

LYCOMING REPORTER

Vol. 35

October 19, 2018

No. 42

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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

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Williamsport, PA 17701

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Website: www.lycolaw.org

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Williamsport, Pennsylvania

LYCOMING REPORTER (ISSN 0884-187X) is published weekly for \$50 per annum by the Lycoming Law Association, Penn Tower, 25 West Third Street, Suite 803, Williamsport, PA 17701.

Legal Notices of less than 300 words in length must be received by 1:00 P.M. on the Tuesday preceding the date of publication; all other notices must be received by 4:00 P.M. on the Monday preceding the date of publication.

Periodical postage paid at Williamsport, PA 17701-9998 and additional mailing offices.

POSTMASTER: Send address changes to LYCOMING REPORTER, Penn Tower, 25 West Third Street, Suite 803, Williamsport, PA 17701.

Library of Congress Catalog Card Number 61 – 18866

LYCOMING LAW ASSOCIATION

Penn Tower, 25 West Third Street, Suite 803

Williamsport, PA 17701

www.lycolaw.org

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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

SCHEDULED EVENTS

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

- 10/30/2018 – Criminal Law Committee Meeting.** *Criminal Law Committee Meeting. Time: 12:00 PM to 1:00 PM.*
- 11/5/2018 – Bench Bar Committee Meeting.** *Regular meeting of the Bench Bar Committee. Time: 12:00 PM to 1:00 PM.*
- 11/6/2018 – Real Estate Committee Meeting.** *Regular meeting of the Real Estate Committee. Brown bag lunch meeting. Time: 12:00 PM to 1:00 PM.*
- 11/20/2018 – Family Law Committee Meeting.** *Regularly scheduled meeting of the Family Law Committee. Time: 12:00 PM to 1:00 PM.*
- 11/26/2018 – Executive Committee Meeting.** *Regular meeting of the LLA Executive Committee. Time: 12:00 PM to 1:00 PM.*
- 12/3/2018 – Community Activities and Outreach Committee Meeting.** *Quarterly meeting of Community Activities and Outreach Committee. Time: 12:00 PM to 1:00 PM.*
- 12/6/2018 – New Attorney Admission Ceremony & Reception.** *4:00 Ctrm. #1. Download the motion form from LLA Website. There will be an LLA reception after the admission ceremony. Time: 4:00 PM to 6:30 PM.*
- 12/10/2018 – Executive Committee Meeting.** *Regular meeting of the LLA Executive Committee. Time: 12:00 PM to 1:00 PM.*
- 12/18/2018 – Criminal Law Committee Meeting.** *Criminal Law Committee Meeting. Time: 12:00 PM to 1:00 PM.*

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

UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES

10/24/2018 – A Lawyer's Guide to Appraisals & Appraisers. *Video Replay*—4 Substantive / 0 Ethics. More information: www.pbi.org/. **Time:** 9:00 AM to 1:00 PM.

10/25/2018 – E & E Series: Lawyers & Social Media. *Ethical Considerations for Lawyers Using Social Media and Appropriate Methods to Respond to Negative Online Reviews*—Mark Melango, *FindLaw*—1 Ethics. Lunch provided. Download the flyer. **Time:** 12:00 PM to 1:00 PM.

10/30/2018 – Auto Law Update. *PBI Groupcast*—3 Substantive / 1 Ethics. www.pbi.org. **Time:** 9:00 AM to 1:15 PM.

11/7/2018 – How the New Tax Law Impacts Real Estate. *Video Replay*—2 Substantive. Register at www.pbi.org. **Time:** 9:00 AM to 11:00 AM.

11/14/2018 – New E-Filing Requirements & Other Guardianship Rules 2018. *Video Replay*—3 Substantive. Register at www.pbi.org. **Time:** 9:00 AM to 12:00 PM.

12/12/2018 – Trials of the Century III. *PBI Groupcast*—5 Substantive / 1 Ethics. Register at www.pbi.org. **Time:** 8:30 AM to 3:45 PM.

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

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

- ▶ **Commonwealth vs. Fox** (10/16/2018)—Judge Nancy L. Butts
Criminal: Suppression motion; DUI arrest; knowing, intelligent and voluntary consent to blood draw; totality of circumstances. (Fox101618bt) (Posted: October 16, 2018)
- ▶ **Salladasburg vs. Sheddy** (10/16/2018)—Judge Richard A. Gray
Civil: Summary judgment motion; issue concerning ownership of alleyways; claimed public rights-of-way; dedication by implication; requirement of process of eminent domain and with fair compensation given; assertion of adverse possession by municipality. (SALLADASBURG101618L) (Posted: October 16, 2018)
- ▶ **Commonwealth vs. Norby-Vardac** (10/16/2018)—Judge Nancy L. Butts
Criminal: Motion to determine competency to stand trial for homicide; burden of proof; substantial inability to understand nature or object of proceedings or participate and assist in defense. (NorbyVardac101618BT) (Posted: October 16, 2018)
- ▶ **Commonwealth vs. Wiggins** (10/16/2018)—Judge Nancy L. Butts
Criminal: Post Conviction Relief Act petition; claimed ineffective assistance of counsel because defendant not made aware of State Intermediate Punishment program; knowing, intelligent, voluntary and understanding plea; eligibility for program. (Wiggins101618BT) (Posted: October 16, 2018)
- ▶ **Commonwealth vs. Moyer** (10/16/2018)—Judge Marc F. Lovecchio
Criminal: Post Conviction Relief Act petition; issues relating to the court vacating the lenient sentence and resentencing defendant on the same day after becoming aware that defendant lied during the initial sentencing hearing; right of court to rescind sentence within 30 days or if procured by misinformation or fraud; sua sponte action by court. (Moyer101618L) (Posted: October 16, 2018)
- ▶ **Commonwealth vs. Chestnut** (10/16/2018)—Judge Marc F. Lovecchio
Criminal: Post-sentencing motion; impeachment of jury verdict by subsequent testimony of a juror; sufficiency and weight of evidence of assault. (chestnut101618L) (Posted: October 16, 2018)

- ▶ **Commonwealth vs. Potter** (10/15/2018)—Judge Marc F. Lovecchio
Criminal: Suppression motion; probable cause to search hospital records for results of blood and urine testing after defendant was hospitalized after an accident; evidence that defendant was behaving in a peculiar way before the accident and was combative after the accident and attempted to flee the scene of the accident; warrant used as investigative tool to seize mere evidence; breadth of warrant. (potter101518L) (Posted: October 15, 2018)
- ▶ **Commonwealth vs. Sanders** (10/11/2018)—Judge Marc F. Lovecchio
Criminal: Motion in limine; bad acts evidence; relevance of narcotics buys to firearms charges; res gestae exception for admission of evidence of other crimes or bad acts to tell the complete story. (Sanders101118L) (Posted: October 13, 2018)
- ▶ **Commonwealth vs. Sanders** (10/09/2018)—Judge Marc F. Lovecchio
Criminal: Motion in limine regarding plea negotiations; defendant's unsolicited request. (Sanders100918L2) (Posted: October 10, 2018)
- ▶ **Commonwealth vs. Sanders** (10/09/2018)—Judge Marc F. Lovecchio
Criminal: Suppression motion; sufficiency of search warrant; probable cause; search of residence as a result of information from confidential informant; expectation of privacy. (Sanders100918L) (Posted: October 10, 2018)
- ▶ **Commonwealth vs. Johnson** (10/09/2018)—Judge Nancy L. Butts
Criminal: Post Conviction Relief Act petition; timeliness; jurisdiction of the court; retroactive application of case authority (Johnson100918BT) (Posted: October 10, 2018)
- ▶ **Commonwealth vs. Riera** (10/10/2018)—Judge Nancy L. Butts
Criminal: Post Conviction Relief Act petition; effective assistance of counsel; preparation of defendant to testify at trial; merits of claim; failure to call witness; credibility of claim of medical condition in existence at time of murder. (RIERA101018bt) (Posted: October 10, 2018)

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**Bittner, Janet M., dec'd.**

Late of Williamsport.

The Janet M. Bittner Income Only Residence Protector Trust dated September 15, 2016.

