

LYCOMING REPORTER

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July 25, 2014

No. 30

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LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY
LYCOMING LAW ASSOCIATION

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LYCOMING LAW ASSOCIATION

Penn Tower, 25 West Third Street, Suite 803

Williamsport, PA 17701

www.lycolaw.org

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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

SCHEDULED EVENTS

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

- 8/3/2014** – **LLA Annual Crosscutters Picnic:** *LLA's Annual Crosscutters Picnic in Cutters' Cove* **Time:** 3:45 PM to 8:00 PM. **Location:** Historic Bowman Field
- 8/4/2014** – **Bench Bar Committee Meeting:** *Regular Meeting of the Bench Bar Committee* **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office
- 8/11/2014** – **LLA Executive Committee Meeting:** *Regular Meeting of the LLA Executive Committee* **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office
- 9/3/2014** – **LLA Annual Picnic:** *On the Hiawatha Riverboat. Catered meal.* **Time:** 5:30 PM to 8:30 PM. **Location:** Hiawatha
- 9/8/2014** – **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

- 7/28/2014** – **The Nuts & Bolts of Adoption Practice in PA:** *PBI Groupcast.*
CLE credits: 4 Substantive **Time:** 12:00 PM to 4:15 PM. **Location:**
LLA Office
- 7/31/2014** – **Technical Revolution – Ethical Evolution and Taking Charge of Your Life (Cynthia Sharp):** *PBI Video Replay.* **CLE credits:** 4 Substantive / 2 Integrated Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** LLA Office
- 8/7/2014** – **Android for Lawyers:** *PBI Video Replay.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:30 PM. **Location:** LLA Office
- 8/11/2014** – **The Impact of the Affordable Care Act on Medicare:** *PBI Groupcast.* **CLE credits:** 4 Substantive **Time:** 12:30 PM to 4:45 PM. **Location:** LLA Office
- 8/12/2014** – **How to Handle an Insolvent Estate:** *PBI Video Replay.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:30 PM. **Location:** LLA Office
- 8/14/2014** – **Ethics Potpourri: Being Tech Savvy Is the New Rule:** *PBI Video Replay.* **CLE credits:** 1 Ethics **Time:** 9:30 AM to 10:30 AM. **Location:** LLA Office
- 8/18/2014** – **Anatomy for Lawyers: The Back & Knee:** *PBI Groupcast.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 8:25 AM to 3:30 PM. **Location:** LLA Office
- 8/19/2014** – **Understanding Key Elements of PA Civil Practice & Procedure: Laying the Foundation for Your Case:** *PBI Groupcast.* **CLE credits:** 4 Substantive **Time:** 9:00 AM to 1:15 PM. **Location:** LLA Office
- 8/20/2014** – **Hot Topics in Capital Cases – Part 2:** *PBI Groupcast.* **CLE credits:** 4 Substantive **Time:** 12:00 PM to 4:15 PM. **Location:** LLA Office
- 8/22/2014** – **Questions? Putting the Family Law Question Puzzle Together for the Non-Family Law Practitioner:** *PBI Groupcast.* **CLE credits:** 3 Substantive / 1 Ethics **Time:** 8:30 AM to 12:45 PM. **Location:** LLA Office
- 8/26/2014** – **Financial Aspects of Divorce: Maximizing Settlements and Trial Outcomes:** *PBI Groupcast.* **CLE credits:** 3 Substantive **Time:** 12:30 PM to 3:45 PM. **Location:** LLA Office

9/23/2014 – The Nine Principles of Litigation: PBI Video Replay. CLE credits: 5 Substantive / 1 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. Unless otherwise noted, this seminar is being held at the Lycoming Law Association Offices at 25 West Third Street, Suite 803, Williamsport, PA. Additional fees may be assessed for registration at the door.

****LLA Seminar.** For tuition, registration, location, and all other information, please contact Jessica Engel at the LLA Office at (570) 323-8287, by email at jengel@lycolaw.org, or online at www.lycolaw.org.

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

- ▶ **Commonwealth vs. Graham** (07/21/2014)—Judge Marc F. Lovecchio
Criminal: Post Conviction Relief Act petition; ineffective counsel; failure to raise identification issues; litigation strategy; lack of improper police conduct resulting in suggestive identification; issues previously litigated or waived; viability of challenge to fingerprint evidence; claimed violation of Constitutional rights by using testimony of former girlfriend; inapplicability of sentencing guidelines where mandatory sentence applied; speedy trial rights; delays attributable to defendant; timeliness of the Commonwealth's witness disclosure. (Graham072114L)
- ▶ **Commonwealth vs. Dunn** (07/21/2014)—Judge Marc F. Lovecchio
Criminal: Habeas corpus motion; terroristic threats by making threatening statements against the family of a Pennsylvania State Police trooper; statements made in a moment of anger; prima facie case. (Dunn072114L)
- ▶ **Commonwealth vs. Boyd** (06/27/2014)—Judge Marc F. Lovecchio
Criminal: Motion to suppress contents of telephone conversation with mother; applicability of Wire Tapping and Electronic Surveillance Control Act; aggrieved persons; consent to recording cellular telephone call in police interview room. (Boyd062714L)
- ▶ **Commonwealth vs. Dotson** (07/18/2014)—Judge Marc F. Lovecchio
Criminal: Appeal; intermediate punishment modification upon violation; waiver of objections. (Dotson071814L)
- ▶ **Commonwealth vs. Acosta** (07/18/2014)—Judge Marc F. Lovecchio
Criminal: Appeal. (Acosta071814L)
- ▶ **LH vs. JH** (07/09/2014)—Judge Joy Reynolds McCoy
Divorce: Motion to enforce spousal support agreement; offer and acceptance; clear and unambiguous language of agreement; reasonableness of timing of acceptance. (LH070914m)
- ▶ **Commonwealth vs. Wills** (07/17/2014)—Judge Richard A. Gray
Criminal: Motion to amend the information to add substantive offenses; defect in form or description; prejudice; sufficiently similar offense elements; timing allowing for notice and preparation by defense. (Wills071714g)

NOTICE OF DISBARMENT

NOTICE IS HEREBY GIVEN that by Order of the Supreme Court of Pennsylvania issued July 17, 2014, John A. Felix is Disbarred on Consent from the Bar of the Commonwealth of Pennsylvania to be effective August 16, 2014.

