

# LYCOMING REPORTER

Vol. 34

April 21, 2017

No. 16

## TABLE OF CONTENTS

BAR NEWS	LEGAL ADVERTISEMENTS
LLA Upcoming Events..... 3	Estate & Trust Notices..... 7
Continuing Legal Education..... 4	Confirmation of Account..... 9
Recent Lycoming County Court Opinions..... 6	Incorporation Notice..... 9
	LLC Filing..... 9
	Fictitious Name..... 10
	Name Change Notice..... 10
	Corporate Dissolution..... 10
	Sheriff's Sales..... 11

## 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)

Copyright © 2017, Lycoming Law Association  
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](http://www.lycolaw.org)

## EXECUTIVE COMMITTEE

Ryan M. Tira, President  
Jennifer L. Heverly, President-Elect  
Christian D. Frey, Treasurer  
Angela Lovecchio, Secretary

Robert Cronin,  
Past President  
Donald F. Martino  
Corey Mowrey  
Yvonne H. Campbell  
Elizabeth A. White

## EDITOR OF LYCOMING REPORTER

Gary L. Weber

## EXECUTIVE DIRECTOR

Michele S. Frey

## COMMITTEE CHAIRS

Bench Bar: *C. Edward Mitchell*  
Customs and Rules: *Gary Weber*  
Community Activities and  
Outreach: *Tammy Weber*  
Criminal Law: *Aaron Biichle*  
Education: *John Pietrovito*  
Social: *Schawanne K. Kilgus*  
Young Lawyers Division:  
*Corey Mowrey*  
Fee Dispute: *Michael Collins*  
Publicity: *Angela Campana Lovecchio*

Legal Services for the Indigent:  
*John Pietrovito*  
Bar History: *Charles Greevy, III*  
Technology and LLA Web Site:  
*Gary Weber*  
Law Day: *Christian D. Frey*  
Family Law: *Christina Dinges*  
Elder Law: *Eric Ladley*  
Real Estate: *Fred Holland*



### 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).

- 4/25/2017 – Criminal Law Committee Meeting:** **Time:** 12:00 PM to 1:00 PM. **Location:** Courtroom #1
- 4/26/2017 – Customs & Rules Committee Meeting:** *Meeting to discuss proposed court reporter and transcript rules* **Time:** 12:00 PM to 1:00 PM. **Location:** Lycoming Law Association Office
- 4/29/2017 – Wills for Heroes:** *Two credits (one ethics) provided to volunteers who attend the training session before the event starts* **Time:** 9:00 AM to 5:00 PM. **Location:** Old Lycoming Fire Hall
- 5/1/2017 – Bench Bar Meeting:** *Regular meeting of the committee to discuss matters of concern in Bench and Bar relations* **Time:** 12:00 PM to 1:00 PM. **Location:** Lycoming Law Association Office
- 5/5/2017 – Law Day:** *Lycoming County's Annual Law Day Celebration and Awards Presentation* **Time:** 4:00 PM to 5:00 PM. **Location:** Courtroom #1
- 5/8/2017 – Criminal (Defense Bar) Committee Meeting:** *Meeting for the criminal defense attorneys* **Time:** 12:00 PM to 1:00 PM. **Location:** Lycoming Law Association Office
- 5/23/2017 – Family Law Committee Meeting:** **Time:** 12:00 PM to 1:00 PM. **Location:** Courtroom #5

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**

- 4/26/2017 – Real Estate 101: Buying and Selling Residential Real Property:** *PBI Video Replay.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 3:30 PM. **Location:** Lycoming Law Association Office
- 5/2/2017 – Learn the New Lycoming County Court Computerized Daily Schedule:** *Presented by: Court Administration and Christopher Ruhl, Support Lead; Jami Rhynes, Account Manager; Cory Fregm, VP Sales.* **CLE credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM. **Location:** Lycoming Law Association Office
- 5/10/2017 – Using & Abusing the Residential Agreement of Sale:** *PBI Video Replay.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:00 PM. **Location:** Lycoming Law Association Office
- 5/17/2017 – Introduction to Intellectual Property: Eat & Earn CLE—Presented by: Austin White, Esquire.** **CLE credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM. **Location:** Lycoming Law Association Office
- 5/18/2017 – Family Law Institute 2017:** *PBI Video Replay.* **CLE credits:** 4.5 Substantive / 1.5 Ethics **Time:** 9:00 AM to 3:30 PM. **Location:** Lycoming Law Association Office
- 5/25/2017 – Foreclosure Proceedings: A Guide to Navigating the Legal Landscape of Home Foreclosure:** *PBI Video Replay.* **CLE credits:** 4 Substantive **Time:** 9:00 AM to 1:00 PM. **Location:** Lycoming Law Association Office
- 6/8/2017 – Wills of the Rich and Famous:** *PBI Groupcast.* **CLE credits:** 3 Substantive / 1 Ethics **Time:** 9:00 AM to 1:15 PM. **Location:** Lycoming Law Association Office
- 6/13/2017 – Nuts and Bolts of Adoption Practice in Pennsylvania:** *PBI Groupcast.* **CLE credits:** 4 Substantive / 2 Ethics **Time:** 8:30 AM to 3:40 PM. **Location:** Lycoming Law Association Office
- 6/15/2017 – Handling the Dog Bite Case:** *PBI Groupcast.* **CLE credits:** 4 Substantive **Time:** 12:00 PM to 4:15 PM. **Location:** Lycoming Law Association Office
- 6/20/2017 – Ethics Potpourri—Friend or Foe: The Ethical Impact of Technology on a Lawyer’s Practice:** *PBI Video Replay.* **CLE credits:** 1 Ethics **Time:** 12:45 PM to 1:45 PM. **Location:** Lycoming Law Association Office

**6/21/2017 – Online Marketing and the Benefits of Peer Reviews:** *Eat & Earn CLE*—*Speaker: Charles DeFeo (lawyers.com).* **CLE credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM. **Location:** Lycoming Law Association Office

**6/29/2017 – Piercing the Corporate Veil:** *PBI Video Replay.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:00 PM. **Location:** Lycoming Law Association 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](http://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 Michele Frey at the LLA Office at (570) 323-8287, by email at [mfrey@lycolaw.org](mailto:mfrey@lycolaw.org), or online at [www.lycolaw.org](http://www.lycolaw.org).

The Lycoming Law Association office conference room is available for rental by both members and non-members. The office has a large conference table and additional area for chairs. Coffee and food services are available.

