested in James R. Taylor Jr. and Laura L. Taylor, husband and wife, by deed from Scott

B. Walter and Erica C. Walter, husband and wife, dated April 4, 2015 and recorded May 4, 2015 in Deed Book 8605, Page 303.

Tax parcel #: 75-008-00202-00000.
Improvements: Residential Dwelling.

NO. 19-1009

WOODLANDS BANK

vs.

MELISSA J. TAYLOR

PROPERTY ADDRESS: 138 SHAF-
FER STREET, SOUTH WILLIAMS-
PORT, PA 17702.

UPI/TAX PARCEL NUMBER: 10-
003-718.

ALL those two certain pieces, parcels and lots of land situate in the Borough of Duboistown, County of Lycoming and Commonwealth of Pennsylvania being more particularly bounded and described in accordance with survey by Charles Robert Kerstetter, Registered Surveyor, May 2, 1970, as follows, to-wit:

PARCEL NO. 1:

BEGINNING at an iron pin, said pin being on the western right-of-way line of Shaffer Street, sixteen (16) feet from the center of said street and four hundred forty-seven and forty-five hundredths (447.45) feet from the right-of-way of Legislative Route 331, also known as Euclid Avenue, said iron pin also being in the northeast corner of Parcel No. 2 described below; thence from said point of beginning (and along the northern line of Parcel No. 2 described below), South sixty-six (66) degrees sixteen (16) minutes West, one hundred thirty-eight and seventy-five hundredths (138.75) feet to an iron pin, in line of land now or formerly of Allen W. Smith and Jennie Smith, his wife; thence along the same, North eighteen (18) degrees fifty-six (56) minutes West, thirty-seven and thirty-three hundredths (37.33) feet to an iron pin in the southern line of land

of former Grantor, Irene C. Eisenhuth; thence along the same, North sixty-six (66) degrees sixteen (16) minutes East, one hundred thirty-nine and three hundredths (139.03) feet to an iron pin in the western right-of-way line of Shaffer Street, said pin being sixteen (16) feet from the center of Shaffer Street; thence along the same, South eighteen (18) degrees thirty (30) minutes East, thirty-seven and thirty-three hundredths (37.33) feet to an iron pin, the point and place of beginning. Containing 5,164 square feet or 0.12 of an acre.

PARCEL NO. 2:

BEGINNING at an iron pin, said pin being on the western right-of-way line of Shaffer Street, sixteen (16) feet from the center of said street, three hundred seventy-eight and forty-five hundredths (378.45) feet from the right-of-way of Legislative Route 331, also known as Euclid Avenue; thence from the said point of beginning, South sixty-six (66) degrees sixteen (16) minutes West, one hundred fifty-three and seventy-two (153.72) feet along V.F.W. lands to an iron pin, thence North eighteen (18) degrees fifty-six (56) minutes West, sixty-eight and ninety-five hundredths (68.95) feet along lands now or formerly of Walter S. Swartz and Evelyn R. Swartz to an iron pin; thence North sixty-six (66) degrees sixteen (16) minutes East, one hundred fifty-four and twenty-five hundredths (154.25) feet along lands now or formerly of Allen W. Smith and Jennie Smith, his wife, and lands now or formerly of Robert N. Shoalts and Mary R. Shoalts, his wife, to an iron pin on the right-of-way line of Shaffer Street, said pin being sixteen (16) feet from the center of Shaffer Street to the place of beginning. Containing 10,580 square feet or 0.24 acre.

Subject to all restrictions, reservations, and covenants contained in the prior chain of title.

EXCEPTING therefrom the parcel of land conveyed by Robert N. Shoalts and Mary R. Shoalts, his wife, to Veterans of Foreign Wars, Post No. 7863, dated March 27, 1986 and recorded March 27, 1986 in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book Volume 1141, page 313.

BEING the same premises granted and conveyed unto Carol M. Andrews, Trustee of the Jane M. Rooker Special Needs Trust UW, by Deed of Frances C. Vanik and Carol M. Andrews, Co-Trustees of the Shoalts Irrevocable Grantor Trust, dated September 6, 2007 and recorded September 6, 2007 in the Office of the Recorder of Deeds in and for Lycoming County in Record Book Volume 6125, page 194.

FOR IDENTIFICATION PURPOSES ONLY, being known as all of Tax Parcel No. 10-003-718 in the Office of Lycoming County Tax Assessor.

Improvements to this property include a one and a half story framed dwelling, a pavilion, and a tool shed.