Elaine M. Bixler
Secretary of the Board
The Disciplinary Board of the
Supreme Court of Pennsylvania

Ju-25

SUBJECT: Acts 113 and 126 of 2014—Changes in Existing JCS/ATJ/CJEA Fee

DATE: July 11, 2014

Acts 113 and 126 of 2014, recently signed by Governor Corbett, make several changes to the \$23.50 Judicial Computer Project/Access to Justice/Criminal Justice Enhancement Account (JCP/ATJ/CJEA) fee by amending 42 Pa. C.S. §3733.1 and enacting 72 P.S. §1795.1-E. Below is a summarization of all changes.

1. The JCS/ATJ/CJEA fee is temporarily increased from \$23.50 to \$35.50 in two stages for **all filings** except those resulting from a traffic citation charging an offense under Title 75 (relating to vehicles) which is classified a summary under a state statute or local ordinance. Once fully implemented, the fee will remain at the \$35.50 amount until December 31, 2017. Thereafter, the fee will be \$14.25.

a. Effective July 10, 2014, Act 126 increased the fee by \$10, bringing the total fee to \$33.50.

FILING FEES TO INCREASE

July 10, 2014

District Justice Appeals	—	\$ 119.00
Petitions/Appointments	—	\$ 119.00
Commencement of Civil Actions	—	\$ 119.00
Divorce	—	\$ 130.00
Additional Counts of Divorce	—	\$ 33.50
Custody	—	\$ 125.50

b. Effective August 8, 2014, Act 113 will increase the fee by an additional \$2, bringing the total fee to \$35.50.

FILING FEES TO INCREASE

August 8, 2014

District Justice Appeals	—	\$ 121.00
Petitions/Appointments	—	\$ 121.00
Commencement of Civil Actions	—	\$ 121.00
Divorce	—	\$ 132.00
Additional Counts of Divorce	—	\$ 35.50
Custody	—	\$ 127.50

The Supreme Court will issue revised financial regulations to reflect these changes in rates and the sunset date. The revised regulations will be published in the *Pennsylvania Bulletin*.

SUZANNE M. REVAK FEDELE
Prothonotary/Clerk of Courts
Lycoming County

Ju-25

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**Bressler, James P.,** dec'd.

Late of Loyalsock Township.
Co-Executors: Paul Allvord, 2351 Riverside Drive, S. Williamsport, PA 17702 and Mae Allvord, 2900 Cochran Avenue, Duboistown, PA 17702.
Attorneys: David R. Bahl, Esquire, McCormick Law Firm, 835 West Fourth Street, Williamsport, PA 17701.

Brion, John O., dec'd.

Late of Loyalsock Township.
The John O. Brion Protector Trust, dated April 28, 2011.
Settlor: John O. Brion.
Trustees: Diana M. Rozanski, 4051 Roundtop Road, Elizabethtown, PA 17022, Debra L. Daniels, 9091 East State Route 973, Montoursville, PA 17754 and Linda L. Brion, 225 South Second Street, Hughesville, PA 17737.
Attorneys: Adrienne J. Stahl, Esquire, Steinbacher & Stahl, 413 Washington Boulevard, Williamsport, PA 17701.

Dill, Mary H. a/k/a Mary Hess Dill, dec'd.

Late of Loyalsock Township.
Executor: Stephen J. Dill, 8129 Cambridge Drive, Frederick, MD 21704.
Attorneys: Jonathan E. Butterfield, Esquire, Murphy, Butterfield & Holland, P.C., 442 William Street, Williamsport, PA 17701.

Doyle, Leona M., dec'd.

Late of Loyalsock.
Executor: James J. Doyle, 7 Park Place Road, Bloomsburg, PA 17815.
Attorneys: John R. Bonner, Esquire, Casale & Bonner, P.C., 33 West Third Street, Suite 202, Williamsport, PA 17701, (570) 326-7044.

McKee, Pauline M., dec'd.

Late of 1445 Sycamore Rd., Montoursville.
The McKee Family Irrevocable Trust.
Settlor: Pauline M. McKee.
Executor: James M. McKee, Jr., 2875 Beaver Lake Rd., Hughesville, PA 17737.
Trustee: Roger A. McKee, 463 Main Street, South Williamsport, PA 17702.
Attorneys: John A. Smay, Esquire, Williams and Smay, 39 S. Main St., P.O. Box 35, Muncy, PA 17756.

Williams, Esther E., dec'd.

Late of Williamsport.
Executrix: Margaret Shadle, 715 Arbor Court, Warrenton, VA 20186.
Attorney: Scott A. Williams, Esquire, 57 East Fourth Street, P.O. Box 3, Williamsport, PA 17703.

SECOND PUBLICATION**Bartlett, Mary E.,** dec'd.

Late of Montgomery.
Co-Executors: Kenneth W. Bartlett, Mark G. Bartlett and Tanya J. Deem.

Attorney: Richard G. Scheib, Esquire, 11 Reitz Blvd., Suite 102, Lewisburg, PA 17837-9293.

Bartman, Frank J., dec'd.

Late of 717 Rose Street, Williamsport.

Executrix: Sondra G. Shaheen, 644 Brick Church Road, Montgomery, PA 17752.

Attorney: G. Scott Gardner, Esquire, 2117 West Fourth Street, Williamsport, PA 17701.

Garrison, Frank E., dec'd.

Late of Loyalsock Township.

Executrix: Yvonne E. Kaiser, 2430 Sheridan Street, Williamsport, PA 17701.

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

Hofer, G. Robert, dec'd.

Late of Muncy.

Executors: David R. Hofer and Elizabeth A. Medley.

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

Horn, Beverly M., dec'd.

