

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

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LYCOMING LAW ASSOCIATION

Penn Tower, 25 West Third Street, Suite 803

Williamsport, PA 17701

www.lycolaw.org

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Your online connection for:

- Court Calendar • Continuing Legal Education
- Conference Room Facilities • Legal Assistance
- Recent Court Decisions • Upcoming LLA & Public Events

www.lycolaw.org

SCHEDULED EVENTS

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

- 5/1/2015** – **Law Day 2015:** *Annual Law Day Event.* **Time:** 4:00 PM to 5:00 PM. **Location:** Courtroom 1, Lycoming County Courthouse
- 5/4/2015** – **Bench Bar Committee Meeting:** *Quarterly meeting of the committee.* **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office
- 5/11/2015** – **LLA Executive Committee Meeting:** *Regular monthly meeting.* **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office
- 5/15/2015** – **John C. Gault Memorial Service:** *Special session of court to honor the memory of Attorney John C. Gault.* **Time:** 4:00 PM to 5:00 PM. **Location:** Lycoming County Courthouse, Courtroom #1
- 6/8/2015** – **LLA Executive Committee Meeting:** *Regular monthly meeting.* **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office

The mission of the Lycoming Law Association is to promote the practice of law using the highest ethical standards and to advance the public image of our profession. We accomplish this by communicating within our profession and throughout our community, providing continuing legal education, encouraging collegiality among attorneys and the Court, providing *pro bono* legal assistance, and through community involvement.

UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES

- 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 PM. **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 AM. **Location:** Lycoming Law Association Conference Center
- 4/28/2015 – PBA Malpractice Avoidance Seminar:** *Live.* **CLE credits:** 1.5 Ethics **Time:** 2:00 PM to 3:30 PM. **Location:** LLA Conference Center
- 5/11/2015 – Estate Planning for Younger Couples:** *PBI Groupcast.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:15 PM. **Location:** LLA Conference Center
- 5/12/2015 – Slicing up the Pie: Property Distribution in PA:** *PBI Groupcast.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:15 PM. **Location:** LLA Conference Center
- 5/14/2015 – Understanding Social Security Retirement:** *PBI Groupcast.* **CLE credits:** 3 Substantive **Time:** 12:00 PM to 3:15 PM. **Location:** Lycoming Law Association Conference Center
- 6/10/2015 – 16th Estate & Elder Law Symposium:** *PBI Video Replay.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** LLA Conference Center
- 6/12/2015 – Best of the Oil and Gas Law Colloquium:** *PBI Video Replay.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** LLA Conference Center
- 6/16/2015 – Effective Nonprofits & Ethical Issues for Attorney Board Members:** *PBI Video Replay.* **CLE credits:** 3 Substantive / 1 Ethics **Time:** 9:00 AM to 1:30 PM. **Location:** LLA Conference Center
- 6/18/2015 – Same Sex Marriage in PA – an Update:** *PBI Video Replay.* **CLE credits:** 4 Substantive **Time:** 8:30 AM to 12:45 PM. **Location:** Lycoming Law Association Conference Center
- 6/19/2015 – Powerful and Ethical Witness Preparation:** *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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- 6/22/2015** – **Sentencing in PA State Courts:** *PBI Groupcast.* **CLE credits:** 4 Substantive **Time:** 12:00 PM to 4:15 PM. **Location:** LLA Conference Center
- 6/24/2015** – **General Practitioners Update:** *PBI Groupcast.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 8:30 AM to 3:45 PM. **Location:** Lycoming Law Association Conference Center
- 6/26/2015** – **U.S. Supreme Court 2013/14 Term: Review of the Top Cases Argued and Preview Cases to Be Argued:** *PBI Video Replay.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 11:15 AM. **Location:** LLA Conference Center
- 7/1/2015** – **Evidence for Criminal Attorneys:** *PBI Video Replay.* **CLE credits:** 2 Substantive / 1 Ethics **Time:** 9:00 AM to 12:30 PM. **Location:** LLA Conference Center
- 7/8/2015** – **Medicare Set Asides & Structured Settlements:** *PBI Video Replay.* **CLE credits:** 2 Substantive / 1 Ethics **Time:** 9:00 AM to 12:30 PM. **Location:** LLA Conference Center
- 7/10/2015** – **The Nuts and Bolts of Contract Drafting:** *PBI Video Replay.* **CLE credits:** 6 Substantive **Time:** 9:00 AM to 5:00 PM. **Location:** LLA Conference Center
- 7/13/2015** – **Title Insurance 101:** *PBI Groupcast.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 4:15 PM. **Location:** LLA Conference Center
- 7/14/2015** – **Smart Phone and Mobile Apps for Lawyers:** *PBI Video Replay.* **CLE credits:** 2 Substantive **Time:** 9:00 AM to 11:00 AM. **Location:** LLA 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. Jackson** (04/14/2015)—Judge Marc F. Lovecchio
Criminal: Commonwealth’s motion in limine precluding testimony of psychiatrist that defendant reasonably believed his life was threatened by deceased; buttressing the credibility of the defendant; relevance and probative value of expert testimony. (Jackson041415L)
- ▶ **Commonwealth vs. Jennings** (04/14/2015)—Judge Marc F. Lovecchio
Criminal: Motion in limine; evidence of defendant’s prior criminal record, including any driving offenses; prejudice; habitual offender charge; proving requisite predicate offense; probative value outweighed by danger of unfair prejudice. (jennings041415L)
- ▶ **Commonwealth vs. XTO Energy Inc.** (04/14/2015)—Judge Marc F. Lovecchio
Criminal: Omnibus pretrial motion; waste water discharge; habeas corpus petition; sufficiency of evidence to establish prima facie case; element of causation; evidence that produced water from the site was a “waste” as defined by Solid Waste Management Act; definition of “solid waste disposal facility”; facts viewed in light most favorable to the Commonwealth; unconstitutionally vague statute; de minimus conduct; absolute liability; extenuations; settlement with the U.S. EPA and DOJ as justifying dismissal of state law criminal charges; selective prosecution; evidentiary hearing on claim that Commonwealth destroyed potential *Brady* material. (XTO041415L)
- ▶ **JP vs. VP** (04/09/2015)—Judge Joy Reynolds McCoy
Divorce: Motion to enforce settlement and exclusive possession; contract law; agreement for division of property drafted prior to filing of divorce that was intended to be binding and was partially implemented; waiver of rights to alimony and support, issues that were not addressed in pre-divorce agreement. (jp040915m)
- ▶ **Commonwealth vs. Gooden** (04/10/2015)—Judge Marc F. Lovecchio
Criminal: Motion for reconsideration; motion to forfeit bail; failure to file petition for remitter or to set aside forfeiture. (Gooden041015L)

