

# LYCOMING REPORTER

Vol. 36

July 12, 2019

No. 28

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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

Telephone: (570) 323-8287  
Fax: (570) 323-9897  
Website: [www.lycolaw.org](http://www.lycolaw.org)

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Williamsport, Pennsylvania

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# LYCOMING LAW ASSOCIATION

Penn Tower, 25 West Third Street, Suite 803

Williamsport, PA 17701

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

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Elizabeth A. White  
Jessica L. Harlow  
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Gary L. Weber

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## EXECUTIVE DIRECTOR

Michele S. Frey

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**LYCOMING**  
LAW ASSOCIATION

### Your online connection for:

- Court Calendar • Continuing Legal Education
- Conference Room Facilities • Legal Assistance
- Recent Court Decisions • Upcoming LLA & Public Events

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

## 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).

- 7/24/2019** – **Lycoming Law Association Foundation Meeting.** Regularly scheduled meeting of the LLA Foundation. **Time:** 12:00 PM to 1:00 PM.
- 8/10/2019** – **Kayak Trip.** Members and their guests are invited to relax and enjoy the beautiful Susquehanna River by kayak. Cold drinks and snacks provided at the conclusion of the river trip. **Time:** 1:45 PM to 4:30 PM.
- 8/27/2019** – **Criminal Brown Bag Lunch.** Regular meeting of the Criminal Bar. **Time:** 12:00 PM to 1:00 PM.
- 8/28/2019** – **Lycoming Law Association Foundation Meeting.** Regularly scheduled meeting of the LLA Foundation. **Time:** 12:00 PM to 1:00 PM.
- 8/29/2019** – **Community Outreach & Activities Committee Meeting.** Regular meeting of the Community Outreach & Activities Committee. **Time:** 12:00 PM to 1:00 PM.
- 9/7/2019** – **Knoebel's Grove Outing.** LLA members and their families are invited to a picnic, starting at noon in Pavilion D. Knoebel's gift cards will be distributed to members who are then invited to enjoy the amusement park, shops, games and pool at Knoebel's on their own. Cold drinks and snacks will be at the pavilion until early afternoon for anyone who wants to stop back. **Time:** 12:00 PM to.

### LYCOMING REPORTER

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### LYCOMING REPORTER

(ISSN 1533-7916)  
THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

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Digital issues are archived back to January, 2017

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**UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES**

- 7/17/2019 – Maximizing the Outcome of Personal Injury Cases.** *PBI Groupcast. Register at [www.pbi.org](http://www.pbi.org). CLE Credits: 4 Substantive Time: 9:00 AM to 1:15 PM.*
- 7/22/2019 – Bridge the Gap.** *In May of 2002, the Supreme Court of Pennsylvania passed a rule requiring newly admitted attorneys to complete the Bridge the Gap program as a condition of compliance prior to the first CLE deadline. Read the flyer and sign up. CLE Credits: 4 Ethics Time: 1:00 PM to 5:00 PM.*
- 7/24/2019 – How to Handle Small & Insolvent Estates 2019.** *PBI Video Replay. Register at [www.pbi.org](http://www.pbi.org). CLE Credits: 3 Substantive Time: 9:00 AM to 12:00 PM.*
- 8/1/2019 – Boundary Law in PA 2019.** *PBI Video Replay. Register at [www.pbi.org](http://www.pbi.org). CLE Credits: 3 Substantive Time: 9:00 AM to 12:00 PM.*
- 8/5/2019 – Everything You Ever Wanted to Know About Impaired Lawyers (... But Were Afraid to Ask).** *Speaker: Brian Quinn, Esquire. Download the flyer. CLE Credits: 1 Ethics Time: 12:00 PM to 1:00 PM.*
- 8/9/2019 – The Constitution.** *PBI Groupcast. Register at [www.pbi.org](http://www.pbi.org). CLE Credits: 3 Substantive / 1 Ethics Time: 9:00 AM to 1:15 PM.*
- 8/20/2019 – Clean Slate: Criminal Records in 2019.** *Eat and Earn Series. Speaker: David Trevaskis, Esquire. Download the brochure. CLE Credits: 1 Ethics Time: 12:00 PM to 1:00 PM.*
- 8/27/2019 – Powerful Witness Preparation.** *PBI Groupcast. Register at [www.pbi.org](http://www.pbi.org). CLE Credits: 5 Substantive / 1 Ethics Time: 9:00 AM to 3:30 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)

- ▶ **PJH Adoption** (07/08/2019)—Judge Joy Reynolds McCoy  
Adoption: Petition for involuntary termination of parental rights; non-appearance of defendant; settled purpose of relinquishing parental claim; failure to perform parental duties for at least the six months preceding the filing of the petition; lack of obstacles preventing parent from exercising his parental rights; no existing bond. (6633) (Posted: July 9, 2019)
- ▶ **Commonwealth vs. Ceruti** (07/09/2019)—Judge Marc F. Lovecchio  
Criminal: Motion to dismiss under Rule 600; due diligence to bring case to trial; Lycoming County procedures; use of diary or record keeping system to keep track of cases; systemic problems with Commonwealth's record keeping for Rule 600 purposes. (ceruti070919L) (Posted: July 9, 2019)
- ▶ **Commonwealth vs. Rawls** (07/05/2019)—Judge Nancy L. Butts  
Criminal: Appeal; admissibility of expert testimony on whether a confession was false or not; need for *Frye* hearing where expert's methods are not novel and are commonly accepted by Pennsylvania courts; charge for consciousness of innocence because defendant self-reported to the police station for questioning; jury charge for omissions in police investigation. (Rawls070519BT) (Posted: July 8, 2019)
- ▶ **Shanghai Chestnut Oak Import & Export Company, Ltd. vs. Catskill Timber Industries, Inc.** (07/03/2019)—Judge Eric R. Linhardt  
Civil: Preliminary objection to personal jurisdiction; purposefully directing activities at residents of forum; transacting business; integrated contract; consideration of contemporaneous statements; contract interpretation; failure to specify origin of lumber in contract. (ShanghaiChestnutCo.070319Li) (Posted: July 3, 2019)
- ▶ **RP vs. KF** (07/02/2019)—Judge Joy Reynolds McCoy  
Custody: Appeal; long-standing mutual babysitter/first option clause; father allowed to make arrangements for childcare during his periods of custody; choice of schools; best interests of the child; consistent and stable schedule. (RP070219m) (Posted: July 3, 2019)

- ▶ **Tilley vs. Zoning Hearing Board** (06/28/2019)—Judge Kenneth D. Brown  
Administrative Appeal: Zoning appeal; findings supported by substantial evidence; abuse of discretion or error of law; unnecessary hardship where developing lot for residential structures would be fiscally excessive. (Tilley062819br) (Posted: July 3, 2019)
- ▶ **Commonwealth vs. Kelly** (06/28/2019)—Judge Nancy L. Butts  
Criminal: Habeas corpus petition; sufficiency of evidence of delivery and possession of heroin; identification of substance not recovered as heroin; evidence of criminal attempt or acting as accomplice. (Kelly062819BT) (Posted: July 3, 2019)
- ▶ **Commonwealth vs. Moyer** (06/21/2019)—Judge Marc F. Lovecchio  
Criminal: Appeal of denial of Post Conviction Relief Act petition; waiver of issues not raised in post-sentence motions or on appeal; claimed ex parte conversations with prosecution which consisted of the court overhearing off-record conversation that included defendant prior to reopening record to hear additional evidence; waiver of issue not raised before the appeal; basis to withdraw guilty plea, even if motion had been filed. (Moyer062119Li) (Posted: July 3, 2019)
- ▶ **Commonwealth vs. Moore** (07/02/2019)—Judge Eric R. Linhardt  
Criminal: Recusal motion; previous prosecution of defendant by judge, when he is district attorney; waiver by failing to raise issue earlier; appearance of bias due to previous supervisory position; direction to limit profanity in testimony; neutral comment that was not derogatory toward defendant. (Moore070219Li) (Posted: July 2, 2019)

**LYCOMING**  
LAW ASSOCIATION

**KAYAK TRIP**

**Saturday, August 10, 2019**

Contact Michele Frey at [MFrey@lycolaw.org](mailto:MFrey@lycolaw.org) for details.



Registration Deadline: July 29, 2018.

Ju-12, 19

**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**

**Allen, John E., II a/k/a John E. Allen,** dec'd.

Late of South Williamsport.

Co-Executors: Robert L. Ferguson and Edward E. Schechterly, 2300 W. Mountain Ave., South Williamsport, PA 17702.

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

**Fisher, Liboria B.,** dec'd.

Late of the Borough of South Williamsport.

Executor: Charles H. Fisher, 1540 Pinecrest Drive, South Williamsport, PA 17702.

Attorneys: Paul A. Roman, Esquire, Law Offices Joseph L. Rider, 1700 Four Mile Drive, Williamsport, PA 17701.

**Hennigan, Michael,** dec'd.

Late of the Township of Anthony.

Executor: Michael V. Hennigan.

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

**Lowe, Nelson H., Jr. a/k/a Nelson Houseknecht Lowe, Jr.,** dec'd.

Late of Muncy.

Co-Executors: Marc C. Lowe, 304 S. Washington Street, Muncy, PA 17756 and Melanie L. Rupert, 9 Overbrook Estates, Dallas, PA 18612.

Attorneys: Layne R. Oden, Esquire, Layne R. Oden, Attorney and Counselor at Law, P.C., Nine South Main Street, Muncy, PA 17756.

**Shively, Elizabeth J.,** dec'd.

Late of Montgomery.

Executrix: Darlene S. Waldron, 115 Mt. Equity Road, Pennsdale, PA 17756.

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

**SECOND PUBLICATION**

**Beck, David E.,** dec'd.

Late of Muncy.

Executor: Jeffrey D. Beck, 104 Creek View Drive, Jonestown, PA 17038.

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

**Durrwachter, Peggy Y.,** dec'd.

Late of Williamsport.

Executor: Terry J. Williams, 720 South Atherton Street, State College, PA 16801.

Attorneys: Terry J. Williams, Esquire, Miller, Kistler & Campbell, 720 South Atherton Street, Suite 201, State College, PA 16801.

**Nichols, Jerome,** dec'd.

Late of Jersey Shore.

Executor: Shane Snyder 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.

**Spencer, Robert C., Jr.,** dec'd.

Late of Pennsdale.



Executrix: Karen A. Day, 392 Route 220 Highway, Pennsdale, PA 17756.  
Attorneys: Anthony J. Grieco, Esquire, Elion, Grieco, Carlucci & Shipman, P.C., 125 East Third Street, Williamsport, PA 17701.

**Weaver, Teresa M. Dibble a/k/a Teresa Marie Dibble Weaver**, dec'd.

Late of Trout Run.

Executrix: Emily R. Bohlin, 43 Deer Lane, Trout Run, PA 17771.

Attorneys: Fred A. Holland, Esquire, Murphy, Butterfield & Holland, P.C., 442 William Street, Williamsport, PA 17701.

### THIRD PUBLICATION

**Beach, Ernestine**, dec'd.

Late of Montoursville.

Executor: Larry R. Beach, 2620 Lincoln Drive, Montoursville, PA 17754.

Attorneys: Charles F. Greevy, III, Esquire, Greevy & Taylor Law Offices, Lycoming Executive Plaza, 330 Pine Street, Suite 403, Williamsport, PA 17701, (570) 320-7100.

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

Late of the City of Williamsport.

Executor: Stephen M. Coran, 38 Polka Lane, Jersey Shore, PA 17740.

Attorneys: W. Jeffrey Yates, Esq. P.C., 425 Market Street, Williamsport, PA 17701.

**Eck, Idabelle C.**, dec'd.

Late of Williamsport.

Executor: David Nau.

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

**Eck, Mary Woodward a/k/a Mary W. Eck a/k/a Mary E. Eck**, dec'd.

Late of Montoursville.

Executrix: Susan E. Kimble, 304 Willow Street, Montoursville, PA 17754.

Attorney: Michael J. Casale, Jr., Esquire, 1500 Sycamore Road, Ste. 120, Montoursville, PA 17754, (570) 601-1298.

