

# LYCOMING REPORTER

Vol. 35

April 27, 2018

No. 17

## TABLE OF CONTENTS

| BAR NEWS                           | LEGAL ADVERTISEMENTS              |
|------------------------------------|-----------------------------------|
| LLA Upcoming Events..... 3         | Estate & Trust Notices..... 8     |
| Continuing Legal Education ..... 4 | Confirmation of Accounts ..... 10 |
| Court Opinions..... 5              | Fictitious Name ..... 10          |
|                                    | Service by Publication ..... 10   |
|                                    | Sheriff's Sales ..... 14          |

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## LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY  
LYCOMING LAW ASSOCIATION

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

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

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Williamsport, Pennsylvania

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# LYCOMING LAW ASSOCIATION

Penn Tower, 25 West Third Street, Suite 803

Williamsport, PA 17701

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

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Gary L. Weber

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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](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).

- 5/4/2018 – Law Library Open House:** *Open House of the new Lycoming County Law Library. Time:* 10:00 AM to 3:00 PM. **Location:** Lycoming County Courthouse
- 5/11/2018 – Memorial Service for Ron Travis:** *Memorial Service—Donations in memory of Ron Travis are being accepted by the LLA Foundation. Time:* 3:30 PM to 5:00 PM. **Location:** Courtroom #1
- 5/15/2018 – Family Law Committee Meeting:** *Regularly scheduled meeting of the Family Law Committee. Time:* 12:00 PM to 1:00 PM. **Location:** Courtroom #5
- 5/21/2018 – Executive Committee Meeting:** *Regular meeting of the LLA Executive Committee. Time:* 12:00 PM to 1:00 PM. **Location:** Lycoming Law Association Office

### LYCOMING REPORTER

Vol. 35 January 5, 2018 No. 1

#### TABLE OF CONTENTS

|                                   |                                  |
|-----------------------------------|----------------------------------|
| <b>BIA NEWS</b>                   | <b>LEGAL ADVERTISEMENTS</b>      |
| LLA Upcoming Events..... 3        | Estate & Trust Notices..... 8    |
| Continuing Legal Education..... 4 | Confirmation of Accounts..... 10 |
| Court Opinions..... 6             | Recessus Name..... 10            |
| Notice to Practitioners..... 7    |                                  |

### LYCOMING REPORTER

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Digital issues are archived back to April, 2010

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**UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES**

- 5/11/2018 – PBA Avoiding Legal Malpractice Seminars:** *Attendance gives you the ability to gain valuable malpractice avoidance information and earn up to a 7.5% discount on your USI Affinity malpractice insurance. CLE credits: 1.5 Ethics Time: 2:00 PM to 3:30 PM. Location: Lycoming Law Association Office*
- 5/7/2018 – Advanced Contract Clauses: Focus on Damage & Remedies 2018:** *PBI Video Replay. CLE credits: 3 Substantive / 1 Ethics Time: 9:00 AM to 1:00 PM. Location: Lycoming Law Association Office*
- 5/14/2018 – Understanding the Dependency Case: From the Report to C&Y to Conclusion:** *Eat & Earn CLE. Presented by: John Pietrovito, Esq. CLE credits: 1 Substantive Time: 12:00 PM to 1:00 PM. Location: Lycoming Law Association Office*
- 5/23/2018 – Handling the Workers’ Compensation Case:** *PBI Video Replay. CLE credits: 5 Substantive / 1 Ethics Time: 9:00 AM to 3:30 PM. Location: Lycoming Law Association Office*
- 5/24/2018 – The Basics and Nuances of Disciplining Public Employees:** *Eat & Earn CLE. Presented by: Ryan Tira, Esq. CLE credits: 1 Substantive Time: 12:00 PM to 1:00 PM. Location: Lycoming Law Association Office*
- 6/7/2018 – Powers of Appointment: A Useful Estate Planning Tool:** *PBI Video Replay. CLE credits: 3 Substantive Time: 9:00 AM to 12:00 PM. Location: Lycoming Law Association Office*
- 6/14/2018 – Dealing With Financial Institutions in Estates & Elder Law:** *PBI Video Replay. CLE credits: 3 Substantive / 1 Ethics Time: 9:00 AM to 1:00 PM. Location: Lycoming Law Association Office*
- 6/18/2018 – Sheriff’s Sales in PA:** *PBI Video Replay. CLE credits: 3 Substantive / 1 Ethics Time: 9:00 AM to 1:00 PM. Location: Lycoming Law Association Office*
- 6/28/2018 – Social Security Disability: The Basics:** *PBI Video Replay. CLE credits: 3 Substantive / 1 Ethics Time: 9:00 AM to 1:00 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 full text of the following Lycoming County Court opinions is reported at [www.lycolaw.org/cases/search.asp](http://www.lycolaw.org/cases/search.asp)

- ▶ **Commonwealth vs. Hamilton** (04/24/2018)—Judge Nancy L. Butts  
Criminal: Post Conviction Relief Act petition; ineffective counsel; coerced guilty plea; knowing, voluntary and intelligent plea. (Hamilton04242018bt)
- ▶ **BAR Adoption** (04/20/2018)—Judge Joy Reynolds McCoy  
Adoption: Petition for involuntary termination of parental rights; non-appearance of defendant; settled purpose of relinquishing parental claim; failure to perform parental duties for at least the six months preceding the filing of the petition; definition of parental duties; effect of termination on the child’s needs and welfare; no existing bond. (AdoptionofBR042018m)
- ▶ **Erie Insurance Company vs. Howell** (04/23/2018)—Judge Eric R. Linhardt  
Civil: Motion to preclude expert witnesses and for summary judgment; *Frye* standard; novel scientific evidence; generally accepted principles and methodology; weight of the expert opinion; expert qualifications; reasonable pretension to specialized knowledge on a subject. (erie042318Li)
- ▶ **Smith vs. Montoursville Area School District** (04/24/2018)—Judge Eric R. Linhardt  
Administrative Appeal: Motion to dismiss administrative appeal; modification to job title; entitlement to a hearing; property right in a job modification; “reputation” as a protected personal interest. (smith042418Li)
- ▶ **Newvine vs. Jersey Shore Area School District** (11/16/2017)—Judge Richard A. Gray  
Civil: Appeal; summary judgment; slip and fall; Restatement (2nd) of Torts Section 323; imposing duty on government entity from an assumption of an undertaking, such as snow removal; hills and ridges doctrine. (newvine111617g)
- ▶ **Bodine vs. Tiadaghton Air, Inc., Dieffenbach, Moser, Swank and Doe** (03/14/2017)—Judge Richard A. Gray  
Civil: Non-jury trial; contract case; sale of shares of stock under shareholder’s agreement; credibility of witness; unjust enrichment; acquiescence in circumstances. (Bodine031417g)