The space is ideal for depositions or small presentations. Equipment, including a projector and screen, DVD and VHS players and television, is available for use.

The cost for non-LLA members is \$100 per day. Members may use the conference room at no cost.

Scheduling arrangements may be made with Michele Frey, (570) 323-8287 or [mfrey@lycolaw.org](mailto:mfrey@lycolaw.org).

The full text of the following Lycoming County Court opinions is reported at <http://www.lycolaw.org/cases/postings.asp>

- ▶ **Commonwealth vs. Kostishak** (04/18/2017)—Judge Marc F. Lovecchio  
Criminal: Habeas corpus petition; probable cause for vehicle stop; flashing high beams once for a second while within 100 feet of troopers' oncoming vehicle; objective belief that violation of the Vehicle Code occurred. (Kostishak041817L)
- ▶ **Commonwealth vs. Wodrig** (04/13/2017)—Judge Nancy L. Butts  
Criminal: Motion to withdraw nolo contendere plea; fair and just reason; sufficiency of mere assertion of innocence to warrant second plea withdrawal. (Wodrig041317bt)
- ▶ **Commonwealth vs. Kostishak** (04/13/2017) Judge Marc F. Lovecchio  
Criminal: Suppression motion; probable cause to stop vehicle; observation of Vehicle Code violation. (kostishak041317L)
- ▶ **Commonwealth vs. Vassallo** (04/12/2017) Judge Marc F. Lovecchio  
Criminal: Severance motion; sexual assault crimes against two victims; common plan, scheme or design; lack of similarity of offenses; undue prejudice. (vassallo041217L)
- ▶ **Commonwealth vs. McLaurin** (04/11/2017) Judge Marc F. Lovecchio  
Criminal: Suppression motion; probable cause to search stopped vehicle; odor of marijuana; probable cause to obtain warrant to search cell phone based on totality of circumstances of drug dealing. (mclaurin041117L)
- ▶ **Commonwealth vs. Hartsfield** (04/11/2017) Judge Nancy L. Butts  
Criminal: Suppression motion; reasonable suspicion for vehicle stop; observation of apparent drug transactions at location identified by known informant; automobile exception to the warrant requirement where there is probable cause to search. (Hartsfield041117bt)
- ▶ **Commonwealth vs. Knight** (04/10/2017) Judge Nancy L. Butts  
Criminal: Petition for writ of coram nobis treated as seventh petition for post-conviction relief; timeliness. (Knight041017bt)

---

**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****Aunkst, Shirley,** dec'd.

Late of 108 Second St., Montgomery.  
Executor: Thomas R. Aunkst, 61 Wagner Ave., Montgomery, PA 17752.

Attorneys: Schawne K. Kilgus, Esquire, Kilgus Law Offices, LLC, 185 N. Main St., Hughesville, PA 17737.

**Belock, Henry W.,** dec'd.

Late of Loyalsock Township.  
The Henry W. Belock Income Only Trust, dated June 13, 2003; The Henry W. Belock Protector Trust, dated July 31, 2009; and The Henry W. & Doris L. Belock Irrevocable Trust, dated July 31, 2009.

Grantor/Donor: Henry W. Belock.  
Trustee: Charles F. Belock.

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

**Dieter, Larue B.,** dec'd.

Late of 2250 Warrensville Road, Montoursville.

Administrator: Malcolm S. Mussina, 426 Broad Street, Montoursville, PA 17754.

Attorney: Malcolm S. Mussina, Esquire, 426 Broad Street, Montoursville, PA 17754.

**Goldy, Berton L.,** dec'd.

Late of the Borough of South Williamsport.

Executor: Jonathan C. Baney a/k/a John C. Baney, 1359 Mansel Avenue, Williamsport, PA 17701.

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

**Gordner, Harold L.,** dec'd.

Late of Williamsport.

Administrator: Keith A. Gordner, 1205 State Rte. 254, Millville, PA 17845.

Attorney: Leroy H. Keiler, III, Esquire, 110 Oliver Street, Ste. 2, P.O. Box 263, Jersey Shore, PA 17740, (570) 398-2750.

**Jacob, James E., Jr.,** dec'd.

Late of Muncy.

Administratrix: Gail M. Jacobs, 2381 Rt. 405, Lot 84, Muncy, PA 17756.

Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 270 West Third Street, Williamsport, PA 17701, (570) 321-0709.

**Kneale, Robert J., Sr.,** dec'd.

Late of Jersey Shore.

Executor: Robert J. Kneale, Jr., 2725 Quarry Road, Jersey Shore, PA 17740.

Attorney: Leroy H. Keiler, III, Esquire, 110 Oliver Street, Ste. 2, P.O. Box 263, Jersey Shore, PA 17740, (570) 398-2750.

**Kohberger, Richard E., Sr.,** dec'd.

Late of 1893 Lake Road, Trout Run.

Administratrix: Kelly Kyle, 2154 Lambs Gap Road, Enola, PA 17025.

Attorneys: Lester L. Greevy, Jr., Esquire, Greevy and Shoemaker, 5741 State Route 87, Williamsport, PA 17701, (570) 435-2233.

**Spicer, Rose M.,** dec'd.

Late of Jersey Shore.  
Administrator: Richard A. Eck 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.

**Stuckey, Joyce Ann,** dec'd.

Late of 305 Winters Lane, Montoursville.  
Executor: Douglas S. Sylvis, 2008 Biddle Road, Montoursville, PA 17754.  
Attorney: Malcolm S. Mussina, Esquire, 426 Broad Street, Montoursville, PA 17754.

**SECOND PUBLICATION**

**Doersam, Charles Randall,** dec'd.

Late of the City of Williamsport.  
Executrix: Shari Fowler.  
Attorneys: Paul J. Petcavage, Esquire, Petcavage Law Office, 200 Pine St., Suite 800, Williamsport, PA 17701, (570) 506-4390, Fax: (570) 666-3702, Petcalaw@gmail.com.

**Nelson, Faye L.,** dec'd.

Late of Montoursville.  
Executrix: Jennifer N. Bay 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.

**Pagnotto, Carmel A.,** dec'd.

Late of Jersey Shore.  
Co-Executrices: Mary M. Thomas, Patricia E. Pagnotto and Gloria P. Jean.

