

LYCOMING REPORTER

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No. 43

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LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY
LYCOMING LAW ASSOCIATION

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Williamsport, PA 17701

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LYCOMING LAW ASSOCIATION

Penn Tower, 25 West Third Street, Suite 803

Williamsport, PA 17701

www.lycolaw.org

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Real Estate: *Fred Holland*



Your online connection for:

- Court Calendar • Continuing Legal Education
- Conference Room Facilities • Legal Assistance
- Recent Court Decisions • Upcoming LLA & Public Events

www.lycolaw.org

SCHEDULED EVENTS

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

- 10/27/2015 – MDPA Federal Bar Association Annual Meeting and CLE:** *Annual meeting and CLE – “The Criminal Justice Act, Fifty Years and Counting: Exploring the Right to Counsel in Federal Court.”* **Time:** 3:30 PM to 7:00 PM. **Location:** 33 East Third Street, Williamsport, PA
- 11/2/2015 – Bench Bar Committee Meeting:** *Quarterly meeting of the committee.* **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office
- 11/9/2015 – LLA Executive Committee Meeting:** *Regular monthly meeting.* **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office
- 12/14/2015 – LLA Executive Committee Meeting:** *Regular monthly meeting.* **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office

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

UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES

- 10/27/2015 – Nuts & Bolts of Medicaid Planning:** *PBI Groupcast.* **CLE credits:** 3 Substantive **Time:** 12:00 PM to 3:15 PM. **Location:** Lycoming Law Association Office
- 10/27/2015 – MDPA Federal Bar Association Annual Meeting and CLE:** *Annual meeting and CLE – “The Criminal Justice Act, Fifty Years and Counting: Exploring the Right to Counsel in Federal Court.”* **CLE credits:** 1 Substantive **Time:** 3:30 PM to 7:00 PM. **Location:** 33 East Third Street, Williamsport, PA
- 11/4/2015 – Estate Planning for Younger Couples:** *PBI Video Replay.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:30 PM. **Location:** Lycoming Law Association Office
- 11/5/2015 – Hot Topics in Oil and Gas Law:** *PBI Video Replay.* **CLE credits:** 4 Substantive **Time:** 9:00 AM to 1:30 PM. **Location:** Lycoming Law Association Office
- 11/10/2015 – Family Law 101:** *PBI Video Replay.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** Lycoming Law Association Office
- 11/16/2015 – Taking and Defending Depositions:** *PBI Groupcast.* **CLE credits:** 4 Substantive **Time:** 12:00 PM to 4:15 PM. **Location:** Lycoming Law Association Office
- 11/17/2015 – Representing a Client With Diminished Capacity in Estate & Elder Law:** *PBI Video Replay.* **CLE credits:** 3 Substantive / 1 Ethics **Time:** 9:00 AM to 1:30 PM. **Location:** Lycoming Law Association Office
- 11/18/2015 – Understanding Pennsylvania’s Protection From Sexual Violence and Intimidation Act (Host: Jenna Neidig, Esq.):** *Eat & Earn.* **CLE credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM. **Location:** Lycoming Law Association Office
- 11/19/2015 – Fire at Will in Pennsylvania:** *PBI Video Replay.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:30 PM. **Location:** Lycoming Law Association Office
- 11/23/2015 – School Law:** *PBI Groupcast.* **CLE credits:** 4 Substantive **Time:** 9:00 AM to 1:15 PM. **Location:** Lycoming Law Association Office
- 12/1/2015 – Hot Topics in Capital Cases – Part II:** *PBI Video Replay.* **CLE credits:** 4 Substantive **Time:** 9:00 AM to 1:30 PM. **Location:** Lycoming Law Association Office
- 12/2/2015 – A Day on Ethics w/Sean Carter:** *PBI Groupcast.* **CLE credits:** 6 Ethics **Time:** 9:00 AM to 4:15 PM. **Location:** Lycoming Law Association Office

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- 12/3/2015 – Seven Steps to Becoming an Extraordinary Trial Lawyer:** *PBI Video Replay.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** Lycoming Law Association Office
- 12/4/2015 – Special Needs Trusts:** *PBI Video Replay.* **CLE credits:** 4 Substantive **Time:** 9:00 AM to 1:30 PM. **Location:** Lycoming Law Association Office
- 12/7/2015 – Basics of UM/UIM and Limited Tort:** *PBI Video Replay.* **CLE credits:** 4 Substantive **Time:** 9:00 AM to 1:30 PM. **Location:** Lycoming Law Association Office
- 12/8/2015 – The Emerging Retiree – Maximizing Social Security & Retirement Plans:** *PBI Groupcast.* **CLE credits:** 3 Substantive **Time:** 12:00 PM to 3:15 PM. **Location:** Lycoming Law Association Office
- 12/9/2015 – A Look at the New Federal Rules:** *PBI Video Replay.* **CLE credits:** 1.5 Substantive **Time:** 9:00 AM to 10:30 AM. **Location:** Lycoming Law Association Office
- 12/10/2015 – A Day on Real Estate:** *PBI Video Replay.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** Lycoming Law Association Office
- 12/16/2015 – Ethics Credit – Specific Topic TBA:** *Eat & Earn.* **CLE credits:** 1 Ethics **Time:** 12:00 PM to 1:00 PM. **Location:** Lycoming Law Association Office
- 1/13/2016 – Municipal Law:** *PBI Groupcast.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 4:15 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. 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, or online at www.lycolaw.org.

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

- ▶ **Bragalone vs. Aqua Vantage Pools & Spas, Wilkes Pool of Mifflin, Pool Tech of Mifflin, Inc., Barrera, Price and Pool Tech, Inc.** (10/20/2015)—Judge Dudley N. Anderson
Civil: Non-jury trial; swimming pool contract; substandard workmanship and improper installation; operation of warranty; Unfair Trade Practices and Consumer Protection Law claim; unintentional violation; award of attorney’s fees; personal responsibility of corporate officer under participation theory. (bragalone102015a)
- ▶ **Jersey Shore Hospital vs. Conly** (10/16/2015)—Judge Richard A. Gray
Civil: Motion for partial judgment on the pleadings; contract claim; enforcement of physician services agreement; admission by failure to deny specifically. (Conly101615g)
- ▶ **Black Wolf Rod & Gun Club, Inc. vs. International Development Corporation, Pennlyco, Ltd., Southwestern Energy Production Company, and Virginia Energy Consultants, LLC** (10/16/2015)—Judge Richard A. Gray
Civil: Preliminary objections; quiet title action concerning subsurface rights; proper form of action; indispensable parties; construction of deed; interpretation of “excepting and reserving” language. (Black-Wolf101615g)
- ▶ **Commonwealth vs. Walker** (10/15/2015)—Judge Marc F. Lovecchio
Criminal: Habeas corpus petition; sufficiency of evidence to prove prima facie case; identification of defendant as perpetrator of offenses; evidence that defendant shot gun; accomplice liability; evidence of agreement sufficient to establish conspiracy; suppression motion; probable cause for search warrant; nexus between crime that defendant allegedly committed and place to be searched; *Brady* colloquy issue; required showing by defendant. (Walker101515L)

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- **Commonwealth vs. JH** (10/13/2015)—Judge Nancy L. Butts
Criminal: Commonwealth motion to admit out-of-court statements; Tender Years Statute; testimonial statements; existence of an ongoing emergency; interview conducted as part of a criminal investigation; determination of whether a child witness is unavailable; serious emotional distress to the child; sufficiently reliable hearsay statements made by child witness. (JH101315bt)
- **Commonwealth vs. Snyder** (10/12/2015)—Judge Marc F. Lovecchio
Criminal: Violation of parole, probation and intermediate punishment; claimed unlawful search and seizure of cell phone by adult probation officer; voluntary consensual search; acquiescence to probation officers' authority; custodial questioning without being provided *Miranda* warnings; differences between probation violation hearing and a trial; suppression of evidence; authentication of text messages. (Snyder101215L)

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

Bardo, William C., dec'd.

