

# LYCOMING REPORTER

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No. 3

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## LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY  
LYCOMING LAW ASSOCIATION

*EDITOR:* Gary L. Weber • *BUSINESS MANAGER:* Jessica A. Engel

Penn Tower  
25 West Third Street, Suite 601  
Williamsport, PA 17701

Telephone: (570) 323-8287  
Fax: (570) 323-9897  
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Williamsport, Pennsylvania

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# LYCOMING LAW ASSOCIATION

Penn Tower, 25 West Third Street, Suite 601

Williamsport, PA 17701

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

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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).

- 1/29/2014 – Charles F. Greevy, Jr., American Inn of Court Meeting:** Group 3 presentation **Time:** 5:45 PM to 8:00 PM. **Location:** TBA
- 2/3/2014 – Bench Bar Committee Meeting:** Regular Meeting of the Bench Bar Committee **Time:** 12:00 PM to 1:00 PM. **Location:** TBD
- 2/10/2014 – LLA Executive Committee Meeting:** Regular Meeting of the LLA Executive Committee **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office
- 2/26/2014 – Charles F. Greevy, Jr., American Inn of Court Meeting:** Group 4 presentation **Time:** 5:45 PM to 8:00 PM. **Location:** TBA
- 3/10/2014 – LLA Executive Committee Meeting:** Regular Meeting of the LLA Executive Committee **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office

**UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES**

- 1/24/2014** – **Technology You Need to Start a Law Practice or to Overhaul the One You Have:** PBI Groupcast. **CLE credits:** 6 Substantive **Time:** 9:00 AM to 4:00 PM. **Location:** LLA Office
- 1/29/2014** – **Charles F. Greevy, Jr., American Inn of Court Meeting:** Group 3 presentation. **CLE credits:** 1 **Time:** 5:45 PM to 8:00 PM. **Location:** TBA
- 1/31/2014** – **Hot Topics in Capital Cases – Part I:** PBI Groupcast. **CLE credits:** 4 Substantive **Time:** 12:00 PM to 4:15 PM. **Location:** LLA Office
- 2/4/2014** – **Predictive Coding:** PBI Video Replay. **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:30 PM. **Location:** LLA Office
- 2/11/2014** – **Drafting & Modifying Residential Agreements of Sale:** PBI Groupcast. **CLE credits:** 3 Substantive **Time:** 12:30 PM to 3:45 PM. **Location:** LLA Office
- 2/18/2014** – **What Drs Wish Lawyers Knew About Health Care Powers of Attorney:** PBI Video Replay. **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:30 PM. **Location:** LLA Office
- 2/19/2014** – **LLA Eat & Earn:** CLE – Topic TBA. **CLE credits:** 1 **Time:** 12:00 PM to 1:00 PM. **Location:** Holiday Inn, 100 Pine Street, Williamsport
- 2/26/2014** – **Charles F. Greevy, Jr., American Inn of Court Meeting:** Group 4 presentation. **CLE credits:** 1 **Time:** 5:45 PM to 8:00 PM. **Location:** TBA
- 2/27/2014** – **Facebook, Twitter and Blogging... Oh My:** PBI Video Replay. **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** LLA Office
- 3/4/2014** – **Taking and Defending Depositions:** PBI Video Replay. **CLE credits:** 4 Substantive **Time:** 9:00 AM to 1:30 PM. **Location:** LLA Office
- 3/13/2014** – **Spoilation and Preservation of Evidence:** PBI Video Replay. **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:30 PM. **Location:** LLA Office
- 3/19/2014** – **27th Annual Civil Litigation Update:** PBI Groupcast. **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 4:30 PM. **Location:** LLA Office
- 3/19/2014** – **Annual Update of the Law 2014:** LLA Eat & Earn, Cliff Rieders Presenting. **CLE credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM. **Location:** Holiday Inn, 100 Pine Street, Williamsport
- 3/25/2014** – **Elder Law Update:** PBI Video Replay. **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:30 PM. **Location:** LLA Office

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**3/26/2014** – **Charles F. Greevy, Jr., American Inn of Court Meeting:**  
Group 5 presentation. **CLE credits:** 1 **Time:** 5:45 PM to 8:00 PM.  
**Location:** TBA

**4/3/2014** – **School Law:** PBI Video Replay. **CLE credits:** 3 Substantive **Time:**  
9:00 AM to 12:30 PM. **Location:** LLA Office

**4/8/2014** – **Restrictive Covenants and Computer Forensics:** PBI Video  
Replay. **CLE credits:** 2 Substantive / 1 Integrated Ethics **Time:** 9:00  
AM to 5:00 PM. **Location:** LLA Office

\*PBI Seminar. For tuition, registration, and all other information, please contact  
PBI Customer Service at (800) 247-4724, or online at [www.pbi.org](http://www.pbi.org).  
Unless otherwise noted, this seminar is being held at the Lycoming Law  
Association Offices at 25 West Third Street, Suite 601, Williamsport,  
PA. Additional fees may be assessed for registration at the door.

\*\*LLA Seminar. For tuition, registration, location, and all other information, please  
contact Jessica Engel at the LLA Office at (570) 323-8287, by e-mail  
at [jengel@lycolaw.org](mailto:jengel@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. Steele** (01/10/2014)—Judge Dudley N. Anderson  
Criminal: Motion to dismiss; Commonwealth mistrial motion; double jeopardy claim; manifest necessity; question posed by defense counsel intentionally designed to elicit the testimony which had, by pre-trial order, been prohibited; rape shield law violation; curative instruction. (steele011014a)
- ▶ **Trotta vs. Luckinbill** (01/13/2014)—Judge Dudley N. Anderson  
Civil: Summary judgment motions; contract claim; agitation and anguish allegations; fraudulent performance of the contract; gist of the action doctrine; lead-based paint and asbestos claims; treble damages; punitive damages. (trotta011314a)
- ▶ **Commonwealth vs. Jones** (01/13/2014)—Judge Marc F. Lovecchio  
Criminal: Petition for writ of habeas corpus; prima facie case; identification issue; direct and circumstantial evidence; attempted murder; conspiracy counts. (Jones011314L)
- ▶ **Commonwealth vs. Scampone** (01/10/2014)—Judge Marc F. Lovecchio  
Criminal: Motion to suppress; DUI; custodial interrogation; totality of circumstances; investigative detention; *Miranda* rights. (Scampone011014L)
- ▶ **Commonwealth vs. Rosato** (01/09/2014)—Judge Marc F. Lovecchio  
Criminal: Motion to dismiss; Rule 600 delay claim; review of excludable time periods. (Rosato010914L)
- ▶ **Commonwealth vs. McDowell** (01/08/2014)—Judge Marc F. Lovecchio  
Criminal: Motion to consolidate; evidence of each offense admissible in a separate trial for the other; common scheme or plan involving two or more crimes; likelihood that anyone else but Defendant committed the other crimes; sufficiently similar thefts committed against elderly women. (McDowell010814L)

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**NOTICE OF MEMORIAL SERVICE**

Please be advised that the Court has ordered that a Memorial Service be held to present Resolutions on behalf of the late John C. Youngman, Jr. The Service will be held on Friday, January 24, 2014, at 4:00 p.m. in Courtroom No. 1 at the Lycoming County Courthouse. All are welcome.

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**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****Eiswerth, Sylvester G.,** dec'd.

Late of South Williamsport.  
 Executrix: Carol E. Bower, 15 West Mountain Avenue, South Williamsport, PA 17702.  
 Attorney: Christian D. Frey, Esquire, 140 East Third Street, Williamsport, PA 17701.

**Fry, Clair E.,** dec'd.

Late of Muncy.  
 Executor: Jodie L. Sanner.  
 Attorneys: Tammy A. Weber, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Williamsport, PA 17701.

**Lester, Esther L.,** dec'd.

Late of Montoursville.  
 Executrix: Elizabeth L. Hilton.  
 Attorneys: Gary T. Harris, Esquire, Rieders, Travis, Humphrey, Harris, Waters, Waffenschmidt & Dohrmann, 161 West Third Street, Williamsport, PA 17701, (570) 323-8711.

**Meyer, Beulah G.,** dec'd.

Late of Montoursville.  
 Executrix: Michelle M. Kuhn.

Attorneys: Gary T. Harris, Esquire, Rieders, Travis, Humphrey, Harris, Waters, Waffenschmidt & Dohrmann, 161 West Third Street, Williamsport, PA 17701, (570) 323-8711.

**Paulhamus, Kathryn a/k/a Catherine H. Paulhamus a/k/a Katherine Paulhamus,** dec'd.

Late of Williamsport.  
 Executor: Timothy Lorson, 507 1/2 West Fourth Street, Williamsport, PA 17701.  
 Attorneys: Joseph F. Orso, III, Esquire, Rudinski, Orso & Lynch, 339 Market Street, Williamsport, PA 17701.

**Phelps, Freda,** dec'd.

Late of Jackson Township.  
 Executrix: Sharon Warn c/o Lester L. Greevy, Jr., Esquire, Greevy & Associates, 5741 State Route 87, Williamsport, PA 17701.  
 Attorneys: Lester L. Greevy, Jr., Esquire, Greevy & Associates, 5741 State Route 87, Williamsport, PA 17701.

**Schlesing, Stephen Arthur a/k/a Stephen A. Schlesing,** dec'd.

Late of the Township of Loyalsock.  
 Administratrices: Carol S. Avery, 1104 Amy Lane, Lancaster, PA 17601 and Linda Banks Hansee, 312 Douglas Park Avenue, Davenport, FL 33897.  
 Attorneys: Julieanne E. Steinbacher, Esquire, Steinbacher & Stahl, 413 Washington Boulevard, Williamsport, PA 17701.