The Janet M. Bittner Income Only Real Estate Protector Trust dated September 15, 2016.

Settlor: Janet M. Bittner.

Co-Executors/Trustees: Ryan G. Bittner, 68 Rt. Highway, Trout Run, PA 17771, Julie N. Santos, 131 Truman Street, Trout Run, PA 17771 and Holly L. Knopp, 658 Lake Road, Trout Run, PA 17771.

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

Brobst, Annabelle M., dec'd.

Late of the Township of Loyalsock. Executor: William D. Brobst c/o Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.

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

Doebler, David E., dec'd.

Late of Williamsport.

Administrator: Richard D. Doebler, 946 Freedom Road, Williamsport, PA 17701.

Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701.

Reich, Stephen H., dec'd.

Late of Williamsport.

Executrix: Nancy R. Reich, 1856 Marshall Ave., Williamsport, PA 17701.

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

Shull, Collette W. a/k/a Collette H.

Shull a/k/a Collette Shull, dec'd.

Late of Muncy Creek Township.

The Collette H. Shull Income-Only Trust, dated February 10, 2004.

Settlor: Collette Shull.

Executors: Patrick O. Shull, Peter J. Shull and Colleen C. Shull.

Trustees: Patrick Shull, Peter Shull and Mary Shull.

Attorneys: Kathleen V. Yurchak, Esquire, Steinbacher, Goodall & Yurchak, 328 South Atherton Street, State College, PA 16801.

Spotts, H. Ray, dec'd.

Late of Hughesville.

Executrix: Sue E. Stackhouse, 274 Henry Drive, Montoursville, PA 17754.

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

Umstead, Donna Arlene, dec'd.

Late of 112 Deerview Road, Unityville.

Executor: Richard Lloyd Umstead, 112 Deerview Road, Unityville, PA 17774.

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

SECOND PUBLICATION**Robinson, Walter H.,** dec'd.

Late of Williamsport.
The Walter H. Robinson Protector Trust, dated October 22, 2013.
Settlor: Walter H. Robinson.
Trustees: Nancy M. Westbrook and Walter H. Robinson, II.
Attorneys: Brittany O. L. Smith, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

Ruhl, Fred Ray, dec'd.

Late of Lycoming County.
Executor: Christian R. Ruhl, 235 S. 2nd Street, Lewisburg, PA 17837.
Attorney: Michael D. Suders, Esquire, Attorney at Law, 3 West First Street, Watsontown, PA 17777, (570) 538-3360.

Twine, Arnetta, dec'd.

Late of 532 Pine Street, Williamsport.
Administratrix: Deborah L. Esposit.
Attorney: G. Scott Gardner, Esquire, Attorney At Law, 2117 West Fourth Street, Williamsport, PA 17701, (570) 322-7653.

Vogel, Gary R., dec'd.

Late of Loyalsock Township.
Executrix: Dot M. Vogel, 1923 Lincoln Drive, Williamsport, PA 17701.
Attorneys: Casandra K. Blaney, Esquire, Brann, Williams, Caldwell & Sheetz, Attorneys at Law, 1090 W. Main Street, Troy, PA 16947.

Yoder, Elsie I., dec'd.

Late of Linden, Lycoming Township.
Executor: David J. Yoder c/o Daniel K. Mathers, Esquire, Mathers Law Firm, PC, 416 Pine St., Ste. 308, Williamsport, PA 17701.
Attorneys: Daniel K. Mathers, Esquire, Mathers Law Firm, PC, 416 Pine St., Ste. 308, Williamsport, PA 17701.

THIRD PUBLICATION**Brown, Floyd A.,** dec'd.

Late of 371 South Main Street, Hughesville.
Administrators: Michelle G. Perry, 360 South Second Street, Hughesville, PA 17737, Robert F. Brown, 846 Teaberry Road, Muncy, PA 17756 and Marcia M. Reigle, 344 South Second Street, Hughesville, PA 17737.
Attorney: J. Howard Langdon, Esquire, 3 South Main Street, Muncy, PA 17756.

Daley, Margaret L., dec'd.

Late of South Williamsport Borough.
Executrix: Deborah Missigman c/o Daniel K. Mathers, Esquire, Mathers Law Firm, PC, 416 Pine St., Ste. 308, Williamsport, PA 17701.
Attorneys: Daniel K. Mathers, Esquire, Mathers Law Firm, PC, 416 Pine St., Ste. 308, Williamsport, PA 17701.

Drake, Ford G., dec'd.

Late of Cogan Station.
The Ford G. and Catherine M. Drake Income Only Protector Trust, dated January 10, 2007.
Settlor: Ford G. Drake.
Executrix/Trustee: Patti A. Drake.
Attorneys: Brittany O. L. Smith, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

Fink, Albert W., dec'd.

Late of the Township of Loyalsock.
Executor: Albert W. Fink, Jr., 511 Lockcuff Road, Williamsport, PA 17701.
Attorneys: James G. Malee, Esquire, Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701, (570) 321-6112.

Fink, Albert W., dec'd.

Late of the Township of Loyalsock.

The Albert Fink Irrevocable Trust,
dated March 13, 2015.

Settlor: Albert W. Fink.

Trustee: Albert W. Fink, Jr., 511
Lockcuff Road, Williamsport, PA
17701.

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

Gardner, Harold L., dec'd.

Late of 10603 Route 442 Highway,
Millville.

Co-Executors: Cynthia L. Gardner,
4603 Funston Road, Muncy, PA
17756 and David A. Gardner, 707
Route 405 Highway, Hughesville, PA
17737.

Attorney: J. Howard Langdon, Es-
quire, 3 South Main Street, Muncy,
PA 17756.

Gehron, LaVera G., dec'd.

Late of Williamsport.

Executor: Barry W. Gehron.

Attorneys: Elizabeth A. White,
Esquire, Marshall, Parker & Weber,
LLC, 49 E. Fourth Street, Suite 105,
Williamsport, PA 17701.

Horn, Eleanor E., dec'd.

Late of Williamsport.

Executor: Richard C. Horn, 275
Dauber Road, Cogan Station, PA
17728.

Attorneys: Dale A. Tice, Esquire,
Carpenter, Harris & Flayhart, 128 S.
Main St., P.O. Box 505, Jersey Shore,
PA 17740.

Horn, Frederick E., dec'd.

Late of Williamsport.

Administrator: Richard C. Horn,
275 Dauber Road, Cogan Station,
PA 17728.

Attorneys: Dale A. Tice, Esquire,
Carpenter, Harris & Flayhart, 128 S.
Main St., P.O. Box 505, Jersey Shore,
PA 17740.

McKernan, Patricia G., dec'd.

Late of Williamsport.

Executor: Robert J. McKernan, 1424
Locust Street, Williamsport, PA
17701.

Attorneys: Mc Nerney, Page, Vander-
lin & Hall, 433 Market Street, Wil-
liamsport, PA 17701.

Mondell, Lucy E., dec'd.

Late of the Borough of Montours-
ville.

Executors: David N. Mondell, 1264
North Loyalsock Avenue, Mon-
toursville, PA 17754 and Stephen
J. Mondell, 903 Arthur Road, Mon-
toursville, PA 17754.

Attorney: Joseph L. Rider, Esquire,
1700 Four Mile Drive, Williamsport,
PA 17701.

Montgomery, Ruth A., dec'd.

Late of Williamsport.

The Montgomery Family Protector
Trust, dated December 1, 2009.

The Montgomery Family Irrevocable
Trust, dated June 13, 2005 and re-
stated on December 3, 2007.

The Ruth A. Montgomery Protector
Trust, dated December 1, 2009.

Settlor: Ruth A. Montgomery.

Executor/Trustee: John W. Mont-
gomery.

Attorneys: Julieanne E. Steinbacher,
Esquire, Steinbacher, Goodall & Yur-
chak, 413 Washington Boulevard,
Williamsport, PA 17701.

Welsh, Robert W., dec'd.

Late of Jersey Shore Borough.

Executrix: Robyn L. Welsh c/o
Daniel K. Mathers, Esquire, Mathers
Law Firm, PC, 416 Pine St., Ste.
308, Williamsport, PA 17701.

