

LYCOMING REPORTER

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LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY
LYCOMING LAW ASSOCIATION

EDITOR: Gary L. Weber • BUSINESS MANAGER: Michele S. Frey

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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

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Real Estate: *Fred Holland*



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.

- 2/9/2015** – **LLA Executive Committee Meeting:** *Regular monthly meeting.*
Time: 12:00 PM to 1:00 PM. **Location:** LLA Office
- 2/25/2015** – **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
- 3/9/2015** – **LLA Executive Committee Meeting:** *Regular monthly meeting.*
Time: 12:00 PM to 1:00 PM. **Location:** LLA Office
- 3/25/2015** – **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

UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES

- 2/3/2015** – **How to Prepare a Fiduciary Income and Decedent's Final Lifetime Income Tax Returns:** *PBI Video Replay.* **CLE credits:** 4 Substantive **Time:** 9:00 AM to 1:30 PM. **Location:** LLA Conference Center
- 2/5/2015** – **Act 95 – New Power of Attorney Law:** *PBI Video Replay.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:30 PM. **Location:** LLA Conference Center
- 2/10/2015** – **Probate & Trust Law – We Are Living (and Dying) in a Digital World: Estate Planning for Digital Assets and Accounts:** *PBI Video Replay.* **CLE credits:** 2 Substantive **Time:** 9:00 AM to 11:00 AM. **Location:** LLA Conference Center
- 2/13/2015** – **The Emerging Retiree – Strategies for Maximizing Social Security Benefits and Retirement Plans:** *PBI Groupcast.* **CLE credits:** 3 Substantive **Time:** 12:00 PM to 3:15 PM. **Location:** LLA Office
- 2/18/2015** – **Mortgage Foreclosure Program:** *Host: Attorney Jen Heverly.* **CLE credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Conference Center
- 2/19/2015** – **21st Annual Auto Law Update:** *PBI Video Replay.* **CLE credits:** 3 Substantive / 1 Ethics **Time:** 9:00 AM to 1:30 PM. **Location:** LLA Conference Center
- 2/24/2015** – **Basics of Handling a Divorce in Pennsylvania:** *PBI Groupcast.* **CLE credits:** 4 Substantive **Time:** 8:30 AM to 12:45 PM. **Location:** LLA Office
- 2/25/2015** – **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
- 3/3/2015** – **2014 Public Interest Law Day:** *PBI Video Replay.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** LLA Conference Center
- 3/5/2015** – **The Medicaid Application Process:** *PBI Video Replay.* **CLE credits:** 4 Substantive **Time:** 9:00 AM to 1:30 PM. **Location:** LLA Conference Center
- 3/10/2015** – **Preparing a Witness to Testify:** *PBI Groupcast.* **CLE credits:** 3 Substantive / 1 Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** LLA Conference Center
- 3/11/2015** – **The Intersection of Legal and Mental Health Issues in Custody Cases:** *PBI Video Replay.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** LLA Conference Center

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- 3/15/2015 – Defending Oil and Gas Enforcement Actions:** *Host: Attorney Glenn Parno. CLE credits:* 1 Substantive **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Conference Center
- 3/19/2015 – 28th Annual Civil Litigation Update:** *PBI Groupcast. CLE credits:* 5 Substantive / 1 Ethics **Time:** 9:00 AM to 4:15 PM. **Location:** LLA Conference Center
- 3/20/2015 – Trial Practice & Advocacy in the Federal Middle District:** *PBI Groupcast. CLE credits:* 2 Substantive **Time:** 2:30 PM to 4:30 PM. **Location:** LLA Conference Center
- 3/24/2015 – ABCs of Foreclosure Processing:** *PBI Video Replay. CLE credits:* 5 Substantive / 1 Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** LLA Conference Center
- 3/25/2015 – 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
- 3/26/2015 – Understanding the Basics of Elder Law:** *PBI Groupcast. CLE credits:* 5 Substantive / 1 Ethics **Time:** 9:00 AM to 4:00 PM. **Location:** LLA Conference Center
- 4/2/2015 – An Attorney’s Guide to Going Paperless:** *PBI Video Replay. CLE credits:* 5 Substantive / 1 Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** LLA Conference Center
- 4/7/2015 – Due Diligence in Business Transactions:** *PBI Video Replay. CLE credits:* 3 Substantive / 1 Ethics **Time:** 9:00 AM to 1:30 PM. **Location:** LLA Conference Center
- 4/9/2015 – Thorny Issues in Landlord Tenant Law:** *PBI Video Replay. CLE credits:* 4 Substantive **Time:** 9:00 AM to 1:30 PM. **Location:** LLA Conference Center
- 4/14/2015 – Law of Arrest Search and Seizure:** *PBI Groupcast. CLE credits:* 4 Substantive **Time:** 9:00 AM to 4:45 PM. **Location:** Lycoming Law Association Conference Center
- 4/16/2015 – Tips and Techniques for the Trial of a Bad Faith Claim:** *PBI Video Replay. CLE credits:* 3 Substantive / 1 Ethics **Time:** 9:00 AM to 1:30 PM. **Location:** LLA Conference Center
- 4/21/2015 – Ethics Potpourri – Fee Practices, Pointers & Traps of Fee Agreements:** *PBI Video Replay. CLE credits:* 1 Ethics **Time:** 9:00 AM to 10:00 AM. **Location:** LLA Conference Center
- 4/23/2015 – Family Law Institute 2015 Day 1:** *PBI Groupcast. CLE credits:* 8 Substantive / 1 Ethics **Time:** 9:00 AM to 4:00 PM. **Location:** Lycoming Law Association Conference Center

4/24/2015 – Family Law Institute 2015 Day 2: PBI Groupcast. CLE credits:
8 Substantive / 1 Ethics **Time:** 8:30 AM to 11:45 AM. **Location:**
Lycoming Law Association Conference Center

4/27/2015 – Trial Tactics, Tips and Techniques: PBI Groupcast. CLE credits:
5 Substantive / 1 Ethics **Time:** 9:00 AM to 4:30 PM. **Location:**
Lycoming Law Association Conference Center

***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 Michele Frey at the LLA Office at (570) 323-8287, by email at mfrey@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. Murray-Bey; Commonwealth vs. Holmes** (01/26/2015)—Judge Marc F. Lovecchio

Criminal: Habeas corpus petition; sufficiency of the evidence; suppression motion; search of a home by Federal Marshal's Fugitive Task Force; consent to search for fugitive; observations of drug paraphernalia and gun in plain sight; inaccurate address in warrant where apartment is described particularly; justifiable warrantless search because of request from another law enforcement agency; exigent circumstances where suspects already in custody; protective sweep where no reasonable suspicion that residence harbored individuals posing danger to police; inevitable discovery; sufficiency of warrant application to show probable cause for search, after illegally obtained information is excised from the search warrant; smell of burnt marijuana and observation of stolen handgun. (murray-bey012615L)

► **Commonwealth vs. Seitzer** (01/23/2015)—Judge Richard A. Gray
Criminal: Appeal; non-jury trial; sufficiency of evidence of criminal mischief; evidence of intent to damage property. (Seitzer012315g)

► **Commonwealth vs. Nixon** (01/23/2015)—Judge Marc F. Lovecchio
Criminal: Habeas corpus petition; claimed improper denial of parole; violation of sentencing order; exclusive authority of Parole Board; right to parole at expiration of minimum sentence; re-sentencing without due process of law; jurisdiction of court. (Nixon012315L)

► **Commonwealth vs. Colling** (01/23/2015)—Judge Marc F. Lovecchio
Criminal: Suppression motion; probable cause for vehicle stop; circumstances indicative of impaired driving; mere reasonable suspicion to believe defendant was an impaired driver; no observation of vehicle code violation. (colling012315L)

► **Adoption of SG** (01/22/2015)—Judge Joy Reynolds McCoy
Adoption: Petition for involuntary termination of parental rights; settled purpose to relinquish parental claim to a child or failing to perform parental duties for at least 6 months; failure to show even a passive interest in his child; consideration to the developmental, physical and emotional needs and welfare of the child. (Adoption-ofSG012215m)

- **ABD Jr. vs. AMK** (01/21/2015)—Judge Dudley N. Anderson
Support: Complaint to establish paternity and for genetic testing; challenge to acknowledgment of paternity; fraud, duress or material mistake of fact; clear and convincing evidence; paternity by estoppel; best interests of the involved child; focus on the father-child relationship. (ADB012115a)
- **Commonwealth vs. Norris** (01/16/2015)—Judge Nancy L. Butts
Criminal: Post Conviction Relief Act petition; timeliness; retroactive application of *Alleyn* decision; jurisdiction of the court. (Norris011615bt)
- **Commonwealth vs. Minor** (01/16/2015)—Judge Nancy L. Butts
Criminal: Motion to reconsider suppression order; search of the person; totality of the circumstances; investigative detention; justification to conduct a pat down; probable cause; search incident to a lawful arrest. (Minor011615bt)
- **Commonwealth vs. Segraves** (01/21/2015)—Judge Marc F. Lovecchio
Criminal: Post Conviction Relief Act petition; ineffective counsel; conceded merit to claim that counsel failed to call a material defense witness; prejudice; reasonable probability of different outcome of trial. (Segraves012115L)
- **Commonwealth vs. Britford** (01/20/2015)—Judge Richard A. Gray
Criminal: Appeal; sentencing discretion; bald assertion of abuse of discretion; sentence within guidelines. (britford012015g)
- **Commonwealth vs. Waldrab** (01/20/2015)—Judge Marc F. Lovecchio
Criminal: Suppression motion; vehicle stop; observation of driving clues; reasonable suspicion; nervousness due to being followed by unmarked car at night; explanation for conduct negating reasonable suspicion. (Waldrab01212015L)

**Malcolm Muir: A Pioneer in the
Efficient Administration of Justice**

Narrated by John M. Humphrey

**Available for purchase from the
Lycoming Law Association**

Malcolm Muir: A Pioneer in the Efficient Administration of Justice documents the inspiring and impressive life of Malcolm Muir, who served for over forty years as a United States District Judge in the Middle District of Pennsylvania. Through extensive recollections and comments by Judge Muir, as well as comments and observations by numerous lawyers, staff, friends and family members, Judge Muir's groundbreaking reforms in civil and criminal procedure are chronicled, as are his achievements as a lawyer in private practice and a leader in the Lycoming Law Association and the Pennsylvania Bar Association. The film looks at the qualities of this respected man, his roles as patriot and father, and his unusual talents and personal traits.