**Ellison, Willets G.**, dec'd.

Late of Williamsport.

Administrator: Randy Knipe 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.

**Heim, Shirley J.**, dec'd.

Late of the Township of Hepburn.

Executrix: Peggy J. Little, 512 Proctor Road, Williamsport, PA 17701.

Attorneys: Paul A. Roman, Esquire, Law Offices Joseph L. Rider, 1700 Four Mile Drive, Williamsport, PA 17701.

**Johnson, Marcia A.**, dec'd.

Late of Cogan Station.

Executors: Velma E. Huyett and Matthew J. Johnson c/o Gail L. Hills, Esquire, P.O. Box 628, Carlisle, PA 17013.

Attorneys: Gail L. Hills, Esquire, Law Office of Gail L. Hills, P.O. Box 628, Carlisle, PA 17013.

**Newcomer, June M.**, dec'd.

Late of Montoursville.

The Newcomer Family Irrevocable Trust, dated September 1, 2009.

The Anson L. and June M. Newcomer Protector Trust, dated January 8, 2014.

Settlor: June M. Newcomer.

Executors/Trustees: Linda N. Novak and Larry S. Newcomer.

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

**Richner, Edward M.**, dec'd.

Late of Williamsport.

The Richner Family Irrevocable Trust,  
dated April 24, 2017.

Settlor: Edward M. Richner.

Executor/Trustee: Mark E. Richner,  
713 Hartland Drive, Cranberry  
Township, PA 16066.

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

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**Siegfried, Terry L., dec'd.**

Late of Montgomery.

Executor: Mark A. Siegfried.

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

---

**FILING ARTICLES OF  
INCORPORATION**

NOTICE IS HEREBY GIVEN that  
Articles of Incorporation were filed on  
June 7, 2019, with the Department of  
State of the Commonwealth of Penn-  
sylvania, Harrisburg, Pennsylvania, for  
the purpose of obtaining a Certificate of  
Incorporation for a domestic non-profit  
corporation to be organized under the  
Pennsylvania Non-Profit Corporation  
Law of 1988, as amended. The name of  
the corporation is:

**BALLBUSTERS**

The corporation has been organized  
as an athletic and civic organization to  
provide, promote and finance an ama-  
teur youth baseball team and to engage  
in and do any lawful act concerning any  
or all lawful business for which corpo-  
rations may be incorporated under the  
Pennsylvania Non-Profit Corporation  
Law of 1988, as amended.

LAYNE R. ODEN, ESQUIRE

LAYNE R. ODEN, ATTORNEY

AND COUNSELOR AT LAW, P.C.

Nine South Main Street

Muncy, PA 17756

Ju-12

**REGISTRATION OF  
FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN, pursu-  
ant to the Fictitious Names Act, 54 Pa.  
C.S. Section 3111, that an Application  
for Registration of Fictitious Name was  
filed with the Secretary of the Com-  
monwealth of Pennsylvania on June 27,  
2019, for the following name:

**BADASS MOTHERS**

with the principal place of business at:  
530 Barbours Cemetery Road, Wil-  
liamsport, PA 17701. The name and  
address of the party to this registration  
are: Badass Fitness, LLC c/o Jordan Day  
Musser, 530 Barbours Cemetery Road,  
Williamsport, PA 17701.

DANIEL K. MATHERS, ESQUIRE  
MATHERS LAW FIRM, P.C.

416 Pine Street

Suite 308

Williamsport, PA 17701

Ju-12

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**SERVICE BY PUBLICATION**

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

NO. CV-2015-002926

PAULA LAUGHNER and  
PETER LAUGHNER

Plaintiffs

vs.

ACTION HEATING AND  
COOLING SERVICES CORP.,

GERARD MAIOLO,

JOSEPH MAIOLO, JR. and

JOSEPH MAIOLO, III

Defendants

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**IMPORTANT NOTICE**

TO: Joseph Maiolo, III, Via Publication,

DATE: July 2, 2019

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE A WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

YOU SHOULD TAKE THIS PAPER 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.

Pennsylvania Bar Association  
Lawyer Referral Service  
100 South Street  
P.O. Box 186  
Harrisburg, PA 17108-0186  
Telephone (800) 692-7375

- or -

North Penn Legal Services, Inc.  
Penn Tower Building  
25 W. Third Street  
Suite 400  
Williamsport, PA 17701  
Telephone (570) 323-8741

AMERICANS WITH  
DISABILITIES ACT OF 1990

The Court of Common Pleas of Lycoming County is required to comply with the Americans with Disabilities Act of 1990. For information about accessible facilities and reasonable accommodations available to disabled individuals having business before the Court, please contact the Court Administrator's office, Lycoming County Courthouse, 48 West Third Street, Williamsport, PA 17701; telephone no. (570) 327-2330. All arrangements must be made 72 hours prior to any hearing or business before the Court.

GREGORY A. STAPP, ESQUIRE  
Attorney I.D. #78247  
STAPP LAW, LLC  
Attorneys for Plaintiffs  
153 West Fourth Street  
Suite 6  
Williamsport, PA 17701

Ju-12

**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 AUGUST 2, 2019, at 10:30 A.M., the following described real estate to wit:

**NO. 19-0276**

BRANCH BANKING  
AND TRUST COMPANY

vs.

WILLIAM J. BEAMER

PROPERTY ADDRESS: 1720 ALMOND STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 76-007-224.

All that certain piece or parcel or Tract of land situate in the 16th WARD OF THE CITY OF WILLIAMSPORT, Lycoming County, Pennsylvania, and being known as 1720 Almond Street, Williamsport, Pennsylvania 17701.

TAX MAP AND PARCEL NUMBER: 76+007.0-0224.00-000+.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$80,153.50.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: William J. Beamer.

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

**NO. 18-1077**

WELLS FARGO BANK, N.A.

vs.

DUSTI L. BERNINGER a/k/a  
DUSTI LYNN BERNINGER,  
CHRISTOPHER BERNINGER a/k/a  
CHRISTOPHER KING BERNINGER

PROPERTY ADDRESS: 930 VALLAMONT DRIVE, WILLIAMSPORT, PA 17701-3050.

UPI/TAX PARCEL NUMBER: 74-4-406.

**LEGAL DESCRIPTION**

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

BEGINNING at a point on the north side of Vallamont Drive, said point being six hundred thirty-eight (638) feet east of the northwest corner of Fifth Avenue and Vallamont Drive, said point being designated by an iron pin; thence in a northerly direction a distance of one hundred fifty-six (156) feet to an iron pin in the southern line of proposed Vista Road; thence in an easterly direction along the south line of Vista Road, a distance of one hundred twenty-four (124) feet to an iron pin; thence in a southerly direction, a distance of one hundred forty (140) feet, more or less, to the north side of Vallamont Drive; thence in a westerly direction along the north side of Vallamont Drive, a distance of one hundred twenty (120) feet, more or less, to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN DUSTI L. BERNINGER AND CHRISTOPHER BERNINGER, HER HUSBAND, by Deed from PARKER R. METCALF AND SYLVIA S. METCALF, HIS WIFE AND RYAN P. METCALF, SINGLE, Dated 09/26/2011, Recorded 09/27/2011, in Book 7404, Page 336.

Seized in execution as the property of Dusti L. Berninger a/k/a Dusti Lynn Berninger, Christopher Berninger a/k/a Christopher King Berninger on No. 18-1077.

Parcel No.: 74-4-406.

Premises being: 930 VALLAMONT DRIVE, WILLIAMSPORT, PA 17701-3050.

**NO. 18-1415**

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

vs.

FREDA M. BLACKBURN

PROPERTY ADDRESS: 157 EAST  
WATER STREET, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 39-  
002-528.

Case No. 18-1415.

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

BEGINNING at an iron pin in the northern line of East Water Street, said iron pin being South 78° West 200 feet from the Muncy Borough Line; Thence along the northern line of Water Street, South 78° West 50 feet to an iron pin; Thence along the eastern line of Lot No. 155, North 12° West 175 feet to an iron pin in the southern line of an alley; Thence along the southern line of said alley North 78° East 50 feet to an iron pin; Thence along the western line of Lot No. 159, South 12° East 175 feet to the place of beginning.

BEING the same premises conveyed until Freda M. Blackburn, a single widow, by deed of Dawn E. Blackburn, single, and Freda M. Blackburn, a single widow, dated August 9, 2001, and recorded on August 10, 2001, in the Lycoming County Recorder of Deeds as Book 3885 Page 252.

Tax Parcel #39-2-528.

**NO. 18-1890**

M & T BANK

vs.

DOLOROSA P. BOONE,  
ROCKY P. BOONE

PROPERTY ADDRESS: 512-514  
CEMETERY STREET, WILLIAMSPORT,  
PA 17701.

UPI/TAX PARCEL NUMBER: 70-  
002-101.

PARCEL NO.: 70-002-101.

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, and being more particularly bounded and described as follows:

BEGINNING on the east side of Cemetery Street, seventy-two (72) feet south of the point where the southern line of the Northern Central Railway, now Pennsylvania Railroad Company, crosses said street; thence southerly along said street sixty (60) feet; thence easterly parallel with Scott Street one hundred twenty-eight (128) feet two inches (2) to a twenty (20) foot alley; thence northerly along said alley twenty-six (26) feet nine (9) inches to land now or formerly of Charles E. Blair, the southeast corner thereof; thence westerly along said line of land one hundred seventy (170) feet, more or less, to the place of beginning.

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

FOR IDENTIFICATION PURPOSES ONLY, being known as all of Parcel No. 70-2-101 in the Office of the Lycoming County Tax Assessor.

BEING KNOWN AS 512-514 Cemetery Street, Williamsport, PA 17701.

Fee Simple Title Vested in Rocky P. Boone and Dolorosa P. Boone, husband and wife, by deed from Ruth G. Harmon, widow and single, dated 2/17/1999, recorded 3/1/1999, in the Lycoming County Clerk's Office in Deed Book 3238, Page 176.

**NO. 18-1615**

PACIFIC UNION FINANCIAL, LLC

vs.

TIFFANY M. BRENEISEN  
PROPERTY ADDRESS: 6 CENTER  
AVENUE, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 37-3-122.

/2015 in Book 8806, Page Parcel No. 1:

All that building lot located in the First Ward of the Borough of Muncy, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows: On the North by Centre Avenue, now Centre Avenue; on the South by Gernard Avenue; on the East by a vacant lot owned now or formerly by R. R. Edwards; and on the West by a vacant lot now or formerly owned by R. R. Edwards, which lot is more particularly bounded and described as follows:

Beginning at a point one hundred fifty feet (150 ft.) East of the Southeast corner of Centre Avenue, now Center Avenue, and Buffington Street; thence in a Southerly direction a distance of one hundred thirty-two feet (132 ft.) along the property now or formerly of R.R. Edwards to Gernard Avenue; thence in an Easterly direction along Gernard Avenue, a distance of fifty feet (50 ft.); thence North along other lands now or formerly of R. R. Edwards, a distance of one hundred thirty-two feet (132 ft.) to Centre Avenue, now Center Avenue; thence in a Westerly direction in a line parallel with Centre Avenue, now Center Avenue, a distance of fifty feet (50 ft.) to the point of beginning.

Parcel No. 2:

Also All that building lot located in the First Ward of the Borough of Muncy, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows: On the North by Centre Avenue, now Center Avenue; on the South by lands now or formerly of R. R. Edwards; on the East by lands now or formerly of Gelana Gordner Heberling; and on the West by lands now or formerly of Gertrude E. Frey, which lot is more particularly bounded and described as follows:

Beginning at a point two hundred feet (200 ft.) East of the Southeast corner of

Centre Avenue, now Center Avenue, and Buffington Street; thence in a Southerly direction, a distance of one hundred thirty-two feet (132 ft.) along the lands now or formerly of Gertrude E. Frey to lands now or formerly of R. R. Edwards; thence in an Easterly direction along lands now or formerly of R. R. Edwards, a distance of fifty feet (50 ft.); thence North along lands now or formerly of Gelana Gordner Heberling, a distance of one hundred thirty-two feet (132 ft.) to Centre Avenue, now Center Avenue; thence in a Westerly direction in a line parallel with Center Avenue, now Center Avenue, a distance of fifty feet (50 ft.) to the point of beginning.