Attorneys: Daniel K. Mathers, Es-
quire, Mathers Law Firm, PC, 416
Pine St., Ste. 308, Williamsport, PA
17701.

REGISTER OF WILLS CONFIRMATION OF ACCOUNTS

NOTICE IS HEREBY GIVEN to all parties interested that the following Accounts together with all Statement of Proposed Distribution accompanying the same have been filed in the Office of the Register of Wills and Clerk of Orphans' Court are presented to the Orphans' Court of Lycoming County for Confirmation Absolute November 6, 2018 unless exceptions are filed before 5:00 P.M. on that date.

1. Bower, Rosemary W. a/k/a Rosemary L. Bower, Estate—Michael J. McKernan and Kathryn J. McKernan, Executors.

2. Davis, Ellen H., Estate—John V. Ertel, Executor.

3. Murray, Clara W., Estate—Polly M. Hess, Executrix.

4. Hirsh, Louis and Pauline a/k/a Hirsh Family Trust—Albert A. Clapps, Trustee.

5. Hirsh, Louis and Pauline, Trust—Albert A. Clapps, Trustee.

6. Hirsh, Pauline, Trust—Albert A. Clapps, Trustee.

7. Hirsh, Pauline, IRA Trust—Albert A. Clapps, Trustee.

8. Gulliver, Jean B., Estate—Lavern Gulliver, Executor.

9. Hawkes, William H., III, Estate—Elliott B. Weiss, Administrator.

10. Wolyniec, Frank P., Jr., Estate—Hubert A. Valencik, Personal Representative.
Kathy Rinehart
Register of Wills

O-19, 26; N-2

FILING ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation are intended to be filed with the Department of State of the Commonwealth of Pennsylvania

at Harrisburg, Pennsylvania before October 19, 2018, for the purpose of obtaining a Certificate of Incorporation of a business corporation to be organized under the Business Corporation Law of 1988 of the Commonwealth of Pennsylvania, approved December 21, 1988 (P.L. 1444, No. 177) and its amendments and supplements. The name of the corporation is:

C & Q TAVERN, INC.

The registered office of said corporation is: 350 Rural Avenue, Williamsport, PA 17701. The purposes for which it is organized are: To have unlimited power to engage in and do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988 as amended. JAMES D. CASALE, ESQUIRE
CASALE & BONNER, P.C.
33 West Third Street
Suite 202
Williamsport, PA 17701

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REGISTRATION OF FICTITIOUS NAME

NOTICE IS HEREBY GIVEN, pursuant to Section 311 of Act 1982-295 (54 Pa. C.S. §311), there was filed in the Office of the Secretary of the Commonwealth of Pennsylvania, on September 19, 2018, Certificates for the conduct of business in Lycoming County, Pennsylvania, under the assumed or fictitious names, styles or designations of:

RITZ CAFÉ & JUICE BAR,

RITZ SPORTSPLEX and

RITZ RECEPTION CENTER

all with their principal place of business at: 9 N. Main Street, Muncy, Pennsylvania 17756.

The name and address of the entity owning and interested in the three (3)

aforementioned fictitious names and businesses are: Ritz Companies, LLC, 107 Pepper Street, Muncy, Pennsylvania 17756.

McNERNEY PAGE VANDERLIN
& HALL

433 Market Street
Williamsport, PA 17701

O-19

SERVICE BY PUBLICATION

In the Court of Common Pleas of
Lycoming County

NO. 18-0630

RE: LYCOMING COUNTY TAX
CLAIM BUREAU

TO: All owners of properties returned to the Lycoming County Tax Claim Bureau, for the purpose of collecting unpaid taxes, costs and municipal claims; and all persons having other tax liens or tax judgments, and all other lien creditors and parties in interest
NOTICE IS HEREBY GIVEN that the Lycoming County Tax Claim Bureau

has made a Consolidated Return to the Judges of Lycoming County on October 5, 2018 same being not less than the required sixty (60) days following the scheduled sale of properties for the purpose of collecting unpaid taxes, costs and municipal claims; and properties having been duly advertised in the Lycoming Reporter of August 10, 2018, Williamsport Sun-Gazette on August 13, 2018 in compliance with the Act of Assembly, No. 542, July 1947, P.L. 1368, as amended. Said return was made to the Court for the purpose of having all tax sales made by the Bureau for the Upset Sales Prices or more, confirmed. A Court Decree Nisi was entered on October 11, 2018. Objections or exceptions may be filed by any owner or lien creditor within thirty (30) days after the Decree Nisi, namely on or before November 12, 2018, otherwise a decree of Absolute Confirmation will be entered as of course, by the Prothonotary of Lycoming County.
Thomas D. Heap, Director
Tax Claim Bureau
County of Lycoming

O-19

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 Friday, NOVEMBER 2, 2018, at 10:30 A.M., the following described real estate to wit:

NO. 16-1753**WOODLANDS BANK**

vs.

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

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

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

BEGINNING at a point on the northerly right-of-way line of Stopper Drive, fifty (50) feet wide, said point being located the following five (5) courses and distances from the intersection of said right-of-way line of Stopper Drive with the northerly right-of-way line of Heim Hill Road (T-587) and the southeasterly corner of lands now or formerly of John J. Feeney and Doreen J. Feeney; (1) north six (06) degrees nineteen (19) minutes thirty-four (34) seconds east, seven hundred seventy-seven and five hundredths (777.05) feet; (2) northerly by a curve to the left having a radius of two hundred twenty-five (225) feet for an arc distance of one hundred ninety-one and seventy hundredths (191.70)

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

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

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

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

NO. 18-0366**LAKEVIEW LOAN SERVICING, LLC**

vs.

KEVIN BAUDER aka
KEVIN P. BAUDER

PROPERTY ADDRESS: 924 CANOE RUN ROAD, JERSEY SHORE, PA 17740-8612.

UPI/TAX PARCEL NUMBER: 31-346-117.02.

By virtue of a Writ of Execution No. 18-0366.

Lakeview Loan Servicing, LLC v. Kevin Bauder a/k/a Kevin P. Bauder owner(s) of property situate in the MIFFLIN TOWNSHIP, LYCOMING County, Pennsylvania, being 924 Canoe Run Road a/k/a 924 Rear Canoe Run Rd., Jersey Shore, PA 17740-8612.

Parcel No. 31-346-117.02.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$162,400.29.

PHELAN HALLINAN

DIAMOND & JONES, LLP

Attorneys for Plaintiff

NO. 18-0144

FIRST GUARANTY MORTGAGE CORPORATION

vs.

COREY W. BRADFORD

PROPERTY ADDRESS: 784 CLARENCE FRY ROAD, MONTTOURSVILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 56-332-187.Z.

ALL that certain piece, parcel and lot of land situate in the Township of Upper Fairfield, County of Lycoming and Commonwealth of Pennsylvania, bounded and described according to a survey of English Engineering Corporation, dated June 19, 1969, as follows:

BEGINNING at an iron pin set in the center line of Upper Fairfield Township Route 589, said iron pin being located four thousand four hundred eighty-eight (4,488) feet in a northeasterly direction from the intersection of Pennsylvania Legislative Route 41055 and Fairfield Township Route 544, said T-544 route number changes to T-589 at the Township line, said iron pin being located at the northwestern corner of land now or

formerly of Glenn Karschner and on a course of north forty-one (41) degrees twenty-five (25) minutes west, thirty-four (34) feet from a thirty (30) inch red oak; thence by the center line of T-589, south eighty (80) degrees forty-five (45) minutes west, two hundred (200) feet to a number 4 iron bar; thence by other land now or formerly of Clarence J. Fry, the next two (2) courses and distances: (1) south forty-one (41) degrees twenty-five (25) minutes east, five hundred fourteen and ninety hundredths (514.90) feet to a number 4 Iron bar; (2) north eighty (80) degrees forty-five (45) minutes east, two hundred (200) feet to a ten (10) inch oak tree on the line of lands now or formerly of Glenn Karschner; thence by lands now or formerly of Karschner, north forty-one (41) degrees twenty-five (25) minutes west, five hundred fourteen and ninety hundredths (514.90) feet to the point and place of beginning. Containing eighty-seven thousand one hundred twenty (87,120) square feet or two (2) acres.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 784 Clarence Fry Road, Montoursville, PA 17754.

