

# LYCOMING REPORTER

Vol. 31

October 17, 2014

No. 42

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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  
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Williamsport, PA 17701

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# LYCOMING LAW ASSOCIATION

Penn Tower, 25 West Third Street, Suite 803

Williamsport, PA 17701

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

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Gary L. Weber

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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).

- 10/20/2014 – Judge Malcolm Muir Movie Premiere:** *The Lycoming Law Association will premiere the documentary “Malcolm Muir: A Pioneer in the Efficient Administration of Justice” on Judge Muir’s 100th birthday, to be followed by a reception. Time: 5:00 PM to 7:00 PM. Location: LLA Office*
- 10/29/2014 – Inns of Court Meeting:** *Regular Meeting of the Charles F. Greevy, Jr. American Inn of Court Time: 5:45 PM to 8:30 PM. Location: TBA*
- 11/3/2014 – Bench Bar Committee Meeting:** *Regular Meeting of the Bench Bar Committee Time: 12:00 PM to 1:00 PM. Location: LLA Office*
- 11/19/2014 – Inns of Court Meeting:** *Regular Meeting of the Charles F. Greevy, Jr. American Inn of Court Time: 5:45 PM to 8:30 PM. Location: TBA*
- 12/5/2014 – New Attorney Admission Ceremony 2014:** *Annual Attorney Admission Ceremony to the various Courts of Lycoming County; Reception for the Bar to follow Time: 4:00 PM to 5:00 PM. Location: Courtroom I, Lycoming County Courthouse*

**UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES**

- 10/21/2014 – Ethical Issues in Federal Tax Representation: Serving Your Clients While Protecting Yourself:** *PBI Groupcast.* **CLE credits:** 2 Ethics **Time:** 12:30 PM to 2:30 PM. **Location:** LLA Office
- 10/22/2014 – The Medicaid Application Process:** *PBI Groupcast.* **CLE credits:** 4 Substantive **Time:** 8:30 AM to 12:45 PM. **Location:** LLA Office
- 10/23/2014 – Fair Credit Reporting Act: A Primer:** *PBI Video Replay.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:30 PM. **Location:** LLA Office
- 10/27/2014 – The Intersection of Legal and Mental Health Issues in Custody Cases:** *PBI Groupcast.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 4:30 PM. **Location:** LLA Office
- 10/29/2014 – Inns of Court Meeting:** *Regular Meeting of the Charles F. Greevy, Jr. American Inn of Court.* **CLE credits:** 1 **Time:** 5:45 PM to 8:30 PM. **Location:** TBA
- 10/29/2014 – 18th Annual Family Law Update:** *PBI Groupcast.* **CLE credits:** 3 Substantive, 1 of which may be applied to Ethics **Time:** 8:45 AM to 12:00 PM. **Location:** LLA Office
- 11/4/2014 – Common Abuses of Powers of Attorney & How to Deal With Them:** *PBI Video Replay.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:30 PM. **Location:** LLA Office
- 11/11/2014 – Attacking Your Adversary’s Expert:** *PBI Groupcast.* **CLE credits:** 6 Substantive **Time:** 8:30 AM to 4:15 PM. **Location:** LLA Office
- 11/13/2014 – Snapshots of Special Education Law:** *PBI Video Replay.* **CLE credits:** 6 Substantive **Time:** 9:00 AM to 5:00 PM. **Location:** LLA Office
- 11/17/2014 – Retaining Your Clients/Building Your Practice:** *PBI Groupcast.* **CLE credits:** 6 Ethics **Time:** 9:00 AM to 4:30 PM. **Location:** LLA Office
- 11/19/2014 – Learning Casemaker:** *LLA Eat & Earn.* **CLE credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office
- 11/19/2014 – Inns of Court Meeting:** *Regular Meeting of the Charles F. Greevy, Jr. American Inn of Court.* **CLE credits:** 1 **Time:** 5:45 PM to 8:30 PM. **Location:** TBA
- 12/2/2014 – Distracted Driving:** *PBI Video Replay.* **CLE credits:** 3.5 Substantive / .5 Ethics **Time:** 9:00 AM to 1:30 PM. **Location:** LLA Office
- 12/3/2014 – Trial Evidence:** *PBI Groupcast.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 8:30 AM to 3:30 PM. **Location:** LLA Office

- 12/4/2014 – Social Media: Do Employers “Like” What Their Employees Are Doing Online?:** *PBI Video Replay.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 1:30 PM. **Location:** LLA Office
- 12/9/2014 – Retirement Planning for Attorneys:** *PBI Video Replay.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 1:30 PM. **Location:** LLA Office
- 12/10/2014 – Criminal Law Update 2014:** *PBI Groupcast.* **CLE credits:** 3 Substantive / 1 Ethics **Time:** 12:00 PM to 4:15 PM. **Location:** LLA Office
- 12/11/2014 – The Impact of the Affordable Care Act on Medicare:** *PBI Video Replay.* **CLE credits:** 4 Substantive **Time:** 9:00 AM to 1:30 PM. **Location:** LLA Office
- 12/15/2014 – UM/UIM – Limited Tort: How to Handle or Defend a Limited Tort Case:** *PBI Groupcast.* **CLE credits:** 6 Substantive **Time:** 9:00 AM to 4:15 PM. **Location:** LLA Office
- 12/16/2014 – Financial Aspects of Divorce: Maximizing Settlements and Trial Outcomes:** *PBI Video Replay.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:30 PM. **Location:** LLA Office
- 12/18/2014 – A Primer on Collecting & Enforcing Judgments:** *PBI Groupcast.* **CLE credits:** 4 Substantive **Time:** 9:00 AM to 1:15 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 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](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).

- ▶ **Walker vs. Community Action Realty, Inc. and STEP, Inc.**  
(10/13/2014)—Judge Richard A. Gray  
Civil: Summary judgment motion; trip and fall; pavement irregularity; trivial defect. (walker101314g)

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**ASSOCIATE POSITION**

Three-attorney law firm with offices in Jersey Shore and Williamsport having a general practice (civil and criminal) looking for an Associate. Partnership potential. Send resume to Carpenter, Harris & Flayhart, 128 South Main Street, Jersey Shore, PA 17740.

O-3, 10, 17

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**NOTICE OF TRANSFER TO INACTIVE STATUS**

NOTICE IS HEREBY GIVEN that by Order of the Supreme Court of Pennsylvania dated October 7, 2014, Stephen C. Smith (#36521) whose office was located at 226 E. Water Street, Lock Haven, PA, has been transferred to inactive status, effective immediately, pursuant to Rule 301(e), Pa. R.D.E. (relating to disabled attorneys) for an indefinite period and until further Order of the Supreme Court.

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

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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****Bredbenner, Bernard W.,** dec'd.

Late of Montoursville.  
 Executor: Bernard W. Bredbenner, Jr., 6785 State Route 654, Williamsport, PA 17702.  
 Attorneys: Robert B. Wayne, Esquire, Elion, Wayne, Grieco, Carlucci & Shipman, P.C., 125 East Third St., Williamsport, PA 17701.

