
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**Caringi, Ralph G., Sr.,** dec'd.

Late of Williamsport.

Executor: Anthony R. Caringi, 615 Laverock Road, Glenside, PA 19038.

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

Dieffenbacher, H.L. a/k/a Harry Luther Dieffenbacher a/k/a H. Luther Dieffenbacher, dec'd.

Late of Montoursville.

Executor: Rodnie W. Dieffenbacher, 1298 Mulberry Street, Montoursville, PA 17754.

Attorneys: Anthony J. Grieco, Esquire, Elion, Grieco, Carlucci & Shipman, P.C., 125 East Third Street, Williamsport, PA 17701.

Hammond, Sarajane, dec'd.

Late of Williamsport.

Executor: John Hammond, 212 Johnson Drive, Williamsport, PA 17702.

Attorney: Scott A. Williams, Esquire, 57 East Fourth Street, Williamsport, PA 17701.

Holder, Emma E., dec'd.

Late of Montoursville.

The Holder Family Irrevocable Trust, dated October 8, 2020.

Settlor: Emma E. Holder.

Executor/Trustee: Robert W. Jones, 335 Mulberry St., Montoursville, PA 17754.

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

Ott, Virginia L., dec'd.

Late of Muncy.

Executor: David L. Ott, 1434 Pinecrest Drive, S. Williamsport, PA 17702.

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

Sinibaldi, Lillian M., dec'd.

Late of South Williamsport.

Executors: Peter L. Sinibaldi, 2077 W. Southern Avenue, Williamsport, PA 17702 and Kurt J. Wertz, Sr., 2100 Harvard Avenue, Williamsport, PA 17702.

Attorney: None.

Smith, John D., III, dec'd.

Late of Upper Fairfield Township.

Executrix: Kimberly L. Winter, 6671 Northway Road, Cogan Station, PA 17728.

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

Stevens, Phyllis S., dec'd.

Late of Muncy.

Executor: Donald M. Stevens, 5126 Jefferson Pike, Frederick, MD 21703.

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

SECOND PUBLICATION**Feaster, Esther E.,** dec'd.

Late of 200 West Houston Avenue, Montgomery.

Executor: Kenneth S. Feaster, 200 West Houston Avenue, Montgomery, PA 17752.

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

Johnson, Bruce, dec'd.

Late of 8144 Pleasant Valley Rd., Cogan Station.

Executrix: Eileen Johnson, P.O. Box 552, Montoursville, PA 17754.

Attorney: None.

Johnston, Connie I., dec'd.

Late of Williamsport.

Executor: Graffus Johnston, Jr. c/o Denise L. Dieter, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740.

Attorney: Denise L. Dieter, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740.

Lowe, Dennis Eugene a/k/a Dennis E. Lowe, dec'd.

Late of 241 Phillips Hill Drive, Williamsport.

Executrix: Brenda A. Seewald, 241 Phillips Hill Drive, Williamsport, PA 17701.

Attorney: G. Scott Gardner, Esquire, Attorney at Law, 1000 Commerce Park Drive, Suite 310-B, Williamsport, PA 17701, (570) 971-0090.

McGee, Mary C., dec'd.

Late of Montoursville.

Executors: Rose M. Hoff, 569 Muncy St., P.O. Box V, Laporte, PA 18626 and John P. McGee, 2875 Lycoming Mall Drive, Muncy, PA 17756.

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

Ribarchik, Dolores E., dec'd.

Late of Limestone Township.

Executrix: Judith L. Miller c/o Denise L. Dieter, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740.

Attorney: Denise L. Dieter, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740.

THIRD PUBLICATION**Beamer, Glenn H.,** 41-20-0639, dec'd.

Late of the City of Williamsport.

Executrix: James E. Beamer c/o Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701.

Attorneys: Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701.

DeParasis, Orlando A., Sr. a/k/a Orlando A. DeParasis, dec'd.

Late of City of Williamsport.

