

# LYCOMING REPORTER

Vol. 37

January 24, 2020

No. 4

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## LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY  
LYCOMING LAW ASSOCIATION

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

Penn Tower  
25 West Third Street, Suite 803  
Williamsport, PA 17701

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

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# LYCOMING LAW ASSOCIATION

Penn Tower, 25 West Third Street, Suite 803

Williamsport, PA 17701

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

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## EXECUTIVE COMMITTEE

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Elizabeth A. White, Treasurer  
Christian D. Frey, Past President

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Warren "Rick" Baldys  
Joy Reynolds McCoy  
Ryan C. Gardner

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Gary L. Weber

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## EXECUTIVE DIRECTOR

Michele S. Frey

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## COMMITTEE CHAIRS

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Customs and Rules: *Gary Weber*  
Community Activities and  
Outreach: *Tammy Weber*  
Criminal Law: *Rob Hoffa*  
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## SCHEDULED EVENTS

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

- 1/29/2020** – **Lycoming Law Association Foundation.** *Monthly meeting of the Lycoming Law Association Foundation.* **Time:** 12:00 PM to 1:00 PM.
- 2/3/2020** – **Bench/Bar Meeting.** *Bench/Bar Meeting at LLA Office.* **Time:** 12:00 PM to 1:00 PM.
- 2/5/2020** – **Civil Brown Bag Lunch Meeting.** *Civil Brown Bag Lunch Meeting.* **Time:** 12:00 PM to 1:00 PM.
- 2/12/2020** – **Community Activities and Outreach Committee.** *First Quarter Meeting of the Community Outreach Committee.* **Time:** 12:00 PM to 1:00 PM.
- 2/17/2020** – **LLA Executive Committee Retreat.** *Annual board retreat for bar leaders.* **Time:** 12:00 PM to 4:00 PM.
- 2/24/2020** – **Executive Committee Meeting.** *Monthly meeting of the LLA Executive Committee.* **Time:** 12:00 PM to 1:00 PM.
- 2/25/2020** – **Criminal Law Committee Meeting.** *Brown bag lunch meeting.* **Time:** 12:00 PM to 1:00 PM.
- 2/26/2020** – **Lycoming Law Association Foundation.** *Monthly meeting of the Lycoming Law Association Foundation.* **Time:** 12:00 PM to 1:00 PM.
- 3/19/2020** – **Memorial Service for Kristine Waltz.** *Memorial Service for Kristine Waltz, Ctrm. #1, 4 PM.* **Time:** 4:00 PM to 5:00 PM.
- 3/23/2020** – **Executive Committee Meeting.** *Monthly meeting of the LLA Executive Committee.* **Time:** 12:00 PM to 1:00 PM.

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**UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES**

- 1/30/2020 – Beyond the Ballot: How the Kremlin Works to Undermine the US Justice System.** *PBI Groupcast. Register at [www.pbi.org](http://www.pbi.org). CLE Credits: 2 Substantive / 1 Ethics Time: 9:00 AM to 12:15 PM.*
- 2/4/2020 – Lawyering in a Digital World: Your Client’s Data & Your Ethical Duties.** *PBI Video Replay. Register at [www.pbi.org](http://www.pbi.org). CLE Credits: 2 Substantive / 1 Ethics Time: 9:00 AM to 12:00 PM.*
- 2/11/2020 – The Thriving Small Firm.** *PBI Video Replay. Register at [www.pbi.org](http://www.pbi.org). CLE Credits: 3 Substantive / 1 Ethics Time: 9:00 AM to 1:00 PM.*
- 2/18/2020 – Key New Caselaw Developments.** *Eat & Earn. Speaker: Clifford A. Rieders, Esq. Read the flyer. CLE Credits: 1 Substantive Time: 12:00 PM to 1:00 PM.*
- 2/19/2020 – Lincoln & His Leadership.** *PBI Video Replay. Register at [www.pbi.org](http://www.pbi.org). CLE Credits: 2 Substantive / 1 Ethics Time: 9:00 AM to 12:00 PM.*
- 3/4/2020 – Civil Litigation Update.** *PBI Groupcast. Register at [www.pbi.org](http://www.pbi.org). CLE Credits: 5 Substantive / 1 Ethics Time: 9:00 AM to 4:15 PM.*
- 3/12/2020 – Depression, Stress and Burnout.** *Eat & Earn. Speaker: Brian S. Quinn, Esq. CLE Credits: 1 Ethics Time: 12:00 PM to 1:00 PM.*
- 3/23/2020 – Realty Transfer Tax Update.** *PBI Groupcast. Register at [www.pbi.org](http://www.pbi.org). CLE Credits: 3 Substantive Time: 12:00 PM to 3:15 PM.*
- 3/31/2020 – Binders on Pennsylvania Evidence.** *PBI Groupcast. Register at [www.pbi.org](http://www.pbi.org). CLE Credits: 3 Substantive Time: 1:00 PM to 4:15 PM.*