With funding from the Lycoming Law Association and the Lycoming Law Association Foundation, and with generous contributions from numerous former law clerks of Judge Muir, this approximately one-hour film was produced from interviews and research conducted over a five-year period both before and after Judge Muir's death in July 2011. The documentary was written and is narrated by John M. Humphrey, Esq., a former law clerk and friend of Judge Muir, and was filmed and edited by Bryon Carey & Associates Production.

Cost: \$20.00, plus \$5.00 shipping.

Contact: Lycoming Law Association
lla@lycolaw.org or (570) 323-8287
to make arrangements for purchase.

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**Campana, Rose A.,** dec'd.

Late of the City of Williamsport.
Executors: Kathleen Hutchinson, Gabriel Campana and Gemma Bragalone c/o Daniel K. Mathers, Esquire, Mathers & Stapp PC, 416 Pine St., Ste. 308, Williamsport, PA 17701.
Attorneys: Daniel K. Mathers, Esquire, Mathers & Stapp PC, 416 Pine St., Ste. 308, Williamsport, PA 17701.

Henry, Betty R., 41-15-0016, dec'd.

Late of Avis.
Administratrix: Lenny C. Draper, 271 Creek Road, Mill Hall, PA 17751.
Attorneys: Lee H. Roberts, Esquire, Roberts, Miceli & Boileau, LLP, 146 East Water Street, Lock Haven, PA 17745.

Lower, Kitty R., dec'd.

Late of Jersey Shore.
Administrator: John D. Bierly, 324 Cottage Place, Lewistown, PA 17044.
Attorney: Leroy H. Keiler, III, Esquire, 110 Oliver Street, Ste. 2, P.O. Box 263, Jersey Shore, PA 17740, (570) 398-2750.

McGill, Russell J., dec'd.

Late of Williamsport.
Administrator: Donald L. Speck, 383 S. Pine Run Rd., Linden, PA 17744.
Attorneys: Christopher H. Kenyon, Esquire, McCormick Law Firm, 835 West Fourth Street, Williamsport, PA 17701.

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

Late of Williamsport.
Executor: Michael Bradley, 7800 Crane Road, Ypsilanti, MI 48197.
Attorneys: Christopher H. Kenyon, Esquire, McCormick Law Firm, 835 West Fourth Street, Williamsport, PA 17701.

Hill, Laura A., dec'd.

Late of Linden.
Administrator cta: Marvin M. Hill, 4376 S. U.S. Hwy. 220, Linden, PA 17744.
Attorneys: Mc Nerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17701.

Meagher, Ann Marie a/k/a Ann M. Meagher, dec'd.

Late of Marin County, California.
Executor: Daniel John Rosenberg, Sr., 34846 Chancey Road, Zephyrhills, FL 33541-3705.
Attorneys: L. Craig Harris, Esquire, Carpenter, Harris & Flayhart, 128 S. Main St., P.O. Box 505, Jersey Shore, PA 17740.

Nash, Beverly A. a/k/a Beverly Nash, dec'd.

Late of the Borough of Muncy.
The Beverly A. Nash Real Estate Protector Trust, dated August 13, 2012.
The Beverly A. Nash Protector Trust, dated April 30, 2013.
Executrix: Mary A. Eck, 108 North Washington Street, Muncy, PA 17756.

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

Norman, Dorothy M., dec'd.

Late of Jersey Shore.
Executors: William G. Norman, 2852 Tombs Run Road, Jersey Shore, PA 17740, Dennis E. Norman, 2023 Cemetery Street, Jersey Shore, PA 17740, Pamela M. Copenhaver, 2520 Tombs Run Road, Jersey Shore, PA 17740 and George E. Norman, 77 Tenth Street, 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.

Ridge, George W., dec'd.

Late of 3217 Roaring Branch Road, Roaring Branch, Jackson Township. Executrix: Mary Richart, 3217 Roaring Branch Road, Roaring Branch, PA 17765.

Attorneys: Lester L. Greevy, Jr., Esquire, Greevy & Associates, 5741 State Route 87, Williamsport, PA 17701, (570) 435-2233.

Wool, Mary K., dec'd.

Late of Cogan Station.
Executor: Samuel M. Wool, 2125 Eckard Road, Cogan Station, PA 17728.

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

Young, Roland E., dec'd.

Late of Williamsport.
Executor: Mark E. Young, 2217 Mahaffey Lane, Williamsport, PA 17701.
Attorneys: Joseph F. Orso, III, Esquire, Rudinski, Orso & Lynch, 339 Market Street, Williamsport, PA 17701.

THIRD PUBLICATION

Baird, Harry Steven, dec'd.

Late of 1411 Princeton Avenue, Williamsport.

Administrators: William P. Kiessling, II and Marjorie M. Baird, 196 Sterling Drive, Muncy, PA 17756.

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

Cervinsky, Ruth E., dec'd.

Late of Montoursville.

Executrix: M. Jane Phillips, 1705 Northway Road, Williamsport, PA 17701.

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

Fry, Sylvia L., dec'd.

Late of Montoursville.

Executor: Arthur L. Fry, 1201 Tule Street, Montoursville, PA 17754.

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

Hamilton, Richard W., dec'd.

Late of Williamsport.

Executor: Kevin S. Hamilton, 151 Spike Lane, Montoursville, PA 17754.

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

Scott, Judith A., dec'd.

Late of Old Lycoming Township.

Executor: Rickie Stryker, 225 Middle Road, Newville, PA 17241.

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

Smith, Diane L., dec'd.

Late of Muncy.

Administrator: Robert F. Smith, 107 Van Horn Blvd., Muncy, PA 17756.

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

Smith, Greta, dec'd.

Late of Williamsport.
Executrix: Gale Weaver, 40 Overhill Road, Williamsport, PA 17701.
Attorneys: McNerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17701.

Stroble, Leo T., dec'd.

Late of South Williamsport.
Co-Executors: Janet M. Stroble, 1215 W. Mountain Ave., S. Williamsport, PA 17702 and Richard B. Stroble, 5576 Jacks Hollow Road, Williamsport, PA 17702.
Attorneys: McNerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17701.

**FILING ARTICLES
OF AMENDMENT**

NOTICE IS HEREBY GIVEN that Articles of Amendment to the Articles of Incorporation of Ocala Investors, Inc. are intended to be filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on or before January 15, 2015, pursuant to the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania of 1988.

The nature of the amendment is as follows:

1) The name of the Corporation shall be changed to:

LIBERTY ARENA, INC.

Michael J. Casale, Jr., Esquire
1500 Sycamore Road
Suite 120
Montoursville, PA 17754

J-30

**FILING OF CERTIFICATES OF
ORGANIZATION OF LLC**

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed on or about January 9, 2015, with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Organization for a domestic limited liability company, organized under the Business Corporation Law of 1988; December 21, 1988 (P.L. 1444, No. 177), as amended. The name of the limited liability company is:

HIGHLAND AVIATION, LLC
708 Highland Terrace, Williamsport, PA 17701.

The purpose for which the limited liability company was organized is: To purchase, own, operate, lease, charter and/or sell aircraft.

HENRY P. PERCIBALLI, ESQUIRE
LAW OFFICES
PERCIBALLI & WILLIAMS, LLC
429 Market Street
Williamsport, PA 17701

J-30

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed on or about January 9, 2015, with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Organization for a domestic limited liability company, organized under the Business Corporation Law of 1988; December 21, 1988 (P.L. 1444, No. 177), as amended. The name of the limited liability company is:

COMANCHE AVIATION, LLC
708 Highland Terrace, Williamsport, PA 17701.

The purpose for which the limited liability company was organized is: To

purchase, own, operate, lease, charter and/or sell aircraft.