Executor: Edward A. DeParasis c/o Elizabeth A. White, Esquire, McCormick Law Firm, 835 West Fourth Street, Williamsport, PA 17701.

Attorneys: Elizabeth A. White, Esquire, McCormick Law Firm, 835 West Fourth Street, Williamsport, PA 17701.

Doebler, Barbara C. a/k/a Barbara L. Doeblor, dec'd.

Late of Loyalsock Township.

Executors: Susan Springer and Evan Doeblor c/o Elizabeth A. White, Esquire, McCormick Law Firm, 835 West Fourth Street, Williamsport, PA 17701.

Attorneys: Elizabeth A. White, Esquire, McCormick Law Firm, 835 West Fourth Street, Williamsport, PA 17701.

Hare, Barbara Jean, dec'd.

Late of Woodward Township.

Executor: Alfred S. Hare, P.O. Box 191, Bowers, PA 19511.

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

Ingram, Harold M., dec'd.

Late of Williamsport.
Executrix: Linda Eck, 1355 Lafayette
Parkway, Williamsport, PA 17701.
Attorney: Richard G. Scheib, Esquire,
11 Reitz Blvd., Suite 102, Lewisburg,
PA 17837-9293.

Karstetter, Lewis H., Sr., dec'd.

Late of Jersey Shore.
Executor: Lewis H. Karstetter, Jr.,
1659 Quarry Road, Jersey Shore,
PA 17740.
Attorney: Richard G. Scheib, Esquire,
11 Reitz Blvd., Suite 102, Lewisburg,
PA 17837-9293.

Pellacore, Daniel J., dec'd.

Late of Jersey Shore.
Executor: Robert E. Pellacore, 761
Railroad Street, Jersey Shore, PA
17740.
Attorney: Scott A. Williams, Esquire,
57 East Fourth Street, Williamsport,
PA 17701.

Sterner, Patricia A., dec'd.

Late of the Township of Loyalsock.
Executor: Woodlands Bank, 2480
E. Third Street, Williamsport, PA
17701.
Attorney: Paul A. Roman, Esquire,
1700 Four Mile Drive, Williamsport,
PA 17701.

**Wollet, Sheila G. a/k/a Sheila Dawn
Wollet,** dec'd.

Late of Montgomery.
Executors: Crystal D. Deemer and
Stephen R. Deemer, 360 Walnut
Street, Indiana, PA 15701.
Attorneys: Layne R. Oden, Esquire,
Layne R. Oden, Attorney and Coun-
selor at Law, P.C., Nine South Main
Street, Muncy, PA 17756.

**REGISTER OF WILLS
CONFIRMATION OF
ACCOUNT**

NOTICE IS HEREBY GIVEN to all
parties interested that the following
Account together with all Statement of
Proposed Distribution accompanying
the same has been filed in the Office
of the Register of Wills and Clerk of
Orphans' Court is presented to the
Orphans' Court of Lycoming County
for Confirmation Absolute February 2,
2021 unless exceptions are filed before
5:00 P.M. on that date.

Lamade, Ruth E., Estate—Richard
Scheib, Executor.
David A. Huffman
Register of Wills

J-8, 15, 22, 29

**FILING OF CERTIFICATE OF
ORGANIZATION OF LLC**

NOTICE IS HEREBY GIVEN that
a Certificate of Organization was filed
on or about December 28, 2020, with
the Department of State of the Com-
monwealth of Pennsylvania, at Harris-
burg, Pennsylvania, for the purpose of
obtaining a Certification of Organization
for a domestic business corporation,
organized under the Business Corpora-
tion Law of 1988; December 21, 1988
(P.L. 1444, No. 177), as amended. The
name of the limited liability company is:

PRINCIPAL PRIME PROPERTY LLC
515 West Fourth Street, Williamsport,
PA 17701.