Late of Williamsport.

Executrix: Carol Honen, 1350 Warren Avenue, Williamsport, PA 17701.

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

Houseknecht, Albert B., dec'd.

Late of Hughesville.

The Albert B. and Florence I. Houseknecht Income Only Protector Trust, dated November 14, 2012.

The Albert B. and Florence I. Houseknecht Real Estate Protector Trust, dated November 14, 2012.

Settlor: Albert B. Houseknecht.

Trustees: Beverly J. Houseknecht, 295 South Main St., Hughesville, PA 17737, Doris L. Frantz, 2222 Beaver Lake Rd., Hughesville, PA 17737 and Wayne Houseknecht, 2853 Route 442 Hwy., Muncy, PA 17756.

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

Perkins, Hazel R., dec'd.

Late of the Borough of Jersey Shore.

Executrix: Dawn M. Hedges, 853 Tomb's Run Road, Jersey Shore, PA 17740.

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

Zehring, Calvin C., Jr., dec'd.

Late of South Williamsport.

Executor: Calvin C. Zehring, III, 520 West Edwin Street, South Williamsport, PA 17702.

Attorney: Scott A. Williams, Esquire, 57 East Fourth Street, P.O. Box 3, Williamsport, PA 17703.

THIRD PUBLICATION

Conklin, Edward W., dec'd.

Late of Woodward Township.

Administratrix: Ms. Jody Killinger, 966 Park Avenue, Lock Haven, PA 17745.

Attorneys: Frank S. Miceli, Esquire, Roberts, Miceli & Boileau, LLP, 146 East Water Street, Lock Haven, PA 17745, (570) 748-4059.

Engel, Leo C., dec'd.

Late of the Township of Limestone.

Executrix: Sandra A. Dana a/k/a Sandra Engel a/k/a Sandra Dana.

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

Fisher, Ocie Roxanna a/k/a Roxanna Fisher a/k/a Ocie Roxana Fisher, dec'd.

Late of Muncy.

Executrix: Edna L. King, 2271 Route 87, Hillsgrove, PA 18619.

Attorneys: McNerney, Page, Vanderlin & Hall, 433 Market Street, P.O. Box 7, Williamsport, PA 17703.

Frantz, Susan M., dec'd.

Late of 110 N. Second Street, Hughesville.

Executor: Bruce Frantz, 174 Park Place, Decatur, IL 62522.

Attorney: Mary C. Kilgus, Esquire, 185 N. Main St., Ste. 100, Hughesville, PA 17737.

Kahler-Hess, Carlene E. a/k/a Carlene E. Hess a/k/a Carlene E. Kahler, dec'd.

Late of Hughesville.

Co-Administrators C.T.A.: Steven D. Hess, 756 McConnell Parkway, Hughesville, PA 17737, Susan D. Murray, 54 Woodbine Road, Hughesville, PA 17737 and Thomas D. Hess, 222 McConnell Parkway, Hughesville, PA 17737.

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

Knowlden, Louis D., dec'd.

Late of Loyalsock Township.

The Louis D. Knowlden Real Estate Protector Trust, dated April 6, 2009. Settlor: Louis D. Knowlden.

Trustees: Karen J. Drexel, 85 Windy Ridge Road, Cogan Station, PA 17728 and Paul L. Knowlden, 225 Confair Lane, Trout Run, PA 17771.

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

Letteer, Ruth H. a/k/a Ruth Arlene H. Letteer, dec'd.

Late of the Borough of Montoursville.

Executors: Diane W. Ruhl, 344 Long Run Road, Mill Hall, PA 17751 and Charles E. Letteer, Jr., 405 Ashford Drive, Lancaster, PA 17601.

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

Moore, Linda J., dec'd.

Late of Jersey Shore.

Executor: Jeffrey J. Moore, 1128 Noltee Hill Road, Jersey Shore, PA 17740.

Attorneys: McNerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17703.

Rich, Myrtle E. a/k/a Myrtle Frye Rich, dec'd.

Late of the City of Williamsport.

Executrices: Karen L. Wolfe, 318 Woodland Avenue, Williamsport, PA 17701 and Sharon K. Rich Bitner, P.O. Box 36, Beech Creek, PA 16822.

Attorneys: Larry E. Coploff, Esquire, Coploff, Ryan & Welch, 136 East Water Street, Lock Haven, PA 17745.

**REGISTER OF WILLS
CONFIRMATION OF
ACCOUNTS**

NOTICE IS HEREBY GIVEN to all parties interested that the following Accounts together with all Statement of Proposed Distribution accompanying the same have been filed in the Office of the Register of Wills and Clerk of Orphans' Court are presented to the Orphans' Court of Lycoming County for Confirmation Absolute August 5, 2014 unless exceptions are filed before 5:00 P.M. on that date.

I. Coup, Joseph R.—John T. Merrill, III, Executor.

2. Linser, Beverly J.—Linda Bomboy,
Executrix.
Annabel Miller
Register of Wills

Ju-25; Au-1

SERVICE BY PUBLICATION

NOTICE OF HEARING

TO: Cody Benyo
RE: Adoption of I.Y., Adoption Number: 8217, Docket Number: CP-40-DP-200-2013, Luzerne County Court of Common Pleas, Wilkes-Barre, Pennsylvania

A Termination of Parental Rights and Goal Change hearing has been filed asking the Court to put an end to all rights you have to your child, I.Y. The Court has set a hearing to consider ending your rights to your child. That hearing will be held as set forth below:

PLACE: Luzerne County Courthouse, Bernard C. Brominski Building, Orphans' Courtroom, 3rd Floor, 113 West North Street, Wilkes-Barre, Pennsylvania

DATE: September 4, 2014

TIME: 9:30 A.M.