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

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

- ▶ **Commonwealth vs. Eck** (01/13/2020)—Judge Marc F. Lovecchio  
Criminal: Appeal; matters waived by failing to preserve issues in lower court. (eck011320L) (Posted: January 22, 2020)
- ▶ **Commonwealth vs. Bausinger** (01/17/2020)—Judge Marc F. Lovecchio  
Criminal: Petition for return of property; deceased defendant; timeliness of petition by guardian of deceased's children. (bausinger011720L) (Posted: January 22, 2020)
- ▶ **Horizon Federal Credit Union vs. Hall** (01/15/2020)—Judge Ryan M. Tira  
Civil: Motion for judgment on pleadings; claim on motor vehicle financing agreement; repossessed vehicle; fact issue on amount of the deficiency; compliance with statutory deficiency judgment statute provisions. (Horizon011520t) (Posted: January 22, 2020)
- ▶ **Commonwealth vs. Villanueva** (01/15/2020)—Judge Marc F. Lovecchio  
Criminal: Post Conviction Relief Act petition; after-discovered evidence; timeliness of petition; due diligence in obtaining evidence; credibility of new evidence. (Villanueva011520L) (Posted: January 17, 2020)
- ▶ **Commonwealth vs. McDowell** (01/17/2020)—Judge Marc F. Lovecchio  
Criminal: Post Conviction Relief Act petition; claims reviewed on appeal and previously rejected; waiver of claims not raised in the trial court; calculation of excludable time under Rule 600; need for counsel to obtain approval of continuance requests from client; appropriateness of counsel's questioning of witnesses in light of late involvement in case. (McDowell011720L) (Posted: January 17, 2020)
- ▶ **Smith vs. Barto** (01/15/2020)—Judge Eric R. Linhardt  
Civil: Post-trial motions; easement by prescription; burden of proving open and notorious use of property for 21 years; reliance on Restatement (3rd) of Property §2.17(h) standards, which are stricter than Pennsylvania law; sufficiency of facts to establish open and notorious use; infrequent but regular use as establishing continuity but not notoriety; availability of easement by necessity where property has access to a public road. (smith011520Li) (Posted: January 16, 2020)

- **Schultz vs. Barnes, Shannon, Steve Shannon Tire Company, Inc., Colonial House Inn, Inc., Hufnagle and Sanguedolce** (01/16/2020)—Judge Eric R. Linhardt  
Civil: Preliminary objections; sufficiency of pleading of visible intoxication in Dram Shop case; circumstantial evidence; piercing the corporate veil to sue president of corporation; overcoming strong presumption; disregard of corporate form; sufficiency of evidence of reckless conduct to support claim for punitive damages. (Shultz-011620Li) (Posted: January 16, 2020)
- **Commonwealth vs. Trapp** (01/15/2020)—Judge Marc F. Lovecchio  
Criminal: Appeal; post-conviction relief petition; failure of counsel to call expert witness; failure to identify witness; statutory requirements for post-conviction DNA testing; likelihood that requested evidence would prove innocence. (Trapp011420L) (Posted: January 15, 2020)

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J-17, 24, 31

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J-24—M-13

#### LYCOMING REPORTER

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Digital issues are archived back to January, 2017

# Talk of the Town

## COMMUNITY CORNER



**At Lycoming Law Association's annual meeting, members elected Angela Campana Lovecchio to serve as their 119th president. Lovecchio joined leadership at the LLA in 2014, serving as their secretary in 2017 and 2018. Pictured is Christian Frey, left, passing the "gavel" to Lovecchio.**



**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****Baker, Raymond G.,** dec'd.

Late of the City of Williamsport.  
 Executor: Marc A. Baker 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.

**Baker, Raymond G.,** dec'd.

Late of the City of Williamsport.  
 The Raymond Baker Irrevocable Trust Dated October 16, 2018.  
 Settlor: Raymond G. Baker.  
 Trustee: Marc A. Baker, 7 Charlotte Street, Williamsport, PA 17701.  
 Attorneys: James G. Malee, Esquire, Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701, (570) 321-6112.