Late of the Township of Muncy.
The William C. Bardo Living Trust,
dated May 21, 2012.
Settlor: William C. Bardo.
Executor/Trustee: Duane D. Bardo.
Attorneys: Adrienne J. Stahl, Esquire,
Steinbacher, Stahl, Goodall & Yurchak,
413 Washington Boulevard,
Williamsport, PA 17701.

Fry, Lois A. a/k/a Lois Artley Fry, dec'd.

Late of Williamsport.
The Lois A. Fry Protector Trust,
dated February 10, 2014.
Settlor: Lois A. Fry.
Executor/Trustee: Stephen D. Fry.
Attorneys: Eric Ladley, Esquire,
Steinbacher, Stahl, Goodall & Yurchak,
413 Washington Boulevard,
Williamsport, PA 17701.

Pfeiffer, Marion L., dec'd.

Late of Loyalsock Township.
Executor: William B. Pfeiffer, Jr.,
4958 Bloomingrove Road, Williamsport,
PA 17701.

Attorneys: Douglas C. Loviscky, Esquire
c/o Anthony J. Grieco, Esquire,
Elion, Wayne, Grieco, Carlucci &
Shipman, P.C., 125 East Third Street,
Williamsport, PA 17701.

Williamson, Roy A., dec'd.

Late of the City of Williamsport.
Executrix: Daun M. Williamson, 450
S. Pine Run Road, Linden, PA 17744.
Attorneys: Paul A. Roman, Esquire,
Law Offices of Joseph L. Rider, 143
West Fourth Street, Williamsport,
PA 17701.

Young, D. Louise a/k/a Dorothy Louise Young, dec'd.

Late of Montoursville.
Executrix: Mary L. Harding.
Attorney: Charles F. Greevy, III, Esquire,
Lycoming Executive Plaza, 330
Pine Street, Suite 403, Williamsport,
PA 17701, (570) 320-7100.

SECOND PUBLICATION

Burkhart, Albert M., dec'd.

Late of Unityville.
Administrators: Nedra N. Shaner,
5148 SR42 Highway, Unityville, PA
17774 and Eugene M. Burkhardt,
173 Sheets Hill Road, Unityville, PA
17774.
Attorney: Mary C. Kilgus, Esquire,
185 N. Main Street, Hughesville,
PA 17737, Ph.: (570) 312-0386, Fax:
(570) 312-0387.

Connelly, Doris J., dec'd.

Late of Loyalsock Township.
Administrator C.T.A.: Ajaiah T. Connelly.
Attorneys: Bruce J. Warshawsky,
Esquire, Cunningham, Chernicoff &
Warshawsky, P.C., 2320 North Second
Street, Harrisburg, PA 17110.

Howell, Debra K. Snyder, dec'd.

Late of Jersey Shore.

Administrator: Richard S. Snyder, 58 Lehman Drive, Jersey Shore, PA 17740.

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

Kuna, Bernice J., dec'd.

Late of Williamsport.

Executrix: Constance L. Miller, 2661 Riverside Drive, Duboistown, PA 17702.

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

Logan, Irma D., dec'd.

Late of Williamsport.

Co-Executors: Dennis C. Logan, 1120 Locust Street, Montoursville, PA 17754 and Gary C. Logan, 910 Pine Street, Montoursville, PA 17754.

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

Snyder, Jean Reed, dec'd.

Late of the Borough of South Williamsport.

Executrix: Deborah Jean Reed Lakis, 2448 W. Mountain Avenue, South Williamsport, PA 17702.

Attorney: Joseph L. Rider, Esquire, 143 West Fourth Street, Williamsport, PA 17701.

Upham, Frank A., dec'd.

Late of Loyalsock.

Executor: Christian D. Frey, Esquire, 140 East Third Street, Williamsport, PA 17701.

Attorneys: Christian D. Frey, Esquire, Lepley, Engelman & Yaw, LLC, 140 East Third Street, Williamsport, PA 17701.

THIRD PUBLICATION

Baysore, Betty J., dec'd.

Late of Muncy Creek.

Executrix: Sara L. Boudman, 27 Heatherbrooke Estates, Muncy, PA 17756.

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

Blaschak, Steven D., dec'd.

Late of Williamsport.

Executor: John A. Blaschak, 2816 Lincoln Dr., Montoursville, PA 17754.

Attorneys: Aaron C. Jackson, Esquire, Buchanan Ingersoll & Rooney, PC, 409 N. 2nd St., Ste. 500, Harrisburg, PA 17101.

Bunce, Clyde L., dec'd.

Late of 74 Weller Drive, Williamsport.

Executor: Michael Rath c/o Peter Burchanowski, Esquire, 4 West Fourth St., Williamsport, PA 17701.

Attorney: Peter Burchanowski, Esquire, 4 West Fourth St., Williamsport, PA 17701.

Flook, Laura A., dec'd.

Late of South Williamsport.

Executrix: Rose Marie Leo, 905 Main Street, South Williamsport, PA 17702.

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

Fry, Ralph R., dec'd.

Late of Pennsdale.

Administrator c.t.a.: Alan E. Fry, 1537 Pond Road, Muncy, PA 17756.

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

Glace, Florence E., dec'd.

Late of Williamsport.

Co-Executors: Richard S. Glace and H. David Glace 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.

**McHenry, Daniel David, Sr. a/k/a
Daniel D. McHenry, dec'd.**

Late of Lock Haven.
Executor: Doyle D. McHenry, 109 E.
Highland Street, P.O. Box 197, Avis,
PA 17721.

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

McMullen, Warren J., dec'd.

Late of Hughesville.
Executor: Gary D. Kepple, 4841
Shamroque Court, Allison Park, PA
15101.

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

**Moss, Jason L. a/k/a Jason Moss,
dec'd.**

Late of the Township of Lewis.
Executrix: Dana L. Groff.
Attorneys: Eric Ladley, Esquire,
Steinbacher, Stahl, Goodall & Yur-
chak, 413 Washington Boulevard,
Williamsport, PA 17701.

Shelinski, Robert A., dec'd.

Late of Picture Rocks.
Executrix: Mary E. Shelinski, 49
Boston Road, P.O. Box 396, Picture
Rocks, PA 17762.
Attorneys: Thomas D. Hess, Esquire,
Hess and Hess, P.C., 30 South Main
Street, Hughesville, PA 17737.

Williams, Josephine A., dec'd.

Late of the City of Williamsport.
Executor: Leo M. Williams, Jr., 1277
French Settlement Road, Williams-
port, PA 17701.

Attorneys: Robert E. Diehl, Jr., Es-
quire, Diehl, Dlugé, Jones & Michetti,
1070 Market Street, Sunbury, PA
17801.

**REGISTER OF WILLS
CONFIRMATION OF
ACCOUNTS**

NOTICE IS HEREBY GIVEN to all
parties interested that the following
Accounts together with all Statement
of Proposed Distribution accompanying
the same have been filed in the Office
of the Register of Wills and Clerk of
Orphans' Court are presented to the
Orphans' Court of Lycoming County for
Confirmation Absolute November 3,
2015 unless exceptions are filed before
5:00 P.M. on that date.