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- ▶ **Millay vs. Marino and Brimmer** (04/10/2015)—Judge Richard A. Gray
Civil: Preliminary objections; contract case; specific performance of agreement of sale; statute of limitations; adequate remedy at law; public water system; specific averment of time. (millay041015g)
- ▶ **Commonwealth vs. Bean** (04/09/2015)—Judge Marc F. Lovecchio
Criminal: Motion for severance; claimed prejudice by the joinder of different informations and different counts relating to multiple burglaries; both factual distinctions and similarities between respective groups of crimes; evidence in cases is capable of separation by the jury; possibility of prejudice outweighing judicial economy of consolidation. (Bean040915L)
- ▶ **Affordable Apartments, LLC vs. The Allegheny Apartments, LLC** (04/07/2015)—Judge Richard A. Gray
Civil: Motion for partial summary judgment; dispute between adjacent landowners about nature and scope of easement; use of easement for vehicle travel; historical use of right-of-way for only pedestrian traffic; intention of the parties; fair interpretation and construction of easement document; expansion of right-of-way; factual issues for trial. (affordable.040715g)

NOTICE OF ADMINISTRATIVE SUSPENSION

NOTICE IS HEREBY GIVEN that **Thomas Anthony Marino** of **Lycoming County** has been ***Administratively Suspended*** by Order of the Supreme Court of Pennsylvania dated March 10, 2015, pursuant to Rule 111(b), Pa. R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective April 9, 2015 for Compliance Group 2.

Suzanne E. Price
Attorney Registrar
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

Cendoma, Gloria O., dec'd.

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

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

Late of the Township of Loyalsock.
The Charlotte L. Fortney Primary Residence Protector Trust.
Settlor: Charlotte L. Fortney.
Executrix/Trustee: Elaine M. Woodring f/k/a Elaine M. Fortney, 3780 Pine Mountain Road, Jersey Shore, PA 17740.
Attorney: Eric Ladley, Esquire, Steinbacher & Stahl, 413 Washington Boulevard, Williamsport, PA 17701.

