

# LYCOMING REPORTER

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## LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY  
LYCOMING LAW ASSOCIATION

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# LYCOMING LAW ASSOCIATION

Penn Tower, 25 West Third Street, Suite 803

Williamsport, PA 17701

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

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## EXECUTIVE COMMITTEE

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Gary L. Weber

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## EXECUTIVE DIRECTOR

Michele S. Frey

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Outreach: *Tammy Weber*

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Eric Ladley*

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### Your online connection for:

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

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

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## SCHEDULED EVENTS

Additional information about any of these events is available on the Lycoming Law Association website at [www.lycolaw.org](http://www.lycolaw.org).

- 5/1/2015** – **Law Day 2015:** *Annual Law Day Event.* **Time:** 4:00 PM to 5:00 PM. **Location:** Courtroom 1, Lycoming County Courthouse
- 5/4/2015** – **Bench Bar Committee Meeting:** *Quarterly meeting of the committee.* **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office
- 5/11/2015** – **LLA Executive Committee Meeting:** *Regular monthly meeting.* **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office
- 5/15/2015** – **John C. Gault Memorial Service:** *Special session of court to honor the memory of Attorney John C. Gault.* **Time:** 4:00 PM to 5:00 PM. **Location:** Lycoming County Courthouse, Courtroom #1

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

**UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES**

- 4/14/2015** – **Law of Arrest Search and Seizure:** *PBI Groupcast.* **CLE credits:** 4 Substantive **Time:** 9:00 AM to 4:45 PM. **Location:** Lycoming Law Association Conference Center
- 4/15/2015** – **Problems With Boundaries & Rights of Way:** *LLA Eat & Earn Series (lunch included). Presented by Marc Drier.* **CLE credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Conference Center
- 4/16/2015** – **Tips and Techniques for the Trial of a Bad Faith Claim:** *PBI Video Replay.* **CLE credits:** 3 Substantive / 1 Ethics **Time:** 9:00 AM to 1:30 PM. **Location:** LLA Conference Center
- 4/21/2015** – **Ethics Potpourri – Fee Practices, Pointers & Traps of Fee Agreements:** *PBI Video Replay.* **CLE credits:** 1 Ethics **Time:** 9:00 AM to 10:00 AM. **Location:** LLA Conference Center
- 4/23/2015** – **Family Law Institute 2015 Day 1:** *PBI Groupcast.* **CLE credits:** 8 Substantive / 1 Ethics **Time:** 9:00 AM to 4:00 PM. **Location:** Lycoming Law Association Conference Center
- 4/24/2015** – **Family Law Institute 2015 Day 2:** *PBI Groupcast.* **CLE credits:** 8 Substantive / 1 Ethics **Time:** 8:30 AM to 11:45 AM. **Location:** Lycoming Law Association Conference Center
- 4/27/2015** – **Trial Tactics, Tips and Techniques:** *PBI Groupcast.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 4:30 PM. **Location:** Lycoming Law Association Conference Center
- 4/28/2015** – **PBA Malpractice Avoidance Seminar:** *Live.* **CLE credits:** 1.5 Ethics **Time:** 2:00 PM to 3:30 PM. **Location:** LLA Conference Center
- 5/11/2015** – **Estate Planning for Younger Couples:** *PBI Groupcast.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:15 PM. **Location:** LLA Conference Center
- 5/12/2015** – **Slicing up the Pie: Property Distribution in PA:** *PBI Groupcast.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:15 PM. **Location:** LLA Conference Center
- 5/14/2015** – **Understanding Social Security Retirement:** *PBI Groupcast.* **CLE credits:** 3 Substantive **Time:** 12:00 PM to 3:15 PM. **Location:** Lycoming Law Association Conference Center
- 6/10/2015** – **16th Estate & Elder Law Symposium:** *PBI Video Replay.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** LLA Conference Center
- 6/12/2015** – **Best of the Oil and Gas Law Colloquium:** *PBI Video Replay.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** LLA Conference Center

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- 6/16/2015 – Effective Nonprofits & Ethical Issues for Attorney Board Members:** *PBI Video Replay.* **CLE credits:** 3 Substantive / 1 Ethics **Time:** 9:00 AM to 1:30 PM. **Location:** LLA Conference Center
- 6/18/2015 – Same Sex Marriage in PA – an Update:** *PBI Video Replay.* **CLE credits:** 4 Substantive **Time:** 8:30 AM to 12:45 PM. **Location:** Lycoming Law Association Conference Center
- 6/19/2015 – Powerful and Ethical Witness Preparation:** *PBI Video Replay.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** LLA Conference Center
- 6/22/2015 – Sentencing in PA State Courts:** *PBI Groupcast.* **CLE credits:** 4 Substantive **Time:** 12:00 PM to 4:15 PM. **Location:** LLA Conference Center
- 6/24/2015 – General Practitioners Update:** *PBI Groupcast.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 8:30 AM to 3:45 PM. **Location:** Lycoming Law Association Conference Center
- 6/26/2015 – U.S. Supreme Court 2013/14 Term: Review of the Top Cases Argued and Preview Cases to Be Argued:** *PBI Video Replay.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 11:15 AM. **Location:** LLA Conference Center
- 7/1/2015 – Evidence for Criminal Attorneys:** *PBI Video Replay.* **CLE credits:** 2 Substantive / 1 Ethics **Time:** 9:00 AM to 12:30 PM. **Location:** LLA Conference Center

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

**\*\*LLA Seminar.** For tuition, registration, location, and all other information, please contact Michele Frey at the LLA Office at (570) 323-8287, by email at [mfrey@lycolaw.org](mailto:mfrey@lycolaw.org), or online at [www.lycolaw.org](http://www.lycolaw.org).

The full text of the following Lycoming County Court opinions is reported at [www.lycolaw.org/Cases/search.asp](http://www.lycolaw.org/Cases/search.asp).