You are warned that even if you fail to appear at the scheduled hear-

ing the hearing will go on without you and your rights to your child(ren) may be ended by the Court without you being present. You have a right to be represented at the hearing by a lawyer. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE ONE OF THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Legal Services of
Northeastern PA, Inc.
33 North Main St.
Suite 200
Pittston, PA 18640
(570) 299-4100

or
Luzerne County
Public Defender's Office
Luzerne County Courthouse
Wilkes-Barre, PA 18711
(570) 825-1754

ANTHONY J. LUMBIS, ESQUIRE
Luzerne County Children
and Youth Services
111 North Pennsylvania Avenue
Wilkes-Barre, PA 18701
Telephone No.: (570) 826-8700 x: 5258

Ju-18, 25; Au-1

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, AUGUST 1, 2014, at 10:30 A.M., the following described real estate to wit:

NO. 8-1**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 13-01238

BRANCH BANKING AND TRUST COMPANY

v.

**BRITTANY A. KELLY
CHANNING K. MAGEE**

Owner(s) of property situate in UPPER FAIRFIELD TOWNSHIP, LYCOMING County, Pennsylvania, being 3430 STATE ROUTE 87 HIGHWAY, MONTOURSVILLE, PA 17754-7707.

Parcel No. 56+31 10.0-0160.04-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$171,105.64.

Phelan Hallinan, LLP
Attorneys for Plaintiff

NO. 8-2**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 13-02852

CITIMORTGAGE, INC.

v.

CAROLYN M. STUBLER

Owner(s) of property situate in the WOLF TOWNSHIP, LYCOMING County, Pennsylvania, being 196 LOGAN LANE, HUGHESVILLE, PA 17737-8630.

Parcel No. 59+,004.0-0153,A+000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$87,279.47.

Phelan Hallinan, LLP
Attorneys for Plaintiff

NO. 8-3**SHORT DESCRIPTION**

DOCKET NO.: 13-02953

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

TAX PARCEL NO.: 20-1-568.

PROPERTY ADDRESS 129 North Broad Street, Jersey Shore, PA 17740.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Wilmer C. Caballero, Rachel L. Calballero. Powers, Kirn & Javardian, LLC

NO. 8-4**SHORT DESCRIPTION**

DOCKET NO.: 13-02796

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

TAX PARCEL NO.: 53-02-161.

PROPERTY ADDRESS 1321 West Central Avenue, South Williamsport, PA 17702.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Eric J. Steinbacher.

Powers, Kirn & Javardian, LLC

NO. 8-5**EXHIBIT "A"****LEGAL DESCRIPTION**

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Lycoming, County of Lycoming and Commonwealth of Pennsylvania, as more specifically described in survey by Daniel F. Vassallo, R.S., dated March 23, 1990, bounded and described as follows:

BEGINNING at a existing iron pin, at the intersection of the southeastern line of Township Road No. 416 and the northeastern corner of land now or for-

merly of David A. and Linda R. DeLong; thence from the said place of beginning and along the southeastern line or said Township Road No.416, north thirty-four (34) degrees thirty (30) minutes east sixty-six (66) feet to an iron pin; thence south fifty-five (55) degrees twenty-three (23) minutes east one hundred fifty-one and sixty hundredths (151.60) feet to an iron pin; thence south ten (10) degree zero (00) minutes west thirty-three (33) feet to an iron pin; thence south forty-one (41) degree zero (00) minutes west ninety-nine (99) feet to an iron pin; thence along the northeastern line of land now or formerly of Vernon R. Funk, north twenty-one (21) degrees zero (00) minute west fifty-six and ten hundredths (56.10) feet to an iron pin; thence along the northeastern line of land now or formerly of the aforesaid David A. and Linda R. Delons, nonh thirty-nine (39) degrees thirty (30) minutes west one hundred twelve and twenty hundredths (112.20) feet to the place of beginning.

Containing 14,659 .quare feet.

BEING the same premises which Lori A. Lorson, now known as Lori A. Ulmer and Scott A. Ulmer Wife and husband, by Deed dated May 21, 2010 and recorded July 8, 2010 in and for Lycoming County, Pennsylvania, in Deed Book Volume 6991, Page 175, granted and conveyed unto Brian A. Marshall, single and Jamie L. Kepler, single as joint tenants with the right of survivorship.

NO. 8-6

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OF LAND SITUATE IN THE THIRD WARD OF THE CITY OF WILLIAMSPORT, COUNTY OF LYCOMING AND COMMONWEALTH OF PENNSYLVANIA, KNOWN AS 817 MARKET STREET, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A SPIKE IN THE WEST LINE OF MARKET STREET, 26 FEET NORTH FROM THE NORTH-EAST CORNER OF LOT NOW OR FORMERLY OF R. K. CHENEY; THENCE NORTHWARD ALONG THE WEST LINE OF MARKET STREET, 26 FEET TO AN IRON PIN, THE SOUTHEAST CORNER OF LOT NOW OR FORMERLY OF WILLIAM H. BRUCHLACHER AND LAND NOW OR LATE OF THOMAS HESS; THENCE WESTERLY ALONG THE SOUTHERN LINE OF SAID BRUCHLACHER AND PERPENDICULAR TO THE WEST LINE OF SAID MARKET STREET, 97 FEET AND 6 INCHES TO A STONE WALL; THENCE SOUTHWARDLY ALONG SAID STONE WALL AND PARALLEL TO THE WEST LINE OF MARKET STREET, 26 FEET TO A POINT ON SAID STONE WALL; AND THENCE EASTWARDLY ALONG A LINE RUNNING PARALLEL TO THE SOUTH LINE OF WILLIAM B. BRUCKLACKER 97 FEET 6 INCHES TO A SPIKE IN THE WEST LINE OF SAID MARKET STREET AND THE PLACE OF BEGINNING.

BEING the same premises which FRANK MORRONE, II AND BARBARA K. MORRONE, HIS WIFE AND CHRISTINO MORRONE, WIDOWER, by Deed dated December 28, 1999 and recorded January 5, 2000 in and for Lycoming County, Pennsylvania, in Deed Book Volume 3466, Page 285, granted and conveyed unto Laura Jane Kittle and Kennetta K. Andrews, as joint tenants with the right of survivorship.