NO. 19-0964

SUN WEST MORTGAGE
COMPANY, INC.

vs.

CHARLES TILBURG, KNOWN
SURVIVING HEIR OF RACHEL
TILBURG, JEANNE CONFER,
KNOWN SURVIVING HEIR OF
RACHEL TILBURG, KATHY RHODES,
KNOWN SURVIVING HEIR
OF RACHEL TILBURG, UNKNOWN
SURVIVING HEIRS OF
RACHEL TILBURG
PROPERTY ADDRESS: 95 UPPER
MANOR ROAD, WILLIAMSPORT,
PA 17701.

UPI/TAX PARCEL NUMBER: 48-
001-111.

THE FOLLOWING DESCRIBED
PREMISES, SITUATED IN THE CITY/

TOWNSHIP/BOROUGH OF WILLIAMSPORT, COUNTY OF LYCOMING AND STATE OF PENNSYLVANIA;

ALL THAT PARCEL OF LAND IN TOWNSHIP OF PLUNKETTS CREEK, LYCOMING COUNTY, COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED BOOK 5130, PAGE 160, ID #48-01-111, BEING KNOWN AND DESIGNATED AS METES AND BOUNDS PROPERTY.

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING IN PLUNKETTS CREEK TOWNSHIP, COUNTY OF LYCOMING AND STATE OF PENNSYLVANIA, A PART OF THE LATE WILLIAM STRYKER FARM ON THE LOYALSOCK CREEK BETWEEN LITTLE BEAR CREEK AND BARBOURS AND NOW COMMONLY KNOWN AS LOYALSOCK MANOR, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON POST IN THE WEST LINE OF MANOR DRIVE, THE SAID IRON POST BEING THE SOUTHEAST CORNER OF THE PLOT NOW OR FORMERLY C.K. BRIGHTHAUP; THENCE NORTH 67-3/4 DEGREES WEST 328 FEET TO A STAKE IN THE LINE OF THE OLD PUBLIC ROAD LEADING UP THE LOYALSOCK CREEK TO BARHOURS; THENCE SOUTH ALONG THE EAST LINE OF THE SAID OLD PUBLIC ROAD 105 FEET TO AN IRON PIN IN THE EAST LINE OF THE SAID OLD PUBLIC ROAD; THENCE SOUTH 67-3/4 DEGREES EAST 284 FEET TO AN IRON POST IN THE WEST LINE OF MANOR DRIVE; THENCE NORTH 22-1/2 DEGREES EAST 100 FEET AN IRON STAKE, THE PLACE OF BEGINNING.

THE IMPROVEMENTS THEREON BEING COMMONLY KNOWN AS 95 UPPER MANOR ROAD, WILLIAMSPORT, PENNSYLVANIA 17707.

BEING PARCEL ID: 48,001.0-0111.00-000.

BEING THE SAME LOT OR PACREL GROUND WHICH BY DEED DATED MAY 5, 2005 AND RECORDED AMONG THE LAND RECORDS OF LYCOMING COUNTY IN INSTRUMENT #200500007052, WAS GRANTED AND CONEYED BY RACHEL L. TILBURG, TRUSTEE OF THE RACHEL L. TILBURG, REVOCERABLE LIVING TRUST, UNTO RACHEL L. TILBRG.

95 Upper Manor Road, Williamsport, Pennsylvania 17701.

Title to said premises is vested in Rachel L. Tilburg by deed from Rachel L. Tilburg, Trustee of the Rachel L. Tilburg Revocable Living Trust dated May 5, 2005 and recorded May 17, 2005 in Deed Book 5299, Page 33. The said Rachel L. Tilburg died on December 28, 2018 without a will or appointment of an Administrator, thereby vesting title in Charles Tilburg Known Surviving Heir of Rachel Tilburg, Jeanne Confer Known Surviving Heir of Rachel Tilburg, Kathy Rhodes Known Surviving Heir of Rachel Tilburg, and Unknown Surviving Heirs of Rachel Tilburg by operation of law.

Tax parcel#: 48+,001.0-0111.00-000.

Improvements: Residential Dwelling.

NO. 19-1017

WELLS FARGO BANK, N.A.

vs.

CURTIS TOME a/k/a CURTIS S. TOME
PROPERTY ADDRESS: 309 ELM STREET, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 22-002-302.

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

Parcel No.: 22-002-302.

BEING known and numbered as: 309 Elm Street, Jersey Shore, PA 17740.