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

**Springman, Bernard L.,** dec'd.

Late of Williamsport.  
Bernard L. Springman Living Trust, established by Bernard L. Springman on June 12, 1996.  
Executrix: Holly A. Springman, 53 Ross Street, Williamsport, PA 17701.  
Co-Trustees: Holly A. Springman, 53 Ross Street, Williamsport, PA 17701 and Dean H. Springman, 4337 Terrace Street, Philadelphia, PA 19128.  
Attorneys: McNerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17701.

**THIRD PUBLICATION**

**Fisher, Anne L.,** dec'd.

Late of Jersey Shore.  
Executors: Tanna M. Brewer, 635 Devils Elbow Road, Jersey Shore, PA 17740, Walter T. Fisher, 703 Devils Elbow Road, Jersey Shore, PA 17740 and Lon M. Fisher, 1126 Allegheny Street, Jersey Shore, PA 17740.  
Attorney: Leroy H. Keiler, III, Esquire, 110 Oliver Street, Ste. 2, P.O. Box 263, Jersey Shore, PA 17740, (570) 398-2750.

**Fox, David G.,** dec'd.

Late of Jersey Shore.  
Executrix: Denise L. Dieter c/o Drier & Dieter Law Office, 227 Allegheny Street, Jersey Shore, PA 17740.  
Attorneys: Drier & Dieter Law Office, 227 Allegheny Street, Jersey Shore, PA 17740.

**Harris, Paul L.,** dec'd.

Late of Williamsport.  
Executrix: Esther Mae Hinkel c/o Jessica Feese, Esquire, 140 East Third Street, Williamsport, PA 17701.  
Attorneys: Jessica Feese, Esquire, Lepley, Engelman & Yaw, 140 East



Third Street, Williamsport, PA 17701.

**Lapp, Shane E., Sr. a/k/a Shane E.**

**Lapp, dec'd.**

Late of South Williamsport.

Administrator: Randy Lee Lapp, 2269 Sylvan Dell Road, South Williamsport, PA 17702.

Attorney: Scott A. Williams, Esquire, 57 East Fourth Street, P.O. Box 3, Williamsport, PA 17703.

**Orwig, Cheney Ray, dec'd.**

Late of the City of Williamsport.

Administratrix: Samantha L. Parsons, 510 Cemetery Street, Williamsport, PA 17701.

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

**Reid, Karen A., dec'd.**

Late of Jersey Shore (Porter Township).

Executor: H. Jay Klinefelter, 1024 Park Avenue, Williamsport, PA 17701.

Attorneys: Andrea P. Pulizzi, Esquire, Carpenter, Harris & Flayhart, 128 S. Main Street, Jersey Shore, PA 17740.

**Sheets, Carmen E., dec'd.**

Late of 2252 State Route 87, Montoursville.

Executrix: Melissa M. Labatch, 2282 State Route 87, Montoursville, PA 17754.

Attorney: Malcolm S. Mussina, Esquire, 426 Broad Street, Montoursville, PA 17754.

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 May 2, 2017 unless exceptions are filed before 5:00 P.M. on that date.

Hall, Carlene M.—Sara Boudman and Sevilla Smith, Executrices.

Kathy Rinehart

Register of Wills

A-14, 21, 28

**FILING ARTICLES OF INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State for:

DIA FOOD CO

a Pennsylvania business corporation, in accordance with the provisions of the Business Corporation Law of 1988.

L. CRAIG HARRIS, ESQUIRE  
CARPENTER, HARRIS  
& FLAYHART

128 South Main Street

P.O. Box 505

Jersey Shore, PA 17740

A-21

**FILING OF CERTIFICATE OF ORGANIZATION OF LLC**

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed on or about April 6, 2017, with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certification of Organization for a limited liability company, organized under the Limited Liability Company Law of the

**REGISTER OF WILLS  
CONFIRMATION OF  
ACCOUNTS**

NOTICE IS HEREBY GIVEN to all parties interested that the following

Commonwealth of Pennsylvania. The name of the limited liability company is:

VALLEY REHABILITATION, LLC  
43 S. Main Street, Montgomery, PA 17752.

The purpose for which the limited liability company was organized is: To have unlimited power to engage in and do any lawful act concerning any and all lawful business for which a limited liability company may be organized under Pennsylvania law, as amended.

SCOTT T. WILLIAMS, ESQUIRE  
PERCIBALLI & WILLIAMS, LLC  
429 Market Street  
Williamsport, PA 17701

A-21

---

### REGISTRATION OF FICTITIOUS NAME

---

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name has been filed with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania on March 29, 2017, under the Fictitious Names Act. The fictitious name registered is:

SILVER THORN TAVERN

The fictitious name is registered to: GDV-TGS, LLC, with a registered address of 205 Strawberry Lane, Hughesville, Lycoming County, Pennsylvania 17737.

ANTHONY J. GRIECO, ESQUIRE  
ELION GRIECO CARLUCCI  
& SHIPMAN, P.C.  
125 East Third Street  
Williamsport, PA 17701

A-21

---

### INTENTION TO CHANGE NAME

---

NOTICE IS HEREBY GIVEN that on March 10, 2017 the petition of Raffaele

Mario Colone and Margaret Anne Colone was filed in the Court of Common Pleas of Lycoming County, requesting an order to change the name of Madeline Maya Colone-Lefley to Madeline Maya Colone.

The court has fixed May 15, 2017 at 3:30 p.m. in courtroom 3 of the Lycoming County Courthouse, Williamsport, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioners should not be granted.

A-21

---

### DISSOLUTION OF CORPORATION

---

NOTICE OF DISSOLUTION  
PURSUANT TO THE  
PENNSYLVANIA BUSINESS  
CORPORATION LAW OP 1988.  
AS AMENDED. §1975 NOTICE OF  
DISSOLUTION TO CREDITORS  
OF AND CLAIMANTS AGAINST  
SMOKEY JO'S, INC.

NOTICE IS HEREBY GIVEN that Smokey Jo's, Inc., a Pennsylvania corporation, formerly doing business at 1151 Market Street, Williamsport, PA 17701, is being dissolved and is now engaged in winding up proceedings so that its corporate existence shall be ended pursuant to Section 1975(b) of the Pennsylvania Business Corporation Law of 1988, as amended. Please direct any inquiries to:

ANTHONY J. GRIECO, ESQUIRE  
ELION GRIECO CARLUCCI  
& SHIPMAN  
125 East Third Street  
Williamsport, PA 17701  
(570) 326-2443

A-21

**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 5, 2017, at 10:30 A.M., the following described real estate to wit:

**NO. 5-1****SHORT DESCRIPTION**

DOCKET NO.: CV-2014-001014-MF

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

TAX PARCEL NO.: 51-4-456.