**Taylor, William N.,** dec'd.

Late of Williamsport.  
 Executor: James N. Taylor c/o Lester L. Greevy, Jr., Esquire, Greevy & Associates, 5741 State Route 87, Williamsport, PA 17701.  
 Attorneys: Lester L. Greevy, Jr., Esquire, Greevy & Associates, 5741 State Route 87, Williamsport, PA 17701.



**SECOND PUBLICATION****Hoffman, Betty J.,** dec'd.

Late of Williamsport.

Executor: William Tracy Hoffman, 437 Wilson Street, Williamsport, PA 17701.

Attorneys: Joseph F. Orso, III, Esquire, Rudinski, Orso & Lynch, 339 Market Street, Williamsport, PA 17701.

**Marshalek, Dorothy B.,** dec'd.

Late of the Township of Fairfield.

Executors: Raymond J. Marshalek, 1722 Quaker State Road, Montoursville, PA 17754 and Susquehanna Trust & Investment Company, 48 Orchard Drive, Shamokin Dam, PA 17876-8800.

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

**Paulhamus, Kathryn a/k/a Catherine H. Paulhamus a/k/a Catherine Paulhamus,** dec'd.

Late of Williamsport.

Executor: Timothy Lorson, 507 1/2 West Fourth Street, Williamsport, PA 17701.

Attorneys: Joseph F. Orso, III, Esquire, Rudinski, Orso & Lynch, 339 Market Street, Williamsport, PA 17701.

**THIRD PUBLICATION****Bruch, John L., Jr.,** dec'd.

Late of the Borough of Muncy.

Executors: Sarah H. B. Bruch, 521 South Main Street, Muncy, PA 17756, Ann P. Bruch, 2 Marine View Plaza, Apt. 13A, Hoboken, NJ 07030 and Woodlands Bank, 2450 E. Third Street, Williamsport, PA 17701.

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

**Crane, Katherine S.,** dec'd.

Late of the Township of Loyalsock. Executor: Woodlands Bank, 2450 E. Third Street, Williamsport, PA 17701.

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

**Davis, Joan M.,** dec'd.

Late of Jersey Shore.

Executrix: Kimberly Mertes 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.

**Michael, Ann M.,** dec'd.

Late of the Borough of Jersey Shore. Executor: L. Craig Harris, 128 S. Main St., P.O. Box 505, Jersey Shore, PA 17740.

Attorneys: L. Craig Harris, Esquire, Carpenter, Harris & Flayhart, 128 S. Main St., P.O. Box 505, Jersey Shore, PA 17740.

**Rider, Beverly,** dec'd.

Late of 3217 Old Lairdsville Rd., Moreland Twp., Muncy.

Executor: Harold O. Rider, 3217 Old Lairdsville Rd., Muncy, PA 17756.

Attorney: Mary C. Kilgus, Esquire, 91 N. Main St., Ste. 100, Hughesville, PA 17737.

**Thompson, Frederick L., III,** dec'd.

Late of Lycoming County.

Executrix: Amanda Thompson c/o Elliott B. Weiss, Esquire, 416 Pine Street, Suite 203, Williamsport, PA 17701.

Attorney: Elliott B. Weiss, Esquire, 416 Pine Street, Suite 203, Williamsport, PA 17701.

### 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, FEBRUARY 7, 2014, at 10:30 A.M., the following described real estate to wit:

#### NO. 2-1

ALL THAT CERTAIN piece, parcel or lot of land situated in the Eighth Ward (erroneously referred to as Eighty Ward in previous deed) of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BOUNDED on the north by lot now or late of Jacob Muller; on the east by Luigi Paternostro; on the south by land now or late of Carl Greenawalt, and on the west by Henrietta Alley, said lot in width or front on Henrietta Alley thirty-six (36) feet an in depth to land of Luigi Paternostro ninety-nine (99) feet and six (6) inches.

TAX PARCEL # 68-007.0-0502.00-000.

BEING KNOWN AS: 950 Henrietta Street, Williamsport, PA 17701.

#### NO. 2-3

ALL that certain lot of land situate in the village of Warrensville, Township of Eldred, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

On the north by a street running west from Main Street and a lot now or formerly of Benjamin Kiess: on the east by long alley; on the south and west by other land now or formerly of Mary Wilson Pettee.

49 Morse Drive, Williamsport, Pennsylvania 17701.

Title to said premises is vested in Jacob A. Aikey, single and Michelle L. Burkholder, single, as joint tenants with the right of survivorship by deed from TIMOTHY A. WHEELAND AND MELISSA K. WHEELAND, HIS WIFE dated July 1, 2005 and recorded July 8, 2005 in Deed Book 5357, Page 164.

Tax parcel #: 11-1-600.

Improvements: Residential Dwelling.

#### NO. 2-5

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Washington, Lycoming County, Pennsylvania, more fully bounded and described from a survey and drawing number 1075-72 by the English Engineering Corp., made the 4th day of October 1972, as follows, to wit:

BEGINNING at an iron pin set in the southern right-of-way line of T-397, said pin bring located four thousand seven hundred fifty-two (4,752') feet in a westerly direction from the intersection of T-397 and Legislative Route 41001; thence by land now or formerly of Lewis A. Starr; the next two(2) courses and distances; (1) South seven degrees forty-three minutes twenty-seven seconds West five hundred forty-four and fifty hundredths (S. 07 degrees 43' 27" W. 544.50') feet to No. 6 bar and stone corner; (2) North sixty-six degrees twenty-eight minutes twenty-eight seconds West one hundred thirty and no hundredths (N 66 degrees 28' 28" W. 130.00') feet to an existing No. 4 bar; Thence by land now or formerly of Antos V. Starr North eight degrees thirty minutes no seconds East four hundred forty-five and no hundredths (N. 08 degrees 30' 00" E. 445.00') feet to an existing No. 4 bar; thence North sixty-seven degrees fifty-five minutes fifty-three seconds East one hundred thirty and no hundredths (N. 67 degrees 55' 53" E. 130.00') feet to a No. 4 bar, the point and place of begin-

ning, containing one and three hundred fifty thousandths (1,350) acres. Basis of hearing for this survey is magnetic North 1966 and was recorded along the thirty course of this survey.

BEING the same premises which Craig L. Kitner and Brenda L. Kitner, husband and wife, by deed dated April 6, 1999 and recorded on April 12, 1999 in the Records Office of Lycoming County in book 3269 and page 001 granted and conveyed unto Craig L. Kitner.

PROPERTY ADDRESS: 955 Petersburg Road, Allenwood, PA 17810.

PARCEL: 57-4490-0106C-000.

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**NO. 2-6**

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 12081 Route 220 Highway, Hughesville, PA 17737.

SOLD as the property of The Unknown Heirs of Mary E. Babb, Deceased, CAROL J. RINE, Solely in Her Capacity as Heir of Mary E. Babb, Deceased, LOIS PHILLIPS, Solely in Her Capacity as Heir of Mary E. Babb, Deceased, NEAL BABB, Solely in His Capacity as Heir of Mary E. Babb, Deceased and RONALD A. RINE.

TAX PARCEL #54-001.0-0110.000.

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**NO. 2-7**

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

COMMENCING at a post on the South Side of High Street one hundred and thirty-four (134) feet West from the Southwest corner of High Street and Second Avenue; thence South along the Western line of lot now or formerly of James H Hyres one hundred and twenty-five (125) feet more or less, to an alley; thence West along the Northern line of said alley forty-four (44) feet, more or

less, to the Eastern line of lot now or formerly of Charles W. Gibbs; thence North along the said Eastern line of said Charles W. Gibbs' lot one hundred and twenty-five (125) feet, more or less, to High Street; thence East along the Southern line of High Street forty-four (44) feet, more or less, to the place of beginning.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 73-8-108 in the Lycoming Tax Assessment Office.

BEING known and numbered as 915-917 High Street, Williamsport, PA 17701.

BEING the same premises which Kenneth R. Tallman and Laun M. Spoharski, by Deed dated May 6, 2003 and recorded June 11, 2003, in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book 4597, Page 55, as Instrument No. 200300011691, granted and conveyed unto Kenneth R. Tallman, in fee.

—————

**NO. 2-8**

ALL that certain piece, parcel and lot of land situate in Old Lycoming Township; County of Lycoming and Commonwealth of Pennsylvania, bounded and described according to the survey made by Grant K. Maneval, R.P.E., dated September 18, 1956.

BEGINNING at an iron pin on the Eastern line of land now or formerly of Harold Eggly, said iron pin being referenced from the northern line of Mill Lane by the following courses and distances; 1st, North 15 degrees 10 minutes East along the dividing line between the said Harold Eggly and Daniel P. Clark, a distance of 186 feet to an iron pin; 2nd, Thence along the dividing line between the said Harold Eggly and land now or formerly of Orval M. Wise, et ux, North 15 degrees 10 minutes East a distance of 200 feet to an iron pin, the point and place of beginning; Thence from said place of beginning along the Eastern line of land

now or formerly of Harold Eggy North 15 degrees 10 minutes East a distance of 403.5 feet to an iron pin at the Southwest corner of land now or formerly of Joe Coup; Thence along the Southern line of said Joe Coup, South 85 degrees 30 minutes east 107.5 feet to an iron pin in lands along the boundary of lands now or formerly of Christian Coup; Thence along said lands now or formerly of Christian Coup, South 15 degrees 10 minutes West a distance of 423 feet to an iron pin at the corner of land now or formerly of Orval M. Wise, et ux; Thence along the Northern line of said Orval M. Wise, et ux. North 76 degrees West 106.7 feet to an iron pin, the point and place of beginning.