Being the same property conveyed to Curtis S. Tome, a married person who acquired title by virtue of a deed from Michael L. Smeal, single, and Jennifer L. Beam, single, dated March 31, 2003, recorded March 31, 2003, at Instrument Number 200300006003, and recorded in Book 4510, Page 145, Office of the Recorder of Deeds, Lycoming County, Pennsylvania.

NO. 19-0110

JPMORGAN CHASE BANK,
NATIONALASSOCIATION

vs.

ANDREW L. VAIL

PROPERTY ADDRESS: 2973 COCHRAN AVENUE, SOUTH WILLIAMSPORT, PA 17702-6710.

UPI/TAX PARCEL NUMBER: 002-369-106.

By virtue of a Writ of Execution No. 19-0110.

Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust F v. Andrew L. Vail owner(s) of property situate in the ARMSTRONG TOWNSHIP, LYCOMING County, Pennsylvania, being 2973 Cochran Avenue, South Williamsport, PA 17702-6710.

Parcel No. 02+,369.0-0106.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$125,657.87.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 19-1575

SUN WEST MORTGAGE
COMPANY, INC.

vs.

ROBERT L. WATTS, REBECCA A.
WATTS a/k/a REBECCA A. FARVER

PROPERTY ADDRESS: 77 WEST HOUSTON AVE., MONTGOMERY, PA 17752.

UPI/TAX PARCEL NUMBER: 35-002-310.

DOCKET NO.: 19-1575.

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

TAX PARCEL NO.: 35+,002.0-0310.00-000, UPI 35-002-310.

PROPERTY ADDRESS: 77 West Houston Avenue Montgomery, PA 17752.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Rebecca A. Watts a/k/a Rebecca A. Farver and Robert L. Watts.

ROGER FAY, ESQUIRE

seventy-six (76) degrees East along the said right-of-way line a distance of one hundred sixty-five and six-tenths (165.6) feet to an iron pin; thence, South eight (8) degrees twenty (20) minutes West two hundred sixteen (216) feet along an unopened alley to an iron pin in the Northerly right-of-way line of Hancock Street South seventy-six (76) degrees forty (40) minutes West one hundred sixty-five and six tenths (165.6) feet to an iron pin, the point and place of beginning.

Being the same premises which Sunoco Retail LLC, by Deed dated June 23, 2017, and recorded July 10, 2017, in the Office of the Recorder of Deeds in and for the County of Lycoming, Pennsylvania, in Book 9137, Page 1433, granted and conveyed unto Williamsport Investment, LLC in fee.

NO. 19-0872

ITRIA VENTURES, LLC

vs.

WILLIAMSPORT INVESTMENT, LLC

PROPERTY ADDRESS: 1300 WASHINGTON BOULEVARD, WILIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 26-16-215.

1300 Washington Boulevard, Williamsport, PA 17701.

Civil Action No. CV-19-872.

Tax Parcel No. 26-016.0-0215.00-000.

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

BEGINNING at an iron pin at the point of intersection of the Northerly right-of-way line of Hancock Street and the Easterly right-of-way of River Avenue two hundred sixteen (216) feet to an iron pin at the Southerly right-of-way line of Pennsylvania State Highway Route 18; thence, North

NO. 19-1479

QUICKEN LOANS INC.

vs.

WILLIAM WINNER

PROPERTY ADDRESS: 387 SAW-MILL ROAD, COGAN STATION, PA 17728.

UPI/TAX PARCEL NUMBER: 15-003-207.

ALL those certain pieces, parcels or lots of land, situate in the Township of Hepburn, County of Lycoming and State of Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. I:

BEGINNING at a corner of land late of William M. Howell, deceased, now or formerly of Charles A. Stover and Ruth Belle Stover, his wife, (being Lot No. 2 herein) and land of the Penn Central Transportation Company, formerly Elmira and Williamsport Railroad Company; thence along land of said Railroad Company, south thirty-five (35) degrees east, thirty-six (36) perches to a post, where the Public Road, now known as

Pennsylvania Legislative Route No. 20 intersects with said railroad; thence along the center line of said Legislative Route No. 20, north thirteen (13) degrees west, thirty-five (35) perches to a post at a corner of Lot No. 2 herein; and thence along said Lot No. 2 herein, south seventy-one and one-half (7 1/2) degrees west, fourteen and two tenths (14.2) perches to the place of beginning. Containing one acre eighty-five (85) perches, be the same more or less.