Hill, Horace D., dec'd.

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

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

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

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

Maneval, Richard A., dec'd.

Late of Williamsport.
Executrix: Karen C. Fischer, 1 Ridge Street, Williamsport, PA 17701.
Attorneys: James D. Casale, Esquire, Casale & Bonner, P.C., 33 West Third Street, Suite 202, Williamsport, PA 17701, (570) 326-7044.

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

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

Stroble, Meda E., dec'd.

Late of Upper Fairfield Township.
Executor: The Muncy Bank & Trust Company, Attn.: Maggie Aderhold, 2 North Main Street, P.O. Box 179, Muncy, PA 17756.
Attorneys: Jonathan E. Butterfield, Esquire, Murphy, Butterfield & Holland, P.C., 442 William Street, Williamsport, PA 17701.

SECOND PUBLICATION

Caicco, Samuel J., dec'd.

Late of the Borough of South Williamsport.

Executrix: Carolyn F. Caicco, 7 Hon-
eysuckle Lane, Milton, PA 17847.
Attorney: Robert E. Benion, Esquire,
P.O. Box 356, Milton, PA 17847.

**Frelin, Shirley S. a/k/a Shirley Fre-
lin, dec'd.**

Late of the Township of Old Lycom-
ing.

The Shirley S. Frelin Protector Trust,
dated November 17, 2014.

The Shirley S. Frelin Primary Resi-
dence Protector Trust, dated No-
vember 17, 2014.

Settlor: Shirley S. Frelin.

Executrices/Trustees: Saline J.
Bischof, 333 Forrest Street, South
Williamsport, PA 17702 and Sharon
Dapp, 562 Ruben Kehrer Road,
Muncy, PA 17756.

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

Fulmer, Lois A., dec'd.

Late of 2836 Beaver Run Road,
Hughesville.

Executrix: Mary A. Bower, 2834
Beaver Run Road, Hughesville, PA
17737.

Attorney: J. Howard Langdon, Es-
quire, 3 South Main Street, Muncy,
PA 17756.

**Gray, Dorothy D. a/k/a Dorothy
Gray, dec'd.**

Late of the City of Williamsport.

Executor: Michael D. Gray, 1717 W.
Southern Ave., South Williamsport,
PA 17702.

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

Petcavage, Katherine Regina, dec'd.

Late of Williamsport.

Executor: Paul J. Petcavage, 1358
Clayton Ave., Williamsport, PA
17701.

Attorney: Paul J. Petcavage, Esquire,
454 Pine St., Suite 1B, Williamsport,
PA 17701.

Ryder, Elsie Z., dec'd.

Lae of the Township of Clinton.

Executors: Brian E. Ryder, 196
Grandview Drive, Montgomery,
PA 17752 and Dale A. Ryder, 6250
Schoolhouse Road, Elizabethtown,
PA 17022.

Attorneys: Robert L. Dluge, Jr., Es-
quire, Diehl, Dluge, Jones & Michetti,
P.O. Box 304, Elysburg, PA 17824.

THIRD PUBLICATION

**Criswell, C. Dale a/k/a Charles
Dale Criswell a/k/a Charles D.
Criswell, dec'd.**

Late of Loyalsock Township.

The C. Dale and Angela C. Criswell
Real Estate Protector Trust, dated
December 3, 2009.

The C. Dale and Angela C. Criswell
Income Only Protector Trust, dated
December 3, 2009.

The C. Dale and Angela C. Criswell
Gas Lease Protector Trust, dated
December 3, 2009.

Settlor: C. Dale Criswell.

Executrix/Trustee: Angela C. Cris-
well, 1745 Richards Avenue, Wil-
liamsport, PA 17701.

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

**Dugan, Betty June a/k/a Betty J.
Dugan, dec'd.**

Late of Muncy.

Executrices: Mary L. Ettinger, 1951
Walters Road, Montoursville, PA
17754 and Loretta J. Van Nuys, 14
Green Briar Avenue, Selinsgrove, PA
17870.

Attorney: Layne R. Oden, Esquire,
Nine South Main Street, Muncy, PA
17756-1306.

Klees, Donald Timothy, dec'd.

Late of Lycoming County.

Executor: Brett E. Klees, 42002 Mill
Quarter Place, Ashburn, VA 20148.

Attorneys: Campana, Hoffa, Morone & Lovecchio, P.C., 602 Pine Street, Williamsport, PA 17701, (570) 326-2401.