**Campana, Joseph F.,** dec'd.

Late of Lycoming County.  
 Administrator: William J. Miele, 36 West Fourth Street, Williamsport, PA 17701.  
 Attorneys: William J. Miele, Esquire, Miele & Rymza, P.C., 36 W. Fourth Street, Williamsport, PA 17701, (570) 322-2113.

**Emick, Earl R.,** dec'd.

Late of Montoursville.  
 Executrix: Coleen Renshaw c/o Tammy A. Weber, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Williamsport, PA 17701.  
 Attorneys: Tammy A. Weber, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Williamsport, PA 17701.

**Fila, Lewis L. a/k/a Lewis Fila a/k/a Louie Fila,** dec'd.

Late of the Township of Nippenose.  
 Executrix: Mary Jo Schaefer, 450 Folmar Lane, Antes Fort, PA 17740.  
 Attorneys: Paul A. Roman, Esquire, Law Office of Joseph L. Rider, 143 West Fourth Street, Williamsport, PA 17701.

**Paulhamus, Paulette M. a/k/a Paulette Paulhamus,** dec'd.

Late of the Township of Lycoming.  
 Executor: Eldon L. Paulhamus, 141 Grove Road, Cogan Station, PA 17728.  
 Attorneys: Adrienne J. Stahl, Esquire, Steinbacher & Stahl, 413 Washington Boulevard, Williamsport, PA 17701.

**White, Carl F., Jr.,** dec'd.

Late of Williamsport.  
 Executor: Scott A. Williams, 668 Lake Road, Laporte, PA 18626.  
 Attorneys: Williams & Smay, Attorneys at Law, 57 East Fourth Street, P.O. Box 3, Williamsport, PA 17703.

**SECOND PUBLICATION****Bryan, Evelyn I.,** dec'd.

Late of Picture Rocks.  
 Co-Executrices: Jan E. Bryan-Young, 359 Drinker Street, Bloomsburg, PA 17815 and Judith A. Gordner, 500 Broadway, Muncy, PA 17756.  
 Attorneys: Thomas D. Hess, Esquire, Hess and Hess, P.C., 30 South Main Street, Hughesville, PA 17737.

**Gross, Donald A.,** dec'd.

Late of the Township of Loyalsock.  
 Executor: Douglas A. Gross, 106 Winters Road, Orangeville, PA 17859.  
 Attorney: Joseph L. Rider, Esquire, 143 West Fourth Street, Williamsport, PA 17701.

**Sechler, David,** dec'd.

Late of Williamsport.



Executrix: Ginny L. Forestal, 5049 Warrensville Road, Montoursville, PA 17754.

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

**Spaarr, Patricia T.,** dec'd.

Late of the Township of Loyalsock. Executor: Christopher J. Spaar, 499 Hidden Hollow Road, Trout Run, PA 17771.

Attorney: Andrea B. Bower, Esquire, 426 Broad Street, Montoursville, PA 17754.

### THIRD PUBLICATION

**Hamm, Mary Louise,** dec'd.

Late of 2140 Warrensville Road, Montoursville.

Co-Executors: Joseph G. Hamm, 445 S. Woodland Ave., S. Williamsport, PA 17702 and David W. Hamm, 1137 Jordan Ave., Montoursville, PA 17754.

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

**Hurlbutt, Joseph P., Jr.,** dec'd.

Late of Williamsport.

Co-Executors: Rochelle M. Hurlbutt and Sidney F. Litzelman, P.O. Box 135, Jersey Shore, PA 17740.

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

**King, Waltraud,** dec'd.

Late of Williamsport.

King Irrevocable Grantor Trust.

Executrix/Trustee: Linda M. Hill c/o Elizabeth A. White, Esquire, Marshall, Parker & Weber, 303 Allegheny Street, Jersey Shore, PA 17740.

Attorneys: Elizabeth A. White, Esquire, Marshall, Parker & Weber, 303 Allegheny Street, Jersey Shore, PA 17740.

**Kuhns, Gladys M.,** dec'd.

Late of Montoursville.

Executors: T. Donald Kuhns, 183 Back Street, Montoursville, PA 17754 and Rolan J. Kuhns, 402 Kaiser Hollow Road, Montoursville, PA 17754.

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

**LaForme, Kathryn C.,** dec'd.

Late of Montgomery.

Executors: Ray A. LaForme, 3635 Elimsport Road, Montgomery, PA 17752 and Jay R. LaForme, 932 Petersburg Road, Allenwood, PA 17810.

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

**Lorson, Maxine B.,** dec'd.

Late of Muncy.

Executrix: Christine M. Dannemann, 608 Shuttle Hill Road, Muncy, PA 17756.

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

**Miller, Harry S.,** dec'd.

Late of the Township of Fairfield.

Executor: Paul E. Miller, 129 Reeder Road, Cogan Station, PA 17728.

Attorney: Andrea B. Bower, Esquire, 426 Broad Street, Montoursville, PA 17754.

**Straub, Shane Michael a/k/a Shane M. Straub a/k/a Shane Straub,** dec'd.

Late of Jersey Shore.

Administratrix: Susan E. Straub, P.O. Box 6, Jersey Shore, PA 17740.

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

### FILING ARTICLES OF INCORPORATION

SOLID GROUND SERVICES, INC. hereby gives notice that articles of incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended. The purpose for which the corporation is to be organized is: for excavation and trucking.

Krystle Bristol, President  
Solid Ground Services, Inc.  
45 Bristol Lane  
Troy, PA 16947

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NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on October 2, 2014, for the purpose of obtaining a Certificate of Incorporation of a business corporation to be organized under the Business Corporation Law of 1988 of the Commonwealth of Pennsylvania, approved December 21, 1988 (P.L. 1444, No. 177) and its amendments and supplements. The name of the corporation is:

WITS, INC.

The registered office of said corporation is: 8640 Route 184 Highway, Trout Run, PA 17771. The purposes for which it is organized are: To have unlimited power to engage in and do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988 as amended.

JAMES D. CASALE, ESQUIRE  
CASALE & BONNER, P.C.  
33 West Third Street  
Suite 202  
Williamsport, PA 17701

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### SERVICE BY PUBLICATION

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

NO. 14-18363

STACY A. JOHNSON,  
Plaintiff

vs.

LAWRENCE W. MATTY, II,  
Defendant

### NOTICE

You, Lawrence W. Matty, II, have been sued in court to obtain custody of the following children: Paige Angeline Johnson and Grace Elizabeth Johnson.

You are ordered to appear in person at the Berks County Services Center, 633 Court Street, 7th Floor, Reading, Berks County, Pennsylvania, on November 13, 2014, at 1:00 P.M. for a custody conciliation conference.

If you fail to appear as provided by this Order, an order for custody, partial custody or visitation may be entered against you or the Court may issue a warrant for your arrest.