1. Hunter, Nahjere Malik—BNY
Mellon, N.A., Administrator.

2. Rothrock, E. Lorraine a/k/a Ethel
Lorraine Rothrock—Gregory Starr,
Executor.

3. Williams, Esther E.—Timothy
Longnecker, Executor.
Annabel Miller
Register of Wills

O-23, 30

**FILING ARTICLES OF
INCORPORATION**

NOTICE IS HEREBY GIVEN that
Articles of Incorporation have been
filed with the Department of State of
the Commonwealth of Pennsylvania
on August 31, 2015 for the purpose of
forming a business corporation under
the Business Corporation Law of 1988
of the Commonwealth of Pennsylvania,
15 Pa. C.S. §1101 et seq.

The name of the corporation is:

RCJF LINDEN, INC.

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

O-23

**INTENTION TO
CHANGE NAME**

In the Court of Common Pleas of
Lycoming County, Pennsylvania

No. 15-02251

IN RE: CHANGE OF NAME OF
Luna Rae Sage Mann

NOTICE

NOTICE IS HEREBY GIVEN that
on September 25, 2015, the Petition
of Zachary T. Swisher was filed in the
Court of Common Pleas of Lycoming
County, Pennsylvania, praying for a

decree to change his minor child's name
from Luna Rae Sage Mann to Luna Rae
Swisher.

The Court has fixed November 18,
2015 at 2:00 p.m. in Courtroom No. 3
of the Lycoming County Courthouse,
48 West Third Street, Williamsport,
Pennsylvania as the time and place of
the hearing of said petition, when and
where all persons interested may ap-
pear and show cause, if any they have,
why the prayer of the Petitioner should
not be granted.

JOHN A. GUMMO, ESQUIRE
I.D. No. 61098
Attorney for Petitioner
(570) 320-2880

Oct. 23, 30

SHERIFF'S SALE

By Virtue of Writs of Execution issued out of the Court of Common Pleas of Lycoming County, and directed to me, there will be exposed to public sale at the Executive Plaza, 1st Floor, Commissioners Board Room, 330 Pine Street, Williamsport, PA 17701 on Friday, NOVEMBER 6, 2015, at 10:30 A.M., the following described real estate to wit:

NO. 11-1**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 2015-00542.

Pennymac Loan Services, LLC v. Richard E. Schoonmaker, Renee L. Schoonmaker owner(s) of property situate in the SOUTH WILLIAMSPORT BOROUGH, 1ST, LYCOMING County, Pennsylvania being 413 East 2nd Avenue a/k/a 413 East Second Avenue, Williamsport, PA 17702-7410.

Parcel No. 51+,002.0-0516.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$90,561.99.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 11-3**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 14-01092.

Bank of America, N.A. v. Gary L. Wright owner(s) of property situate in the MIFFLIN TOWNSHIP, LYCOMING County, Pennsylvania being 1666 Seely Run Road, Jersey Shore, PA 17740-8130.

Parcel No. 31-327-158B.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$70,497.33.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 11-4

Court of Common Pleas

Lycoming County

Civil Division

MORTGAGE FORECLOSURE

NO. 15-00578

Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2007-1 Asset-Backed Certificates, Series 2007-1

Plaintiff

v.

UNITED STATES OF AMERICA,
DEPARTMENT OF THE TREASURY—
INTERNAL REVENUE SERVICE, KATHY
MUSHENO ALSO KNOWN AS KATHY
L. MUSHENO ALSO KNOWN AS
KATHY LYNN MUSHENO

Defendant(s)

SHORT DESCRIPTION**FOR ADVERTISING**

ALL THAT CERTAIN LOT OF LAND SITUATE IN THE THIRD WARD OF THE BOROUGH OF SOUTH WILLIAMSPORT, LYCOMING COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 345 Stanton Avenue, South Williamsport, PA 17702.
PARCEL NUMBER: 53-1-311.

IMPROVEMENTS: Residential Property.

NICOLE LaBLETТА, ESQUIRE

PA ID 202194

UDREN LAW OFFICES, P.C.

Attorneys for Plaintiff

NO. 11-5**SHORT DESCRIPTION**

DOCKET NO.: 14-01506.

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

TAX PARCEL NO.: 07-411-104.

PROPERTY ADDRESS: 892 McNett Rd., Montgomery, PA 17752.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Carl L. Ault, Janet L. Ault.
ROBERT W. WILLIAMS, ESQUIRE

NO. 11-6

ALL THOSE CERTAIN pieces, parcels and lots of land situate in the First Ward of the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO.1: BEGINNING at a post at the intersection of the northern line of Linden Alley, twenty (20) feet in width, being the third alley south of and parallel or nearly parallel with Cemetery Street, and the eastern line of South Broad Street; thence north twelve (12) degrees east along the eastern line of South Broad Street, fifty-one (51) feet to a post cornering on Lot No. 7, now or formerly of Martha K. Tressler Estate; thence south seventy-seven and three-fourths ($77 \frac{3}{4}$) degrees east along said Tressler Estate land, one hundred eighty (180) feet to a post on the western line of the Old Pennsylvania Canal; thence south twelve (12) degrees west, along the berm bank of said Canal, fifty-one (51) feet to a post cornering on the northern line of Linden Alley; thence north seventy-seven and three-fourths ($77 \frac{3}{4}$) degrees west along the northern line of Linden Alley, one hundred eighty-eight (188) feet to the place of beginning; containing one-fourth ($\frac{1}{4}$) of an acre, be the same, more or less, and being known as 533 South Broad St., Jersey Shore, PA.

PARCEL NO.2: BEGINNING at a point in the eastern line of South Broad Street, said point being the point of intersection of the southern line of former Linden Alley and the eastern line of South Broad Street, said point also being at the northwest corner of land now or formerly of Brakke W. Lockler et ux conveyed to Robert J. Dussaman et ux.; thence in a northerly direction along the eastern

line of Broad Street, ten (10) feet to the center of what was formerly Linden Alley; thence in an easterly direction along the center of what was formerly Linden Alley, along land now or formerly of Lewis H. Moyer et ux, one hundred eighty-eight (188) feet to a point on the berm bank of the Old Pennsylvania Canal; thence in a southerly direction along said Canal, ten (10) feet, more or less, to a point at the northeaster corner of said Dussaman land; thence in a westerly direction along the northern line of said Dussaman land, one hundred eighty-eight (188) feet to the place of beginning; being the southern one-half of what was known as "Linden Alley" as the same was laid out on Marsh's Addition, an unrecorded plan.

The above described parcel is the southern one-half of the former Linden Alley as laid out on Marsh's Addition which plan was never recorded and extended from the eastern line of South Broad Street easterly to the western line of the Old Pennsylvania Canal, now owned by the Borough of Jersey Shore; said southern one-half of said alley having vested in Robert J. Dussaman et ux on December 15, 1976, thirty days after the date of the adoption of Ordinance No. 949 of the Borough of Jersey Shore, adopted and approved November 15, 1976, vacating the said unopened Linden Alley.

PARCEL NO.3: BEGINNING at a post at the intersection of the northern line of Linden Alley, twenty (20) feet in width, being the third alley south of and parallel or nearly parallel with Cemetery Street and the eastern line of South Broad Street; thence along the southern line of land now or formerly of Lewis H. Moyer et ux, also herein referred to as Parcel No.1, south seventy-seven and three-fourths ($77 \frac{3}{4}$) degrees east, one hundred eighty-eight (188) feet to a post corner on the western line of the Old Pennsylvania Canal; thence along the western line of said Canal, south twelve (12) degrees west, ten (10) feet to the

center line of the said Linden Alley; thence along the center line of said Linden Alley, north seventy-seven and three-fourths (77 3/4) degrees west, one hundred eighty-eight (188) feet to the eastern line of South Broad Street; thence running along the said eastern line of South Broad Street, north twelve (12) degrees east, ten (10) feet to the point and place of beginning; being the northern one-half of Linden Alley, which became vested in Lewis B. Moyer et ux by virtue of the vacating of Linden Alley by Ordinance No. 949 of the Borough of Jersey Shore, duly approved on November 15, 1976 as above mentioned.