Robbins, William D., Jr., dec'd.

Late of 1970 Yale Avenue, Williamsport.

Executor: William J. Robbins, 1970 Yale Avenue, Williamsport, PA 17701.

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

Rougeux, James E., dec'd.

Late of the Township of Loyalsock. Co-Executors: Janine M. Noll, 714 W. Southern Avenue, S. Williamsport, PA 17702 and Gary A. Pearson, 821 Louisa Street, Williamsport, PA 17701.

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

Vartenisian, Alexander, dec'd.

Late of Loyalsock Township. The Alexander Vartenisian Protector Trust, dated April 28, 2014.

The Vartenisian Family Protector Trust, dated April 28, 2014.

The Diane M. Lowmiller Supplemental Needs Trust, dated April 28, 2014.

The Alexander Vartenisian Children's Trust, dated April 28, 2014.

Settlor: Alexander Vartenisian.

Trustee: Cynthia V. Petry, 7395 Kelshire Trace, Mechanicsville, VA 23111.

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

of Proposed Distribution accompanying the same have been filed in the Office of the Register of Wills and Clerk of Orphans' Court are presented to the Orphans' Court of Lycoming County for Confirmation Absolute May 5, 2015 unless exceptions are filed before 5:00 P.M. on that date.

1. Allen, Norman L.—Shirley A. Allen, Administratrix.

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

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

Annabel Miller
Register of Wills

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**REGISTRATION OF
FICTITIOUS NAMES**

NOTICE IS HEREBY GIVEN, pursuant to the Fictitious Names Act, 54 Pa. C.S. Section 311, that an Application for Registration of Fictitious Name was filed with the Secretary of the Commonwealth of Pennsylvania on April 9, 2015, for the following name:

EZ FILL

with the principal place of business at: 333 Rose Street, Williamsport, PA 17701. The name and address of the party to this registration is: Houston Petroleum Products, LLC, 333 Rose Street, Williamsport, PA 17701.

DANIEL K. MATHERS, ESQUIRE
MATHERS & STAPP, P.C.

416 Pine Street
Suite 308
Williamsport, PA 17701

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**REGISTER OF WILLS
CONFIRMATION OF
ACCOUNTS**

NOTICE IS HEREBY GIVEN to all parties interested that the following Accounts together with all Statement

NOTICE IS HEREBY GIVEN, pursuant to the Fictitious Names Act, 54 Pa. C.S. Section 311, that an Application for Registration of Fictitious Name was filed with the Secretary of the Commonwealth of Pennsylvania on April 9, 2015, for the following name:

HOOPLAS FAMILY FUN & GRILL
with the principal place of business at: 892 John Brady Drive, Muncy, PA 17756. The name and address of the party to this registration is: Roles Amusement Company, LP, 892 John Brady Drive, Muncy, PA 17756.
DANIEL K. MATHERS, ESQUIRE
MATHERS & STAPP, P.C.
416 Pine Street
Suite 308
Williamsport, PA 17701

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NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on February 5, 2015 for:

PAW-FECT DAY DOG WALKING
located at: 2530 Dove Street, Williamsport, PA 17701. The name and address of the individual interested in the business is: Taryn Mueller, 2530 Dove Street, Williamsport, PA 17701. This was filed in accordance with 54 Pa. C.S. 311.

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NOTICE IS HEREBY GIVEN, pursuant to the Fictitious Names Act, 54 Pa. C.S. Section 311, that an Application for Registration of Fictitious Name was filed with the Secretary of the Commonwealth of Pennsylvania on April 9, 2015, for the following name:

PHILLIPS BUSINESS PARK
with the principal place of business at: 333 Rose Street, Williamsport, PA 17701. The name and address of the party to this registration is: George A. Hutchinson, 333 Rose Street, Williamsport, PA 17701.
DANIEL K. MATHERS, ESQUIRE
MATHERS & STAPP, P.C.
416 Pine Street
Suite 308
Williamsport, PA 17701

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NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on February 11, 2015 for:
SOCIETY FOR PA ARCHAEOLOGY, NORTH CENTRAL CHAPTER NO. 8
located at: 858 West Fourth Street, Williamsport, PA 17701. The names and addresses of the individuals interested in the business are: Thomas Baird, 424 Arch Street, Montoursville, PA 17754; Joel Buck, 4 Wyndmere Drive, Watons-town, PA 17777; and Robin Van Auken, 589 Sylvan Dell Park Road, South Williamsport, PA 17702. This was filed in accordance with 54 Pa. C.S. 311.