- ▶ **Commonwealth vs. Ford** (02/26/2018)—Judge Richard A. Gray  
Criminal: Post-conviction relief petition; eligibility for relief of party not currently serving a sentence; waiver of non-jurisdictional defects by way of guilty plea. (ford022618g)
- ▶ **Winder vs. Clinton Township Zoning Hearing Board vs. Clinton Township** (11/17/2017)—Judge Richard A. Gray  
Administrative Appeal: Land use appeal; request for relief that exceeds the scope of the original permit application; standing of prevailing party to appeal. (Winder111717g)
- ▶ **Cook vs. Ave Enterprises, LLC** (01/26/2018)—Judge Richard A. Gray  
Civil: Non-jury trial; credibility of plaintiff; failure to prove negligence or injury; contributory negligence. (COOK012618g)
- ▶ **Commonwealth vs. Sanders** (04/17/2018)—Judge Nancy L. Butts  
Criminal: Consolidation motion; multiple sales of heroin; similarity of cases so that they tend to show a common scheme; cases tend to establish identity of perpetrator; danger of confusion; possibility of prejudice and injustice; severance of person not to possess a firearm charges. (Sanders041718bt)
- ▶ **Commonwealth vs. Geiger** (12/28/2017)—Judge Richard A. Gray  
Criminal: Post Conviction Relief Act petition; constitutionally barred penalty. (Geiger122817g)
- ▶ **Novak vs. Lycoming Tax Claim Bureau** (01/25/2018)—Judge Richard A. Gray  
Administrative Appeal: Petition to set aside a tax sale; required notices; reasonable efforts to find taxpayer whenever certified mailing is unclaimed. (novak012517g)
- ▶ **J.K. vs. C. S-C.** (01/26/2018)—Judge Richard A. Gray  
Custody: Appeal; waiver by failure to file Rule 1925 statement; interlocutory and non-appealable order; jurisdiction and venue of custody proceeding. (CSC0126182g)
- ▶ **J.K. vs. C. S-C.** (01/26/2018)—Judge Richard A. Gray  
Custody: Appeal; waiver by failure to file Rule 1925 statement. (CSC012618g)
- ▶ **Forsburg vs. Geer** (03/21/2018)—Judge Richard A. Gray  
Civil: Non-jury trial; right to exclusive possession of septic system; ejectment. (Forsburg032118g)

- ▶ **Americredit Financial Services, Inc. vs. Starr** (04/18/2018)—Judge Eric R. Linhardt  
Civil: Non-jury trial; installment contract claim; Guaranteed Asset Protection addendum; reliance on policy exclusion; burden of to prove applicability of insurance exclusion; violation of the Unfair Trade Practices and Consumer Protection Law; evidence of fraudulent or deceptive conduct. (AmeriCredit041818LN)
- ▶ **Abdul-Nabi vs. Williamsport Zoning Hearing Board & Williamsport** (12/08/2017)—Judge Richard A. Gray  
Administrative Appeal: Appeals from the grant of change of non-conforming uses; abandonment; remand for factual determinations. (abdul-nabi120817g)

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).

**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****Bowen, Jeffrey, dec'd.**

Late of Muncy.

Executor: James W. Bowen, 730 Jefferson Blvd., Lake Ariel, PA 18436.

Attorneys: Kristine L. Waltz, Esquire, Dinges, Dinges & Waltz, LLC, 1307 Sheridan Street, Williamsport, PA 17701.

**Dietz, George R., dec'd.**

Late of the Borough of Muncy.

Executor: David A. Dietz, 3070 S. Prospector Circle, Gold Canyon, AZ 85118.

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

**Feinauer, Jeannette D., dec'd.**

Late of 324 Bayard Street, South Williamsport.

Executor: Brian Mitchell, 240 Windy Hill Lane, Montoursville, PA 17754.

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

**Ferguson, Robert Charles, dec'd.**

Late of Millville, Pine Township, Columbia County.

Executor: Jaime Lynn Smith, 1142 Smith Rd., Muncy, PA 17756, (570) 337-0954.

Attorney: None.

**Rooker, Harold J., Jr., dec'd.**

Late of Montoursville.

Administratrix: Kathy A. Rooker, 608 W. Mountain Avenue, South Williamsport, PA 17702.

Attorneys: Kristine L. Waltz, Esquire, Dinges, Dinges & Waltz, LLC, 1307 Sheridan Street, Williamsport, PA 17701.

**Rundio, John L., dec'd.**

Late of 8 W. Central Avenue, S. Williamsport.

Executor: Vincent Rundio c/o Derr, Pursel, Luschas & Naparsteck, 120 W. Main Street, Bloomsburg, PA 17815.

Attorneys: Christine M. Luschas, Esquire, Law Offices of Derr, Pursel, Luschas & Naparsteck, LLP, 120 West Main Street, Bloomsburg, PA 17815.

**Titus, Carol A., dec'd.**

Late of Williamsport.

Co-Executors: Rhonda L. Harris, 1254 Park Avenue, Williamsport, PA 17701 and Brian L. Harris, 816 Wilson Street, Williamsport, PA 17701.

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

**Wilton, John H., Sr., dec'd.**

Late of Williamsport.

Executor: John H. Wilton, Jr.

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



**SECOND PUBLICATION****Barreto, Margaret L.,** dec'd.

Late of the City of South Williamsport.

Administrator: Miron San Miguel, 1577 Piedmont Dr., Deltona, FL 32725.

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

**Haney, William L., Jr.,** dec'd.

Late of Penn Township.

Executor: Matthew Schmeltz, 204 Grimesville Road, Williamsport, PA 17701.

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

**Klusmeyer, Vincent C.,** dec'd.

Late of Jordan Township.

Co-Executrices: Christine E. Cowne, 715 Gardner Road, Unityville, PA 17774 and Patricia M. Sanguedolce, 486 J. Snyder Road, Muncy, PA 17756.

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

**Marino, Vivian M. a/k/a Vivian Marino,** dec'd.

Late of Williamsport.

Executor: Thomas Marino 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.

**Pentz, LaMarr G.,** dec'd.

Late of Montoursville.

Executor: Kenneth E. Pentz 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.

**Sacks, Cora E.,** dec'd.

Late of Franklin Township.

Co-Executrices: Jo Marie Shaffer, 9424 State Route 118 Highway, Unityville, PA 17774 and Bette Ann Bleam, 127 Badman Road, Green Lane, PA 18054.

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

**Seesselberg, Jane F.,** dec'd.

Late of Montoursville.

Executrix: Kathleen S. Moser, 15456 Rt. 44, Allenwood, PA 17810.

Attorneys: Kristine L. Waltz, Esquire, Dinges, Dinges & Waltz, LLC, 1307 Sheridan Street, Williamsport, PA 17701.

**Walters, Max L., Sr.,** dec'd.

Late of Hughesville.