Being the same premises granted and conveyed unto G. Alan Frey and Priscilla D. Frey, his wife, by Deed of G. Alan Frey, Executor of the Estate of Gertrude Turner Frey, also known as Gertrude E. Frey, Deceased, and G. Alan Frey, Individually, and Priscilla D. Frey, his wife, dated April 26, 1972, and recorded in Lycoming County Deed Book 606, Page 207.

Tax Parcel No. 37+,-003-122.

BEING KNOWN AS 6 Center Avenue Muncy, PA 17756.

BEING THE SAME PREMIES CONVEYED TO Tiffany M. Breneisen, by deed from Priscilla D. Frey, dated 12/07/2015 and recorded 12/09102.

**NO. 18-0567**

VILLAGE CAPITAL &  
INVESTMENT LLC

vs.

CRAIG R. COLOCINO  
PROPERTY ADDRESS: 470 MAIN  
STREET, SALLADASBURG, PA 17740.  
UPI/TAX PARCEL NUMBER: 50-I-104 A.

DOCKET NO: 18-0567.

ALL THAT CERTAIN message or tenement and lot of land situate in the Borough of Salladasburg, County

of Lycoming, and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made by Thomas K. Yohe, Registered Surveyor, on September 4, 1965, as follows, to-wit:

BEGINNING at an iron pipe in the eastern line of Main Street, being also known as Pennsylvania State Highway Legislative Route No. 41027, said iron pipe being two hundred thirty-one and five tenths (231.5) feet north of the point of intersection of the eastern line of said Main Street and the northern line of Linden Alley, as measured along the eastern line of Main Street, said iron pipe also being at the southwest corner of the land hereby described; thence, in a northerly direction along the eastern line of said Main Street, a distance of one hundred (100) feet to an iron pipe at the southwest corner of land which Effie C. Thomas quit claimed to Glenn L. Sellinger and Lola S. Sellinger, his wife, by deed dated January 4, 1966; thence, South fifty-one (51) degrees fifteen (15) minutes East, along said land now or formerly of Glenn L. Sellinger, et ux, a distance of two hundred (200) feet to an iron pipe; thence, South thirty-six (36) degrees forty-five (45) minutes West along land now or formerly of James J. Cohick, a distance of one hundred (100) feet to an iron pipe; and thence, North fifty-one (51) degrees fifteen (15) minutes West, along land now or formerly of Effie C. Thomas, a distance of two hundred (200) feet to the place of beginning. Containing nineteen thousand eight hundred eighty-seven (19,887) square feet of land.

Title to said Premises vested in Craig R. Colocino by Deed from William J. Shroyer and Kenneth L. Shroyer dated October 9, 2015 and recorded on October 15, 2015 in the Lycoming County Recorder of Deeds in Book 8759, Page 22 as Instrument No. 201500013594.

Being known as: 470 Main Street, Saladasburg, PA 17740.

Tax Parcel Number: 50+,001.0-0104A+-000+, 50-001-104.A.

UPI Number: 50-001-104.A.

**NO. 17-0912**

**M&T BANK**

vs.

**STEPHEN L. CROWLEY,**

**ALBERT J. MEALE**

**PROPERTY ADDRESS: 3580 LYCOMING CREEK RD., COGAN STATION, PA 17728.**

**UPI/TAX PARCEL NUMBER: 27-1-308.**

ALL THAT CERTAIN tract of land situate in the Township of Lycoming, County of Lycoming and Commonwealth of Pennsylvania, known as Lots Numbers 11, 12 in Fairlawn Plan of Lots and being more particularly bounded and described as follows:

PARCEL NO. 2: BEGINNING at a stake in the eastern line of U.S. Route #15, leading from Williamsport to Cogan Station, said stake being located on the line between Lot Numbers 12 and 13 of the Fairlawn Plan of Lots; thence eastwardly along the southern line of Lot #13 of said Addition, on hundred forty (140) feet to an iron pin located in the west line of an alley, thence southwardly along the west line of said alley and in a line parallel with U.S. Route #15, eighty (80) feet to an iron pin; thence westwardly along the southern line of Lot #11 on the aforesaid Fairlawn Plan of lots, and in a line at right angles to U.S. Route #15, a distance of one hundred forty (140) feet to a stake in the eastern line of said U.S. Route #15, thence northwardly along the eastern line of U.S. Rote #15, eighty (80) feet to a stake at the southwest corner of Lot #13 on the Fairlawn Plan of Lots, the place of beginning. Being Lots Numbers 11 and 12 on the Fairlawn Plan of Lots.

Expressly reserving unto Pearlise S. Nicholas and Olive M. Nicholas, his wife, prior Grantors in the chain of title, their heirs, executors, administrators and assigns, a four (4) foot wide walkway extending westwardly from an alley and from the northeast corner of Lot No. 12

on the Fairlawn Plan of Lots, a distance of thirty-two (32) feet westwardly along the northern line of the aforesaid Lot No. 12.

The within Grantor hereby grants unto the within Grantees, their heirs, executors, administrators and assigns, a twenty (20) foot wide driveway extending westwardly from the first alley east of and parallel with U.S. Route #15, a distance of thirty-two (32) feet along the southern line of Kenyon Avenue to a point in the eastern line of that portion of Lot No. 14 on the Fairlawn Plan of Lots conveyed by this Indenture to Grantees.

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

BEING THE SAME PREMISES AS Susquehanna Bank PA, Successor to Williamsport National Bank, by Deed dated December 28, 2006, and recorded on December 29, 2006, by the Lycoming County Recorder of Deeds in Deed Book 5892, at Page 165, as Instrument No. 200600022083, granted and conveyed unto Albert J. Meale and Stephen L. Crowley, as Tenants in Common.

BEING KNOWN AND NUMBERED AS 3580 Lycoming Creek Road, Cogan Station, PA 17728.

TAX PARCEL NO. 27+,001.0-0308-00.

Docket #17-0912.

**NO. 18-0576**

US BANK NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
THE PENNSYLVANIA HOUSING  
FINANCE AGENCY

vs.

JENNIFER L. FARQUHARSON f/k/a  
JENNIFER L. WISE

PROPERTY ADDRESS: 243 VALLEY  
STREET, WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 10-  
4-911.

ALL THOSE TWO (2) CERTAIN  
parcels or tracts of land situate in the  
Borough of Duboistown, in the County

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

PARCEL NO. 1: BEGINNING at a  
point in the eastern line of Valley Street  
where the same is intersected by the  
northern line of lot now or formerly of  
Daphne G. Ault; THENCE in an easterly  
direction along the northern line of lot  
now or formerly of said Daphne G. Ault,  
a distance of one hundred and fifty-five  
(155) feet to a point; THENCE in a north-  
erly direction along the western line of  
land now or formerly of Rilla Matteson  
and in a line parallel with the eastern line  
of said Valley Street forty-eight (48) feet  
to a point; THENCE in a westerly direc-  
tion along the southern line of a fourteen  
(14) foot private alley and in a direct line  
to a point in the eastern line of said Val-  
ley Street sixty-two (62) feet north of  
the above named place of beginning; and  
THENCE in a southerly direction along  
the eastern line of said Valley Street sixty-  
two (62) feet to the northern line of lot  
now or formerly of said Daphne G. Ault,  
the place of beginning.

EXCEPTING AND RESERVING,  
however, from the above described prem-  
ises parcel of land conveyed by Grace A.  
Phelps, widow, to Charles W. Phelps and  
Patricia A. Phelps, his wife, by deed dated  
May 10, 1962 and recorded in Lycoming  
County Deed Book 488, at Page 145.

PARCEL NO. 2: BEGINNING at a  
railroad spike in the southern line of a 14  
foot private alley running in an easterly  
direction from Valley Street dividing the  
land of Phelps and Fulmer, said spike be-  
ing sixty-one and eighty one-hundredths  
(61.80) feet from the eastern line of Val-  
ley Street; THENCE along the southern  
line of said alley North, seventy-one (71)  
degrees twenty (20) minutes East, twenty-  
four and eighty one-hundredths (24.80)  
feet to a railroad spike; THENCE along  
land now or formerly of Frank D. Fulmer  
South nineteen (19) degrees one (01)  
minute East, fifty-three and forty-four one  
hundredths (53.44) feet to an iron pipe;



THENCE along lane now or formerly of Ralph Parsons South sixty-six (66) degrees thirty (30) minutes West, twenty-five and twenty one-hundredths (25.20) feet to an iron pipe; THENCE along other land now or formerly of Grace A. Phelps, North twenty-one (21) degrees zero (00) minutes West, fifty-five and eighty-five one-hundredths (55.85) feet to the place of beginning.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 243 VALLEY STREET, WILLIAMSPORT, PA 17702. TAX PARCEL: 10+,004.0-0911.00-000+.

BEING THE SAME PREMISES WHICH Matthew A. Fuller and Wendy A. Fuller, by Deed dated July 6, 2007 and recorded July 9, 2007 in Lycoming County Deed Book 6066, Page 225, granted and conveyed unto Jennifer L. Wise. Jennifer L. Wise is now known as Jennifer L. Farquharson.

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.

TO BE SOLD AS THE PROPERTY OF JENNIFER L. FARQUHARSON f/k/a JENNIFER L. WISE ON JUDGMENT NO. CV-2018-000576-MF.

**NO. 18-1791**

BANK OF NEW YORK MELLON  
TRUST COMPANY, N.A. AS  
TRUSTEE FOR MORTGAGE ASSETS  
MANAGEMENT SERIES I TRUST

vs.

GEORGE A. FERGUSON,  
ADMINISTRATOR OF THE ESTATE  
OF GEORGE E. FERGUSON,  
DECEASED

PROPERTY ADDRESS: 511 ALLEN  
STREET, MONTTOURVILLE, PA 17754.  
UPI/TAX PARCEL NUMBER: 34A-  
007-211.

ALL THAT CERTAIN PIECE, PARCEL, AND LOT OF LAND, situate in the Borough of Montoursville, County of Lycoming and Commonwealth of Pennsylvania, and known on the Plan of Allendale recorded in Lycoming County Deed Book 309, Page 600, as Lot No. 40, and being more particularly bounded and described as follows, to wit;

Beginning at a stake in the west line of Allen Street, said stake being located North 18 degrees 30' East, 150 feet from the northwest corner of the intersection of Allen Street and Weldon Street, said stake also being located in the northern line of Lot No. 39 on said Plan, as aforesaid;

Thence along the same North 71 degrees 30' West, 150 feet to a stake in the eastern line of an 18 foot alley (unopened); Thence along the same North 18 degrees 30' East, 50 feet to a stake in the southern line of another 18 foot alley (unopened); Thence along the same South 71 degrees 30' East, 150 feet to a stake in the western line of Allen Street;

Thence along the same South 18 degrees 30' West, 50 feet to the point and place of beginning.

BEING KNOWN AS: 511 Allen Street, Montoursville, PA 17754.

BEING TAX PARCEL NO. 34A-007-211.

BEING the same premises in which F. Myrtle Wood, by deed dated 06/21/1961 and recorded 06/21/1961 in the Office of the Recorder of Deeds, in and for the County of Lycoming, Commonwealth of Pennsylvania, in Deed Book 480, Page 1051, granted and conveyed unto George

E. Ferguson and Alice M. Ferguson. AND THE SAID Alice M. Ferguson passed away on or about June 12, 2015, thereby vesting title solely unto George E. Ferguson by operation of law. AND THE SAID George E. Ferguson passed away on or about April 17, 2018, thereby vesting title unto George A. Ferguson, as Administrator of the Estate of George E. Ferguson, deceased.

**NO. 17-1834**

M & T BANK

vs.