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SERVICE BY PUBLICATION

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

NO. 15-00721

KEITH R. WHITMOYER and
IRYNA WHITMOYER,

Plaintiffs

vs.

ELIZABETH BITLER, SADIE
WHITMOYER a/k/a SARAH
ELIZABETH HILL a/k/a SARAH E.
WHITMOYER, SARAH M. NOLAN,
CARL A. NOLAN, MABEL E.
WHITMOYER MUNN, ROBERT
MUNN, EARL MUNN, WILLIAM
MUNN, PATRICIA KEISER SHINKER,
KAY KEYSER HYDE, BETTE JANE
KEISER, DENNIS W. KEISER, W.J.
BITLER, BELLA KISNER, DAVID
KISNER, JOHN H. BITLER, PHILIP
E. HILL, CORA HILL ACOR,
ANNABELL HILL BRIGGS, ADDA
F. HILL MANLEY, MARY E. HILL,
ANNA HILL VANHORN and LIZZIE

HILL HURST, their heirs,
 successors, assigns and unknown
 persons claiming any right, title or
 interest by through or under them,
 Defendants

—————
 NOTICE
 —————

TO: ELIZABETH BITLER, SADIE WHITMOYER a/k/a SARAH ELIZABETH HILL a/k/a SARAH E. WHITMOYER, SARAH M. NOLAN, MABEL E. WHITMOYER MUNN, ROBERT MUNN, EARL MUNN, WILLIAM MUNN, W.J. BITLER, BELLA KISNER, JOHN H. BITLER, PHILLIP E. HILL, CORA HILL ACOR, ANNABEL HILL BRUGGS, ADDA F. MANLEY, MARY E. HILL, ANNA HILL VANHORN, LIZZIE HILL HURST and all their heirs, successors and assigns and anyone claiming by, through or under them

You are notified that the Plaintiffs have commenced an action to quiet title against you which you are required to defend.

You are required to plead to the Complaint within twenty (20) days after the appearance of this notice.

If you fail to answer the complaint within said twenty (20) days, a preliminary judgment may be entered against you, and final judgment may be entered against you thirty (30) days thereafter.

This action concerns the land herein described as follows:

ALL THAT CERTAIN, piece, parcel and lot of land situate in the Townships of Moreland and Muncy Creek, County of Lycoming and Commonwealth of Pennsylvania being more particularly bounded and described according to a survey by John E. Fischer, PLS, dated July 27, 2010, as follows:

BEGINNING at an existing iron pin and cap at the southwest corner of land now or formerly of Brian R. Branseitter

and Marilyn F. Branseitter. Said iron pin being on line of land now or formerly of John A. Sones and Lori A. Sones.

THENCE from said point of beginning and along the line of land of said Sones by the seven (7) following courses and distances:

1. South 45 degrees 44 minutes 31 seconds West, 684.92 feet to an iron pin and cap set.

2. North 52 degrees 45 minutes 29 seconds West, 324.87 feet to an iron pin and cap set and witnessed.

3. South 70 degrees 44 minutes 31 seconds West, 419.10 feet to an iron pin and cap set and witnessed.

4. North 68 degrees 00 minutes 29 seconds West, 376.20 feet to an iron pin and cap set and witnessed.

5. South 54 degrees 59 minutes 31 seconds West, 189.75 feet to an iron pin and cap set and witnessed.

6. South 88 degrees 44 minutes 31 seconds West, 889.35 feet to an iron pin and cap set and witnessed.

7. South 50 degrees 14 minutes 31 seconds West, 278.85 feet to an existing leaning planted stone at a corner of land now or formerly of Wayne T. Houseknecht and Janice L. Houseknecht.

THENCE along the line of land now or formerly of said Houseknecht by the two (2) following courses and distances:

1. North 80 degrees 15 minutes 23 seconds West, 506.64 feet to an existing planted stone.

2. North 60 degrees 15 minutes 23 seconds West, 325.70 feet to a point on line of land now or formerly of James L. Snyder. Said line crossing State Route 2063 (Neufer Hollow Road) and said line passing through a mag nail set on the centerline of State Route 2063.