The purpose for which the company
was organized is: To own, manage, lease
and otherwise deal in real estate and any
other lawful business for which limited
liability companies can be formed in the
Commonwealth of Pennsylvania.
SCOTT T. WILLIAMS, ESQUIRE
PERCIBALLI & WILLIAMS, LLC
429 Market Street
Williamsport, PA 17701

J-29

SHERIFF'S SALE

Court of Common Pleas
Civil Division
Lycoming County

NO.: CV-2018-001132-MF

Wilmington Savings Fund Society,
FSB d/b/a Christiana Trust Not in Its
Individual Capacity But Solely
As Trustee for Bantam Funding
Trust 2018-I

PLAINTIFF

vs.

Unknown Heirs, Successors,
Assigns and All Persons, Firms or
Associations Claiming Right, Title
or Interest From or Under John
R. Drevenak, Deceased; Thomas J.
Drevenak, Known Heir of John R.
Drevenak, Deceased

DEFENDANTS

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

TO: Unknown Heirs, Successors, Assigns
and All Persons, Firms or Associa-
tions Claiming Right, Title or Interest
From or Under John R. Drevenak,
Deceased, 167 North 4th Street,
Hughesville, PA 17737

Your house (real estate) at: 167
North 4th Street, Hughesville, PA
17737, 16-1-517A is scheduled to be
sold at Sheriff's Sale on May 7, 2021
at: Executive Plaza, 1st Floor, Commis-
sioners Board Room, 330 Pine Street,
Williamsport, PA 17701 at 10:00 A.M.
to enforce the court judgment of
\$111,177.42 obtained by Wilmington
Savings Fund Society, FSB d/b/a Chris-
tiana Trust Not in Its Individual Capacity
But Solely As Trustee for Bantam Fund-
ing Trust 2018-I against you.

**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 back to Wilmington Savings Fund
Society, FSB d/b/a Christiana Trust
Not in Its Individual Capacity But Solely
As Trustee for Bantam Funding Trust
2018-I the amount of the judgment
plus costs or the back payments, late
charges, costs and reasonable attorney's
fees due. To find out how much you
must pay, you may call: (610) 278-6800.

2. You may be able to stop the sale
by filing a petition asking the Court to
strike or open the judgment, if the judg-
ment was improperly entered. You may
also ask the Court to postpone the sale
for good cause.

3. You may be able to stop the sale
through other legal proceedings.

4. 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
page two of how to obtain an attorney.)

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

5. If the Sheriff's Sale is not stopped,
your property will be sold to the highest
bidder. You may find out the price bid
by calling (610) 278-6800.

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

7. The sale will go through only if the
buyer pays the Sheriff the full amount
due in the sale. To find out if this has
happened you may call (570) 327-2280.

8. 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.

9. 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.

10. 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 no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the 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 the date of filing of said schedule.

11. 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 Lawyer Referral Service
North Penn Legal Services
329 Market Street
Williamsport, PA 17701
(800) 692-7375

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

CHRISTOPHER A. DeNARDO,
ESQUIRE
PA I.D. NO. 78447
KRISTEN D. LITTLE, ESQUIRE
PA I.D. NO. 79992
ALISON H. TULIO, ESQUIRE
PA I.D. NO. 87075
LOGS LEGAL GROUP LLP
3600 Horizon Drive
Suite 150
King of Prussia, PA 19406
Telephone: (610) 278-6800
E-Mail: pahelp@logs.com

J-29

SHERIFF'S SALE

Court of Common Pleas
Civil Division
Lycoming County

NO.: CV-2020-0000368-MF

American Advisors Group
PLAINTIFF

vs.

Glenn Mitchell, Known Heir of Mary L. Mitchell, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Mary L. Mitchell, Deceased
DEFENDANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Mary L. Mitchell, Deceased, 367 South Howard Street Assessed As 367 Howard Street, Williamsport, PA 17702

Your house (real estate) at: 367 South Howard Street assessed as 367 Howard Street, Williamsport, PA

17702, 52-1-561, is scheduled to be sold at Sheriff's Sale on May 7, 2021 at: Executive Plaza, 1st Floor, Commissioners Board Room, 330 Pine Street, Williamsport, PA 17701 at 10:30 A.M. to enforce the court judgment of \$93,508.39 obtained by American Advisors Group against you.