EXCEPTING AND RESERVING therefrom, nevertheless, all that part or portion thereof which Mary M. Covert, Ruth Covert Stover and Charles A. Stover, her husband, by their Deed dated February 13, 1936, and recorded in Lycoming County in Deed Book 295, at page 396, granted and conveyed to Elmira and Williamsport Railroad Company; and

ALSO, EXCEPTING AND RESERVING therefrom all that part or portion thereof which Ruth Covert Stover, Charles A. Stover, Sr., her husband and Mary M. Covert, by their Deed dated March 15, 1948, and recorded in Lycoming County in Deed Book 355, at page 432, granted and conveyed to Warren A. Best and Edna V. Best, his wife.

PARCEL NO. 2:

ALSO all that parcel of land situate in the Township of Hepburn, County of Lycoming, Commonwealth of Pennsylvania, being all of the right, title and interest of American Premier Underwriters, Inc. and Penn Central Properties, Inc., and to all those certain pieces or parcels of land and premises, easements, rights-of-way and any other rights of any kind whatsoever appurtenant thereto or used in conjunction therewith on and along that property of the former Elmira and Williamsport Railroad Company, described as follows:

BEGINNING at a corner of land late of William M. Howell, deceased, now or formerly owned by Charles A. Stover and Ruth Belle Stover, his wife, which was Lot No. 2 and land now or formerly of Penn Central Transportation Company, thence southerly along said land of the Albert J. Nacinovich and Alice M. Nacinovich, his wife, a distance of 36 perches to a point where Public Road, now known as Pennsylvania Legislative Route No. 20 intersects with said Railroad; thence along the centerline of said Legislative Route No. 20 to the opposite side of said Railroad right-of-way; thence along the Railroad right-of-way a distance of approximately 36 perches to the extension of the line separating Lot No. 2 and the property of Nacinovich; thence along said line to the place of beginning. This tract of land is part of former railroad right-of-way which lies along the land of the Nacinovich which was conveyed by Penn Central to Scott J. Niklaus on June 27, 1995. The subject property is to be conveyed as an addition to the adjoining property recorded in Lycoming County Deed Book 580, Page 74.

SUBJECT to all reservations and rights of the Penn Central Deed and Granters herein should have all the same rights as reserved by Penn Central.

The above described Parcel No. 1 and Parcel No. 2 are fully and accurately detailed in a consolidated description containing 1.67 acres, and as shown on boundary Survey of Albert J. Nacinovich and Alice M. Nacinovich, dated September 25, 2015 (the "Nacinovich Survey") and recorded in Lycoming County Record Book 8795 at page 323.

BEGINNING at a point in the centerline of Sawmill Road, said point being the northeast corner of land now or formerly of R. Gardner and the southeast corner of land described herein: thence South 86 degrees 03 minutes 46

seconds west a distance of 218.23 feet along said Gardner lands to a set iron rod (said course also passing through a found reference iron rod 30.0 feet from said centerline of road corner); thence north 27 degrees 58 minutes 11 seconds west a distance of 110.79 feet along the eastern line of land now or formerly of S. Brass to a found iron rod and cap; thence on a curve to the right with Radius = 3094.00 feet, Arch Length = 160.41 feet, Chord Bearing = north 26 degrees 29 minutes 04 seconds west and a Chord Length = 160.39 feet along land now or formerly of American Tempo Corporation to a point; thence north 80 degrees 44 minutes 58 seconds east a distance of 327.27 feet along an old railroad bed and other lands of Albert J. and Alice M. Nacinovich to a point in the centerline of Sawmill Road (said course also passing through a found reference iron bar); thence south 03 degrees 43 minutes 41 seconds east a distance of 279.63 feet along the centerline of Sawmill Road to a point, the point of beginning.

Containing 1.67 acres, highway right-of-way included.

PARCEL NO. 3:

ALSO all that certain piece, parcel and lots of land situate in the Township of Hepburn, County of Lycoming and Commonwealth of Pennsylvania, being identified as Tract "A" on the Nacinovich Survey, as follows:

TRACT "A":

BEGINNING at a point on the eastern line of an old railroad bed, said point being located at the dividing line between two lots of land of Albert J. and Alice M. Nacinovich; thence south 80 degrees 44 minutes 58 seconds west a distance of 51.98 feet to a point; thence on a curve to the right with Radius = 3094.00 feet, Arch Length = 57.67 feet, Chord Bearing = north 24 degrees 27 minutes 55 seconds west and a Chord

Length = 57.67 feet along land now or formerly of American Tempo Corporation to a set iron rod; thence north 80 degrees 44 minutes 58 seconds east a distance of 51.72 feet to a point; thence on a curve to the left with Radius = 3044.00 feet, Arch Length = 57.74 feet, Chord Bearing = south 24 degrees 43 minutes 17 seconds east and a Chord Length = 57.74 feet along land of Albert J. and Alice M. Nacinovich to a point, the point of beginning. Containing 0.066 acre.