Executors: Max L. Walters, Jr., 48 South Fourth Street, Hughesville, PA 17737 and Dale A. Walters, 115 Mohawk Drive, Hughesville, PA 17737.

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

**THIRD PUBLICATION****Bussom, Sandra L.,** dec'd.

Late of the Borough of Montoursville.

Executrix: Jodi L. Eberly, 60484 Snap Shot Loop, Bend, OR 97702.

Attorney: Andrea B. Bower, Esquire, 426 Broad Street, Montoursville, PA 17754.

**Campbell, Lucille F.,** dec'd.

Late of Muncy.

Executrix: Ruth Ann Eck, 414 Scott Road, South Abington Township, PA 18411.

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

**Diltz, Ruth E.,** dec'd.

Late of the Township of Wolf.  
 Executors: Paul E. Heise and Iva Heise, 181 Elm Drive, Hughesville, PA 17737.  
 Attorney: Joseph L. Rider, Esquire, 1700 Four Mile Drive, Williamsport, PA 17701.

**McCracken, Eleanor Jean a/k/a Eleanore Jean McCracken a/k/a Jean McCracken,** dec'd.

Late of Montoursville.  
 Executrix: Sharon L. Guthrie, 128 Bluebird Lane, Cogan Station, PA 17728.  
 Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 270 West Third Street, Williamsport, PA 17701, (570) 321-0709.

**Meyer, Helen D. a/k/a Helen Dugan Meyer,** dec'd.

Late of Loyalsock Township.  
 Executrix: Sheila M. Evans, 3108 Aster Court, Wilmington, NC 28409.  
 Attorney: Marc F. Demshock, Esquire, 1500 Sycamore Road, Suite 120, Montoursville, PA 17754.

**Wolyniec, Darwin S.,** dec'd.

Late of Williamsport.  
 Administratrix: Amy M. Wolyniec, 10 Round Hill Road, Williamsport, PA 17701.  
 Attorney: Tiffani M. Kase, Esquire, 800 W. 4th Street, Suite 108, Williamsport, PA 17701.

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**REGISTER OF WILLS  
 CONFIRMATION OF  
 ACCOUNTS**

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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 May 1, 2018 unless exceptions are filed before 5:00 P.M. on that date.

1. Hauke, Bessie A. Trust—Judy L. Joy, Trustee.
  2. Hirsh Family Trust U/A—Albert A. Clapps, Trustee.
  3. Hirsh, Louis and Pauline Trust—Albert A. Clapps, Trustee.
  4. Hirsh, Pauline Trust—Albert A. Clapps, Trustee.
  5. Hirsh, Pauline IRA Trust—Albert A. Clapps, Trustee.
- Kathy Rinehart  
 Register of Wills

A-6, 13, 20, 27

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**REGISTRATION OF  
 FICTITIOUS NAME**

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NOTICE IS HEREBY GIVEN, pursuant to the Fictitious Names Act, 54 Pa. C.S. Section 3111, that an Application for Registration of Fictitious Name was filed with the Secretary of the Commonwealth of Pennsylvania on April 6, 2018, for the following name:

SAAR'S DISPOSAL

with the principal place of business at: 1440 Sherman Street, Williamsport, PA 17701. The name and address of the party to this registration are: Paul C. Saar, 1440 Sherman Street, Williamsport, PA 17701.

DANIEL K. MATHERS, ESQUIRE  
 MATHERS & STAPP, P.C.

416 Pine Street  
 Suite 308  
 Williamsport, PA 17701

A-27

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**SERVICE BY PUBLICATION**

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In the Court of Common Pleas of  
 Lycoming County, Pennsylvania

NO. 18-0505

EMMINENT DOMAIN  
PROCEEDING IN REM

IN RE: CONDEMNATION BY  
THE COMMONWEALTH OF  
PENNSYLVANIA, DEPARTMENT  
OF TRANSPORTATION, OF THE  
RIGHT-OF-WAY FOR STATE  
ROUTE 414, SECTION 057 IN THE  
TOWNSHIP OF McHENRY

NOTICE OF CONDEMNATION  
AND DEPOSIT OF ESTIMATED  
JUST COMPENSATION

NOTICE IS HEREBY GIVEN that the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on April 10, 2015 a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder's Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself/herself and the Governor has approved the within condemnation by signing on October 30, 2017 a plan entitled Authorization, a copy of which plan was recorded in the Recorder's Office of the aforesaid county on March 16, 2018, in Map Book 63 Page 544.

The purpose of the condemnation is to Acquire Property for Highway Improvement.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa. C.S. §305(b)).

Claim No.; Parcel No.; Name; Address.

4100625000; 6; Unknown Owner; Unknown.

The power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

FURTHERMORE, NOTICE IS GIVEN THAT the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa. C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be pre-

sented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administrator of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.

Jeffrey M. Wenner  
 District Right-of-Way  
 Administrator  
 Engineering District 3-O  
 Pennsylvania Department of  
 Transportation

A-27

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**SERVICE BY PUBLICATION**

Court of Common Pleas  
 Lycoming County

No.: 17-1133

**NOTICE OF SHERIFF'S SALE OF  
 REAL PROPERTY PURSUANT  
 TO Pa. R.C.P. 3129**

Federal National Mortgage  
 Association

Plaintiff

vs.

Daniel L. Tawney

Defendant

---

**TAKE NOTICE:**

Your house (real estate) at 349 Sherwood Avenue, S. Williamsport, PA 17702, is scheduled to be sold at sheriff's sale on August 3, 2018 at 10:30 A.M. in the Executive Plaza, 1st Floor, Commissioners Board Room,

330 Pine Street, Williamsport, PA 17701 to enforce the Court Judgment of \$110,028.49 obtained by Federal National Mortgage Association.

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**NOTICE OF OWNER'S RIGHTS  
 YOU MAY BE ABLE TO PREVENT  
 THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The Sale will be cancelled if you pay to Milstead & Associates, LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (856) 482-1400.

2. You may be able to stop the Sale by filing a petition asking the court to strike or open the Judgment, if the Judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.

3. You may also be able to stop the Sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the Sale. (See notice on following page on how to obtain an attorney).

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**YOU MAY STILL BE ABLE TO SAVE  
 YOUR PROPERTY AND YOU HAVE  
 OTHER RIGHTS EVEN IF THE  
 SHERIFF'S SALE DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling Milstead & Associates, LLC at (856) 482-1400.

2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the market value of your property.