**Bubb, Charles F., Jr.,** dec'd.

Late of the City of Williamsport.  
 Administrators: Franklin P. Bubb and Ronald E. Bubb c/o W. Jeffrey Yates, Esquire, 425 Market Street, Williamsport, PA 17701.  
 Attorney: W. Jeffrey Yates, Esquire, 425 Market Street, Williamsport, PA 17701.

**Bubb, Mary L.,** dec'd.

Late of the City of Williamsport.  
 Administrators: Franklin P. Bubb and Ronald E. Bubb c/o W. Jeffrey Yates, Esquire, 425 Market Street, Williamsport, PA 17701.  
 Attorney: W. Jeffrey Yates, Esquire, 425 Market Street, Williamsport, PA 17701.

**Miller, William R.,** dec'd.

Late of Wolf Township.  
 Executor: Steven W. Miller, 10813 State Route 864 Highway, Hughesville, PA 17737.  
 Attorneys: Thomas D. Hess, Esquire, Hess and Hess, P.C., 30 South Main Street, Hughesville, PA 17737.

**Simon, Dolores,** dec'd.

Late of Cummings Township.  
 Executrix: Michele D. Arduin.  
 Attorneys: Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.

**Watson, Viola Louise a/k/a Viola L. Watson a/k/a Viola Watson,** dec'd.

Late of Muncy.  
 Executor: Jerry W. Watson, 101 South Market Street, Muncy, PA 17756.  
 Attorneys: Layne R. Oden, Esquire, Layne R. Oden, Attorney and Counselor at Law, P.C., Nine South Main Street, Muncy, PA 17756.

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

Late of 4533 Rabbittown Road, Muncy.  
 Executrix: Carol L. Bower, 4533 Rabbittown Road, Muncy, PA 17756.  
 Attorney: J. Howard Langdon, Esquire, 3 South Main Street, Muncy, PA 17756.

**Foresman, Todd E.,** dec'd.

Late of South Williamsport Borough.

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

**Hall, Mary E.,** dec'd.

Late of Williamsport.  
Co-Administrators: Robert S. Hall, 532 Fairmont Avenue, S. Williamsport, PA 17702 and Joseph P. Hall, 2770 Heathrow Drive, Colorado Springs, CO 80920.  
Attorney: None.

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

Late of 1032 Wolf Run Road, Hughesville.  
Administrator C.T.A.: Collin M. Heatley.  
Attorneys: P. Jeffrey Hill, Esquire, Harding, Hill, Turowski & James LLP, 38 West Third Street, Bloomsburg, PA 17815.

**Klees, Mary E.,** dec'd.

Late of Williamsport.  
Executor: Jamie Klees Hoffa.  
Attorneys: Tammy A. Weber, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.

**Meyer, LaRue F.,** dec'd.

Late of Williamsport.  
Executrix: Beth A. Slegle, 253 Main Street, Salladasburg, PA 17740.  
Attorneys: McNerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17701.

**Romanko, Theodore J.,** dec'd.

Late of Williamsport.  
Executor: Jane Romanko, P.O. Box 213, Montoursville, PA 17754.  
Attorney: None.

**Shnyder, Max H.,** dec'd.

Late of Montgomery.  
Executor: Richard Shnyder.  
Attorneys: Douglas N. Engelman, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701.

**Smith, Joyce C.,** dec'd.

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

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

Late of Jordan Township.  
Co-Executors: Craig E. Johnson, 3358 Salem Schoolhouse Road, Unityville, PA 17774, Brian T. Confer, 982 Worthington Road, Unityville, PA 17774 and Bradley W. Johnson, 556 Worthington Road, Unityville, PA 17774.  
Attorneys: Thomas D. Hess, Esquire, Hess and Hess, P.C., 30 South Main Street, Hughesville, PA 17737.

**THIRD PUBLICATION**

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

Late of the City of Williamsport.  
Executor: Robert C. Conboy, 246 Shick Road, Montoursville, PA 17754.  
Attorney: Joseph L. Rider, Esquire, 1700 Four Mile Drive, Williamsport, PA 17701.

**Nesbitt, Judy,** dec'd.

Late of Williamsport.  
Co-Executrices: Katherine Kocher and Mary Cassidy.  
Attorney: Richard G. Scheib, Esquire, 11 Reitz Blvd., Suite 102, Lewisburg, PA 17837-9293.