- ▶ **Commonwealth vs. Eiswerth** (04/01/2015)—Judge Nancy L. Butts  
Criminal: Suppression motion; DUI case; probable cause for warrant to search medical records; evidence of erratic driving and suspicious conduct by driver while being questioned. (Eiswerth040115bt)
- ▶ **Harrison vs. Haueisen** (04/02/2015)—Judge Richard A. Gray  
Civil: Preliminary objections; dog bite case; unexcused violation of the Dangerous Dog Law; negligence per se; creation of civil standard of liability; dog with vicious propensity; punitive damages claim for unrestrained dog with known dangerous propensities. (Harrison040215g)
- ▶ **Commonwealth vs. Keiss** (04/01/2015)—Judge Marc F. Lovecchio  
Criminal: Omnibus pretrial motion; operating a watercraft under the influence of alcohol; reliance upon the results of an HGN test when assessing probable cause; use of HGN or PBT results at trial; sufficiency of evidence to establish probable cause for arrest; use of PBT results to determine probable cause; trial admissibility of evidence used to establish probable cause. (Kiess040115L)
- ▶ **Commonwealth vs. Girardi** (04/01/2015)—Judge Marc F. Lovecchio  
Criminal: Motion challenging competency of minor witness; presumption of competency; claim of taint; assessment of child's developmental maturity and ability to provide reliable information; demonstrated understanding of meaning of truth and lies; mental capacity. (girardi040115L)
- ▶ **Asiello vs. Bratton, Nix and Family Practice Center, P.C.** (03/31/2015)—Judge Richard A. Gray  
Civil: Motion in limine; medical testimony on the standard of care in medical malpractice case; statutory requirements; subspecialty which has a substantially similar standard of care; same board certification; active involvement in medicine in the applicable subspecialty; ruling deferred for development of record; needlessly cumulative evidence. (Asiello033115g)

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- ▶ **Cornwall Mountain Investments, L.P. vs. Thomas E. Proctor Heirs Trust et al.** (03/31/2015)—Judge Dudley N. Anderson  
Civil: Reconsideration motion; defective notice of tax sale; applicable statute of limitations in Pennsylvania within which to challenge a tax sale. (Cornwall033115a)
  - ▶ **Wirerope Works, Inc. Health Benefit Plan by and Through Its Plan Sponsor, Wirerope Works, Inc. et al. vs. Susquehanna Health System et al.** (03/31/2015)—Judge Dudley N. Anderson  
Civil: Preliminary objections; proper use of the Declaratory Judgments Act; attempt to adjudicate the validity of defense to other lawsuits; discretion of court to decline to exercise jurisdiction over declaratory judgment action. (Wirerope033115a)

## 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

#### **Caicco, Samuel J.,** dec'd.

Late of the Borough of South Williamsport.

Executrix: Carolyn F. Caicco, 7 Honeysuckle Lane, Milton, PA 17847.

Attorney: Robert E. Benion, Esquire, P.O. Box 356, Milton, PA 17847.

#### **Frelin, Shirley S. a/k/a Shirley Frelin,** dec'd.

Late of the Township of Old Lycoming.

The Shirley S. Frelin Protector Trust, dated November 17, 2014.

The Shirley S. Frelin Primary Residence Protector Trust, dated November 17, 2014.

Settlor: Shirley S. Frelin.

Executrices/Trustees: Saline J. Bischof, 333 Forrest Street, South Williamsport, PA 17702 and Sharon Dapp, 562 Ruben Kehrer Road, Muncy, PA 17756.

Attorneys: Adrienne J. Stahl, Esquire, Steinbacher & Stahl, 413 Washington Boulevard, Williamsport, PA 17701.

#### **Fulmer, Lois A.,** dec'd.

Late of 2836 Beaver Run Road, Hughesville.

Executrix: Mary A. Bower, 2834 Beaver Run Road, Hughesville, PA 17737.

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

#### **Gray, Dorothy D. a/k/a Dorothy Gray,** dec'd.

Late of the City of Williamsport.

Executor: Michael D. Gray, 1717 W. Southern Ave., South Williamsport, PA 17702.

Attorneys: Adrienne J. Stahl, Esquire, Steinbacher & Stahl, 413 Washington Boulevard, Williamsport, PA 17701.

#### **Petcavage, Katherine Regina,** dec'd.

Late of Williamsport.

Executor: Paul J. Petcavage, 1358 Clayton Ave., Williamsport, PA 17701.

Attorney: Paul J. Petcavage, Esquire, 454 Pine St., Suite 1B, Williamsport, PA 17701.

#### **Ryder, Elsie Z.,** dec'd.

Lae of the Township of Clinton.

Executors: Brian E. Ryder, 196 Grandview Drive, Montgomery, PA 17752 and Dale A. Ryder, 6250 Schoolhouse Road, Elizabethtown, PA 17022.

Attorneys: Robert L. Dluge, Jr., Esquire, Diehl, Dluge, Jones & Michetti, P.O. Box 304, Elysburg, PA 17824.

### SECOND PUBLICATION

#### **Criswell, C. Dale a/k/a Charles Dale Criswell a/k/a Charles D. Criswell,** dec'd.

Late of Loyalsock Township.

The C. Dale and Angela C. Criswell Real Estate Protector Trust, dated December 3, 2009.

The C. Dale and Angela C. Criswell Income Only Protector Trust, dated December 3, 2009.

The C. Dale and Angela C. Criswell Gas Lease Protector Trust, dated December 3, 2009.

Settlor: C. Dale Criswell.

Executrix/Trustee: Angela C. Criswell, 1745 Richards Avenue, Williamsport, PA 17701.

Attorneys: Adrienne J. Stahl, Esquire, Steinbacher & Stahl, 413 Washington Boulevard, Williamsport, PA 17701.

**Dugan, Betty June a/k/a Betty J. Dugan, dec'd.**

Late of Muncy.

Executrices: Mary L. Ettinger, 1951 Walters Road, Montoursville, PA 17754 and Loretta J. Van Nuys, 14 Green Briar Avenue, Selinsgrove, PA 17870.

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

**Klees, Donald Timothy, dec'd.**

Late of Lycoming County.

Executor: Brett E. Klees, 42002 Mill Quarter Place, Ashburn, VA 20148.

Attorneys: Campana, Hoffa, Morrone & Lovecchio, P.C., 602 Pine Street, Williamsport, PA 17701, (570) 326-2401.

**Robbins, William D., Jr., dec'd.**

Late of 1970 Yale Avenue, Williamsport.

Executor: William J. Robbins, 1970 Yale Avenue, Williamsport, PA 17701.

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

**Rougeux, James E., dec'd.**

Late of the Township of Loyalsock. Co-Executors: Janine M. Noll, 714 W. Southern Avenue, S. Williamsport, PA 17702 and Gary A. Pearson, 821 Louisa Street, Williamsport, PA 17701.

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

**Vartenisian, Alexander, dec'd.**

Late of Loyalsock Township.

The Alexander Vartenisian Protector Trust, dated April 28, 2014.

The Vartenisian Family Protector Trust, dated April 28, 2014.

The Diane M. Lowmiller Supplemental Needs Trust, dated April 28, 2014.