ELIZABETH FLOOK AS  
ADMINISTRATRIX OF THE ESTATE  
OF ALICE R. BERRY  
PROPERTY ADDRESS: 738 SOUTH-  
ARD ROAD, GAMBLE, PA 17771.  
UPI/TAX PARCEL NUMBER: 14-  
250-100.A

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

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

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

bar; Third, North eighty-three degrees East, four hundred fifty feet (N. 83° E, 450.00 Ft.) to a railroad spike, the point and place of beginning. Containing nine hundred thirty-four thousandths of an acre (0.934 A.).

IMPROVEMENTS consist of a residential dwelling.

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

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

TAX PARCEL # 14-250-100.A.

DOCKET #: 17-1834.

**NO. 18-0569**

QUICKEN LOANS INC.

vs.

BENJAMEN L. FREAS, LARA VARNES-FREAS a/k/a LARA A. VARNES-FREAS  
PROPERTY ADDRESS: 852 PARK  
AVENUE, WILLIAMSPORT, PA 17701.  
UPI/TAX PARCEL NUMBER: 73-  
5-303.

LONG DESCRIPTION.

ALL that certain piece, parcel or lot of land situate in the Thirteenth (13th) Ward of the City of Williamsport, Lycoming County and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the north side of Park Avenue ninety (90) feet east of Second Avenue, thence northerly and parallel with Second Avenue one hundred and twenty-five (125) feet to an alley: thence easterly along the south side of said alley forty (40) feet; thence southerly and parallel with Second Avenue one hundred twenty-five (125) feet to Park Avenue; thence westerly along Park Avenue forty (40) feet to the place of beginning.

WITH the improvements thereon consisting of a two-story brick dwelling.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 852 Park Avenue,  
Williamsport, PA 17701.

SOLD as the property of LARA  
VARNES-FREAS a/k/a LARA A. VARNES-  
FREAS and BENJAMEN L. FREAS, WIFE  
AND HUSBAND.

TAX PARCEL #73+,005.0-0303.00-  
000+.

DOCKET #18-0569.

**NO. 18-0509**

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

vs.

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

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

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

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

Parcel No. 42+,386.0-0154.B+-000+.

Improvements thereon: RESIDEN-  
TIAL DWELLING.

Judgment Amount: \$126,607.09.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 19-0271**

M & T BANK

vs.

TIFFANY M. HETNER,  
TIMOTHY C. UTTER

PROPERTY ADDRESS: 1315 PARK  
AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 70-  
002-501.

ALL that certain piece, parcel and lot  
of land situate in the Tenth Ward of the  
City of Williamsport, County of Lycom-  
ing and Commonwealth of Pennsylvania,  
bounded and described according to a  
survey made by Daniel F. Vassallo, Reg-  
istered Surveyor, dated November 22,  
1977 and recorded December 2, 1977 as  
set forth in Lycoming County Deed Book  
Volume 839, page 190, as follows:

BEGINNING at an iron pin on the  
southern line of Park Avenue (60 feet  
wide), said beginning point being south  
eighty-three (83) degrees fifty-five (55)  
minutes east one hundred seventeen  
and fifty hundredths (117.50) feet from  
the intersection of the southern line of  
said Park Avenue and the eastern line of  
Cemetery Street; thence from the said  
place of beginning and continuing along  
the southern line of said Park Avenue,  
south eighty-three (83) degrees fifty-five  
(55) minutes east forty and no hundredths  
(40.00) feet to an iron pin at the inter-  
section of the southern line of said Park  
Avenue and the western line of Allen  
Street (20 feet wide); thence along the  
western line of said Allen Street, south  
seven (07) degrees thirty (30) minutes  
west seventy-five and no hundredths  
(75.00) feet to an iron pin; thence along  
the northern line of land now or formerly  
of Phyllis M. Hornberger, north eighty-  
three (83) degrees fifty-five (55) minutes  
west forty and no hundredths (40.00) feet  
to an iron pin; thence along the eastern  
line of land now or formerly of Frantz  
Roithmeier, north seven (07) degrees  
thirty (30) minutes east seventy-five and  
no hundredths (75.00) feet to the place  
of beginning.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1315 Park Avenue, Williamsport, PA 17701.

SOLD as the property of TIFFANY M HETNER and TIMOTHY C. UTTER.  
TAX PARCEL # 70-2-501.

**NO. 18-0338**

WELLS FARGO BANK, N.A.

vs.

JOANNE JAMES

PROPERTY ADDRESS: 1314 HIGH STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 70-1-322.

**LEGAL DESCRIPTION.**

ALL that certain piece, parcel or 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:

BEGINNING at a point on the north side of High Street at the distance of one hundred fifty (150) feet east of Cemetery Street; thence north one hundred ninety (190) feet to an alley; thence eastward along the same forty (40) feet ten (10) inches to a point; thence southward along the land now or formerly of Robert K. Stahl, one hundred ninety (190) feet to the north side of High Street; thence westward along the same forty-six (46) feet two (2) inches to the place of BEGINNING. Bounded on the south by High Street; on the west by land now or formerly of Eugene F. Morsey; on the north by an alley and on the east by land now or formerly of Robert K. Stahl,

TITLE TO SAID PREMISES IS VESTED IN JOANNE JAMES, SINGLE, by Deed from TIM W. ADAMS AND KAREN S. ADAMS, HUSBAND AND WIFE, Dated 04/30/2005, Recorded 05/09/2005, in Book 5291, Page 116.

Seized in execution as the property of Joanne James on No.18-0338.

Parcel No.: 70-001-322.

Premises being: 1314 HIGH STREET, WILLIAMSPORT, PA 17701-4516.

**NO. 18-1003**

HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-ASAP5, ASSET BACKED PASS-THROUGH CERTIFICATES

vs.

EDWARD T. KELLER, JR.

PROPERTY ADDRESS: 2824 DOVE STREET, WILLIAMSPORT, PA 17701-4125.

UPI/TAX PARCEL NUMBER: 67-16-311.

**LEGAL DESCRIPTION.**

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

Beginning at a point on the north side of Dove Street, said point being one hundred (100) feet east of the northeast corner of Dove Street and Foresman Street; thence along the east line of Lot No. 15 of Reighard Terrace Addition, North two (2) degrees, ten (10) minutes east, one hundred twenty (120) feet to a fifteen (15) foot alley; thence along the southern line of said alley, south eighty-seven (87) degrees, fifty (50) minutes east, fifty (50) feet to the western line of Lot No. 17 on said Addition; thence along the same, south two (2) degrees, ten (10) minutes west, one hundred twenty (120) feet to the northern line of Dove Street; thence along the same, north eighty-seven (87) degrees, fifty (50) minutes west, fifty (50) feet to the point and place of beginning.

Being 2824 Dove Street, Williamsport, PA 17701.

Being Tax Parcel No. 67-16-311.

TITLE TO SAID PREMISES IS VESTED IN EDWARD T. KELLER JR., SINGLE, AS SOLE OWNER, by Deed from STEVEN J. KELLER AND ANGELA K. KELLER, H/W, Dated 06/26/2006, Recorded 06/27/2006, in Book OR 5708, Page 18.

Seized in execution as the property of Edward T. Keller Jr on No. 18-1003.  
Parcel No.: 67+,016.0-0311.00-000+.  
Premises being: 2824 DOVE STREET,  
WILLIAMSPORT, PA 17701-4125.

**NO. 18-0527**

WELLS FARGO BANK, N.A. s/b/m  
TO WELLS FARGO HOME  
MORTGAGE, INC.

vs.

ABBY L. KERWELL

PROPERTY ADDRESS: 1605 LOUISA  
STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 70-  
4-703.

ALL THOSE TWO CERTAIN PIECES,  
PARCELS AND LOTS OF LAND SITU-  
ATE IN THE TENTH WARD OF THE  
CITY OF WILLIAMSPORT, COUNTY  
OF LYCOMING AND COMMON-  
WEALTH OF PENNSYLVANIA, AND  
KNOWN ON THE PLOT OR PLAN  
OF SAWYER PARK (WHICH PLAN IS  
RECORDED IN LYCOMING COUNTY,  
PENNSYLVANIA IN DEED BOOK 244,  
AT PAGE 452), AS LOTS NO. 222 AND  
223, IN BLOCK NO. 23, BOUNDED  
AND DESCRIBED TOGETHER AS  
FOLLOWS: BEGINNING AT A POINT  
ON THE SOUTH SIDE OF LOUISA  
STREET, SAID POINT BEING ONE  
HUNDRED FIFTY (150) FEET EAST  
OF THE SOUTHEAST CORNER OF  
LOUISA STREET AND A FIFTEEN (15)  
FOOT ALLEY, RUNNING NORTH  
AND SOUTH, WEST OF DALE PLACE;  
THENCE ALONG LOUISA STREET IN  
AN EASTERLY DIRECTION, FORTY  
(40) FEET TO THE WESTERN SIDE OF  
LOT NO. 221; THENCE IN A SOUTH-  
ERLY DIRECTION EIGHTY-TWO AND  
EIGHT TENTHS (82.8) FEET TO THE  
NORTH SIDE OF ANOTHER ALLEY  
RUNNING EAST AND WEST AND  
PARALLEL WITH LOUISA STREET;  
THENCE ALONG THE NORTH SIDE  
OF SAID LAST MENTIONED ALLEY  
IN A WESTERLY DIRECTION FORTY  
(40) FEET TO A POINT, SAID POINT

BEING THE EASTERN LINE OF LOT  
NO. 224; THENCE ALONG THE SAID  
LINE IN A NORTHERLY DIRECTION  
EIGHTY-THREE AND SEVEN TENTHS  
(83.7) FEET TO LOUISA STREET, THE  
PLACE OF BEGINNING. HAVING  
THEREON ERECTED A ONE STORY  
FRAME DWELLING HOUSE KNOWN  
AS 1602 LOUISA STREET.

BEING THE SAME PREMISES which  
Manufacturers and Traders Trust Com-  
pany, a Banking Corporation, Executor of  
the Mary E. Reiter Estate, late, by Deed  
dated June 17, 2003 and recorded June  
23, 2003 in the Office of the Recorder  
of Deeds in and for Lycoming County  
in Deed Book Volume 4612, Page 72,  
granted and conveyed unto ABBY L.  
KERWELL.

BEING KNOWN AS: 1605 LOUISA  
STREET, WILLIAMSPORT, PA 17701.

PARCEL #70-004-703.

**NO. 18-1679**

WELLS FARGO BANK, NA

vs.

NATHANIEL KING a/k/a

NATHANIEL A. KING

PROPERTY ADDRESS: 4057 JOBS  
RUN ROAD, JERSEY SHORE, PA 17740-  
8918.

UPI/TAX PARCEL NUMBER: 01-  
327-111.A.

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

Beginning at an iron stake in the  
Northwest intersection of Horn Lane  
and LR 41090 which leads from LR 41028  
to Salladasburg, said iron stake being in a  
Westerly direction along said LR 41090  
a distance of 0.45 mile from the center  
of LR 41028 which leads from Route  
No. 220 to Cogan Station; thence along  
the North right of way line of LR 41090,  
North sixty-five (65) degrees fifty (50)  
minutes West two hundred (200) feet

to an iron stake; thence along the land now or formerly of Clyde L. Horn, North twenty-two (22) degrees thirty-seven (37) minutes East, two hundred (200) feet to an iron stake in the West line of Horn Lane; thence South sixty-five (65) degrees East, two hundred (200) feet to a point; thence along the West line of same, South twenty-two (22) degrees thirty-seven (37) minutes West, two hundred (200) feet to an iron stake in the North right of way Line of LR 41090 or the place of beginning; containing 40,000 square feet or 0.92 acre. This description is made in accordance with a survey made by Grant K. Maneval, Registered Engineer on May 11, 1978.

It is agreed that the Grantee, his heirs or assigns, is to keep the trees trimmed not less than ten (10) feet from the edge of Horn lane, the Grantee is to have the right of ingress, egress and regress of the said Horn Lane.

Tax Parcel Number: 01+,327.0-0111.  
A+-000+.

Docket No. 18-1679.