**Shaffer, James D.,** dec'd.

Late of Williamsport.

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

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

name and address of the person who is a party to the registration are Rick W. Pepperman, 1843 Chapel Hill Rd., Linden, PA 17744.

J-24

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**REGISTER OF WILLS  
CONFIRMATION OF  
ACCOUNTS**

NOTICE IS HEREBY GIVEN to all parties interested that the following Accounts together with all Statement of Proposed Distribution accompanying the same have been filed in the Office of the Register of Wills and Clerk of Orphans' Court are presented to the Orphans' Court of Lycoming County for Confirmation Absolute February 4, 2020 unless exceptions are filed before 5:00 P.M. on that date.

1. Moff, Dorothy A., Trust—James O. Moff, III and Steven J. Moff, Trustees.
2. Cardennis, Sara E., Estate—William M. Cardennis, Executor.
3. Heaton, Tracy L., Estate—Elizabeth L. Clark, Administratrix.  
Kathy Rinehart  
Register of Wills

J-3, 10, 17, 24

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**REGISTRATION OF  
FICTITIOUS NAMES**

An application for registration of the fictitious name:

**AFTER HOURS GUN SHOP**  
1843 Chapel Hill Rd., Linden, PA 17744  
has been filed in the Department of State at Harrisburg, PA, file date December 18, 2019 pursuant to the Fictitious Names Act, Act 1982-295. The

NOTICE IS HEREBY GIVEN, pursuant to Section 311 of Act 1982-295 (54 Pa. C.S. §311), there was filed in the Office of the Secretary of the Commonwealth of Pennsylvania, on January 10, 2020, a certificate for the conduct of business in Lycoming County, Pennsylvania, under the assumed or fictitious name, style or designation of:

**HONEY DIPPERS**

**PORTABLE TOILETS**

with its principal place of business at: 5198 Route 654 Highway, Williamsport, PA 17701.

The name and address of the entity owning and interested in the aforementioned fictitious name and business are: Jeff Eck, LLC, 5198 Route 654 Highway, Williamsport, PA 17701.

**McNERNEY PAGE  
VANDERLIN & HALL**  
433 Market Street  
Williamsport, PA 17701

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NOTICE IS HEREBY GIVEN, pursuant to Section 311 of Act 1982-295 (54 Pa. C.S. §311), there was filed in the Office of the Secretary of the Commonwealth of Pennsylvania, on January 10, 2020, a certificate for the conduct of business in Lycoming County, Pennsylvania, under the assumed or fictitious name, style or designation of:

**HONEY DIPPERS SEPTIC SERVICE**  
with its principal place of business at: 5198 Route 654 Highway, Williamsport, PA 17701.

The name and address of the entity owning and interested in the aforementioned fictitious name and business are: Dustin Eck, LLC, 5198 Route 654 Highway, Williamsport, PA 17701.

McNERNEY PAGE  
VANDERLIN & HALL  
433 Market Street  
Williamsport, PA 17701

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NOTICE IS HEREBY GIVEN that pursuant to the provisions of the Act of Assembly of December 16, 1982, P.L. 1309, No. 295 [54 Pa. C.S.A. Section 311(g)], as amended, of the filing in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on or before January 31, 2020, a Certificate for the conduct of a business in Lycoming County, Pennsylvania, under the assumed or fictitious name, style or designation of:

MILLERS RUN CONTRACTING  
with its principal place of business at: 7048 State Route 87, Williamsport, PA 17701. The name and address of the person owning and interested in said business are: Jacob R. Day, 7048 State Route 87, Williamsport, PA 17701.

JAMES D. CASALE, ESQUIRE  
CASALE & BONNER, P.C.  
33 West Third Street  
Suite 202  
Williamsport, PA 17701

J-24

### SERVICE BY PUBLICATION

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

NO.: 19-1731

### MORTGAGE FORECLOSURE

THE MUNCY BANK  
AND TRUST CO.

Plaintiff

vs.