The Alexander Vartenisian Children's Trust, dated April 28, 2014.

Settlor: Alexander Vartenisian.

Trustee: Cynthia V. Petry, 7395 Kelshire Trace, Mechanicsville, VA 23111.

Attorneys: Adrienne J. Stahl, Esquire, Steinbacher & Stahl, 413 Washington Boulevard, Williamsport, PA 17701.

**THIRD PUBLICATION**

**Campbell, Margaret E., dec'd.**

Late of Loyalsock Township.

The Margaret E. Campbell Protector Trust, dated November 4, 2014.

Settlor: Margaret E. Campbell.

Trustee: Pamela J. Weihermuller, 361 Warren Street, Montoursville, PA 17754.

Attorneys: Adrienne J. Stahl, Esquire, Steinbacher & Stahl, 413 Washington Boulevard, Williamsport, PA 17701.

**Deming, Jean G., dec'd.**

Late of Loyalsock Township.

Executrix: Barbara D. Reeder, 1626 Elliot Street, Williamsport, PA 17701.

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

**Guthrie, Robert Laverne, dec'd.**

Late of the Borough of Montoursville.

Executors: Jason Michael Guthrie, 5482 Gracey Lane, Warriors Mark, PA 16877 and Marc Laverne Guthrie, 1315 Cedar Street, Montoursville, PA 17754.

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

**Pentz, Mabel M.,** dec'd.

Late of 1498 Brouse Road, Montgomery.

Administrator: James R. Pentz, 210 Spring Lake Crest, Watsontown, PA 17777.

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

**Rainey, Betty L.,** dec'd.

Late of Piatt Township.

Co-Administrators: Howard N. Rainey and Gina Champion 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.

**Schmohl, William L.,** dec'd.

Late of Hughesville.

Executrix: Shirley Hileman, 179 S. Fourth Street, Hughesville, PA 17737.

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

**Sechrist, Margaret M.,** dec'd.

Late of Jersey Shore.

Co-Executrices: Laura J. Roupp, 364 Santschi Road, Cogan Station, PA 17728 and Sylvia J. Todd, 440 Cement 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.

**Vogt, Faith G.,** dec'd.

Late of the Borough of Montoursville. Executrix: Ann M. Case c/o Daniel K. Mathers, Esquire, Mathers & Stapp PC, 416 Pine St., Ste. 308, Williamsport, PA 17701.

Attorneys: Daniel K. Mathers, Esquire, Mathers & Stapp PC, 416 Pine St., Ste. 308, Williamsport, PA 17701.

**Widell-Wallis, Mary M. a/k/a Mary M. Wallis,** dec'd.

Late of Williamsport.

Executor: Edward L. Widell, 50 South Second Street, Hughesville, PA 17737.

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

**Williams, Harry W. a/k/a Harry Williams a/k/a Harry Woodland Williams,** dec'd.

Late of the Township of Old Lycoming.

Executrices: Lynn M. Shade, 165 Miller Road, Cogan Station, PA 17728 and Lori A. Williams, P.O. Box 100, Woolrich, PA 17779.

Attorneys: Adrienne J. Stahl, Esquire, Steinbacher & Stahl, 413 Washington Boulevard, Williamsport, PA 17701.

**SHERIFF'S SALE**

Court of Common Pleas  
Lycoming County  
Civil Action Law

Number 14-00171

OneWest Bank, FSB

v.

Anthony L. Browne, Known Surviving Heir of Charles E. Flanders, Deceased Mortgagor and Real Owner, Carmen S. Joyner, Known Surviving Heir

of Charles E. Flanders, Deceased Mortgagor and Real Owner, Faye L. Rozenblad, Known Surviving Heir of Charles E. Flanders, Deceased Mortgagor and Real Owner, Charles E. Flanders, Glenda B. Patterson, Known Surviving Heir of Charles E. Flanders, Deceased Mortgagor and Real Owner, Unknown Surviving Heirs of Charles E. Flanders, Deceased Mortgagor and Real Owner, and Brandon J. Flanders, Known Surviving Heir of Charles E. Flanders, Deceased Mortgagor and Real Owner

NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY

TO: Unknown Surviving Heirs of Charles E. Flanders, Deceased Mortgagor and Real Owner

Your house (real estate) at 614 Green Street, Williamsport, Pennsylvania 17701 is scheduled to be sold at Sheriff's Sale on August 7, 2015 at 10:30 a.m. in the Executive Plaza, 1st Floor Commissioners Board Room, 330 Pine Street, Williamsport, Pennsylvania 17701 to enforce the court judgment of \$53,438.59 obtained by OneWest Bank, FSB 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 canceled if you pay to OneWest Bank, FSB the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

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 also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on 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

1. 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 McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

2. 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.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.

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

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

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The

money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE  
ASSOCIATION DE  
LICENCIADOS  
Susquehanna Legal Services  
329 Market Street  
Williamsport, PA 17701  
(570) 323-8741

McCABE, WEISBERG  
& CONWAY, P.C.  
Attorneys for Plaintiff  
123 S. Broad St.  
Ste. 1400  
Philadelphia, PA 19109  
(215) 790-1010

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### SERVICE BY PUBLICATION

In the Court of Common Pleas of  
Lycoming County, Pennsylvania  
Civil Action—Law

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NO.: 14-01015

### NOTICE OF ACTION IN MORTGAGE FORECLOSURE

Wells Fargo Bank, NA, successor by  
merger to Wachovia Bank, NA,  
Plaintiff

vs.

The Unknown Heirs and/or  
Administrators of the Estate  
of Irene M. Irvin et al.  
Defendant(s)

TO: The Unknown Heirs and/or Admin-  
istrators of the Estate of Irene M.  
Irvin et al.

PRESENTLY OR FORMERLY of  
1230 Anne Street, Williamsport, PA  
17701. A lawsuit has been filed against  
you in mortgage foreclosure and against  
your real estate at 1230 Anne Street,  
Williamsport, PA 17701 because you  
have failed to make the regular monthly  
payments on your mortgage loan and  
the loan is in default. The lawsuit is  
an attempt to collect a debt from you  
owed to the plaintiff, Wells Fargo Bank,  
NA, successor by merger to Wachovia  
Bank, NA. A detailed notice to you of  
your rights under the Fair Debt Collec-  
tion Practices Act (15 U.S.C. §1692 et  
seq.) is included in the Complaint filed  
in the lawsuit. The lawsuit is filed in the  
Lycoming County Court of Common  
Pleas, at the above term and number.

