

LYCOMING REPORTER

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LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY
LYCOMING LAW ASSOCIATION

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LYCOMING LAW ASSOCIATION

Penn Tower, 25 West Third Street, Suite 803

Williamsport, PA 17701

www.lycolaw.org

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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.

- 4/30/2014** – **Charles F. Greevy, Jr., American Inn of Court Meeting:** *US District Judge Malcolm Muir Luncheon* **Time:** 12:00 PM to 1:00 PM. **Location:** TBA
- 5/2/2014** – **Law Day:** *Annual Law Day Event* **Time:** 4:00 PM to 5:30 PM. **Location:** Courtroom #1, Lycoming County Courthouse
- 5/5/2014** – **Bench Bar Committee Meeting:** *Regular Meeting of the Bench Bar Committee* **Time:** 12:00 PM to 1:00 PM. **Location:** TBA
- 5/9/2014** – **Joseph Orso, Jr., Memorial Service:** *LLA Memorial Service for Joseph Orso, Jr.* **Time:** 4:00 PM to 5:00 PM. **Location:** Courtroom 1, Lycoming County Courthouse
- 5/12/2014** – **LLA Executive Committee Meeting:** *Regular Meeting of the LLA Executive Committee* **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office
- 5/16/2014** – **John C. Youngman, Jr., Memorial Service:** *Memorial Service for John C. Youngman, Jr.* **Time:** 4:00 PM to 5:00 PM. **Location:** Courtroom 1, Lycoming County Courthouse
- 6/9/2014** – **LLA Executive Committee Meeting:** *Regular Meeting of the LLA Executive Committee* **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office

UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES

- 4/21/2014** – **Bridge the Gap:** *Bridge the Gap: Required for Newly Admitted Attorneys.* **CLE credits:** 4 Ethics **Time:** 1:00 PM to 5:00 PM. **Location:** LLA Office
- 4/22/2014** – **Avoidance of Legal Malpractice:** *PBA's Avoidance of Legal Malpractice Seminar.* **CLE credits:** 1.5 Ethics **Time:** 2:00 PM to 3:30 PM. **Location:** LLA Office
- 4/22/2014** – **Ethics: Abe Lincoln, Sydney Carton and the Art of Aspiration:** *PBI Video Replay.* **CLE credits:** 1 Ethics **Time:** 9:00 AM to 10:00 AM. **Location:** LLA Office
- 4/23/2014** – **Fundamentals of Estate Planning:** *PBI Groupcast.* **CLE credits:** 5 Substantive / 1 Integrated Ethics **Time:** 9:00 AM to 4:30 PM. **Location:** LLA Office
- 4/24/2014** – **iPad for Legal Professionals:** *PBI Video Replay.* **CLE credits:** 6 Substantive **Time:** 9:00 AM to 5:00 PM. **Location:** LLA Office
- 4/25/2014** – **Mastering Medical Records:** *PBI Groupcast.* **CLE credits:** 6 Substantive **Time:** 8:25 AM to 3:30 PM. **Location:** LLA Office
- 4/28/2014** – **15th Annual Legal Issues in an Age of Aging:** *PBI Groupcast.* **CLE credits:** 5 Substantive / 1 Integrated Ethics **Time:** 8:30 AM to 4:00 PM. **Location:** LLA Office
- 4/30/2014** – **The Jury Process in Criminal Cases:** *PBI Groupcast.* **CLE credits:** 3 Substantive **Time:** 12:30 PM to 3:45 PM. **Location:** LLA Office
- 5/13/2014** – **PBA Pro Bono Seminar: Making a Difference:** *PBI Groupcast.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 4:30 PM. **Location:** LLA Office
- 5/21/2014** – **I'm Just a Bill on Capitol Hill: The Real Deal on the Legislative Process and the PBA Legislative Agenda:** *LLA Eat & Earn.* **CLE credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office
- 5/27/2014** – **The Strategic Negotiator:** *PBI Video Replay.* **CLE credits:** 6 Substantive **Time:** 9:00 AM to 5:00 PM. **Location:** LLA Office
- 5/30/2014** – **Working Through the Layers of Shale: Issues for the General Practitioner:** *PBI Groupcast.* **CLE credits:** 4 Substantive **Time:** 9:00 AM to 1:15 PM. **Location:** LLA Office
- 6/3/2014** – **Basic Real Estate for Estate Planning Attorneys:** *PBI Video Replay.* **CLE credits:** 4 Substantive **Time:** 9:00 AM to 1:30 PM. **Location:** LLA Office
- 6/4/2014** – **Valuing the Small Business in Divorce Cases:** *PBI Groupcast.* **CLE credits:** 4 Substantive **Time:** 8:30 AM to 12:30 PM. **Location:** LLA Office