HENRY P. PERCIBALLI, ESQUIRE
LAW OFFICES
PERCIBALLI & WILLIAMS, LLC
429 Market Street
Williamsport, PA 17701

J-30

SERVICE BY PUBLICATION

MONTOURSVILLE AREA
SCHOOL DISTRICT
ACT 34 PUBLIC HEARING
ADDITIONS AND
RENOVATIONS TO
MONTOURSVILLE
AREA HIGH SCHOOL

PUBLIC HEARING NOTICE

Please take notice that a public hearing will be held at the Montoursville Area High School Auditorium, 100 N. Arch Street, Montoursville, PA 17754 on Tuesday, February 24, 2015 at 7:30 p.m. for the purpose of reviewing relevant matters relating to the additions to and renovations of the Montoursville Area High School (the "Project").

A description of the Project, including facts relative to educational, physical, administrative, budgetary and fiscal matters of the Project will be presented and will be available for consideration at this public hearing. Beginning Tuesday, February 3, 2015 a Project description booklet will be available for review during business hours (8:00 a.m. to 4:00 p.m.) at the Montoursville Area School District Offices at 50 N. Arch Street, Montoursville, PA.

The Board of Directors of the Montoursville Area School District has adopted, by resolution, the following costs in connection with this Project:

Act 34 Maximum Building Construction Cost (new areas of Building only) (Includes: Structure Cost, Architect's Fee, Moveable Furniture & Equipment less Site Development Costs and Architect's Site Design Fee); \$24,114,009.

Other Project Costs (renovation costs, site costs and soft costs); \$11,885,991.

Maximum Project Cost; \$36,000,000.

Project Credits, State Reimbursement Estimate; \$(3,300,000).

This public hearing is being held pursuant to the requirements of PA Public School Code of 1949, approved March 10, 1949, as amended and supplemented, including amendments made pursuant to Act 34 of the session of 1973 of the General Assembly.

Interested parties that want to be placed on the public hearing agenda may submit their names to the District Office (address listed above) until 12:00 noon on Tuesday, February 24, 2015. Additional testimony will be received from the floor at the hearing.

Any and all interested parties may appear at and attend the public hearing and may be heard at such public hearing (one person, one comment at a time, five-minute limitation per individual), and/or may submit written testimony to the Secretary of the School Board of Directors at the District Office (address listed above) until 12:00 noon, 30 days after hearing on Thursday, March 26, 2015.

FRED A. HOLLAND, ESQUIRE
MURPHY, BUTTERFIELD
& HOLLAND, P.C.

Montoursville Area School District
442 William Street
Williamsport, PA 17701

J-30

SHERIFF'S SALE

By Virtue of Writs of Execution issued out of the Court of Common Pleas of Lycoming County, and directed to me, there will be exposed to public sale at the Executive Plaza, 1st Floor, Commissioners Board Room, 330 Pine Street, Williamsport, PA 17701 on Friday, FEBRUARY 6, 2015, at 10:30 A.M., the following described real estate to wit:

NO. 2-1**SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate in the city of Williamsport, 7th Ward, in the county of Lycoming, Pennsylvania, and being known as 805 Poplar Street, Williamsport, Pennsylvania 17701.

TAX MAP AND PARCEL NUMBER:
67-004-306.

THE IMPROVEMENTS THEREON
ARE: Residential Dwelling.

REAL DEBT: \$95,604.40.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Clayton N. Morse and Evelyn N. Morse.
McCABE, WEISBERG
AND CONWAY, P.C.
123 South Broad Street
Suite 1400
Philadelphia, PA 19109

NO. 2-2

ALL that certain lot of land situate in the Third Ward of the Borough of 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 Clark Street two hundred fifty (250) feet south of the southeast corner of Clark Street and the first alley south of West Southern Avenue; thence in an easterly direction one hundred twenty-six (126) feet three (03) inches to the western side of an alley formerly known as Shemp's Lane; thence in a southerly direction along said alley fifty (50) feet to

a point; thence in an westerly direction one hundred twenty-six (126) feet three (03) inches to the eastern side of Clark Street and thence along the same in a northerly direction fifty (50) feet to the place of beginning.

BEING KNOWN AS 353 Clark Street, Williamsport, PA 17702.

UPI and PARCEL NO. 53-001.0-0106.00-000.

BEING the same premises which Franki L. Tompkins, single dated May 19, 2005, by Deed dated, and recorded May 24, 2005, in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book 5306 Page 284, granted and conveyed unto David P. Lair and Brandy L. Lair, Husband and Wife.

NO. 2-3**SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate Jersey Shore, Lycoming County, Pennsylvania and being known as 1119 Thompson Street, Jersey Shore, Pennsylvania 17740.

TAX MAP AND PARCEL NUMBER:
21002.00538.00-000.

THE IMPROVEMENTS THEREON
ARE: Residential Dwelling.

REAL DEBT: \$111,549.11.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Nathan D. Muthler and Kara L. Muthler.
McCABE, WEISBERG
AND CONWAY, P.C.
123 South Broad Street
Suite 1400
Philadelphia, PA 19109

NO. 2-4**EXHIBIT "A"****LEGAL DESCRIPTION**

ALL THAT CERTAIN piece, parcel and lot of land situate in Third Ward of the Borough of Montoursville, County of Lycoming and Commonwealth of Pennsylvania, known as Lot No. 2 in Block D of the plan of Fairview Heights, as set forth

in Lycoming County Deed Book Volume 514, Page 309, bounded and described as follows:

BEGINNING at an iron pin in the eastern line of Sunset Circle (fifty (50) feet wide), said iron pin being one hundred ten (110.00) feet south of the intersection of said eastern line of Sunset Circle with the division line between lands now or formerly of Fairview Heights, Inc. and lands now or formerly of the Borough of Montoursville, as measured along said eastern line of Sunset Circle; thence along the southern line of Lot No. 1 of Block D on the plan of Fairview Heights, South sixty (60) degrees three (03) minutes five (05) seconds East, one hundred forty-eight and thirty-three hundredths (148.33) feet to an iron pin; thence along other lands now or formerly of Fairview Heights, Inc. and/or Vincent J. Rova, et ux., South twenty-nine (29) degrees twenty-six (26) minutes forty-eight (48) seconds West, seventy-six and fifty-four hundredths (76.54) feet to an iron pin; thence along the northern line of Lot No. 3 of Block D on the plan of Fairview Heights, North seventy-three (73) degrees twenty-seven (27) minutes forty (40) seconds West, one hundred forty (140.00) feet to an iron pin in the eastern line of Sunset Circle; thence northerly along the eastern line of Sunset Circle by a line curving to the right with a radius of four hundred seventy (470.00) feet for an arc distance of one hundred ten (110.00) feet to the point and place of **BEGINNING**.

UNDER AND SUBJECT to an easement for utilities five (5) feet in width and lying along the eastern line of the above described land, which is set forth in prior deeds in the chain of title.

ALSO, UNDER AND SUBJECT to any and all other conditions, restrictions, covenants, rights-of-way, easements, etc. as set forth in the prior chain of title.

BEING KNOWN AND NUMBERED AS 108 Sunset Circle, Montoursville, PA 17754.

PARCEL I.D. NO. 34A-011-1004.

BEING THE SAME PREMISES which George A. Gedon, Georgianne Gedon-Lipscomb, Teresa E. Miller, Co-Trustees of the Gedon Irrevocable Grantor Trust, by Deed dated September 18, 2008 and recorded October 1, 2008 in and for Lycoming County, Pennsylvania, in Deed Book Volume 6471, Page 94, granted and conveyed unto Michael L. Smeal, single and Jennifer L. Beam, single as joint tenants with the right of survivorship.

NO. 2-5

SHORT DESCRIPTION

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 21 Westbury Place, Williamsport, PA 17701.

SOLD as the property of **SETH A. FRAZER**.

TAX PARCEL #TP 43-01-655.

NO. 2-6

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2013-02721.

Wells Fargo Bank, N.A. v. Gary M. Coxe, in His Capacity as Administrator of The Estate of Kimberly M. Coxe, Ann T. Coxe, in Her Capacity as Heir of The Estate of Kimberly M. Coxe, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Kimberly M. Coxe, Deceased owner(s) of property situate in **SOUTH WILLIAMSPORT BOROUGH, LYCOMING County, Pennsylvania** being 520 Fairmont Avenue, South Williamsport, PA 17702-7720.

Parcel No. 51-004-106.

Improvements thereon: **RESIDENTIAL DWELLING**.

Judgment Amount: \$89,530.50.

PHELAN HALLINAN, LLP
Attorneys for Plaintiff

NO. 2-7

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 244 Seminary Street, Jersey Shore, PA 17740.

SOLD as the property of VIVIAN M. MAYES.

TAX PARCEL #TP 20-1-325.

NO. 2-8

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 14-00076.

Wells Fargo Bank, National Association, Successor by Merger to Wells Fargo Bank Minnesota, National Association f/k/a Norwest Bank Minnesota, National Association as Trustee for First Union Home Equity Loan Trust 1997-3, Home Equity Loan Asset-backed Certificates, Series 1997-3 v. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Lynette J. Laudenslager, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Elmer Oliver Laudenslager, III, Deceased owner(s) of property situate in the WILLIAMSPORT CITY, 8TH, LYCOMING County, Pennsylvania being 237 Hughes Street, Williamsport, PA 17701-3457.

Parcel No. 68-007-709.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$50,416.49.