There is also expressly granted unto the Grantees herein, their heirs and assigns, all of Grantors' right, title and interest and right to use an 18 foot right-of-way from the property herein conveyed to Mill Lane as more specifically referred to in Deed Book 421 at Page 95 and in Deed Book 472 at Page 557, and also in Deed Book 702 at Page 181.

TAX PARCEL # 43-5-311.A.

BEING KNOWN AS: 90 Fritz Lane, Williamsport, PA 17701.

#### NO. 2-9

##### SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2013-01281.

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-WF2, ASSET-BACKED CERTIFICATES, SERIES 2006-WF2 v. REBECCA L. WARZEL, DESMOND E. WARZEL, owner(s) of property situate in MUNCY CREEK TOWNSHIP, LYCOMING County, Pennsylvania, being 2658 ROUTE 405 HIGHWAY a/k/a 2658 STATE ROUTE 405 HIGHWAY, MUNCY, PA 17756.

Parcel No. 40-374.1-184.54.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$107,868.74.  
 PHELAN HALLINAN, LLP  
 Attorneys for Plaintiff

#### NO. 2-10

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 325 Fisher Street, South Williamsport, PA 17702.

SOLD as the property of STEVEN E. THOMAS, As Soley in His Capacity as Executor of the Estate of Dorothy L. Thomas, Deceased.

TAX PARCEL #TP 53-01-165.

#### NO. 2-11

##### SHORT DESCRIPTION

By virtue of a Writ of Execution No. 13-01492.

OCWEN LOAN SERVICING, LLC v. ASHLEIGH K.A. THOMPSON a/k/a ASHLEIGH K. ALLEN, in her capacity as Co-Executor and Devisee of the Estate of JERRY D. ALLEN, BRYN ALLEN a/k/a BRYN E. ALLEN, in his capacity as Co-Executor and Devisee of the Estate of JERRY D. ALLEN, owner(s) of property situate in the 16th WARD OF THE CITY OF WILLIAMSPORT, LYCOMING County, Pennsylvania, being 450 HARDING AVENUE, WILLIAMSPORT, PA 17701-2426.

Parcel No. 76-12-420.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$136,171.45.  
 PHELAN HALLINAN, LLP  
 Attorneys for Plaintiff

#### NO. 2-12

##### SHORT DESCRIPTION

By virtue of a Writ of Execution No. 13-01049.

JPMORGAN CHASE BANK, N.A. v. CLAYTON M. STEWARD, SR., owner(s) of property situate in the CLINTON TOWNSHIP, LYCOMING County, Pennsylvania, being 172 PENNYWOOD AVENUE, MONTGOMERY, PA 17752-9452.

Parcel No. 07+,411,0-0143.05-000+.  
Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$175,480.95.  
PHELAN HALLINAN, LLP  
Attorneys for Plaintiff

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**NO. 2-13**

SHORT DESCRIPTION

DOCKET NO: 12-03098.

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

TAX PARCEL NO: 52-1-871.

PROPERTY ADDRESS 435 Percy Street, South Williamsport, PA 17702.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Erik H. Krauss, Debrah B. Krauss.

ATTORNEY'S NAME: Patrick J. Wesner, Esquire.

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**NO. 2-14**

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 13-01551.

WELLS FARGO BANK, N.A. v. RUTH M. WERT owner(s) of property situate in the WILLIAMSPORT CITY, 1ST, LYCOMING County, Pennsylvania, being 1122 CHARLES STREET, WILLIAMSPORT, PA 17701-2405.

Parcel No. 61-002-417.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$56,560.43.  
PHELAN HALLINAN, LLP  
Attorneys for Plaintiff

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**NO. 2-15**

SHORT DESCRIPTION

By virtue of a Writ of Execution No. CV-2013-001236-MF.

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR-INTEREST TO WACHOVIA BANK, N.A. AS TRUSTEE FOR PARK PLACE SE-

CURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-WWFI v. DAVID W. CRAMER, II, SARAH CRAMER owner(s) of property situate in the BOROUGH OF WILLIAMSPORT, LYCOMING County, Pennsylvania, being 817-819 PARK PLACE, WILLIAMSPORT, PA 17701-4814.

Parcel No. 73+,006,0-0222.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$78,911.38.  
PHELAN HALLINAN, LLP  
Attorneys for Plaintiff

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**NO. 2-16**

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 12-01421.

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, s/b/m TO CHASE HOME FINANCE, LLC v. RICHARD E. KAISER, JR, ANGELA M. KAISER owner(s) of property situate in the FIFTEENTH WARD OF THE CITY OF WILLIAMSPORT, LYCOMING County, Pennsylvania, being 216 RESERVOIR ROAD, WILLIAMSPORT, PA 17701-1842.

Parcel No. 75+,017.0-0100.C+000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$420,815.70.  
PHELAN HALLINAN, LLP  
Attorneys for Plaintiff

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**NO. 2-17**

SHORT LEGAL DESCRIPTION

ALL that certain lot of land, together with the improvements thereon erected, situate in the Tenth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania.

Being Known as 1325 Scott Street, Williamsport, Pennsylvania 17701.

Title to said premises is vested in Delores Conroy and Mary Conroy *alk/a* Mary L. Conroy, Administratrix of the

Estate of Ana Louise Conroy, Deceased by deed from ANNA L. CONROY, DECEASED dated September 30, 1986 and recorded October 2, 1986 in Deed Book 1164, Page 24.

The said Delores Conroy has departed this life on May 22, 2008. Thus vesting property to Mary L. Conroy by Operation of law.

Tax parcel #: 70-010-0411.

Improvements: Residential Dwelling.

### NO. 2-18

ALL THAT CERTAIN message or tenement and lot of land, situate in the Township of Piatt, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin at the western line of Pennsylvania State Highway Route No. 84 leading from Larry's Creek to Salladasburg and beyond, said iron pin being the northeastern corner of the premises herein described and the southeastern corner of the premises now or formerly of Blanche M. Neff, all of which is shown on the plot or plan of the survey made by Lafayette William Dawson, Registered Professional Engineer No. 4251, on February 19, 1949, and recorded in Lycoming County; thence south twenty-nine(29) degrees thirty-eight (38) minutes west, six (6) rods to an iron pin; thence north fifty-two (52) degrees twenty-two (22) minutes west, forty-one (41) rods to an iron pin; thence north thirty-seven (37) degrees thirty-eight (38) minutes east, five and ninety-five one-hundredths (5.95) rods to iron pin on the southernmost line of land of Blanche M. Neff as shown on the Plan of survey aforesaid; (the last mentioned course being erroneously designated on the aforesaid plan of survey as north thirty-seven (37) degrees thirty-eight minutes west); thence south fifty-two (52) degrees twenty-two (22) minutes east, forty (40) rods to an iron pin, the point and place of beginning;

containing one and fifty one-hundredths (1.50) acres, strict measure.

UNDER AND SUBJECT nevertheless, to the easement or right of way granted by C.A. Reading and Nellie V. Reading, husband and wife, predecessors in title, to Pennsylvania Power and Light Company, said deed being dated the 24th day of July, A.D. 1929, and recorded in the Office for the Recording of Deeds in and for Lycoming County in Deed Book Vol. 278, page 24, as by reference thereto the same will more fully and at large appear.

PARCEL NO. 45-366.1-148.

KNOWN AS 961 Route 287 Highway, Jersey Shore, PA 17740.

BEING the same premises which Cora R. McKee (Incorrectly identified in previous Deed as Cora B. McKee), Widow, by Larry E. Wolfe, as her attorney-in-fact by Deed dated July 25, 2005 and recorded July 25, 2005, in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book 5372 Page 115, as Instrument No. 200500011564, granted and conveyed unto Carrie A. Roupp, in fee.

### NO. 2-19

ALL that certain piece, parcel or lot of land situate, lying and being in the Borough of DuBoistown, formerly in Armstrong Township, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the western line of Edgewood Avenue, formerly High Street, said point being the southeastern corner of land now or formerly of Frank Felia; thence in a southerly direction along the western side of Edgewood Avenue, formerly High Street, sixty-seven (67) feet seven and three-fourths (7 3/4) inches to land now or formerly of Joseph and Bernadette Taylor; thence along the northern line of said Taylor south sixty (60) degrees fifty-five (55) minutes west one hundred twenty-seven (127) feet to land now or formerly of Joseph Garrett;

thence along the land now or formerly of said Joseph Garrett north twenty-eight (28) degrees fifteen (15) minutes west sixty-seven (67) feet seven and three-fourths (7 3/4) inches to land now or formerly of John Shuman; thence along land now or formerly of John Shuman and Frank Felia north sixty (60) degrees fifty-five (55) minutes east one hundred twenty-seven (127) feet to the western line of Edgewood Avenue, formerly High Street, the point and place of beginning.

BEING the same premises conveyed unto MICHAEL P. SMITH, single, by Deed of LEE H. GOODBROD, single, dated 11st day of September, 2007, and intended to be recorded herewith.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel #10-1-566, on the maps in the office of the Lycoming County Tax Assessor.

BEING KNOWN AS: 210 EDGEWOOD AVENUE, SOUTH WILLIAMSPORT, PA 17702.

PROPERTY ID NO.: 10-1-566.

TITLE TO SAID PREMISES IS VESTED IN MICHAEL P. SMITH BY DEED FROM LEE H. GOODBROD, SINGLE DATED 09/11/2007 RECORDED 09/12/2007 IN DEED BOOK 6131 PAGE 156.