A copy of the Complaint filed in the  
lawsuit will be sent to you upon request  
to the Attorney for the Plaintiff, Scott  
A. Dietterick, Esquire, P.O. Box 1024,  
Mountainside, NJ 07092. Phone (908)  
233-8500.

IF YOU WISH TO DEFEND, YOU  
MUST ENTER A WRITTEN APPEAR-  
ANCE PERSONALLY OR BY AN AT-  
TORNEY AND FILE YOUR DEFENSES  
OR OBJECTIONS IN WRITING WITH  
THE COURT. YOU ARE WARNED  
THAT IF YOU FAIL TO DO SO THE  
CASE MAY PROCEED WITHOUT

YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE GO

TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

NOTICE TO DEFEND

LAWYER REFERRAL

Pennsylvania Bar Association

P.O. Box 186

Harrisburg, PA 17108

Phone (800) 692-7375

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**SHERIFF'S SALE**

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

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

By virtue of a Writ of Execution No. 14-01969.

Wells Fargo Bank, N.A. v. William K. Davis a/k/a William K. Davis, Jr., Twilight G. Meader owner(s) of property situate in PICTURE ROCKS BOROUGH, LYCOMING County, Pennsylvania, being 393 Pr South Main Street, Hughesville, PA 17737-6267.

Parcel Nos. 46+,001.0-0401.00-000+, 46+,001.0-0401.00-000+102.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$119,003.22.  
 PHELAN HALLINAN, LLP  
 Attorneys for Plaintiff

**NO. 5-2**

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1350 Warren Avenue, Williamsport, PA 17701.

SOLD as the property of RONALD L. HUTHER, JOSEPH W. HUTHER JR. and JOSEPH W. HUTHER, SR.

TAX PARCEL #26-017-325.

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

By virtue of a Writ of Execution No. 14-00381.

Wells Fargo Bank, N.A. v. Craig R. Packard owner(s) of property situate in PORTER TOWNSHIP, LYCOMING County, Pennsylvania, being 930 Railroad Street, Jersey Shore, PA 17740-8511.

Parcel No. 49+,004.0-0103.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$57,600.14.  
 PHELAN HALLINAN, LLP  
 Attorneys for Plaintiff

**NO. 5-4****SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 14-00343.

Fulton Bank, N.A. v. Charles H. Kantz, Jr. owner(s) of property situate in the MUNCY BOROUGH, 3RD, LYCOMING County, Pennsylvania, being 135 East Water Street, Muncy, PA 17756-1119.

Parcel No. 39-002-518.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$69,626.24.  
 PHELAN HALLINAN, LLP  
 Attorneys for Plaintiff

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

By virtue of a Writ of Execution No. 09 03005.

PHH Mortgage Corporation f/k/a Coldwell Banker Mortgage v. Franklin L. Harmon, Jr., Michelle M. Baysore owner(s) of property situate in the TOWNSHIP OF City of Williamsport, 9TH WARD, LYCOMING County, Pennsylvania, being 527 Wilson Street, Williamsport, PA 17701-3521.

Parcel No. 69+,003.0-0306.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$54,477.05.  
 PHELAN HALLINAN, LLP  
 Attorneys for Plaintiff

**NO. 5-6**

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 726 Cherry Street, Williamsport, PA 17701.

SOLD as the property of MATTHEW J. FREEZER SR.

TAX PARCEL #TP-72-03-510.

**NO. 5-7****SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 13-00623.

Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-Wf2, Asset-Backed Certificates, Series 2006-Wf2 v. David W. Klinger, Debra A. Klinger owner(s) of property situate in the MUNCY BOROUGH, 3RD, LYCOMING County, Pennsylvania, being 125 Division Street, Muncy, PA 17756-1103.

Parcel No. 39-02-613.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$64,542.09.

PHELAN HALLINAN, LLP

Attorneys for Plaintiff

**NO. 5-8****SHORT DESCRIPTION**

DOCKET NO.: 14-02383.

ALL THAT CERTAIN lot or piece of ground situate in the 7th Ward, City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania.

TAX PARCEL NO.: 67-19-804.

PROPERTY ADDRESS: 1931 Blaine Street, Williamsport, PA 17701.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Vanessa Stewart.

LAW OFFICE OF

GREGORY JAVARDIAN

**NO. 5-9****SHORT DESCRIPTION**

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 90 Fritz Lane, Williamsport, PA 17701.

SOLD as the property of JOHN AUGUSTINE and KAREN L. AUGUSTINE.

TAX PARCEL #43-5-311.A.

**NO. 5-10**

ALL that certain piece, parcel and lot of land situate in the Township of

Woodward, County of Lycoming, Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

BEGINNING at a point in the west line of Legislative Route No. 41028 known Quenshukeny Run Road, said point being South 5 degrees fifteen minutes East a distance of 239 feet from an iron pin in the southern line of land formerly of the Homer Smith Estate now or formerly of Craig R. Clark, et ux. thence South seventy-seven degrees west along land now or formerly of Walter J. Johns, et ux. a distance of one hundred feet to a point, thence north 5 degrees 15 minutes west along said John's and, a distance of 39 feet to a point; thence south seventy-seven degrees 0 minutes west along and now or formerly of Cecil Lovall, a distance of 119 feet to an iron pin; thence north 11 degrees 40 minutes west, along said Lovall land, a distance of 172 feet to an iron pin; thence south 70 degrees 0 minutes west along said land formerly of the Homer Smith Estate, now or formerly of Craig R. Clark, et ux. a distance of 206 feet to a stone corner; thence South eight degrees 30 minutes east along land now or formerly of Reno Clark, now or formerly of Mary Thompson, et ux. a distance of 700 feet to a stone corner; thence south eighty-four degrees 30 minutes East along said Thompson land, a distance of 299 feet to a stone corner on the western fine of said route no. 41028, thence north 8 degrees 20 minutes East along said route no. 41028, a distance of 377 feet and north 2 degrees 10 minutes west, a distance of 261 feet to the point and place of beginning. Having thereon erected a 2 story log dwelling house and other improvements.

Parcel No. 60-347-165.

BEING THE SAME PREMISES which Patrick J. Harvey and Carol L. Harvey, his wife, by Deed dated April 13, 1987 and recorded in the Lycoming County Recorder of Deeds Office on April 14, 1987 in Deed Book 1185, Page 196, granted and conveyed unto Dewaine H. Keller and Diane L. Keller, his wife.