THENCE along the line of land now or formerly of said Snyder by the five (5) following courses and distances:

1. North 69 degrees 59 minutes 37 seconds East, 42.00 feet.

2. North 64 degrees 14 minutes 37 seconds East, 578.00 feet.

3. North 51 degrees 29 minutes 37 seconds East, 404.00 feet.

4. North 60 degrees 29 minutes 37 seconds East, 611.67 feet.

5. South 40 degrees 00 minutes 23 seconds East, 167.93 feet to an iron pin and cap set and witnessed. Said line recrossing State Route 2063 and said line passing through a mag nail set on the centerline of State Route 2063.

THENCE continuing along the line of land of said Snyder and land now or formerly of Lee E. Greenly and Carol E. Greenly North 77 degrees 17 minutes 46 seconds East 1699.50 feet to an existing iron pin at a corner of land now or formerly of the aforementioned Brian R. Branseitter and Marilyn F. Branseitter.

THENCE along the line of land of said Branseitter South 26 degrees 24 minutes 59 seconds East 809.87 feet to the point of beginning.

CONTAINING 57.88 acres but reserving therefrom that portion of land lying within the right of way (33.00 feet total width, 16.50 feet from centerline) of State Route 2069 (Neufer Hollow Road) and being subject to an underground telephone cable easement in the southeasterly right of way of State Route 2063.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case may proceed without you

and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Pennsylvania Bar Association
Lawyer Referral Service
100 South Street

P.O. Box 186

Harrisburg, PA 17108-0186

Telephone: (800) 692-7375

or

North Penn Legal Services

329 Market Street

Williamsport, PA 17701

Telephone: (570) 323-8741

J. HOWARD LANGDON, ESQUIRE

I.D. # 21096

Attorney for Plaintiffs

3 South Main Street

Muncy, PA 17756

(570) 546-3104

FAX (570) 546-9300

SHERIFF'S SALE

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

NO. 5-1**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 14-01969.

Wells Fargo Bank, N.A. v. William K. Davis a/k/a William K. Davis, Jr., Twilight G. Meader owner(s) of property situate in PICTURE ROCKS BOROUGH, LYCOMING County, Pennsylvania, being 393 Pr South Main Street, Hughesville, PA 17737-6267.

Parcel Nos. 46+,001.0-0401.00-000+, 46+,001.0-0401.00-000+102.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$119,003.22.
PHELAN HALLINAN, LLP
Attorneys for Plaintiff

NO. 5-2

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1350 Warren Avenue, Williamsport, PA 17701.

SOLD as the property of RONALD L. HUTHER, JOSEPH W. HUTHER JR. and JOSEPH W. HUTHER, SR.

TAX PARCEL #26-017-325.

NO. 5-3**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 14-00381.

Wells Fargo Bank, N.A. v. Craig R. Packard owner(s) of property situate in PORTER TOWNSHIP, LYCOMING County, Pennsylvania, being 930 Railroad Street, Jersey Shore, PA 17740-8511.

Parcel No. 49+,004.0-0103.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$57,600.14.
PHELAN HALLINAN, LLP
Attorneys for Plaintiff

NO. 5-4**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 14-00343.

Fulton Bank, N.A. v. Charles H. Kantz, Jr. owner(s) of property situate in the MUNCY BOROUGH, 3RD, LYCOMING County, Pennsylvania, being 135 East Water Street, Muncy, PA 17756-1119.

Parcel No. 39-002-518.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$69,626.24.
PHELAN HALLINAN, LLP
Attorneys for Plaintiff

NO. 5-5**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 09 03005.

PHH Mortgage Corporation f/k/a Coldwell Banker Mortgage v. Franklin L. Harmon, Jr., Michelle M. Baysore owner(s) of property situate in the TOWNSHIP OF City of Williamsport, 9TH WARD, LYCOMING County, Pennsylvania, being 527 Wilson Street, Williamsport, PA 17701-3521.

Parcel No. 69+,003.0-0306.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$54,477.05.
PHELAN HALLINAN, LLP
Attorneys for Plaintiff

NO. 5-6

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 726 Cherry Street, Williamsport, PA 17701.

SOLD as the property of MATTHEW J. FREEZER SR.

TAX PARCEL #TP-72-03-510.

NO. 5-7**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 13-00623.

Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-Wf2, Asset-Backed Certificates, Series 2006-Wf2 v. David W. Klinger, Debra A. Klinger owner(s) of property situate in the MUNCY BOROUGH, 3RD, LYCOMING County, Pennsylvania, being 125 Division Street, Muncy, PA 17756-1103.

Parcel No. 39-02-613.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$64,542.09.