PHELAN HALLINAN, LLP

Attorneys for Plaintiff

NO. 2-9

All that certain piece, parcel and lot of land situate in the Borough of South Williamsport, Lycoming County and Commonwealth of Pennsylvania, known as Lot No.3 in a Sub-Division on land of the Estate of Rose Mingle prepared by Daniel F. Vassallo, Registered Surveyor on December 28, 1982, recorded in Lycoming County Deed Book 1034, Page 52, bounded and described as follows, to wit:

BEGINNING at the iron pin on the western line of Hill Street, said beginning point being South fourteen degrees ten minutes East, two hundred five and forty one-hundredths feet (S. 14°10' E. 205.40 ft) from the intersection of the western line of said Hill Street, and the southern line of the first Alley South of West Southern Avenue; thence from the said place of beginning and continuing along the western line of said Hill Street, South fourteen degrees ten minutes East, Forty-Three feet (S. 14°10'E 43.00 ft.) to an existing iron pin; thence along the northern line of land now or formerly of Paul W. and M. Jane Stabley, South seventy-five degrees fifty-five minutes West, two hundred seven feet (S.75°55'W. 207.00 ft) to an iron pin on the eastern line of land now or formerly of Lycoming County Industrial Development Authority; thence along the eastern line of said Lycoming County Industrial Development Authority, North fourteen degrees ten minutes West, forty-three feet (N. 14 degrees 10 W. 43.00 ft.) to an iron pin; thence along the southern line of Lot No.2, of this Sub-Division, North seventy-five degrees fifty-five minutes East, two hundred seven feet (N. 75 degrees 55'E. 207.00 ft) to the place of beginning. Containing 8,901 square feet.

BEING KNOWN AS 336 Hill Street, South Williamsport, PA 17702.

UPI and PARCEL NO. 52-003-713.

BEING the same premises which Dennis A. Straub and Cindy L. Straub, his wife, by deed dated April 29, 1999, and recorded April 30, 1999, in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book 3287 Page 294, granted and conveyed unto Russell W. Long, Jr. Unmarried.

NO. 2-10

ALL THAT CERTAIN piece, parcel and lot of land situate in the township of Lycoming, County of Lycoming and commonwealth of Pennsylvania, known

as Lots Nos. 72 and 73 on Fairlawn Plan of Lots to Williamsport, Pennsylvania, said lots being bounded and described as follows, to-wit:

BEGINNING at a stake in the south line of Fairlawn Avenue three hundred thirty-three and six-tenths (333.6) feet easterly from a stake at its intersection with the east line of Cogan Station road, thence easterly eighty (80) feet to a stake; thence southerly one hundred forty (140) feet along Lot No. 74 to a stake; thence westerly eighty (80) feet along a twenty (20) foot alley to a stake; thence westerly eight (80) feet along a twenty (20) foot alley to a stake; thence northerly one hundred forty (140) feet along said Lot No.71 to a stake, the place of beginning.

BEING KNOWN AS 1855 Fairlawn Avenue, Cogan Station, PA 17728.

UPI/PARCEL NO. 27-001-206.

BEING the same premises which Walter E. Montgomery, Jr. and Dorothy L. Montgomery, his wife, by Deed dated April 20, 1973 and recorded April 20, 1973, in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book 646 Page 11, granted and conveyed unto Howard L. Webber and Gloria J. Webber, his wife. Howard L. Webber has since departed this life on 11/27/2006 and Gloria J. Webber departed this life on 11/25/2012.

NO. 2-11

SHORT DESCRIPTION

DOCKET NO.: 14-01990

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

TAX PARCEL NO: 67-013-204.

PROPERTY ADDRESS 2352 Newberry Street, Williamsport, PA 17701.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Harry E. Gerard, Paulette S. Gerard.

ROBERT W. WILLIAMS, ESQUIRE

NO. 2-12

All those certain two (2) pieces or parcels of land situate in South Williamsport Borough, County of Lycoming, Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL NO. 1: BEGINNING at a point on the South side of Mountain Avenue, one hundred eighty (180) feet of the Southwest corner of said Avenue and Clinton Street; Southerly at right angles to said Avenue, one hundred fifty (150) feet to an alley; thence Westerly along said alley forty-five (45) feet; thence Northerly one hundred fifty (150) feet to said Mountain Avenue; thence Easterly along same, forty-five (45) feet to the place of Beginning.

PARCEL NO. 2: BEGINNING at a post, the Southeast corner of Hill Street and Mountain Avenue; thence Easterly along the said Avenue Sixty-five (65) feet to Lot now or formerly of the Grantor; thence Southerly along said lot One hundred Fifty (150) feet to an alley, thence Westerly along said alley Sixty-five feet to the said Hill Street; thence Northerly along said Street one hundred Fifty (150) feet to the place of Beginning.

BEING KNOWN AS 1025 West Mountain Avenue, South Williamsport, PA 17702.

UPI and PARCEL NO. 52-004-179.

BEING the same premises which Marian Fish, single dated October 25, 2002, by Deed dated, and recorded November 1, 2002, in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book 4356 Page 046, granted and conveyed unto Jesse J. Hurst, single.

NO. 2-13

SHORT DESCRIPTION

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

Christiana Trust, A Division of Wilmington Savings Fund Society, FSB, as Trustee for Normandy Mortgage Loan

Trust, Series 2013-18 v. Clayton M. Steward, Sr. owner(s) of property situate in CLINTON TOWNSHIP, LYCOMING County, Pennsylvania being 172 Pennywood Avenue, Montgomery, PA 17752-9452.

Parcel No. 07+,411.0-0143.05-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$175,480.95.

PHELAN HALLINAN, LLP

Attorneys for Plaintiff

NO. 2-14

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

BEGINNING at an iron pin at the intersection of the northern line of land now or formerly of Peter Rummings, and the southwestern side of Township Road No. 645, (also known as Joe's Run Road), said beginning point being referenced from the intersection of the center of said Township Road No. 645, and the center of Pennsylvania State Highway T.R. No. 287, by the two (2) following courses and distances: First: in a northwesterly direction along the center of said Township Road, No. 645 five hundred sixty-two and twenty hundredths (562.20) feet to a point; Second: South 78 degrees 00 minutes West, a distance of twenty and fifty one hundredths (20.50) feet to the place of beginning; thence from said place of beginning and along the lines of land now or formerly of the aforesaid Peter Rummings, by the two (2) following courses and distances: First: South 78 degrees 00 minutes West, a distance of two hundred eight (208.00) feet to an iron pin near a hemlock tree; Second: North 21 degrees 23 minutes West, a distance of four hundred eighty-five (485.00) feet to Triple Hemlocks and iron pin, on the southwestern side of the aforesaid Township Road No. 645; thence along the

southwestern side of said Township Road No. 645 by the nine (9) following courses and distances: First: south 69 degrees 20 minutes East, a distance of ninety (90.00) feet to a point; Second: South 62 degrees 45 minutes East, a distance of fifty (50.00) feet to a point; Third: South 62 degrees 45 minutes East, a distance of fifty (50.00) feet to a point; Fourth: South 43 degrees 00 minutes East, a distance of 40 (40.00) feet to a point; Fifth: South 39 degrees 15 minutes East, a distance of eighteen and forty hundredths (18.40) feet to an existing iron pipe; Sixth: South 26 degrees 30 minutes East a distance of seventy-eight and sixty hundredths (78.60) feet to a point; Seventh: South 28 degrees 45 minutes East fifty (50.00) feet to a point; Eighth: South 32 degrees 45 minutes East, a distance of one hundred (100.00) feet to a point; Ninth: South 34 degrees 45 minutes East, a distance of one hundred two (102.00) feet to the place of beginning. Containing 1.60 acres.

201 Joe's Run Road a/k/a 201 Joes Run Road, Jersey Shore, Pennsylvania 17740.

Title to said premises is vested in Andrew D. Roos and Kimberly A. Roos, husband and wife, by deed from Matthew J. Haag and Heather L. Haag, husband and wife dated July 26, 2011 and recorded August 2, 2011 in Deed Book 7355, Page 93.

Tax parcel #: 313260011900000.

Improvements: Residential Dwelling.

NO. 2-15

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

BEGINNING on the north by land now or formerly of John G. Durrwachter, on the east by Bloomingrove Road; on the south by lot now or formerly of Fred McKee; on the West by lot now or formerly of Fred McKee. Containing one hundred ten (110) feet on said Bloomingrove Road and being one hundred eighty

(180) feet in depth and ninety (90) feet in width in the rear.

1539 Bloominggrove Road, Williamsport, Pennsylvania 17701.

Title to said premises is vested in Deann Chambers and Keith H. Chambers, husband and wife, by deed from Philip J. Keller and Bridgette M. Keller, his wife, dated August 27, 1999 and recorded August 27, 1999 in Deed Book 3379, Page 228.

Tax parcel #: 2635000122.

Improvements: Residential Dwelling.