3. The Sale will go through only if the Buyer pays the Sheriff the full amount due on the Sale. To find out if this has happened you may call Milstead & Associates, LLC at (856) 482-1400.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the Buyer. At that time, the Buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than thirty days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the Sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

Lycoming County Notice to Defend  
Pennsylvania Bar Association  
P.O. Box 186  
Harrisburg, PA 17108  
(800) 692-7375

ROGER FAY, ESQUIRE  
ID No. 315987  
BERNADETTE IRACE, ESQUIRE  
ID No. 313008  
MILSTEAD & ASSOCIATES, LLC  
Attorneys for Plaintiff  
1 E. Stow Road  
Marlton, NJ 08053  
(856) 482-1400

A-27

**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, 300 Pine Street, Williamsport, PA 17701 on Friday, MAY 4, 2018, at 10:30 A.M., the following described real estate to wit:

**NO. 17-1300**

PNC BANK, NATIONAL  
ASSOCIATION

vs.

ANNE BLISS, EXECUTOR OF THE  
ESTATE OF GLENN L. BLAKESLEE  
PROPERTY ADDRESS: 1128 MUL-  
BERRY ST., WILLIAMSPORT, PA 17701.  
UPI/TAX PARCEL NUMBER: 75-  
004-500.

ALL that certain piece, parcel and lot of land situate in the Fifteenth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, known at Lot No. 162 on the Plan of Gilmore's Addition to the City of Williamsport, bounded and described as follows:

BEGINNING at the southeast corner of Mulberry Street and Huffman Avenue; thence eastwardly along the south line of Huffman Avenue, a distance of two hundred (200.00) feet, more or less, to the west line of an alley; thence southwardly along the west side of said alley, a distance of fifty (50.00) feet, more or less, to a point in the north line of Lot No. 164; thence westwardly along the north line of Lot No. 164, a distance of two hundred (200.00) feet, more or less, to a point in the east line of Mulberry Street; thence northwardly along the east line of Mulberry Street a distance of fifty (50.00) feet, more or less, to the corner and place of beginning.

Being the same property which Sascha A. Feinstein and Marleni Feinstein, his wife, granted and conveyed unto Glenn L. Blakeslee and Mary Y. Blakeslee, his

wife, as tenants by the entirety by deed dated May 12, 2000 and recorded May 15, 2000 in the Recorder's Office of said County in Deed Book 3542 Page 116.

The said Mary Y. Blakeslee having died January 13, 2015.

The said Glenn L. Blakeslee having died February 16, 2016.

1128 Mulberry Street, Williamsport, PA 17701.

Permanent Parcel No.: 75-004-0500.

**NO. 17-1409**

PENNSYLVANIA HOUSING  
FINANCE AGENCY

vs.

JOSEPH M. BERRY  
PROPERTY ADDRESS: 412 WIN-  
THROP ST., SOUTH WILLIAMSPORT,  
PA 17702.

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

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

TAX PARCEL: 52-3-407 Lycoming Deed Book 6476, page 345.

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

**NO. 17-1434**

WELLS FARGO BANK, NA

vs.

HALI M. BUSH,  
THE UNITED STATES OF AMERICA  
PROPERTY ADDRESS: 1214  
WALUNT STREET, WILLIAMSPORT,  
PA 17701.

UPI/TAX PARCEL NUMBER: 74-  
006-209.

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN THE FOURTEENTH WARD OF THE CITY OF WILLIAMSPORT, COUNTY OF LYCOMING AND COMMON-

WEALTH OF PENNSYLVANIA, KNOWN ON THE PLAN OF VALLAMONT AS LOT NOS 10 AND 12 IN BLOCK NO.13, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TOWIT:

BEGINNING AT A POINT AT THE SOUTHEAST CORNER OF WALNUT STREET AND VERNON AVENUE; THENCE EASTWARD ALONG THE SOUTHERN LINE OF VERNON AVENUE, ONE HUNDRED SIXTY (160) FEET TO THE WEST LINE OF AN ALLEY; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID ALLEY, ONE HUNDRED (100) FEET TO A POINT; THENCE WESTERLY IN A LINE PARALLEL WITH THE SOUTHERLY LINE OF VERNON AVENUE, ONE HUNDRED SIXTY (160) FEET TO THE EASTERLY LINE OF WALNUT STREET; THENCE NORTHERLY ALONG THE EASTERLY LINE OF WALNUT STREET, ONE HUNDRED (100) FEET TO A POINT AT THE SOUTHEAST CORNER OF WALNUT STREET AND VERNON AVENUE, THE PLACE OF BEGINNING.

BEING THE SAME PREMISES which Daniel C. Wurster and Margery S. Wurster, his wife, by Deed dated September 5, 2013 and recorded September 9, 2013 in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book Volume 8115, Page 292, granted and conveyed unto HALI M. BUSH.

BEING KNOWN AS: 1214 WALNUT STREET, SOUTH WILLIAMSPORT, PA 17701.

PARCEL #74-006-209.

**NO. 17-1549**

WELLS FARGO BANK, NA

vs.

BENJAMIN E. COHICK,  
DAWN M. COHICK

PROPERTY ADDRESS: 1664 MARLIN PARKWAY, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 26-014-466.

By virtue of a Writ of Execution No. 17-1549.

Wells Fargo Bank, NA v. Benjamin E. Cohick, Dawn M. Cohick owner(s) of property situate in the LOYALSOCK TOWNSHIP, LYCOMING County, Pennsylvania, being 1664 Marlin Parkway, Williamsport, PA 17701-2610.

Parcel No. 26+,014.0-0466.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$101,655.20.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 17-1215**

PENNYMAC LOAN SERVICES, LLC

vs.

DAVID L. GUTHRIE a/k/a  
DAVID LAWRENCE GUTHRIE  
PROPERTY ADDRESS: 2613 E. HILLS DRIVE, WILLIAMSPORT, PA 17701.  
UPI/TAX PARCEL NUMBER: 26-027-155.

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 17-1215.

Pennymac Loan Services LLC v. David L. Guthrie a/k/a David Lawrence Guthrie owner(s) of property situate in the LOYALSOCK TOWNSHIP, LYCOMING County, Pennsylvania, being 2613 E. Hills Drive, Williamsport, PA 17701-2914.

Parcel No. 26-27-155.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$108,545.41.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 17-1193**

JERSEY SHORE STATE BANK

vs.

TODD A. DeSEAU  
PROPERTY ADDRESS: 2025 LINCOLN STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 71-002-623.

ALL that certain message, tenement and lot of land situate in the Eleventh Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, known as Lot No. 6 of Daniel Updegraff's Addition to the City of Williamsport, bounded and described as follows:

BOUNDED on the north by Lincoln Street; on the east by Lot No. 51; on the south by an alley; and on the west by Lot No. 7, being fifty (50) feet in width fronting on Lincoln Street and one hundred fifty (150) feet in depth to said alley. Having erected thereon a two story frame dwelling, known as No. 2025 Lincoln Street.

BEING the same premises granted and conveyed unto Todd A. DeSeau, single, by Todd A. DeSeau, single, and Paula L. DeSeau, single, by Deed intended to be herewith recorded.