PROPERTY ADDRESS: 321 Eckmont Avenue, South Williamsport, PA 17702.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Cynthia M. Confer and Geoffrey C. Confer. ROBERT W. WILLIAMS, ESQUIRE

**NO. 5-2****SHORT PROPERTY DESCRIPTION**

BY VIRTUE OF A WRIT OF EXECUTION TO CASE NO. CV-2016-000234-MF ISSUED TO PLAINTIFF: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE").

PROPERTY BEING KNOWN AS:

All that certain parcel of land situate in the Borough of Montgomery, County of Lycoming and Commonwealth of Pennsylvania.

Parcel No. 35-001.0-0210.

All that certain piece of lot of land situate in Montgomery Borough, Lycoming County, and Commonwealth of Pennsylvania.

Parcel No. 35-001.0-2111.

IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Casey Werner.

PIN NUMBER, WHICH IS THE ASSESSMENT OR PARCEL NO., MAP, BLOCK AND LOT): 35-01-210 & 35-001-211.

MARTHA E. VON ROSENSTIEL, ESQUIRE / No. 52634

HEATHER RILOFF, ESQUIRE / No. 309906

JENIECE D. DAVIS, ESQUIRE / No. 208967

MARTHA E. VON ROSENSTIEL, P.C.

**NO. 5-3****SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 16-1386.

JPMorgan Chase Bank, N.A. v. Henri C. Dunlap owner(s) of property situate in the SOUTH WILLIAMSPORT BOROUGH, 3RD, LYCOMING County, Pennsylvania, being 331 South Maynard Street, South Williamsport, PA 17702-6955.

Parcel No. 53+,001.0-0474.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$82,825.73.

PHELAN HALLINAN

DIAMOND & JONES, LLP

Attorneys for Plaintiff

**NO. 5-4****LEGAL DESCRIPTION**

All that certain lot, piece and parcel of land situate in Loyalsock Township, Lycoming County, Pennsylvania, being known as Lot No. 5 of the Heshbon Park Development, bounded and described as follows:

BEGINNING at an iron pin in the eastern line of Township Road 613, said iron pin marking the southwest corner of Lot No. 4 and being four hundred thirty-one and thirty-four hundredths (431.34) feet south of an iron pin at the intersection of

the eastern line of Township Route 613 with the southern line of an unnamed alley, as measured along the eastern line of Township Road 613; thence along the southern line of Lot No. 4, north eighty-two (82) degrees one (1) minute east, two hundred (200) feet to an iron pin; thence along the western line of land of the Township of Loyalsock, south seven (7) degrees fifty-nine (59) minutes east, one hundred five (105) feet to an iron pin; thence along the northern line of Lot No. 6, south eighty-two (82) degrees one (1) minute west, two hundred (200) feet to an iron pin in the eastern line of Township Road 613; thence along the eastern line of Township Road 613, north seven (7) degrees fifty-nine (59) minutes west, one hundred five (105) feet to an iron pin, the place of beginning. Containing 21,000 square feet.

BEING the same premises in which Brian J. Rockwell and Kim M. Rockwell, by deed dated October 14, 2011 and recorded in the office of the Recorder of Deeds in and for Lycoming County on October 17, 2011 at BOOK 7423 PAGE 205-208, Instrument No. 201100014762, conveyed unto Shaun P. Burkins and Carla J. Burkins.

Parcel No. 26-21-809.

---

**NO. 5-5**

**SHORT LEGAL TO ADVERTISE:**

ALL that certain parcel of land in the Thirteenth Ward, City of Williamsport, County of Lycoming, Pennsylvania, being approximately 39 x 125, and HAVING THEREON ERECTED A DWELLING KNOWN AS 929 HIGH STREET WILLIAMSPORT, PA 17701.

TAX PARCEL: 73-8-206.

Lycoming Deed Book 8615, page 44.

TO BE SOLD AS THE PROPERTY OF SHIRLEY ALLEN a/k/a SHIRLEY A. ALLEN ON JUDGMENT NO. 16-1293.

**NO. 5-6**

**SHORT DESCRIPTION**

DOCKET NO.: 16-0475

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

TAX PARCEL NO.: 26-19-204.

PROPERTY ADDRESS: 362 Willowbrook Road, Williamsport, PA 17701.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Debra L Dennes, Co-Executor for the Estate of Morgan T. Williams, Jr. a/k/a Morgan Williams, Deceased, Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Winifred L. Williams, Deceased and Morgan T. Williams, III, Co-Executor for the Estate of Morgan T. Williams Jr., Deceased.

ROBERT W. WILLIAMS, ESQUIRE

---

**NO. 5-8**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 16-1346.

JPMorgan Chase Bank, National Association v. Susan P. Van Nest owner(s) of property situate in the BROWN TOWNSHIP, LYCOMING County, Pennsylvania, being 63 Panske Lane, a/k/a 63 Pankse Lane, Slate Run, PA 17769.

Parcel No. 05+,163.1-0181.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$183,137.21.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

---

**NO. 5-9**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 15-2952.

Wells Fargo Bank, NA v. Paul J. Sechler owner(s) of property situate in the LYCOMING County, Pennsylvania, being 1528-30 Memorial Avenue Street, a/k/a 1528 Memorial Ave Street #30, Williamsport, PA 17701.

Parcel No. 70-006.0-0212.00-212-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$57,593.29.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

### NO. 5-10

#### LEGAL DESCRIPTION

ALL that certain piece, parcel and lot of land situate in the Township of Old Lycoming, County of Lycoming and Commonwealth of Pennsylvania, bounded and described according to a survey of Daniel F. Vassallo, Registered Surveyor, dated June 13, 1981, as follows:

BEGINNING at an existing iron post on the western side of Pennsylvania State Highway L. R. 41124, said beginning point being one thousand nine hundred sixty-four (1,964) feet from the intersection of the center of said Pennsylvania State Highway L. R. 41124 and the center of Pennsylvania State Highway L. R. 41030; thence from the said place of beginning and along the lines of land now or formerly of Franklin D. and Annette R. Sherman by the two (2) following courses and distances: First, north sixty (60) degrees fifty-three (53) minutes west—one hundred fifty and no hundredths (150.00) feet to an iron pin; Second, north nineteen (19) degrees fifty-seven (57) minutes east—one hundred seventeen and no hundredths (117.00) feet to an existing iron pipe at the intersection of the northeastern corner of land now or formerly of said Franklin D. and Annette R. Sherman and the southern line of land

now or formerly of Gerald L. Council, Jr. and Lenora A. Council; thence along the southern line of land now or formerly of said Gerald L. Council, Jr. and Lenora A. Council, south fifty-four (54) degrees thirty (30) minutes east, one hundred fifty-two and no hundredths (152.00) feet to an existing iron pin on the western side of the aforesaid Pennsylvania State Highway L. R. 41124; thence along the western side of said Pennsylvania State Highway L. R. 41124 by the two (2) following courses and distance: First, south twelve (12) degrees forty (40) minutes west—fifty and no hundredths (50.00) feet to an existing iron post; Second, south twenty-five (25) degrees twenty-seven (27) minutes west, fifty and ninety hundredths (50.90) feet to the place of beginning.