NO. 2-16

ALL THAT CERTAIN piece, parcel and lot of Land situate in the Third Ward of the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, being known and designated as the eastern parts of Lots Nos. 27 and 28 on the plot or plan of lots known as Ramsdell's Addition to Jersey Shore, which plot is recorded in the Office for the Recording of Deeds in and for Lycoming County in Deed Book Volume 181, Page 447, and said lots being more particularly bounded and described as follows, to-wit:

BEGINNING at the northeast corner thereof, being the point of intersection of the southern line of Walnut Street and the western line of a twenty-four (24) foot alley; thence in a westerly course along the southern line of Walnut Street, fifty (50) feet to a post; thence in a southerly course parallel with the western line of said alley, one hundred five (105) feet to line of Lot No. 29; thence in an easterly course along said Lot No. 29, fifty (50) feet to the western line of said alley; thence in a northerly course along the western line of said alley, one hundred five (105) feet to the place of beginning; containing five thousand two hundred fifty (5250) square feet, be the same more or less.

BEING KNOWN AS 1231 Walnut Street, Jersey Shore, PA 17740.

UPI/PARCEL NO. 21-004-720.

BEING the same premises which Mark A. Smith, Single, by Deed dated February 16, 2006 and recorded February 21, 2006, in the Office of the Recorder of Deeds in and for Lycoming County in Deed Instrument No. 200600002378, granted and conveyed unto Harold L. Fleming and Rebecca J. Fleming, his wife, as Tenants by Entireties.

NO. 2-17

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

BEGINNING at a point in the western line of Campbell Street four hundred thirty (430) feet north of Erie Avenue; thence west parallel with Erie Avenue (now Memorial Avenue) one hundred five (105) feet to a point in the eastern boundary line of land now or formerly of Julia F. Paine; thence north along said eastern boundary line of land now or formerly of Julia F. Paine fifty (50) feet to a point, said line being parallel with the western line of Campbell Street; thence east parallel with the southern line of this lot one hundred five (105) feet to Campbell Street; and thence south along the western line of Campbell Street fifty (50) feet to the place of beginning.

BEING the same premises granted and conveyed unto Susquehanna House, Inc., by deed of Gregory A. Foresman and Gina M. Foresman, his wife, by deed dated August 25, 2009 and recorded in Lycoming County Record Book 6741, Page 123.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 73-6-107 in the Office of the Lycoming County Tax Assessor.

SEIZED, taken in execution and to be sold as the property of Susquehanna House, Inc., under a judgment entered against it in the Court of Common Pleas of Lycoming County, Pennsylvania, docketed to No. 13-02848.

NO. 2-18**EXHIBIT "A"****PARCEL #1:**

ALL that certain lot of land situate in the Third Ward of the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania and being known as Lot No. 20 on the plot or plan of Ramsdell's Addition to the Borough of Jersey Shore, bounded and described as follows, to wit:

BEGINNING at the northeast thereof being the intersection of the western line of Oliver Street and the southern line of Lot No. 19; thence in a westerly course along the line of said Lot No. 19, a distance of one hundred twenty-four (124) feet (actual Measure) to land owned now or formerly by the Trustees of the Walnut Street Baptist Church; thence in a southerly course along land now or formerly of the Trustees of the Walnut Street Baptist Church a distance of fifty (50) feet to line of Lot No. 21; thence an easterly course along line of Lot No. 21, a distance of one hundred twenty-four (124) feet (actual Measure) to the western line of Oliver Street; thence a northerly course along the western line of said Oliver Street a distance of fifty (50) feet to the place of beginning. Containing six thousand seven hundred (6,700) square feet be the same more or less.

PARCEL #2

ALL that certain messuage, tenement and lot of land situate in the Third Ward of the Borough of Jersey Shore, Lycoming County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a post at the point of intersection of the western line of Oliver Street, with the southern line of Walnut Street; thence along the line of Walnut Street South eighty-eight and one-half degrees west ($88\ 1/2^\circ$) one hundred and eighty feet to a post (180 ft.) at the point of the intersection of the southern line of Walnut Street with an Alley; thence

along the line of said Alley, south eight degrees east (8° E.) fifty feet (50 ft.) to a post at the southwest corner of the lot herein described; thence by the line of said lot north eighty-eight and one-half degrees east, ($88\ 1/2^\circ$ E.) one hundred and eighty feet (180 ft.) to a post on the western line of Oliver Street; thence by the line of said Oliver Street, north eight degrees west (8° W.) fifty feet (50 ft.) to a post, the place of beginning and containing nine thousand (9,000) square feet, be the same more or less.

PARCEL #3:

ALL that certain piece or parcel of land situate in the Third Ward of the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, being known and designated on the plot or plan of lots of Ramsdell's Addition to Jersey Shore, PA as the western part of Lot #20 being more particularly bounded and described as follows, to-wit:

BEGINNING at a post one hundred and twenty-four feet distant from the western line of Oliver Street and on line between Lots #19 and 20 on said plot; thence a westerly course along the line between said Lots 19 and 20, a distance of sixty feet to the eastern line of a sixteen foot alley; thence a southerly course along the eastern line of said alley, a distance of fifty feet to line of Lot #21; thence an easterly course along the line of Lot #21, a distance of sixty feet; thence a northerly course a distance of fifty feet to the place of beginning, containing three thousand square feet, be the same more or less.

BEING the same premises granted and conveyed unto Susquehanna House, Inc., by deed of The Walnut Street Baptist Church of Jersey Shore, Pennsylvania, dated August 12, 2005 and recorded in Lycoming County Record Book 5395, Page 34.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 21-004-616 in the Office of the Lycoming County Tax Assessor.

SEIZED taken in execution and to be sold as the property of Susquehanna House, Inc., under a judgment entered against it in the Court of Common Pleas of Lycoming County, Pennsylvania, docketed to No. 13-02846.

NO. 2-19

ALL THOSE TWO CERTAIN tracts of land situate in Jordan Township, Lycoming County, Pennsylvania bounded and described as follows:

TRACT NO. 1: BEGINNING at a point in the center line of a public road; thence along the center line of same the following two courses and distances: north 19 degrees west 22.5 rods; north 6 degrees west, 28.1 rods; thence along land now or formerly of Norman Derrick south 42 degrees east 38.2 rods to an iron pin in the line of land now or formerly of Earl Temple; thence along same south 8 degrees 30 minutes east, 9.2 rods to a post; thence continuing along same south 35 degrees 15 minutes east, 17 rods to a stake in line of Clifford Hill; thence along same north 85 degrees 35 minutes west, 26.8 rods to the center line of a public road, the point and place of beginning.

TRACT NO. 2: BEGINNING at a point on the western line of T-740 (Puderbach Hollow Road), said point being 533.58 feet north from the intersection of T-880 and T-740; thence by lands now or formerly of Donald C. Harding, North 86 degrees 24 minutes 57 seconds West, 20.00 feet to a set #4 rebar; thence by same, North 86 degrees 24 minutes 57 seconds West, 357.66 feet to a set #4 rebar; thence by lands now or formerly of Earl J. and Edna Temple, North 05 degrees 39 minutes 20 seconds West, 928.69 feet to an existing iron pin in the line of land now or formerly of Larry L. and Peggy M. Levan; thence by said Levan, South 42 degrees 15 minutes 43 seconds East, 622.14 feet to an existing #4 rebar; thence by same, South 42 degrees 15 minutes 43 seconds East, 26.06 feet to a point in the centerline of T-740; thence by

the centerline of T-740, South 03 degrees 57 minutes 02 seconds East, 447.12 feet; thence by same, South 03 degrees 57 minutes 02 seconds East, 22.08 feet to the point and place of beginning.

UNDER AND SUBJECT to all matters as shown on said subdivision plan.

Under and subject to the following restriction: No single unit trailer type mobile homes shall be placed on the premises. This restriction shall not preclude the placing of double-wide type homes on the premises, if they are constructed on a permanent foundation.

BEING KNOWN AS 1024 South Puderbach Hollo, Unityville, PA 17774.

UPI and PARCEL NO. 23+,357.0-0167.00-000+.

BEING the same premises which Larry L. Levan and Peggy M. Levan, husband and wife, by Deed dated March 29, 2007, and recorded April 19, 2007, in the Office of the Recorder of Deeds in and for Lycoming County in Deed Bok 5983 Page 335, granted and conveyed unto Brian F. Ruane and Pamela L. Ruane, husband and wife, as tenants by the entireties.

NO. 2-20

Legal Description

Street Address 752-758 West Fourth Street, 760-762 West Fourth Street, 764 West Fourth Street, 766-768 West Fourth Street—767-769 West Fourth Street, 771 West Fourth Street, and 773-775 West Fourth Street in Williamsport, Lycoming County, Pennsylvania.

Owner Weightman Block Limited Partnership.

Description of Improvements: Office building containing approximately 58,000 square feet.

Tax Parcel Number: 64-3-300 and 65-3-107.