SOLD as the property of COREY W. BRADFORD.

TAX PARCEL #56-332-187.Z.

DOCKET # 18-0144.

NO. 18-0567

VILLAGE CAPITAL & INVESTMENT LLC

vs.

CRAIG R. COLOCINO

PROPERTY ADDRESS: 470 MAIN STREET, SALLADASBURG, PA 17740.

UPI/TAX PARCEL NUMBER: 50-001-104.A.

DOCKET NO: 18-0567.

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

TAX PARCEL NO: 50+001.0-0104A+-000+, 50-001-104.A.

PROPERTY ADDRESS: 470 Main Street, Salladasburg, PA 17740.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Craig R. Colocino
ROGER FAY, ESQUIRE

NO. 18-0494

WELLS FARGO BANK, N.A.

vs.

MICHAEL J. DELORY

PROPERTY ADDRESS: 709 SHERIDAN STREET, WILLIAMSPORT, PA 17701-2423.

UPI/TAX PARCEL NUMBER: 76-004-100.

By virtue of a Writ of Execution No. 18-0494.

Wells Fargo Bank, NA v. Michael J. Delory owner(s) of property situate in the WILLIAMSPORT CITY, 16TH, LYCOMING County, Pennsylvania, being 709 Sheridan Street, Williamsport, PA 17701-2423.

Parcel No. 76-004-100.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$78,761.54.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 17-1378

AMERICAN ADVISORS GROUP

vs.

DONNA McGARVEY, KNOWN SURVIVING HEIR OF BETTY M. GUTHRIE, CHERIE GUTHRIE, KNOWN SURVIVING HEIR OF BETTY M. GUTHRIE, STEPHEN GUTHRIE, KNOWN SURVIVING HEIR OF BETTY M. GUTHRIE, JOHN GUTHRIE, KNOWN SURVIVING HEIR OF BETTY M. GUTHRIE, JAMES GUTHRIE, KNOWN SURVIVING HEIR OF BETTY M. GUTHRIE, UNKNOWN SURVIVING HEIRS OF BETTY M. GUTHRIE

PROPERTY ADDRESS: 408 SOUTH MAIN ST., HUGHESVILLE, PA 17737.

UPI/TAX PARCEL NUMBER: 59-001-318.

ALL THAT LAND SITUATED IN THE TOWNSHIP OF WOLF IN THE COUNTY OF LYCOMING IN THE STATE OF PENNSYLVANIA BEGINNING AT A POINT 40 FEET NORTHWESTERLY FROM THE CENTER LINE OF PENNSYLVANIA STATE HIGHWAY TRAFFIC ROUTE 405 (HIGHWAY LEADING FROM MUNCY TO HUGHESVILLE), SAID POINT BEING 88 FEET WEST OF THE NORTHWEST CORNER OF MAIN STREET AND THE TOWNSHIP BOROUGH LINE; THENCE SOUTH 47 DEGREES 16 MINUTES WEST ALONG THE NORTHERLY LINE OF SAID STATE HIGHWAY TRAFFIC ROUTE 405, A DISTANCE 266.1 FEET TO THE SOUTHEASTERLY CORNER OF LAND BELONGING TO PAUL J. HILLS, ET UX; THENCE NORTH 42 DEGREES 24 MINUTES WEST ALONG DIVISION OF MILLS LAND AND LAND HEREBY CONVEYED A DISTANCE OF 216 FEET TO THE NORTHWESTERLY CORNER OF LAND OF PAUL J. MILLS, ET UX, ON THE SOUTHERLY DIVISION LINE OF LAND NOW OR FORMERLY OF ROBERT S. MURRAY; THENCE ALONG SAID DIVISION LINE OF LAND NOW OR FORMERLY OF ROBERT S. MURRAY NORTH 47 DEGREES 45 MINUTES EAST A DISTANCE OF 336.9 FEET TO AN IRON PIN IN THE EAST LINE OF AN ALLEY AND IN LINE OF THE HUGHESVILLE BOROUGH-WOLF TOWNSHIP LINE, THENCE SOUTH 46 DEGREES 35 MINUTES EAST ALONG THE HUGHESVILLE BOROUGH-WOLF TOWNSHIP LINE 52.8 FEET TO A POINT IN THE NORTH LINE OF LAND NOW OR FORMERLY OF T. J. MYERS; THENCE SOUTH 47 DEGREES 16 MINUTES WEST 71.5 FEET TO THE NORTHEAST CORNER OF LAND NOW OR FORMERLY OF T. J. MYERS; THENCE SOUTH 42 DEGREES 44 MINUTES EAST 156.5 FEET MORE

OR LESS TO A POINT 40 FEET FROM THE CENTER LINE OF PENNSYLVANIA STATE HIGHWAY TRAFFIC ROUTE 405 (HIGHWAY LEADING FROM MUNCY TO HUGHESVILLE), THE PLACE OF BEGINNING.

LESS AND EXCEPT

BEGINNING AT AN IRON PIN AT THE POINT OF INTERSECTION OF THE WESTERN LINE OF PA. ROUTE 405 WITH THE CENTER LINE OF A PRIVATE DRIVEWAY LEADING FROM ROUTE 405 INTO LAND OF PRIOR RECORD OWNERS. SAID PIN BEING 207.10 FEET SOUTH OF THE HUGHESVILLE BOROUGH LINE. THENCE ALONG THE WESTERN LINE OF ROUTE 405 SOUTH FORTY-SEVEN (47) DEGREES SIXTEEN (16) MINUTES WEST ONE HUNDRED FORTY-SEVEN (147) FEET TO A PIN; THENCE ALONG LAND OF CHESTER NEWCOMER NORTH FORTY-TWO (42) DEGREES TWENTY-FOUR (24) MINUTES WEST TWO HUNDRED SIXTEEN (216) FEET TO AN IRON PIPE; THENCE ALONG LAND NOW OR FORMERLY OF ROBERT MURRAY NORTH FORTY-SEVEN (47) DEGREES FORTY-FIVE (45) MINUTES EAST ONE HUNDRED FORTY-SEVEN (147) FEET TO AN IRON PIN; THENCE ALONG LAND OF PRIOR RECORD OWNERS AND THE CENTER OF A PRIVATE DRIVEWAY SOUTH FORTY-TWO (42) DEGREES TWENTY-FOUR (24) MINUTES EAST TWO HUNDRED FOURTEEN AND SEVENTY-SIX HUNDREDTH (214.76) FEET TO THE PLACE OF BEGINNING. CONTAINING 0.73 ACRES.

408 South Main Street, Hughesville, Pennsylvania 17737.

Title to said premises is vested in Walter L. Guthrie and Betty M. Guthrie, husband and wife by deed from Theron J. Fox and Wanda M. Fox, husband and wife, dated July 30, 1976 and recorded July 30, 1976 in Deed Book 775, Page 72 The said Walter L. Guthrie died on October 31,

2005 thereby vesting title in his surviving spouse Betty M. Guthrie by operation of law. The said Betty M. Guthrie died on July 1, 2017 without a will or appointment or an Administrator.

Tax parcel #: 59+,001.0-0318.00-000+.

Improvements: Residential Dwelling.

NO. 17-1745

JPMORGAN CHASE
BANK, NATIONAL ASSOCIATION

vs.

COLIN H. ELD

PROPERTY ADDRESS: 2140
NORTHWAY ROAD, WILLIAMSPORT,
PA 17701-9710.

UPI/TAX PARCEL NUMBER: 26-
330-142.

By virtue of a Writ of Execution No.
17-1745.

JPMorgan Chase Bank, N.A. v. Colin
H. Eld owner(s) of property situate in the
LOYALSOCK TOWNSHIP, LYCOMING
County, Pennsylvania, being 2140 North-
way Road, Williamsport, PA 17701-9710.

Parcel No. 26-330-142.