MARCHESE PROPERTIES I, LLC

Defendant

### NOTICE OF ACTION IN MORTGAGE FORECLOSURE

TO: MARCHESE PROPERTIES I, LLC, a Pennsylvania Limited Liability Company, Entity #4127686, with a registered office address of 379 Jerome Avenue, Williamsport, Lycoming County, Pennsylvania, the registered members of which are ANTHONY MARCHESE and DOUGLAS R. LAMBERT

You are hereby notified that Plaintiff, Muncy Bank and Trust Company has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend against you in the Court of Common Pleas of Lycoming County, Pennsylvania, Docket No. 19-1731 wherein Plaintiff seeks to foreclose on the mortgage secured by the property located at 379 Jerome Avenue, Williamsport, Lycoming County, Pennsylvania, Tax Parcel Number 75-014-208, as specifically described in the deed to Marchese Properties I, LLC, by deed of Anthony J. Marchese, dated September 18, 2014, and recorded on October 24, 2014, in Lycoming County Record Book 8459 at page 148. Whereupon the subject property will be sold by the Sheriff of Lycoming County.

### NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint in Mortgage Foreclosure and Notice are served, by entering a written appearance personally or by an attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that, if you fail to do so, the case may proceed without you and a judgment may be entered against you by the Court, without further notice, for

any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE:

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Williamsport, PA 17701

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- or -

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Telephone: (800) 692-7375

J. HOWARD LANGDON, ESQUIRE

I.D. #21096

Attorney for Plaintiff

3 South Main Street

Muncy, PA 17756

(570) 546-3104

FAX (570) 546-9300

J-24

### SERVICE BY PUBLICATION

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

No. 19-1700

### NOTICE OF ACTION IN MORTGAGE FORECLOSURE

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

Plaintiff

vs.

J. SUZANNE RIDLER,  
in her capacity as Heir of  
RICHARD J. KIPP HUT, Deceased,  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS  
OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE  
OR INTEREST FROM  
OR UNDER RICHARD J.  
KIPP HUT, DECEASED

Defendants

### NOTICE

To: UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS  
OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM  
OR UNDER RICHARD J. KIPP HUT,  
DECEASED

You are hereby notified that on October 7, 2019, Plaintiff, NEWREZ LLC f/k/a NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LYCOMING County, Pennsylvania, docketed to No. 19-1700. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 325 LUNDY DRIVE, WILLIAMSPORT, PA 17701-1837 whereupon your property would be sold by the Sheriff of LYCOMING County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

**NOTICE**  
\_\_\_\_\_

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

Notice to Defend:  
North Penn Legal Services  
Penn Tower Bldg.  
25 W. Third St.  
Ste. 400  
Williamsport, PA 17701  
Telephone (570) 323-8741

- or -

Lawyer Referral Service  
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**SHERIFF'S SALE**

By Virtue of Writs of Execution issued out of the Court of Common Pleas of Lycoming County, and directed to me, there will be exposed to public sale at the Executive Plaza, 1st Floor, Commissioners Board Room, 330 Pine Street, Williamsport, PA 17701 on FEBRUARY 7, 2020, at 10:30 A.M., the following described real estate to wit:

**NO. 19-1242**

**THE MUNCY BANK  
AND TRUST COMPANY**

vs.

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

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

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

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

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

**DOCKET NUMBER: CV-19-1242-MF.**

**ALL that tract of land in Muncy Creek  
Township, County of Lycoming and Com-  
monwealth of Pennsylvania bounded and  
described as follows:**

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

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

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

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

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

**PARCEL NUMBER ONE (Lot #2):**

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

**PARCEL NUMBER TWO (Lot #3):**

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

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

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

**NO. 19-0603**

**METROPOLITAN LIFE INSURANCE  
COMPANY**

vs.

**DONNA J. BARTO**

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

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

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

**ALSO DESCRIBED AS:**

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

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

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

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

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

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

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

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

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



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

DOCKET # 19-0603.  
DONNA J. BARTO.

**NO. 17-1409**

PENNSYLVANIA HOUSING  
FINANCE AGENCY

vs.

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

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

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

TAX PARCEL: 52-3-407.

Lycoming Deed Book 6476, page 345.

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

**NO. 19-1019**

FREEDOM MORTGAGE  
CORPORATION

vs.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DOCKET # 19-1019.

**NO. 18-1289**

BROAD STREET FUNDING TRUST I

vs.

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

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

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

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

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

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

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

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

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

Improvements: Residential Dwelling.

**NO. 19-0769**

WELLS FARGO BANK, N.A.

vs.

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

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

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

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

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

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$61,731.67.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 19-0185**

WILLIAMSPORT  
SANITARY AUTHORITY

vs.

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

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

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

Parcel No. 26-329-165.L.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$628.09.