FOR identification purposes only, being known as all of Tax Parcel No. 71-2-623 in the Office of the Lycoming County Tax Assessor. The real property is more fully described in a mortgage filed January 17, 2014 recorded in the Lycoming County Office of the Recorder of Deeds at Book 8232, beginning at page 104.

Improvements include two story dwelling with an attached carport.

**NO. 17-1192**

JERSEY SHORE STATE BANK

vs.

TODD A. DeSEAU

PROPERTY ADDRESS: 34 THOMPSON STREET, RALSTON, PA 17763.

UPI/TAX PARCEL NUMBER: 29-001-417.

ALL that certain piece, parcel or lot of land situate in the Village of Ralston, Township of McIntyre, County of Lycoming, Commonwealth of Pennsylvania, more particularly bounded and described in accordance with a survey prepared by Ted Franklin, R.L.S., dated January 19,

1981 and recorded June 13, 1983 as set forth in Lycoming County Deed Book Volume 1041, Page 312, as follows:

BEGINNING at a placed iron pin on the southern edge of Thompson Street, being south sixty-four (64) degrees zero (00) minutes zero (00) seconds east, one hundred twenty-five and seventy-five hundredths (125.75) feet from the intersection of McIntyre Street and being the common corner with lands now or formerly of First National Bank of Ralston, Deed Book 207, page 75, and Deed Book 344, page 255; thence with the southern edge of said Thompson Street, south sixty-four (64) degrees zero (00) minutes zero (00) seconds east, for forty-one and twenty-five hundredths (41.25) feet to a point on the southern edge of said Thompson Street and the western edge of a sixteen (16) foot Division alley; thence with the western edge of said alley, south twenty-five (25) degrees forty-eight (48) minutes zero (00) seconds west, for one hundred twelve and seventy-three hundredths (112.73) feet to a placed iron pin on the western edge of said alley and common corner with land now or formerly of the Administrator of Veteran Affairs, Deed Book 949, page 254; thence with the line of said tract, north sixty-three (63) degrees forty-one (41) minutes zero (00) seconds west, for forty-one and twenty-five hundredths (41.25) feet to a placed iron pin in the line of said Administrator of Veteran Affairs and common corner with said First National Bank of Ralston; thence with said First National Bank parcel, north twenty-five (25) degrees forty-eight (48) minutes zero (00) seconds east, for one hundred twelve and fifty hundredths (112.50) feet to the point of beginning. Containing four thousand six hundred forty-five (4,645) square feet.

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



BEING the same premises granted and conveyed unto Todd A. DeSeau, single, by Todd A. DeSeau, single and Paula L. DeSeau, single, by Deed intended to be herewith recorded.

FOR identification purposes only, being known as all of Tax Parcel No. 29-1-417 in the Office of the Lycoming County Tax Assessor. Further, being that real property which is the subject of a mortgage filed August 7, 2017 in the Lycoming County Office of the Recorder of Deeds to Deed Book 8389, beginning at page 321.

Improvements include a frame retail store with attached apartments.

**NO. 17-1615**

JP MORGAN CHASE BANK, N.A.  
s/b/m TO BANK ONE, N.A.

vs.

JEFFREY L. FOLLMER  
PROPERTY ADDRESS: 436 VALLEY ROAD, SOUTH WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 55-368-158.

By virtue of a Writ of Execution No. 17-1615.

JP Morgan Chase Bank, N.A. s/b/m to Bank One, N.A. v. Jeffrey L. Follmer owner(s) of property situate in the SUSQUEHANNA TOWNSHIP, LYCOMING County, Pennsylvania, being 436 Valley Road, South Williamsport, PA 17702-869.

Parcel No. 55-368-158.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$326,516.80.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 17-1683**

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

vs.

JAMES FULLER

PROPERTY ADDRESS: 81 MAIN ROAD, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 25-001-303.

ALL that certain piece of land in the Village of Oriole, Township of Limestone, County of Lycoming, Pennsylvania, being 52 x 108, containing 1/4 of an acre, being known as Lot No. 2. HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 81 MAIN ROAD, JERSEY SHORE, PA 17740.

TAX PARCEL: 25-001-303.

Lycoming Deed Book 4230, page 257.

TO BE SOLD AS THE PROPERTY OF JAMES M. FULLER ON JUDGMENT NO. CV-2017-001683-MF.

**NO. 17-1222**

NATIONSTAR MORTGAGE LLC

vs.

ROGER D. GEIGER a/k/a ROGER D. GEIGER, JR., MISSEY D. GEIGER  
PROPERTY ADDRESS: 562 PEPPER ST., MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 40-004-900.

Docket Number CV-2017-001222-MF.

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Muncy Creek, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron bolt located in the center line of the intersection of two alleys; thence North eighty-six (86) degrees fifty (50) minutes East, being the center line of said alley between the properties now or formerly of Oliver C. Brass, deceased; and property now or formerly of Latimer Ludwig, one hundred thirty and seven tenths (130.7) feet to a tack located sixteen and five-tenths (16.5) feet from an iron bolt located at west edge of Pennsylvania Legislative Route No. 41062; thence South two (2)

degrees fifty-five (55) minutes East, being the center line of said Pennsylvania Legislative Route No. 41062 from Muncy to Dewart, one hundred twenty-six and thirty-one hundredths (126.31) feet to a tack located sixteen and five-tenths (16.5) feet from an iron bolt located at west edge of highway; thence by a curve to the right with a radius of one hundred twenty-eight and two hundred fifty-six one thousandths (128.256) feet still along the center line of said Muncy-Dewart Highway, a length of one hundred seventy-five and seventy-three hundredths (175.73) feet to a tack located sixteen and five-tenths (16.5) feet from an iron bolt located at west edge of Highway; thence South seventy-five (75) degrees thirty-five (35) minutes West, being the center line of said Highway, Muncy to Dewart, eighty-two and thirty-six hundredths (82.36) feet to a tack; thence along property now or formerly of Robert Brass, deceased, North seventeen (17) degrees thirty (30) minutes and fifty-two (52) seconds East two hundred fourteen (214) feet to an iron bolt; thence along property now or formerly of Robert Brass, deceased, South eighty-six (86) degrees fifty (50) minutes West forty-six (46) feet to an iron bolt in center line of alley; thence North seventeen (17) degrees zero (00) minutes East along center line of alley dividing property now or formerly of Oliver C. Brass, deceased, and now or formerly of Robert Brass, deceased, forty-nine and six-tenths (49.6) feet to an iron bolt in center line of alley; thence along property now or formerly of Robert Brass, deceased, North seventy-seven (77) degrees thirty (30) minutes, West eighty-four and two-tenths (84.2) feet to an iron pipe on top of bank of Susquehanna River and continuing along same course thirty(30) feet, more or less, to low water mark of the Susquehanna River, thence up the river North fourteen (14) degrees thirty (30) minutes East one hundred twenty (120) feet, more or less,

to a point designated as low water mark of the Susquehanna River; thence South eighty (80) degrees thirty (30) minutes East thirty (30) feet, more or less, to an iron bolt on top of bank of the Susquehanna River from thence along same course eighty-nine and five-tenths (89.5) feet to an iron bolt in the center line of said alley; thence South seventeen (17) degrees zero (00) minutes West, being the center line of said alley between the property now or formerly of Latimer Ludwig and now or formerly of Oliver C. Brass, deceased, one hundred three (103) feet to an iron bolt and place of beginning.