Improvements thereon: RESIDEN-
TIAL DWELLING.

Judgment Amount: \$244,309.23.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 18-0575

J.P. MORGAN MORTGAGE
ACQUISITION CORP.

vs.

ROBERT J. FINK, MELISSA A. FINK
PROPERTY ADDRESS: 118 ADER-
HOLD DRIVE, HUGHESVILLE, PA 17737.

UPI/TAX PARCEL NUMBER: 59-
004-322.

ALL THAT CERTAIN piece, parcel
and lot of land situate in Brookfield North
of the L.A.M. Development, Township
of Wolf, County of Lycoming and Com-
monwealth of Pennsylvania, known as
Lot No. 3 of Section G, as shown on the

Brookfield North Plan of Lots, more fully described as follows:

BEGINNING at a point on the Southern right-of-way line of Aderhold Drive and being the intersection of the Southern right-of-way line of Aderhold Drive and the dividing line between the lot herein conveyed and Lot No. 4 of Section G; thence along the Southern right-of-way line of Aderhold Drive, South sixty-three (63) degrees fifteen (15) minutes West one hundred twenty-five (125) feet to a point; thence along Lot No. 2 of Section G, South twenty-seven (27) degrees fifteen (15) minutes East one hundred sixty (160) feet to a point; thence along Lot No. 13 of Section G, now or formerly of Charles F. Lawver, et ux., North sixty-three (63) degrees fifteen (15) minutes East one hundred twenty-five (125) feet to a point; thence along Lot No. 4 of Section G, North twenty-seven (27) degrees fifteen (15) minutes West one hundred sixty (160) feet to the point and place of beginning.

UNDER AND SUBJECT, NEVERTHELESS, to the following restrictions and covenants which shall run with the land hereby conveyed:

1. Premises herein conveyed shall be used for residential purposes only.

2. Not more than one single dwelling unit shall be constructed on this parcel.

3. No residence or building appurtenance shall be constructed within fifty (50) feet from the front line, nor within fifteen (15) feet from the side line.

4. The residence to be finished within one (1) year from the start of construction.

5. No mobile homes or trailers to be erected or kept on said premises.

6. There shall be no private outbuildings on the property except those which are attached to the residence itself, with the exception of a utility building no larger than twelve (12) feet by twelve (12) feet and no higher than eight (8) feet.

7. That no building on said lot, or any hereafter erected, shall be erected for or used or occupied as a business or

manufacturing establishment or used for any purpose other than that of a private dwelling house with attached private garage of like design, except however, that this restriction shall not be construed to prevent the maintenance thereon of a professional office if the same is contained entirely within the confines of the private dwelling and complies with Wolf Township Ordinance.

8. That for the purpose of maintaining uniformity in appearance of the entire tract, of which the within conveyed premises are a part and in consideration of like covenants in the deeds of owners of adjacent tracts of land, no dwelling erected upon said premises shall be less than fourteen hundred (1400) square feet under roof on said land.

9. That for the purpose of maintaining uniformity in appearance of the entire development tract, of which the within conveyed premises are a part and in consideration of like covenants in the deeds of owners of adjacent tracts of ground, the Grantees herein agree that any garage, outbuilding or extension to the main dwelling erected in conjunction with the main dwelling house on the within described premises, and also any additions or alterations to be made at any time to the main dwelling house, shall correspond as to style of architecture as nearly as possible to the architecture of the main dwelling house.

10. That no animals, fowls or livestock of any kind, except domesticated pets shall be kept at any time on the above described premises.

11. There shall be no TV or radio antennas erected.

12. All building plans must be approved by L.A.M. Development Company before any construction starts.

BEING KNOWN AS 118 Aderhold Dr., Hughesville, PA 17737.

BEING THE SAME PREMISES which Janice L. Hambridge, single, by Deed dated 09/26/2014 and recorded 09/26/2014 in the Office of the Recorder of Deeds in and for the County of Lycoming, in Deed

Book 8435, Page 132, granted and conveyed unto Robert J. Fink and Melissa A. Fink, husband and wife, in fee.
59-004-332.

NO. 18-0179

M & T BANK

vs.

ELIZABETH E. FLOOK

ADMINISTRATRIX OF ESTATE OF

ALICE R. BERRY, DECEASED

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

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

ALL THAT CERTAIN PIECE, PARCEL
OR TRACT OF LAND, situate in the
Township of Gamble, County of Lycom-
ing and Commonwealth of Pennsylvania,
more fully bounded and described by a
Survey of English Engineering Corpora-
tion, 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 10,032 feet in a North-
erly 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 32°15'E, 100.00 feet
to a railroad spike in the center line of
Elwood Loudenslager, the three following
courses and distances:

FIRST, South 83°W, 450.00 feet to a
Number 4 Re-Bar;

SECOND, North 32°15'W, 100.00
feet to a Number 4 Re-Bar;

THIRD, North 83°E, 450.00 feet to
a railroad spike, the point and place of
beginning.

HAVING ERECTED THEREON a
Residential Dwelling.

BEING THE SAME PREMISES AS
Elwood Loudenslager and Mary Jane
Loudenslager, by Deed dated October 7,
1970, and recorded on October 7, 1970,
by the Lycoming County Recorder of
Deeds in Deed Book 559, at Page 1153,
granted and conveyed unto Duane E.
Berry and Alice R. Berry, as Tenants by
the Entireties.

AND THE SAID Duane E. Berry
departed this life on March 3, 2016,
whereupon title to the aforementioned
premises vested with Alice R. Berry, an
Individual, by Right of Survivorship.

AND THE SAID Alice R. Berry de-
parted this life on May 13, 2017, intestate,
leaving as her only surviving heirs-at-law
and next-of-kin the following: Curtis
E. Berry, son, and Elizabeth E. Flook,
daughter.

AND THE SAID Elizabeth E. Flook
was duly granted Letters of Administra-
tion to administer the Estate of Alice R.
Berry, Deceased, by the Lycoming County
Register of Wills on June 7, 2017, under
Record and Estate No. 41170275, and
filed in Book 292, at Page 277.

BEING KNOWN AND NUMBERED
AS 738 Southard Road, Trout Run, PA
17771.

TAX PARCEL NO. 14-250-100.A.

NO. 18-0305

WOODLANDS BANK

vs.

JOSEPH J. GALLAGHER, III

PROPERTY ADDRESS: 1622 MEMO-
RIAL AVENUE, WILLIAMSPORT, PA
17701.

UPI/TAX PARCEL NUMBER: 70-
007-322.

ALL that certain message and lot of
land situate in the Tenth Ward (formerly
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 on the north
side of Memorial Avenue (formerly Erie
Avenue) forty-five (45) feet east from the
northeast corner of Oliver Street and
Memorial Avenue (formerly Erie Avenue);
thence north on a line parallel with Oliver
Street, one hundred twenty-five (125) feet
to an alley; thence along said alley forty
(40) feet to a post; thence south on a
line parallel with Oliver Street one hun-
dred twenty-five (125) feet to Memorial

Avenue (formerly Erie Avenue); thence west along said Avenue forty (40) feet to the place of beginning.

Including all improvements erected thereon, which include, but are not necessarily limited to a two-story residential structure, a one-story residential structure, and an outbuilding.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 70-7-322, on the maps in the Office of the Lycoming County Tax Assessor.

NO. 18-0156

WOODLANDS BANK

vs.

JOSEPH J. GALLAGHER, III
PROPERTY ADDRESS: 315 REYNOLDS STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 52-003-738.

ALL that certain piece, parcel and lot of land together with the improvements thereon erected and situate in the Second Ward of South Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the eastern line of Shempp's Lane 80 feet South of the southeast corner of said Shempp's Lane and West Southern Avenue; then in a Southerly direction along the eastern line of said Shempp's Lane a distance of 80 feet to the northern line of an alley; thence in an Easterly direction in a line parallel with West Southern Avenue, and along the Northern line of said alley, a distance of 42 feet to a post and a corner of land now or formerly of the Estate of Mary H. Shempp, deceased; thence in a Northerly direction along the western line of land now or formerly of the Estate of said Mary H. Shempp, deceased, a distance of 80 feet to a post and thence in a Westerly direction in a line parallel with said West Southern Avenue, a distance of 42 feet to the eastern line of said Shempp's Lane at the point or place of beginning.