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- 6/9/2014** – **Sheriff’s Sales in Pennsylvania:** *PBI Groupcast.* **CLE credits:** 3 Substantive / 1 Integrated Ethics **Time:** 9:00 AM to 1:15 PM. **Location:** LLA Office
- 6/10/2014** – **Insurance Coverage & Conflicts: Duties of Insurer, Insured & Counsel in the Tripartite Relationship:** *PBI Groupcast.* **CLE credits:** 2 Substantive / 1 Ethics **Time:** 12:30 PM to 3:45 PM. **Location:** LLA Office
- 6/12/2014** – **Winning Numbers:** *PBI Video Replay.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** LLA Office
- 6/13/2014** – **Evidence for Trial Lawyers:** *PBI Groupcast.* **CLE credits:** 6 Substantive **Time:** 8:30 AM to 3:30 PM. **Location:** LLA Office
- 6/18/2014** – **Common Abuses of Powers of Attorney & How to Deal With Them:** *PBI Groupcast.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:15 PM. **Location:** LLA Office
- 6/25/2014** – **General Practitioners’ Update 2014:** *PBI Groupcast.* **CLE credits:** 5 Substantive / 1 Integrated Ethics **Time:** 8:30 AM to 3:45 PM. **Location:** LLA Office
- 7/1/2014** – **Civil Practice in Magisterial District Court:** *PBI Video Replay.* **CLE credits:** 3 Substantive / 1 Ethics **Time:** 9:00 AM to 1:30 PM. **Location:** LLA Office
- 7/8/2014** – **Internet Defamation:** *PBI Video Replay.* **CLE credits:** 2 Substantive / 1 Ethics **Time:** 9:00 AM to 12:30 PM. **Location:** LLA Office
- 7/10/2014** – **Looking Under the Hood: Drafting Better Trusts to Accomplish Your Clients’ Estate Planning Goals:** *PBI Groupcast.* **CLE credits:** 4 Substantive **Time:** 9:00 AM to 1:15 PM. **Location:** LLA Office

*PBI Seminar. For tuition, registration, and all other information, please contact PBI Customer Service at (800) 247-4724, or online at www.pbi.org. Unless otherwise noted, this seminar is being held at the Lycoming Law Association Offices at 25 West Third Street, Suite 803, Williamsport, PA. Additional fees may be assessed for registration at the door.

**LLA Seminar. For tuition, registration, location, and all other information, please contact Jessica Engel at the LLA Office at (570) 323-8287, by e-mail at jengel@lycolaw.org, or online at www.lycolaw.org.

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

- ▶ **Commonwealth vs. McClay** (04/14/2014)—Judge Marc F. Lovecchio
Criminal: Venue change motion; internet article publicity; Lycoming County citizens as claimed victims; agency receiving money from Lycoming County due to contractual relationships. (McCloy041414L)
- ▶ **Commonwealth vs. Carol; Commonwealth vs. Moyer** (04/14/2014)—Judge Marc F. Lovecchio
Criminal: Habeas corpus petitions; attempted murder case; sufficiency of evidence; two people shooting a gun toward a crowd with only one bullet striking the victim; inferred specific intent. (CarrollMoyer041414L)
- ▶ **Commonwealth vs. Keller** (04/14/2014)—Judge Marc F. Lovecchio
Criminal: Habeas corpus petition; validity of bench warrant under which defendant is detained; good faith belief that warrant was valid; probable cause for arrest based on information from another trooper. (Keller041414L)
- ▶ **Commonwealth vs. Kendall** (04/11/2014)—Judge Marc F. Lovecchio
Criminal: Letter from prisoner treated as Post Conviction Relief Act petition; claimed unlawful aggregation of sentences; request for credit for time served. (Kendall041114L)
- ▶ **Commonwealth vs. Riggle** (04/10/2014)—Judge Nancy L. Butts
Criminal: Post Conviction Relief Act petition; ineffective assistance of counsel; failure to call motive to lie witness; reasonable basis for action; context of comments made by prosecutor in closing; failure to rebut expert witness testimony; showing that trial outcome would be different with different approach; refusal to introduce medical records of lack of injury to victim. (Riggle041014bt)
- ▶ **In re NT, a minor child** (04/11/2014)—Judge Joy Reynolds McCoy
Adoption: Agency petition for involuntary termination of parental rights; clear and convincing evidence; settled purpose to relinquish parental claim to child or failure to perform parental duties for at least six months; affirmative duty to cooperate with Agency; parental incapacity; needs and welfare of the child; parental bond. (AdoptionofNT41114m)