### **NO. 2-20**

ALL those two (2) certain pieces, parcels and lots of land situate in the Township of Wolf, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL NO. 1: BEGINNING at a point on the north line of Township Route T-601, said point being twenty (20) feet east of the center line of State Highway Route 41061; thence north two (02) degrees six (06) minutes west along said Route 41061 a distance of two hundred (200) feet to an iron pin; thence south eighty-one (81) degrees ten (10) minutes east along other property now or formerly of Herbert W. Nunn, et ux.,

a distance of two hundred (200) feet to an iron pin; thence south two (02) degrees six (06) minutes east along other property now or formerly of William S. Boyd, et ux., a distance of two hundred (200) feet to an iron pin on the north line of Route T-601; thence north eighty-one (81) degrees ten (10) minutes west along the north line of Route T-601 a distance of two hundred (200) feet to the point and place of beginning: Containing .90 acre.

PARCEL NO. 2: BEGINNING at an iron pin on the north line of Township Route T-601, said iron pin being two hundred twenty (220) feet easterly from the center of State Highway Route 41061; thence north two (02) degrees six (06) minutes west along other property now or formerly of William S. Boyd, et ux., a distance of two hundred (200) feet to an iron pin; thence south eighty-one (81) degrees ten (10) minutes east along other property of Herbert W. Nunn, et ux., a distance of one hundred forty (140) feet to an iron pin; thence south two (02) degrees six (06) minutes east along same a distance of two hundred (200) feet to an iron pin on the north line of Route T-601; thence north eighty-one (81) degrees ten (10) minutes west along Route T-601 a distance of one hundred forty (140) feet to an iron pin, the point and place of beginning. Containing .63 acre.

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

BEING the same premises granted and conveyed unto William S. Boyd and Clara D. Boyd, his wife, by Deed of Herbert W. Nunn and Mary P. Nunn, his wife, dated July 13, 1973 and recorded July 16, 1973 in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book Volume 656, page 157. The said Clara D. Boyd died on May 5, 1994, thereby vesting all her right, title and interest in the aforesaid premises unto her surviving spouse, William S. Boyd, in fee absolute.



FOR identification purposes only, being known as all of Tax Parcel No. 59-314-190 in the Office of the Lycoming County Tax Assessor.

This is intended to be a first lien mortgage on the hereinabove described premises.

BEING KNOWN AS: 37 LOWER RYNEARSON ROAD, MUNCY, PA 17756.

PROPERTY ID NO.: 59-314-190.

TITLE TO SAID PREMISES IS VESTED IN ROBERT C. RINKER, SINGLE BY DEED FROM WILLIAM S. BOYD, WIDOWER AND SINGLE DATED 08/21/1998 RECORDED 08/21/1998 IN DEED BOOK 3089 PAGE 48.

**NO. 2-21**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 12-01677.

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. CLARENCE R. SCHAFFER, JR., HAZEL L. SCHAFFER owner(s) of property situate in the PLUNKETTS CREEK TOWNSHIP, LYCOMING County, Pennsylvania, being 344 LOWER BARBOURS ROAD, WILIAMSPORT, PA 17701-8380.

Parcel No. 48-253.1-194.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$169,324.99.

PHELAN HALLINAN, LLP  
Attorneys for Plaintiff

**NO. 2-22**

**SHORT LEGAL DESCRIPTION**

All that certain piece, parcel and lot of land situate in the firstward of the Borough of Hughesville, County of Lycoming and Commonwealth of Pennsylvania.

Being Known as 409 East Water Street, Hughesville, Pennsylvania 17737.

Title to said premises is vested in Brian D. Marcyan and Nicole M. Marcyan

by deed from HARLEY H. MARCEY JR. and ALICE J. MARCEY, HUSBAND AND WIFE dated September 20, 2004 and recorded September 22, 2004 in Deed Book 5097, Page 333.

Tax parcel #: 16-001.00-700.

Improvements: Residential Dwelling.

**NO. 2-23**

All that certain piece, parcel or lot of land situate in the First Ward of the City of Williamsport, formerly known as Woodward's Addition to said City, County of Lycoming and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the south-west corner of Tucker Street and Sherman (formerly Vine) Streets; thence westerly along the southerly line of Tucker Street a distance of one hundred and forty-four (144) feet, more or less, to lot now or formerly of Clyde Guisewhite Estate; thence southerly along the east line of said Guisewhite lot forty-three (43) feet, more or less, to a stake in the center of a line fence; thence in a north-easterly direction through the center of said line fence to a point, said point being in the center of a double brick dwelling house; thence through the center of said brick dwelling house to a point in the western line of Sherman Street and thence north along the western line of said Sherman Street a distance of eighteen (18) feet, more or less, to the point and place of beginning; having erected thereon the northern half of a double brick dwelling house and known as No. 1034 Tucker Street.

BEING the same premises which William Ellery Kiesinger, Widower, by deed dated July 25, 1962 and recorded on July 25, 1962 in the Records Office of Lycoming County in book 489 and page 249 granted and conveyed unto Merrill W. Hinkal and Mildred E. Hinkal, his wife. Merrill W. Hinkal departed this life on April 10, 1985. Mildred E. Hinkal departed this life on November 15, 2011.



PROPERTY ADDRESS: 1034 Tucker Street, Williamsport, PA 17701.

PARCEL: 61-I-809.

**NO. 2-24**

**EXHIBIT "A"**

ALL that certain piece, parcel and plot of land situated in the Township of Shrewsbury, County of Lycoming and Commonwealth of Pennsylvania. Said piece being subdivision number three (3) of a Subdivision of land of C. Paul McConnell as approved by the Lycoming County Planning Commission on October 18, 1979 and per survey and map of John A. Bubb, P.E., revised on the 14th day of September 1979, recorded the 25th day of October 1979.

BEGINNING at a point along U.S. Route 220, a common point between parcel number two (2) and parcel number (3) (this parcel), thence along U.S. Route 220, South seventy degrees thirty minutes East two hundred seventy-three feet (S 70 degrees 30' E. 273 ft.) to a point; thence along same road, North seventy-eight degrees no minutes East four hundred eighty-seven feet (N. 78 degrees 00' E., 487 ft.) to a point; thence continuing along said road; North seventy-one degrees no minutes East, two hundred twenty-six feet (N. 71 degrees 00" E., 226 ft.) to a point; thence along land of J.A. Rim, et al., South twelve degrees twenty-five minutes East, (S. 12 degrees 25" E.) to a point in Muncy Creek; thence along said creek, South sixty-one degrees no minutes West, four hundred thirty feet (S. 61 degrees 00' W., 430 ft.) to a point; thence South eighty-one degrees thirty minutes West six hundred eighty-nine and seventy-two one hundredths feet (S 81 degrees 30' W., 689.72 ft) along said creek to a point in common with parcel two (2); thence North twelve degrees forty-seven minutes East, three hundred sixty-five and eighty-one hundredths feet

(N. 12 degrees 47' E., 365.81 ft.) to the point and place of beginning.

TOGETHER with a fifty foot (50 foot) right-of-way for the egress, ingress and passage over the northern end of parcel number two (2) along U.S. Route 220 of said subdivision. The property owners of subdivision parcels one (1), two (2) and three (3), their heirs and assigns shall have the right of usage of said right-of-way, the usage shall include exit, entry and passage over said strip. The maintenance of said right-of-way as to snow removal and repair shall be shared equally between the property owners of parcels one (1), two (2) and three (3).

BEING the same land conveyed by Charles T. Brewer, Sheriff of the County of Lycoming, in the State of Pennsylvania, to Timothy Schweitzer, by deed recorded on January 25, 1991 in Lycoming County Record Book 1644 at Page 19.

Also known as Lycoming County UPI Number 54-314-116L. Consisting of approximately 5.88 acres of land and containing two (2) frame structures. Structure one being a two-story framed structure containing approximately 2432 square feet of living space. Structure two being a one-story frame structure containing approximately 840 square feet of living space.

**NO. 2-27**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 13-01468.

NATIONSTAR MORTGAGE LLC v. CHARLES L. TILBURG owner(s) of property situate in WILLIAMSPORT CITY, LYCOMING County, Pennsylvania being 2204 CENTRAL AVENUE, WILLIAMSPORT, PA 17701-5528.

Parcel No. 71+,012.0-0144.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$57,430.42.

PHELAN HALLINAN, LLP

Attorneys for Plaintiff

**NO. 2-28****SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 11-01076.

NATIONSTAR MORTGAGE, LLC v. STEVEN R. RUSSELL, TRACEY L. RUSSELL owner(s) of property situate in the TOWNSHIP OF COGAN HOUSE, LYCOMING County, Pennsylvania, being 157 EDWARDS ROAD, TROUT RUN, PA 17771-9329.

Parcel No. 08+,208.0-0126.D+000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$204,231.72.

PHELAN HALLINAN, LLP

Attorneys for Plaintiff

**NO. 2-29****SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 13-01300.

OCWEN LOAN SERVICING, LLC v. SHEENA M. STREET owner(s) of property situate in MONTOURSVILLE BOROUGH, LYCOMING County, Pennsylvania, being 230 NORTH MONTOUR STREET, MONTOURSVILLE, PA 17754-1816.

Parcel No. 34+,002.0-0450.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$118,770.02.

PHELAN HALLINAN, LLP

Attorneys for Plaintiff

**NO. 2-30**

ALL THAT CERTAIN messuage or tenement and lot of land situate in the Second Ward of the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, known as the Plan of Lots laid out by Dr. S. Ellsworth Bickell, as "Bickell's Addition" to the Borough of Jersey Shore, No. 50 on said Plot, bounded and described as follows, to-wit:

BEGINNING at an iron pin on the northern line of Washington Avenue, said beginning point being North sixty-five (65) degrees West, one hundred fifty (150) feet from the intersection of the northern line of Washington Avenue and the western line of Calvert Street; thence from said place of beginning and continuing along the northern line of Washington Avenue, North sixty-five (65) degrees West, fifty (50) feet to an old iron pin; thence along the eastern line of land now or formerly of Miles M. Decoursey, North twenty-five (25) degrees East, one hundred seventy-five (175) feet to an iron pin on the southern line of a twenty (20) foot alley; thence along the southern line of said alley, South sixty-five (65) degrees East, fifty (50) feet to an iron pin; thence along the western line of land now or formerly of Carl Johnson, South twenty-five (25) degrees West, one hundred seventy-five (175) feet to the place of beginning.