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

Pennsylvania Lawyers  
Referral Service  
Pennsylvania Bar Association  
P.O. Box 186  
Harrisburg, PA 17108  
Telephone: (610) 375-4591  
(570) 692-7375

ROBIN S. LEVENGOOD, ESQUIRE  
HUCKABEE, WEILER &  
LEVENGOOD, P.C.  
1136 Penn Avenue  
Wyomissing, PA 19610  
(610) 378-1933

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**SHERIFF'S SALE**

By Virtue of Writs of Execution issued out of the Court of Common Pleas of Lycoming County, and directed to me, there will be exposed to public sale at the Executive Plaza, 1st Floor, Commissioners Board Room, 330 Pine Street, Williamsport, PA 17701 on Friday, NOVEMBER 7, 2014, at 10:30 A.M., the following described real estate to wit:

**NO. 11-2**

Court of Common Pleas  
Civil Division  
Lycoming County

**MORTGAGE FORECLOSURE**

NO. 09-02019

HSBC BANK USA, National  
Association, As Trustee for People's  
Choice Home Loan Securities Trust  
Series 2004-2, Mortgage Pass-Through  
Certificates, Series 2004-2,

Plaintiff

v.

MILISSA M. AUGUSTINE,

Defendant(s)

**SHORT DESCRIPTION  
FOR ADVERTISING**

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

BEING KNOWN AS 1217 Louisa  
Street, Williamsport, PA 17701.

PARCEL NUMBER: 66+,011.0-  
0316.00-000.

IMPROVEMENTS: Residential Prop-  
erty.

AMANDA L. RAUER, ESQUIRE

Pa. I.D. #307028

UDREN LAW OFFICES, P.C.

Attorneys for Plaintiff

**NO. 11-3**

IMPROVEMENTS consist of a resi-  
dential dwelling.

BEING PREMISES: 1228 Allegheny  
Street, Jersey Shore, PA 17740.

SOLD as the property of CHARITY  
A. HAMILTON aka CHARITY A. LEON.  
TAX PARCEL #21-04-315.

**NO. 11-4****SHORT DESCRIPTION**

By virtue of a Writ Execution No.  
13-00562.

Bank of America, N.A., as Successor  
by Merger to BAC Home Loans Serv-  
icing, LP f/k/a Countrywide Home Loans  
Servicing, LP v. Karen Y. Tindal owner(s)  
of property situate in the WILLIAMS-  
PORT CITY, 6TH, LYCOMING County,  
Pennsylvania, being 1100 Park Avenue,  
Williamsport, PA 17701-4634.

Parcel No. 66+.006.0-0600.00-000+.

Improvements thereon: RESIDEN-  
TIAL DWELLING.

Judgment Amount: \$92,785.85.

PHELAN HALLINAN, LLP

Attorneys for Plaintiff

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

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

BEING known and numbered as 105  
North Market Street, Muncy, PA 17756.

PARCEL NO. 39-0010-0204-000.

**NO. 11-6****SHORT DESCRIPTION**

By virtue of a Writ of Execution No.  
13-01282.

Bank of America, N.A., as Successor  
by Merger to BAC Home Loans Serv-  
icing, LP f/k/a Countrywide Home Loans  
Servicing, LP v. Michael Giuglianotti,  
in His Capacity as Heir of Stephen T.  
Duna, Deceased, Unknown Heirs, Suc-  
cessors, Assigns, and All Persons, Firms,

or Associations Claiming Right, Title or Interest From or Under Stephen T. Duna, Deceased, owner(s) of property situate in the PLUNKETTS CREEK TOWNSHIP, LYCOMING County, Pennsylvania, being 87 Marshall Lane, Williamsport, PA 17701-8377.

Parcel No. 48.253.1-0183.B-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$204,779.32.

PHELAN HALLINAN, LLP

Attorneys for Plaintiff

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**NO. 11-7**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 13-00850.

Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP v. Frank Waldman owner(s) of property situate in the McINTYRE TOWNSHIP, LYCOMING County, Pennsylvania, being 13692 State Route 14, Roaring Branch, PA 17765-9225.

Parcel No. 29-130-149.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$122,592.62.

PHELAN HALLINAN, LLP

Attorneys for Plaintiff

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**NO. 11-8**

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 439 Heilman Circle, Montgomery, PA 17752.

SOLD as the property of DANIEL L. LONG, II as Executor of the Estate of JOYACE J. LONG, Deceased.

TAX PARCEL #TP 07-05-185.

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**NO. 11-9**

All that certain piece parcel and Lot of land situate in the First Ward of The Borough of Hughesville, County of Lycoming and Commonwealth of Pennsyl-

vania, known as 185 N Second Street, and referred to on Lycoming Tax Assessors Map as Parcel No. 16-01-125, bounded and described as follows:

Bounded on the North by Lot of land now or formerly of Brady Bartlow; on the East by North Second Street; on the South by Lot of land formerly of Wilson fronts, deceased; on the West by an Alley running parallel to Second Street; containing one-fourth (1/4) of an acre of land, more or less.

Excepting and reserving from the above described place, all that certain piece, parcel of land conveyed unto Brady H. Bartlow by deed of Edna E. Reichard, single, dated the 4th day of November, 1916 and recorded in Lycoming County deed Book 222 Page 474, and being more particularly bounded and described as follows:

Beginning at an iron pipe in the ground, being the Southeast corner of Lot of land now or formerly of Brady H. Bartlow; thence in a Southerly direction along the West side of Second Street a distance of five (5) feet to an iron pipe in the ground; thence in a Westerly direction a distance of one hundred seventy-six feet (176 ft.) to the Eastern line of an alley; thence in a Northerly direction along the Eastern line of said alley a distance of five (5) feet to an iron pipe in the ground, the Southwest corner of Lot of land now or formerly of Brady H. Bartlow; thence in an Easterly direction along said land now or formerly of Brady H. Bartlow, a distance of one hundred seventy-six feet (176 ft) to the West side of Second Street, the place of beginning. (This 5 foot by 176 foot strip of land lies on the Northern side of the property herein conveyed).

BEING KNOWN AS 185 North 2nd Street, Hughesville, PA 17737.

UPI and PARCEL NO. 16-001-125.

BEING the same premises which Sara Mae Andrews, y her agent Don J. Andrews, by Power of Attorney dated 12/22/1999, by Deed dated July 25, 2005,

and recorded August 3, 2005, in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book 5384 Page 143, granted and conveyed unto Donald L. Andrews and Brandie S. Andrews, husband and wife.

\_\_\_\_\_

**NO. 11-10**

ALL THOSE CERTAIN pieces, parcels and lots of land situate lying and being in the Township of Old Lycoming, County of Lycoming and Commonwealth of Pennsylvania, and known as Lot Nos. 85, 86 and 87 on the Edward Fry Plot or Plan Addition to the City of Williamsport, bounded and described as follows, to-wit:

Lot No. 85:

BEGINNING at a post on Sweeley Avenue, said point being three hundred twenty (320) feet west from where the western line of Cottage Avenue is intersected by the southern line of Sweeley Avenue; thence in a westerly direction along the southern side of Sweeley Avenue, forty (40) feet to a post, to the eastern line of Lot No. 84; thence in a southerly direction along the eastern line of Lot No. 84, one hundred sixty (160) feet to a post to the northern line of an alley, having the direction of running east and west; thence in an easterly direction along the northern line of said alley, forty (40) feet to a post to the western line of Lot No. 86, one hundred sixty (160) feet to a post, the southern line of Sweeley Avenue, the place of beginning.