**NO. 5-11****LEGAL DESCRIPTION**

ALL that certain piece, parcel or lot of land situate in the Eighth ward of the City of Williamsport, Lycoming County Pennsylvania, bounded and described as follows:

Bounded on the North by lot now or late of Jacob Muller, on the east side by Franklin Street, on the South by land now or late of Carl Greenwalt, and on the West by lot sold by Article of Agreement to Harry Wertman, said lot being in width or front on Franklin Street 36 feet and in depth 108 feet to said lot of Harry Wertman, more or less.

Parcel number 68-7-511.

Being known as 951 Franklin Street, Williamsport, PA 17701.

Being the same premises which Brian W. Parsons and Coleen M. Parsons, husband and wife by Quit-Claim Deed dated October 1, 2009 and recorded October 2, 2009 in the Office of Recorded Deeds of Lycoming County in deed Book 6767, Page 1 Conveying unto Brian Parsons, single.

**NO. 5-12****SHORT DESCRIPTION**

DOCKET NO.: 14-02163.

ALL THAT CERTAIN lot or piece of ground situate in the 13th Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania.

TAX PARCEL NO.: 73-006-309.

PROPERTY ADDRESS: 617 1st Avenue, Williamsport, PA 17701.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Spencer E. Sweeting, Personal Representative of the Estate of Robert H. Sweeting a/k/a Robert H.P. Sweeting, Jr.

LAW OFFICE OF

GREGORY JAVARDIAN

**NO. 5-13**

ALL THAT CERTAIN piece, parcel and lot of land situate, lying and being

in the Second Ward of the Borough of Montoursville, County of Lycoming and Commonwealth of Pennsylvania, and being more particularly bounded and described as follows, to wit:

BEGINNING at a post in line of land now or formerly of John Llyod, thence Westwardly along line of land now or formerly of Charles Fry one hundred sixty four and one half feet to a post on the East side of Washington Street; thence Southwardly along the same fifty feet to a post; thence Eastwardly along line of land now or formerly of G. P. Wanner and parallel to the first described line one hundred sixty seven feet, more or less, to a post; thence Northwardly along land now or formerly of John Lloyd fifty feet, more or less, to the point and place of beginning, containing eight thousand, two hundred fifty square feet, more or less.

The above described premises are otherwise described according to a survey of Robert W. Ferrell, Jr. P.E., dated July 1976, as follows:

BEGINNING at an existing iron pin in the Eastern line of North Washington Street, said iron pin marking the Northwest corner of land now or formerly of Dorsey M. Gilbert and Anna L. Gilbert, and being fifty six and ninety three hundredths feet North of the face of the Northern curb on Spruce Street (as measured along the Eastern line of North Washington Street; thence along the eastern line of North Washington Street North thirteen degrees thirty minutes east fifty feet to an iron pin; thence along the Southern line of land now or formerly of Robert C. Dangle and Sandra M. Dangle South 76° 32' East 184.55 feet to an iron pin in the Western line of Updegraff Alley; thence along the Western line of Updegraff Alley South 14° 30' 30" West 50.11 feet to an iron pin; thence along the Northern line of land now or formerly of Dorsey M. Gilbert and Anna L. Gilbert North 76° 32' West 183.76 feet to an iron pin, the place of beginning. Containing nine thousand two hundred six (9,206) square feet.

Parcel No. 34A-003-705.

BEING THE SAME PREMISES which Carl J. Rishel and Barbara M. Rishel, his wife, and James P. Speichinger, by Deed dated March 30, 1999 and recorded in the Lycoming County Recorder of Deeds Office on March 30, 1999 in Deed Book 3260, Page 251, granted and conveyed unto Carl J. Rishel and Barbara M. Rishel, his wife.

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**NO. 5-14**

Court of Common Pleas  
Lycoming County  
Civil Division

MORTGAGE FORECLOSURE  
NO. 14-01548

PNC Bank, National Association,  
Plaintiff

v.

JULIE M. FILLMAN a/k/a JULIE MARIE  
FILLMAN, DUANE E. NEUFER  
Defendant(s)

SHORT DESCRIPTION FOR  
ADVERTISING

ALL THAT CERTAIN LOT OF LAND  
SITUATE IN THIRTEENTH WARD OF  
THE CITY OF WILLIAMSPORT, LY-  
COMING COUNTY, PENNSYLVANIA:

BEING KNOWN AS 912 Louisa  
Street, Williamsport, PA 17701.

PARCEL NUMBER: TP-73-09-100.

IMPROVEMENTS: Residential Prop-  
erty.

NICOLE LaBLETTA, ESQUIRE,  
Pa. ID 202194

UDREN LAW OFFICES, P.C.  
Attorneys for Plaintiff

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**NO. 5-15**

IN THE COURT OF COMMON  
PLEAS OF LYCOMING COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION  
No. 14-02591

Kondaaur Capital Corporation, As  
Separate Trustee of Matawin  
Ventures Trust Series 2013-3,  
Plaintiff

vs.

John S. Farnsworth, Jr.  
and Beverly J. Farnsworth,  
Defendants

**LEGAL DESCRIPTION**

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

BEGINNING at an iron stake on the dividing line between lands of Charles Simpson, Sr. and lands formerly of Shortess, said iron stake being South eighty-three (83) degrees thirty (30) minutes West three hundred ninety-two (392) feet from a spike in the North side of the State Highway Route No. 654 which leads from DuBoistown to Bastress, said spike being on the West line of the Township Road leading from the aforesaid Route No. 654 to the Charles Simpson, Sr. farm; thence along the land now or formerly of Shortess South eighty-three (83) degrees thirty (30) minutes West two hundred (200) feet to an iron stake; thence along the land of Charles Simpson, Sr., North six (6) degrees thirty (30) minutes West one hundred fifty-two (152) feet to a point in the center of the proposed Township Road leading to Route No. 654; thence along the center of the same North eighty-three (83) degrees thirty (30) minutes East two hundred (200) feet to a point in the center of same; thence along the land of the grantor South six (6) degrees thirty (30) minutes East one hundred fifty-two (152) feet to an iron stake or the place of beginning.

HAVING erected thereon a dwelling known as 113 Nisbet Terrace, Williamsport, PA 17702.

Parcel No. 55-6-109.

BEING the same premises which Charles E. Simpson and Hazel E. Simpson, his wife, Deed dated 01/05/1962 and recorded on 01/08/1962 in the Office of the Recorder of Deeds in and for Lycoming County, Pennsylvania, in Deed Book 485, page 233, granted and conveyed unto John N. Farnsworth, Jr. and Beverly J. Farnsworth, his wife.