Being the same property conveyed to Nathaniel A. King who acquired title by virtue of a deed from Andrew W. Boyle and Nickie Marie Boyle, a married couple, dated August 14, 2014, recorded August 18, 2014, at Instrument Number 201400010376, and recorded in Book 8397, Page 89, Office of the Recorder of Deeds, Lycoming County, Pennsylvania.

**NO. 17-1717**

PENNYMAC LOAN SERVICES LLC

vs.

KATIE A. KNOTT

PROPERTY ADDRESS: 2132 MOSSER AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 71-2-730.

CV-2017-001717-MF.

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN THE ELEVENTH WARD OF THE CITY OF WILLIAMSPORT, COUNTY OF LY-

COMING AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT NO. 51, SOLD TO DANIEL MCCARTHY ON MOSSER AVENUE AND RUNNING EAST ALONG THE NORTH SIDE OF MOSSER AVENUE FIFTY (50) FEET TO AN ALLEY; THENCE NORTH ALONG WEST SIDE OF SAID ALLEY, ONE HUNDRED AND FIFTY (150) FEET TO AN ALLEY; THENCE WEST ALONG THE SOUTH SIDE OF SAID ALLEY, FIFTY (50) FEET TO A POST ON NORTHEAST CORNER OF LOT SOLD TO DANIEL MCCARTHY; THENCE SOUTH ALONG THE EAST SIDE OF LOT SOLD TO DANIEL MCCARTHY, ONE HUNDRED AND FIFTY (150) FEET TO MOSSER AVENUE, THE PLACE OF BEGINNING, BEING LOT NO. 52 ON PLAN.

BEING THE SAME PREMISES which Corry W. Tawney, single, by Deed dated April 25, 2016 and recorded April 27, 2016 in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book Volume 8907, Page 127, granted and conveyed unto KATIE A. KNOTT, single.

BEING KNOWN AS: 2132 MOSSER AVENUE, WILLIAMSPORT, PA 17701.  
PARCEL #71-2-730.

**NO. 18-1705**

WOODLANDS BANK

vs.

NICHOLAS B. LaBELLE

PROPERTY ADDRESS: 942 ELIZABETH STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 68-007-601.

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

BEGINNING at a point formerly a post on the east side of Elizabeth Street, forty (40) feet from the south line of Adams Street; thence thirty-five (35) feet south along the east side of Elizabeth Street to land now or formerly of Fredrick Tepel and William Tepel; thence east one hundred ten (110) feet along land now or formerly of Fredrick Tepel and William Tepel to a point; thence north thirty-five (35) feet to a land now or formerly of Fredrick Tepel and William Tepel and thence west one hundred ten (110) feet along lands now or formerly of said Fredrick Tepel and William Tepel to the place of beginning. Having erected thereon a two-story brick dwelling known as 942 Elizabeth Street.

BEING the same premises conveyed to Nicholas B. LaBelle by deed from John P. Mussare and Melinda A. Mussare, husband and wife, and intended to be recorded herewith.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 68-07-601 in the Office of the Lycoming County Tax Assessor.

**NO. 18-1927**

**BRANCH BANKING AND  
TRUST COMPANY**

vs.

**JESSICA A. MILLER,**

**CHRISTOPHER M. KRAMER**

PROPERTY ADDRESS: 39 WOODBRYN DR., WILLIAMSPORT, PA 17701-9201.

UPI/TAX PARCEL NUMBER: 43-16-400.35.

**LEGAL DESCRIPTION.**

ALL those two (2) certain pieces, parcels and lots of land situate in the Township of Old Lycoming, County of Lycoming and Commonwealth of Pennsylvania, known as Lot No. 35 and Lot 35A on the Subdivision Plan of Mill Creek Phase 2, dated September 1, 1988, revised December 14, 1993 and January 10, 1994 and recorded January 20, 1994 as set forth in Lycoming County Record

Book Volume 2204, page 202 and Map 51, page 413, more particularly bounded and described as follows:

BEGINNING at a point on the northwesterly right-of-way line (25.00 feet from the centerline) of a street known as Woodbryn Drive, said point being located the following four (4) courses and distances from the eastern terminus of an arc connecting the northwesterly right-of-way line of Woodbryn Drive with the northeasterly right-of-way line of Wyndmere Drive: 1) north thirty-eight (38) degrees eighteen (18) minutes ten (10) seconds east, seventy-three and eleven hundredths (73.11) feet; 2) northeasterly by a line curving to the right having a radius of five hundred thirty-one and ninety-six hundredths (531.96) feet for an arc distance of one hundred ninety-seven and fifty-seven hundredths (197.57) feet; 3) north sixty (60) degrees thirty-seven (37) minutes twelve (12) seconds east, three hundred eighty-seven and twenty hundredths (387.20) feet; and 4) northeasterly by a line curving to the left having a radius of four hundred fifty-four and eighty-eight hundredths (454.88) feet for an arc distance of one hundred thirty-two and sixty-one hundredths (132.61) feet; thence from said place of beginning and along line of Lot No. 33, north forty-six (46) degrees five (05) minutes zero (00) seconds west, one hundred twenty-six and fifty-eight hundredths (126.58) feet; thence along other lands now or formerly of Mill Creek Associates the following two (2) courses and distances: 1) north forty-one (41) degrees thirty-nine (39) minutes five (05) seconds east, thirty-nine and forty-two hundredths (39.42) feet; 2) north twenty (20) degrees fifty-five (55) minutes thirty-seven (37) seconds east, twelve and ninety-two hundredths (12.92) feet; thence along the southwesterly right-of-way line of Nez Perce Road the following three (3) courses and distances: 1) south forty-nine (49) degrees fifty-nine (59) minutes forty-two (42) seconds east, thirty-nine and sixty-six hundredths

(39.66) feet; 2) north forty (40) degrees zero (00) minutes eighteen (18) seconds east, twenty-five (25.00) feet; 3) south forty-nine (49) degrees fifty-nine (59) minutes forty-two (42) seconds east, sixty-six and eighty-two hundredths (66.82) feet; thence to and along the northwesterly right-of-way line of Woodbryn Drive the following three (3) courses and distances: 1) southerly by a line curving to the right with a radius of twenty-five (25.00) feet for an arc distance of forty (40.00) feet; 2) south forty-one (41) degrees forty-one (41) minutes twenty-five (25) seconds west, forty-one and eighty-six hundredths (41.86) feet; 3) southwesterly by a line curving to the right with a radius of four hundred fifty-four and eighty-eight hundredths (454.88) feet for an arc distance of seventeen and sixty-eight hundredths (17.68) feet to the point and place of beginning. Containing 0.21 acres and being known as Lot No. 35.

ALSO ALL that certain parcel of land beginning at a point in common with the northeasterly corner of Lot No. 35 herein conveyed; thence north twenty (20) degrees fifty-five (55) minutes thirty-seven (37) seconds east, twenty-six and forty-five hundredths (26.45) feet to a point; thence along lands now or formerly of Barry L. and Jane E. Eck, south forty-nine (49) degrees fifty-nine (59) minutes forty-two (42) seconds east forty-eight and thirty-one hundredths (48.31) feet to a point; thence along Lot No. 35 south forty (40) degrees zero (00) minutes eighteen (18) seconds west, twenty-five (25.00) feet to a point; thence continuing along Lot No. 35 north forty-nine (49) degrees fifty-nine (59) minutes forty-two (42) seconds west thirty-nine and sixty-six hundredths (39.66) feet to the point and place of beginning. Containing 0.025 acres and being known as Lot No. 35A.

EXCEPTING AND RESERVING FROM LANDS HEREIN CONVEYED, an environmental easement consisting of that portion of lands lying within the 100 year flood plain of Bottle Run as noted on Sub-

division map prepared by Hunt Engineers and Architects, dated December 14, 1993, revised January 10, 1994 and recorded January 20, 1994 as set forth in Lycoming County Record Book Volume 2204, page 202 and Map Book 51, page 413.

TITLE TO SAID PREMISES IS VESTED IN Christopher M. Kramer, single and Jessica A. Miller, single, as Joint Tenants with the Right of Survivorship, by Deed from Tracey A. Chapman and Serena R. Chapman, h/w, Dated 08/21/2013, Recorded 08/22/2013, in Book 8098, Page 283.

Seized in execution as the property of Jessica A. Miller, Christopher M. Kramer on No.18-1927.

Parcel No.: 43+,016.0-0400.35-000+.

Premises being: 39 WOODBRYN DRIVE, WILLIAMSPORT, PA 17701-9201.

**NO. 18-1749**

JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION

vs.

JAMES E. NOTTINGHAM  
PROPERTY ADDRESS: 297 PEAVINE  
HOLLOW ROAD, HUGHESVILLE, PA  
17737.

UPI/TAX PARCEL NUMBER: 59-314-148.A.

All that certain piece, parcel and lot of land situate in the Township of Wolf, County of Lycoming and Commonwealth of Pennsylvania, being Lot No. 2 on the Subdivision of lands now or formerly of Elwell and Mary West, prepared by Malcolm R. English, R.S. dated November 1, 1994 and recorded March 15, 1995 in Lycoming County Record Book 2395, Page 92 bounded and described as follows:

Beginning at an existing iron pin, said pin being at the terminus of the private right-of-way leading from the S.R. 864, said point in S.R. 864 being one (1.0) mile in a northwesterly direction from the intersection of S.R. 200 and S.R. 864; thence from this point along the center line of a private right-of-way



by the fourteen (14) following courses and distances: (1) North 32 degrees 50 minutes 55 seconds East, 89.73 feet; (2) North 35 degrees 36 minutes 07 seconds East, 161.58 feet; (3) North 47 degrees 50 minutes 10 seconds East, 368.49 feet; (4) North 54 degrees 44 minutes 27 seconds East, 91.93 feet; (5) North 64 degrees 49 minutes 16 seconds East, 181.09 feet; (6) North 69 degrees 45 minutes 7 seconds East, 132.25 feet; (7) North 69 degrees 6 minutes 25 seconds East, 85.52 feet; (8) North 57 degrees 16 minutes 7 seconds East, 169.67 feet; (9) North 60 degrees 4 minutes 50 seconds East, 132.68 feet; (10) North 52 degrees 48 minutes 27 seconds East, 153.45 feet; (11) North 62 degrees 45 minutes thirty-one 31 seconds East, 221.56 feet; (12) North 57 degrees 30 minutes 57 seconds East, 164.34 feet; (13) North 38 degrees 46 minutes 45 seconds East, 111.79 feet; (14) North 15 degrees 43 minutes 6 seconds East 320 feet to the place of beginning, being an existing iron pin in the line of lands now or formerly of Marion Proud and Elwell West; thence from the point of beginning and along the western line of Lot No. 1 and the aforementioned right-of-way by the three (3) following courses and distances: (1) South 19 degrees 0 minutes 52 seconds West, 307.72 feet to a P.K. nail; (2) South 38 degrees 46 minutes 45 seconds West, 111.79 feet to a P.K. Nail; (3) South 42 degrees 3 minutes 39 seconds West, 86.60 feet to an existing iron pin in the line of lands now or formerly of Marion Proud; thence by land now or formerly of Marion Proud the following four (4) courses and distances: (1) South 43 degrees 49 minutes 42 seconds West, 291.40 feet to an iron pin; (2) South 40 degrees 56 minutes 41 seconds West, 312.29 feet to a #4 rebar; (3) South 68 degrees 54 minutes 30 seconds West, 286.75 feet to a #4 rebar; (4) South 58 degrees 54 minutes 30 seconds West, 330.00 feet to a #4 rebar; thence along land now or formerly of Marvin Myers the following two (2) courses and distances:

(1) South 48 degrees 54 minutes 30 seconds West, 429.00 feet to a #4 rebar along old road; (2) South 2 degrees 15 minutes 10 seconds West, 521.88 feet to a #4 rebar in center of old road; thence along the eastern side of S.R. 864 the following two (2) courses and distances: (1) North 15 degrees 40 minutes 55 seconds West, 330.00 feet to a #4 rebar, (2) North 24 degrees 35 minutes 30 seconds West, 214.50 feet to a #4 rebar in the line of lands now or formerly of C&I Boiler Repair; thence by lands now or formerly of C&I Boiler Repair the following three (3) courses and distances: (1) North 65 Degrees 54 minutes 30 seconds East, 181.50 feet; (2) North 72 degrees 50 minutes 30 seconds West, 155.10 feet; (3) North 17 degrees 39 minutes 30 seconds East, 935.55 feet to an existing pile corner in the line of lands now or formerly of Elwell West; thence by lands now or formerly of Elwell West the following three (3) courses and distances: (1) South 81 degrees 30 minutes 56 seconds East, 793.24 feet to an iron pin; (2) North 20 degrees 43 minutes 22 seconds East, 678.58 feet to an iron pin; (3) South 78 degrees 51 minutes 15 seconds East, (390.44 feet to an existing iron pin being the point and place of beginning. Containing twenty-one and one hundred sixty-five thousandths (21.165) acres.