Lot Nos. 86 and 87:

BEGINNING two hundred forty (240) feet west from an iron pin at the southwest corner of the intersection of Sweeley Avenue and Cottage Avenue; thence westerly eighty (80) feet along the southern line of Sweeley Avenue to a stake; thence southerly one hundred sixty (160) feet along the eastern line of Lot No. 85 to a stake on the northern line of a twenty (20) foot alley; thence easterly eighty (80) feet along line of said

twenty (20) foot alley to a stake; thence northerly one hundred sixty (160) feet along the western line of Lot No. 88 to a stake on the southern line of Sweeley Avenue, the place of beginning.

TAX PARCEL # TP 43-09-605.

BEING KNOWN AS: 1821 Sweeley Avenue, Williamsport, PA 17701.

\_\_\_\_\_

**NO. 11-11**

ALL THOSE CERTAIN PIECE, PARCEL OR LOT OF LAND situate in the Seventh -Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, being designated as Lot No. 16 on the Plan for West End Terraces Phase 3, prepared by Mid-Penn Engineering, dated October 1995, approved May 14, 1998 and in Lycoming County Record Book 3016, Page 304, and Map Book 55, Page 90, as follows:

BEGINNING at a set iron pin on the Western right-of-way of Laurel Run Circle, said point being the Southwest corner of the within described tract of land;

Thence along line of Lot No. 15, North sixty-three, (63) degrees thirty-four (34) minutes forty-nine (49) seconds West, one hundred twenty-five (125) feet to an iron pin;

Thence along the land now or formerly of Towncrest Associates, North twenty-six (26) degrees twenty-five (25) minutes eleven (11) seconds East, seventy-three and fifty-three hundredths (73.53) feet;

Thence along Lot No. 17, South fifty-two (52) degrees forty-five (45) minutes twenty-four (24) seconds East, one hundred twenty-nine and forty-eight hundredths (129.48) feet to a set iron pin on the Western line right-of-way line of Laurel Run Circle;

Thence along Laurel Run Circle on a curve to the left having a radius of one hundred twenty-five (125) feet, an arc length of twenty-three and thirty-six hundredths (23.36) feet and whose chord

is South thirty-one (31) degrees forty-six (46) minutes twenty-seven (27) seconds West, a distance of twenty-three and thirty-three hundredths (23.33) feet to a set iron pin;

Thence along the same, South twenty-six (26) degrees twenty-five (25) minutes eleven (11) seconds West, twenty-five and ninety-nine, hundredths (25.99) feet to the point of beginning.

TAX PARCEL #: #67-26-701.16.

BEING KNOWN AS: 168 Laurel Run Circle, Williamsport, PA 17701.

#### NO. 11-12

All the certain parcel of land and improvements therein situate in the City of Williamsport, County of Lycoming of, and Commonwealth Pennsylvania, and designated as Parcel No. 73-008-207 and more fully described in a deed dated December 8, 2004 and recorded December 21, 2004 in Lycoming County in Deed Book 5179, page 224, granted and conveyed unto Michael J. Breen, a single person.

MORE FULLY DESCRIBED AS:

ALL that certain lot of land situate in the Thirteenth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, known as 931 High Street, and bounded and described as follows:

BEGINNING at a post on the South side of High Street forty (40) feet West from the Southwest corner of High Street and Third Avenue; thence South in a line parallel with Third Avenue one hundred twenty-five (125) feet to an alley; thence West along the North side of said alley thirty-six (36) feet to a post; thence North on a line parallel with the Eastern boundary of this lot of one hundred twenty-five (125) feet to High Street; thence East along the Southern (erroneously referred to as Northern line in prior two (2) deeds) of High Street thirty-six (36) feet to the place of beginning.

TAX PARCEL # TP 73-08-207.

BEING KNOWN AS: 931 High Street, Williamsport, PA 17701.

#### NO. 11-13

##### LEGAL DESCRIPTION

ALL that certain piece, parcel and lot of land situate in the Borough of Montgomery, County of Lycoming and Commonwealth of Pennsylvania, being known as 104 First Street, bounded and described as follows:

BEGINNING at an iron pin at the intersection of the southern line of Broad Street and the eastern line of First Street;

Thence from the said place of beginning and along the southern line of Broad Street, north fifty-four degrees thirty minutes east one hundred twenty-three and ninety one-hundredths feet (N 54 degrees 30' E., 123.90 ft.) to an iron pin;

Thence along the western line of land now or formerly of Ervin Brant, south thirty-five degrees thirty minutes east, one hundred fifty-two and eighty-four one-hundredths feet (S 35 degrees 30' E., 152.84 ft.) to an iron pin;

Thence along the northern line of land now or formerly of W. Maul south fifty-four degrees thirty minutes west one hundred twenty-three and fifty one-hundredths feet (S 54 degrees 30' W., 123.50 ft.) to an iron pin on the eastern line of the aforesaid First Street;

Thence along the eastern line of said First Street north thirty-six degrees no minutes west, one hundred fifty-two and eighty-four one-hundredths feet (N 36 degrees 00' W., 152.84 ft.) to the place of beginning.

104 First Street, Montgomery, Pennsylvania 17752.

Title to said premises is vested in Elijah G. Hessler by deed from dated February 23, 2007 and recorded February 26, 2007 in Deed Book 5953, Page 143.

Tax parcel #: 35-003.0-0204.00-000.  
Improvements: Residential Dwelling.

#### NO. 11-15

##### EXHIBIT "A"

##### LEGAL DESCRIPTION

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

Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

**BEGINNING** at a point on the southern line of Woodland Avenue, said point being four hundred six (406) feet west of Almond Street; thence in a southerly direction in a line parallel with Almond Street ninety-two (92) feet to a point; thence in a westerly direction and in a line parallel with the southern line of Woodland Avenue, fifty (50) feet to the eastern line of a sixteen (16) foot strip of land dedicated for public use to the City of Williamsport by Deed of Dedication of James P. Calvert and Irene A. Calvert, dated December 2, 1948; thence in a northerly direction in line parallel with Almond Street and along the eastern line of said sixteen (16) foot strip of land dedicated for public use to the City of Williamsport, a distance of ninety-two (92) feet to the southern line of Woodland Avenue; thence in an easterly direction along the southern line of Woodland Avenue fifty (50) feet to the point and place of **BEGINNING**.

**BEING** the same premises which **FREDERICK D. PYSHER AND LINDA B. PYSHER, HIS WIFE**, by Deed dated September 9, 1993 and recorded September 10, 1993 in and for Lycoming County, Pennsylvania, in Deed Book Volume 2123, Page 013, granted and conveyed unto John C. Nields, III and Jennifer L. Nields, his wife, as tenants by the entirety.