BEING THE SAME PREMISES which Dennis E. Powers and Cynthia R. Powers, his wife, by Deed dated 4/25/2007 and recorded 4/26/2007 in the Office of the Recorder of Deeds in and for the County of Lycoming, in Deed Book 5990 and Page 265, granted and conveyed unto Randall L. Renninger, II.

Parcel # TP-19-001-808.

NO. 11-7

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, being more particularly bounded and described as follows:

BEGINNING at a point on the south side of Park Avenue, the said point being two hundred fifty (250) feet west of the intersection of the south line of Park Avenue and the west line of Cemetery Street, the said premises fronting fifty (50) feet on Park Avenue and extending in length or depth southward of that width between parallel lines at right angles to the said Park Avenue one hundred twenty (120) feet to an alley, and being bounded on the West by Wildwood Boulevard, on the South by an alley, on the East by land now or formerly of M. S. Wilson and M. J. Smith, and on the North by Park Avenue and having erected thereon a dwelling house.

BEING PARCEL 70-02-610.

BEING THE SAME PREMISES which Donn M. Jean and Mary E. Smith, by Deed dated 9/29/2006 and recorded 10/24/2006 in the Office of the Recorder of Deeds in and for the County of Lycoming, in Deed Book 5831, Page 288 and Instrument No. 200600018379, granted and conveyed unto Donn M. Jean.

NO. 11-8

ALL THAT CERTAIN piece, parcel and lot of land SJ11JA TE in tile West side of Wilson Street in the section ward of the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, Bounded and Described as follows, to-wit:

BEGINNING at a point on the tile West Line of Wilson Street, said post being one hundred fifty-six (156) feet north of the Northern line of Smith Street; Thence in a Westerly direction along land now or formerly of Myron G. Dreese, one hundred fifty (150) feet to a post; Thence in a Northerly direction on a line parallel with Wilson Street, sixty-seven (67) feet to a post in the Southern line of Alley 101 South (Formerly Hazel Alley); Thence in an Easterly direction along the Southern line of said alley, one hundred fifty (150) feet to a post on the Western line of Wilson Street; Thence in a Southerly direction along the Western line of Wilson Street, seventy-two (72) feet six (6) inches to the place of beginning.

TAX ID#: 20-001-903.

BEING THE SAME PREMISES which Sarah E. Reed, widow and single, by Deed dated May 19, 2006 and recorded May 19, 2006 in the Office of the Recorder of Deeds in and for the County of Lycoming, in Deed Book 5667, Page 130, granted and conveyed unto Brian T. White and Michelle L. White, his wife.

NO. 11-9

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate Loyalsock Township,

Lycoming County, Pennsylvania and being known as 232 Alexis Drive, Williamsport, Pennsylvania 17701.

TAX MAP AND PARCEL NUMBER: 26-330.1-413.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$302,338.55.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Thomas P. Savel and Christy D. Savel.

McCABE, WEISBERG and CONWAY, P.C.
123 South Broad Street
Suite 1400
Philadelphia, PA 19109

NO. 11-10

LEGAL DESCRIPTION

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

BEGINNING at an iron pin at the point of intersection of the eastern right-of-way line of the former Elmira Branch of the Pennsylvania Railroad (now Penn Central Corp.) with the low water mark of Lycoming Creek, said pin being in line and east of the face of the concrete railroad bridge abutment; thence along the low water mark of Lycoming Creek, north seventy-one (71) degrees zero (0) minutes east, one hundred forty-four (144) feet to an iron pipe; thence along the southern line of land now or formerly of Paul Holmes, north seventy-four (74) degrees thirty (30) minutes east, seventy-two (72) feet to an iron pin in the western right-of-way line of Old U. S. Route 15; thence along the western right-of-way line of Old U. S. Route 15, south three (3) degrees forty-eight (48) minutes east, two hundred twelve (212) feet to an iron pin; thence along land now or formerly of Florence Markley, north eighty-two (82) degrees forty-two (42) minutes west, one hundred seventy-eight and eighteen

hundredths (178.18) feet [incorrectly referred to as north eight (8) degrees forty-two (42) minutes west, one hundred seventy-eight and eighteen hundredths (178.18) feet in the hereinafter recited Deed] to an iron pin in the aforesaid eastern right-of-way line of land of said Penn Central Corp.; thence along the said right-of-way line, north nineteen (19) degrees fifteen (15) minutes west, one hundred thirty (130) feet to the place of beginning. Containing 0.7548 acres.

Known as 571 Old Route 15, Cogan Station, PA 17728.

Parcel No. 15-02-108.

Being the same premises which David E. Updegrove and Eva F. Updegrove granted and conveyed unto Ronald L. Guintier and Bonnie E. Guintier by Deed dated August 3, 1984 and recorded August 9, 1984 in the Office of the Recorder of Deeds for Lycoming County, Pennsylvania in Deed Book 1082, Page 215.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

NO. 11-11

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 14-3210.

Branch Banking and Trust Company v. Rachele M. Fellin owner(s) of property situate in the OLD LYCOMING TOWNSHIP, LYCOMING County, Pennsylvania being 1833 Sweeley Avenue, Williamsport, PA 17701-1173.

Parcel No. 43+.009.0-608.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$62,129.74.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 11-12

ALL that certain piece, parcel and lot of land, situate in Loysock Township, County of Lycoming and Commonwealth of Pennsylvania, known on the Plan of Pine Hurst Addition as Lot No. 15, which plan is duly recorded in Lycoming County in Deed Book No. 344, page 272, and being more particularly bounded and described as follows:

BEGINNING at the point of intersection of the western line of Pennsylvania Avenue with the southern line of Lincoln Avenue, as extended; thence in a southerly direction along the western line of Pennsylvania Avenue, a distance of sixty (60) feet to Lot No. 16; thence in a westerly direction along the northern line of Lot No. 16, a distance of one hundred fifty-one (151) feet to a point; thence in a northerly direction in a line parallel with Pennsylvania Avenue, a distance of sixty (60) feet to the southern line of Lincoln Avenue, as extended; and thence in an easterly direction along the southern line of Lincoln Avenue, as extended, a distance of one hundred fifty and eight-tenths (150.8) feet to the place of beginning.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel #26-17-308, on the maps in the office of the Lycoming County Tax Assessor.

BEING THE SAME PREMISES which Kathryn V. Hertzog, as Trustee of the

Kathryn V. Hertzog Protector Trust by Deed dated December 4, 2008 and recorded December 9, 2008 in the Office of the Recorder of Deeds in and for the County of Lycoming in Deed Book 6518, Page 151, granted and conveyed unto Donn M. Jean, single.

NO. 11-13

SHORT PROPERTY DESCRIPTION

BY VIRTUE OF A WRIT OF EXECUTION TO CASE NO. CV-2014-003252-MF.

ISSUED TO PLAINTIFF: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE").