Under and subject to reservation of one-half of all oil and gas rights, to the extent such reservation may affect the above described property, as set forth in Lycoming County Deed Book 541, Page 1011.

Also under and subject to and together with all rights and obligations, as they may affect the above described property, under a Deed for Right-of-Way and Line Agreement by and between Marvin D. Myers, single and Elwell H. West and Mary E. West, his wife, dated and recorded January 2, 1985 in Lycoming County Deed Book 1097, Page 10.

Also under and subject to and together with all rights and obligations related to the right-of-way grant and reservation, as my affect the above described property, as set forth in a Deed from Elwell H. West and Mary E. West, his wife, to Marion B. Proud, et al. dated December 27, 1989, and recorded in Lycoming County Record Book 1528, Page 21.

Also under and subject to an together with all rights and obligations under a Right-of-Way and Maintenance Agreement by and between C&I Boiler, Inc. and Elwell H. West and Mary E. West, his wife, Arden D. West and Tina M. West, his wife and Ashley A. West and Susan E. West, his wife, dated June 16, 1995, and recorded in Lycoming County Record Book 2439, Page 171.

Also reserving unto Elwell H. West and Mary E. West, his wife, and to Ashley A. West and Susan E. West, his wife, their respective heirs and assigns, in common with the Grantee herein, her heirs and assigns, the right of ingress, egress and regress over the fifty (50) foot right-of-way road shown on the Subdivision of Lands of Elwell and Mary West, dated November 1, 1994, and recorded in Lycoming County Record Book 2395, Page 92, and Map Book 53, Page 259, as reference thereto will more fully reveal, maintenance to be shared by the users thereof; and also reserving unto the same parties, her heirs and assigns, over the old road along the southern boundary of the above described premises known by various names, including the Picture Rocks Dump Road, the Dug Road, The Baldwin Road and The Road leading to the J.H. Green Estate. Said road also being shown on the subdivision referred to above.

Being the same premises which Karen A. Monastro, single, by Deed dated November 1, 2006 and recorded November 3, 2006 in the Office of the Recorder in and for the County of Lycoming, Pennsylvania in Book 5841, Page 141 as Instrument Number 200600018949, granted and conveyed unto James E. Nottingham, in fee.

FOR IDENTIFICATION PURPOSES ONLY being known as Tax Parcel Number 59-314-148A.

COMMONLY KNOWN AS and for informational purposes: 297 Peavine Hollow Road, Hughesville, PA 17337.

**NO. 18-1934**

QUICKEN LOANS INC

vs.

JERRI L. PAINTON

PROPERTY ADDRESS: 1220 HIGH STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 66-11-208.

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, bounded and described according to a survey made by Daniel F. Vassallo, R.S., dated April 23, 1977 as follows, to-wit:

BEGINNING at an existing iron pin on the northern line of High Street, said beginning point being north eighty-five (85) degrees third (30) minutes west, two hundred fifteen and no hundredths (215.00) feet from the intersection of the northern line of said High Street and western line of Grier Street; thence from the said place of beginning and continuing along the northern line of said High Street, north eighty-five (85) degrees thirty (30) minutes west, forty and no hundredths (40.00) feet to an iron pin; thence along the eastern line of land now or formerly of Lewis W. Brown, et ux., north four (04) degrees third (30) minutes east, one hundred ninety and fifty hundredths (190.50) feet to an existing iron pin on the southern line of Monroe Place; thence along the southern line of said Monroe Place, south eighty-five (85) degrees thirty (30) minutes east, forty and no hundredths (40.00) feet to an existing iron pin; thence along the western line of land now or formerly of Donald W. and Carol S. Butters, south (erroneously referred to as north in prior deeds) four

(04) degrees thirty (30) minutes west, one hundred ninety and fifty hundredths (190.50) feet to the place of beginning.

UNDER AND SUBJECT to the conditions, restrictions, covenants, rights-of-way, etc. as heretofore obtained in the prior chain of title; specifically subject to an easement reserved to the benefit of the owners of property known as 1216 High Street, Williamsport, Lycoming County, Pennsylvania. Which easement is set forth in the Deed of H. Lorenzo Shetler and Leota Shetler, his wife, dated March 13, 1924, as set forth in Lycoming County Deed Book 252, page 92, and is an easement for passage to a depth and along the first fifty (50) feet of a driveway lying entirely within the property of the Grantors herein.

AND FURTHER SUBJECT to an additional easement as set forth herein by the grantors who do hereby extend by an additional thirty-two (32) feet said easement thereby allowing for an easement for passage to a depth and along the first eighty-two (82) feet. Therefore, said complete easement is for passage along the driveway ten (10) feet wide by eighty-two (82) feet deep, and further described by metes and bounds herein, to-wit:

BEGINNING at an iron pin at the intersection of the northern line of High Street, also known as Pa. State highway, State Route No. 2016, the southwestern corner of land now or formerly of Paul H. Seitzer and Stephanie M. Seitzer, known as Tax Parcel No. 66-11-209, and the southeastern corner of land of Clarence R. Magargle Jr. and Beatrice J. Magargle, known as Tax Parcel No. 66-11-208, and the southeastern corner of the ten (10) foot wide private right-of-way herein described, said beginning being north eighty-five (85) degrees thirty (30) minutes west, two hundred fifteen and no hundredths (215.00) feet from an existing iron pin at the intersection of the northern line of said High Street and the western line of Grier Street; thence from the said place of beginning along the northern line of

said High Street, north eighty-five (85) degrees thirty (30) minutes west, ten and no hundredths (10.00) feet to a point on the northern line of High Street; thence through the land of said Clarence R. Magargle, Jr. and Beatrice J. Magargle, by the two (2) following courses and distances: First—north four (04) degrees thirty (30) minutes east, eighty-two and no hundredths (82.00) feet to a point; and Second—south eighty-five (85) degrees thirty (30) minutes east, ten and no hundredths (10.00) feet to an iron pin on the eastern line of land of said Magargle, also being the western line of land of said Magargle, also being the western line of land now or formerly of Seitzer, south four (04) degrees thirty (30) minutes west, eighty-two and no hundredths (82.00) feet to an iron pin, the said place of beginning. The total easement containing eight hundred twenty (820) square feet.

This easement shall be reserved for the owners of land now or formerly owned by Paul H. Seitzer and Stephanie M. Seitzer, known as Tax Parcel No. 66-11-209, their successors, heirs, assigns, tenants, and any other succeeded occupiers or possessors, the free and uninterrupted use, liberty, and privilege of passage on and along the easement, together with free ingress, egress and regress to, along, and from the easement, and shall specifically not be for the purposes of parking or storage, and subject nevertheless to the moiety or equal sharing of all expenses and efforts necessary which shall accrue from time to time in paving, amending, repairing, cleaning or removing snow on and along the easement.

BEING the same premises granted and conveyed unto Clarence R. Magargle, Jr. and Beatrice J. Magargle, his wife, by Deed of Terry W. Allen and Susan E. Allen, his wife, dated November 30, 1995 and recorded November 30, 1995 in the Office of the Recorder of Deeds in and for Lycoming County in Record Book Volume 2520, page 14.

ALSO BEING the same premises granted and conveyed unto Clarence R. Magargle, Jr. and Beatrice J. Magargle, his wife, by Corrective Deed of Clarence R. Magargle, Jr. and Beatrice J. Magargle, his wife, dated March 15, 2005 and recorded March 18, 2005 in the Office of the Recorder of Deeds in and for Lycoming County in Record Book Volume 542, page 248. For clarification purposes, the aforesaid deed contained scrivener's errors in that the Grantor and Grantee clauses indicated Clarence R. Magargle, Jr., however the signature line and notary jurat indicated Clarence R. Magargle. By the signature of the Grantor herein, Clarence R. Magargle, Jr., who hereby avers that he is known as Clarence R. Magargle, Jr. and hereby acknowledges the same.

FOR identification purposes only, being known as all of Tax Parcel No. 66-11-208 in the Office of the Lycoming County Tax Assessor.

AND the said grantors will specially warrant and forever defend the property hereby conveyed.

**NO. 18-0185**

US BANK NATIONAL  
ASSOCIATION AS TRUSTEE FOR  
THE PENNSYLVANIA HOUSING  
FINANCE AGENCY

vs.

NATHAN PRALOUR  
PROPERTY ADDRESS: 30 TERRACE  
LANE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 67-26-  
701.48.

ALL that certain piece, parcel or lot of land situate in the Seventh Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, being designated as Lot No. 48 on the Plan for West End Terraces Phase I, prepared by Mid-Penn Engineering, approved November 16, 1995, and recorded February 5, 1996, in Lycoming County Record Book 2547, page 163, and Map Book 53, page 566, as follows:

BEGINNING at a set iron pin on the eastern right-of-way line of Terrace Lane, said point being the northwest corner of the within described tract of land; thence along Lot No. 57, South 70 degrees 01 minutes 51 seconds East, a distance of 59.23 feet to a set iron pin; thence along Lot No. 49, South 19 degrees 58 minutes 09 seconds West, a distance of 100.50 feet to a set iron pin on the northern right-of-way of Center Line Avenue; thence along said Center Line Avenue, North 70 degrees 01 minutes 51 seconds West, a distance of 9.24 feet to a set iron pin; thence along the same on a curve to the right having a radius of 50 feet, an arc length of 78.89 feet and whose chord is North 24 degrees 49 minutes 40 seconds East, a distance of 70.96 feet to a set iron pin on the eastern right-of-way line of Terrace Lane; thence along said Terrace Lane on a curve to the left having a radius of 550 feet, an arc length of 3.89 feet and whose chord is North 20 degrees 10 minutes 20 seconds East, a distance of 3.89 feet to a set iron pin; thence along the same, North 19 degrees 58 minutes 09 seconds East, a distance of 46.25 feet to the place of beginning.

Containing 5,416.52 square feet or 0.124 acre.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 30 TERRACE LANE WILLIAMSPORT, PA 17701.

TAX PARCEL: 67-26-701.48.

BEING THE SAME PREMISES WHICH Howard L. Smith, by deed dated February 27, 2007 and recorded March 8, 2007, Lycoming County Deed Book 5943, page 322, granted and conveyed unto Nathan Pralour.

UNDER AND SUBJECT to the Warrior Run Development Corp. Declaration of Easements, Restrictions and Covenants for West End Terraces, dated July 30, 1996 and recorded July 31, 1996 in Lycoming County Record Book 2650, page 269.

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.

TO BE SOLD AS THE PROPERTY OF NATHAN PRALOUR ON JUDGMENT NO. CV-2018-000185-CV.

**NO. 19-0211**

PENNSYLVANIA HOUSING  
FINANCE AGENCY

vs.

RICHARD A. REIS, JR.

PROPERTY ADDRESS: 1131 PARK AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 66-7-107.

**LEGAL DESCRIPTION.**

ALL that certain piece, parcel or lot of land situate in the Sixth 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 southern line of Park Avenue, two hundred fifty (250) feet westward from Seventh Avenue; thence southward at right angles with Park Avenue, one hundred forty-five (145) feet, more or less, to an alley; thence westward along the north line of said alley, thirty-five (35) feet to a corner; thence northwardly, one hundred forty-five (145) feet, more or less, to Park Avenue; thence eastwardly along the south line of Park Avenue, thirty-five (35) feet, to the place of beginning.