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 back to American Advisors Group the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: (610) 278-6800.

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 be able to stop the sale through other legal proceedings.

4. 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 page two of how to obtain an attorney.)

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

5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800.

6. You may be able to petition the Court to set aside the sale if the bid

price was grossly inadequate compared to the value of your property.

7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call (570) 327-2280.

8. 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.

9. 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.

10. 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 no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the 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 the date of filing of said schedule.

11. 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 Lawyer Referral
Service

North Penn Legal Services
329 Market Street
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(800) 692-7375

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

CHRISTOPHER A. DeNARDO,
ESQUIRE
PA I.D. NO. 78447

KRISTEN D. LITTLE, ESQUIRE
PA I.D. NO. 79992
ALISON H. TULIO, ESQUIRE
PA I.D. NO. 87075
LOGS LEGAL GROUP LLP
3600 Horizon Drive
Suite 150
King of Prussia, PA 19406
Telephone: (610) 278-6800
E-Mail: pahelp@logs.com

J-29

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 a public sale at the Executive Plaza, 1st Floor, Commissioners Board Room, 330 Pine Street, Williamsport, PA 17701 on FEBRUARY 5, 2021, at 10:30 A.M., for the following described real estate to wit:

NO. 19-1867

DITECH FINANCIAL LLC

vs.

EARL T. ODEN

PROPERTY ADDRESS: 2325 SLACKS RUN ROAD, TROUT RUN, PA 17771.

UPI/TAX PARCEL NUMBER: 06-211-150 & 06-211-147A & 06-211-151A.

Case Number: 19-1867.

Judgment Amount: \$41,126.47.

Attorneys: RAS Citron, LLC—Attorneys for Plaintiff Robert Flacco, Esq. ID No. 325024.

Legal Description

ALL those three (3) certain pieces, parcels and lots of land situate in the Township of Cascade, County of Lycoming and Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

PARCEL NO. 1:

BEGINNING at Alexander Height's line on the road leading from Bodines, a distance of two hundred and forty-four (244) feet; thence North two hundred (200) feet; thence westerly two hundred and forty-four (244) feet to a point; and thence southerly two hundred (200) feet to the first mentioned road.

Containing 48,800 square feet.

PARCEL NO. 2:

BEGINNING at a point on the right of way line on the southern side of Proctor Road leading from Bodines to Proctor; thence in a Southerly direction

seven degrees thirty minutes west, one hundred forty-five (145) feet to a point, the center of Slacks Run; thence South seventy-two degrees east two hundred (200) feet to a point in the center of Slacks Run; thence north eighty-two degrees east, one hundred fifty (150) feet to a point in the center of Slacks Run; thence north twelve degrees east, one hundred eighty-five (185) feet to a point on the right of way line of the aforesaid Proctor Road; thence north eighty-two degrees thirty minutes west, three hundred fifty-five (355) feet to the point and place of beginning.

FOR IDENTIFICATION PURPOSES ONLY, being knows as all or part of parcel number 06-211-147A in the Office of the Lycoming County Assessor.

PARCEL NO. 3:

BEING known as Parcel# 06-211-151A, as identified by the maps of the Lycoming County Assessment Bureau, Williamsport, Pennsylvania, and purportedly consisting of a lot or plot approximately 46 x 200 feet, on or about Legislative Route 41107, with any and all buildings and appurtenances thereon.

No warranty is made as to property lines or otherwise.

BEING KNOWN AS: 2325 SLACKS RUN ROAD, TROUT RUN, PA 17771.

PROPERTY ID: 06-211-150 06-211-147A 06-211-151A.

TITLE TO SAID PREMISES IS VESTED IN EARL T. ODEN AND MERLA E. ODEN BY DEED FROM GUY R. BLAKE AND RUTH BLAKE, HIS WIFE, DATED 08/06/2003 RECORDED 08/06/2003 IN BOOK NO. 4672 PAGE 205.