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- ▶ **Montgomery Area School District vs. Montgomery Area Education Association** (04/07/2014)—Judge Dudley N. Anderson
Civil: Preliminary objection to jurisdiction; dispute involving unsatisfactory teacher evaluation; declaratory judgment action; duty to arbitrate; questions for the arbitrator. (montgomeryareaschooldist040714a)
 - ▶ **Pennlyco, Ltd. vs. Southwestern Energy Production Company; Pennlyco, Ltd. vs. International Development Corporation** (04/08/2014)—Judge Dudley N. Anderson
Civil: Cross motions for summary judgment; suit to specifically enforce a right under a right of first refusal; statute of limitations; reasonable diligence. (pennlyco040814a)

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

Powell, J. Ellen a/k/a Jessie Ellen Powell, dec'd.

Late of Jersey Shore.

Executrix: Sara Ambrose, 349 Oak Street, Jersey Shore, PA 17740.

Attorneys: Scott T. Williams, Esquire, Law Offices of Perciballi & Williams, LLC, 429 Market Street, Williamsport, PA 17701.

Robbins, Harriet H., dec'd.

Late of Penn Township.

Executor: Rudolph G. Krause, II, 40 Sweetbriar Court, Colchester, CT 06415.

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

SECOND PUBLICATION

Bianchi, John G., dec'd.

Late of Williamsport.

Executor: Stephen J. Bianchi.

Attorneys: Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 303 Allegheny Street, Jersey Shore, PA 17740.

Buck, Mary E., dec'd.

Late of Montgomery.

Co-Executors: John and Kristin Garrison, 8 Tallwood Lane, Weatogue, CT 06089.

Attorney: Layne R. Oden, Esquire, Nine South Main Street, Muncy, PA 17756-1306.

Carey, William, dec'd.

Late of 339 Sterling Drive, Muncy.

Administratrix: Virginia A. Carey, 339 Sterling Drive, Muncy, PA 17756.

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

Kilborn, James R., Jr., dec'd.

Late of Allenwood.

Executor: Scott D. Kilborn, 125 Berkshire Boulevard, Suffolk, VA 23434.

Attorneys: Joseph F. Orso, III, Esquire, Rudinski, Orso & Lynch, 339 Market Street, Williamsport, PA 17701, (570) 321-8090.

Kramer, James D., Sr., dec'd.

Late of Nesbitt.

Executrix: Kim M. Gray, 1338 Pine Woods Road, Jersey Shore, PA 17740.

Attorneys: James D. Casale, Esquire, Casale & Bonner, P.C., 33 West Third Street, Suite 202, Williamsport, PA 17701, (570) 326-7044.

Lockcuff, Robert L., Jr., dec'd.

Late of Eldred Township.

Co-Administrators: Robert L. Lockcuff, Sr. and Patsy L. Lockcuff, 5016 Warrensville Road, Montoursville, PA 17754.

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

Rathmell, Bernice Henry, dec'd.

Late of Williamsport.

Executor: George V. Cohen c/o McNerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17701.

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

Sabo, Daniel T., dec'd.

Late of the Township of Loyalsock.
Executrix: Nicole Aube, 1541 Bunsen Drive, Virginia Beach, VA 23454.
Attorneys: Paul A. Roman, Esquire, Law Office of Joseph L. Rider, 143 West Fourth Street, Williamsport, PA 17701.

Wilkins, Lois P., dec'd.

Late of the Borough of Duboistown.
Executrix: Ann L. Creed, 13 Woodridge Road, Palmyra, VA 22963.
Attorneys: Paul A. Roman, Esquire, Law Office of Joseph L. Rider, 143 West Fourth Street, Williamsport, PA 17701.