FOR identification purposes only, being known as all of Tax Parcel No. 66-7-107 in the Office of the Lycoming County Tax Assessor.

IMPROVEMENTS: Residential dwelling.

Tax ID # 66-007-107.

**NO. 18-1420**

THE NORTHUMBERLAND  
NATION BANK

vs.

ALDEN H. SEITZER

PROPERTY ADDRESS: 2882 SOUTH REACH ROAD, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 71-10-807 A.

Municipally known as: 2882 South Reach Road, Williamsport, Pennsylvania 17701.

ALL certain piece, parcel and lot of land situate in the Eleventh Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described in accordance with a survey by Larson & McEwen Engineering Company, Inc., dated May 31, 1962, follows, to-wit:

BEGNNING at an iron pin, said iron pin being North twenty-four (24) degrees (14) minutes (20) seconds East sixty-five and forty-one hundredths (65.41 ) feet from a concrete monument from the flood control levee known as Station No. 69 plus 00; thence North eighty-seven (87) degrees fifty-five (55) minutes fifty-eight (58) seconds West four hundred sixteen and fifty-seven hundredths (416.57) feet to iron pin; thence North two (2) degrees fifty-two (52) minutes forty-eight (48) seconds East forty-seven and forty-two hundredths (47.42) feet to an iron pin; thence North seventy-five (75) degrees twenty-two (22) minutes sixteen (16) seconds East three hundred sixty-three and twenty hundredths (363.20) feet along the Southern line of Reach Road to an iron pin; thence South twenty-two (22) degrees four (4) minutes

twelve (12) seconds East one hundred sixty-six and fifty-one hundredths (166.51) feet to an iron pin, the point and place of beginning. Containing 0.196 acres.

This conveyance is subject to reservations and exceptions in the former chain of

Said premises also being more particularly bounded and described as follows:

ALL that certain piece, and lot of land situate in the Eleventh Ward of the City of Williamsport, County of Lycoming Commonwealth of Pennsylvania, bounded and described in accordance with a survey dated February 5, 2000, by Ted Franklin, P.L.S., of Trout Run, Pennsylvania, being as shown on accompanying Survey Map No. 71-10-807A FRS, which is a permanent part of this description and is to recorded herewith;

BEGINNING a placed iron pin on the Southern edge of Reech Road, having a thirty-three (33) foot right-of-way, being common corner with land of Michael G. Lance, Deed Book 1147, page 197; thence leaving said road with the line of said Lance, South nine (9) degrees twenty-seven (27) minutes twenty-five (25) seconds East for one hundred sixty-six and twenty-one (166.21) feet to a placed iron pin in a line of a flood control levee; thence with line of said tract and through a point on line, North seventy-five (75) degrees nineteen (19) minutes four (4) seconds West for four hundred sixteen and fifty-seven hundredths (416.57) feet to a placed iron pin, said placed iron pin being one hundred twenty-three and twenty-three hundredths (123.23) feet from said above referenced point on line; thence with the line of said tract, North fifteen (15) degrees thirty (30) minutes thirty-two (32) seconds East for forty-seven and forty-two hundredths (47.42) feet to a found iron pin in the Southern edge of Reach Road; thence with the Southern line of said Road, North eighty-eight (88) degrees East for three hundred sixty-three and twenty hundredths (363.20) feet to the place of beginning. Containing 0.91 acres.

BENG the same premises which Richard L. Mitchley and Helen L. Mitchley, his wife, by their Deed dated August 25, 1999, and in Lycoming County Deed Book 3381, page 308, did and convey unto Alden H. Seitzer, Grantor herein.  
Parcel No. 71-010-807.A.

**NO. 18-1947**

WELLS FARGO BANK, N.A.

vs.

ROBERT F. SHRIBER, III,

DEBRA J. SHRIBER

PROPERTY ADDRESS: 73 FISHER RD, COGAN STATION, PA 17728.

UPI/TAX PARCEL NUMBER: 15-309-194.F.

LEGAL DESCRIPTION.

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

Beginning at an iron pin on the South line of a 50 feet road, said iron pin being 306 feet westerly from a pipe monument on the West line of Township Route T-669, and said pipe monument being 209.8 feet southerly from the center of the Penn-Central Railroad; thence South 43 degrees 50 minutes West along other property now or formerly of Larry J. Hamilton, et ux., a distance of 150 feet to an iron pin; thence North 45 degrees 10 minutes West along the properties of Carl E. Fisher and Robert D. Streck, a distance of 150 feet to an iron pin; thence North 43 degrees 50 minutes East along the property of Robert W. Saam, a distance of 150 feet to an iron pin; thence South 46 degrees 10 minutes East along the South line of a 50 foot road, a distance of 150 feet to an iron pin, the point and place of beginning. Containing 22,500 square feet.

Under and Subject to the following restrictions: (1) Residential buildings only; (2) Trailers are not allowed. Prefabricated homes in two sections allowed

only if approved. (3) Building line shall not be in center of lot. When the garage is not attached to the house, it must be on the building line. No buildings other than the house and garage are allowed. They must be of the same material, (4) All homes must have a re-sale value of \$18,000.00 (5) All wells on one end of the lot and septic systems on the other end. Septic on front. Well on back. (6) Building time: Outside of building shall be finished in a period of six months after starting time (weather permitting).

TITLE TO SAID PREMISES IS VESTED IN ROBERT F. SHRIBER, III AND DEBRA J. SHRIBER, H/W, by Deed from MICHAEL H. ENGEL AND SHERRY L. ENGEL, H/W, Dated 07/28/1999, Recorded 07/30/1999, in Book 3359, Page 328.

Mortgagor ROBERT F. SHRIBER, III died on 05/24/2018, and upon information and belief, his heirs or devisees, and personal representative, are unknown.

Seized in execution as the property of Debra J. Shriber on No.18-1947. Parcel No.: 15+,309.0-0194.F+-000+.

Premises being: 73 FISHER ROAD, COGAN STATION, PA 17728-9711.

**NO. 18-1824**

WELLS FARGO BANK, N.A.

vs.

CHRISTINA F. SHULTZ,  
TIMOTHY S. SHULTZ

PROPERTY ADDRESS: 3550 OBERLIN AVENUE, COGAN STATION, PA 17728-8387.

UPI/TAX PARCEL NUMBER: 27-1-131.

**LEGAL DESCRIPTION.**

ALL that certain piece, parcel and lot of land situate in the Township of Lycoming, County of Lycoming and Commonwealth of Pennsylvania, being known as Lot Nos. 107, 108, 109 and 110 on the Plan of Fairlawn, as set forth in Lycoming County Deed Book Volume 271, page 82, bounded and described as follows:

PARCEL NO. 1: BEGINNING at a stake in the east line of Oberlin Avenue, two hundred forty-one and two tenths (241.2) feet north from a stake at the intersection of the east line of Oberlin Avenue with the north line of Beauty Avenue; thence north one hundred sixty-three and five tenths (163.5) feet along Oberlin Avenue to a stake; thence east two hundred (200) feet along the southern line of Lot No. 110 to a stake at a twenty (20) foot alley; thence south one hundred sixty-three and five tenths (163.5) feet along said alley to a stake; thence west two hundred (200) feet along Lot No. 106 to a stake, the place of beginning. Being Lot Nos. 107, 108, and 109.

PARCEL NO. 2: BEGINNING at a stake in the eastern line of Oberlin Avenue, two hundred seventy-two and five tenths (272.5) feet south from a stake at its intersection with the south line of Kenyon Avenue; thence southerly fifty-four and five tenths (54.5) feet along said Oberlin Avenue to a stake; thence easterly two hundred (200) feet along Lot No. 109 to a stake at a twenty (20) foot alley; thence northerly fifty-four and five tenths (54.5) feet along said alley to a stake; thence westerly two hundred (200) feet along Lot No. 111 to a stake, the place of beginning. Being Lot No. 110.

EXCEPTING AND RESERVING THEREFROM all coal, oil, gas and mineral rights as heretofore excepted and/or reserved.

TITLE TO SAID PREMISES IS VESTED IN TIMOTHY S. SHULTZ AND CHRISTINA F. SHULTZ, HUSBAND AND WIFE, by Deed from CHRIS A. WOOD AND DENISE A. WOOD, HUSBAND AND WIFE, Dated 02/28/2013, Recorded 03/01/2013, in Book 7912, Page 137.

Seized in execution as the property of Christina F. Shultz, Timothy S. Shultz on No.18-1824.

Parcel No.: 27-001-131.

Premises being: 3550 OBERLIN AVENUE, COGAN STATION, PA 17728-8387.

**NO. 16-0022**

PHH MORTGAGE CORPORATION  
 SUCCESSOR FOR OCWEN LOAN  
 SERVICING, LLC

vs.

DAVID A. SNYDER, JR.,  
 TAMAR R. SNYDER,  
 ONEIDA SNYDER

PROPERTY ADDRESS: 664 BLANK  
 LANE, WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 25-  
 407-156B.

**LEGAL DESCRIPTION.**

ALL that certain piece, parcel or lot of land situate in the Township of Limestone, County of Lycoming and Commonwealth of Pennsylvania, bounded and described according to a survey made by Vassallo Engineering & Surveying, Inc., dated December 10, 1990, as follows, to wit:

BEGINNING at a Wild Cherry, at the intersection of the Eastern line of land now or formerly of Edmund and Ada Baier, and the Northwestern corner of land now or formerly of Samuel V. Stoltzfus and Amos K. Stoltzfus, said beginning point being North 7 Degrees 58 Minutes East—449.00 feet from a fence post at the intersection of the Eastern line of land now or formerly of said Edmund and Ada Baier, the Southwestern corner of land now or formerly of Samuel V. Stoltzfus and Amos K. Stoltzfus, and the Northwestern corner of land now or formerly of David and Vida Steppe; thence from the said place of beginning and along the Eastern line of land now or formerly of said Edmund and Ada Baier, North 07 Degrees 31 Minutes East—1112.35 feet to an iron pin; thence along the lines of land now or formerly of James J. Lukowsky, by the five (5) following courses and distances: First, North 07 Degrees 23 Minutes East—541 feet to an iron pin; Second, South 83 Degrees 12 Minutes East—391.30 feet to an iron pin; Third, North 34 Degrees 06 Minutes East—146.60 feet to an Iron Pin; Fourth, South 87 Degrees 14 Minutes East—37.40 feet to an iron pin; Fifth, South 07 Degrees

44 Minutes East—137.30 feet to an iron pin; thence along the lines of land now or formerly of Samuel V. Stoltzfus and Amos K. Stoltzfus by the eight (8) following courses and distances: First, South 06 Degrees 22 Minutes West—417.00 feet to an Ash; Second, South 05 Degrees 25 Minutes East—613.50 feet to an iron pin; Third, North 88 Degrees 10 Minutes West—171.80 feet to an iron pin; Fourth, South 67 Degrees 20 Minutes West—228.60 feet to an Ash; Fifth, South 37 Degrees 10 Minutes West—151.00 feet to a Wild Cherry; Sixth, South 12 Degrees 47 Minutes West—177.00 feet to a Shell Bark Hickory; Seventh, South 44 Degrees 45 Minutes West—172 feet to a Walnut Tree; Eighth, South 65 Degrees 50 Minutes West—130.50 feet to the place of beginning. Containing 17.27 Acres.

TOGETHER with a right-of-way thirty-three (33) feet in width, in common with the Grantors Lee H. Fuller and Grace E. Fuller, his wife, their heirs and assigns, from the southeast corner of lands heretofore conveyed by Grantors Lee H. Fuller and Grace E. Fuller, his wife, to Merrill E. Holdren and Thelma L. Holdren, his wife, by deed dated November 21, 1980, and recorded in Lycoming County Deed Book 962, Page 96, and thence easterly, a distance of approximately three hundred (300) feet to Pennsylvania State Highway Legislative Route No. 331, Traffic Route No. 654, for the purposes of ingress, egress and regress to and from their respective properties for all purposes of said respective parties, their heirs and assigns.