NOTE: MERLA E. ODEN DEPARTED THIS LIFE ON 11/01/2013.

NO. 16-0012

U.S. BANK TRUST, NATIONAL ASSOCIATION, AS TRUSTEE OF THE TIKI SERIES III TRUST

vs.

FRANK RASOLE, JR.
PROPERTY ADDRESS: 814 CHES-
NUT STREET, WILLIAMSPORT, PA
17701.

UPI/TAX PARCEL NUMBER: 61-
001-905.A.

IN THE COURT OF COMMON
PLEAS OF LYCOMING COUNTY,
PENNSYLVANIA.

U.S. BANK TRUST, NATIONAL
ASSOCIATION, AS TRUSTEE OF
THE TIKI SERIES III TRUST, Plaintiff,
vs. FRANK RASOLE, JR., Defendant.
CIVIL DIVISION No. 16-0012.

LEGAL DESCRIPTION
OF REAL ESTATE

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

BEGINNING at the southeast
corner of Chestnut Street and Bran-
don Place; thence eastwardly along
the south line of said Brandon Place,
50 feet to land formerly of J. Kenner;
thence southwardly along land now or
formerly of the said Kenner, 100 feet
to other land now or formerly of Clar-
ence B. Hartman; thence westwardly
along land now or formerly of Clarence
B. Hartman, 50 feet to the east line of
Chestnut Street; thence northwardly
along the said east line of Chestnut
Street, 100 feet to the point and place
of BEGINNING.

Being the same property which Bana
C. Coup, now Bana C. Wesley and
Brent A. Wesley, wife and husband,
granted and conveyed unto Frank Ra-
sole, Jr., single person by deed dated
February 26, 2007 and recorded April
4, 2007, in the Recorder's Office of said
County in Book 5968, Page 189.

Commonly known as 814 Chestnut
Street, Williamsport, PA 17701.

LYCOMING COUNTY TAX PAR-
CEL I.D. NO. 61-1-905.A.
KEVIN J. CUMMINGS, ESQUIRE
TUCKER ARENSBERG, P.C.
Attorneys for Plaintiff

NO. 20-0518

MILL CITY MORTGAGE LOAN
TRUST 2019-I, WILMINGTON
SAVINGS FUND SOCIETY,
FSB, AS TRUSTEE

vs.

CHRISTINE A. SMITH a/k/a
CHRISTINE A. RINGLER,
CHARLES D. SMITH

PROPERTY ADDRESS: 285 MONT-
GOMERY STREET, MONTGOMERY,
PA 17752.

UPI/TAX PARCEL NUMBER: 35-
006-600.B.

DOCKET# 20-0518.

ALL THAT CERTAIN lot of land
situate in Borough of Montgomery,
County of Lycoming and Common-
wealth of Pennsylvania.

IMPROVEMENTS consist of a resi-
dential dwelling.

BEING PREMISES: 285 Montgomery
Street, Montgomery, PA 17752.

SOLD as the property of CHRIS-
TINE A. SMITH a/k/a CHRISTINE A.
RINGLER and CHARLES D. SMITH.

TAX PARCEL #35+,006.0-0600.
B+-000+.
KML LAW GROUP, P.C.

NO. 18-1763

CITIZENS & NORTHERN BANK

vs.

DIANNE MICHELLE STROBLE,
SUBSTITUTE PARTY FOR RONALD
W. WILLIAMSON, DECEASED,
DEREKE STUMP

PROPERTY ADDRESS: 60 OAK
LANE, MONTGOMERY, PA 17754.

UPI/TAX PARCEL NUMBER: 12-
352-157.13.