PROPERTY BEING KNOWN AS:

ALL that certain, piece, parcel and lot or land situate in Montgomery Borough, Lycoming County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the inside edge of the cement walk on the north side of East Houston Avenue at corner of lot now or formerly of Jacob Huff, et ux; thence along the north side of said East Houston Avenue, North 59 degrees East, 55 feet to an iron pin on the inside edge of the cement walk at corner of land now or formerly of Murray Snyder et ux; thence, along said land now or formerly of Murray Snyder et ux, North 25 degrees West, 151 feet to an iron pin on the south side of an alley; thence along the south side of said alley, North 87 degrees West, 61 feet 3 inches to an iron pin at corner of land now or formerly of Jacob Huff, et ux; thence, along said land now or formerly of Jacob Huff, et ux., South 24.5 degrees East, 185 feet 5 inches to an iron pin on the inside edge of the cement walk on East Houston Avenue, the place of BEGINNING.

CONTAINING 9,416 square feet, more or less.

BEING municipally numbered 36 East Houston Avenue.

FOR IDENTIFICATION PURPOSES ONLY, being known as Lycoming County Tax Parcel No. 35-4-402.

IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF John D. Wertman and Carolyn M. Wertman.

PIN NUMBER, WHICH IS THE ASSESSMENT OR PARCEL NO., MAP, BLOCK AND LOT): 35-004.0-0402.00-000.

MARTHA E. VON ROSENSTIEL,
ESQUIRE / No. 52634
HEATHER RILOFF, ESQUIRE /
No. 309906
JENIECE D. DAVIS, ESQUIRE /
No. 208967
MARTHA E. VON ROSENSTIEL, P.C.

NO. 11-15

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, being more particularly bounded and described as follows:

BEGINNING at a point on Memorial Avenue, one hundred thirty-eight (138) feet, more or less, east of Stevens Street, which point is the northeast corner of land now or formerly of Samuel Lord; thence in an easterly direction along said Memorial Avenue, forty-four (44) feet, more or less, to a point; thence in a southerly direction in a line parallel with Stevens Street, one hundred fifty-eight and seventy-three hundredths (158.73) feet to an alley; thence in a westerly direction, forty-four (44) feet, more or less, along said alley to a point, being the southeast corner of land now or formerly of Samuel Lord; thence in a northerly direction in a line parallel with Stevens Street, one hundred fifty-eight and seventy-three hundredths (158.73) feet to the place of beginning.

BEING THE SAME PREMISES which Steven L. Reed and Karen L. Reed, husband and wife, by Deed dated July 22, 2004 and recorded July 30, 2004 in the Office of the Recorder of Deeds in and for the County of Lycoming in Deed Book 5046, Page 48, granted and conveyed unto Patrick G. Hill and Jodi M. Hill, husband and wife.

PARCEL No. 70-006-416.

NO. 11-16

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 130 Stryker Avenue, Montgomery, PA 17752.

SOLD as the property of LINDA L. DRUM.

TAX PARCEL #07-001-605.00-000.

NO. 11-17

By virtue of a Writ of Execution No. 2013-02940.

Bayview Loan Servicing, LLC v. Timothy J. Bowes owner(s) of property situate in the DUBOISTOWN BOROUGH, LYCOMING County, Pennsylvania being 237 Arlington st, Duboistown, PA 17702-6801.

Parcel No. 10+,004.0-0113.00-000+, 10-004-115.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$57,444.03.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 11-18

EXHIBIT "A"

LEGAL DESCRIPTION

1611 BLOOMINGROVE ROAD:

ALL that certain piece, parcel or lot of land situate in the Township of Loyalsock, County of Lycoming and Commonwealth of Pennsylvania, being more particularly bounded and described in accordance with a survey of Leigh Herman, R.P.E.,

dated the 16th of September, 1971, as follows, to-wit:

BEGINNING at a point in the western right-of-way line of Legislative Route No. 41045, also known as Bloomingrove Road; thence south fifty-six (56) degrees thirty (30) minutes west, four hundred fifty-eight (458) feet to an iron pin; thence north twenty-eight (28) degrees zero (00) minutes west, three hundred ninety-three (393) feet to a point; thence north seventy-seven (77) degrees fifteen (15) minutes east, four hundred sixty-nine (469) feet to an iron pin; thence south twenty-eight (28) degrees zero (00) minutes east, two hundred twenty (220) feet along said western right-of-way line of Bloomingrove Road to the point and place of beginning.

BEING the same premises conveyed unto Dee Ann Poust Chambers and Keith H. Chambers, by Deed of Walter R. Eckhoff and Mary Ann Eckhoff, dated the 25th day of March, 2008 and intended to be recorded herewith.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel #26-349-101, on the maps in the office of the Lycoming County Tax Assessor.

1515 BLOOMINGROVE ROAD:

ALL that certain piece or parcel of land situate in Loyalsock Township, Lycoming County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin on the west side of the public road leading from Williamsport to Balls Mills, said iron pin being the southeast corner of a lot now or formerly owned by Mrs. Ridge; thence by said lot, south sixty-six (66) degrees west, one hundred forty-three (143) feet to an iron pin; thence by lands now or formerly of Fred M. McKee, south thirty-one (31) degrees east, two hundred eighteen (218) feet to an iron pin on the west side of the run; thence by lands now or formerly of Fred M. McKee, north sixty-six (66) degrees east, one hundred forty-three (143) feet to an iron pin on the west side of Balls

Mills Road; thence along the west side of the road, north thirty-one (31) degrees west, two hundred eighteen (218) feet to the place of beginning. Containing 31,174 square feet.

BEING the same premises conveyed unto Keith H. Chambers and Dee Ann Chambers by Deed of Keith H. Chambers and Dee Ann Chambers, dated the 11th day of April, 2008, and intended to be recorded forthwith.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 26-350-117 on the maps in the Office of the Lycoming County Tax Assessor.

NO. 11-19

ALL that lot of land situate In the Township of Fairfield, County of Lycoming, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin seven hundred fifty (750) feet from Pennsylvania State Highway Route No. 14 and four thousand eight hundred twenty-four (4,824) feet east on the Montoursville Borough Line; thence North 77 degrees 30 minutes West 252.06 feet to a iron pin; thence North 5 degrees 30 minutes East 80.3 feet to an iron pin; thence South 85 degrees East 250.8 feet to an iron pin; thence South 5 degrees West 114.75 feet to an iron pin, and place of beginning.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 157 Hales Lyon Road, Montoursville, PA 17754.

SOLD as the property of ADRIAN ERIC HALES and THERESA M. HALES.

TAX PARCEL #12-352-201.

NO. 11-20

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 15-01115.

Hsbc Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2006-1 Trust, Home Equity Asset-Backed Certificates,

Series 2006-1 v. Nancy R. Houseknecht, in Her Capacity as Executrix and Devisee of The Estate of Frederick M. Healey owner(s) of property situate in MONTOURSVILLE BOROUGH, LYCOMING County, Pennsylvania being 319 Willow Street, Montoursville, PA 17754-2127.

Parcel No. 34-007-703.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$82,081.65.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 11-21

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

BEGINNING at a point on the North side of Eldred Street and at the corner of land now or formerly of Samuel Homan, being approximately one hundred fifty feet (150) feet West from the West line of Baldwin Street; thence Westwardly along Eldred Street fifty (50) feet, more or less, to an alley; thence Northwardly along the East line of said alley one hundred (100) feet; thence Eastwardly along Lot No. 75 in Gilmore's addition to Williamsport, Pennsylvania, fifty (50) feet, more or less, to the West line of lot now or formerly of Samuel Homan; thence Southerly along said line one hundred (100) feet to the North side of Eldred Street, the point and place of beginning.

Tax Parcel No. 68-08-309.

BEING THE SAME PREMISES which Roan J. Confer, Jr. and Marcia T. Confer, his wife by deed dated September 13, 1999 and recorded September 16, 1999 in the Office of the Recorder of Deeds in and for Lycoming County, Pennsylvania in Record Book 3394, Page 116, granted and conveyed unto Barbara L. Moore, single, her heirs and assigns.