It was intended that Tract "A" was to be included as a part of the conveyance to Grantors at Book 2511, Page 330 and is an integral part of the premises previously conveyed, Parcel No. 2 and Parcel No. 3 above described, together with Parcel No. 1 having a consolidated area of 1.736 acres which shall be known for identification purposes as Tax Parcel No. 15-003-207 in the Office of the Lycoming County Tax Assessor.

PARCEL NO. 4:

BEGINNING at a corner in the easterly line of the right-of-way of the Penn Central Transportation Company, formerly the Northern Central Railway Company, being the northwest corner of Lot No. 1 herein; thence north seventy-six and one-half (76. 1/2) degrees east, along the northern line of Lot No. 1 herein, seventeen and eight tenths (17.8) rods, more or less, to a corner in the westerly line of the state Highway leading from Williamsport to Trout Run, being Pennsylvania Legislative Route No. 20 and the northeast corner of Lot No. 1 herein; thence north eight and one-four (8 1/4) degrees west, along the line of said Legislative Route, sixty (60) feet to a corner of land now or formerly of Minnie A. Griffin; thence south seventy-six and one-half (76. 1/2) degrees west, along the southern line of said Griffin land, nineteen (19) rods, more or less, to the right-of-way of said

Penn Central Transportation Company land; thence south twenty-nine (29) degrees east, along the right-of-way of said Transportation Company, sixty-four (64) feet to the corner and place of beginning.

Containing 66.8 square rods, more or less, said lot being bounded on the north by land now or formerly of Minnie A. Griffin, on the east by Pennsylvania Legislative Route No. 20, on the south by Lot No; 1 herein and on the west by the right-of-way of the Penn Central Transportation Company.

The above described Parcel No. 4 is shown as a lot containing 0.36 on the Nacinovich Survey and is more particularly bounded and described as follows:

TRACT NO. 2:

BEGINNING at a point in the centerline of Sawmill Road, said point being located at the southeast corner of land now or formerly of Scott J. and Judy A. Nicklaus and the northeast corner of land described herein; thence south 03 degrees 43 minutes 41 seconds east a distance of 55.91 feet along the centerline of Sawmill Road to a point; thence south 80 degrees 44 minutes 58 seconds west a distance of 275.29 feet along other land of Albert J. and Alice M. Nacinovich to a point on the eastern line of an old railroad bed; thence on a curve to the right with a Radius = 3,044.00 feet, Arch Length = 57.74 feet, Chord Bearing = north 24 degrees 43 minutes 17 seconds west and a Chord Length = 57.74 feet along said railroad bed to a point; thence north 80 degrees 44 minutes 58 seconds east a distance

of 296.08 feet along the aforementioned Niklaus land to a point in the centerline of Sawmill Road, the point of beginning (said course also passing through a found iron stake and a found iron pipe); Containing 0.36 acre, highway right-of-way included.

FOR IDENTIFICATION PURPOSES ONLY, Parcel No. 4 (Tract No. 2) is known as Tax Parcel No. 15-003-208 in the Office of the Lycoming County Tax Assessor.

BEING KNOWN AS: 387 SAWMILL ROAD, COGAN STATION, PA 17728.

PROPERTY ID NUMBER: 15-003-207+208.

BEING THE SAME PREMISES WHICH ALBERT J. NACINOVICH AND ALICE M. NACINOVICH, HUSBAND AND WIFE BY DEED DATED 5/10/2016 AND RECORDED 5/18/2016 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 8924 AT PAGE 80, GRANTED AND CONVEYED UNTO WILLIAM WINNER, A SINGLE MAN.

Take notice that a schedule of proposed distribution of the proceeds of the above sale will be on file in the Prothonotary of Lycoming County, Pennsylvania, on NOVEMBER 16, 2020, and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten days thereafter.

R. MARK LUSK,
Sheriff

Lycoming County, PA

O-16, 23, 30



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, October 19, 2020**