THIRD PUBLICATION

Herriman, Bernice L., dec'd.

Late of Williamsport.
Executor: Earnest E. Herriman.

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

Pidcoe, Dwayne A., dec'd.

Late of Loyalsock Township.
Administrator: Harlan A. Pidcoe, Jr., 391 Valley Street, Duboistown, PA 17702.
Attorneys: Fred A. Holland, Esquire, Murphy, Butterfield & Holland, P.C., 442 William Street, Williamsport, PA 17701.

Relic, Joseph C., dec'd.

Late of the City of Williamsport.
Executor: Brian L. Osenbach, 107 Chiswick Road, Williamsport, PA 17701.
Attorneys: Paul D. Welch, Jr., Esquire, Coploff, Ryan & Welch, 136 East Water Street, Lock Haven, PA 17745.

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, MAY 2, 2014, at 10:30 A.M., the following described real estate to wit:

NO. 5-1

By Virtue of a
Writ of

Execution No. 12-00781

HSBC Bank U.S.A., As Trustee
for MLMI 2002-HE1

vs.

John W. Sander, Sr.

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 104 Broad Street, Montgomery, PA 17752-1436.

Parcel No. 35+,005.0-0131.00-000+.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$39,023.57.

Phelan Hallinan, LLP

Attorneys for Plaintiff

NO. 5-2

By Virtue of a

Writ of Execution No. 13-02372

Wells Fargo Bank, N.A. s/b/m Wells
Fargo Home Mortgage, Inc.

vs.

Valerie A. Johnson,
Keough M. Johnson, Sr.

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 266 Front Street, Linden, PA 17744-7846.

Parcel No. 60-003-402.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$68,997.01.

Phelan Hallinan, LLP

Attorneys for Plaintiff

NO. 5-3

By Virtue of a

Writ of Execution No. 13-01775

JP Morgan Chase Bank

vs.

Patsy A. Simon

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 1328 Rabbittown Road, Pennsdale, PA 17756.

Parcel No. 41-353-134 A.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$58,940.37.

McCabe, Weisberg & Conway

Attorneys for Plaintiff

NO. 5-4

By Virtue of a

Writ of Execution No. 13-02462.

JP Morgan Chase Bank, N.A.

vs.

John C. Winder

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 970 West Line Road, Linden, PA 17744.

Parcel No. 60-367-173.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$38,861.53.

McCabe, Weisberg & Conway

Attorneys for Plaintiff

NO. 5-5

By Virtue of a

Writ of Execution No. 12-00430

JP Morgan Chase Bank, N.A. s/b/m/t
Chase Home Finance LLC

vs.

John R. Smith, Betsey I. Smith

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 72 Buckhill Road a/k/a RR 4 Box 232 E.

Parcel No. 36-375-136 C.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$77,317.81.

Phelan Hallinan, LLP

Attorneys for Plaintiff

NO. 5-6

By Virtue of a
Writ of Execution No. 10-01109
Deutsche Bank National Trust Co.
vs.
Todd P. Reed

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 2709 Lycoming Creek Road, Williamsport, PA 17701.

Parcel No. 26-002-103.
Improvements thereon: Residential Dwelling.

Judgment Amount: \$93,478.19.
Phelan Hallinan, LLP
Attorneys for Plaintiff

NO. 5-7

By Virtue of a
Writ of Execution No. 13-01552
U.S. Bank N.A., As Trustee for the
Pennsylvania Housing Finance Agency
vs.

Marie A. Rhinehart

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 111 Underwood Street, Jersey Shore, Pennsylvania 17740.

Parcel No. 22-001-615.
Improvements thereon: Residential Dwelling.
Judgment Amount: \$32,098.05.
Purcell, Krug & Haller
Attorneys for Plaintiff

NO. 5-8

By Virtue of a
Writ of Execution No. 12-00836
Northwest Savings Bank
vs.

Russell C. Reitz, Marie E. Reitz,
Kathy R. Eggerton & The U.S. of A.

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 1999 Fairview Road, Montoursville, PA 17754.
Parcel No. 26-330-123.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$63,882.63.
Marsh Spaeder, Baur Spaeder & Schaff
Attorneys for Plaintiff

NO. 5-9

By Virtue of a
Writ of Execution No. 13-00755
CU Members Mortgage, a Division of
Colonial Savings, FA

vs.