ALL that certain piece, parcel and lot of land situate in the Township of Fairfield, County of Lycoming, Commonwealth of Pennsylvania, being more particularly bounded and described according to a survey and drawing No. 1474-76 by English Engineering Corporation on September 16, 1977, as follows, to-wit:

SAID POINT OF BEGINNING being located from an existing No. 4 bar at the intersection of the western line of Township Route No. 540 with the line of Township Route 541, formerly a state highway, by the three (3) following courses and distances: First—north seventy-five (75) degrees fifty-two (52) minutes zero (00) seconds west, two hundred seven and eighty-five hundredths (207.85) feet by the southern line of Township Route No. 541, formerly a state highway to a set No. 4 bar and cap at the northeast corner of Lot No. 7; Second—thence by the eastern line of Lot No. 7 and the western line of a lot owned now or formerly by Ronald E. Clark, south five (05) degrees zero (00) minutes zero (00) seconds west, one hundred fifty-six and thirty-eight hundredths (156.38) feet to a set No. 4 bar and cap in line of a lot owned by now or formerly by Charles D. Waldman, being the southeast corner of Lot No. 7; Third—thence by the northern line of lot now or formerly of Charles D. Waldman and the southern line of Lot No. 7, north eighty-five (85) degrees zero (00) minutes zero (00) seconds west, nine and twenty hundredths (9.20) feet to an existing iron pin, being the northwest corner of a lot now or formerly of Charles D. Waldman and the northwest corner of the lot herein described, being the true point and place of beginning; thence from the point of beginning and by the western line of a lot now or formerly of Charles D. Waldman, south five (05) degrees zero (00) minutes zero (00) seconds west, one hundred ninety-eight and ninety-

eight hundredths (198.98) feet to a set No. 4 bar and cap in the northern line of Oak Lane; thence by the northern line of Oak Lane, north eighty-five (85) degrees zero (00) minutes zero (00) seconds west, one hundred and no hundredths (100.00) feet to a set No. 4 bar and cap in the northern line of Oak Lane; thence by the western line of No. 13 and the eastern line of Lot No. 12, north five (05) degrees zero (00) minutes zero (00) seconds east, two hundred four and twenty-two hundredths (204.22) feet to a set No. 4 bar and cap in the southern line of Lot No. 7; thence by the southern line of Lot No. 7 and the northern line of Lot No. 13, south eighty-two (82) degrees zero (00) minutes zero (00) seconds east, one hundred and fourteen hundredths (100.14) feet to an existing iron pin, being the point and place of beginning. Containing twenty thousand one hundred sixty (20,160) square feet, equaling forty-six hundredths (0.46) of an acre.

THIS CONVEYANCE is made under and subject to all covenants, conditions and restrictions appearing in any and all prior deeds in the chain of title.

BEING the same premises conveyed unto Ronald Williamson and Martha A. Williamson, his wife, by Deed of Gary L. Stroble and Dianne M. Stroble, his wife, dated the 20th day of May, 2003 and recorded in Lycoming County Deed Book 4576, Page 190.

FOR IDENTIFICATION PURPOSES ONLY, being known as all of Tax Parcel No. 12-352-157.13 on the Lycoming County Tax Assessment Maps.

NO. 20-0680

DEUTSCHE BANK TRUST COMPANY
AMERICAS AS INDENTURE TRUSTEE
FOR THE REGISTERED HOLDERS OF
SAXON ASSET SECURITIES TRUST
2004-2 MORTGAGE LOAN ASSET
BACKED NOTES, SERIES 2004-2

vs.

KELLY JO VANEMON a/k/a KELLY J.
VANEMON a/k/a KELLY JO BOYCE,

GARY W. VANEMON

PROPERTY ADDRESS: 724 DIAMOND STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 67-003-600.

By virtue of a Writ of Execution No. 20-0680.

Deutsche Bank Trust Company Americas as Indenture Trustee for The Registered Holders of Saxon Asset Securities Trust 2004-2 Mortgage Loan Asset Backed Notes, Series 2004-2 v. Kelly Jo Vanemon a/k/a Kelly J. Vanemon a/k/a Kelly Jo Boyce, Gary W. Vanemon owner(s) of property situate in the WILLIAMSPORT CITY, LYCOMING County, Pennsylvania, being 724 Diamond Street, Williamsport, PA 17701-4321.