FOR identification purposes only, being knowns as all of Tax Parcel No. 43-348-131 in the Office of the Lycoming County Tax Assessor.

BEING THE SAME PREMISES AS Leon E. Freeman, Jr., by and through his agent, Katie R. Freeman, and Katie R. Freeman, by Deed dated May 27, 2004, and recorded on May 28, 2004, by the Lycoming County Recorder of Deeds in Deed Book 4974, Page 269, Instrument No. 200400009194, granted and conveyed unto Roy A. Williamson, an Individual.

AND THE SAID Roy A. Williamson having departed this life on April 10, 2015, testate, appointing as Daun Marie Williamson and Personal Representative.

WHEREBY THE SAID Daun Marie Williamson a/k/a Daun M. Williamson was duly granted Letters Testamentary on October 19, 2015, by the Lycoming County Register of Wills Office under File No. 41-15-0552.

WHEREBY TITLE TO THE AFOREMENTIONED PREMISES vested with Daun Marie Williamson a/k/a Daun M. Williamson, Executrix of the Estate of Roy A. Williamson, Deceased, by Operation of Law.

BEING KNOWN AND NUMBERED AS 1750 Fox Hollow Road, Williamsport, PA 17701.

PARCEL NO. 43-348-131.

**NO. 5-11**

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain piece, parcel and lot of land situate in the 6th Ward of the City of Williamsport, County of Lycoming, Commonwealth of Pennsylvania, being more particularly bounded and described according to survey by Grant K. Maneval, R.S., dated September 9, 1963, as follows:

Beginning at an iron stake in the North line of Anne Street, said iron stake being North fifty-one degrees twenty-five minutes West, ninety-four and Seventy-five one hundredths feet (N 51° 25' W., 94.75 ft.) along the North line of Anne Street from the West line of Ninth Avenue; thence along the North line of Anne Street North fifty-one degrees twenty-five minutes West, thirty-eight and two tenths feet (N. 51° 25' W., 38.2 ft.) to an iron stake in same; thence along the East line of land of Amos Holtzinger North six degrees East, one hundred eighteen and one tenth feet (N. 6° E., 118.1 ft.) to an iron stake; thence along the South line of Anne Avenue (referred to as alley in former deeds) South eighty-four degrees East, thirty-two and five tenths feet (S. 84° E., 32.5 ft.) to an iron stake in same; thence along the west line of land of Arnold Carocci South six degrees West, one hundred thirty-eight and four tenths feet (S. 6° W., 138.4 ft.) to an iron stake in the North line of the aforesaid Anne Street or the place of beginning.

Tax Parcel Number: 66-009.0-0214.00-000.

Being the same property conveyed to James R. Irvin and Irene M. Irvin, his wife who acquired title by virtue of a

deed from George Cohan and Margaret N. Cohan, his wife, dated November 20, 1963, recorded November 20, 1963, at Official Records Volume 498, Page 529, Lycoming County, Pennsylvania records.

**NO. 5-12**

SHORT LEGAL TO ADVERTISE:

ALL that certain lot of land in the Sixteenth Ward City of Williamsport, County of Lycoming, Pennsylvania, being approximately 100 x 102.70, and HAVING THEREON ERECTED A DWELLING KNOWN AS 920 ELLINGER STREET WILLIAMSPORT, PA 17701.

TAX PARCEL: 76-6-305.

Lycoming County Deed Book 2588, page 248.

TO BE SOLD AS THE PROPERTY OF LINDA A. HOLZAPFEL AND ERIC P. HOLZAPFEL ON JUDGMENT NO. CV-2016-001569-MF.

**NO. 5-13**

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate in the Township or Borough of Watson Township, Lycoming County, Pennsylvania, and being known as 5920 North State Route 44, Jersey Shore, Pennsylvania 17740-8819.

TAX MAP AND PARCEL NUMBER: 58-345.2-168.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$130,287.93.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Patrice Mraz, Executrix of the Estate of George B. Huther, Deceased Mortgagor and Real Owner.

McCABE, WEISBERG AND CONWAY, P.C.

123 South Broad Street  
Suite 1400

Philadelphia, PA 19109

**NO. 5-14****SHORT DESCRIPTION**

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 851 Louisa Street, Williamsport, PA 17701.

SOLD as the property of PAULA SKOLNICK Solely in Her Capacity as Heir of Rosemary Patchin Deceased, SARAH SPUNT Solely in Her Capacity as Heir of Rosemary Patchin Deceased and CHRISTIAN PATCHIN Solely in His Capacity as Heir of Rosemary Patchin Deceased.

TAX PARCEL #73,004.0-0511.00-000.

**NO. 5-16**

ALL THAT CERTAIN PARCEL, PLOT OR LOT OF LAND SITUATE IN THE TOWNSHIP OF ELDRED, COUNTY OF LYCOMING AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT;

BEGINNING AT AN IRON PIN ON THE EASTERN SIDE OF THE STATE HIGHWAY, LEADING FROM WARRENSVILLE TO COGAN STATION NO. 41044, SAID IRON PIN BEING AT THE GRANTORS' NORTHWEST CORNER OF OTHER LAND OR LOT; THENCE BY THE EASTERN AIDE OF SAID STATE HIGHWAY, NORTH THIRTY-FIVE (35) DEGREES WEST, THREE HUNDRED (300) FEET TO AN IRON PIN ON THE SOUTHERN LINE OF A PRIVATE ROAD LEADING TO PROPERTY NOW OR FORMERLY OF PAUL AND MAXINE TUREY'S RESIDENCE; THENCE BY SAID PAUL AND MAXINE TUREY'S PRIVATE ROAD, NORTH SIXTY (60) DEGREES EAST, TWO HUNDRED TEN (210) FEET TO AN IRON PIN AT THE OLD MILL RACE; THENCE DOWN THE WESTERN SIDE OF THE SAID MILL RACE, SOUTH THIRTY-FOUR (34) DEGREES EAST, THREE HUNDRED FIFTEEN (315) FEET TO OTHER

LAND NOW OR FORMERLY OF THE GRANTORS, THENCE BY OTHER LAND NOW OR FORMERLY OF THE GRANTORS, SOUTH FIFTY-SIX (56) DEGREES WEST, TWO HUNDRED FORTY-SEVEN (247) FEET TO THE PLACE OF BEGINNING. CONTAINING ONE AND SIX TENTHS (1.6) ACRES.