#### **NO. 11-16**

**IMPROVEMENTS** consist of a residential dwelling.

**BEING PREMISES:** 4606 Warrensville Road, Montoursville, PA 17754.

**SOLD** as the property of **NANCY A. ACKLEY** and **KENNETH L. ACKLEY**.

**TAX PARCEL #11-311.0-218.D & 218.A.**

#### **NO. 11-17**

#### **EXHIBIT "A"**

#### **PARCEL NO. 1**

**ALL** those certain tracts of land situate in the Borough of South Williamsport, County of Lycoming and Commonwealth of Pennsylvania, more specifically bounded and described in accordance with survey of Robert W. Ferrell, Jr., P.E., dated October, 1981, revised September 28, 1982, and revised January 5, 1984, being Parcels A and B as follows:

#### **PARCEL A:**

**ALL** that certain piece, parcel and lot of land situate the Borough of South Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

**BEGINNING** at the iron bolt at the intersection of the western right-of-way line of Reynolds Street with the northern right-of-way (thirty-three {33.0} feet from the centerline between tracks) of the Consolidated Rail Corporation;

Thence westerly along said northern right-of-way line of Consolidated Rail Corporation by a line curving to the right with a radius of five thousand six hundred ninety-six and sixty-five hundredths (5696.65) feet for an arc distance of three hundred two and thirty-six hundredths (302.36) feet;

Thence North twenty-seven (27) degrees, twenty (20) minutes, zero (00) seconds West, one hundred ten and thirty-eight hundredths (110.38) feet;

Thence North sixty-seven (67) degrees, sixteen (16) minutes, zero (00) seconds East, thirty-two and fifty hundredths (32.50) feet;

Thence South twenty-seven (27) degrees, twenty (20) minutes, zero (00) seconds East, twenty (20) feet;

Thence along the southern line of land of Luther M. Ertel North sixty-seven (67) degrees, sixteen (16) minutes; zero (00) seconds East, two hundred seventy and no hundredths (270.00) feet to the western right-of-way line of Reynolds Street;



Thence along the western right-of-way line of Reynolds Street South twenty-seven (27) twenty (20) minutes, zero (00) seconds East, eighty-eight and twelve hundredths (88.12) feet to an iron bolt, the place of beginning.

**PARCEL B**

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

**BEGINNING** at a point in the western right-of-way line of Reynolds Street, said point marking the northeast corner of land now or formerly of O'Linde N. Ertel and being North twenty-seven (27) degrees, twenty (20) minutes, twenty (20) seconds West, one hundred forty-eight and twelve hundredths (148.12) feet from an iron bolt at the intersection the western right-of-way line of Reynolds Street with the northern right-of-way line thirty-three (33.0) feet from the centerline between tracks of the Consolidated Rail Corporation;

Thence from said point of beginning and along the northern line of land now or formerly of O'Linde N. Ertel South sixty-seven (67) degrees, sixteen (16) minutes, zero (00) seconds West, two hundred seventy and no hundredths (270.00) feet;

Thence along the western line of land now or formerly of O'Linde N. Ertel South twenty-seven (27) degrees, twenty (20) minutes, zero (00) seconds East, forty and no hundredths (40.00);

Thence South sixty-seven (67) degrees, sixteen (16) minutes, zero (00) seconds West, thirty-two and fifty hundredths (32.50) feet;

Thence South twenty-seven (27) degrees, twenty (20) minutes, zero (00) seconds East, one hundred ten and thirty-eight hundredths (110.38) feet to the northern right-of-way line thirty-three (33.00) feet from the centerline between tracks of Consolidated Rail Corporation;

Thence westerly along said northern right-of-way line of Consolidated Rail Corporation by a line curving to the right with a radius of five thousand six hundred ninety-six and sixty-five hundredths (5696.65) feet for an arc distance of four hundred thirty-six and sixty-eight hundredths (436.68) feet to the eastern line of land of Summit Enterprises, Inc.;

Thence along the eastern line of land of Summit Enterprises, Inc., North twenty-five (25) degrees, forty-four (44) minutes, forty-five (45) seconds West, two hundred ninety-one and ninety-one hundredths (291.91) to the southern line of land of the Commonwealth Pennsylvania;

Thence along the southern line of land of the Commonwealth of Pennsylvania (Land acquired by the Commonwealth of Pennsylvania for the construction of flood protection levee and a concrete flood wall) by the four (4) following courses and distances:

First: North Seventy (70) degrees, thirty-seven (37) minutes, twenty (20) seconds East, four hundred twenty-four and fifty-two hundredths (424.52) feet;

Second: North eleven (11) degrees, nineteen (19) minutes, twenty (20) seconds West, fifty-five and fifty-nine hundredths (55.59) feet;

Third: North sixty-six (66) degrees, fifty-nine (59) minutes, zero (00) seconds East, two hundred sixty-five and fifteen hundredths (265.15) feet;

Fourth: North Seventy (70) degrees, fifty-nine (59) minutes, zero (00) seconds East, twenty-eight and seventy hundredths (28.70) feet to the western right-of-way line of Reynolds Street;

Thence along the western right-of-way line of Reynolds Street South twenty-six (26) degrees, thirty-three (33) minutes East, one hundred ninety-six and nineteen hundredths (196.19) feet to the place of beginning.

The southern thirty (30) feet of the above described which abuts the northern line of land of O'Linde N. Ertel is subject to a Right-Of-Way Agreement made by and between Ray-O-Vac Company and Luther T. Ertel, et ux and recorded in Lycoming County Deed Book Volume 356, Page 154.

EXCEPTING AND RESERVING all that certain piece and parcel previously conveyed by John D. Moran and Maureen Moran, his wife, to Martha P. Hill by Deed dated February 26, 1985, and recorded March 6, 1985, in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book Volume 1102, Page 117 as more particularly bounded and described as follows:

BEGINNING at a set iron pin located on the dividing line between lands now or formerly of Summit Enterprises, Inc. and lands of John D. Moran, et ux, (of which this tract was a part); thence by West Front Street, North seventy (70) degrees, thirty-seven (37) minutes, twenty (20) seconds East, a distance of fifty-nine and seventy-nine hundredths (59.79) feet to an iron pin in line of John D. Moran, et ux.; thence by lands of the same South twenty-five (25) degrees, forty-four (44) minutes, forty-five (45) seconds East, a distance of two hundred ninety-three and eighty-four hundredths (293.84) feet to a point in the right-of-way of Conrail being thirty-three (33) feet from the center line thereof (formerly Pa R.R. Co.); thence by the same on a curve to the right having a radius of five thousand six hundred ninety-six and sixty-five hundredths (5696.65) feet and an arc distance of sixty and four hundredths (60.04) feet to a point in line of lands now or formerly of Summit Enterprises, Inc.; thence by the same North twenty-five (25) degrees, forty-four (44) minutes, forty-five (45) seconds West, a distance of two hundred ninety-one and ninety-one hundredths (291.91) feet to an iron pin, the place of beginning.

CONTAINING seventeen thousand four hundred six (17,006) square feet (0.400) acre.

GIVING AND GRANTING to the Grantee herein, her heirs, executors, administrators and assigns the access to electrical service from Pennsylvania Power & Light Company power pole located on the other lands of John D. Moran, et ux, as shown on the survey.

UNDER AND SUBJECT to the electrical service which extends from the Pennsylvania Power & Company power pole westward across lands of the Grantee, her heirs, executors, administrators and assigns to lands now of formerly of Summit Enterprises, Inc., as shown on the survey.

BEING the western portion of all those certain lands which Rayvac Corporation by Deed dated January 26, 1984, recorded February 1, 1984, in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book Volume 1064, Page, and Map Book 43, Page 387, granted and conveyed unto John D. Moran and Maureen Moran, his wife, Grantors herein.

The aforementioned property is identified as No. 1625 West Front Street, South Williamsport, Lycoming County, Pennsylvania.