NO. 8-7

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 13-01553
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION

v.

RICHARD D. HOLT
DUSTY S. HOLT

Owner(s) of property situate in the TOWNSHIP OF LOYALSOCK, LYCOMING County, Pennsylvania being 1530 BLOOMINGROVE ROAD, WILLIAMSPORT, PA 17701-9770.

Parcel No. 26+,-330.0-253.B+-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$116,093.05.

Phelan Hallinan, LLP
Attorneys for Plaintiff

NO. 8-8

LEGAL DESCRIPTION

ALL that certain piece, parcel, and lot of land in the Second Ward of the Borough of Montoursville, County of Lycoming and Commonwealth of Pennsylvania, known as Lot No. 4 on the Plan of Kime Manor, as said plan is recorded in Lycoming County Deed Book 371, Page 232, bounded and described as follows:

BEGINNING at a point on the northern side of Mulberry Street, said point being 225 feet eastwardly from the line of land now or formerly of The Pennsylvania Authority, said point being also the southeastern corner of Lot No. 3; thence eastwardly along the northern side of Mulberry Street 75 feet to the western line of Lot No. 5; thence northerly along the western line of Lot No. 5 171.3 feet to the southern side of a 20 foot alley; thence westerly along the southern side of said 20 foot alley 75 feet to the eastern line of Lot No. 3; thence southerly along the eastern line of Lot No. 3 171.3 feet to the place of beginning.

931 Mulberry Street, Montoursville, Pennsylvania 17754.

Title to said premises is vested in Ralph T. Derone, Illim widower by deed from Lisa A. Konkle, Executrix of the Estate of Ernest R. Mitcheltree, Deceased dated June 24, 2005 and recorded June 27, 2005 in Instrument# 200500009815.

Tax parcel #: 34-006.0-0203.00-00.

Improvements: Residential Dwelling.

NO. 8-10

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2013-01509

Pennymac Loan Services, LLC as Servicing Agent for Pennymac Loan Trust 2012-NPLI

v.

Leonard M. Keegan, Jr.
Bethany K. Keegan

Owner(s) of property situate in MUNCY TOWNSHIP, LYCOMING County, Pennsylvania, being 433 Quaker Church Road, Muncy, PA 17756-6611.

Parcel No. 41-353-187.08.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$146,321.52.

Phelan Hallinan, LLP
Attorneys for Plaintiff

NO. 8-11

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate in the Township of Cummings, Lycoming County, Pennsylvania, and being known as 2790 Little Pine Creek Road, Waterville, Pennsylvania 17776.

TAX MAP AND PARCEL NUMBER: 09-284-105.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$71,045.45.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Hope M. Sample Known Surviving heir of Faith A Matthews, deceased Mortgagor and Real Owner, Bruce Sample Known Surviving heir of Faith A Matthews, deceased Mortgagor and Real Owner, W. Thomas Sample Known Surviving Heir of Faith A. Matthews, deceased Mortgagor and Real Owner, Kenneth M. Sample Known Surviving Heir of Faith A. Matthews, deceased Mortgagor and Real Owner and All Unknown Surviving heirs of Faith

A Matthews, deceased Mortgagor and Real Owner.
McCabe, Weisberg and Conway, P.C.
123 South Broad Street
Suite 1400
Philadelphia, PA 19109

NO. 8-12

ALL THAT CERTAIN Messuage or Tenement of land situate in Nippenose Township, County of Lycoming and Commonwealth of Pennsylvania, as described by a survey performed by William C. Hilling, PLS, dated January 12, 1997, based on a magnetic bearing, bounded and described as follows:

BEGINNING at a point in the center of Township Road No. 334, (a/k/a Bunker Hill Road), approximately 1924 feet south of the railroad crossing and at the northeast corner of the lot of land herein described; thence Southerly along the center of the aforesaid township road the following two (2) courses and distances;

1. South 00 degrees 36 minutes West a distance of 110.86 feet to a point;

2. South 03 degrees 03 minutes West a distance of 59.73 feet to a point; thence along the lands now or formerly of Henry H. Hauser, Jr., and B. Colleen Hauser, the following two (2) courses and distances:

1. North 75 degrees 56 minutes West a distance of 20.00 feet to a point;

2. South 14 degrees 04 minutes West a distance of 130.41 feet to a set No 6 iron pin and cap; thence South 86 degrees 06 minutes West along the lands now or formerly of Jannette M. Newton, (grantor herein), a distance of 265.84 feet to a set No 6 iron pin and cap; thence North 05 degrees 17 minutes East along the lands now or formerly of Henry H. Hauser, Jr., and B. Colleen Hauser, a distance of 97.54 feet to a twenty (20) inch oak tree; thence along the lands now or formerly of Janette M. Newton the following three (3) courses and distances:

1. North 08 degrees 00 minutes West a distance of 100.25 feet to a set No. 6 iron pin and cap;

2. North 00 degrees 36 minutes East a distance of 91.69 feet to a set No 6 iron pin and cap; 3. North 86 degrees 06 minutes East a distance of 325.42 feet to the point of beginning, (this course passes through a set No 6 iron pin and cap set on line 20.00 feet southwest of the northeast corner).

BEING KNOWN AS 442 Bunker Hill Road, Antes Fort, PA 17720.

UPI and PARCEL NO. 42-386-142.B and 42,386-0-0142.B-000.

BEING the same premises which Jannette M. Newton and Larry L. Schmohl, her husband, by Deed dated December 12, 2003, and recorded December 23, 2003, in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book 4835 Page 157, granted and conveyed unto Larue Tressler and Stefanie Tressler, husband and wife.

NO. 8-13

SHORT LEGAL TO ADVERTISE:

ALL THAT CERTAIN lot of land situate in the Township of Clinton, Lycoming County, Pennsylvania, described in a survey by John A. Bubbs, P.E., dated September 25, 1995, and having thereon erected a dwelling known as RR 1, BOX 532 n/k/a 681 MIDDLE ROAD, MONTGOMERY, PA 17752.