BEING Parcel ID 40-004.0-0900.00-000.

BEING known for informational purposes as 562 Pepper Street, Muncy, PA.

BEING THE SAME PREMISES which was conveyed to Missey D. Geiger and Roger D. Geiger, wife and husband by Deed of George E. Stabler, joined by his wife, Linda K. Stabler, dated 11.03.2006 and recorded 11.06.2006 as Instrument 200600019068 BK 5843 PG 165 in the Lycoming County Recorder of Deeds Office.

**NO. 16-0418**

WELLS FARGO BANK, NA

vs.

JAMES HOLT & ET AL., STACY HOLT  
PROPERTY ADDRESS: 325 WELDON STREET, MONTOURSVILLE, PA 17754-1311.

UPI/TAX PARCEL NUMBER: 33-002.1-629.A.

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 16-0418.

Wells Fargo Bank, NA v. James Holt, Stacy Holt owner(s) of property situate in the MONTOURSVILLE BOROUGH, 1ST, LYCOMING COUNTY, Pennsylvania, being 325 Weldon Street, Montoursville, PA 17754-1311.

Parcel No. 33+,002.1-0629.A+-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$179,195.78.  
 PHELAN HALLINAN  
 DIAMOND & JONES, LLP  
 Attorneys for Plaintiff

**NO. 17-1415**

JPMORGAN CHASE BANK,  
 NATIONAL ASSOCIATION

vs.

BROOKE A. KAMERER

PROPERTY ADDRESS: 422 KEPNER  
 HILL RD., MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 40-  
 394-169.S.

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

BEGINNING at a spike in the centerline of Township Route No. 596, said spike being South fourteen (14) degrees zero (00) minutes East, three hundred (300) feet from a spike at the point of intersection of the centerline of said Route 596 with the Southern line of land now or formerly of Harry Reeser.

THENCE along the centerline of said Township Route No. 596, South fourteen (14) degrees zero (00) minutes East, one hundred and zero hundredths (100.00) feet to a spike.

THENCE along the Northern line of Lot No. 5, South seventy-six (76) degrees zero (00) minutes West, two hundred and zero hundredths (200.00) feet to an iron pin in the Eastern line of land now or formerly of John A. Bubb.

THENCE along the Eastern line of land now or formerly of John A. Bubb, North fourteen (14) degrees zero (00) minutes West, one hundred and zero hundredths (100.00) feet to an iron pin.

THENCE along the Southern line of Lot No. 3, North seventy-six (76) degrees zero (00) minutes East, two hundred and zero hundredths (200.00) feet to the place of beginning.

Commonly known as 422 Kepner Hill Road, Muncy, PA 17756.

Parcel No. 40+,394.0-0169.S+-000+  
 UPI: 40-394-169.S.

BEING THE SAME PREMISES which Mary K. Houseknecht by Deed dated August 29, 2011 and recorded August 31, 2011 in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book 7380, page 229 instrument #201100012426 granted and conveyed unto Brooke A. Kamerer, in fee.

**NO. 17-1585**

WELLS FARGO BANK, NA

vs.

BENJAMIN M. KRAHLING  
 PROPERTY ADDRESS: 533 ANTHONY STREET, WILLIAMSPORT, PA 17701.  
 UPI/TAX PARCEL NUMBER: 69-  
 004-409.

DOCKET NO: CV-2017-001585-MF.  
 ALL THAT CERTAIN lot or piece of ground situate in Williamsport City, County of Lycoming, and Commonwealth of Pennsylvania.

TAX PARCEL NO: 69-004-409.  
 PROPERTY ADDRESS: 533 Anthony Street, Williamsport, PA 17701.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Benjamin M. Krahling.  
 ROGER FAY, ESQUIRE

**NO. 17-1640**

THE MUNCY BANK  
 AND TRUST COMPANY

vs.

VICKIE LEECH,  
 UNITED STATES OF AMERICA  
 PROPERTY ADDRESS: 126 NORTH MIDDLE ROAD, MUNCY, PA 17756.  
 UPI/TAX PARCEL NUMBER: 41-  
 001-114.

DOCKET NO. 17-1640.  
 126 North Middle Road, Penns Dale (Muncy Township).

Lycoming County Tax Parcel Number: 41-001-114.

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

BEGINNING at a point on the eastern line of the public road known as North Middle Road leading from Pennsdale to Muncy, said point being South five and one-fourth (5-1/4) degrees East, fifty-four and forty-five hundredths (54.45) feet from the southern line of land of Friends Meeting House and Grounds;

Thence South eighty-nine (89) degrees East, one hundred ninety-eight (198) feet, more or less, to the northern line of land now or formerly of J. C. Stugard;

Thence in a northwesterly direction along lands now or formerly of Stugard, a distance of approximately two hundred ten (210.00) feet to the eastern line of the public road leading from Pennsdale to Muncy;

Thence in a northerly direction along the eastern line of said public road, a distance of fifty-five (55) feet, more or less, to the place of beginning.

WHEREON is erected a two-story frame dwelling.

BEING the same premises conveyed unto Vickie S. Leech, by Deed of James D. Smith and Ann L. Smith, his wife, dated and recorded December 5, 1996, in Lycoming County Record Book 2719, Page 231.

UNDER AND SUBJECT to a Pipeline Easement from Vickie S. Leech to the Lycoming County Water and Sewer Authority dated February 27, 2002, and recorded in Lycoming County Record Book 4199 at page 175.

Including the following improvements located on the land: a frame two story residential structure and a detached garage.

FOR IDENTIFICATION PURPOSES ONLY, BEING ALL OR PART OF REAL ESTATE TAX PARCEL NO. 41-001-114 IN THE OFFICE OF THE LYCOMING COUNTY TAX ASSESSOR.

SEIZED in execution as the property of Vickie S. Leech, Defendant, on the judgment in mortgage foreclosure entered on January 23, 2018, indexed to #17-1640 in the Court of Common Pleas of Lycoming County.

**NO. 15-2652**

US BANK NATIONAL AS TRUSTEE IN TRUST FOR THE HOLDERS OF MLMI TRUST 2002-AFC1 ASSET-BACKED CERTIFICATES SERIES 2002-AFC1

vs.

JENNIFER G. LEVANDOSKI,  
MICHAEL T. LEVANDOSKI  
PROPERTY ADDRESS: 201 N. MARKET ST., MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 39-001-315.