NO. 2-21

EXHIBIT "A"

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

of Piatt, County of Lycoming and Commonwealth of Pennsylvania, being more particularly bounded and described in accordance with a survey subdivision plan by Larson Design Group, Inc., recorded on July 13, 2004 in Record Book 5025, Page 299, bounded and described as follows:

BEGINNING at a set steel pin at the northwestern corner of the within described parcel, said steel pin also being at the northeastern corner of lands now or formerly of Vincent B. Huyck and Henrietta L. Huyck and being the two (2) following courses and distances from the intersection of the centerline of State Route 3009 with the centerline of State Route 220: 1) North 35 degrees 43 minutes 13 seconds East, distance of three hundred fifty-eight and eight hundredths (358.08) feet; 2) South 52 degrees 45 minutes 00 seconds East, a distance of two hundred twenty-six and seventy-eight hundredths (226.78) feet to the point and place of beginning; thence from said point and place of beginning and along lands of Lot Number 1 of a subdivision of land now or formerly of Steven S. Davis and Carol D. Davis, by the two (2) following courses and distances: 1) South 52 degrees 46 minutes 20 seconds East, a distance of two hundred thirty-four and ninety-nine hundredths (235.99) feet to a set steel pin; 2) North 76 degrees 52 minutes 30 seconds East, a distance of four hundred four and twenty-one hundredths (404.21) feet to a set steel pin and lands now or formerly of James C. Lucas and Carol A. Lucas; thence along lands now or formerly of James C. Lucas and Carol A. Lucas and along lands now or formerly of Maggie A. Calkins and Dennis F. Calkins and crossing State Route 220, South 02 degrees 21 minutes 00 seconds West, a distance of five hundred sixty-six and seventy-seven hundredths (566.77) feet; thence North 89 degrees 15 minutes 00 seconds West, a distance of three hundred fifty-three and ten hundredths (353.10) feet; thence North 61 degrees 30 minutes 00 seconds

West, a distance of four hundred fifty-five and forty hundredths (455.40) feet; thence North 07 degrees 30 minutes 00 seconds West, a distance of three hundred ninety-four and fifty-two hundredths (394.52) feet to a set steel pin and lands now or formerly of Vincent B. Huyck and Henrietta L. Huyck; thence along lands now or formerly of Vincent B. Huyck and Henrietta L. Huyck by the two (2) following courses and distances: 1) South 41 degrees 45 minutes 00 seconds East, a distance of one hundred seventy-three and sixty-four hundredths (173.64) feet to an existing steel pipe; 2) North 23 degrees 15 minutes 00 seconds East, a distance of one hundred seventy-nine and eighty-five hundredths (179.85) feet to the point and place of beginning. Containing 7.890 acres as above described by a survey by the Larson Design Group, Inc., and being known as Parcel #2 on the said survey plan.

RESERVING THEREFROM the legal right of way of State Route 220, and having situate thereon a dwelling house together with several outbuildings.

BEING the same premises granted and conveyed unto Susquehanna House, Inc., by deed of James M. McCloy and Sandra L. McCloy, his wife, by deed dated October 30, 2006 and recorded in Lycoming County Record Book 5852, Page 256.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 45-367-193.A in the Office of the Lycoming County Tax Assessor.

SEIZED, taken in execution and to be sold as the property of Susquehanna House, Inc., under a judgment entered against it in the Court of Common Pleas of Lycoming County, Pennsylvania, docketed to No. 13-02847.

NO. 2-22

ALL that certain piece, parcel and lot of land situate in the Second Ward of the Borough of Montoursville, County of Lycoming and Commonwealth of Pennsylvania bounded and described in

accordance with a survey of Ted Franklin, P.L.S. on July 24, 1981, as follows:

BEGINNING at a placed iron pin on the Western edge of Eck Lane, common corner of Weis Markets, Inc., and land now or formerly of Charlotte Eck, et al, and said Eck Lane; thence along the Western edge of Eck Lane, South twenty-one (21) degrees, fourteen (14) minutes, thirty-one (31) seconds West, sixty (60.00) feet to a placed iron pin marking the common corner of lands now or formerly of B & J Eck Enterprises, Inc., Eck Lane and land formerly of Charlotte Eck, et al; thence North seventy-one (71) degrees fifty-six (56) minutes, three (03) seconds West, seventy-five and fifty-one hundredths (75.51) feet to a placed iron pin; thence South forty-five (45) degrees, sixteen (16) minutes, fifty-two (52) seconds West, thirty-eight (38.00) feet to a placed iron pin; thence South twenty-one (21) degrees sixteen (16) minutes, fifty-two (52) seconds West, one hundred eighty-six and fifty-eight hundredths (186.58) feet to a found pin; thence North sixty-seven (67) degrees, forty-three (43) minutes, eight (08) seconds West, two hundred ninety and five hundredths (290.05) feet to a found pin; thence North twenty-one (21) degrees fifty-nine (59) minutes, fifty-four (54) second East, two hundred eighty-eight and forty-seven hundredths (288.47) feet to a placed pin; thence South sixty-seven (67) degrees thirty (30) minutes twenty-five (25) seconds East one hundred nine and seventeen hundredths (109.17) feet to a placed pin; thence South sixty-seven (67) degrees thirty (30) minutes twenty-five (25) seconds East two hundred sixty-eight and eleven hundredths (268.11) feet to the placed pin at the point and place of beginning.

TOGETHER with an easement in perpetuity of the right of ingress, egress and regress over lands formerly of the Eck Estate, now of Weis Markets, Inc., from the Southern line of Broad Street to

the premises hereinabove described. Said easement, as previously described in Lycoming County Deed Book 466, Page 78 and again in Lycoming County Deed Book 1010, Page 182, may, at the option of Weis Markets, Inc., be relocated through, on or over the parcel conveyed by Williamsport National Bank, Administrator, d.b.n., c.t.a. of the Estate of Mabel Eck, et al, provided, however that such right of ingress, egress and regress shall be available at all times to Grantees, their heirs, executors and assigns, without interruption and provided further, however, that any such relocated right-of-way be paved and be an established aisle or passageway.

TOGETHER with all of the Grantor's right, title and interest in and to Eck Lane for the purposes of ingress, egress and regress to and from the premises herein described.

BEING the same premises granted and conveyed unto Susquehanna House, Inc., by deed of Frederick W. Fischer and Annette M. Fischer, his wife, by deed dated March 20, 2006 and recorded in Lycoming County Record Book 5608, Page 321.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 34-001-702 in the Office of the Lycoming County Tax Assessor.

SEIZED, taken in execution and to be sold as the property of Susquehanna House, Inc., under a judgment entered against it in the Court of Common Pleas of Lycoming County, Pennsylvania, docketed to No. 13-02849.

NO. 2-23

EXHIBIT "A"

LEGAL DESCRIPTION

Tax Parcel Number 67-04-211.

2235 Baker Street, Williamsport, PA 17701.

ALL that certain message, tenement and tract of land, situate in the Seventh Ward of the City of Williamsport, County of Lycoming and Commonwealth of

Pennsylvania, bounded and described as follow, to wit:

BEGINNING at a post on the South side of Baker Street ninety (90) feet westwardly from Pearl Street; thence southwardly fifty (50) feet to a post; thence westwardly sixty (60) feet to an alley; thence northwardly by said alley fifty (50) feet to the South side of Baker Street; and thence eastwardly sixty (60) feet by said South side of Baker Street to the place of beginning.

BEING the same premises granted and conveyed unto Brian A. Guerra and Martina M. Guerra, his wife, by Deed of Jesse J. Hurst, single, dated August 11, 2006, and recorded in Lycoming County Deed Book 5757, Page 158, AND BEING the same premises conveyed unto Brian A. Guerra by deed of Brian A. Guerra and Martina M. Guerra, husband and wife, dated September 25, 2013, and recorded on November 26, 2013, in Lycoming County Record Book 8192 at page 273.

TOGETHER WITH the three story frame dwelling, detached garage and storage shed located on the premises above described.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS ALL OF TAX PARCEL NUMBER 67-04-211 IN THE OFFICE OF THE LYCOMING COUNTY TAX ASSESSOR.

SEIZED in execution as the property of Brian A. Guerra, Defendant, on the judgment in mortgage foreclosure entered on October 24, 2014, indexed to #14-01821 in the Court of Common Pleas of Lycoming County.

NO. 2-24

EXHIBIT "A"

LEGAL DESCRIPTION

1660 Oak Ridge Place, Williamsport, PA 17701.

Lycoming County Tax Parcel Number: 74-014-123.

ALL that certain piece, parcel or lot of land situate in the City of Williamsport,

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

BEGINNING at an iron pin on the northern line of Oak Ridge Place, said beginning point being at the southeastern corner of land now or formerly of F. Burrell Troxell; thence from the said place of beginning and along the eastern line of land now or formerly of said Burrell Troxell north twenty-three (23) degrees thirty (30) minutes west one hundred eleven and ninety-six hundredths (111.96) feet to an iron pin on the southern line of land now or formerly of George J. Miller; thence along the southern line now or formerly of said George J. Miller by the two (2) following courses and distances: 1) north seventy (70) degrees thirty (30) minutes east eighty-four and sixty hundredths (84.60) feet to an iron rail; 2) north sixty-two (62) degrees twenty-nine minutes (29) east fifty (50) feet to an iron pin; thence along the western line of land now or formerly of George S. Klump south twenty-one (21) degrees four (04) minutes east one hundred fifteen and eighty-eight hundredths (115.88) feet to an iron pin on the northern line of the aforesaid Oak Ridge Place; thence along the northern line of said Oak Ridge Place south sixty-nine (69) degrees fifteen (15) minutes west one hundred twenty-nine and fifty hundredths (129.50) feet to the place of beginning.

UNDER AND SUBJECT to all covenants, conditions and restrictions appearing in any and all prior deeds in the chain of title.

