

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**Figels, Carl D., Jr.,** dec'd.

Late of Williamsport.

Administratrix: Bonnie J. Figels, 1516 Warren Avenue, Williamsport, PA 17701.

Attorney: Michael J. Zicoello, Esquire, 333 Market Street, Williamsport, PA 17701, (570) 321-7554, FAX: (570) 321-7845, mike@sz-law.com.

Hamm, George A. a/k/a George A. Hamm, Jr., dec'd.

Late of Loyalsock Township, Montoursville.

Co-Executrices: Paula M. Moore and Susan E. Sauer.

Attorneys: Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Williamsport, PA 17701.

Hunter, Charles E., dec'd.

Late of 22864 Route 287 Hwy., Morris.

Executor: Scott Hunter, 60 Violet Drive, Eppers, PA 17319.

Peterman, Michael W., dec'd.

Late of Muncy.

Executrix: Gail E. Nuss c/o Mark W. Allshouse, Esquire, Christian Lawyer Solutions, LLC, 4833 Spring Road, Shermans Dale, PA 17090, (717) 582-4006.

Attorneys: Mark W. Allshouse, Esquire, Christian Lawyer Solutions, LLC, 4833 Spring Road, Shermans Dale, PA 17090, (717) 582-4006.

Rhoads, Donald R., dec'd.

Late of Muncy.

Executor: Michael S. Swank.

Attorneys: Elizabeth A. White, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Williamsport, PA 17701.

Rupert, Laura, dec'd.

Late of 413 Tom Hill Hollow Road, Muncy.

Executor: James O. Rupert, 19 Kurtz Road, Williamsport, PA 17701.

Attorney: Mary C. Kilgus, Esquire, 185 N. Main St., Hughesville, PA 17737.

Starr, Doris L., dec'd.

Late of Hughesville.

Co-Executors: James F. Starr, 1145 Diggan Road, Muncy, PA 17756 and Martha S. Condino, 196 Ann Circle, Indiana, PA 15701.

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

Unangst, Edward T., dec'd.

Late of South Williamsport.

Executrix: Joan S. Unangst, 300 West 6th Ave., South Williamsport, PA 17702.

Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 270 West Third Street, Williamsport, PA 17701.

Walker-Hewlett, Arlene, dec'd.

Late of the Borough of South Williamsport.

Administrator: Leonard R. Hewlett, 1450 Center Street, Apt. #217, S. Williamsport, PA 17702.

Attorneys: Paul A. Roman, Esquire, Law Offices of Joseph L. Rider, 143 West Fourth Street, Williamsport, PA 17701.

SECOND PUBLICATION

Cendoma, Gloria O., dec'd.

Late of the Township of Loyalsock. Executrix: Patricia A. Whelan, 81 Upland Road, Williamsport, PA 17701. Attorneys: Eric Ladley, Esquire, Steinbacher & Stahl, 413 Washington Boulevard, Williamsport, PA 17701.

Fortney, Charlotte L. a/k/a Charlotte Fortney a/k/a C.L. Fortney, dec'd.

Late of the Township of Loyalsock. The Charlotte L. Fortney Primary Residence Protector Trust. Settlor: Charlotte L. Fortney. Executrix/Trustee: Elaine M. Woodring f/k/a Elaine M. Fortney, 3780 Pine Mountain Road, Jersey Shore, PA 17740.

Attorney: Eric Ladley, Esquire, Steinbacher & Stahl, 413 Washington Boulevard, Williamsport, PA 17701.

Hill, Horace D., dec'd.

Late of Montoursville. Executrix: Diane L. Pontious, 201 Gehron Parkway, Montoursville, PA 17754.

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

Kapp, Kathryn Joan a/k/a Kathryn J. Kapp, dec'd.

Late of the City of Williamsport. Executrix: Monica R. Turri c/o Marks, McLaughlin & Dennehy, P.O. Box 179, Danville, PA 17821.

Attorneys: John L. McLaughlin, Esquire, Marks, McLaughlin & Dennehy, P.O. Box 179, Danville, PA 17821.

Maneval, Richard A., dec'd.

Late of Williamsport.

Executrix: Karen C. Fischer, 1 Ridge Street, Williamsport, PA 17701.

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

McHenry, Robert M., 41-10-0704, dec'd.

Late of the Township of Armstrong. Administrator: Elliott B. Weiss, 416 Pine Street, Suite 203, Williamsport, PA 17701.

Attorneys: Elliott B. Weiss, Esquire, Elliott B. Weiss & Associates, 416 Pine Street, Suite 203, Williamsport, PA 17701.

Stroble, Meda E., dec'd.

Late of Upper Fairfield Township. Executor: The Muncy Bank & Trust Company, Attn.: Maggie Aderhold, 2 North Main Street, P.O. Box 179, Muncy, PA 17756.