AND ALSO a certain private right-of-way which was excepted and reserved unto the Grantors Lee H. Fuller and Grace E. Fuller, his wife, their heirs and assigns, in common with Merrill E. Holdren and Thelma L. Holdren, his wife, their heirs and assigns, from the premises conveyed in the same above recited deed of November 21, 1980; said private right-of-way being thirty-three (33) feet in width, passing through the premises conveyed



by the above recited deed of November 21, 1980, and the center-line of which is described as follows: BEGINNING at a point in the eastern line of premises heretofore conveyed unto Merrill E. Holdren and Thelma L. Holdren, his wife, by deed of Lee H. Fuller and Grace E. Fuller, his wife, dated November 21, 1980, said point of beginning being north five (5) degrees thirty-nine (39) minutes east, a distance of sixteen and one-half (16-1/2) feet from the southeast corner of premises conveyed to Merrill E. Holdren and Thelma L. Holdren, his wife, as aforesaid; thence north eighty-two (82) degrees forty-one (41) minutes west along the centerline of said 33 feet right-of-way, a distance of twelve hundred thirteen (1213) feet to a point; thence north ten (10) degrees forty-five (45) minutes east, along the centerline of said right-of-way, a distance of seven hundred seventy-three (773) feet to a point; and thence north one (1) degree forty-five (45) minutes east, a distance of two hundred eighty-one (281) feet to a point in the division line between land of Lee H. Fuller and Grace E. Fuller, his wife, to the north and the land conveyed to Merrill E. Holdren and Thelma L. Holdren, his wife, to the south.

TITLE TO SAID PREMISES IS VESTED IN Oneida Snyder, unmarried, a life estate for the term of her natural life only and David A. Snyder, Jr. and Tamar R. Snyder, h/w, as tenants by the entireties as between themselves, and as joint tenants with right of survivorship and not as tenants in common as between them and the life tenant, by Deed from Lee H. Fuller and Grace E. Fuller, h/w, Dated 09/21/2001, Recorded 10/01/2001, in Book 3936, Page 319.

Seized in execution as the property of David A. Snyder, Jr., Tamar R. Snyder, Oneida Snyder on No.2016-0022.

Parcel No.: 25-407-156.B.

Premises being: 664 BLANK LANE, WILLIAMSPORT, PA 17702-8236.

**NO. 18-1794**

HORIZON FEDERAL CREDIT UNION  
vs.

ARTHUR N. THOMPSON  
PROPERTY ADDRESS: 1529 CATHERINE STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 76-5-305.

LONG FORM DESCRIPTION.

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

BEGINNING at a point on the west side of Catherine Street, said point being at the southeast corner of land now or formerly of Harold L. Boyles, et. Ux.; thence in a southerly direction along the west side of Catherine Street, 100 feet to land formerly of George L. Wiley, now or formerly of Charles Evans; thence in a westerly direction along the same 210 feet to line of land now or formerly of Burrows N. Thompson; thence along the same in a northerly direction 100 feet to land now or formerly of Harold L. Boyles, et ux.; thence in an easterly direction along the same 210 feet to Catherine Street, the point and place of beginning.

Commonly Known as: 1529 Catherine Street, Williamsport, PA 17701.

Being Parcel Number: 76-005-305.

BEING the same premises which Arthur N. Thompson, by Deed dated July 28, 1998, and recorded August 6, 1998, in the Office of the Recorder of Deeds in and for the County of Lycoming, Deed Book 3078, Page 19, granted and conveyed unto Arthur N. Thompson, in fee.

MICHELLE PIERRO, ESQUIRE  
PA I.D. #317454

WELTMAN, WEINBERG & REIS, CO.,  
L.P.A.

**NO. 17-1765**

JPMORGAN CHASE BANK  
NATIONAL ASSOCIATION

vs.

WILLIAM T. WELTER, II  
PROPERTY ADDRESS: 820 RAIL-  
WAY STREET, WILLIAMSPORT, PA  
17701.

UPI/TAX PARCEL NUMBER: 61-  
003-609.

ALL THAT CERTAIN piece, parcel  
and lot of land situate in the First Ward  
of the City of Williamsport, County of  
Lycoming and Commonwealth of Penn-  
sylvania, and being more particularly  
bounded and described as follows:

BEGINNING on Railway Street, 40  
feet, 06 inches North of Cedar Alley;  
thence, East along lot now or formerly  
of Leonard Knauss, late of John Fritz,  
190 feet on a line parallel with Cedar  
Alley, later known as Sloan Alley, and  
now known as Brandon Place, to an alley;  
thence, North along said alley, 40 feet,  
06 inches to a post on line of lot now or  
formerly of Charles Muh; thence, West  
along said lot now or formerly of Charles  
Muh, 190 feet to Railway Street; thence,  
South along said Street, 40 feet, 06 inches  
to the place of BEGINNING.

BEING Parcel ID: 61+ ,003.0-0609.00-  
000+ (UPI: 61-003-609).

BEING known for informational  
purposes as 820 Railway Street, Wil-  
liamsport, PA.

BEING THE SAME PREMISES which  
was conveyed to William T. Welter,  
II, single, by Deed of William M. Cline  
and Arlene B. Cline, his wife, dated  
06/30/1994 and recorded 06/30/1994  
in Book 2279 Page 159 in the Lycoming  
County Recorder of Deeds Office.

**NO. 17-0605**

HSBC BANK USA NATIONAL  
ASSOCIATION AS TRUSTEE  
FOR WELLS FARGO HOME EQUITY  
ASSET-BACKED SECURITIES  
2005-3 TRUSTHOME EQUITY  
ASSET-BACKED CERTIFICATES,  
SERIES 2005-3

vs.

EDWARD L. WIDELL  
ADMINISTRATOR FOR THE ESTATE  
OF MARY M. WALLIS a/k/a MARY  
M. WIDELL-WALLIS a/k/a MARY  
MARGARET WIDELL-WALLIS,  
DECEASED, ROBERT A. WIDELL, JR.,  
KNOWN HEIR OF MARY M. WALLIS  
a/k/a MARY M. WIDELL-WALLIS a/k/a  
MARY MARGARET WIDELL-WALLIS  
DECEASED, KENNETH M. WIDELL,  
KNOWN HEIR OF MARY M. WALLIS  
a/k/a MARY M. WIDELL-WALLIS a/k/a  
MARY MARGARET WIDELL-WALLIS,  
DECEASED, MELISSA L. NEWMAN,  
KNOWN HEIR OF MARY M. WALLIS  
a/k/a MARY M. WIDELL-WALLIS a/k/a  
MARY MARGARET WIDELL-WALLIS,  
DECEASED, TERRY S. WIDELL,  
KNOWN HEIR OF MARY M. WALLIS  
a/k/a MARY M. WIDELL-WALLIS a/k/a  
MARY MARGARET WIDELL-WALLIS,  
DECEASED, KERRY J. WIDELL,  
KNOWN HEIR OF MARY M. WALLIS  
a/k/a MARY M WIDELL-WALLIS  
a/k/a MARY MARGARET  
WIDELL-WALLIS, DECEASED  
PROPERTY ADDRESS: 820 MEMO-  
RIAL AVENUE, WILLIAMSPORT, PA  
17701.

UPI/TAX PARCEL NUMBER: 73-  
6-205.

**EXHIBIT "A"**

**LEGAL DESCRIPTION.**

All that certain piece, parcel or lot  
of land situate in the 13th Ward of the  
City of Williamsport, Lycoming County,  
Pennsylvania, bounded and described as  
follows:

Beginning at a point in the northern  
line of Memorial Avenue, formerly Erie  
Avenue, two hundred fifty-two and  
one-half (252 1/2) feet west of Campbell  
Street; thence north, passing through the  
center of a double frame dwelling house  
and through the center of a double frame  
garage, one hundred fifty (150) feet to a  
alley; thence west along the southern line  
of said alley, twenty-two and one-half (22  
1/2) feet to a point; thence south in a line

parallel to the line passing through the center of said double frame dwelling and double frame garage, one hundred fifty (150) feet to a point in the northern line of Memorial Avenue; thence east along the northern line of Memorial Avenue, twenty-two and one-half (22 1/2) feet to the point or place of beginning.

Tax Parcel Number: 73+,006.0-0205.00-000+.

Docket No. 17-0605.

BEING the same property conveyed to Mary M. Wallis, a married woman, as her sole and separate property who acquired title by virtue of a deed from Joyce Buck, Executrix of the Estate of Walter E. Munsell, deceased, recorded July 29, 2005, at Deed Book 5378, Page 143, at Instrument Number 200500011883, Lycoming County, Pennsylvania records.

**NO. 18-1763**

CITIZENS & NORTHERN BANK

vs.

RONALD W. WILLIAMSON,  
DEREKE STUMP, UNITED STATES  
OF AMERICA

PROPERTY ADDRESS: 108-110  
NORTH MARKET STREET, MUNCY,  
PA 17756.

UPI/TAX PARCEL NUMBER: 39-  
001-133.

Property Description.

108-110 N. Market Street, Muncy, PA.  
Citizens & Northern Bank v. Ronald  
W. Williamson and Dereke Stump.

Docket No. 18-1763.

ALL that lot of land in the Third Ward of the Borough of Muncy, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the west side of Market Street; thence west by line of land now or formerly of Mrs. De La Green, one hundred seventy-six (176) feet to the east side of an alley; thence by the same, south fifty (50) feet to the line of land now or formerly of William Rider; thence by the same, east one hundred

seventy-six (176) feet to the west side of Market Street; thence by the same, north fifty (50) feet to the beginning.

BEING the same premises conveyed unto Ronald W. Williamson and Dereke Stump, by Deed of Robert L. Gray, II and Sarah J. Gray, his wife, dated September 1, 2005, and recorded September 2, 2005 in Lycoming Country Record Book 5414, Page 317.

FOR IDENTIFICATION PURPOSES ONLY, being known as all of Tax Parcel No. 39-01-133 in the Office of the Lycoming County Tax Assessor.

**NO. 19-0326**

GREATER LYCOMING HABITAT  
FOR HUMANITY, INC.

vs.

JONATHAN R. YOUMANS,  
TAMMY A. YOUMANS  
PROPERTY ADDRESS: 1524 MT.  
CARMEL STREET, WILLIAMSPORT,  
PA 17701.

UPI/TAX PARCEL NUMBER: 70-  
004-850.

ALL that certain piece, parcel, or 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 intersection of the northern line of Mt. Carmel Street, between the division line between Lot Nos. 180 and 181, as shown on the Williamsport Improvement Company's plan of Sawyer Park; thence along the northern line of Mt. Carmel Street south eighty-one (81) degrees, fifty-five (55) minutes west, sixty-one (61) feet to the division line between Lots Nos. 183 and 184; thence along the division line between Lots No. 183 and 184 north eight (8) degrees, five (5) minutes west, eighty-eight and seven tenths (88.7) feet to a fifteen (15) foot alley; thence in an easterly direction along the southern side of the fifteen (15) foot alley; a distance of sixty-one (61) feet to the division line between Lot Nos. 180

and 181 south eight (8) degrees, five (5) minutes east, eighty-eight and six tenths (88.6) feet to the place of beginning, being Lot Nos. 181, 182 and 183.

BEING known as Lycoming County Tax Parcel No 70-04-850; consisting of a lot at or about 1524-1528 Mount Carmel Street, Williamsport, Pa, with any and all building and appurtenances thereon, including but not limited to a two story residence and a shed.

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 AUGUST 12, 2019, and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten days thereafter.

R. MARK LUSK,  
Sheriff  
Lycoming County, PA

Ju-12, 19, 26

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**Do you know what your  
LYCOMING LAW ASSOCIATION  
FOUNDATION**

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

**Assigned over \$83,060.00** in Arbitration Fees to North Penn Legal Services to promote and facilitate the delivery of legal services to indigent persons in Lycoming County over the last nine years

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Granted \$1,470.00** to Lycoming County's Wills for Heroes events

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

**Granted \$1,600.00** to the Jersey Shore Schools Education Foundation to cover costs associated with bringing school students to the County Courthouse to watch trials/proceedings.

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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**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, July 15, 2019