TAX PARCEL: 07-392-181.

Reference Lycoming County Record Book 2516, Page 280.

TO BE SOLD AS THE PROPERTY OF CHRISTOPHER W. BARTLETT AND NONNIEJO PEARSON ON JUDGMENT NO. 12-02275.

NO. 8-14

SHORT PROPERTY DESCRIPTION

BY VIRTUE OF A WRIT OF EXECUTION TO CASE NO. 1400510 ISSUED TO PLAINTIFF: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE").

PROPERTY BEING KNOWN AS:

All that certain piece, parcel, and lot of land situate in the Township of Fairfield, County of Lycoming and Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

Beginning at a point in the southern line of Confair Parkway, 50 feet wide, said point being at the intersection of the southern line of Confair Parkway with the centerline of a 20 foot pedestrian walk said point being 615.2 feet West of the intersection of the southern line of Confair Parkway with the western line of Bella Visa Road, as measured along the southern line of Confair Parkway; thence along the southern line of Confair Parkway, North 51 degrees 55 minutes 50 seconds West 90 feet to an iron pin; thence along the eastern line of Lot No. 8 in Block B, South 38 degrees 4 minutes 10 seconds West 155 feet to an iron pin; thence South 51 degrees 55 minutes 50 seconds East 90 feet to a point in the centerline of said pedestrian walk; thence along the centerline of said pedestrian walk, North 38 degrees 4 minutes 10 seconds East 155 feet to the point and place of beginning. For identification purposes being known as Lot No. 9 in Block B plus 10 feet of the pedestrian walk adjacent to the East as shown on the Plan of Lots of Bella Vista Village.

Under and subject to the covenants and restrictions dated October 22, 1956, and recorded in the Register and Recorder's Office of Lycoming County in Deed Book 395, Page 427, Deed Book 418, Page 160, and Deed Book 438, Page 453, the observance of which shall form part of the consideration and run with the title to the land herein conveyed.

Parcel Number: 12-2-312.

IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Thomas R. Bradway and Rachael L. Ulmer and Todd T. Ulmer.

PIN NUMBER, WHICH IS THE ASSESSMENT OR PARCEL NO., MAP, BLOCK AND LOT): 12-02-312.

Martha E. Von Rosenstiel, Esquire / No. 52634
Heather Riloff, Esquire / No. 309906
Martha E. Von Rosenstiel, P.C.

NO. 8-15

SHORT LEGAL TO ADVERTISE:

ALL THOSE TWO (2) CERTAIN parcels and lots of land situate in the Township of Piatt, County of Lycoming, Commonwealth of Pennsylvania, one containing 0.81 of an acre; the other containing 0.79 of an acre, more or less, and having thereon erected a dwelling house known as: 409 SPOOK HOLLOW ROAD, LINDEN, PA 17744.

TAX PARCEL: 45-367-189.

Reference Lycoming County Record Book 6752 Page 348.

TO BE SOLD AS THE PROPERTY OF KELLY J. OVERDORF ON JUDGMENT NO. CV-2013-003166-MF.

NO. 8-16

SHORT LEGAL TO ADVERTISE:

TWO PARCELS or lots of land situate in the Township of Hepburn, Lycoming County, Pennsylvania, and having thereon erected a residential dwelling house known as: 5601 BLOOMINGROVE ROAD, COGAN STATION, PA 17728.

TAX PARCEL: 15+309.0-0101.E+000.

Reference Lycoming County Record Book 5978 Page 337.

TO BE SOLD AS THE PROPERTY OF MELISSA A. UNGARD (n/k/a MELISSA A. STABLEY) ON JUDGMENT NO. 12-02439.

NO. 8-17

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 14-00513

Jpmorgan Chase Bank, N.A.

v.

Sheri L. Baity

Owner(s) of property situate in WILLIAMSPORT CITY, 10TH WARD, LYCOMING County, Pennsylvania, being 1655 Andrews Place, Williamsport, PA 17701-4401.

Parcel No. 70+,008.0-0509.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$58,580.71.

Phelan Hallinan, LLP

Attorneys for Plaintiff

NO. 8-18

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

BEGINNING at an iron pin on the Northern line of the old Pa. State Highway leading from Jersey Shore to Williamsport, and being the Southwestern corner of land now or formerly of C. Regina Connolly and the Southeastern corner of the premises herein descried; thence South seventy-five (75) degrees ten (10) minutes West along the Northern line of said highway, one hundred fifty-two (152) feet, Strict measure, to an iron pipe at the Southeastern corner of land of Howard L. Yohe; thence North fourteen (14) degrees fifty (50) minutes West along the Eastern line of said Yohe land, one hundred eighty-seven and sixty one hundredths (187.60) feet to an iron pin at the Southern right-of-way line of Pa. State Highway T.R. #220 lending from Jersey Shore to Williamsport and beyond; thence along said T.R. #220 by the three (3) following courses and distances: (1) North seventy-six (76) degrees thirteen (13) minutes East, sixty-eight (68) feet to a point; (2) North ten (10) degrees thirty-four (34) minutes West, ten and twenty-one hundredths (10.20) feet to a point; and (3) North seventy-seven (77) degrees twenty-four (24) minutes

East, one hundred thirty-three and fifty one-hundredths (133.50) feet to an iron pin in the Western line of said Connolly land; thence South no degrees six (6) minutes East along the Western line of said Connolly land, one hundred ninety-nine and eighty one-hundredths (199.80) feet to the iron pin, the point and place of beginning.

TOGETHER with the rights of ingress, egress and regress over a 15 foot driveway extending in a Northerly-Southerly direction along the Eastern portion of land now or formerly of Howard L. Yohe; said driveway to be used in common with the said Howard L. Yohe, his heirs, executors, administrators and assigns, with the understanding that the driveway shall at all times be kept open by both the said Howard L. Yohe and the grantee herein, his heirs, executors, administrators and assigns.

BEING KNOWN AS 413 Old Route 220 Hwy, Jersey Shore, PA 17740.