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

BEING the same premises granted and conveyed unto Kyle Enterprises, Inc., a Pennsylvania Corporation, by Deed of Abbi Associations, Inc., a Pennsylvania Corporation, dated December 22, 1986, and recorded December 22, 1986, in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book 1173, Page 335.

FOR IDENTIFICATION PURPOSES ONLY being known as Tax Parcel Nos. 53-1-900 and 53-1-902 in the Office of the Lycoming County Tax Assessor.

**PARCEL NO. 2:**

ALL that certain piece, parcel and plot of ground situate in South Williamsport Borough, County of Lycoming, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING known as Parcel No. 52-3-965-A, as identified by the maps of the Lycoming County Bureau, Williamsport, Pennsylvania, purportedly consisting a lot of plot, with any and all buildings and appurtenances thereon.

No warranty is made as to property lines, or otherwise.

BEING the same premises granted and conveyed unto Kyle Enterprises, Inc., a Pennsylvania Corporation, by Deed of the Tax Claim Bureau of the Lycoming County, Pennsylvania, dated November 18, 1998, and recorded December 3, 1998, in the Office of the Recorder of Deeds in and for Lycoming County in Record Book 3173, Page 220.

FOR IDENTIFICATION PURPOSES ONLY being known as Tax Parcel No. 52-3-965A in the Office of the Lycoming County Tax Assessor.

Improvements on the real property include at least four manufacturing and storage buildings, including a structure 49,883 sq. feet, 39,264 sq. feet, 1,452 sq. feet and 280 feet.

**NO. 11-18**

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Old Lycoming County of Lycoming and Commonwealth of Pennsylvania, Being known as Lots No. 4 and No. 5 in Garden View Terrace Addition, and being more particularly bounded and described as follows, to-wit:

BEGINNING at a point in the southern line of Sunset Lane, one hundred twenty-six and forty hundredths (126.40) feet East of the Southeast corner of Frederick Avenue and Sunset Lane; thence in an Easterly direction along the Southern

line of Sunset Lane, eighty and ten hundredths (80.10) feet; thence Southerly along the division line between Lot No. 5 and Lot No. 6 in Block No. 11 in said addition, one hundred sixty-nine and ten hundredths (169.10) to the Northern line of Roosevelt, eighty (80.00) feet to the Eastern line of Lot No. 3 in Block No. 11 in said addition; thence Northerly along division line between Lot No. 3 and Lot No. 4 in Block No. 11 in said addition, one hundred sixty-three and forty-five hundredths (163.45) feet to the point and place of beginning.

BEING KNOWN AS 2020 Roosevelt Avenue, Williamsport, PA 17701.

UPI and PARCEL NO. 43-002-531.

BEING the same premises which Dolores R. Fisher a/k/a Delores R. Fisher and Robert Fisher, her husband, by Deed dated August 23, 1996, and recorded August 23, 1996, in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book 2664 Page 281, granted and conveyed unto Randolph A. Weaver and Robyn G. Weaver, his wife.

**NO. 11-19****Property Description**

The Property owned by Stephen H. Donnell situated at 2298 Wheatland Avenue, Williamsport, Lycoming County, Pennsylvania, as set forth in the Deed recorded in Lycoming County Record Book 6182, Page 206, and bounded and described as follows:

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

BEGINNING at an iron stake in the northeast intersection of Wheatland Avenue and Doris Avenue; thence along the east line of Doris Avenue north sixteen and one-half (16 1/2) degrees east one hundred twenty-five (125) feet to an iron stake in the south line of land now or formerly of Jud R. Hinaman; thence

along the same south seventy-three and one-half (73 1/2) degrees east sixty (60) feet to an iron stake in the west line of land now or formerly of Arthur W. Hinaman; thence along same south sixteen and one-half (16 1/2) degrees west one hundred and twenty-five (125) feet to an iron stake in the north line of Wheatland Avenue; thence along same north seventy-three and one-half (73 1/2) degrees west sixty (60) feet to an iron stake in the east line of the aforesaid Doris Avenue, or the place of beginning.

BEING the same premises granted and conveyed to Stephen H. Donnell by Deed of Stephen H. Donnell and Crystal R. Donnell, dated November 5, 2007 and recorded in Lycoming County Record Book 6182 at page 296.

FOR IDENTIFICATION PURPOSES ONLY, being known as all of Lycoming County Tax Parcel No. 43-3-602 in the Office of the Lycoming County Tax Assessor.

### NO. 11-20

#### EXHIBIT "A"

#### LEGAL DESCRIPTION

ALL that certain piece, parcel and lot of land Situate in the Township of Muncy Creek, County of Lycoming and Commonwealth of Pennsylvania, being known as Lot No.6 on the Plan of Trout Pond) And Plan being recorded in Lycoming County Deed Book 799, Page 104, and Map Book 38, Page 73, and being more particularly bounded and described in accordance with 8 survey of Robert W. Ferrell, Jr., P.E. as follows, to wit:

BEGINNING at an iron pin in the northwesterly right-of-way line (40.0 feet from center line) Of Pennsylvania State Highway Traffic Route No. 405, said iron pin marking the northeast corner of Lot No.5 and being six hundred sixty-seven and thirty-five one-hundredths (667.35) feet northeasterly from an iron pin at the intersection of said northwesterly

right-or-way line with the Eastern line of land now or formerly of William E. Frey, as measured along said right-of-way line; thence along the northeasterly line of Lot No, 5, North sixty (60) degrees twenty-four (24) minutes sixteen (16) seconds West one hundred eighty-five (185) feet to an iron pin in line of land now or formerly of Paul L. and Helen VanHorn; thence along line of land now Or formerly of Paul L. and Helen VanHorn by the two (2) following courses and distances; First—northeasterly by a line curving to the left with a radius of seven hundred thirty and thirty-seven one hundredths (730.37) feet for an arc distance of one hundred three and twenty one-hundredths (103.20) feet Second—North twenty-one (21) degrees thirty (30) minutes zero (00) second East, three and thirty one-hundredths (3.30) feet to an iron pin at the southwest corner of land now or formerly of Charles E. Reece; thence along line of land now or formerly of Charles E. Reece, South sixty-eight (68) degrees thirty (30) minutes zero (00) seconds East, One hundred eighty-five (185.0) feet to an iron pin in the northwesterly right-of-way line of Traffic Route No. 405; thence along the northwesterly right-of way line of Traffic Route No. 405 by the two (2) following courses and distance: First—South twenty-one (21) degrees thirty (30) minutes zero (00) seconds West three and thirty one-hundreds (3.30) feet Second Southwesterly by a line curving to the right with a radius of nine hundred fifteen and thirty-seven one-hundredths (915.37) feet for an arc distance of one hundred twenty-nine and thirty-seven hundredths (129.34) feet to an iron pin, the place of beginning. Containing 22, 120 square feet,

BEING the same premises granted and conveyed unto Mark A. Hughes and Janice M, Hughes, husband and wife, by Deed of Ina M. Gilmoie, single, dated the 1st day of August, 1990, and recorded the 1st day of August, 1990, in Lycoming County Record Book 1578. Page 151.