NO. 11-22

LEGAL DESCRIPTION

ALL that certain piece, parcel or lot of land situated in the Township of Wolf, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the eastern line of Mohawk Drive, said pin being referenced from a point in the middle of Pennsylvania Route 405 by the following courses or distances: FIRST, north 45 degrees 30 minutes West, 475.07 feet to a pin. SECOND, North 45 degrees 30 minutes West, 600 feet to the place of beginning; Thence North 45 degrees 30 minutes West 100 feet along eastern line of Mohawk Drive to a pin; Thence North 44 degrees 30 minutes East 150 feet to a pin; Thence South 45 degrees 30 minutes East, 100 feet to a pin; Thence South 44 degrees 30 minutes West, 150 feet to the place of beginning.

Also being known as 110 Mohawk Drive, Hughesville, PA 17737.

Parcel #: 59-3-150.

Being the same premises which Kenneth L. Charles and Connie L. Charles, husband and wife, by deed dated September 16, 1994 and recorded September 16, 1994, in the Office of the Recorder of Deeds in Lycoming County, Pennsylvania in Deed Book 231, Page 116; granted and conveyed unto Ross D. Rathmell and Cher L. Rathmell, husband and wife, Grantors herein.

NO. 11-24

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 13-01432.

US Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association, as Trustee for GSMPS Mortgage Loan Trust 2004-4 v. Shawn E. Fenstermacher, Sandra D. Fenstermacher owner(s) of property situate in the PICTURE ROCKS BOROUGH, LY-

COMING County, Pennsylvania being 38 Center Street, Picture Rocks, PA 17762.

Parcel No. 46-2-104, 46-2-112.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$96,767.63.

PHELAN HALLINAN

DIAMOND & JONES, LLP

Attorneys for Plaintiff

NO. 11-26

ALL THOSE TWO CERTAIN tracts of land situate in Jordan Township, Lycoming County, Pennsylvania, bounded and described as follows:

TRACT NO. 1: BEGINNING at a point in the center line of a public road; thence along the center line of same the following two courses and distances: north 19 degrees west 22.5 rods; north 6 degrees west, 28.1 rods; thence along land now or formerly of Norman Derrick south 42 degrees east 38.2 rods to an iron pin in the line of land now or formerly of Earl Temple; thence along same south 8 degrees 30 minutes east, 9.2 rods to a post; thence continuing along same south 35 degrees 15 minutes east, 17 rods to a stake in line of Clifford Hill; thence along same north 85 degrees 35 minutes west, 26.8 rods to the center line of a public road, the point and place of beginning.

TRACT NO. 2: BEGINNING at a point on the western line of T-740 (Pud-erbauch Hollow Road), said point being 533.58 feet north from the intersection of T-880 and T-740; thence by lands now or formerly of Donald C. Harding, North 86 degrees 24 minutes 57 seconds West, 20.00 feet to a set #4 rebar; thence by same, North 86 degrees 24 minutes 57 seconds West, 357.66 feet to a set #4 rebar; thence by lands now or formerly of Earl J. and Edna Temple, North 05 degrees 39 minutes 20 seconds West, 928.69 feet to an existing iron pin in the line of land now or formerly of Larry L. and Peggy M. Levan; thence by said Levan, South 42 degrees 15 minutes 43 seconds

East, 622.14 feet to an existing #4 rebar; thence by same, South 42 degrees 15 minutes 43 seconds East, 26.06 feet to a point in the centerline of T-740; thence by the centerline of T-740, South 03 degrees 57 minutes 02 seconds East, 447.12 feet; thence by same, South 03 degrees 57 minutes 02 seconds East, 22.08 feet to the point and place of beginning.

UNDER AND SUBJECT to all matters as shown on said subdivision plan.

Under and subject to the following restriction: No single unit trailer type mobile homes shall be placed on the premises. This restriction shall not preclude the placing of double-wide type homes on the premises, if they are constructed on a permanent foundation.

BEING KNOWN AS 1024 South Puderbach Hollo, Unityville, PA 17774.

UPI and PARCEL NO. 23+,357.0-0167.00-000+.

BEING the same premises which Larry L. Levan and Peggy M. Levan, husband and wife, by Deed dated March 29, 2007, and recorded April 19, 2007, in the Office of the Recorder of Deeds in and for Lycoming County, in Deed Book 5983, Page 335, granted and conveyed unto Brian F. Ruane and Pamela L. Ruane, husband and wife, as tenants by the entireties.

NO. 11-27

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 14-03275.

Citifinancial Services, Inc. v. Adrian Eric Hales, Theresa M. Hales owner(s) of property situate in the FAIRFIELD TOWNSHIP, LYCOMING County, Pennsylvania, being 157 Hales Lyon Road a/k/a 157 Hales Lyons Road, Montoursville, PA 17754-8246.

Parcel No. 12+,352.0-0201.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$28,418.81.

PHELAN HALLINAN

DIAMOND & JONES, LLP

Attorneys for Plaintiff

NO. 11-28**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 2015-01361.

Lakeview Loan Servicing, LLC v. Seth A. Crawley a/k/a Seth Crawley, Erinn K. Crawley a/k/a Erinn Crawley owner(s) of property situate in the MUNCY BOROUGH, 1ST, LYCOMING County, Pennsylvania, being 116 East Penn Street, Muncy, PA 17756-1314.

Parcel No. 37-002.0-0802-00-000-.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$197,558.46.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 11-30**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 15-00719.

JPMorgan Chase Bank, National Association v. Jeanne M. Zellers owner(s) of property situate in the JERSEY SHORE BOROUGH, 1ST, LYCOMING County, Pennsylvania being 216 Thompson Street, Jersey Shore, PA 17740-1823.

Parcel No. 19+001.0-0310.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$53,185.66.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 11-29

Court of Common Pleas

Civil Division

Lycoming County

MORTGAGE FORECLOSURE

NO. 08-01520

Deutsche Bank National Trust Company,
as trustee for Morgan Stanley ABS Capital
I Inc. Trust 2006-HE8 Mortgage Pass-
through Certificates, Series 2006-HE8

Plaintiff

v.

TIMOTHY L. JOHNS, SR.

Defendant(s)

SHORT DESCRIPTION**FOR ADVERTISING**

ALL THAT CERTAIN LOT OF LAND
SITUATE IN THE SIXTH WARD OF THE
CITY OF WILLIAMSPORT, LYCOMING
COUNTY, PENNSYLVANIA:

BEING KNOWN AS 1023 HIGH
STREET, WILLIAMSPORT, PA 17701.

PARCEL NUMBER: 66-03-200B.

IMPROVEMENTS: Residential Prop-
erty.

SHERRY J. BRAUNSTEIN, ESQUIRE
Pa. ID 90675

UDREN LAW OFFICES, P.C.

Attorneys for Plaintiff

NO. 11-31**AMENDED EXHIBIT A**

ALL those two certain pieces, parcels
or lots of land situate in the Township of
Wastson, County of Lycoming and Com-
monwealth of Pennsylvania, being more
particularly bounded and described as
follows, to-wit:

PARCEL NO. 1

BEGINNING at an iron pipe on the
westerly side of Pennsylvania Highway
Route No. 44; thence south eighty-eight
(88) degrees fifty-seven (57) minutes
west, a distance of one hundred thirty-
one and five-tenths (131.5) feet to an
iron pipe; thence north ten (10) degrees
twenty-nine (29) minutes east, a distance
of two hundred ninety-one and nine-
tenths (291.9) feet to an iron pipe; thence
along land now or formerly of Herrmann,
north eighty-eight (88) degrees fifty-seven
(57) minutes east, a distance of seventy-
one and five-tenths (71.5) feet to an iron
pipe on the westerly side of Route No.
44; thence along the same, south one (01)
degree twenty-three (23) minutes east, a
distance of two hundred eighty-six (286)
feet to an iron pipe, the place of beginning.