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

ALL THAT CERTAIN piece or parcel of land, with improvements thereon erected, situate in the Township of Eldred, Lycoming County, Pennsylvania, described according to a survey by Leigh E. Herman, R.P.E. dated August 6, 1959, containing 1.5 acres, and having thereon erected a dwelling known as: 4493 NORTHWAY ROAD, WILLIAMSPORT, PA 17701.

TAX PARCEL: 11-310-124.

Reference Lycoming County Record Book 6056, Page 207.

TO BE SOLD AS THE PROPERTY OF SARAH N. EDKIN AND JEFFREY L. MILLER ON JUDGMENT NO. CV-2014-001208-MF.

**NO. 5-18****SHORT LEGAL TO ADVERTISE:**

ALL THAT CERTAIN messuage and lot of land situate in the Borough of Salladasburg, Lycoming County, Pennsylvania, together with the dwelling house erected thereon and known as: 7 DOCHTER STREET, SALLADASBURG, PA 17740.

TAX PARCEL: 50-001-421.

Lycoming County Record Book 6783 Page 183.

TO BE SOLD AS THE PROPERTY OF ELIZABETH A. PADGETT AND KEVIN J. PADGETT ON JUDGMENT NO. CV-2014-001504-MF.

**NO. 5-19****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 Gsmgs Mortgage Loan Trust 2004-4 v. Shawn E. Fenstermacher, Sandra D. Fenstermacher owner(s) of property situate in PICTURE ROCKS BOROUGH, LYCOMING County, Pennsylvania, being 38 Center Street, Picture Rocks, PA 17762.

Parcel Nos. 46-2-104, 46-2-112.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$78,196.79.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 5-20****SHORT LEGAL TO ADVERTISE:**

ALL TWO CERTAIN PARCELS of land situate in the First Ward of the Borough of Jersey Shore, Lycoming County, Pennsylvania, being a portion of Block E of McCullough's Addition to Jersey Shore, recorded in Lycoming County Deed Book 189, Page 510, described according to a survey made December 27, 1940 by Lafayette William Dawson, R.S., and having thereon erected a residential dwelling known as 347 Cemetery Street, Jersey Shore, PA 17740.

Tax Parcel Nos. 19-2-908 and 19-2-909.

Reference Record Book 6927, Page 23.

TO BE SOLD AS THE PROPERTY OF JAMES E. COHICK AND KELLY J. COHICK ON JUDGMENT NO. 14-02546.

**NO. 5-21**

ALL that certain piece, parcel and lot of land situate in the Third Ward of the Borough of Montoursville, County of Lycoming and Commonwealth of Pennsylvania, being known as Lot No. 98 on the Plan of Allendale and Allendale Extension as set forth in Lycoming County Deed Book 392, page 151 and Map Book 48, page 356, bounded and described as follows:

BEGINNING at a point in the north line of Arthur Road, one hundred thirty (130) feet west of the northwest corner of Arthur Road and Allen Street, said point being the northwest corner of Arthur Road and the first twelve (12) foot alley west of Allen Street; thence west along the north line of Arthur Road, fifty-eight (58) feet to the east line of Lot #97; thence North along the east line of

Lot #97 one hundred twenty-nine (129) feet to a twelve (12) foot alley; thence east along the south line of said twelve (12) foot alley fifty-eight (58) feet to the west line of the first twelve (12) foot alley west of Allen Street; thence South along the west line of said alley one hundred twenty-nine (129) feet to the point and place of beginning.

HAVING THEREON ERECTED A DWELLING KNOWN AS 1015 ARTHUR ROAD, MONTOURSVILLE, PA 17754.

TAX PARCEL: 34A-08-556.

BEING THE SAME PREMISES WHICH Brian L. Cochran and Wendy K. Cochran, his wife, by deed dated 12/16/02 and recorded 01/17/03 in Lycoming County Record Book 4437, Page 64, granted and conveyed unto Kenneth M. Fulmer. Kenneth M. Fulmer died on 01/08/13. On 01/14/03 Letters of Administration were granted to Heather M. Fulmer under Lycoming County File No. 41-13-0025. The heirs of Kenneth M. Fulmer are the real owners of the property, their interests are represented by the Administratrix.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

TO BE SOLD AS THE PROPERTY OF HEATHER M. FULMER, ADMINISTRATRIX OF THE ESTATE OF KENNETH M. FULMER, DECEASED ON JUDGMENT NO. 14-02096.

#### NO. 5-22

##### SHORT DESCRIPTION

ALL that certain piece, parcel and lot of land situate in the Thirteenth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania.

TAX MAP AND PARCEL NUMBER: 73-001.0-0320.00-000.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$53,438.59.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Carmen S. Joyner, Known Surviving Heir of Charles E. Flanders, Deceased Mortgagor and Real Owner, Faye L. Rozenblad, Known Surviving Heir of Charles E. Flanders, Deceased Mortgagor and Real Owner, Glenda B. Patterson, Known Surviving Heir of Charles E. Flanders, Deceased Mortgagor and Real Owner, Anthony L. Browne, Known Surviving Heir of Charles E. Flanders, Deceased Mortgagor and Real Owner, Brandon J. Flanders, Known Surviving Heir of Charles E. Flanders, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Charles E. Flanders, Deceased Mortgagor and Real Owner.

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

#### NO. 5-23

##### EXHIBIT "A"

##### LEGAL DESCRIPTION

Tax Parcel Number 70-008-101  
1670 Taylor Place  
Williamsport, PA 17701

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

BEGINNING at the northwest corner of Lloyd Street and Taylor Place; thence easterly along the North line of said Taylor Place Forty-five (45) feet to a post; thence northerly in a line parallel with the East line of said Lloyd Street; One hundred and ten (110) feet to a sixteen (16) foot alley; thence westerly along the South line of said sixteen (16) foot alley, forty-five (45) feet to Lloyd Street aforesaid; thence southerly along the East line of said Lloyd Street; One hundred and ten (110) feet to a post and the place of beginning. Being known as Lot number

Eighty-three (83) on the "Plot of Andrews Addition to the City of Williamsport."

BEING the same premises conveyed unto John F. Fitzsimmons and Margaret A. Fitzsimmons, husband and wife, dated July 27, 1961, and recorded on July 27, 1961, in Lycoming County Record Book 481 at page 984.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS PARCEL NUMBER 70-008-101 IN THE OFFICE OF THE LYCOMING COUNTY TAX ASSESSOR.