FOR IDENTIFICATION PURPOSES ONLY, the above described premises is known as designated as Parcel #20-2-303 on the maps of the Lycoming County Tax Assessor.

BEING the same premises which Donald R. Fuller and Shelly K. Fuller, his wife, did by their deed dated the 23rd day of February, 2006, grant and convey unto Clarence R. Umstead and Terri L. Brion; said deed being recorded in the Office for the Recording of Deeds in and for Lycoming County on the 24th day of February, 2006, in Record Book \_\_\_\_, Page \_\_\_\_.

BEING KNOWN AS: 512 WASHINGTON AVENUE, JERSEY SHORE, PA 17740.

PROPERTY ID NO.: 20-002-303.

TITLE TO SAID PREMISES IS VESTED IN Clarence R. Umstead and Terri L. Brion, as joint tenants with right of survivorship by deed from Donald R. Fuller and Shelly K. Fuller, his wife dated 02/23/2006 recorded 02/24/2006 in Deed Book 5579 Page 86.

**NO. 2-31**

ALL THOSE CERTAIN pieces, parcels and lots of land situate in the Village of Pennsdale, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

**PARCEL NUMBER ONE:**

ON the north by an alley; on the east by an alley; on the south by the public road leading through the Village of Pennsdale; and on the west by lot or formerly of Robert Hoffa. Containing one-fourth (1/4) of an acre, more or less. Parcel Number Two: beginning at an iron pin on the northern line of a public alley at line of land now or formerly of Mabel Elliott; thence from said beginning point in a westerly direction along the northern line of said alley 57 feet to an iron pipe; thence northerly along other land now or formerly of Charles M. Moyer, on a line parallel with the eastern line now or formerly of Mabel Elliott aforesaid, 180 feet 6 inches to an iron at line of now or formerly of Paul Bubb; thence in an easterly direction by line now or formerly of said Paul Bubb 57 feet to line of land now or formerly of Mabel Elliott aforesaid; thence by said Elliott line in a southerly direction 180 feet 6 inches to the northern line of public alley and place of beginning.

BEING the same premises granted and conveyed into Jay E. Richards, Jr. and Christina J. Richards, husband and wife by deed of James D. Arthur and Mildred L. Arthur, husband and wife, dated the 8th day of September, 2000 and recorded the 8th day of September, 2000 in Lycoming County Record Book 3620, Page 53.

**PARCEL NUMBER THREE:**

BEING the entire abandoned alley to the east of Parcel One, said alley is bounded on the west by the Grantors herein and bounded on the east by Randal W. Moore and Leslie R. Moore, husband and wife. Said alley is bounded on the south by the public road and on the north by an unopened alley as granted and conveyed

unto Jay E. Richards, Jr. and Christina J. Richards, husband and wife, by quit claim deed of James D. Arthur and Mildred L. Arthur, husband and wife, dated the 8th day of August 2002 and recorded the 9th day of August 2004, in Lycoming County Record Book 4263, Page 101, said title was further confirmed by court order in an action to quiet title at No. 02-01, 422 in Lycoming County. Less a four (4) foot wide strip on the eastern most portion of the alley abutting the western life of Randall W. Moore and Leslie R. Moore, property, running from the public road on the south to the abandoned alley on the north as was granted unto Randall W. Moore and Leslie R. Moore, husband and wife, by order of court in civil action No. 01-01, 257 in Lycoming County dated September 5, 2003 and transferred by quit claim deed dated June 16, 2004, from Jay E. Richards, Jr. and Christina J. Richards, husband and wife to Randall W. Moore and Leslie R. Moore husband and wife. Said remaining portion of the alley is bounded on the west above mentioned quit claim deed and bounded on the south by the public road and on the north by an unopened alley and is approximately ten (10) feet in width.

BEING KNOWN AS: 537 VILLAGE ROAD, PENNSDALE, PA 17756.

PROPERTY ID NO.: 41-1-406 AND 41-1-315.

TITLE TO SAID PREMISES IS VESTED IN Robert S. Hitesman and Sheri L. Hitesman, husband and wife by deed from Jay E. Richards, Jr. and Christina J. Richards, husband and wife dated 05/25/2005 recorded 05/26/2005 in Deed Book 5309 Page 131.

**NO. 2-32****EXHIBIT "A"****LEGAL DESCRIPTION**

Tax Parcel Number 73-006-327.  
616 Second Avenue, Williamsport,  
PA 17701.

ALL that certain piece, parcel and lot of land situate in the Thirteenth Ward, formerly the Fourth Ward in the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the Eastern line of Second Avenue, two hundred fifteen (215) feet North of Memorial Avenue (formerly Eric Avenue); thence East one hundred twenty (120) feet to an alley; thence North along the West line of said alley thirty-five (35) feet to a post; thence West parallel with the Southern line of said lot, one hundred twenty (120) feet to Second Avenue; thence South along the Eastern line of Second Avenue, thirty-five (35) feet to the point or place of beginning.

BEING the same premises conveyed unto Sheree Ritter by deed of Joseph A. Welteroth and Letty M. Welteroth, husband and wife, dated November 28, 2000 and recorded on November 30, 2000 in Lycoming County Record Book 3674 at page 60.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS PARCEL NUMBER 73-6-327 IN THE OFFICE OF THE LYCOMING COUNTY TAX ASSESSOR.

SEIZED in execution as the property of Sheree Ritter, Wanda J. Danley and David W. Danley, Defendants, on the judgment in mortgage foreclosure entered on October 24, 2013, indexed to #13-02098 in the Court of Common Pleas of Lycoming County.

**NO. 2-33**

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

ALL those two certain pieces, parcels and lots of land situate partly in the Township of Eldred and the Township of Loyalsock, County of Lycoming and Commonwealth of Pennsylvania, more particularly bounded and described in

accordance with a subdivision and survey made by Daniel F. Vassallo, Registered Surveyor, dated May 11, 1989 and revised June 5, 1989 and recorded on June 30, 1989 in Lycoming County Record Book 1428, Page 119 and Map Book 47, Page 459 as follows, to wit:

**LOT NO. 1:**

BEGINNING at a point in the center of Township Road No. 510 and a common corner of lands of August Sauter, Jr., LeRoy E. and Joyce A. Pittenger and Stephen M. Griggs; thence from the said place of beginning and along the eastern line of land of said August Sauter, Jr., North twenty-seven (27) degrees eighteen (18) minutes East, fifty-four (54.00) feet to an existing stone; thence along the Eastern line of lands of August Sauter, Jr. and Willard Brelsford, North thirteen (13) degrees thirteen (13) minutes East, one thousand one hundred thirty-eight and eighty hundredths (1,138.80) feet (erroneously written in previous deed as 1338.80 (feet)) to an existing iron pin at the intersection of the Northeastern corner of land of Willard Brelsford and the Southern line of land of Elma Waltz; thence along the lines of land of said Elma Waltz by the two following courses and distances: FIRST, South sixty-two (62) degrees twenty-four (24) minutes East, five hundred fifteen (515.00) feet to an iron pin; SECOND, South twenty-three (23) degrees forty-nine (49) minutes East, three hundred thirty-seven (337.00) feet to a Maple Tree; thence along the Southwestern line of land of Elma Waltz and Grant and Evelyn Waltz, South forty-three (43) degrees twenty-four (24) minutes East, one thousand fifty-five (1055.00) feet to an iron pin; thence along the Southwestern line of land of Grant and Evelyn Waltz, South twenty-seven (27) degrees twenty-one (21) minutes East, one hundred six and eighty-seven hundredths (106.87) feet to an iron pin; thence along the Western line of Lot No.

2 of this subdivision, South thirty-eight (38) degrees thirty-three (33) minutes West, four hundred twelve and ninety-seven hundredths (412.97) feet to a point in the center of a fifty foot (50') private road; thence along the center of said fifty foot (50') private road, South fifty-one (51) degrees twenty-seven (27) minutes East, two hundred twenty-two and thirty hundredths (222.30) feet to a point; thence South thirty-eight (38) degrees thirty-three (33) minutes West, twenty-five (25.00) feet to an iron pin on the Southern line of said fifty foot (50') private road; thence along the Western line of the aforesaid Lot No. 2 of this subdivision, South one (1) degree thirty-nine (39) minutes West, three hundred sixteen and ninety-four hundredths (316.94) feet to an existing iron pin at the Northwestern corner of land of Harry and Grace Gowing; thence along the Western line of land of said Harry and Grace Gowing, South fifteen (15) degrees eight (8) minutes West, four hundred eleven and ninety-five hundredths (411.95) feet to an iron pin at the intersection of the Western line of land of said Harry and Grace Gowing and the Northeastern corner of land of Donald J., JR. and Elma O. Driscoll; thence along the lines of land of said Donald J., Jr. and Elma O. Driscoll by the two following courses and distances: FIRST, North sixty-nine (69) degrees forty-three (43) minutes West, three hundred sixty-one and twenty hundredths (361.20) feet to an existing iron pin; SECOND, North eighty-eight (88) degrees three (3) minutes West, one hundred forty-two (142.00) feet to a point in the center of the Township Road No. 510; thence along the center of said Township Road No. 510, by the ten (10) following courses and distances: FIRST, North fifty (50) degrees fifteen (15) minutes West, seventy-five and seventy-two hundredths (75.72) feet to a point; SECOND, North sixty-one (61) degrees

thirty-five (35) minutes West, sixty-two and ninety hundredths (62.90) feet to a point; THIRD, North seventy-two (72) degrees four (4) minutes West, one hundred sixty-seven and fifty hundredths (167.50) feet to a point; FOURTH, North fifty-two (52) degrees four (4) minutes West, one hundred thirty-nine (139.00) feet to a point; FIFTH, North thirty-eight (38) degrees twelve (12) minutes West, one hundred two (102.00) feet to a point; SIXTH, North twenty-nine (29) degrees thirty-nine (39) minutes West, three hundred forty-five (345.00) feet to a point; SEVENTH, North twenty-five (25) degrees thirty-one (31) minutes West, one hundred five (105.00) feet to a point; EIGHTH, North twenty-one (21) degrees twenty-eight (28) minutes West, two hundred forty (240.00) feet to a point; NINTH, North twenty-six (26) degrees thirty-three (33) minutes West, four hundred five (405.00) feet to a point; and TENTH, North thirty (30) degrees thirty-seven (37) minutes West, forty-eight (48) feet to the place of beginning. CONTAINING 57.14 acres.