PHELAN HALLINAN, LLP

Attorneys for Plaintiff

NO. 5-8**SHORT DESCRIPTION**

DOCKET NO.: 14-02383.

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

TAX PARCEL NO.: 67-19-804.

PROPERTY ADDRESS: 1931 Blaine Street, Williamsport, PA 17701.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Vanessa Stewart.

LAW OFFICE OF

GREGORY JAVARDIAN

NO. 5-9**SHORT DESCRIPTION**

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 90 Fritz Lane, Williamsport, PA 17701.

SOLD as the property of JOHN AUGUSTINE and KAREN L. AUGUSTINE.

TAX PARCEL #43-5-311.A.

NO. 5-10

ALL that certain piece, parcel and lot of land situate in the Township of

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

BEGINNING at a point in the west line of Legislative Route No. 41028 known Quenshukeny Run Road, said point being South 5 degrees fifteen minutes East a distance of 239 feet from an iron pin in the southern line of land formerly of the Homer Smith Estate now or formerly of Craig R. Clark, et ux. thence South seventy-seven degrees west along land now or formerly of Walter J. Johns, et ux. a distance of one hundred feet to a point, thence north 5 degrees 15 minutes west along said John's and, a distance of 39 feet to a point; thence south seventy-seven degrees 0 minutes west along and now or formerly of Cecil Lovall, a distance of 119 feet to an iron pin; thence north 11 degrees 40 minutes west, along said Lovall land, a distance of 172 feet to an iron pin; thence south 70 degrees 0 minutes west along said land formerly of the Homer Smith Estate, now or formerly of Craig R. Clark, et ux. a distance of 206 feet to a stone corner; thence South eight degrees 30 minutes east along land now or formerly of Reno Clark, now or formerly of Mary Thompson, et ux. a distance of 700 feet to a stone corner; thence south eighty-four degrees 30 minutes East along said Thompson land, a distance of 299 feet to a stone corner on the western fine of said route no. 41028, thence north 8 degrees 20 minutes East along said route no. 41028, a distance of 377 feet and north 2 degrees 10 minutes west, a distance of 261 feet to the point and place of beginning. Having thereon erected a 2 story log dwelling house and other improvements.

Parcel No. 60-347-165.

BEING THE SAME PREMISES which Patrick J. Harvey and Carol L. Harvey, his wife, by Deed dated April 13, 1987 and recorded in the Lycoming County Recorder of Deeds Office on April 14, 1987 in Deed Book 1185, Page 196, granted and conveyed unto Dewaine H. Keller and Diane L. Keller, his wife.

NO. 5-11**LEGAL DESCRIPTION**

ALL that certain piece, parcel or lot of land situate in the Eighth ward of the City of Williamsport, Lycoming County Pennsylvania, bounded and described as follows:

Bounded on the North by lot now or late of Jacob Muller, on the east side by Franklin Street, on the South by land now or late of Carl Greenwalt, and on the West by lot sold by Article of Agreement to Harry Wertman, said lot being in width or front on Franklin Street 36 feet and in depth 108 feet to said lot of Harry Wertman, more or less.

Parcel number 68-7-511.

Being known as 951 Franklin Street, Williamsport, PA 17701.

Being the same premises which Brian W. Parsons and Coleen M. Parsons, husband and wife by Quit-Claim Deed dated October 1, 2009 and recorded October 2, 2009 in the Office of Recorded Deeds of Lycoming County in deed Book 6767, Page 1 Conveying unto Brian Parsons, single.

NO. 5-12**SHORT DESCRIPTION**

DOCKET NO.: 14-02163.

ALL THAT CERTAIN lot or piece of ground situate in the 13th Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania.

TAX PARCEL NO.: 73-006-309.

PROPERTY ADDRESS: 617 1st Avenue, Williamsport, PA 17701.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Spencer E. Sweeting, Personal Representative of the Estate of Robert H. Sweeting a/k/a Robert H.P. Sweeting, Jr.

LAW OFFICE OF

GREGORY JAVARDIAN

NO. 5-13

ALL THAT CERTAIN piece, parcel and lot of land situate, lying and being

in the Second Ward of the Borough of Montoursville, County of Lycoming and Commonwealth of Pennsylvania, and being more particularly bounded and described as follows, to wit:

BEGINNING at a post in line of land now or formerly of John Llyod, thence Westwardly along line of land now or formerly of Charles Fry one hundred sixty four and one half feet to a post on the East side of Washington Street; thence Southwardly along the same fifty feet to a post; thence Eastwardly along line of land now or formerly of G. P. Wanner and parallel to the first described line one hundred sixty seven feet, more or less, to a post; thence Northwardly along land now or formerly of John Lloyd fifty feet, more or less, to the point and place of beginning, containing eight thousand, two hundred fifty square feet, more or less.