THE ABOVE DESCRIPTION is made
in accordance with a survey of H. Richard

Ohl, Registered Surveyor, dated June 4, 1968.

RESERVING to Carmen G. Russo and Margaret L. Russo, his wife, their heirs and assigns, in common with Grantees, their heirs and assigns, a right of way twenty (20) feet in width situate in the northerly portion of the above-described premises and running from Pennsylvania Highway Route No. 44 in a westerly direction to other land now or formerly of Carmen G. Russo and Margaret L. Russo, his wife, lying west of the above described premises.

ALSO the right, privilege and easement to use water for domestic and commercial purposes upon the above-described premises from a spring and reservoir located upon other lands now or formerly George W. Pearson and being on the eastern side of the aforesaid Pennsylvania State Highway and to use the pipeline now laid from the aforesaid spring and reservoir to the above-described premises for the purpose of conducting such water to the said above-described premises, said right to be used in common with the said George W. Pearson and any other person or persons to whom the said George W. Pearson has heretofore to shall hereafter grant the right and privilege to use such water, together with the right of ingress, egress and regress to, over and across the other land now or formerly of George W. Pearson for the purpose of making repairs and replacements to such pipeline if and when the same becomes necessary.

EXPECTING AND RESERVING unto the said George W. Pearson, his heirs and assigns, the right and privilege of using that part of the roadway or driveway which extends over the above-described premises and leads to Pine Creek, the driveway in question being that which crosses Pine Creek by means of a ford to the island owned by George W. Pearson, said right, privilege and easement to be used in connection with other land retained by the said George W. Pearson and to be for

the use and benefit of the said George W. Pearson, Leo A. Russo and Carmen G. Russo, their heirs and assigns, and also giving and granting unto the said Leo A. Russo and Carmen G. Russo, their heirs and assigns, the right, privilege and easement of using that part of the aforesaid roadway or driveway which extends over other lands now or formerly of the said George W. Pearson.

FOR IDENTIFICATION PURPOSES ONLY, being known as all of Tax Parcel No. 58-345.2-161A in the Office of the Lyncoming County Tax Assessor and as 5645 North Route 44 Highway, Jersey Shore, Pennsylvania and having erected thereon a stone and frame commercial restaurant with seven (7) efficiency rental units.

PARCEL NO. 2:

BEGINNING at an iron pin on the eastern line of Pennsylvania State Highway Traffic Route No. 44, being the state highway leading from Jersey Shore to Waterville, said iron pin being at the southwest corner of the land hereby described and being north three (03) degrees eleven (11) minutes west, a distance of twenty-five (25) feet from the northwest corner of land now or formerly owned by Harry Gross, Betty Gross and Edith Bevin; thence north two (02) degrees fifteen (15) minutes west along the eastern line of said Pennsylvania State Highway, a distance of two hundred fifty-six and four tenths (256.4) feet to an iron pin at the southwest corner of land now or formerly of Howard Hermann; thence north eighty-seven (87) degrees fifty-two (52) minutes east along the southern line of land now or formerly of Hermann, a distance of one hundred fifty (150) feet to an iron pin; thence south two (02) degrees eight (08) minutes east along other land now or formerly of Laura Mae Pearson, a distance of one hundred forty-eight and four tenths (148.4) feet to an iron pin; thence south sixty-two (62) degrees fifty-two (52) minutes west along other land now or formerly of Laura Mae Pearson,

a distance of one hundred twelve and six tenths (112.6) feet to an iron pin; thence south thirty-five (35) degrees fifty-five (55) minutes west along other land now or formerly of Laura Mae Pearson and being along the northern line of a private road, a distance of seventy-six and eight tenths (76.8) feet to the point and place of beginning. Containing sixty-five one hundredths (0.65) of an acre, more or less.

GRANTING to the Grantees herein, their heirs and assigns, the right, privilege and easement of using the aforesaid private road, in common with the said Laura Mae Pearson and any other person or persons to whom the said Laura Mae Pearson, her heirs and assigns, have granted or may at any time grant the right to use the same.

FOR IDENTIFICATION PURPOSES ONLY, being known as all of Tax Parcel No. 58-345.2-159A in the Office of Lycoming County Tax Assessor and as Route 44 Highway, Jersey Shore, Pennsylvania, and being vacant land.

BEING the same premises granted and conveyed unto John A. English and Jodi L. English, husband and wife, by Deed of Jersey Shore State Bank, dated April 24, 2013, and recorded in Lycoming County Record Book 7969, page 218.

NO. 11-32

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 13-03209.

Wells Fargo Bank, N.A. v. Kelly J. Fetzer owner(s) of property situate in the WILLIAMSPORT CITY, 10TH, LYCOMING County, Pennsylvania, being 1501 Louisa Street, Williamsport, PA 17701-1635.

Parcel No. 70+,004.0-0400.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$37,557.43.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 11-33

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

COMMENCING at a point in the western line of Third Avenue, three hundred fifty (350) feet north of Erie Avenue; thence west parallel with said Erie Avenue, one hundred twenty (120) feet to an alley; thence north along the eastern line of said alley, thirty-five (35) feet to a post; thence east, parallel with the southern line of said lot, one hundred twenty (120) feet to Third Avenue; thence south along the western line of said third Avenue, thirty-five (35) feet to the place of beginning.

The above premises are conveyed subject to all restrictions, covenants and easements appearing in the chain of title, if any.

BEING KNOWN AS 631 Third Avenue, Williamsport, PA 17701.

PARCEL ID. 73+,007.0-0205.00-000+.

BEING the same premises which Samuel E. Caldwell, Jr. and Kathryn I. Caldwell, husband and wife by Deed dated November 24, 2004 and recorded November 24, 2004, in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book 5154, Page 237, granted and conveyed unto William E. Schon, single.

NO. 11-34

In the Court of Common Pleas of
Lycoming County, Pennsylvania

Civil Division

No. 2014-03196 P

PNC BANK, NATIONAL
ASSOCIATION,

Plaintiff

vs.

DAVID E. RUSSELL
a/k/a DAVID RUSSELL,

Defendant

**SHORT LEGAL DESCRIPTION
OF REAL ESTATE**

ALL THE RIGHT, TITLE, INTEREST AND CLAIMS OF DAVID E. RUSSELL a/k/a DAVID RUSSELL, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN PARCEL SITUATE IN THE TOWNSHIP OF WASHINGTON, BEING MORE FULLY DESCRIBED AT DBV 4804, PAGE 208.

HET A DWELLING k/a 24 GAP ROAD, ALLENWOOD, PENNSYLVANIA 17810.

TAX PARCEL NO. 57-001.0-0202.00-000.

NO. 11-35

ALL THAT CERTAIN that certain piece or parcel of land, situate in the Second Ward of the Borough of South Williamsport, County of Lycoming and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit;

BEGINNING at a point on the West side of Reynolds Street at the Southeast corner of lot now or formerly of George Pfirman; thence Westerly along lot now or formerly of Pfirman one hundred twenty five (125) feet to an alley; thence South along said alley fifty (50) feet; thence Easterly one hundred twenty five (125) feet to said Reynolds Street; thence Northerly fifty (50) feet to the place of BEGINNING.