EXCEPTING AND RESERVING OUT OF AND FROM THE ABOVE DESCRIBED PREMISES TWO (2) PARCELS OF LAND CONVEYED BY GUY RUSSELL LUNDY AND MILDRED H. LUNDY, HIS WIFE, TO PAUL A. KEAGLE, ET UX. SAID TRACTS OF LAND HEREBY EXCEPTED ARE MORE FULLY DESCRIBED IN THE DEEDS FROM THE SAID LUNDYS TO THE SAID KEAGLE WHICH ARE RECORDED IN LYCOMING COUNTY DEED BOOK 484, PAGE 494 AND DEED BOOK 556, PAGE 773.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS ALL OF TAX PARCEL NO. 11-1-113 IN THE OFFICE OF THE LYCOMING COUNTY TAX ASSESSOR.

BEING THE SAME PREMISES which Sharon L. Good of the Township of Eldred; and Dennis L. Good; her husband, of the Borough of Montoursville, both of the County of Lycoming and Commonwealth of Pennsylvania, by Deed dated 9/28/94 and recorded 9/30/94 in the Office of the Recorder of Deeds in and for the County of Lycoming, in Deed Book 2324, Page 342, and Instrument #015161, granted and conveyed unto Donna M. Mirto, single, in fee.

**NO. 5-17****SHORT LEGAL TO ADVERTISE:**

ALL THAT CERTAIN message, tenement and lot of land situate in the Second Ward of the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, being 174.5 x 49, and HAVING THEREON erected

a two and one-half story frame dwelling house, frame barn and other outbuildings and known as: 614 ALLEGHENY STREET, JERSEY SHORE, PA 17740.

TAX PARCEL: 20+,002.0-0715.00-000+.

Reference Lycoming County Record Book 6700, Page 206.

TO BE SOLD AS THE PROPERTY OF ANDREW M. WOLFE AND JENNIFER L. WOLFE, IN THEIR CAPACITY AS KNOWN HEIRS OF WENDY L. WOLFE, DECEASED, AND THE UNKNOWN HEIRS OF WENDY L. WOLFE, DECEASED, ON JUDGMENT NO. 2015-00464.

---

**NO. 5-18**

**SHORT DESCRIPTION**

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 2020 Morgan Valley Road, Williamsport, PA 17702.

SOLD as the property of SHRYL L. TONER-WHITESELL and PAUL H. WHITESELL.

TAX PARCEL #03-407-109.

---

**NO. 5-19**

**SHORT DESCRIPTION FOR ADVERTISING**

By Virtue of a Writ of Execution No. 16-01150.

Santander Bank, N.A. vs. Matthew M. Codispoti and Sherry M. Codispoti.

Being 1851 Merrill Avenue, Williamsport, Old Lycoming Township, PA 17701, Tax Parcel ID # 43+,010.0-0405.00-000+.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$65,544.99.

MICHAEL S. BLOOM, ESQUIRE  
PRESSMAN & DOYLE, LLC

Attorneys for Plaintiff

712 W. MacDade Boulevard

Milmont Park, PA 19033

(610) 532-4222

mbloom@pressmandoyle.com

**NO. 5-20**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 16-1678.

Wells Fargo Bank, NA v. Scot A. Fay owner(s) of property situate in the WILLIAMSPORT CITY, LYCOMING County, Pennsylvania, being 2327 Dove Street, Williamsport, PA 17701-4203.

Parcel No. 67-010-400.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$45,135.94.

PHELAN HALLINAN

DIAMOND & JONES, LLP

Attorneys for Plaintiff

---

**NO. 5-22**

**SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate in the Borough of DuBoistown, Lycoming County, Pennsylvania, and being known as 2691 Riverside Drive, South Williamsport, Pennsylvania 17702.

TAX MAP AND PARCEL NUMBER: 10-003-702.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$106,778.57.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Susan A. Gebhart aud John H. Gebhart, III. McCABE, WEISBERG AND CONWAY, P.C.

123 South Broad Street

Suite 1400

Philadelphia, PA 19109

---

**NO. 5-23**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No.: 2016-1132.

Kondaur Capital Corporation as Separate Trustee for Matawin Ventures Trust Series 2015-2 vs. Paul C. Kelly and Tracy L. Kelly, Owner(s) of property situate in 7TH WARD OF THE CITY



OF WILLIAMSPORT, LYCOMING COUNTY, PA.

BEING 361 N. 2513 Dove Street, Williamsport, PA 17701.

BEING UPI NO.: 67-012-703.

Improvements thereon: RESIDENTIAL DWELLING.

JUDGMENT AMOUNT: \$184,747.85.

STEPHEN M. HLADIK, ESQUIRE

HLADIK, ONORATO &

FEDERMAN, LLP

Attorneys for Plaintiff

298 Wissahickon Avenue

North Wales, PA 19454

**NO. 5-24**

**EXHIBIT "A"**

ALL those certain lots, pieces or parcels of land lying and situate in the Township of Penn, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

**PARCEL NO. ONE:**

BEGINNING at the intersection of the division line between land now or formerly of Clyde Foust and land now or formerly of Earl McClintock with the centerline of T-700; thence along the centerline of T-700, South nineteen (19) degrees forty-five (45) minutes East, two hundred forty-six (246.00) feet, thence along other land now or formerly of Earl McClintock, being also along the center of a dug road, South eighty-six (86) degrees fifteen (15) minutes West, two hundred fifty-seven (257.00) feet to a stake; thence along the same, North seventy-four (74) degrees thirty (30) minutes West, two hundred one (201.00) feet to a stake in the division line between land now or formerly of Clyde Foust and land now or formerly of Earl McClintock; thence along said division line, North sixty-two (62) degrees East four hundred fifteen (415.00) feet to the place of beginning.