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

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 52-03-738 in the Office of the Lycoming County Tax Assessor.

NO. 18-0669

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

vs.

PETER K. GEHR
PROPERTY ADDRESS: 101 NORTH
MAIN STREET, HUGHESVILLE, PA
17737.

UPI/TAX PARCEL NUMBER: 16-002-800.

All that certain piece or parcel or Tract of land situate in the Borough of Hughesville, Lycoming County, Pennsylvania, and being known as 101 North Main Street, Hughesville, Pennsylvania 17737.

TAX MAP AND PARCEL NUMBER: 16-002-800.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$46,845.28.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Peter K. Gehr.

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

NO. 18-0538

JERSEY SHORE STATE BANK

vs.

JAMES D. GOHL
PROPERTY ADDRESS: 610 GLENWOOD AVE., WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 74-006-500.

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 in accordance with a survey made by Vassallo Engineering & Surveying, Inc., dated April 15, 1991, and being Lot No. 1 of the subdivision of land of Cynthia L. Minter, as follows:

BEGINNING at an iron pin at the intersection of the Northern line of Glenwood Avenue and the Southwestern corner of Lot No. 2 of this subdivision, said beginning point being North eighty-nine degrees two minutes no seconds West, one hundred thirty-seven and eighty one-hundredths feet (N 89° 2' 00" W, 137.80 Ft.) from a point at the intersection of the Northern line of said Glenwood Avenue and the Western line of Locust Street; thence from the said place of beginning and continuing along the Northern line of said Glenwood Avenue, North eighty-nine degrees two minutes no seconds West, twenty-two and twenty one-hundredths feet (N 89° 2' 00" W, 22.20 Ft.) to a point at the intersection of the Northern line of said Glenwood Avenue and the Eastern line of an eighteen foot (18 Ft.) alley; thence along the Eastern line of said eighteen foot (18 Ft.) alley, North no degrees fifty-one minutes no seconds East, one hundred forty-two feet (N 00° 51' 00" E, 142 Ft.) to an iron pin at the intersection of the Eastern line of said eighteen foot (18 Ft.) alley and the Southern line of a sixteen foot (16 Ft.) alley; thence along the Southern line of said sixteen foot (16 Ft.) alley, South eighty-nine degrees two minutes no seconds East, twenty-five and seventy-five one-hundredths feet (S 89° 2' 00" E, 25.75 Ft.) to an iron pin; thence along the Western lines of the aforesaid Lot No. 2 of this subdivision by the three (3) following courses and distances: (1) through the center of a double car garage, South one degree forty-five minutes forty-six seconds West, twenty-six and thirty-three one hundredths feet (S 1° 45' 46" W, 26.33 Ft.) to an iron pin at the center of the South side of said double

car garage; (2) South four degrees three minutes twelve seconds West, fifty-three and nineteen one-hundredths feet (S 4° 3' 12" W, 53.19 Ft.) to an iron pin at the center of the North side of a double dwelling; (3) through the center partition of said double dwelling, South no degrees fifty-nine minutes fifty-four seconds West, sixty-two and fifty-six one-hundredths feet (S 00° 59' 54" W, 62.56 Ft.) to the place of beginning. Containing three thousand three hundred thirty-three square feet (3,333 Sq. Ft.).

BEING the same premises granted and conveyed unto James D. Gohl, single, by Deed of Cynthia L. Minter, single, dated and recorded July 2, 1991, in Lycoming County Record Book 1710, Page 192.

UNDER AND SUBJECT, NEVERTHELESS, to all of the exceptions, reservations and restrictions recited in a certain Deed dated April 20, 1909, from Vallamont Land Company to J. C. Winter, recorded in Lycoming County, Pennsylvania, in Deed Book 214, Page 312.

FOR IDENTIFICATION PURPOSES ONLY, being known as all of Tax Parcel No. 74-006-500 in the Office of the Lycoming County Tax Assessor.

NO. 18-0476

U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE FOR
THE PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

WILLIAM D. GREENE,
HEATHER L. GREENE

PROPERTY ADDRESS: 1221 AL-
LEGHENY STREET, JERSEY SHORE,
PA 17740.

UPI/TAX PARCEL NUMBER: 21-
004-520.

ALL THAT CERTAIN piece, parcel or lot of land situate in the Third Ward of the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, being designated as Lot No. 10 on the plot or plan of Ramsdell's Addition to the Borough of Jersey Shore, and being

more particularly bounded and described as follows, to wit:

BEGINNING at a point on the south side of Allegheny Street cornering on lot now or formerly of Carson S. Weaver et ux; thence North 79 1/2 degrees East along the south side of Allegheny Street fifty (50) feet to corner of Lot No. 11 on said plan, now or formerly of Ralph E. Hawkins et ux; thence South 8 degrees East along the western line of said Lot No. 11, two hundred (200) feet to an alley, sixteen (16) feet in width; thence South 79 1/2 degrees West along the northern line of said alley fifty (50) feet to the corner of said Weaver land; thence North 8 degrees West along the eastern line of said Weaver land, two hundred (200) feet to the place of beginning.

HAVING THEREON ERECTED A DWELLING KNOWN AS 1221 ALLEGHENY STREET, JERSEY SHORE, PA 17740.

TAX PARCEL: TP-21-04-520.

BEING THE SAME PREMISES WHICH Charles E. Rogers and Marianne Rogers, his wife, by deed dated 02/27/2008 and recorded 02/27/2008 in Lycoming County Record Book 6263, Page 277, granted and conveyed unto Heather L. Green and William D. Greene, her husband.

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.

TO BE SOLD AS THE PROPERTY OF WILLIAM D. GREENE AND HEATHER L. GREENE ON JUDGMENT NO. 2018-0476.

NO. 17-0099

NATIONSTAR MORTGAGE LLC

vs.

SHANE HAIGHT

PROPERTY ADDRESS: 1660 ANDREWS PLACE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 70-008-316.

DOCKET NO: 17-0099.

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

TAX PARCEL NO: 70+,008.0-0316.00-000+, UPI #: 70-008-316.

PROPERTY ADDRESS: 1660 Andrews Place, Williamsport, PA 17701.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Shane Haight.

ROGER FAY, ESQUIRE

NO. 18-0183

2011-2012 OPPORTUNITY

FUND 6-1 LLC

vs.

SCOTT A. HARMON

PROPERTY ADDRESS: 916 TUCKER STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 61-003-100.

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 Pennsylvania, more fully bounded and described as follows, to-wit:

ON the north by Tucker Street; on the east by Sidney (erroneously stated Sitney in prior deed) Alley; on the south by lot now or formerly of Edward Dunlop, formerly of Josephine Schreiber; and on the west by lot now or formerly of John Bay. Containing fifty-three (53) feet in front on Tucker Street and ninety (90) feet in depth.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 916 Tucker Street, Williamsport, PA 17701.

SOLD as the property of SCOTT A. HARMON.

TAX PARCEL # 61-003-100.

DOCKET # 18-0183.

NO. 15-2728

WELLS FARGO BANK, N.A.

vs.

DEWAYNE A. HARRIS,
RHONDA L. HARRISPROPERTY ADDRESS: 1254 PARK
AVE., WILLIAMSPORT, PA 17701.UPI/TAX PARCEL NUMBER: 66-
010-119.

DOCKET NO: 15-2728.

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

TAX PARCEL NO: 66-10-119.

PROPERTY ADDRESS: 254 Park Ave-
nue, Williamsport, PA 17701.IMPROVEMENTS: a Residential Dwell-
ing.SOLD AS THE PROPERTY OF: De-
wayne A. Harris and Rhonda L. Harris.
ROGER FAY, ESQUIRE**NO. 18-0387**

US BANK NATIONAL ASSOCIATION

vs.

CHRISTOPHER M. HOLTZMAN,
THERESA L. HOLTZMANPROPERTY ADDRESS: 1524 OAKES
AVENUE, WILLIAMSPORT, PA 17701.UPI/TAX PARCEL NUMBER: 26-
007-525.