FOR IDENTIFICATION PURPOSES ONLY being all or part of Parcel No: 40-374-184C in the Office of Lycoming County Assessor.

UNDER AND SUBJECT 10 the covenants and restrictions contained in prior deeds in the chain of title.

BEING the same premises which Mark A. Hughes and Janice M. Hughes, husband and wife, by Deed dated March 24, 2001 and recorded March 30, 2001 in and for Lycoming County, Pennsylvania, in Deed Book Volume 3749, Page 251, granted and conveyed unto Christopher T. Hann and Kathryn L. Hann, husband and wife.

**NO. 11-21**

ALL THAT CERTAIN piece, parcel or lot of land situate in the City of Williamsport (formerly Township of Loyalsock), County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

On the East by the public road leading from the City of Williamsport to Bloomingrove; on the West by an alley; on the North by land formerly of Showers, now or formerly of Louis Crouse and on the South by lands now or formerly of Charles Crouse, deceased. Being sixty (60) feet in width, more or less, on said public road and one hundred eighty (180) feet deep, more or less.

HAVING THEREON ERECTED A DWELLING KNOWN AS 1409 BLOOMINGROVE ROAD, WILLIAMSPORT, PA 17701.

TAX PARCEL: 74-13-302.

BEING THE SAME PREMISES WHICH William L. Cuebas and Lana H. Cuebas, his wife, by deed dated 11/10/2010 and recorded 11/17/2010 in Lycoming County Record Book 7120, Page 318, granted and conveyed unto Trevor J. Bowes.

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 TREVOR J. BOWES ON JUDGMENT NO. 14-01398.

**NO. 11-22**

ALL THOSE TWO (2) CERTAIN pieces, parcels and lots of land situate in the Second Ward of the Borough of Jersey Shore, Lycoming County, Pennsylvania, being Lot No. 22 and one half of Lot No. 23, on plan of Bickell's Addition to said Borough, and HAVING THEREON ERECTED A DWELLING KNOWN AS 415 WASHINGTON AVENUE JERSEY SHORE, PA 17740.

PARCEL: 20-02-433.

See Lycoming County Record Book 6987 Page 36.

TO BE SOLD AS THE PROPERTY OF JAMES A. MIELE, II ON JUDGMENT NO. 13-03165.

**NO. 11-23**

Property of Kwan Martin and Cheryl D. Martin at 335 Curtin Street, South Williamsport, Pennsylvania consisting of a two-story residential structure and any accessory structures, together with land more particularly described as follows:

ALL that certain piece, parcel and lot of land situate in the Borough of South Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the east line of Curtin Street at a point where a straight line projected westwardly from the center of a partition wall of a double brick dwelling house on said premises intersects the eastern line of said Curtin Street; thence in an easterly direction through the center line of said partition wall one hundred twenty-five (125) feet, more or less, to an alley; thence in a southerly direction twenty-five (25)

feet, more or less, to a point; thence in a westerly direction one hundred twenty-five (125) feet, more or less, to a point in the east line of Curtin Street; thence in a northerly direction along the line of said Curtin Street twenty-five (25) feet, more or less, to the point and place of beginning.

RESIDENTIAL units within the Borough of South Williamsport which are occupied other than by the owner thereof are subject to the inspection requirements of the South Williamsport Borough Code.

BEING the same premises granted and conveyed unto Kwan L. Martin and Cheryl D. Martin, his wife, by Deed of William J. Pagana and Cynthia N. Pagana, his wife, dated June 27, 2007 and recorded August 21, 2007 Lycoming County Record Book 6110, Page 234.

FOR IDENTIFICATION PURPOSES ONLY, being known as all of Tax Parcel No. 52-001-574 in the Office of the Lycoming County Tax Assessor.

—————  
**NO. 11-24**

DESCRIPTION FOR SHERIFF  
IN CONNECTION WITH WRIT  
OF EXECUTION AGAINST  
DIANE E. HOOVER

EXHIBIT "A"

All that certain piece, parcel and lot of land situate, lying and being in the Borough of South Williamsport, County of Lycoming and Commonwealth of Pennsylvania, more particularly bounded and described according to a survey thereof made by Leigh E. Herman, Registered Professional Engineer, dated March 27, 1956, as follows, to-wit;

BEGINNING at a steel pin at the intersection of the southerly side of Bastian Avenue with the easterly side of Grandview Place; thence extending north seventy-two (72) degrees twenty-six (26) minutes east along the southerly side of Bastian Avenue, a distance of fifty (50) feet to a steel pin; thence extending south

twenty-three (23) degrees, sixteen (16) minutes east a distance ninety-five (95) feet to a steel pin; thence extending south seventy-two (72) degrees, twenty-six (26) minutes west a distance of fifty (50) feet to a steel pin on the easterly side of Grandview Place; thence extending north twenty-three (23) degrees, sixteen (16) minutes west along the easterly side of Grandview Place a distance of ninety-five (95) feet to the first mentioned point and place of beginning; being known and numbered as 338 Bastian Avenue;

BEING the same premises granted unto Carmon O. Flynn and Joan E. Flynn, his wife, by deed of Wilson L. Moore, single, dated July 24, 1963, and recorded in Lycoming County Deed Book 495 at page 1147.

For identification purposes only, being all or part of Real Estate Tax Parcel No. 51-4-264 in the Office of the Lycoming County Tax Assessor.

SEIZED in execution as the property of Diane E. Hoover, under a judgment against her on July 31, 2014 in the Court of Common Pleas of Lycoming County, Pennsylvania to No. 14-01525.

—————  
**NO. 11-25**

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

BEGINNING at a point in the eastern line of Third Avenue, 340 feet north of Erie Avenue, now Memorial Avenue; thence east parallel with Memorial Avenue, 120 feet to an alley; thence north along the western line of said alley, 60 feet to a post; thence west parallel with the south line of this lot, 120 feet to Third Avenue; thence south along the eastern line of Third Avenue, 60 feet to the place of BEGINNING.

BEING THE SAME PREMISES which The Secretary of Veterans Affairs, by Deed dated 06/05/09 and recorded 06/16/09 in the Office of the Recorder

of Deeds in and for Lycoming County in Deed Book Volume 6670 Page 82, granted and conveyed unto ROBERT O'COOPER, PERSONAL REPRESENTATIVE OF THE ESTATE OF REINELL SINGH, DECEASED.

BEING KNOWN AS: 632 3RD AVENUE, WILLIAMSPORT, PA 17701.  
PARCEL #73-07-115.

**NO. 11-26**

ALL THAT CERTAIN lot of land situate in the Follmar Addition to the City and Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows: (sixteenth Ward)

BEGINNING on the East side of Catherine Street and North of a street thence a Northerly course along Catherine Street, sixty-six feet and eight inches (66 ft. 8 in.) to a post and corner of a lot now or formerly of Jacob Liddick; thence an Easterly course along said lot now or formerly of Jacob Liddick, one hundred fourteen feet (114 ft) to Casner Alley; thence a Southerly course along said alley) sixth six, feet, eight inches (66 ft. 8 in.) to a street, thence a Westerly course along said street, one hundred fourteen feet (114 ft.) to the place of beginning.