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

**NO. 19-0372**

NATIONSTAR MORTGAGE LLC  
d/b/a MR. COOPER

vs.

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

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

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

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

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

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

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

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

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

**NO. 19-0904**

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

vs.

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

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

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

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

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

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

Improvements thereon consist of a  
residential dwelling.

Judgment Amount: \$47,285.69.

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

Attorneys for Plaintiff  
298 Wissahickon Avenue  
North Wales, PA 19454

**NO. 13-02902**

WOODLANDS BANK

vs.

BARBARA E. HORN

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

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

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

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

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

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

**NO. 19-1223**

PENNSYLVANIA HOUSING  
FINANCE AGENCY

vs.

HEIDI R. KOCH, ANDREW T. KOCH  
PROPERTY ADDRESS: 6 HOPPLE  
DRIVE, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 49-004-106.

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

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

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

Municipality: Porter Township, Lycoming County, Pennsylvania.

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

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

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

Improvement thereon: a residential dwelling house as identified above.

**NO. 17-1585**

WELLS FARGO BANKNA

vs.

BENJAMIN M. KRAHLING  
PROPERTY ADDRESS: 533 ANTHONY  
STREET, WILLIAMSPORT, PA 17701.

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

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

Parcel No.: 69-04-409.

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

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

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

**NO. 19-1166**

NATIONSTAR MORTGAGE LLC  
d/b/a MR. COOPER

vs.

JEFFREY A. MARKLEY,  
KELLI A. MARKLEY

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

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

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

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

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

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

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

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

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

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

PROPERTY ID: 31-327-155.A.

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

**NO. 19-0746**

U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
STRUCTURED ASSET SECURITIES  
CORPORATION MORTGAGE  
PASS-THROUGH CERTIFICATES,  
SERIES 2005-SC1

vs.

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

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

Case Number: 19-0746.

Judgment Amount: \$ 81,747.94.

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

**Legal Description**

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

**Parcel #1**

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

**Parcel #2**

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

NOTICE—THIS DOCUMENT MAY  
NOT/DOES NOT SELL CONVEY,  
TRANSFER, INCLUDE OR INSURE  
THE TITLE TO THE COAL AND  
RIGHT OF SUPPORT UNDERNEATH  
THE SURFACE LAND DESCRIBED OR  
REFERRED TO HEREIN, AND THE  
OWNER OR OWNERS OF SUCH  
COAL MAY HAVE/HAVE THE COM-  
PLETE LEGAL RIGHT TO REMOVE ALL  
OF SUCH COAL AND IN THAT CON-  
NECTION, DAMAGE MAY RESULT TO  
THE SURFACE OF THE LAND AND  
ANY HOUSE, BUILDING OR OTHER  
STRUCTURE ON OR IN SUCH LAND  
THE INCLUSION OF THIS NOTICE  
DOES NOT ENLARGE, RESTRICT OR  
MODIFY ANY LEGAL RIGHTS OR ES-  
TATES OTHERWISE CREATED, TRANS-  
FERRED, EXCEPTED OR RESERVED BY  
THIS INSTRUMENT.

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



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

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

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

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

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

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

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

**NO. 19-0680**

SANTANDER BANK, N.A.

vs.

BEVERLY A. PARKER

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

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

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

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

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

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$95,926.14.

PHELAN HALLINAN

DIAMOND & JONES, LLP

Attorneys for Plaintiff

**NO. 19-0612**

FIRST NATIONAL BANK  
OF PENNSYLVANIA

vs.

THE UNKNOWN HEIRS,  
EXECUTORS AND/OR  
ADMINISTRATORS OF THE ESTATE  
OF RONALD D. FRYE

PROPERTY ADDRESS: 433 FRONT STREET, LINDEN, PA 17744.

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

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

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



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

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

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

**NO. 19-0836**

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

vs.

LINDA WAGNER a/k/a  
LINDA L. WAGNER  
PROPERTY ADDRESS: 2817 WEST  
FOURTH STREET, WILLIAMSPORT,  
PA 17701.

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

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

PNC Bank, National Association, Suc-  
cessor in Interest to National City Real  
Estate Services, LLC, Successor by Merger  
to National City Mortgage, Inc., For-  
merly Known as National City Mortgage  
Company v. Linda Wagner a/k/a Linda L.

Wagner owner(s) of property situate in  
the WILLIAMSPORT CITY, LYCOMING  
County, Pennsylvania, being 2817 West  
Fourth Street, a/k/a 2817 West 4th Street,  
Williamsport, PA 17701.