Brian S. Cohick

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 1222 Sherman Street, Williamsport, PA 17701.

Parcel No. 76-002-403.
Improvements thereon: Residential Dwelling.

Judgment Amount: \$74,023.77.
Phelan Hallinan, LLP
Attorneys for Plaintiff

NO. 5-10

By Virtue of a
Writ of Execution No. 13-01907
Jersey Shore State Bank

vs.

Jeffrey A. Masden, Hazel A. Masden

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 316 Grove Street, Williamsport, PA 17701; 800 Washington Boulevard, Williamsport, PA 17701; 806 Washington Boulevard, Williamsport, PA 17701; 810 Washington Boulevard, Williamsport, PA 17701; 813 Hancock Street, Williamsport, PA 17701.

Parcel Nos. 61-005-104, 61-005-108, 61-005-109, 61-005-110, 61-005-111.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$657,319.15.
Elion, Wayne, Grieco, Carlucci & Shipman
Attorneys for Plaintiff

NO. 5-11

By Virtue of a
Writ of Execution No. 13-02150

JP Morgan Chase Bank N.A.

vs.

Stuart J. Moser

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 36 South Fourth Street, Hughesville, PA 17737.

Parcel No. 16-001-403.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$93,771.94.

McCabe, Weisberg & Conway
Attorneys for Plaintiff

NO. 5-12

By Virtue of a

Writ of Execution No. 13-02266

Susquehanna Bank,

Successor to WNB Bank

vs.

The Estate of Jesse Hurst

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 616 Fifth Avenue, Williamsport, PA 17701; 618 Fifth Avenue, Williamsport, PA 17701.

Parcel No. 73-007-335.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$26,626.91.

McNerney, Page, Vanderlin & Hall
Attorneys for Plaintiff

NO. 5-13

By Virtue of a

Writ of Execution No. 12-01273

BMO Harris Bank N.A.

vs.

David C. Spring, Nichole M. Spring

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 23 North Market Street, Muncy, PA 17756.

Parcel No. 39-001-211.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$114,455.99.

McCabe, Weisberg & Conway, P.C.
Attorneys for Plaintiff

NO. 5-15

By Virtue of a

Writ of Execution No. 13-02553

Citizens & Northem Bank

vs.

MaryAnn Daponte

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 2218 Johnson Place, Williamsport, PA 17701.

Parcel No. 67-011-200.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$48,566.90.

McNerney, Page, Vanderlin & Hall
Attorneys for Plaintiff

NO. 5-16

By Virtue of a

Writ of Execution No. 10-00690

Bank of America, N.A.

vs.

Barbara Eileen Martinez,

Richard Martinez

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 3088 Route 220 Highway, Hughesville, PA 17737.

Parcel No. 59-354-207 D.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$257,487.81.

KML Law Group, P.C.
Attorneys for Plaintiff

NO. 5-17

By Virtue of a

Writ of Execution No. 11-01927

Wells Fargo Bank, N.A.

vs.

Gary D. Hurlburt

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 1032 Dewey Avenue, Williamsport, PA 17701.

Parcel No. 67-018-405.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$83,382.62.
Zucker, Goldberg & Ackerman
Attorneys for Plaintiff

NO. 5-18

By Virtue of a
Writ of Execution No. 12-02897

Wells Fargo Bank
vs.

Kenneth D. Baumer, Janice C. Baumer

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 201 West Penn Street, Muncy, PA 17756.

Parcel No. 38-001-136.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$71,306.11.
Phelan Hallinan, LLP
Attorneys for Plaintiff

NO. 5-20

By Virtue of a
Writ of Execution No. 13-00547

The Bank of New York
Mellon Trust Co.

vs.
Karen L. Valdez

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 68 Wagner Avenue, Montgomery, PA 17752.

Parcel No. 35-005-205.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$82,722.20.
Phelan Hallinan, LLP
Attorneys for Plaintiff

NO. 5-21

By Virtue of a
Writ of Execution No. 09-03016
The New York Mellon Bank Trust Co.

vs.
Richard C. Bloom

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 321 Campbell Street, Jersey Shore, PA 17740.

Parcel No. 20-001-418.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$118,615.59.
Phelan Hallinan, LLP
Attorneys for Plaintiff

NO. 5-22

By Virtue of a
Writ of Execution No. 13-00917

Wells Fargo Bank
vs.