PARCEL NO. ONE CONTAINING one and thirty-six hundredths (1.36) acres.

PARCEL NO. ONE UNDER AND SUBJECT to the right of Max G. McClintock and Patricia J. McClintock, his wife, their heirs and assigns, to use a certain right-of-way for access to their premises as more fully set forth in Lycoming County Deed Book 498, Page 998.

**PARCEL NO. TWO:**

BEGINNING at an existing railroad spike in the center line of T-700, said spike being located approximately one hundred forty-two (142.00) feet along the center line of T-700 from the centerline intersection of said T-700 and SR 220; thence along the centerline of T-700, South twenty-eight (28) degrees ten (10) minutes thirty-four (34) seconds East, forty-seven (47.00) feet to an existing railroad spike in the center line of T-700; thence along land now or formerly of Thomas and Gloria Watkins, South sixty-one (61) degrees forty-three (43) minutes fourteen (14) seconds West, sixteen and fifty hundredths (16.50) feet to a set #4 rebar; thence along the same, South sixty-one (61) degrees forty-three (43) minutes fourteen (14) seconds West, four hundred sixty-three and fifty hundredths (463.50) feet to a set #4 rebar on the South side of an existing private road; thence along lands now or formerly of Red Pine Ridge Hunting Club, North twelve (12) degrees forty-three (43) minutes thirty-eight (38) seconds East, sixty-two and twenty-eight hundredths (62.28) feet to a set #4 rebar; thence along lands now or formerly of Dennis Foust, North sixty-one (61) degrees forty-three (43) minutes fourteen (14) seconds East four hundred twenty-two and seventy-two hundredths (422.72) feet to a set #4 rebar; thence along the same, North sixty-one (61) degrees forty-three (43) minutes fourteen (14) seconds East, sixteen and fifty hundredths (16.50) feet to an existing railroad spike in the centerline of T-700, the point and place of beginning.

PARCEL NO. TWO CONTAINING fifty hundredths (.50) of an acre.

**PARCEL NO. THREE:**

BEGINNING at a point in the centerline of T-700 where it is intersected by the centerline of a private road and by the centerline of T-702; thence from the said place of beginning and along the center of the aforesaid private road the following courses and distances: 1) North seventy-two (72) degrees seventeen (17) minutes forty-four (44) seconds West, 150.75 feet to a point; 2) North sixty-nine (69) degrees thirty-four (34) minutes twenty-six (26) seconds West, 36.89 feet to a point; 3) North sixty-six (66) degrees eighteen (18) minutes thirteen (13) seconds West, 28.20 feet to a point; 3) North sixty-six (66) degrees eighteen (18) minutes thirteen (13) seconds West, 28.20 feet to a point; 4) North sixty-five (65) degrees fifty-six (56) minutes eight (08) seconds West, 178.02 feet to a point; 5) North sixty-four (64) degrees eleven (11) minutes three (03) seconds West, 59.83 feet to a point; 6) North sixty-two (62) degrees forty-one (41) minutes one (01) second West, 80.56 feet to a point; 7) North sixty-five (65) degrees ten (10) minutes seventeen (17) seconds West, 69.86 feet to a point; 8) North sixty-one (61) degrees twenty-eight (28) minutes fifty-five (55) seconds West, 49.75 feet to a point; 9) North sixty-two (62) degrees thirty-three (33) minutes nineteen (19) seconds East, 62.13 feet passing through an iron pin and along land now or formerly of Clyde and Elizabeth Foust to an iron pin in the center of an old road; 10) South seventy-three (73) degrees fifty-six (56) minutes forty-one (41) seconds East, 201.00 feet along an old road and land now or formerly of Thomas and Gloria Watkins to a point; 11) North eighty-five (85) degrees forty-one (41) minutes eight

(08) seconds East, 257.00 feet along the said old road and land now or formerly of Thomas and Gloria Watkins to a point in the center of Township Road 700; 12) South nineteen (19) degrees twelve (12) minutes fifty-three (53) seconds East, 126.06 feet along the center of Township Road 700 to a point; 13) South twenty-one (21) degrees fifty-two (52) minutes thirty-two (32) seconds East, 142.34 feet along the center of Township Road 700 to the place of beginning.

PARCEL NO. THREE CONTAINING 1.560 acres of land.

The above three (3) parcels of land are to be considered as one for tax and subdivision purposes.

PARCELS NOS. ONE, TWO AND THREE BEING the same premises granted and conveyed unto Shane T. Watkins by deed of Thomas W. Watkins and Gloria E. Watkins, a/k/a Gloria Watkins, husband and wife, dated August 17, 2001 and recorded in Lycoming County Record Book 3898, Page 161.

FOR IDENTIFICATION PURPOSES ONLY, being known as Parcel No. 44-316-163A in the Office of the Lycoming County Tax Assessor.

SEIZED, taken in execution and to be sold as the property of Shane T. Watkins under a judgment entered against Shane T. Watkins and Heather M. Watkins, in the Court of Common Pleas of Lycoming County, Pennsylvania, docketed to No. 16-1239.

**NO. 5-25**

**EXHIBIT A**

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

BEGINNING at an iron pin in the northern line of Ritchey Street, said iron

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

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

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

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

---

**NO. 5-26**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 2016-0022.

OCWEN Loan Servicing, LLC v. David A. Snyder, Jr., Tamar R. Snyder, Oneida Snyder, owner(s) of property situate in the LIMESTONE TOWNSHIP, LYCOMING County, Pennsylvania, being 664 Blank Lane, Williamsport, PA 17702-8236.

Parcel No. 25-407-156.B.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$303,432.34.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

---

**NO. 5-27**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 16-0933.

Ditech Financial LLC v. Larie Ann Stroble, John M. Stroble, owner(s) of property situate in the ELDRED TOWNSHIP, LYCOMING County, Pennsylvania, being RR 1, Box 372 a/k/a 8130 Pleasant Valley Road, Cogan Station, PA 17728-8523.

Parcel No. 11+,291.0-0172.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$100,440.57.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

---

**NO. 5-28**

**SHORT DESCRIPTION**

DOCKET NO.: 16-0843.

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

TAX PARCEL NO.: 61-3-207.

PROPERTY ADDRESS: 810 Tucker Street, Williamsport, PA 17701.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Della A. Williams.