DOCKET NO: 15-2652.

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

TAX PARCEL NO: 39+,001.0-0315.00-000+ and UPI #: 39-1-315.

PROPERTY ADDRESS: 201 N. Market St., Muncy, PA 17756.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Michael T. Levandoski.

ROGER FAY, ESQUIRE

**NO. 17-1498**

BAYVIEW LOAN SERVICING, LLC

vs.

MARGARET A. MALIZIA  
PROPERTY ADDRESS: 1327 SCOTT ST., WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 70-010-412.

ALL THAT CERTAIN Parcel of Land In The Tenth Ward of the City of Williamsport, Lycoming County, Commonwealth of Pennsylvania, As More Fully Described On Deed Book 873 Page 1, ID# 70-10-412, Being Known and Designated As A Metes And Bounds.

BEING MORE FULLY DESCRIBED IN DEED AS THE FOLLOWING:

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

BEGINNING at a point on Scott Street and at the center of tract or lot of land now or formerly of Joseph O. Gifford, et ux, which was conveyed to them by deed of Merritt Sauster and Emily, his wife, on August 27, 1886; thence extending westerly along Scott Street a distance of thirty-nine (39) feet and ten (10) inches, more or less, to property now or formerly of Asenath Sheffer; thence southerly a distance of ninety (90) feet to line of land now or late of Lucy and Alice G. Spalding; thence easterly a distance of thirty-nine (39) feet and ten (10) inches, more or less, to center of lot above mentioned; thence northerly ninety (90) feet, more or less, to Scott Street, being the place of beginning.

SUBJECT to the condition regarding water main and sanitary sewer as imposed by provision contained in the Deed from Samuel D. Bailey, widower, to Robert R. Merrell dated September 9, 1957 and recorded in Deed Book 433, page 291.

AND TOGETHER with such rights regarding the use, repair, etc. of said water main and sanitary sewer as were conferred therein by the above recited Deed.

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1327 Scott Street, Williamsport, PA 17701.

SOLD as the property of MARGARET A. MALIZIA.

TAX PARCEL #70-0100-0412-000.

DOCKET #17-1498.

**NO. 17-1052**

WELLS FARGO BANK, NA

vs.

MARK D. SCHOLLES,  
KEIR C. SCHOLLES

PROPERTY ADDRESS: 239 SLACKS RUN RD., TROUT RUN, PA 17771.

UPI/TAX PARCEL NUMBER: 24-002-203.

SHORT DESCRIPTION

DOCKET NO: 17-1052.

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

TAX PARCEL NO: 24-002-203.

PROPERTY ADDRESS: 239 Slacks Run Road, Trout Run, PA 17771.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Keir C. Scholes and Mark D. Scholes.

ROGER FAY, ESQUIRE

**NO. 17-1606**

WILMINGTON SAVINGS FUND  
SOCIETY, FSB d/b/a  
CHRISTIANA TRUST ET AL.

vs.

TIMOTHY A. SCOTT,  
NICO S. SCOTT

PROPERTY ADDRESS: 510 DYLAN DR., COGAN STATION, PA 17728.

UPI/ TAX PARCEL NUMBER: 15-269-134.C.

PARCEL NO.: 15-269-134.C.

ALL THAT CERTAIN piece, parcel and lot of land located in Hepburn Township, Lycoming County, Commonwealth of Pennsylvania and shown upon a plan prepared by Richard M. Trowbridge, dated November 9, 2001 bounded and described as follows:

Commencing at an existing steel pin, said pin being located on the Northern line of lands of Robert A. Maguire, with the intersection of the Eastern line of Dylan Drive (private), also being the Southwestern corner of Lot #3, Thence

from the point of commencement and along lands of Robert A. Maguire, North 91 Degrees 26'01" West, 25.57 feet to the center of Dylan Drive (private); Thence along the center of Dylan Drive 50' in total width as previously shown on the subdivision plan of Schauer, by the 2 following courses and distances; (I) North 03 Degrees 34'33" West, 592.64 feet to a point; (B) North 24 Degrees 39'36" East, 329.92 feet to a point at the terminus of the existing Dylan Drive; Thence along the centerline of the proposed extension of Dylan Drive, Private and 50' wide in total width by the 4 following courses and distances; (c) North 25 Degrees 07'56" East, 276.00 feet to a point; (D) North 59 Degrees 09'07" West, 368.77 feet to a point; (E) North 64 Degrees 35'44" West, 269.05 feet to a point; (F) North 78 Degrees 52'32" West, 63.96 feet to a point marking the terminus of the proposed Dylan Drive; (G) Thence along residual lands of Jack E. Strouse and Jean F. Strouse North 49 Degrees 19'14" East, 13.82 feet to a set steel pin marking the Southeastern corner of the lot herein described the point and place of beginning and through lands of Jack E. Strouse and Jean F. Strouse by the 12 following courses and distances; (1) North 78 Degrees 52'32" West, 54.51 feet to a point; (2) North 64 Degrees 35'04" West, 135.57 feet to a point; (3) North 59 Degrees 36'36" West, 154.18 feet to a point; (4) North 31 Degrees 27'44" West, 53.84 feet to a point; (5) North 19 Degrees 08'44" West, 200.61 feet to a set steel pin; (6) North 60 Degrees 29'30" East, 885.00 feet to a set steel pin near a logging path; Thence along the South side of an existing logging path by the 5 following courses and distances; (7) South 92 Degrees 19'32" East, 20.32 feet to a point; (8) South 41 Degrees 00'15" East, 94.85 feet to a point; (9) South 37 Degrees 52'46" East, 153.41 feet to a point; (10) South 41 Degrees 58'02"

East, 101.85 feet to a point; (11) South 50 Degrees 40'25" East, 21.26 feet to a set steel pin, (12) Thence South 49 Degrees 19'14" West, 823.13 feet to the point and place of beginning, containing 10.000 Acres as above described.

Together with a private access easement known as Dylan Drive the centerline of which is described as follows:

Commencing at an existing steel pin being located on the Northern line of lands of Robert A. Maguire, with the intersection of the Eastern line of Dylan Drive (private), also being the Southwestern corner of Lot #3; Thence from the point of commencement and along lands of Robert A. Maguire, North 81 Degrees 26'01" West, 25.57 feet to the center of Dylan Drive (Private); Thence along the center of Dylan Drive 50 feet in total width as previously shown on the subdivision plan of Schauer, by the 2 following courses and distances; (a) North 03 Degrees 34'33" West, 592.64 feet to a point; (B) North 24 Degrees 39'36" East, 329.92 feet to a point at the terminus of the existing Dylan Drive, Private and 50' wide in total width by the 4 following courses and distances; (C) North 25 Degrees 07'56" East, 278.00 feet to a point; (D) North 59 Degrees 09'07" West, 368.77 feet to a point; (E) North 66 Degrees 35'44" West, 269.05 feet to a point; (F) North 79 Degrees 52'32" West, 63.96 feet to a point marking the terminus of the proposed Dylan Drive.