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

Beginning at a point on the east side of
Oakes Avenue, said point being north five
(5) degrees, fifteen (15) minutes east, four
hundred sixteen and four tenths (416.4)
feet from the north line of Ritchey Street;
thence continuing along the east line of
Oakes Avenue, north five (5) degrees,

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

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

Docket No. 18-0387.

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

NO. 17-1170FEDERAL NATIONAL MORTGAGE
ASSOCIATION (FANNIE MAE)

vs.

JASON C. HULL

PROPERTY ADDRESS: 800 RURAL
AVE., WILLIAMSPORT, PA 17701.UPI/TAX PARCEL NUMBER: 74-
003-300.

ALL that certain piece, parcel and
lot of land situate, lying and being in the
Fourteenth Ward of the City of Williams-
port (formerly Loyalsock Township),
County of Lycoming and Commonwealth
of Pennsylvania, being known in the Plan
of Vallamont as Lot No. 1, Block No. 53,
bounded and described as follows:

BEGINNING at a point on the North-
west corner of Rural Avenue and Camp-
bell Street; thence Northward along

the West line of Campbell Street, one hundred fifty (150) feet to a point; thence Westward along the South line of an alley sixty-eight (68) feet to a point; thence Southward along a line parallel with the West line of Campbell Street one hundred fifty (150) feet to a point; thence Eastward along the North line of Rural Avenue, sixty-eight (68) feet to the place of beginning.

SUBJECT to the covenants and restrictions which appear in the prior deeds in the chain of title.

IMPROVEMENTS: Residential dwelling.

Tax ID # 74-003-300.

NO. 18-0338

WELLS FARGO BANK, N.A.

vs.

JOANNE JAMES

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

UPI/TAX PARCEL NUMBER: 70-001-322.

By virtue of a Writ of Execution No. 18-0338.

Wells Fargo Bank, NA v. Joanne James owner(s) of property situate in the WILLIAMSPORT CITY, 10TH, LYCOMING County, Pennsylvania, being 1314 High Street, Williamsport, PA 17701-4516.

Parcel No. 70-001-322.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$61,615.69.

PHELAN HALLINAN

DIAMOND & JONES, LLP

Attorneys for Plaintiff

NO. 17-0702

LSF9 MASTER PARTICIPATION TRUST

vs.

JAMIE McELWEE, AS

ADMINISTRATRIX TO THE ESTATE OF LINDA M. COFFIN

PROPERTY ADDRESS: 930 MICHAEL HOLLOW ROAD, MUNCY, PA 17756.

UPI /TAX PARCEL NUMBER: 40-414-120.

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

Beginning at a point on the western line of Township Route #612 said point being on the northern line now or formerly of Edmond J. Reese; thence along the northern line now or formerly of Edmond J. Reese, North fifty-one degrees, West, four hundred eighty-six and eight tenths feet (N 51 degrees W. 486.8 ft.) to a stone; thence along line of land now or formerly of John C. VanDine, North forty-three degrees forty-five minutes East, four hundred nine feet (N 43 degrees 45' E 409 ft.) to a steel stake; thence along other land now or formerly of Vivian M. McCormick, in a southerly direction three hundred twelve feet (312 ft.) to a steel pin the northern line of Township Route #612; thence along the same, South thirty--one degrees fifteen minutes West, one hundred thirty-three and four tenths feet (S 31 degrees 15' W 133.4 ft.) to a point; thence continuing along the same, South eleven degrees West, three hundred sixty-six and six tenths feet (S 11 degrees W 366.6 ft.) to the place of beginning.

Tax Parcel Number: 40+,414.0-0120.00-000+.

Docket No. 17-0702.

Being the same property conveyed to Larry B. Coffin and Linda M. Coffin, his wife who acquired title by virtue of a deed from Michael J. McCloskey and Sandra M. McCloskey, his wife, dated January 8, 2001, recorded January 22, 2001, at Official Records Volume 3704, Page 331, Office of the Recorder of Deeds, Lycoming County, Pennsylvania.

Larry B. Coffin died September 1, 2011, and pursuant to the survivorship language in the above-mentioned deed, all his interest passed to Linda M. Coffin.

NO. 17-1231

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

JANET M. MULL

PROPERTY ADDRESS: 314 QUARRY
RD., MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 37-
001-114.

ALL THOSE THREE parcels and lots of land situate in the First Ward of the Borough of Muncy, County of Lycoming and Commonwealth of Pennsylvania (1) Containing 1.07 acres and HAVING THEREON ERECTED A DWELLING KNOWN AS: 314 QUARRY ROAD, MUNCY, PA 17756. Being all of Tax Parcel No. 37-001.114. (2) Described in a survey of Wilbur E. Klotz, Professional Land Surveyor dated October 25, 1988, and BEING all of Tax Parcel No. 37-001-103. (3) BEING all of Lot 38 as shown on the Quarry Road Plan of Lots, as recorded in the Office of the Recorder of Deeds in Deed Book 267, Page 453, and Map Book 46, Page 365. BEING all of Tax Parcel No. 37-001-102.

Reference Lycoming County Record Book 8384, Page 58.

TO BE SOLD AS THE PROPERTY
OF JANET M. MULL ON JUDGMENT
NO. 2017-1231.

NO. 18-0512

WELLS FARGO BANK, NA

vs.

WILLIAM E. REED, JR.

PROPERTY ADDRESS: 1301 HEP-
BURN ST., WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 75-
002-312.

By virtue of a Writ of Execution No.
18-0512.

Wells Fargo Bank, NA v. William E. Reed, Jr. owner(s) of property situate in the WILLIAMSPORT CITY, LYCOMING County, Pennsylvania, being 1301 Hepburn Street, Williamsport, PA 17701-2146.

Parcel No. 75-2-312.

Improvements thereon: RESIDEN-
TIAL DWELLING.

Judgment Amount: \$83,934.54.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 18-0647

BRANCH BANKING
AND TRUST COMPANY

vs.

JOSEPH RUNNER, VICKI L. RUNNER
PROPERTY ADDRESS: 2700 Mc-
COY STREET, WILLIAMSPORT, PA
17701-1041.

UPI/TAX PARCEL NUMBER: 26-
022-110.

By virtue of a Writ of Execution No.
18-0647.

Branch Banking and Trust Company
v. Joseph Runner, Vicki L. Runner a/k/a
Vicki Lee Runner owner(s) of property
situate in the LOYALSOCK TOWNSHIP,
LYCOMING County, Pennsylvania, being
2700 McCoy Street, Williamsport, PA
17701-1041.

Parcel No. 26+,022.0-0110.00-000+.

Improvements thereon: RESIDEN-
TIAL DWELLING.

Judgment Amount: \$115,116.05.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 17-1414

WELLS FARGO BANK, NA

vs.

ANTHONY W. RUTH, JR.,
BOBBIE J. HEPLER

PROPERTY ADDRESS: 1184 RUS-
SELL AVE., WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 26-
011-101.

By virtue of a Writ of Execution No.
17-1414.

Wells Fargo Bank, NA v. Anthony
W. Ruth, Jr., Bobbie J. Hepler owner(s)
of property situate in the LOYALSOCK
TOWNSHIP, LYCOMING County,

Pennsylvania, being 1184 Russell Avenue, Williamsport, PA 17701-3830.

Parcel No. 26+,011.0-0101.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$135,017.99.

PHELAN HALLINAN

DIAMOND & JONES, LLP

Attorneys for Plaintiff

NO. 17-1483

U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE,
ON BEHALF OF THE HOLDERS
OF ASSET BACKED SECURITIES
CORPORATION HOME EQUITY
LOAN TRUST 2003-HE2, ASSET
BACKED PASS-THROUGH
CERTIFICATES, SERIES 2003-HE2 c/o
SELECT PORTFOLIO SERVICING, INC

vs.

THOMAS J. SWIGART, SR.,

BETH M. SWIGART

PROPERTY ADDRESS: 819 FRANKLIN ST., WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 68-007-813.