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

THIRD PUBLICATION

Caicco, Samuel J., dec'd.

Late of the Borough of South Williamsport.

Executrix: Carolyn F. Caicco, 7 Honysuckle 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, Es-
quire, 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.

Late 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., Es-
quire, Diehl, Dluge, Jones & Michetti,
P.O. Box 304, Elysburg, PA 17824.

**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
the Orphans' Court are presented to the
Orphans' Court of Lycoming County
for Confirmation Absolute May 5, 2015
unless exceptions are filed before 5:00
P.M. on that date.

1. Allen, Norman L.—Shirley A. Al-
len, Administratrix.

2. Hauke, Bessie A.—Judy L. Loy,
Successor Trustee.

3. Wetzel, Bernard F.—Wells Fargo
Bank, N.A., Guardian.

Annabel Miller
Register of Wills

A-17, 24

SERVICE BY PUBLICATION

Lycoming County
Court of Common Pleas

Number 15-00474

Lycoming County Water
and Sewer Authority,
Plaintiff

v.

Scott Fry and Ann Fry
Defendants

TO: Scott Fry and Ann Fry, 214 Gordon
Street, South Williamsport, PA 17702

NATURE OF ACTION: NOTICE IS
HEREBY GIVEN that a Writ of Scire Fa-
cias has been filed against you and your
property at 214 Gordon Street, South
Williamsport, Pennsylvania 17702, Tax
Parcel No. 10-004-437, for unpaid
sewer fees and lateral surcharges. You
must file an affidavit of defense within
15 days or judgment will be entered
against you.

AUSTIN WHITE, ESQUIRE
McCORMICK LAW FIRM
835 West Fourth Street
Williamsport, PA 17701
(570) 326-5131

A-24; 5-1, 8

SERVICE BY PUBLICATION

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

No. 14-01654

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

JPMorgan Chase Bank,
National Association,
Plaintiff

vs.

Andrew J. Shaffer, Administrator of
the Estate of Debra L. Shaffer,
Defendant

To: the Defendant, Andrew J. Shaffer,
Administrator of the Estate of Debra
L. Shaffer

TAKE NOTICE THAT THE Plaintiff,
JPMorgan Chase Bank, National As-
sociation, has filed an Action Mortgage
Foreclosure, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU
MUST ENTER A WRITTEN APPEAR-
ANCE PERSONALLY OR BY ATTOR-
NEY AND FILE YOUR DEFENSES OR
OBJECTIONS WITH THE COURT.
YOU ARE WARNED THAT IF YOU
FAIL TO DO SO THE CASE MAY PRO-
CEED WITHOUT YOU AND A JUDG-
MENT MAY BE ENTERED AGAINST
YOU WITHOUT FURTHER NOTICE
FOR THE 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 GO TO
OR TELEPHONE THE OFFICE SET
FORTH BELOW. THIS OFFICE CAN
PROVIDE YOU WITH INFORMA-
TION ABOUT HIRING A LAWYER. IF

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

Lycoming County
Lawyer Referral Service
North Penn Legal Services
329 Market St.

Williamsport, PA 17701

CHRISTOPHER A. DeNARDO, ESQUIRE
BRADLEY J. OSBORNE, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE
LEEANE O. HUGGINS, ESQUIRE
SARAH K. McCAFFERY, ESQUIRE
SHAPIRO & DeNARDO, LLC
Attys. for Plaintiff
3600 Horizon Dr.
Ste. 150
King of Prussia, PA 19406
(610) 278-6800

A-24

SERVICE BY PUBLICATION

Case No.: 14-20392-CMB
Adv. Proc. No.: 15-2067-CMB

BANKRUPTCY SALE

In re: JOHN BRYANT MULLEN

Real Property: 941 West Third
Street, Williamsport, PA 17701.

Date of Sale: May 19, 2015 at 1:30
P.M., Courtroom B, 54th Floor, 600
Grant Street, Pittsburgh, PA 15219.

Objections due by: April 29, 2015.
Initial Offer: \$665,000.

Higher and better offers will be
considered at the hearing.

Hand Money Required: \$30,000.

Contact Natalie Lutz Cardiello, 107
Huron Drive, Carnegie, PA 15106, (412)
276-4043.

For more information: www.pawb.uscourts.gov/easi.htm.

A-24

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. 5-3**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.

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

NO. 5-15

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

Kondaur 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 Short-
tess, 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, Williams-
port, 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 Lycom-
ing 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 par-
cel of land, with improvements thereon
erected, situate in the Township of Eldred,
Lycoming County, Pennsylvania, described
according to a survey by Leigh E. Herman,

RP.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. 5-20

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 Wal-

ter 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.

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