LOT NO. 2:

BEGINNING at a point in the center of a fifty foot (50') private road, said beginning point being referenced from a point at the intersection of the center of Township Road No. 510 and a common corner of lands of August Sauter, Jr., LeRoy E. and Joyce A. Pittenger and Stephen M. Griggs, by the eleven (11) following courses and distances: FIRST, along the center of said Township Road No. 510, South thirty (30) degrees thirty-seven (37) minutes East, twenty-five (25.00) feet to a point at the intersection of the center of said Township Road No. 510 and the center of the aforesaid fifty foot (50') private road; SECOND, North fifty-one (51) degrees eleven (11) minutes East, forty-nine and fifty-two hundredths (49.52) feet to a point; THIRD, South forty-two (42) degrees fifty (50) minutes East, two hundred sixty-

three (263.00) feet to a point; FOURTH, South forty-seven (47) degrees twenty-five (25) minutes East, four hundred (400.00) feet to a point; FIFTH, South fifty (50) degrees forty-one (41) minutes East, one hundred (100.00) feet to a point; SIXTH, South fifty-six (56) degrees fifty-four (54) minutes East, one hundred fifty (150.00) feet to a point; SEVENTH, South seventy-five (75) degrees fifty-one (51) minutes East, one hundred (100.00) feet to a point; EIGHTH, North eighty-nine (89) degrees zero (00) minutes East, one hundred (100.00) feet to a point; NINTH, North sixty-six (66) degrees fifty-six (56) minutes East, two hundred (200.00) feet to a point; TENTH, North seventy-nine (79) degrees thirty-four (34) minutes East, one hundred ninety-four and eleven hundredths (194.11) feet to a point; ELEVENTH, South fifty-one (51) degrees twenty-seven (27) minutes East, one hundred seven and one hundredths (107.01) feet to the place of beginning; thence from the said place of beginning and along the Southeastern line of Lot No. 1 of this subdivision, North thirty-eight (38) degrees thirty-three (33) minutes East, four hundred twelve and ninety-seven hundredths (412.97) feet to an iron pin on the Southwestern line of land of Grant Evelyn Waltz; thence along the Southwestern line of land of said Grant and Evelyn Waltz, South twenty-seven (27) degrees twenty-one (21) minutes East, nine hundred seventy-nine and thirty-three hundredths (979.33) feet to an existing iron pin at the intersection of the Southwestern line of land of said Grant and Evelyn Waltz and the Northeastern corner of land of Harry and Grace Gowing; thence along the Northern line of land of said Harry and Grace Gowing, North eighty-two (82) degrees thirty-nine (39) minutes West, five hundred sixty-two and eighty hundredths (562.80) feet to an existing iron pin at the Northwestern corner of land of said Harry and Evelyn Gowing;

thence along the Eastern line of the aforesaid Lot No. 1 of this subdivision, North one (1) degree thirty-nine (39) minutes East, three hundred sixteen and ninety-four hundredths (316.94) feet to an iron pin on the Southern line of the aforesaid fifty foot (50') private road; thence North thirty-eight (38) degrees thirty-three (33) minutes East, twenty-five (25.00) feet to a point in the center of said fifty foot (50') private road; thence along the center of said fifty foot (50') private road, North fifty-one (51) degrees twenty-seven (27) minutes West, two hundred twenty-two and thirty hundredths (222.30) feet to the place of beginning. CONTAINING 6.201 acres.

Tax Parcel No. 11-311-222A.

Property Address: 418 Loudenslager Road, Williamsport, PA 17701.

BEING the same premises which Stephen M. Griggs, Single and Stacy A. Griggs, Single by their Deed dated August 19, 2003 and recorded on September 10, 2003 in and for Lycoming County, in Deed Book 4721, Page 183, granted and conveyed unto Stephen M. Griggs, Single.

#### NO. 2-34

In the Court of Common Pleas of  
Lycoming County, Pennsylvania  
Civil Division  
NO.: 13-01256

FIRST NATIONAL BANK OF  
PENNSYLVANIA, successor to  
Central Pennsylvania Bank,  
Incorporated as Sun Bank,

Plaintiff

vs.

LAWRENCE M. SATIFKA and UNITED  
STATES OF AMERICA,

Defendants

#### LONG FORM DESCRIPTION

ALL that certain piece, parcel and lot of land situate in Fairfield Township, Lycoming County, Pennsylvania and known as Lot No. 10 of Tules Run Development,

Phase I-1, a subdivision plan of which is recorded in the Recorder's Office of Lycoming County, Pennsylvania, in Map Book 49, Page 510 and Record Book 1645, Page 347 and being more particularly bounded and described as follows:

BEGINNING at an iron pin on the Northern right-of-way line of Woodland Court said point being the southeast corner of the within described tract of land; thence along Woodland court on a curve to the left having a radius of three hundred twenty-five feet (325.00), an arc length of one hundred and forty hundredths feet (100.40) and whose chord is South seventy-five degrees forty-seven minutes and forty-five seconds West (S 75° 47' 45" W) a distance of one hundred feet (100.00) to an iron pin; thence along Lot No. 11 North seventeen degrees thirty-four minutes and one second West (N 17° 34' 01" W) a distance of one hundred sixty-two and eleven hundredths feet (162.11) to an iron pin; thence along Lot No. 22 and Lot No. 23 North sixty-eight degrees fifteen minutes and twenty-one seconds East (N 68° 15' 21" E) a distance of one hundred fifty feet (150.00) feet to an iron pin; thence along Lot No. 9 south two degrees one minute and nine seconds East (S 02° 01' 09" E) a distance of one hundred eighty-five and sixty-nine hundredths feet (185.69) to the place of beginning. CONTAINING 20,943.68 S.F. or 0.481 acre.

BEING the same property which Confair Company, Inc. a Pennsylvania business corporation, granted and conveyed to Lawrence M. Satifka and Jana R. Black-Satifka, his wife, by Deed dated February 19, 1993 and recorded February 24, 1993 in the Recorder of Deeds Office, Lycoming County, Pennsylvania in Deed Book Volume 2013, Page 141. On April 27, 2001, Jana R. Black-Satifka died and upon her death, Defendant became the fee simple owner of the aforesaid real property by operation of law.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS PART OF Tax Parcel No. 12-352-149 for tax years prior to 1992 and presently being part of Tax Parcel No. 12-352.2-194.10.

KRISTINE M. ANTHOU, ESQUIRE  
GRENEN & BIRSIC, P.C.

Attorneys for Plaintiff  
One Gateway Center  
Ninth Floor  
Pittsburgh, PA 15222  
(412) 281-7650

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**NO. 2-35**

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

BEGINNING at the point of intersection of the eastern line of right-of-way of Pa. State Highway Route #287 with the center line of the creek bed of the old course of Larrys Creek; thence in a northerly direction along the eastern line of right-of-way of said Route #287, three hundred sixty-nine (369) feet, strict measure; thence in an easterly direction and at right angles to said Route #287, one hundred seventy (170) feet more or less, to the center line of the old creek bed of Larrys Creek; thence in a southwestern direction along the center line of the old creek bed of Larrys Creek, three hundred seventy (370) feet, more or less, to the point and place of beginning.

HAVING THEREON ERECTED A DWELLING KNOWN AS 1898 STATE ROUTE 287, JERSEY SHORE, PA 17740.

TAX PARCEL: 31-346-135A.

BEING THE SAME PREMISES WHICH Charles F. Simcox and Cheryllyn P. Simcox, his wife, by deed dated July 6, 2005 and recorded July 6, 2005 in Lycoming County Record Book 5354, Page 0111, granted and conveyed unto Samantha J. Edwards. Samantha J. Edwards is now known as Samantha J. Hurlbutt.



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 SAMANTHA J. EDWARDS n/k/a SAMANTHA J. HURLBUTT ON JUDGMENT NO. 13-00511.

**NO. 2-36**

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

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

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

BEING KNOWN AS 440 Reynolds Street, South Williamsport, PA 17702.  
TAX PARCEL I.D. NO. 53-2-0155.

**NO. 2-37**

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or lot of land situate in the Fourth Ward of the Borough of Jersey Shore, County of

Lycoming and Commonwealth of Pennsylvania and known as designated on the plan of town lots laid out as "Grand View Terrace" as Lot No. 7 in Block "C" said plan being recorded in Lycoming County Deed Book Volume 186, Page 43 and bounded and described as follows, to-wit:

BOUNDED on the east by the western line of Oak Street; on the south by Lot No. 8 in said block; on the west by the eastern line of a sixteen (16) foot alley; and on the north by Lot No. 6 in said block: containing in width on said Oak Street, fifty (50) feet and running back in depth from said Oak Street to said sixteen (16) foot alley, one hundred seventy-five (175) feet, be the same more or less.