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

Improvements thereon: RESIDEN-  
TIAL DWELLING.

Judgment Amount: \$48,746.84.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 18-1962**

BGNF GROUP, LLC

vs.

ROBERT A. WALTERS, JR.,  
AMANDA L. WALTERS  
PROPERTY ADDRESS: 215 CALVERT  
STREET, JERSEY SHORE, PA 17740.  
UPI/TAX PARCEL NUMBER: 20-  
002-411.

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

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

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

Parcel ID No. 20-002-411.

Improvements thereon consist of a  
residential dwelling.

Judgment Amount: \$114,827.21.

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

Attorneys for Plaintiff  
298 Wissahickon Avenue  
North Wales, PA 19454

**NO. 17-1790**

PACIFIC UNION FINANCIAL LLC

vs.

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

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

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

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

BEGINNING AT AN ELM TREE AT THE POINT OF INTERSECTION OF THE EASTERN LINE OF FORMER LEGISLATIVE ROUTE NO. 226 (TRAFFIC ROUTE NO. 44), NOW A TOWNSHIP ROAD, WITH THE SOUTHERN LINE OF RIGHT OF WAY OF THE PENN CENTRAL TRANSPORTATION COMPANY, SAID ELM BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED; THENCE RUNNING ALONG THE SOUTHERLY LINE OF SAID RAILROAD, SOUTH SIXTY-SIX DEGREES FIVE MINUTES EAST, A DISTANCE OF TWO HUNDRED TWO FEET TO AN IRON PIPE, NOW THE NORTHWEST CORNER OF OTHER LAND NOW OR FORMERLY OF LESTER C. BARTON AND WILDA O. BARTON, HIS WIFE, THENCE TURNING AND RUNNING ALONG THE LINE OF THE AFORESAID BARTON LAND THROUGH TWO PEAR TREES AND ONE ELM TREE, SOUTH FIFTY SEVEN DEGREES FIFTY MINUTES WEST, A DISTANCE OF ONE HUNDRED THIRTY SIX FEET TO THE CENTER LINE OF AFORESAID TOWNSHIP ROAD, SAID POINT BEING NORTH THIRTY-FIVE DEGREES FIFTEEN MINUTES WEST, A DISTANCE OF ONE HUNDRED EIGHTY TWO AND ONE TENTH FEET FROM THE CENTER LINE OF THE WEST BOUND LANES OF LEGISLATIVE ROUTE NO. 1044; THENCE CONTINUING SOUTH FIFTY SEVEN DEGREES FIFTY MINUTES WEST THROUGH AN IRON PIPE AT TOP OF BANK, A DISTANCE OF SIXTY FIVE FEET, MORE OR LESS TO

LOW WATER MARK ON THE EAST-ERLY SHORE OF PINE CREEK THENCE TURNING AND RUNNING ALONG SAID LOW WATER MARK NORTH THIRTY ONE DEGREES THIRTY FOUR MINUTES WEST A DISTANCE OF ONE HUNDRED SIXTY FIVE FEET MORE OR LESS TO A POINT THENCE TURNING AND RUNNING NORTH FIFTY FOUR DEGREES FORTY FIVE MINUTES EAST THROUGH AN IRON PIPE AT THE TOP OF BANK A DISTANCE OF FIFTY THREE AND THREE TENTHS FEET, MORE OR LESS TO THE CENTER LINE OF AFORESAID TOWNSHIP ROAD THENCE CONTINUING NORTH FIFTY FOUR DEGREES FORTY FIVE MINUTES EAST A DISTANCE OF THIRTY FOUR AND SEVEN TENTHS FEET TO THE ELM TREE THE POINT AND PLACE OF BEGINNING ALL BEARING BEING MAGNETIC AND THE PARCEL CONTAINING A CALCULATED AREA OF TWENTY THREE THOUSAND EIGHT HUNDRED NINETY SIX SQUARE FEET, MORE OR LESS.