Parcel No. 67+003,0-0600,00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$71,243.86.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 20-0548

THE MUNCY BANK AND TRUST CO.

vs.

EUREKA LAND MANAGEMENT, LLC,
DANIEL C. STRAILEY, HAROLD E.
ERB, CURTIS R. MICHAEL

PROPERTY ADDRESS: 607-613 CEMETERY STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 70-2-401, 70-2-402, 70-2-403, 70-2-408.

THE MUNCY BANK AND TRUST CO. vs. EUREKA LAND MANAGEMENT, LLC, DANIEL C. STRAILEY, HAROLD E. ERB, JR. AND CURTIS R. MICHAEL d/b/a EUREKA LAND MANAGEMENT, LLC.

PROPERTY ADDRESSES: 607-613 Cemetery Street, Williamsport, PA 17701.

UPI/TAX PARCEL NUMBER(S): 70-2-401, 70-2-402, 70-2-403, and 70-2-408.

DOCKET NUMBER: 20-0548.

PARCEL NO. 1:

ALL that parcel of land situate in the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, being all that certain triangular lot or piece of land which was acquired by Elmira and Williamsport Railroad Company from Emma L. Phillips, Byron M. Phillips and Stella M. Phillips, his wife, and John E. Henninger and Ida M. Henninger, his wife, by deed dated January 8, 1918, and recorded in the Office for the Recording of Deeds in and for Lycoming County in Deed Book 225, Page 572, and being described in said deed as follows:

BEGINNING at a point in the northeasterly line of land now or formerly of Elmira and Williamsport Railroad Company at a distance of 24.7 feet measured northeastwardly from a point in and at right angles to the line established as the center line of the South bound main track of the Elmira and Williamsport Railroad Company, said point in center-line being distant 2,423 feet measured southeastwardly along said center line from a point opposite Mile Post 74 from Elmira and in the southerly line of land now or formerly of the Lycoming Rubber Company; extending thence by land now or formerly of the said Lycoming Rubber Company South 84 degrees 50 minutes East 149.9 feet to a point in the westerly line of Cemetery Street; thence along said line of street South 05 degrees 10 minutes West 81 feet to a point in the northeasterly line of land conveyed by J. Dale Wilson to the Lycoming Rubber Company by Deed dated May 16, 1903, and recorded in Lycoming County in Deed Book 187, Page 1; and thence by said land North 64

degrees 09 minutes West 50.5 feet to a point in the northeasterly line of land now or formerly of the Elmira and Williamsport Railroad Company aforesaid; and thence by said land on a line parallel with the said center line and 24.7 feet distant northeastwardly therefrom North 53 degrees 14 minutes West 120.3 feet to the place of beginning.

Containing 0.141 of an acre.

UNDER AND SUBJECT to all conditions, covenants and restrictions as set forth in the chain of title.

PARCEL NO. 2:

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

BEGINNING at a point 90 feet South of the southwest corner of St. James Place and Cemetery Street; thence southerly along the West line of Cemetery Street 30 feet to an alley; thence westerly along the North line of said alley 90 feet to land now or formerly of Thomas Smith Estate; thence northerly on a line parallel to Cemetery Street 30 feet to land now or formerly of Bella M. Hill; and thence easterly 90 feet to the point and place of beginning.

PARCEL NO. 3:

ALL that certain lot of land situate in the Tenth Ward of the City of Williamsport, in the County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point 64 feet southward from the southwest corner of St. James Place and Cemetery Street; thence westward on a line parallel with St. James Place 90 feet to a point; thence southward on a line parallel with said Cemetery Street 26 feet to a point; thence eastward on a line parallel with St. James Place 90 feet to Cemetery

Street; and thence northward along the West line of Cemetery Street 26 feet to the place of beginning.