ROBERT W. WILLIAMS, ESQUIRE

---

**NO. 5-29**

**SHORT LEGAL TO ADVERTISE:**

ALL that certain piece of land in the Eleventh Ward City of Williamsport, County of Lycoming, Pennsylvania being

approximately 33' 2" x 100 x 24' 3 3/4" x 99' 6". HAVING THEREON ERECTED A DWELLING KNOWN AS 2109 BOYD STREET, WILLIAMSPORT, PA 17701.

TAX PARCEL: 71-002-707.

Lycoming County Deed Book 7286, page 222.

TO BE SOLD AS THE PROPERTY OF JENNIFER L. HOOVER AND KENNETH R. HOOVER SR. ON LYCOMING COUNTY JUDGMENT NO. 15-3026.

**NO. 5-30**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution in favor of Branch Banking and Trust Company, successor in interest to Susquehanna Bank PA against Russell C. Reitz and Marie E. Reitz DOCKET NUMBER 16-1112 ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Old Lycoming, Lycoming County, Pennsylvania.

TAX PARCEL NUMBER: 43-6-211.

PROPERTY ADDRESS: 1911 Lycoming Creek Road, Williamsport, Pennsylvania.

IMPROVEMENTS: A commercial property.

SOLD AS THE PROPERTY OF: Russell C. Reitz and Marie E. Reitz.

JUDGMENT AMOUNT: \$114,634.24.

ROBIN A. READ, ESQUIRE  
McNERNEY, PAGE, VANDERLIN  
& HALL

Attorneys for Plaintiff

**NO. 5-32**

**EXHIBIT A**

All those certain pieces, parcels, and lots of land situate in Cummings Township, Lycoming County, Pennsylvania, bearing Lycoming County Tax Parcel Number 09-001-405 and 09-001-406. Tax Parcel 09-001-0405 is located on SR-0044. Tax Parcel 09-001-406 is known as 10853

North Route 44 Highway, Waterville, Lycoming County, Pennsylvania 17776.

The real property is more fully described in a deed dated August 23rd, 2001 recorded at Record Book 3902, page 50 from Grantors Frank L. Wheary and Norma C. Wheary to Glenn E. McConnell and Sandra K. McConnell as follows:

ALL THOSE TWO CERTAIN messages or tenements and lots of land, situate in the Village of Waterville, Township of Cummings, County of Lycoming and State of Pennsylvania, bounded and described as follows, to-wit:

No. 1 BEGINNING at a point in the center of State Highway Route No. 44, which is north seventy-four (74) degrees west, a distance of four hundred twenty-five (425) feet from the southwest corner of State Highway bridge that crosses Little Pine Creek at Waterville; thence south fifteen (15) degrees west, a distance of one hundred forty-five (145) feet along lands now or formerly of Robert Crosthwaite, being the parcel hereinafter described, to a stake along New York Central Railroad right of way; thence north seventy-six (76) degrees thirty (30) minutes west, a distance of one hundred sixty-six (166) feet to a stake along the right of way of the New York Central Railroad; thence north fifteen (15) degrees east, along land now or formerly of E. Homer Love and Edna S. Love, his wife, a distance of one hundred forty-five (145) feet to the center of State Highway Route No. 44; and thence south seventy-six (76) degrees east, following the center of State Highway Route No. 44, a distance of one hundred sixty-six (166) feet to the place of beginning.

EXCEPTING AND RESERVING, nevertheless, to E. Homer Love and Edna S. Love, his wife, personally, the right to use water from a certain well upon the above-described premises, and the right to convey said water to the dwelling house of the said E. Homer Love and Edna

S. Love, his wife, located on land lying west of the above-described premises, through the water pipe line as the same now exists on the land, together with the right of ingress, egress and regress for the purpose of repairing said water pipe line provided, that in such case, no damage shall be inflicted upon the above-described premises and the ground will be restored to its former condition, the rights herein reserved to be restricted to the personal use of the said E. Homer Love and Edna S. Love, his wife, at their said dwelling house.

No. 2 BEGINNING at a point in the center of State Highway Route No. 44, which is north seventy-four (74) degrees west, a distance of two hundred eighty-six (286) feet from the southwest corner of State Highway bridge that crosses Little Pine Creek at Waterville; thence south fifteen (15) degrees west, a distance of one hundred forty-six (146) feet along lands now or formerly of James A. Ziegler to a stake along Penn Central Railroad right of way; thence north seventy-six (76) degrees thirty (30) minutes west, a distance of one hundred thirty-nine (139) feet to a stake along the right of way of the Penn

Central Railroad; thence north fifteen (15) degrees east, along lands now or formerly of James A. and Fritz Etta Yoxtheimer, being the parcel hereinabove described, a distance of one hundred forty-five (145) feet to the center of State Highway Route No. 44; and thence south seventy-six (76) degrees east, following the center line of State Highway Route No. 44, a distance of one hundred thirty-nine (139) feet to the place of beginning.

Improvements on the subject real property include a commercial frame structure containing a retail store and gasoline station with two residential apartments, together with an improved parking area.

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 May 15, 2017 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

A-14, 21, 27

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

The Foundation provides funding for worthwhile law-related community projects and activities, in addition to supporting the Williamsport Office of North Penn Legal Services, which has provided civil legal services on a wide range of high priority legal problems to poor people in Lycoming County since 1974.

The Foundation is funded through the support of the members of the Lycoming Law Association. This support comes in various forms: from member dues, income from the *Lycoming Reporter*; donations by individual lawyer members of the Lycoming County Bar; donations by other individuals, lawyer family members, and estates.

The Lycoming Law Association's Community Activities and Outreach Committee is responsible to advise and assist the Foundation in administering funds for community projects of merit. The Committee is actively involved in reviewing grant applications and in making recommendations to the Foundation and the Association's Executive Committee concerning the funding of worthwhile projects and activities.

For additional information regarding the Foundation and its procedures, contact Michele Frey, Executive Director, at (570) 323-8287 or [mfrey@lycolaw.org](mailto:mfrey@lycolaw.org).

# Order Form

## LLA Directory

Name: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Number of Copies: \_\_\_\_\_  
(\$8.00 each)

Amount Enclosed: \_\_\_\_\_

Please return this completed form and your payment to:  
Lycoming Law Association  
25 West Third Street, Suite #803  
Williamsport, PA 17701

If you have any questions, please contact Michele Frey  
at (570) 323-8287 or MFrey@lycolaw.org.



---

---

**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, April 24, 2017