BEING THE SAME PREMISES which Tina M. Bilbay f/k/a Tina M. Giordano, by Deed dated January 23, 2004, and recorded on January 23, 2004, by the Lycoming County Recorder of Deeds as Instrument Number 200400001225, granted and conveyed unto Tina M. Bilbay, an Individual.

BEING KNOWN AS 440 Reynolds Street, South Williamsport, PA 17702.

TAX PARCEL I.D. NO. 53-2-0155.

NO. 11-36

Court of Common Pleas
Civil Division
Lycoming County
MORTGAGE FORECLOSURE
NO. 11-02281

Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for the holders of the Structured Asset Securities Corporation Amortizing Residential Collateral Trust Mortgage Pass-Through Certificates, Series 2002-BC5

Plaintiff

v.

UNITED STATES OF AMERICA,
ESTATE OF WILLIAM H. HAWKES,
III c/o ELLIOT B. WEISS, ESQ.,
PERSONAL REPRESENTATIVE,
ELLIOT B. WEISS, ESQ., PERSONAL
REPRESENTATIVE OF THE ESTATE
OF WILLIAM H. HAWKES, III,
ANGELIQUE H. CAFFREY a/k/a
ANGELIQUE C. CAFFREY, KNOWN
HEIR OF WILLIAM H. HAWKES, III,
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER WILLIAM H. HAWKES,
III, JEANNE C HAWKES,
INDIVIDUALLY AND AS KNOWN
HEIR OF WILLIAM H. HAWKES, III

Defendant(s)

**SHORT DESCRIPTION FOR
ADVERTISING**

ALL THAT CERTAIN LOT OF LAND SITUATE IN 14TH WARD OF THE CITY OF WILLIAMSPORT, LYCOMING COUNTY, PENNSYLVANIA:

BEING KNOWN AS 1201 Woodmont Avenue, Williamsport, PA 17701.

PARCEL NUMBER: 74-07-101.

IMPROVEMENTS: Residential Property.

SHERRI J. BRAUNSTEIN, ESQUIRE
Pa. ID 90675

UDREN LAW OFFICES, P.C.
Attorneys for Plaintiff

NO. 11-37**SHORT DESCRIPTION**

By virtue of Writ of Execution No.: 2015-01081.

The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificate Holders of CWALT, Inc., Alternative Loan Trust, 2007-OH3, Mortgage Pass-Through Certificates, Series 2007-OH3 vs. Myles Jenkins, II and Blue & Gold Properties, LLC.

Owner(s) of property situate in SOUTH WILLIAMSPORT BOROUGH, LYCOMING COUNTY, PA.

BEING 15 West Second Avenue, South Williamsport, PA 17702.

BEING UPI NO.: 52-001-253.

Improvements thereon: RESIDENTIAL DWELLING.

JUDGMENT AMOUNT: \$84,848.60.

STEPHEN M. HLADIK, ESQUIRE

HLADIK, ONORATO

& FEDERMAN, LLP

Attorneys for Plaintiff

298 Wissahickon Avenue

North Wales, PA 19454

NO. 11-38**EXHIBIT "A"****Property Description**

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

BEGINNING at a point in the southern line of Anthony Street three hundred thirteen (313) feet and five (5) inches east of the eastern line of Penn street, and being the northeast corner of land now or late of James T. Ort and known on the plan of said Addition as part of Lot #27; thence south seventy-five (75) feet, more or less, to lot now or late of Adam Miller, thence; east twenty-five (25) feet and six (6) inches, more or less, to the western line of an alley commonly known as Miller Alley; thence north along the western line

of said alley seventy-five (75) feet, more or less, to Anthony Street; thence west twenty-five (25) feet and six (6) inches, more or less to the point and place of beginning; being the eastern one half of said Lot #27 of said Billman's Addition and being known as 426 Anthony Street.

BEING more particularly bounded and described according to a survey of Leigh E. Herman, P.E., dated July 17, 1962, as follows:

BEGINNING at an iron pin on the south line of Anthony Street, said iron pin being three hundred thirteen (313) feet and five (5) inches easterly from the east line of Penn Street; thence south eighty-four (84) degrees fifty-five (55) minutes east along the south line of Anthony Street a distance of twenty-five and five-tenths (25.5) feet to an iron pin; thence south five (5) degrees five (05) minutes west along the west line of a sixteen (16) foot alley a distance of seventy-five (75.0) feet to an iron pin; thence north eighty-four (84) degrees fifty-five minutes west along the property now or formerly of Rachel E. Brooke a distance of twenty-five and five tenths (25.5) feet to an iron pin; thence north five (5) degrees five (05) minutes east along the property now or formerly of Phoebe Bower a distance of seventy-five (75.0) feet to an iron pin, the point and place of beginning. Being known as 426 Anthony Street.

FOR IDENTIFICATION PURPOSES ONLY being known as Tax Parcel No. 69-4-600 in Office of the Lycoming County Tax Assessor.

NO. 11-39**EXHIBIT "A"****Property Description**

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

BEGINNING at the northwest corner of Grace Street and Mifflin Place; thence westwardly along the north line of Grace Street, thirty-three (33) feet, four and one-half (4 1/2) inches to a lot now or formerly of Warrant C. Dickson; thence northwardly ninety-five (95) feet to a corner; thence eastwardly thirty-three (33) feet, four and one-half (4 1/2) inches to Mifflin Place; thence southwardly ninety-five (95) feet to the place of beginning.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 65-3-118 in the Office of the Lycoming County Tax Assessor.

—————
NO. 11-40
EXHIBIT A

All those certain piece, parcel and lot of land situate in Fairfield Township, Lycoming County, Pennsylvania, bearing Lycoming County Tax Parcel Number 12-352-675, also known as 2 Eagle Court, Montoursville, Pennsylvania 17754.

Being a part of that real property transferred by River Valley Townhomes, L.P. to Greater River Valley Townhomes, LLC by deed dated February 20th, 2007 recorded at Lycoming County Record Book 5939, beginning at page 61.

Improvements on the real property include a framed dwelling.

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NO. 11-41
AMENDED EXHIBIT A

All those certain pieces, parcels and lots of land situate in Fairfield Township, Lycoming County, Pennsylvania, bearing Lycoming County Tax Parcel Numbers 12-352-669, 12-352-670, 12-352-671,

12-352-672, 12-352-673, 12-352-674, 12-352-681, 12-352-682, 12-352-683, 12-352-684, 12-352-685, 12-352-686, 12-352-687, 12-352-688, 12-352-689, 12-352-690.

The real property is commonly known as 1 Eagle Court (12-352-669) and 3 Eagle Court (12-352-670), and 5 Eagle Court (12-352-671), and 7 Eagle Court (12-352-672), and 9 Eagle Court (12-352-673), and 11 Eagle Court (12-352-674), and 1 Gibson Court (12-352-681), and 3 Gibson Court (12-352-682), and 5 Gibson Court (23-352-683), and 7 Gibson Court (12-352-684), and 9 Gibson Court (12-352-685), and 2 Gibson Court (12-352-686), 4 Gibson Court (12-352-687), 6 Gibson Court (12-352-688), 8 Gibson Court (12-352-689), and 10 Gibson Court (12-352-690).

Being a part of that real property transferred by River Valley Townhomes, L.P. to Greater River Valley Townhomes, LLC by deed dated February 20th, 2007 recorded at Lycoming County Record Book 5939, beginning at page 61.

—————
Take notice that a schedule of proposed distribution of the proceeds of the above sale will be on file by the Sheriff of Lycoming County, Pennsylvania, in his office on NOVEMBER 16, 2015 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

O-16, 23, 30

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

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

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

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

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

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TO:

PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, October 26, 2015**