SEIZED in execution as the property of John F. Fitzsimmons, Defendant, on the judgment in mortgage foreclosure entered on October 22, 2014, indexed to #14-01994 in the Court of Common Pleas of Lycoming County.

**NO. 5-24**

EXHIBIT "A"

LEGAL DESCRIPTION

Tax Parcel Number 13-316-103  
2260 Logue Hill Road  
Unityville, (Franklin Township) PA 17774

ALL that certain piece, parcel and lot of land situate in the Township of Franklin, County of Lycoming and Commonwealth of Pennsylvania, bounded and described according to a survey by Larry Miller made on March 11, 1972, as follows:

BEGINNING at a stake in the center of a stone fence row, said stake being two hundred fifteen and two tenths (215.2) feet West of a wooden fence post at the intersection of two stone fence rows, said fence post being six hundred fifty-eight and seven tenths (658.7) feet West of a point in the center of Franklin Township Road T-710, said point being one thousand three hundred (1,300.00) feet (plus or minus) South of the intersection of T-710 and State Route No. 42;

Thence North twenty-nine (29) degrees two (02) minutes East, two hundred twenty-two and fifty-six hundredths (22.56) feet to a stake;

Thence North sixty-five (65) degrees twenty-six (26) minutes West, two

hundred twenty-five (225.00) feet to a stake on the right-of-way line (16.5 feet from the center) of Franklin Township Road, T-571;

Thence South twenty-nine (29) degrees two (02) minutes West, two hundred twenty-five (225.00) feet (along right-of-way line of T-571) to a stake at the end of a stone fence row;

Thence South sixty-six (66) degrees twenty-two (22) minutes East, two hundred twenty-six and twenty-one hundredths (226.21) feet (along center of stone fence row) to the point of beginning.

BEING the same premises conveyed unto Perry L. Phillips, single, by deed of Cathy Y. Miller and Dwayne E. Miller, husband and wife, dated August 4, 2010, and recorded on August 5, 2010, in Lycoming County Record Book 7015 at page 268.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS ALL OF REAL ESTATE TAX PARCEL NO. 13-316-103 IN THE OFFICE OF THE LYCOMING COUNTY TAX ASSESSOR. ALSO BEING KNOWN AS 2260 LOGUE HILL ROAD, UNITYVILLE, PA.

SEIZED in execution as the property of Perry L. Phillips, Defendant, on the judgment in mortgage foreclosure entered on January 29, 2015, indexed to #13-02097 in the Court of Common Pleas of Lycoming County.

**NO. 5-25**

EXHIBIT "A"

LEGAL DESCRIPTION

2700 Newberry Street  
Williamsport, PA 17701

ALL that certain lot of land situate in the Seventh Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, being known as Lot No. 83 on the Plot of Plan of Oliver Addition to the City of Williamsport, as set forth in Lycoming County Deed Book Volume 240, page 603, and Map Book 48, page 447, bounded and described as follows, to-wit:

BEGINNING at the northwest corner of Newberry Street and Oliver Avenue; thence northerly along Oliver Avenue, one hundred twenty-five (125) feet to a fifteen (15) foot alley; thence westerly along the same forty (40) feet to a point in line of Lot No. 84; thence southerly along the same, one hundred twenty-five (125) feet to Newberry Street; thence easterly along the same, forty (40) feet to the place of beginning.

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

BEING the same premises granted and conveyed unto Deanna M. Ireland, single, by Peter A. Rubba, Jr., and Susan J. Rubba, husband and wife, by Deed dated August 22, 2008, and recorded on August 27, 2008, in Lycoming County Record Book 6441 at page 63.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS ALL OF TAX PARCEL NUMBER 67-15-334 IN THE OFFICE OF THE LYCOMING COUNTY TAX ASSESSOR.

SEIZED in execution as the property of Deanna M. Ireland, Defendant, on the judgment in mortgage foreclosure entered on January 29, 2015, indexed to #14-00520 in the Court of Common Pleas of Lycoming County.

### NO. 5-26

#### EXHIBIT "A"

ALL those three certain pieces, parcels or tracts of land situate in the Second Ward of the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to-wit:

#### PARCEL NO. 1:

BEGINNING at the southeast corner of North Lincoln Avenue and a twenty (20) foot alley; thence southward in a parallel line with North Lincoln Avenue, forty-three (43) feet, strict measure; thence eastward one hundred and sixty-seven (167) feet, more or less, to Tomb Avenue; thence northward forty-three

(43) feet, strict measure, to a twenty (20) foot alley; thence westward one hundred and sixty-seven (167) feet, more or less, to North Lincoln Avenue, the place of beginning.

#### PARCEL NO. 2:

BEGINNING at a point on Lincoln Avenue forty-three (43) feet, strict measure, from the southern line of a twenty (20) foot alley in the rear of the above named lot facing on Burke Street, a distance of fifty-one (51) feet southward on Lincoln Avenue to a post; thence a distance eastward of one hundred sixteen (116) feet, more or less, from the curb line of Lincoln Avenue to a point forty-five (45) feet from the street line on Tomb Avenue; thence a northerly course along other lands or lot now or formerly of L. D. Herritt, a distance of fifty-one (51) feet to land now or formerly of John L. Graham and wife, a distance of one hundred sixteen (116) feet, more or less, to the place of beginning. Containing five thousand nine hundred and sixteen (5,916) square feet, more or less. Being Lots Nos. 94, 95 and 96 on the Plan of Dr. S. E. Bickell's Addition to Jersey Shore.

#### PARCEL NO. 3:

BEGINNING at a point on the eastern line of Lincoln Avenue at the northwest corner of the land hereby conveyed, said point of beginning being one hundred (100) feet south of the point of intersection of the eastern line of Lincoln Avenue with the southern line of Eden Street; thence in an easterly direction, along other land now or formerly of the Pilgrim Holiness Church and in a line parallel with the southern line of Eden Street, a distance of one hundred fifty-six (156) feet to Tomb Avenue; thence in a southerly direction, along the western line of Tomb Avenue, a distance of fifty (50) feet to a twenty (20) foot alley; thence in a westerly direction, along the northern line of said twenty (20) foot alley and in a line parallel with the southern line of Eden Street, a distance of one hundred fifty-six (156) feet to Lincoln Avenue; and thence in a northerly direction, along the eastern

line of Lincoln Avenue, a distance of fifty (50) feet, to the point and place of beginning. Being part of Lots Nos. 141, 142 and 143 on the Plan of Dr. S. E. Bickell's Addition to Jersey Shore.

SUBJECT to any covenants or restrictions contained in prior deeds in the chain of title.