The above premises are more particularly bounded and described in accordance with a survey made by Daniel F. Vassallo, Registered Surveyor, dated July 6, 1979, revised April 21, 1912, as follows:

BEGINNING at an existing iron pin on the Eastern line of Catherine Street, said beginning point being South four degrees, no minutes West, three hundred forty-nine and no hundredths feet (So. 4° 00' W., 349.00 ft), (erroneously state 305.00 ft. in previous deed) from the intersection of the Southern line of Miller Street and the Eastern line of the aforesaid Catherine Street thence from the said place of beginning and along the Southern line of land now or formerly of Michael A. and Angeline M. Girardi, South eighty-six degrees, no minutes East, one hundred fourteen and no hundredths feet (So. 86° 00'E.,

114.00 feet) to an existing iron pin on the Western line of Casner Alley; thence along the Western line of said Casner Alley, South four degrees no minutes West, sixty-five and no hundredths feet (So. 40° 00' W, 65.00 ft.) to an existing iron pin at the intersection of the Western line of said Casner Alley and the Northern line of a 25-foot alley, thence along the Northern line of said alley, North eighty-six degrees, no minutes West, one hundred fourteen and no hundredths feet (No. 86° 00' W, 114 00 ft.) to an existing iron pin at the intersection of the Northern line of said 25-foot alley and the Eastern line of the aforesaid Catherine Street; thence along the Eastern line of said Catherine Street, North four degrees, no minutes East, sixty-five and no hundredths feet (No. 4° 00' E., 65.00 ft.) to the place of beginning.

BEING KNOWN AS 1404 Catherine Street, Williamsport, PA 17701.

UPI and PARCEL NO. 76-003-703.

BEING the same premises which David M. Garno and Kimberly S. Garno, his wife by Deed dated July 30, 2004, and recorded July 30, 2004, in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book 5045 Page 191, granted and conveyed unto Raymond O. Kontz and Cheryl D. Kontz, his wife.

**NO. 11-27**

Court of Common Pleas  
Civil Division  
Lycoming County

MORTGAGE FORECLOSURE

NO. 10-02578

BAC Home Loans Servicing, LP f/k/a  
Countrywide Home Loans Servicing, LP  
Plaintiff

v.

GLORIA L. SNELL,

Defendant(s)

SHORT DESCRIPTION FOR  
ADVERTISING

ALL THAT CERTAIN LOT OF LAND  
SITUATE IN TOWNSHIP OF WOLF, LY-  
COMING COUNTY, PENNSYLVANIA:



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

PARCEL NUMBER: 59-354-123.01.

IMPROVEMENTS: Residential Property.

AMANDA L. RAUER, ESQUIRE

Pa. I.D. #307028

UDREN LAW OFFICES, P.C.

Attorneys for Plaintiff

—————  
**NO. 11-28**

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

BEGINNING at a point on the eastern side of Percy Street one hundred (100) feet south of the southeast corner of the first alley south of West Central Avenue; thence in a southerly direction fifty (50) feet to land now or formerly Of Durant L. Furey; thence along said Furey land in an easterly direction one hundred twenty five (125) feet to the western side of an alley running north and south; thence along the western side of said alley in a northerly direction fifty (50) to land now or formerly of Amelia J. Carpenter; thence in a Westerly direction along land now or formerly of said Carpenter one hundred twenty-five (125) feet to the place of beginning Erroneously described in the chain of title as follows;

BEGINNING at a point on the western side of Percy Street one hundred (100) feet south of the southeast corner of the first alley south of West Central Avenue; thence in a southerly direction fifty (50) feet to land of Durant L. Furey; thence along said Furey land in an easterly

direction one hundred twenty-five (125) feet to the western side of said alley running east and west; thence along the western side of said alley in a northerly direction fifty (50) Feet to land of Amelia J. Carpenter; thence in a westerly direction along said Carpenter land one hundred twenty-five (125) feet to the place of beginning.

BEING KNOWN AS 435 Percy Street, South Williamsport, PA 17702.

PARCEL NO. 52,001.0-0871-00-000.

BEING the same premises which Anita M. Gibbons, Executrix of the Estate of Charles B. Lewis, Deceased, by Deed dated June 23, 2004 and recorded June 25, 2004, in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book 5006 Page 36, granted and conveyed unto Erik H. Krauss and Debrah B. Krauss, his wife.

ALSO BEING the same premises which Erik H. Krauss, by Deed dated January 25, 2014 and recorded January 28, 2014, in the Office of the recorder of Deeds in and for Lycoming County in Deed Book 8239 Page 211, granted and conveyed unto Debrah B. Krauss.

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

O-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).

Do you know what your

# ***LYCOMING LAW ASSOCIATION FOUNDATION***

**has done to improve the delivery of legal services in our community, facilitate learning about the legal system, and enhance the image of the organized Bar?**

**Assigned over \$47,500.00** in Arbitration Fees to North Penn Legal Services to promote and facilitate the delivery of legal services to indigent persons in Lycoming County over the last six years

**Granted \$500.00** to the Changing Lives Through Literature Program to assist in the purchase of books

**Granted \$3,000.00** to West Branch School to assist in funding a trip for students to travel to Washington, DC and visit the Supreme Court and the Houses of Congress

**Granted \$6,000.00** to North Penn Legal Services to assist in funding an AmeriCorp position

**Granted \$2,000.00** to CASA to assist in developing the CCAP curriculum and train program staff and volunteers

**Granted \$1,245.00** to North Penn Legal Services so that one of their Staff Attorneys could attend a Fair Debt Collection Act Boot Camp Seminar in San Francisco

**Granted \$1,489.00** to North Penn Legal Services so that one of their Staff Attorneys could attend a Consumer Rights Litigation Conference in Philadelphia

**Granted \$2,952.00** to the Law Library at the JV Brown Library for the initial digitization of its current collection of 140 local ordinances

**Granted \$1,000.00** to the Curtin PTO toward their Ben Carson Reading Room Project

**Granted \$2,945.00** to CASA of Lycoming County, so that the CASA Director and the CASA Coordinator of Early Education could attend at a three day national conference on Children and the Law held at Harvard Law School

**Granted \$2,625.00** to North Penn Legal Services to fund the costs of a law student's employment at NPLS for ten weeks during a summer

**Granted \$250.00** to Susquehanna Home Care & Hospice for the Nurse Family Partnership to purchase reference books for nurses to use with low income families

**Granted \$1,250.00** to CASA for the purchase of a computer system and necessary software

**Granted \$2,200.00** to North Penn Legal Services for the development of a customized Lycoming County Child Custody Video

**Granted \$1,500.00** to Wise Options (on behalf of the Domestic Violence Task Force) for the preparation, printing and distribution of a county protocol for domestic violence calls

**Granted \$1,000.00** to North Penn Legal Services to assist in funding a Medicare Part D Provider Education Training

**Established** a Pro Bono Litigation Costs Reimbursement Fund

Request for Grant Funding should be directed to the LLA Community Activities and Outreach and Committee. Information is available on the LLA website at <http://www.lycolaw.org/Committees/LLAfoundation.htm>

Please consider the Lycoming Law Association Foundation when making planned gifts.

Donations to the Lycoming Law Association Foundation are tax deductible.

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



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**PERIODICAL PUBLICATION**

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