BEING the same premises granted and conveyed unto Aldo L. Tagliaferri and Jamie L. Spooner, Single, as Joint Tenants with Right of Survivorship, by Deed of Theresa Ann Tagliaferri, Trustee of the Theresa Ann Tagliaferri Revocable Trust, dated June 22, 2012, and recorded in the Office of the Recorder of Deeds in and for Lycoming County on June 25, 2012, in Record Book 7654 at page 294. Said Aldo L. Tagliaferri and Jamie L. Spooner have

since married and Jamie L. Spooner is now known as Jamie L. Tagliaferri.

TOGETHER WITH the two story framed dwelling, one story outbuilding and any other outbuildings located on the premises above described.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS ALL OF TAX PARCEL NUMBER 74-014-123 IN THE OFFICE OF THE LYCOMING COUNTY TAX ASSESSOR.

SEIZED in execution as the property of Aldo L. Tagliaferri, Jamie L. Spooner, now known as Jamie L. Tagliaferri, Defendants, on the judgment in mortgage foreclosure entered on October 17, 2014, indexed to #14-01823 in the Court of Common Pleas of Lycoming County.

NO. 2-25

Sale No.: 14-02239

LEGAL DESCRIPTION

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

COMMENCING at a point in the eastern line of Fourth Avenue, one hundred forty-five (145) feet north of the northeast corner of Park Avenue and Fourth Avenue, said point being located at the intersection of the eastern line of Fourth Avenue with the northern line of a twenty (20) foot alley running parallel with Park Avenue; thence northward along the eastern line of Fourth Avenue, fifty (50) feet to a post; thence eastward in a line parallel with the aforesaid alley, one hundred twenty-one and four tenths (121.4) feet, more or less, to an alley; thence South along the western line of said alley, fifty (50) feet, more or less, to the northern line of the first above-mentioned alley; thence westward along the northern line of said alley, one hundred twenty-one and

four tenths (121.4) feet, more or less, to the point and place of Beginning.

BEING TAX PARCEL NO. 73-008-215.

BEING KNOWN AS 654-656 Fourth Avenue, Williamsport, Pennsylvania 17701.

BEING THE SAME PREMISES which Bryan H. Pelleschi and Karen L. Pelleschi, husband and wife, by Deed dated July 26, 2007 and recorded July 26, 2007, in the Office of the Recorder of Deeds of Lycoming County, Pennsylvania, in Deed Book 6085, Page 116 et seq., granted and conveyed unto Frederick L. Thompson, adult individual, his heirs and assigns.

AND THE SAID Frederick L. Thompson is also known as Frederick L. Thompson, III.

AND THE SAID Frederick L. Thompson a/k/a Frederick L. Thompson, III died on November 11, 2013, intestate, whereby Letters of Administration were granted to Amanda D. N. Thompson on December 3, 2013, said proceedings being filed at Term No. 41-13-0612 in the Register of Wills Office of Lycoming County, Pennsylvania.

SEIZED AND TAKEN in execution of the property of Amanda D. N. Thompson, in her capacity as Administratrix of the Estate of Frederick L. Thompson a/k/a Frederick L. Thompson, III, Defendant and Mortgagor herein, under Judgment No. 14-02239.

ROBERT W. PONTZ, ESQUIRE
Attorney for Plaintiff

NO. 2-26

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate Hughesville, Lycoming County, Pennsylvania and being known as 409 East Water Street, Hughesville, Pennsylvania 17737.

TAX MAP AND PARCEL NUMBER: 16-001.00-700.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$92,687.37.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Nicole M. Marcyan and Brian D. Marcyan. McCABE, WEISBERG AND CONWAY, P.C. 123 South Broad Street Suite 1400 Philadelphia, PA 19109

NO. 2-27

Property Description

The Property owned by Darrell C. Bacorn situated at 419 East Second Avenue, South Williamsport, Lycoming County, Pennsylvania, as set forth in the Deed recorded in Lycoming County Record Book 4350, Page 23, and bounded and described as follows:

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

BEGINNING at a point in the northern line of East Second Avenue, one hundred twenty-eight (128) feet east of the eastern line of Fleming Street; thence northerly on a line parallel with the eastern line of Fleming Street and along lot of land now or formerly of Follmer, one hundred fifty (150) feet to a twenty (20) foot alley; thence easterly along the southern line of said twenty (20) foot alley, thirty-three (33) feet to a line in lot of land now or formerly of Charles L. Miller; thence southerly along a line parallel with the western line of this lot and along line of lot now or formerly of Charles L. Miller, one hundred fifty (150) feet to East Second Avenue, and thence westerly along the northern line of E. Second Avenue, thirty-three (33) feet to the place of beginning.

BEING the same premises granted and conveyed unto Darrell C. Bacorn, single, by deed of Pearl J. Cardene a/k/a Pearl Cardene, widow, dated October 28, 2002 and recorded in Lycoming County Record Book 4350, Page 23.

FOR IDENTIFICATION PURPOSES ONLY, being known as Parcel No. 51-2-517 in the Office of the Lycoming County Tax Assessor.

NO. 2-28

Property Description

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 the 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 Southwestern 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.

NO. 2-29

ALL THE CERTAIN piece, parcel and lot of land situate in the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, HAVING THEREON ERECTED A DWELLING KNOWN AS 507 WYLIE STREET, JERSEY SHORE, PA 17740.

TAX PARCEL: #20-2-916.

Reference Lycoming County Record Book 7317, Page 185. Instrument #201100008759.

TO BE SOLD AS THE PROPERTY OF SHAWN M. STOVER ON JUDGMENT NO. 14-002436.

NO. 2-30

ALL THAT CERTAIN parcel and lot of land situate in the First Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, described in accordance with a survey made by John A. Bubb, Registered Engineer dated December 13, 1955 and HAVING THEREON ERECTED A DWELLING KNOWN AS 708 TUCKER STREET, WILLIAMSPORT, PA 17701.

TAX PARCEL: 61-03-408.

Reference Lycoming County Record Book 5962, Page 278.

TO BE SOLD AS THE PROPERTY OF LISA M. MORRISON ON JUDGMENT NO. 10-01991.

NO. 2-31

ALL those two (2) certain parcels of land situate in the 3rd Ward of the Borough of Muncy, County of Lycoming and Commonwealth of Pennsylvania HAVING THEREON ERECTED A DWELLING KNOWN AS 217 N. MARKET STREET, MUNCY, PA 17756.

TAX PARCEL: 39-0001-309.

Reference Lycoming County Record Book 5784, Page 54. Instrument #200600015461.

TO BE SOLD AS THE PROPERTY OF EDWARD E. VINCENT AND PAULA L. VINCENT ON JUDGMENT NO. 14-02398.

NO. 2-32

DESCRIPTION FOR SHERIFF IN CONNECTION WITH WRIT OF EXECUTION AGAINST GARY STETTS AND SELENA STETTS

EXHIBIT "A"

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

BEGINNING at an iron pin in the north line of East Seventh Avenue, said

iron pin being located 237.4 feet easterly from the northeast corner of the intersection of Main Street and East Seventh Avenue, said distance being measured along the north side of East Seventh Avenue; thence North 23 degrees 12 minutes West 132.4 feet to an iron pin; thence North 66 degrees 48 minutes East along other land now or formerly of Clyde A. Eck, et al., 55 feet to an iron pin; thence South 23 degrees 12 minutes East 135 feet to an iron pin in the northern line of East Seven Avenue; thence South 69 degrees West 55.1 feet to an iron pin, the place of beginning.

For identification purposes only, being known as Parcel No. 51-4-405 in the Office of the Lycoming County Tax Assessor.

SEIZED in execution as the property of Gary Stetts and Selena Stetts, under a judgment against them on October 26, 2014 in the Court of Common Pleas of Lycoming County, Pennsylvania to No. 14-02017.

NO. 2-34

DESCRIPTION FOR SHERIFF
IN CONNECTION WITH WRIT
OF EXECUTION AGAINST
JOHN R. FINN, JR.
EXHIBIT "A"

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

BEGINNING at a point on the East Side of Beech Street, ninety (90) feet South of the southeast corner of said Beech Street and the first ally South of Junction Street; thence easterly and at right angles to said Beech Street, one hundred and fifty (150) feet to an alley; thence southerly along said alley, forty-five (45) feet; thence westerly (150) to said Beech Street and thence northerly

along said Beech Street (45) feet to the point or place of beginning.

For identification purposes only, being all or part of Real Estate Tax Parcel 53-1-601 in the Office of the Lycoming County Tax Assessor.

SEIZED in execution as the property of John R. Finn, Jr., under a judgment against him on July 8, 2014 in the Court of Common Pleas of Lycoming County, Pennsylvania to No. 14-00159.

NO. 2-35

DESCRIPTION FOR SHERIFF IN
CONNECTION WITH WRIT OF
EXECUTION AGAINST THE HEIRS
OF CHARLES YAW
EXHIBIT "A"

ALL that certain piece, parcel or lot of land situate in the Borough of Montoursville, County of Lycoming and Commonwealth of Pennsylvania, known as Lot No. 65 in the Syndicate Property as recorded in Lycoming County Deed Book 244, page 600 bounded and described as follows to wit:

BEGINNING at a point at the northeast corner of Arch and Spruce Streets, thence northerly along the east side of Arch Street, fifty (50) feet to a point in the southern line of Lot No. 66 of the Syndicate Property, thence easterly along the southern side of the same, two hundred (200) feet to a fifteen (15) foot alley; thence southerly along the same fifty (50) feet to the north side of Spruce Street thence westerly along same two hundred (200) feet to the place of beginning.