BEING the same premises which Larry A. Fischer and Sandra M. Fisher, his wife, granted and conveyed unto Craig R. Packard, single, by deed dated September 18, 1992, and recorded in Lycoming County Record Book 1937, Page 62.

FOR IDENTIFICATION PURPOSES ONLY, being known as Parcel Nos. 20-001-703, 20-001-704 and 20-001-705 in the Office of the Lycoming County Tax Assessor.

SEIZED, taken in execution and to be sold as the property of Craig R. Packard under a judgment entered against him in the Court of Common Pleas of Lycoming County, Pennsylvania, docketed to No. 14-00789.

#### NO. 5-27

ALL THOSE six (6) CERTAIN parcels of land, situate in the 12th Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, BEING KNOWN AS: Parcel "1": Elmira Street (UPI #72-002-417); Parcel "2": 344 Erie Street (UPI #72-002-200); Parcel "3": Elmira Street (UPI #72-002-100); Parcel "4": 400 Park Avenue (UPI #72-002-316); Parcel "5": 421 High Street (UPI #72-002-301); and Parcel "6": 407 Park Avenue (UPI #72-002-424).

AS MORE PARTICULARLY DESCRIBED in the Deed from Howard Mann, David Mann, and Rosalind Mann, Executors of the Estate of Bernard Mann, Dec'd; Howard Mann, individually; and David Mann, individually to Rosalind O. Mann, Howard Mann and David Mann, as Trustees of the Rosalind O. Mann Trust, recorded in the Recorder of Deeds Office in Lycoming County in Deed Book 5527, Page 101 (Instrument No. 200500021099) on December 21, 2005.

#### NO. 5-28

#### DESCRIPTION FOR SHERIFF IN CONNECTION WITH WRIT OF EXECUTION AGAINST ESTATE OF FREDERICK L. THOMPSON

#### EXHIBIT "A"

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

BEGINNING at a point in the south line of the Pennsylvania State Highway leading from Williamsport to Montgomery, Pa, and being the northeast corner of Lot No. 69 on the Plan of Forest Park; thence in an easterly direction one hundred twenty (120) feet to the northwest corner of Lot No. 65; thence in a southerly direction along the west line of Lot No. 65 six hundred fifty-six and four tenths (656.4) feet to land now or formerly of B.E. Smith; thence in a westerly direction along the north line of land now or formerly of Smith one hundred twenty-one and five tenths (121.5) feet to the southeast corner of Lot No. 69; thence in a northerly direction along the east line of Lot No. 69 six hundred seventy-five and five tenths (675.5) feet to the point and place of beginning. Being Lot Nos. 66, 67 and 68 on the Plan of Forest Park, said plan being recorded in Lycoming County Deed Book 301, page 597.

EXCEPTING AND RESERVING that parcel of land conveyed by Deed to Walter LaRue and Hazel V. Getgen, his wife, from Walter R. Lechler, Jr. and Hazel M. Lechler, his wife, dated June 6, 1967 and recorded in Lycoming County Deed Book 528, page 307, as follows:

BEGINNING at a point in the south line of Pennsylvania State Highway leading from Williamsport to Montgomery, Pennsylvania, and being the northeast corner of Lot No. 69 on the Plan of Forest Park; thence in an easterly direction twenty (20) feet to the midway point of Lot No. 68; thence in a southerly direction and in a line parallel with the western line of Lot No. 68, six hundred sixty-five (665) feet,

more or less, to land now or formerly of B.E. Smith; thence in a westerly direction along the north line of land now or formerly of Smith, twenty (20) feet, more or less, to the southeast corner of Lot No. 69; thence in a northerly direction along the east line of Lot No. 69, six hundred seventy-five and five tenths (675.5) feet to the point and place of beginning. Being the western half of Lot No. 68 on the Plan of Forest Park, said plan being recorded in Lycoming County Deed Book 301, page 597.

For identification purposes only, being all or part of Tax Parcel No. 2-01-212 on the maps in the Office of the Lycoming County Tax Assessor.

SEIZED in execution as the property of the Estate of Frederick L. Thompson, under a judgment against it on January 22, 2015 in the Court of Common Pleas of Lycoming County, Pennsylvania to No. 14-02689.

### NO. 5-30

#### LEGAL DESCRIPTION

ALL that certain parcel or lot of land situate in the Township of Loyalsock, County of Lycoming and Commonwealth of Pennsylvania, designated as Lot No. 5 in the plan of lots known as Decker View, recorded July 10, 1946, in Lycoming County Deed Book 342, page 406 and Map Book 41, page 384, as approved by the Board of Supervisors of Loyalsock township, more particularly bounded and described as follows:

BEGINNING at a point in the southern line of Hayes Lane, three hundred forty-four and ninety-three hundredths feet (344.93') easterly from the eastern line of Township Route No. 613; thence North fifty-five degrees thirty minutes East (N 55°30' E) along the southerly line of Hayes Lane a distance of one hundred feet (100') to the westerly line of Lot No. 6 on said plan of lots; thence South thirty-four degrees thirty minutes East (S 34°30' E) along the westerly line of Lot No. 6, a distance of three hundred twenty

and forty hundredths feet (320.40') to the northern line of land now or formerly of L. Gene Tate; thence South fifty-five degrees thirty minutes West (S 55°30' W) along said line now or formerly of Tate, a distance of one hundred feet (100') to the easterly line of Lot No. 4 on said plan of lots; thence North thirty-four degrees thirty minutes West (N 34°30' W) along the easterly line of Lot No. 4, a distance of three hundred twenty and forty hundredths feet (320.40') to the point and place of beginning.

SUBJECT TO building restrictions as contained in the chain of title in Deed dated March 30, 1962 recorded in Lycoming County Deed Book 486, page 687, to wit: That no house trailers may be maintained thereon, and no dwelling erected thereon having an area of less than nine hundred (900) square feet, or costing less than ten thousand five hundred dollars (\$10,500.00).

BEING THE SAME PREMISES conveyed to Joseph L. Engle and Dorothy J. Engle, his wife, by deed of Clyde E. Weigle and Marie A. Weigle, his wife, dated August 31, 1965, recorded to Lycoming County Deed Book 517, page 285. The said Dorothy J. Engle died September 29, 2002, thereby vesting full right, title and interest in her surviving spouse, Joseph L. Engle.

FOR IDENTIFICATION PURPOSES ONLY, being known as Lycoming County Tax Parcel No. 26-329-165.G.

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 MAY 11, 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



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**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, April 13, 2015