The Heirs of Ann Marie Michel; Allan R. Robertson, Brian N. Robertson

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 1919 Sheridan Street, Williamsport, PA 17701.

Parcel No. 26-012-409.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$127,534.67.
Zucker, Goldberg & Ackerman
Attorneys for Plaintiff

NO. 5-23

By Virtue of a
Writ of Execution No. 13-03163

Williamsport Sanitary Authority
vs.

Corinne M. Stammel

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 4678 South Route 220 Highway, Linden, PA 17744.

Parcel No. 60-001-104.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$271.92.
Denise Dieter
Attorney for Plaintiff

NO. 5-25

By Virtue of a
Writ of Execution No. 13-00779

Williamsport Sanitary Authority
vs.

Jo Ann Colechio

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 513 South Pine Run Road, Linden, PA 17744.

Parcel No. 60-387-171.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$643.45.

Denise Dieter

Attorney for Plaintiff

NO. 5-28

By Virtue of a
Writ of Execution No. 13-02845

Lycoming County Water
& Sewer Authority

vs.

Todd J. Clayton

Owner(s) of property situate in Lycoming County, Pennsylvania, being: Lot 28 Lakeview Drive, Muncy Valley, PA 17758.

Parcel No. 44-316.1-328.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$954.13

Austin White

Attorney for Plaintiff

NO. 5-29

By Virtue of a
Writ of Execution No. 13-02527

Lycoming County Water
& Sewer Authority

vs.

Dominick & Lori Noviello

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 312 Sylvan Dell Road, South Williamsport, PA 17702.

Parcel No. 51-003-701.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$3,665.36.

Austin White

Attorney for Plaintiff

NO. 5-30

By Virtue of a
Writ of Execution No. 13-02791

Lycoming County Water
& Sewer Authority

vs.

Charles & Karen Heinsinger

Owner(s) of property situate in Lycoming County, Pennsylvania, being: Lot 88 Lakeview Drive, Muncy Valley, PA 17758.

Parcel No. 44-316.1-288.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$1,123.41.

Austin White

Attorney for Plaintiff

NO. 5-31

By Virtue of a
Writ of Execution No. 13-02886

Lycoming County Water
& Sewer Authority

vs.

Eric J. Steinbacher

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 1321 West Central Avenue, South Williamsport, PA 17702.

Parcel No. 53-002-161.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$2,061.49.

Austin White

Attorney for Plaintiff

NO. 5-32

By Virtue of a
Writ of Execution No. 12-01274

FV-I, in Trust for Morgan Stanley
Mortgage Capital Holdings LLC

vs.

Ernest Wachter, Doris Wachter

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 1651 Kaiser Avenue, Williamsport, PA 17701.

Parcel No. 53-002-601.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$164,119.64.

McCabe, Weisberg & Conway

Attorneys for Plaintiff

NO. 5-33

By Virtue of a
Writ of Execution No. 11-00466

Wells Fargo Bank N.A. As Trustee
for Carrington Mortgage Loan

Trust, Series 2006 NC5 Asset
Backed Pass-Through Certificates
vs.

Charles E. Sharr

Owner(s) of property situate in Ly-
coming County, Pennsylvania, being: 698
Pinchtown Road, Montgomery, PA 17752.
Parcel No. 07-411-127.

Improvements thereon: Residential
Dwelling.

Judgment Amount: \$147,416.50.
Federman & Associates
Attorneys for Plaintiff

NO. 5-34

By Virtue of a
Writ of Execution No. 12-01969

U.S. Bank N.A.

vs.

John Russell, Jane Russell

Owner(s) of property situate in
Lycoming County, Pennsylvania, being:

171 South Railroad Street, Hughesville,
PA 17737.

Parcel No. 17-002-111.

Improvements thereon: Residential
Dwelling.

Judgment Amount: \$29,837.32.

Federman & Associates
Attorneys for Plaintiff

Take notice that a schedule of pro-
posed distribution of the proceeds of the
above sale will be on file by the Sheriff
of Lycoming County, Pennsylvania, in his
office on MAY 12, 2014 and that distri-
bution will be made in accordance with
said schedule unless exceptions are filed
thereto within ten days thereafter.

R. MARK LUSK,
Sheriff
Lycoming County, PA

A-11, 18, 25



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, April 21, 2014