For identification purposes only, being all or part of Real Estate Tax Parcel 34a-3-856 in the Office of the Lycoming County Tax Assessor.

SEIZED in execution as the property of The Heirs of Charles Yaw, under a judgment against them on October 16, 2014 in the Court of Common Pleas of Lycoming County, Pennsylvania to No. 14-01719.

NO. 5-10

316 Grove Street:

ALL that certain piece or parcel of land situate in the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, (First Ward), more particularly bounded and described as follows:

BEGINNING at the northeast corner of Hancock and Grove Streets; thence northerly along the east side of Grove Street sixty-eight (68) feet; thence easterly in a line parallel with Hancock Street, forty-four (44) feet, more or less, to line of land now or late of Adam Yeager; thence by the same, south in a line parallel with Grove Street, sixty-eight (68) feet to the north side of Hancock Street; thence by the same, west forty-four (44) feet, more or less, to the place of beginning.

BEING the same premises conveyed unto Jeffrey A. Masden and Hazel A. Masden, his wife, by Deed of Quattro Partners, Inc. dated the 25th day of March, 1998 and recorded in Lycoming County Record Book 2974, Page 69.

FOR IDENTIFICATION PURPOSES ONLY, being known as all of Tax Parcel No. 61-5-110 in the Office of the Lycoming County Tax Assessor.

806 WASHINGTON BOULEVARD:

ALL the certain piece, parcel or lot of land situate in the First Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, known as 806 Washington Boulevard, and being more particularly bounded and described in accordance with a survey of M. L. Smith, C. E., dated March, 1948, as follows, to-wit:

BEGINNING at a point in the southern line of Washington Boulevard, said point being forty-five and five-tenths (45.5) feet east of the intersection of the southern line of Washington Boulevard with the eastern line of Grove Street; thence easterly along the southern line of Washington Boulevard, forty-two and eight-tenths (42.8) feet; thence southerly,

parallel with Grove Street, one hundred (100) feet; thence westerly, parallel with Washington Boulevard as it extends easterly from the property herein described, forty-two (42) feet; thence northerly, parallel with Grove Street, one hundred three and eight-tenths (103.8) feet to the place of beginning.

BEING the same premises conveyed unto Jeffrey A. Masden and Hazel A. Masden, his wife, by Deed of Quattro Partners, Inc. dated the 25th day of March, 1998 and recorded in Lycoming County Record Book 2974, Page 69.

For identification purposes only, being known as all of Tax Parcel No. 61-05-108 in the Office of the Lycoming County Tax Assessor.

813 HANCOCK STREET and 800 WASHINGTON BOULEVARD:

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

PARCEL NO. 1:

BOUNDED on the north by Washington Boulevard (formerly Washington Street); on the east by Lot No. 2 in Woodward's Addition to Williamsport, Pennsylvania; on the south by land now or formerly of Warren P. Aunkst; on the west by Grove Street; having a frontage of forty-two (42) feet, more or less, on Washington Boulevard and a depth therefrom of one hundred thirty-two (132) feet, more or less, being the northerly one hundred thirty-two (132) feet of Lot No. 1 on the Plan of Woodward's Addition to the City of Williamsport, Pennsylvania.

UNDER AND SUBJECT to the restrictions appearing in prior deeds in the chain of title.

PARCEL NO. 2:

BEGINNING at an iron pin in the northern line of Hancock Street, said iron pin being forty-two (42) feet east of the eastern line of Grove Street; thence

northerly, parallel with Grove Street, one hundred (100) feet to an iron pin; thence easterly parallel with Hancock Street, twenty-three and six-tenths (23.6) feet; thence southerly by a line passing through the center of the central partition wall of a frame dwelling known as 813-815 Hancock Street, one hundred (100) feet to the northern line of Hancock Street; thence westerly along the northern line of Hancock Street; twenty-one and eight-tenths (21.8) feet to the place of beginning. Said above-described premises now known as 813 Hancock Street, Williamsport, Pennsylvania.

PARCEL NO. 3:

BEGINNING at an iron pin in the northern line of Hancock Street, said iron pin being eighty-four (84) feet east of the eastern line of Grove Street; thence westerly along the northern line of Hancock Street, twenty and two-tenths (20.2) feet; thence northerly by a line passing through the center of the central partition wall of the frame dwelling known as 813-815 Hancock Street, one hundred (100) feet; thence easterly parallel with Hancock Street, eighteen and four-tenths (18.4) feet to an iron pin; thence southerly parallel with Grove Street, one hundred (100) feet to the place of beginning. Said above-described premises now known as 815 Hancock Street, Williamsport, Pennsylvania.

BEING the same premises conveyed unto Jeffrey A. Masden and Hazel A. Masden by Deed of Quattro Partners, Inc. dated the 25th day of March 1998 and recorded in Lycoming County Record Book 2974, Page 69.

For identification purposes only, in the Office of the Lycoming County Tax Assessor, the premises situate at 800 Washington Boulevard, Williamsport, Pennsylvania, is known as all of Tax Parcel No. 61-05-109, and the premises situate at 813-815 Hancock Street, Williamsport, Pennsylvania is known as all of Tax Parcel No. 61-05-111.

810 Washington Boulevard:

ALL those six (6) certain pieces, parcels and lots of land situate in the First Ward of the City of Williamsport, (formerly known as the Woodward Addition to the City of Williamsport) and known on the Plan of said Addition, as Lots Nos. 3,4,5 and 6 on the south side of Washington Street (now known as Washington Boulevard) in Lycoming County, Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1:

ON the north by Washington Street (now known as Washington Boulevard); on the east by Lot No. 4; on the south by Cherry Allen (now known as Hancock Street) and on the west by Lot No. 2; having a front of forty-two (42) feet, more or less, on Washington Street (now Washington Boulevard); and a depth of two hundred (200) feet, more or less.

PARCEL NO. 2:

ON the north by Washington Street (now known as Washington Boulevard); on the east by Lot No. 5; on the south by Cherry Alley (now known as Hancock Street); and on the west by Lot No. 3; having a frontage of forty-two (42) feet on Washington Street (now known as Washington Boulevard) and a depth of two hundred (200) feet to Cherry Alley (now known as Hancock Street).

PARCEL NO. 3:

ON the north by Washington Boulevard (formerly called Washington Street); on the east by Lot No. 6 in said Addition, the northern half of which is now or was formerly owned by Henry P. Snyder and the southern half thereof by Mary Ring; on the south by Hancock Street (formerly Cherry Alley); and on the west by Lot No 4 of said Addition, which same was formerly owned by William F. Coleman; said lot being forty-two (42) feet in front on Washington Boulevard and two hundred (200) feet in depth to Hancock Street.

PARCEL NO. 4:

BEGINNING on the south side of Washington Boulevard one hundred

sixty-eight (168) feet west of Almond Street; thence south by the western line of Lot No. 7, now or formerly of the Estate of Robert H. Calehuff, a distance of one hundred (100) feet to line of land now or formerly of W. S. Hampton; thence forty-two (42) feet by the same west to the eastern line of Lot No. 5, formerly of Ira Smith; thence by the same, north one hundred (100) feet to the south side of Washington Boulevard; thence by the same east forty-two (42) feet to the place of beginning.

PARCEL NO. 5:

BEGINNING at a point on the northern line of Hancock Street, at the intersection of the western line of land now or formerly of Robert H. Calehuff; thence westerly along the northern line of Hancock Street, a distance of twenty-one (21) feet, more or less, to a point; thence northerly along said line, a distance of one hundred (100) feet, more or less, to line of land now or formerly of Henry P. Snyder; thence easterly along the same, a distance of twenty-one (21) feet, more or less, to the line of land now or formerly of Robert H. Calehuff, thence southerly along the same a distance of one hundred (100) feet, more or less, to the place of beginning.

PARCEL NO. 6

BEGINNING at a point on the northern line of Hancock Street, at the intersection of the eastern line of land now or formerly of Mary Ring; thence easterly along the northern line of Hancock Street,

a distance of twenty-one (21) feet, more or less, to a point; thence northerly along said line, a distance of one hundred (100) feet, more or less, to line of land now or formerly of Henry P. Snyder; thence westerly along the same, a distance of twenty-one (21) feet, more or less, to the line of land now or formerly of Mary Ring; thence southerly along the same a distance of one hundred (100) feet, more or less, to the place of beginning.

The improvements erected thereon consist of a one story brick and block building housing a car wash.

BEING the same premises conveyed unto Jeffrey A. Masden and Hazel A. Masden, his wife, by Deed dated the 25th day of March, 1998 and recorded in Lycoming County Record Book 2974, page 64.

For identification purposes only, being known as Tax Parcel No. 61-05-104 on the Lycoming County Tax Assessment Maps.

Take notice that a schedule of proposed distribution of the proceeds of the above sale will be on file by the Sheriff of Lycoming County, Pennsylvania, in his office on FEBRUARY 16, 2015 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten days thereafter.

R. MARK LUSK,
Sheriff
Lycoming County, PA

J-16, 23, 30



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, February 2, 2015**