UPI and PARCEL NO. 45-366-176.A.

BEING the same premises which Wayne L. Koch, by Deed dated July 7, 1999, and recorded July 14, 1999, in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book 3345 Page 288, granted and conveyed unto Wayne L. Koch and Roxann K. Koch.

NO. 8-19

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 13-02262

Wells Fargo Bank, N.A., s/b/m
Wells Fargo Home Mortgage, Inc.

v.

Kimberley A. McKinney

Owner(s) of property situate in WILLIAMSPORT CITY, 13TH WARD, LYCOMING County, Pennsylvania, being 854 Park Avenue, Williamsport, PA 17701-4741.

Parcel No. 73-005-302.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$44,196.09.
Phelan Hallinan, LLP
Attorneys for Plaintiff

NO. 8-20

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. 8-21

LEGAL DESCRIPTION

PARCEL NO. 1:

ALL THAT CERTAIN lot, piece or parcel of land lying and situate in the Township of Piatt, County of Lycoming

and Commonwealth of Pennsylvania, bounded and described according to a survey by Kerry A. Drake, Registered Professional Land Surveyor, dated July 8, 1996, and more particularly bounded and described as follows:

BEGINNING at a point in the center of SR 220 (LR-23), said point being four hundred fifty-five and eighty-one hundredths (455.81) feet westerly from the intersection of the center lines of Township Road #354 and SR 220, the road leading from Williamsport to Jersey Shore, North eight-seven (87) degrees thirty-three (33) minutes twenty (20) seconds West, one hundred ninety-five and fifty-seven hundredths (195.57) feet to a point in same; Thence crossing the east bound lands of SR 220, South eighty-three (83) degrees thirty-one (31) minutes ten (10) seconds West, four hundred twelve and fifty hundredths (412.50) feet to an iron pin at the southeast corner of land now or formerly of Kenneth Snook; Thence along the eastern line of Kenneth Snook and crossing SR 220, North zero (00) degrees forty-eight (48) minutes ten (10) seconds West, three hundred sixty and seventeen hundredths (360.17) feet to an iron pipe near a white oak tree at the southwest corner of land now or formerly of James Lucas; Thence along the southerly line of James Lucas, North eighty (80) degrees fifty (50) minutes fifty (50) seconds East, five hundred seventy-five and fifty hundredths (575.50) feet to a w. cherry tree at the northwest corner of land now or formerly of Jess Hurst; Thence along the western line of Jesse Hurst, South five (05) degrees forty-nine (49) minutes East, four hundred fifteen and sixty hundredths (415.60) feet to the place of beginning.

CONTAINING 5.10 acres.

TOGETHER with all of the Grantor's interest in and to a right-of-way over the above described premises bounded and described as follows:

BEGINNING at a point on the western line of the above described lot, said point being North five (05) degrees forty-nine (49) minutes West; forty-nine and five hundredths (49.05) feet from the southeast corner of said lot; Thence along the western line of said lot, North five (05) degrees forty-nine (49) minutes West, fifty and fifty-two hundredths (50.52) feet to a point; Thence through said lot, the following seven (7) courses and distances: (1) South fifty-nine (59) degrees one (01) minute seven (07) seconds East, sixty-eight and no hundredths (68.00) feet to a point; (2) South eighty-three (83) degrees fourteen (14) minutes twenty-nine (29) seconds East, one hundred forty-seven and no hundredths (147.00) feet (erroneously referred to in prior Deed Book Volume 3002, at Page 113 as 50 feet) to a point in the same; (3) South two (02) degrees twenty-six (26) minutes forty (40) seconds West, fifty and no hundredths (50.00) feet to a point in same; (4) North eighty-seven (87) degrees thirty-three (33) minutes twenty (20) seconds West, fifty and no hundredths (50.00) feet to a point in same; (5) North twenty-two (22) degrees six (06) minutes forty (40) seconds East, eight and sixty-two hundredths (8.62) feet to a point; (6) North eighty-three (83) degrees fourteen (14) minutes twenty-nine (29) seconds West, eighty-eight and nine hundredths (88.09) feet to a point; (7) North fifty-nine (59) degrees one (01) minute nine (09) seconds West, sixty-nine and sixty-nine hundredths (69.69) feet to the point and place of beginning.

CONTAINING 0.235 acres and being part of the highway and all of the reserved right-of-way shown on the above recited subdivision plan.

BEING the same premises which Dennis P. Calkins, by Deed dated October 14, 2004, and recorded with the Register and Recorder of Lycoming County on November 4, 2004, to Instrument No. 200400020013, granted and conveyed

unto James M. McCloy and Sandra L. McCloy.

PROPERTY ADDRESS: 8664 South 220 Highway, Linden, PA 17744.

PROPERTY IMPROVED with a two story, full finished lower level totaling 9,549 square feet.

TAX PARCEL NUMBER: 45-367.0-0196.B.

NO. 8-22

LEGAL DESCRIPTION

ALL that certain lot of land situate in the Township of Woodward, County of Lycoming, and Commonwealth of Pennsylvania, described as follows, to-wit:

BEGINNING at the point of intersection of the southern right of way line of the Old Pennsylvania State Highway leading through the Village of Linden with the western line of land now or formerly of Florence Smith; thence south nineteen and one-half (19 1/2) degrees east along the western line of said Smith land two hundred thirty-eight (238) feet, strict measure, to the line of land now or formerly of Leroy L. Best and Estella M. Best, his wife; thence north eighty-seven and one-half (87 1/2) degrees west along the northern line of said Best land ninety-seven (97) feet, strict measure, to a stake on the eastern line of said Best land; thence north nineteen and one-half (19 1/2) degrees west along the eastern line of said Best land two hundred thirty-eight (238) feet, strict measure, to the southern line of right of way of the old Pennsylvania State Highway aforesaid; thence south eighty-seven and one-half (87 1/2) degrees east along the southern right of way line aforesaid; ninety seven (97) feet, strict measure, to the point and place of beginning.