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

BEGINNING on Sloan Alley, now Brandon Place; thence North along Franklin Street Forty-one (41) feet; thence West One hundred (100) feet to land now or formerly of Richard Corl; thence South along land now or formerly of said Corl, Forty-one (41) feet to Sloan Alley, now Brandon Place; thence along said Alley, now Brandon Place, One hundred (100) feet to Franklin Street, the place of beginning and being in Lloyds Addition to the City of Williamsport, County of Lycoming, Pennsylvania.

UNDER AND SUBJECT to all restrictions, covenants, and easements, if any appearing in the chain of title.

BEING the same premises which Michael R. Aldenderfer, Single, by Deed dated November 3, 1999 and recorded on November 5, 1999, in the Lycoming County Recorder of Deeds Office at Deed Book Volume 3429 at Page 330, as Instrument No. 21651, granted and conveyed unto Thomas J. Swigart, Married.

Being Known as 819 Franklin Street, Williamsport, PA 17701.

Parcel I.D. No. 68-7-813.

SHORT DESCRIPTION

By virtue of Writ of Execution No. 17-1483.

U.S. Bank National Association, as Trustee, on behalf of the holders of Asset Backed Securities Corporation Home Equity Loan Trust 2003-HE2, Asset Backed Pass-Through Certificates, Series 2003-HE2 (Plaintiff) vs. Thomas J. Swigart a/k/a Thomas J. Swigart, Sr. and Beth Swigart a/k/a Beth M. Swigart (Defendants).

Property Address 819 Franklin Street, Williamsport, PA 17701.

Parcel I.D. No. 68-7-813.

Improvements thereon consist of a residential dwelling.

Judgment Amount: \$103,857.06.

STEPHEN M. HLADIK, ESQUIRE

HLADIK, ONORATO &

FEDERMAN, LLP

Attorneys for Plaintiff

298 Wissahickon Avenue

North Wales, PA 19454

NO. 18-0733

WELLS FARGO BANK, NA

vs.

CURTIS S. TOME

PROPERTY ADDRESS: 309 ELM STREET, JERSEY SHORE, PA 17740-1509.

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

By virtue of a Writ of Execution No. 18-0733.

Wells Fargo Bank, NA v. Curtis S. Tome owner(s) of property situate in the JERSEY SHORE BOROUGH, LYCOMING County, Pennsylvania, being 309 Elm Street, Jersey Shore, PA 17740-1509.

Parcel No. 22-002-302.
Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$61,749.48.
PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 18-0522

BRANCH BANK AND TRUST
COMPANY s/b/m SUSQUEHANNA
BANK s/b/m WNB BANK

vs.

ROBERT L. VONEIDA
PROPERTY ADDRESS: 342 ADER-
HOLD DRIVE, HUGHESVILLE, PA
17737-8635.

UPI/TAX PARCEL NUMBER: 59-
004-314.

By virtue of a Writ of Execution No.
18-0522.

Branch Bank and Trust Company
s/b/m Susquehanna Bank s/b/m Wnb
Bank v. Robert L. Voneida owner(s) of
property situate in the WOLF TOWN-
SHIP, LYCOMING County, Pennsylvania,
being 342 Aderhold Drive, Hughesville,
PA 17737-8635.

Parcel No. 59+,004.0-0314.00-000+.
Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$92,858.71.
PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 16-1113

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

vs.

JOSEPH C. WALTER
PROPERTY ADDRESS: 613 WILSON
STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 69-
003-301.

All that certain piece, parcel and lot
of land situate in the Ninth Ward of the
City of Williamsport, Lycoming County,
Pennsylvania, bounded and described in
accordance with a survey made by Dan-
iel F. Fassallo, R.S., dated November 21,
1978, as follows, to-wit:

Beginning at an iron pin on the North-
ern line of Wilson Street, said beginning
point being North eighty-four (84) de-
grees thirty (30) minutes West, Thirty-
eight and fifty one-hundredths (38.50) feet
from the intersection of the Northern line
of said Wilson Street, and the Western
line of Railway Street; thence from the
said place of beginning and continuing
along the northern line of said Wilson
Street, North Eighty-Four (84) degrees
30 minutes West, Forty-three (43.00)
feet to an iron pin; thence along the
eastern line of land of William W. Fazler
and Bertha C. Fazler, his wife, North five
(5) degrees ten (10) minutes East, One
hundred forty-seven (147.00) feet to an
iron pin, on the Southern line of Menne
Alley; thence along the Southern line of
said Menne Alley, South Eighty-Four (84)
degrees thirty (30) minutes East, Forty-
three (43.00) feet to an existing angle
iron; thence along the Western line of
land of George A. Croucher, South five
(5) degrees ten (10) minutes West, one
hundred forty-seven (147.00) feet to the
place of beginning.

Tax Parcel Number: 69+,003.0-
0301.00-000+.

Docket No. 16-1113.

Being the same property conveyed
to Joseph C. Walter, no marital status
shown who acquired title by virtue of a
deed from Joseph C. Walter and La Vonne
A. Walter, his wife, dated September
15, 2004, recorded October 5, 2004, at
Instrument Number 200400018149, and
recorded in Book 5109, Page 291, Office
of the Recorder of Deeds, Lycoming
County, Pennsylvania.

NO. 17-1808

SANTANDER BANK, N.A. f/k/a
SOVEREIGN BANK, N.A. f/k/a
SOVEREIGN BANK

vs.

GEORGE W. WAY a/k/a GEORGE
WAY, STACY L. SWEETING

PROPERTY ADDRESS: 2008 HESH-
BON STREET, WILLIAMSPORT, PA
17701-1003.

UPI/TAX PARCEL NUMBER: 26-
021-605.

By virtue of a Writ of Execution No.
17-1808.

Santander Bank, N.A., f/k/a Sover-
eign Bank, N.A. f/k/a Sovereign Bank v.
George W. Way a/k/a George Way,
Stacy L. Sweeting owner(s) of property
situate in the LOYALSOCK TOWNSHIP,
LYCOMING County, Pennsylvania, being
2008 Heshbon Street, Williamsport, PA
17701-1003.

Parcel No. 26+,021.0-0605.00-000+.
Improvements thereon: RESIDEN-
TIAL DWELLING.

Judgment Amount: \$79,384.97.
PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

O-12, 19, 26

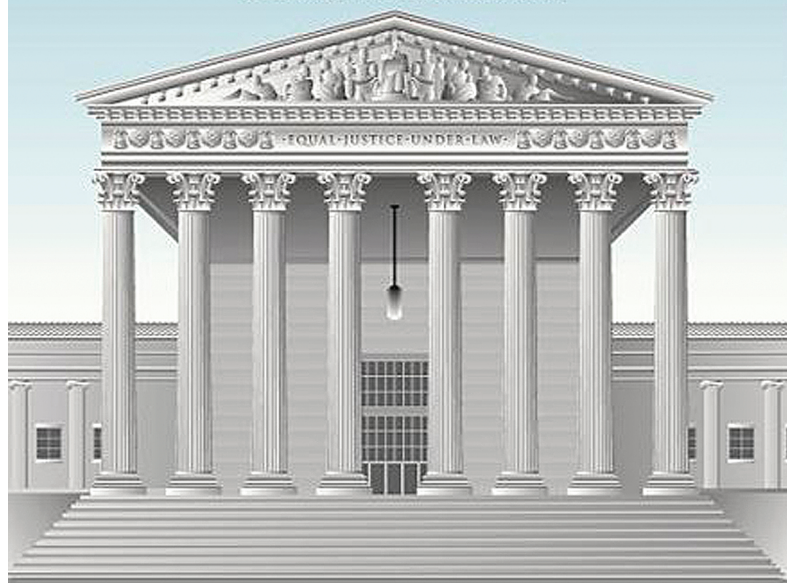
SAVE THE DATE

US Supreme Court Admission November 18, 2019

As part of the upcoming 150th Anniversary Celebration, the LLA is planning an admission to the US Supreme Court.

Registration for LLA Members:
July 1, 2018 – December 31, 2018

Details: To Be Announced





PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, October 22, 2018**