The Improvements thereon being known as 510 Dylan Drive.

Fee Simple Title Vested in Nico S. Scott and Timothy Scott, her husband, by deed from, Jack E. Strouse and Jean F. Strouse, Husband and Wife, dated 01/28/2002, recorded 02/01/2002, in the Lycoming County Recorder of deeds in Deed Book 4072, Page 264.

Property Address: 510 Dylan Drive, Cogan Station, PA 17728.

Docket #17-1606.

**NO. 17-1133**

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION (FANNIE MAE)

vs.

DANIEL L. TAWNEY

PROPERTY ADDRESS: 349 SHER-  
WOOD AVE., SOUTH WILLIAMSPORT,  
PA 17702.

UPI/TAX PARCEL NUMBER: 51-  
004-268.

SHORT DESCRIPTION

DOCKET NO: 17-1133.

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

TAX PARCEL NO: 51-004.0-0268.00-  
000.

PROPERTY ADDRESS: 349 Sherwood  
Avenue, S. Williamsport, PA 17702.

IMPROVEMENTS: a Residential  
Dwelling.

SOLD AS THE PROPERTY OF: Daniel  
L. Tawney, Ann M. Tawney, deceased.  
ROGER FAY, ESQUIRE

**NO. 2016-01746**

BRANCH BANKING AND  
TRUST COMPANY

vs.

W.P.B. RESOURCES INC,

B & B REAL ESTATE VENTURES LLC  
PROPERTY ADDRESS: 402-404  
WASHINGTON BLVD., WILLIAMS-  
SPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 69-  
004-310.

COMMONLY KNOWN AS 402-404  
WASHINGTON BLVD., WILLIAMS-  
SPORT, PENNSYLVANIA 17701.

PARCEL ID NO. 69-004.0-0310.00-  
000 (ALSO REFERRED TO AS NO.  
69-04-310).

Civil Action No. 2016-01746.

EXHIBIT A

ALL THAT CERTAIN PIECE, PAR-  
CEL AND LOT OF LAND SITUATE  
IN THE NINTH WARD OF THE CITY  
OF WILLIAMSPORT, COUNTY OF

LYCOMING AND COMMONWEALTH  
OF PENNSYLVANIA, MORE PARTICU-  
LARLY BOUNDED AND DESCRIBED  
AS FOLLOWS:

BEGINNING AT THE SOUTHEAST  
CORNER OF WASHINGTON BOU-  
LEVARD (FORMERLY WASHINGTON  
STREET) AND PENN STREET; THENCE  
EAST ALONG THE SOUTH SIDE OF  
WASHINGTON BOULEVARD, FIFTY-  
TWO (52) FEET TO CORNER OF LOT  
NO. 3 OF THE MYERS ADDITION TO  
THE CITY OF WILLIAMSPORT, NOW  
OR FORMERLY THE PROPERTY OF  
C.F. GREEVY; THENCE SOUTH ALONG  
SAID LOT NO. 3, ONE HUNDRED  
(100) FEET; THENCE WEST ON LINE  
PARALLEL WITH EAST SEVENTH  
STREET (FORMERLY WILLIAM AL-  
LEY) ALONG LAND FORMERLY OF  
CHARLES ERHARD, FIFTY-TWO (52)  
FEET TO PENN STREET; THENCE  
NORTH ALONG PENN STREET, ONE  
HUNDRED (100) FEET TO THE PLACE  
OF BEGINNING, BEING LOT NO. 2 IN  
THE MYERS ADDITION TO THE CITY  
OF WILLIAMSPORT.

THIS BEING THE SAME PROPERTY  
CONVEYED TO B AND B REAL ES-  
TATE VENTURES LLC, A PENNSYLVA-  
NIA LIMITED LIABILITY COMPANY,  
DATED 05/28/2010 AND RECORDED  
ON 06/02/2010 IN BOOK 6956, PAGE  
171, IN THE LYCOMING COUNTY  
RECORDERS OFFICE.

PARCEL NUMBER: 69,004.0-0310.00-  
000.

Address: 402-404 WASHINGTON  
BLVD., WILLIAMSPORT, PA.

**NO. 16-1239**

CITIZENS & NORTHERN BANK

vs.

SHANE T. WATKINS, HEATHER M.  
WATKINS, SHANE AND  
HEATHER WATKINS

PROPERTY ADDRESS: 58 STRAW-  
BRIDGE HILL ROAD, HUGHESVILLE,  
PA 17737.

UPI/TAX PARCEL NUMBER: 44-316-163.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; 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, Pennsylvania, docketed to No. 16-1239.

**NO. 17-1439**

**QUICKEN LOANS INC.**

vs.

**DARWIN S. WOLYNIEC**

**PROPERTY ADDRESS: 1556 RIVERSIDE DR., SOUTH WILLIAMSPORT, PA 17702.**

**UPI/TAX PARCEL NUMBER: 53-001-824.**

**ALL** that certain piece, parcel or lot of land situate in the Third Ward of the Borough of South Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

**BEGINNING** at a point on the eastern line of lot now or formerly of Helen H. Dauberman said point of beginning being referenced from an iron pin located near the northern line of Riverside Drive on the Western line of lot of Independent Fire Co. No. 1, by the two following courses and distances: First, North 0 degrees 46 minutes 51 seconds East, 2.02 feet to the Northern line of Riverside Drive; Second, South 89 degrees 13 minutes 09 seconds East, 172 feet to the Southeast corner of lot now or formerly of Helen H. Dauberman, the place of beginning; thence from the said place of beginning and along the Eastern line of lot now or formerly of Helen H. Dauberman, North 0 degrees 46 minutes 51 seconds East, 155 feet to a point on the Southern right-of-way line of the Linden Branch of the Pennsylvania Railroad Company; thence along the right of way of the aforementioned railroad by a curve to the

left having a radius of 5,762.65 feet, an arc distance of 59.31 feet to a point on the Western line of lot now or formerly of Elmer G. Kloss; thence along the Western line of lot now or formerly of Elmer G. Kloss, South 0 degrees 46 minutes 51 seconds West, 167.31 feet to a point in the northern line of Riverside Drive; thence along the northern side of Riverside Drive, North 89 degrees 13 minutes 09 seconds West, 58 feet to a point and the place of beginning. Containing 0.217 acres.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1556 Riverside Drive, S. Williamsport, PA 17702.

SOLD as the property of DARWIN S. WOLYNIEC.

TAX PARCEL #53-001-824.  
DOCKET #17-1439.

Take notice that a schedule of the proposed distribution of the proceeds of the above sale will be on file in the Prothonotary of Lycoming County, Pennsylvania, on MAY 14, 2018 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-13, 20, 27

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