BEING the same premises granted and conveyed unto Dallas M. Grove, single, by deed of Geraldine L. Staver, also known as Geraldine Faivre, and Robert B. Staver, her husband, dated the 23rd day of October, 2000, and recorded in Lycoming County Record Book 3653, Page 318.

FOR IDENTIFICATION PURPOSES ONLY. Being known as Parcel No. 60-0032-0529 in the Office of the Lycoming County Tax Assessor.

NO. 8-23

BY VIRTUE OF A WRIT OF EXECUTION IN CASE NO. 2013-03106 ISSUED BY Plaintiff AgChoice Farm Credit, ACA.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Shawn R. Branton and Kelly E. Branton.

PROPERTY BEING KNOWN AS: 301 Washington Boulevard, City of Williamsport, County of Lycoming, Commonwealth of Pennsylvania.

UPI NUMBER 68-005-106.

IMPROVEMENTS THEREON CONSIST OF: Two-story commercial/residential building.

John F. Hacker, Esquire
Mosebach, Funt, Dayton
& Duckworth, P.C.

NO. 8-24

ALL that certain piece, parcel and lot of land situate in the First Ward of the Borough of South Williamsport, County of Lycoming and Commonwealth of Pennsylvania, being known as Lot No. 58 on the Plan of Malloy Estate, recorded April 16, 1926 as set forth in Lycoming County Deed Book Volume 260, page 427, more particularly bounded and described as follows:

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 Landen 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.

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

604 E. 2nd Avenue, South Williamsport, Pennsylvania 17702.

Title to said premises is vested in Sara Louise Fitzgerald by deed from Sara Louise Fitzgerald also known as Sara L. Fitzgerald, widow and single dated April 11, 2007 and recorded April 16, 2007 in Deed Book 5980, Page 74.

The said Sara Louise Fitzgerald died on June 5, 2012 thereby vesting title in Unknown Surviving Heirs of Sara Louise Fitzgerald, Deceased Mortgagor and Real Owner, Michael E. Fitzgerald, Known Surviving Heir of Sara Louise Fitzgerald, Deceased Mortgagor and Real Owner, Charlene E. Fitzgerald, Known Surviving Heir of Sara Louise Fitzgerald, Deceased Mortgagor and Real Owner and Mary K. Hess, Known Surviving Heir of Sara Louise Fitzgerald, Deceased Mortgagor and Real Owner by operation of law.

Tax parcel #: 51-003-505.

Improvements: Residential Dwelling.

NO. 8-25

DESCRIPTION FOR SHERIFF IN CONNECTION WITH WRIT OF EXECUTION AGAINST PNP HOSPITALITY EXHIBIT "A"

ALL THAT CERTAIN piece, parcel and lot of land situate in the Borough of

South Williamsport, Lycoming County, Pennsylvania, and shown upon the Sub-division for MRAJ Hospitality, Inc. by Vassallo Engineering & Surveying, Inc., dated 12-01-2006, as found recorded in Map Book 60, Page 325, in the Lycoming County Courthouse, bounded and described as follows:

Beginning at an Existing Iron Pin, on the Southern line of Pa. State Highway, State Route No. 0015, at the intersection of the Northeastern corner of land of Daniel J. Devito, known as Tax Parcel No. 51-04-819, and the Northwestern corner of the Parcel herein described.

Thence from the said Place of Beginning, and along the Southern line of said State Route No. 0015, North 76 Degrees 49 Minutes 00 Seconds East—244.75 feet, to an Iron Pin, at the intersection of the Southern line of said State Route No. 0015, and the Southwestern line of Southmont Avenue, unopened. Thence along the Southwestern line of said Southmont Avenue, unopened, now owned by others, South 31 Degrees 27 Minutes 00 Seconds East—644.40 feet, to an Iron Pin, at the intersection of the Southwestern line of said Southmont Avenue, unopened, and the Northern line of land of Cable TV of Providence, Inc., known as Tax Parcel No. 02-370-129. Thence along the Northern line of land of said Cable TV of Providence, Inc., and along the Northern line of land of Mathew M. & Heather R. Leonard, known as Tax Parcel No. 51-04-838, South 75 Degrees 40 Minutes 00 Seconds West—330.29 feet, to an Iron Pin, at the intersection of the Northern line of land of said Leonard, and the Southeastern corner of Parcel No. 1, of a previous Sub-division, of land of MRAJ Hospitality recorded in Map Book 60, Page 325. Thence along the Northeastern line of said Parcel No. 1, of said Sub-division, North 37 Degrees 08 Minutes 00 Seconds West—394.53 feet, to an Iron Pin, at the intersection of the

Northern corner of said Parcel No. 1, of said Sub-division, and the Southeastern line of land of Daniel J. & Beverly A. Devito, known as Tax Parcel No. 51-04-820. Thence along the Southeastern line of land of said Daniel J. & Beverly A. Devito, and along the Southeastern line of land of the aforesaid Daniel J. Devito, known as Tax Parcel No. 51-04-819, North 60 Degrees 25 Minutes 00 Seconds East—111.84 feet, to an Iron Pin. Thence along the Northeastern line of land of said Daniel J. Devito, known as Tax Parcel No. 51-04-819, North 28 Degrees 53 Minutes 00 Seconds West—235.20 feet, to an Existing Iron Pin, the said Place of Beginning.

Containing 4.4256 Acres.

BEING KNOWN AS part of Tax Parcel No. 51-04-817.

COMMONLY KNOWN as 234 Route 15 Highway, also known as Pa. State Highway, State Route No. 0015, in the Borough of South Williamsport, Lycoming County, PA.

For identification purposes only, being all or part of Real Estate Tax Parcel 51-004-817.A in the Office of the Lycoming County Tax Assessor.

SEIZED in execution as the property of PNP Hospitality, under a judgment against it on April 21, 2014 in the Court of Common Pleas of Lycoming County, Pennsylvania to No. 14-00504.

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 AUGUST 11, 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

Ju-11, 18, 25



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, July 28, 2014**