BEING known and designated as 126 Oak Street, Jersey Shore, PA 17740.

TAX PARCEL NO. 22-0020-0111-000.

BEING THE SAME PREMISES WHICH Bruce R. Bonsall and Donna L. Bonsall, husband and wife, by deed dated February 14, 2003 and recorded February 14, 2003 in and for Lycoming County, Pennsylvania in Deed Book Volume 4461, Page 283, granted and conveyed unto Scott A. Day and Elke I. Day, husband and wife.

**NO. 2-38**

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or lot of land situate in the Seventh Ward of the City of Williamsport, Pennsylvania, being in southeasterly portion of Lots No.47 and 48 on the plot or plan of Fairview Park Addition to said City, which is recorded in the Office for the recording of deeds in and for Lycoming County in Deed Book Volume 231, Page 600, bounded and described as follows, to wit:

BEGINNING at an iron pin on the east side of Wayne Avenue where the north side of a fifteen (15) foot alley intersects with the east line of Wayne Avenue;



THENCE in a northerly direction along the east line of Wayne Avenue forty-seven (47) feet to a stake to the south line of lands now or formerly of Martha Williams Huff, et vir;

THENCE in an easterly direction along other lands of said Huffs ninety-three and thirty-six one hundredths (93.36) feet to the west line of Lot No. 49;

THENCE in a southerly direction along the west line of Lot No. 49, eighty-two (82) feet to a post to the north side of said fifteen (15) foot alley, having a direction of running southeast and northwest;

THENCE in a northwesterly direction along the north line of said fifteen (15) foot alley eighty-four (84) feet and eight (8) inches to an iron pin, the place of beginning. And being the southeasterly portions of Lots 47 and 48 in Fairview Park Addition to the City of Williamsport, Pennsylvania.

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

BEING KNOWN AS 1054 Wayne Avenue, Williamsport, PA 17701.

TAX PARCEL NO. 67-0130-0307-000.

BEING THE SAME PREMISES WHICH Larry N. Pick, single and Linda L. Pick, single, by deed dated March 11, 1997 and recorded March 17, 1997 in and for Lycoming County, Pennsylvania, in Deed Book Volume 2763, Page 001, granted and conveyed unto Linda L. Pick.

**NO. 2-39**

EXHIBIT "A"

LEGAL DESCRIPTION

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

BEGINNING at a point in the northern right-of-way line of Four Mile Drive,

said right-of-way being twenty-five (25) feet north of the center line of Four Mile Drive; said point being three hundred seven and four tenths (307.4) feet east of the western line of lands now or formerly of Ora D. Maddon and Catherine E. Maddon, his wife, as measured along said right-of-way; thence along lands now or formerly of the said Ora D. Maddon and Catherine E. Maddon, his wife, North twenty (20) degrees, thirty (30) minutes East, two hundred and three tenths (20.3) feet to an iron pin; thence along the same South sixty-nine (69) degrees, thirty (30) minutes east, one hundred (100) feet to an iron pin; thence South twenty (20) degrees, thirty (30) minutes West, two hundred (200) feet to the northern right-of-way line of Four Mile Drive; thence in a westerly direction along the northern right of way line of Four Mile Drive, one hundred (100) feet to the point and 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 KNOWN AS 2435 Four Mile Drive, Montoursville, PA 17754.

PARCEL NO. 26-0090-0103-000.

BEING THE SAME PREMISES WHICH James M. Robitaille and Dawn A. Robitaille, husband and wife, by deed dated October 3, 2006 and recorded October 5, 2006 in and for Lycoming County, Pennsylvania in Deed Book Volume 5813, Page 276, granted and conveyed unto James M. Robitaille.

**NO. 2-40**

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of land situate in the Thirteenth Ward (formerly Fourth Ward) in the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, described, to wit:

BEGINNING at an iron pin the north line of Park Avenue and forty (40) feet west of the northwest corner of Park Avenue and Second Avenue; thence in a westerly direction along the north line of Park Avenue fifty (50) feet to an iron pin; thence in a northerly direction along a line parallel with Second Avenue one hundred twenty-five (125) feet to an iron pin in the south line of an alley; thence along the south line of this alley in an easterly direction 23.4 feet to an iron pin in the south line of an alley; thence in a southerly direction along a line parallel with Second Avenue 33 feet to an iron pin; thence in an easterly direction along a line parallel with Park Avenue 26.6 feet to an iron pin; thence in a southerly direction along a line parallel with Second Avenue 92 feet to an iron pin in the north line of Park Avenue, the point and place of BEGINNING.

BEING KNOWN AS 864-866 Park Avenue, Williamsport, PA 17701.

TAX PARCEL NO. 73-0080-0119-000.

BEING THE SAME PREMISES WHICH R. Michael Logue and Miriam E. Logue, by deed dated October 30, 2006 and recorded November 6, 2006 in and for Lycoming County, Pennsylvania, in Deed Book Volume 5843, Page 24, granted and conveyed unto Christopher W. Carter and Gussie R. Carter.

#### NO. 2-41

#### EXHIBIT "A"

#### LEGAL DESCRIPTION

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

BOUNDED on the north by lot of E.R. Noble and extending thereon one hundred eighty-two feet (182 ft.); on the east fifty feet (50 ft.) by McCarty Alley; on the south one hundred eighty-two feet (182 ft.) by lot of John M. Edwards and on the west fifty feet (50 ft.) to Market Street.

The above premises are more particularly bounded and described in accordance with a survey made by Daniel F. Vassallo, Registered Surveyor, dated February 8, 1975, as follows:

BEGINNING at an iron pin on the eastern line of North Market Street, said beginning point being South seven degrees, thirty minutes West, two hundred and no hundredths feet (So. 07 degrees, 30 minutes W., 200.00 ft.) from the intersection of the eastern line of said North Market Street and the southern line of Grant Street; thence from the said place of beginning and along the southern line of land of Francis J. Felix, South eighty-two degrees, ten minutes East, one hundred eighty-two and no hundredths feet (So. 82 degrees 10 Minutes E., 182.00 ft.) to an iron pin on the western line of an alley; thence along the western line of said alley, South seven degrees, thirty minutes West, fifty and no hundredths feet (So. 07 degrees, 30 minutes W., 50.00 ft.) to an iron pin; thence along the northern line of land of Erma M. McManigal, North eighty-two degrees, ten minutes West, one hundred eighty-two and no hundredths feet (No. 82 degrees 10 minutes W., 182.00 ft.) to an iron pin on the eastern line of the aforesaid North Market Street; thence along the eastern line of said North Market Street, North seven degrees, thirty minutes East, fifty and no hundredths feet (No. 07 degrees, 30 minutes E., 50.00 ft.) to the place of BEGINNING.

BEING KNOWN AND NUMBERED AS 105 North Market Street, Muncy, PA 17756.

PARCEL NO. 39-0010-0204-000.

BEING THE SAME PREMISES WHICH Charles H. Haney, Jr. and Elizabeth B. Haney, his wife, by deed dated February 26, 1975 and recorded February 26, 1975 in and for Lycoming County, Pennsylvania, in Deed Book Volume 717, Page 66, granted and conveyed unto James D. Dennis and Patricia A. Dennis, his wife.

**NO. 2-42**

ALL THAT CERTAIN piece, parcel and lot of land situate in the Borough of Montgomery, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the corner of lot now or formerly of Alem P. Hull, Jr., on the west side of Main Street in said Borough of Montgomery; thence by said Main Street north eight and one-half (8.5) degrees west fifty-four (54) feet to lot now or formerly of Wilbur E. Hively; thence by said lot south seventy-nine and three-fourths (79.75) degrees west one hundred (100) feet to land now or formerly owned by Isaac C. Decker; thence by said land south seven and one-half (7.5) degrees east fifty-four (54) feet to lot now or formerly of Alem P. Hull, Jr.; thence by said lot north seventy-nine and three-fourths (79 3/4) degrees east one hundred (100) feet to the west side of Main Street, the place of beginning.

Having erected thereon a dwelling known as 37 North Main Street, Montgomery, PA 17752.

PARCEL NO. 35-0010-0109-000.

BEING the same premises which Lycoming Neighborhood Development Corporation, a Pennsylvania non-profit corporation by Deed dated February 19, 2003 and recorded February 21, 2003, in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book 4467 Page 167, granted and conveyed unto Tammy S. French.

**NO. 2-43**

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

BEGINNING at a point in the center line of Township Road T-646;

THENCE by line of lands of Thomas Karschnor, North twenty-six (26) de-

grees fifty-eight (58) minutes West, one hundred seventy-eight and three-tenths (178.3) feet to a ten (10) inch hemlock;

THENCE by the same, North twenty (20) degrees thirty-three (33) minutes West, one hundred thirty-eight and six-tenths (338.6) feet to an eighteen (18) inch hemlock;

THENCE by the same, North fourteen (14) degrees thirty-eight (38) minutes East, two hundred ninety-six and seven-tenths (296.7) feet to an iron pin corner in the line of lands of J. Flyod Rupert;

THENCE by the same, North forty-seven (47) degrees seven (7) minutes East, two hundred sixty-three and four tenths (410.9) feet to an iron pin;

THENCE by the same, North fifty-nine (59) degrees eight (8) minutes East, six hundred ten and nine (610.5) feet to the center line of Township Road 646;

THENCE along the Township Road the following courses and distances:

1. South twenty-three (23) degrees forty-six (46) minutes West, two hundred ninety-two and five-tenths (292.5) feet;

2. South twenty-seven (27) degrees fifty-four (54) minutes West, ninety-one (91) feet;

3. South forty-seven (47) degrees, forty-two (42) minutes West, ninety and four-tenths (90.4) feet;

4. South fifty-nine (59) degrees seven (7) minutes West, two hundred twenty-three and four tenths (243.4);

5. South forty-eight (48) degrees fifty-four (54) minutes West, one hundred twenty-three and nine-tenths (123.9) feet;

6. South forty-five (45) degrees twenty-two (22) minutes West, one hundred two and three-tenths (102.3) feet;

7. South forty-three (43) degrees forty-four (44) minutes West, four hundred ninety-five and five-tenths (495.5) feet;

8. South forty-eight (48) degrees forty-three (43) minutes West, four hundred fifty-seven and one-tenth (457.1) feet to the place of beginning.