PARCEL NO. 4:

ALL that certain piece of ground situate in the Tenth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the South side of St. James Place 130 feet West of the West side of Cemetery Street; thence South along land now or formerly of Carl C. Gehron, et ux., 70 feet to land now or formerly of Jacob Gehron Company, Inc.; thence West along land now or formerly of Jacob Gehron Company Inc., 30 feet to a stake; thence in a northwest direction along land now or formerly of Jacob Gehron Company, Inc., 14.14 feet to a stake; thence North along land now or formerly of Jacob Gehron Company, Inc., 60 feet to St. James Place; thence East along St. James Place 40 feet to a point, the place of beginning.

PARCEL NO. 5:

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

BEGINNING at the southeast corner of Smith Street and St. James Place; thence South along Smith Street 43 feet, more or less, to Right-of-Way of Northern Central Railroad; thence along the Right-of-Way of Northern Central Railroad in a southeasterly direction 158 feet, more or less, to an alley; thence East along said alley 80 feet to land now or formerly of M. H. Seckinger; thence North 56 feet to land now or formerly of Jacob Gehron Company, Inc.; thence West along land now or formerly of Jacob Gehron Company, Inc., 70 feet to a stake; thence in a

northwesterly direction along land now or formerly of Jacob Gehron Company, Inc., 14.14 feet to a stake; thence North along other land now or formerly of Jacob Gehron Company, Inc., 60 feet to St. James Place; thence West along St. James Place 130 feet, more or less, to Smith Street, the place of beginning.

PARCEL NO. 6:

ALL that certain portion of the 20 foot wide unopened alley lying between land now or formerly of Jacob Gehron Company, Inc., being known as Tax Parcels 70-2-402 and 70-2-408 on the North and Tax Parcel 70-2-401 on the South and bounded on the East by the West line of Cemetery Street and bounded on the West by the northeastern right-of-way line of what was formerly known as the Elmira and Williamsport Railroad Company and sometimes formerly known as the Northern Central Railroad in deeds in the chain of title.

PARCEL NO. 7:

ALL that portion of unopened Smith Street situate in the Tenth Ward of the City of Williamsport, on which a building was constructed in the 1920's and which still exists, is described as follows:

BEGINNING at the southeast corner of Smith Street and St. James Place, which point is the northwestern corner of the above-referenced Tax Parcel 70-2-408; thence from the point and place of beginning and continuing in a northwesterly direction a distance of approximately 22.4 feet, more or less, to a point; thence continuing in a westerly direction a distance of approximately 32.4 feet, more or less, to a point; thence continuing in a southerly direction a distance of approximately 21 feet, more or less, to the right-of-way line of what was then known as the Northern Central Railroad; thence continuing in a southeasterly direction along the norther right-of-way line of the

Northern Central Railroad a distance of approximately 64 feet, more or less, to a point and being the southwesterly corner of Tax Parcel 70-2-408; thence North along the eastern line unopened Smith Street and the western line of Tax Parcel 70-2-408 a distance of 43 feet, more or less, to the point and place of beginning.

PARCEL numbers 6 and 7 above being the same premises which are the subject of an Action to Quiet Title filed to Lycoming County No. 01-01704 and a final judgment entered therein on January 24, 2002.

BEING the same premises granted and conveyed unto Eureka Land Management, LLC, by deed of Daniel L. Stabler and Linell A. Stabler, Trustees of the Daniel L. and Linell A. Stabler Living Trust dated March 20, 2014 and recorded March 21, 2014 in Lycoming County Record Book 8273, Page 025.

FOR IDENTIFICATION PURPOSES ONLY, all of the above parcels known as Tax Parcel Nos. 70-2-401, 70-2-402, 70-2-403 and 70-2-408 in the Office of the Lycoming County Tax Assessor.

CLIFFORD A. RIEDERS, ESQ.

SEAN P. GINGERICH, ESQ.

RIEDERS, TRAVIS, HUMPHREY,

WATERS & DOHRMANN

161 W. Third Street

Williamsport, PA 17701

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 FEBRUARY 15, 2021, 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

J-15, 22, 29