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

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

BEGINNING AT A PK NAIL IN THE CENTER LINE OF OLD PA ROUTE 44 BEING REFERENCED FROM THE CENTER LINE OF THE WEST BOUND LANE OF ROUTE 1044 NORTH THIRTY FIVE DEGREES FIFTEEN MINUTES WEST ONE HUNDRED EIGHTY TWO AND ONE TENTH FEET; THENCE FROM

SAID POINT AND PLACE OF BEGINNING SOUTH FIFTY SEVEN DEGREES FIFTY MINUTES WEST SIXTY FIVE FEET TO A POINT; THENCE NORTH THIRTY TWO DEGREES TWO MINUTES WEST ALONG PINE CREEK ONE HUNDRED SIXTY TWO AND NINE TENTHS FEET TO A POINT; THENCE NORTH FIFTY FOUR DEGREES FORTY FIVE MINUTES EAST ACROSS OLD ROUTE 44 EIGHTY EIGHT FEET TO AN IRON PIN; THENCE SOUTH SIXTY SIX DEGREES FIVE MINUTES EAST ALONG LAND OF PENN CENTRAL TRANSPORTATION COMPANY TWO HUNDRED TWO FEET TO AN IRON PIN; THENCE SOUTH FIFTY SEVEN DEGREES FIFTY MINUTES WEST ALONG LAND NOW OR FORMERLY OF WARDEN ONE HUNDRED FORTY SIX FEET TO THE POINT AND PLACE OF BEGINNING.

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

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

Improvements: Residential Dwelling.

**NO. 19-0937**

ESTATE OF TAMMY J. MAYER

vs.

JERRY L. WINTERS

PROPERTY ADDRESS: 703 LYCOMING MALL ROAD, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 41-352-105.

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

Docket No. 19-0937.

**EXHIBIT "A"**

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

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

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

BEGINNING at an iron pin on the western side of the public road leading from Pennsylvania State Highway Route No. 14 to the White Church, said iron pin being at the northeastern corner of the land of Eugene A. Bubb and Thelma L. Bubb, his wife; thence along the western side of said public road North three (3) degrees East one hundred thirty-two (132) feet to a point; thence South eighty-seven (87) degrees twenty-three (23) minutes West six hundred sixty (660) feet to a line of land now or formerly of William H. Foucar; thence along the same North eighty-seven (87) degrees twenty-three (23) minutes East three hundred sixty (360) feet to an Iron pin at the southwestern corner of said land of Eugene A. Bubb and wife; thence along the same north two (2) degrees forty (40) minutes East one hundred seventy-nine and five-tenths (178.5) feet to an iron pin at the northwestern corner of said land of Eugene A. Bubb and wife; thence along the same South eighty-seven (87) degrees East three hundred (300) feet to an iron pin at the place of beginning.

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

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

**NO. 18-1961**

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

vs.

GENE V. ZALES

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

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

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

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN THE THIRD WARD OF THE BOROUGH OF SOUTH WILLIAMSPORT, COUNTY OF LYCOMING AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

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

THENCE WESTERLY ALONG SAID RIGHT OF WAY AS MEASURED AT RIGHT ANGLES TO THE LAST MENTIONED LINE, FORTY-FIVE (45) FEET; THENCE SOUTHERLY ONE HUNDRED

FORTY (140), FEET, MORE OR LESS, TO THE DUBOISTOWN ROAD, THENCE EASTERLY ALONG THE SAME, FORTY-FIVE (45) FEET TO THE PLACE OF BEGINNING.

2080 RIVERSIDE DRIVE, SOUTH WILLIAMSPORT, PENNSYLVANIA 17701.

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

TAX PARCEL #: 53-3-726.

IMPROVEMENTS: RESIDENTIAL DWELLING.

**NO. 17-1509**

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

vs.

SHAWN KILLIAN

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

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

ALL THAT CERTAIN piece, parcel and lot land situate in the Township of Loyalsock, County of Lycoming, and Commonwealth of Pennsylvania, and known as lot No. 22 on the Plan of North 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.

Take notice that a schedule of proposed distribution of the proceeds of the above sale will be on file in the Prothonotary of Lycoming County, Pennsylvania, on FEBRUARY 17, 2020, and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten days thereafter.

R. MARK LUSK,  
Sheriff  
Lycoming County, PA

J-17, 24, 31

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**\$23,241** to preserve and provide access to legal materials for the public;

**\$17,000** to train attorneys and other service providers in different areas of the law;

**\$8,100** to fund legal education and Mock Trial Teams for high school students.

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

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

Donations to the Lycoming Law Association Foundation are tax deductible.

The Lycoming Law Association Foundation is a tax-exempt, not-for-profit, 501(c)(3) corporation. Its mission is to cultivate the science of jurisprudence, improve the legal and judicial system, and facilitate the administration of justice for residents of Lycoming County.

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TO:

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**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, January 27, 2020