CONTAINING 12.68 acres as surveyed by Construction Engineering, Inc., January 18, 1979.

BEING THE SAME PREMISES CONVEYED UNTO Gloria L. Snell, single, by deed of Francis Johnson and Cindy L. Johnson, his wife, dated September 21st, 2007 and intended to be recorded herewith.

“FOR IDENTIFICATION PURPOSES ONLY, being known as real estate Tax Parcel Number 59-354-123.01 in the Office of the Lycoming County Tax Assessor.”

BEING KNOWN AS: 651 Sunrise Drive, Hughesville, PA 17737.

PROPERTY ID NO.: 59-354-123.01.

TITLE TO SAID PREMISES IS VESTED IN Gloria L. Snell, single by deed from Johnson and Cindy L. Johnson, husband and wife dated 9/21/2007 recorded 10/23/2007 in Deed Book 6169 Page 313.

**NO. 2-44**

DESCRIPTION FOR SHERIFF  
IN CONNECTION WITH  
WRIT OF EXECUTION AGAINST  
PAIGE L. SCOTT  
EXHIBIT “A”

All that certain tracts of land situate in the Borough of South Williamsport, County of Lycoming, Commonwealth of Pennsylvania, designated as Lot No. 47, in Allens Addition to the Borough of South Williamsport, more particularly bounded and described as follows:

BEGINNING at a point on the west side of Charles Street, a distance of 184.00' north from the northwest corner of Mountain Avenue and Charles Street;

Tract No. 1:

1.1 THENCE west on a line parallel with Central Avenue, a distance of 223.60', to the east side of an alley.

1.2 THENCE along the east side of said alley, north a distance of 41.00', to a point, which marks the southwest corner of Lot No. 48;

1.3 THENCE along Lot No. 48, East, distance of 223.60', to the west side of Charles Street;

1.4 THENCE along the west side of Charles Street, South a distance of 41.00', to the point of BEGINNING.

BEGINNING at a point on the west side of Charles Street, a distance of 184.00' north of the northwest corner of the intersection of Mountain Avenue and Charles Street;

For identification purposes only, being all or part of Real Estate Tax Parcel No. 51-02-116 in the Office of the Lycoming County Tax Assessor.

SEIZED in execution as the property of Paige L. Scott, under a judgment against her on September 17, 2013 in the Court of Common Pleas of Lycoming County, Pennsylvania to No. 13-01957.

**NO. 2-46**

DESCRIPTION FOR SHERIFF IN  
CONNECTION WITH WRIT OF  
EXECUTION AGAINST CHARLENE  
FITZGERALD, MICHAEL FITZGERALD  
AND MARY KATHERINE RUCH,  
HEIRS OF SARA L. FITZGERALD,  
DEFENDANTS

EXHIBIT “A”

BEGINNING at a point in the southern line of Second Avenue at a distance of ninety (90) feet east of the intersection of said Second Avenue and Allen Street and at the northeast corner of Lot No. 57; thence easterly along the southern line of said Second Avenue, a distance of forty-five (45) feet to the northwest corner of Lot No. 59; thence southerly in a line at right angles to said Second Avenue and along the western line of Lot No. 59, a distance of two hundred two and two-tenths (202.2) feet to a point in the northern line of the right of way of the Linden Branch of the Philadelphia and Erie Railroad; thence in a westerly direction along the northern line of said right of way of said railroad, forty-six and

forty-nine hundredths (46.49) feet to the southeast corner of Lot No. 57; thence northerly in a line at right angles to said Second Avenue and along the eastern line of Lot No. 57, one hundred ninety-two and seven-tenths (192.7) feet to the southern line of said Second Avenue, the point and place of beginning.

For identification purposes only, being all or part of Real Estate Tax Parcel 51-03-505 in the Office of the Lycoming County Tax Assessor.

SEIZED in execution as the property of Sara Louise Fitzgerald, under a judgment against Charlene Fitzgerald, Michael Fitzgerald and Mary Katherine Ruch, Heirs of Sara Louise Fitzgerald on October 24, 2013 in the Court of Common Pleas of Lycoming County, Pennsylvania to No. 13-01464.

**NO. 2-48**

DESCRIPTION FOR SHERIFF  
IN CONNECTION WITH  
WRIT OF EXECUTION AGAINST  
DARRELL BACORN  
EXHIBIT "A"

ALL that certain lot of land situate in the First Ward Allen's Addition to the Borough of South Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the northeast corner of Fleming Street and Second Avenue; thence north along the east side of Fleming Street, one hundred fifty (150) feet to the south side of an alley; thence by the same, east forty-six (46) feet; thence south in a line parallel with Fleming Street, one hundred fifty (150) feet to the north side of Second Avenue; thence by the same, west forty-six (46) feet to the beginning.

For identification purposes only, being all or part of Real Estate Tax Parcel 51-2-514 in the Office of the Lycoming County Tax Assessor.

SEIZED in execution as the property of Darrell Bacorn, under a judgment against him on October 24, 2013 in the Court of Common Pleas of Lycoming County, Pennsylvania to No. 13-01464.

**NO. 2-49**

DESCRIPTION FOR SHERIFF  
IN CONNECTION WITH  
WRIT OF EXECUTION AGAINST  
DARRELL BACORN  
EXHIBIT "A"

ALL those three (3) certain pieces, parcels or lots of land situate in the First Ward of the Borough of South Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1:

BEGINNING at a point said point being the southeast corner of Fleming Street and Second Avenue; thence in an easterly direction along the southern line of Second Avenue forty-six (46) feet to a point in a line of lot now or formerly of Walter L. Hood, deceased; thence in a southerly direction along same one hundred fifty-six and one-tenth (156.1) feet to a point in line of a twenty (20) foot alley; thence in a westerly direction along said alley forty-six (46) feet, more or less, to the eastern line of Fleming Street; thence in a northerly direction along the eastern line of Fleming Street one hundred sixty-one (161) feet to the point and place of beginning.

PARCEL NO. 2:

BEGINNING at a post on the southern side of Second Avenue forty-six (46) feet east of Fleming Street; thence southerly one hundred fifty-six (156) feet ten (10) inches to a twenty (20) foot alley; thence easterly along said alley forty-six (46) feet, more or less, to a post; thence northerly on a line parallel with the western line of this lot one hundred fifty-two (152) feet and eight (8) inches to Second Avenue; thence westerly along the south-

ern line of Second Avenue forty-six (46) feet to the point and place of beginning.

**PARCEL NO. 3:**

**BEGINNING** at a point on the south side of Second Avenue, which is the northwest corner of the property now or formerly owned by Fred Holtzapple; thence along the south side of Second Avenue eighty-two (82) feet, more or less, to the northeast corner of the property now or formerly of Walter Hood; thence south along the east line of the property now or formerly of Walter Hood one hundred seventy (170) feet, more or less, to the right-of-way of the Pennsylvania Railroad; thence east along said right-of-way of the Pennsylvania Railroad eighty-two (82) feet, more or less, to the southeast corner of property now or formerly of Fred Holtzapple; thence north along the west line of property now or formerly of Fred Holtzapple, one hundred seventy (170) feet, more or less, to the place of beginning.

**AND** as more particularly described in survey of Daniel F. Vassallo, Registered Surveyor, dated January 14, 1986, as hereinafter set forth:

**BEGINNING** at an iron pin, at the intersection of the southern line of East Second Avenue, and the eastern line of Fleming Street; thence from the said place of beginning and along the southern line of said East Second Avenue, north sixty-six (66) degrees forty-six (46) minutes east, one hundred eighty-four and no one-hundredths (184.00) feet to an iron pin; thence along the western line of land now or formerly of Zemo, Inc., south twenty-three (23) degrees eight

(08) minutes east, one hundred forty-five and six one-hundredths (145.06) feet to an iron pin, on the northern line of a twenty (20) foot alley; thence along the northern line of said alley, south sixty-one (61) degrees nine (09) minutes west, one hundred seventy-seven and seventy-nine one-hundredths (177.79) feet to an iron pin, on the eastern line of the aforesaid Fleming Street; thence along the eastern line of said Fleming Street, north twenty-five (25) degrees thirty-eight (38) minutes west, one hundred sixty-two and sixty one-hundredths (162.60) feet to the place of beginning. Containing twenty-seven thousand seven hundred seventy-seven (27,777) square feet.

For identification purposes only, being all or part of Real Estate Tax Parcel 51-2-512 in the Office of the Lycoming County Tax Assessor.

**SEIZED** in execution as the property of Darrell Bacorn, under a judgment against him on October 24, 2013 in the Court of Common Pleas of Lycoming County, Pennsylvania to No. 13-01460.

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 FEBRUARY 17, 2014 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten days thereafter.  
R. MARK LUSK,  
Sheriff  
Lycoming County, PA

J-17, 24, 31

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

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

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

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

For additional information regarding the Foundation and its procedures, contact Jessica Engel, Executive Director, at (570) 323-8287 or [jengel@lycolaw.org](mailto:jengel@lycolaw.org).



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## **PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, January 20, 2014**