The above described premises are otherwise described according to a survey of Robert W. Ferrell, Jr. P.E., dated July 1976, as follows:

BEGINNING at an existing iron pin in the Eastern line of North Washington Street, said iron pin marking the Northwest corner of land now or formerly of Dorsey M. Gilbert and Anna L. Gilbert, and being fifty six and ninety three hundredths feet North of the face of the Northern curb on Spruce Street (as measured along the Eastern line of North Washington Street; thence along the eastern line of North Washington Street North thirteen degrees thirty minutes east fifty feet to an iron pin; thence along the Southern line of land now or formerly of Robert C. Dangle and Sandra M. Dangle South 76° 32' East 184.55 feet to an iron pin in the Western line of Updegraff Alley; thence along the Western line of Updegraff Alley South 14° 30' 30" West 50.11 feet to an iron pin; thence along the Northern line of land now or formerly of Dorsey M. Gilbert and Anna L. Gilbert North 76° 32' West 183.76 feet to an iron pin, the place of beginning. Containing nine thousand two hundred six (9,206) square feet.

Parcel No. 34A-003-705.

BEING THE SAME PREMISES which Carl J. Rishel and Barbara M. Rishel, his wife, and James P. Speichinger, by Deed dated March 30, 1999 and recorded in the Lycoming County Recorder of Deeds Office on March 30, 1999 in Deed Book 3260, Page 251, granted and conveyed unto Carl J. Rishel and Barbara M. Rishel, his wife.

NO. 5-14

Court of Common Pleas
Lycoming County
Civil Division

MORTGAGE FORECLOSURE
NO. 14-01548

PNC Bank, National Association,
Plaintiff

v.

JULIE M. FILLMAN a/k/a JULIE MARIE
FILLMAN, DUANE E. NEUFER
Defendant(s)

SHORT DESCRIPTION FOR
ADVERTISING

ALL THAT CERTAIN LOT OF LAND
SITUATE IN THIRTEENTH WARD OF
THE CITY OF WILLIAMSPORT, LY-
COMING COUNTY, PENNSYLVANIA:

BEING KNOWN AS 912 Louisa
Street, Williamsport, PA 17701.

PARCEL NUMBER: TP-73-09-100.

IMPROVEMENTS: Residential Prop-
erty.

NICOLE LaBLETTA, ESQUIRE,
Pa. ID 202194

UDREN LAW OFFICES, P.C.
Attorneys for Plaintiff

NO. 5-15

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

Kondaaur Capital Corporation, As
Separate Trustee of Matawin
Ventures Trust Series 2013-3,
Plaintiff

vs.

John S. Farnsworth, Jr.
and Beverly J. Farnsworth,
Defendants

LEGAL DESCRIPTION

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

BEGINNING at an iron stake on the dividing line between lands of Charles Simpson, Sr. and lands formerly of Shortess, said iron stake being South eighty-three (83) degrees thirty (30) minutes West three hundred ninety-two (392) feet from a spike in the North side of the State Highway Route No. 654 which leads from DuBoistown to Bastress, said spike being on the West line of the Township Road leading from the aforesaid Route No. 654 to the Charles Simpson, Sr. farm; thence along the land now or formerly of Shortess South eighty-three (83) degrees thirty (30) minutes West two hundred (200) feet to an iron stake; thence along the land of Charles Simpson, Sr., North six (6) degrees thirty (30) minutes West one hundred fifty-two (152) feet to a point in the center of the proposed Township Road leading to Route No. 654; thence along the center of the same North eighty-three (83) degrees thirty (30) minutes East two hundred (200) feet to a point in the center of same; thence along the land of the grantor South six (6) degrees thirty (30) minutes East one hundred fifty-two (152) feet to an iron stake or the place of beginning.

HAVING erected thereon a dwelling known as 113 Nisbet Terrace, Williamsport, PA 17702.

Parcel No. 55-6-109.

BEING the same premises which Charles E. Simpson and Hazel E. Simpson, his wife, Deed dated 01/05/1962 and recorded on 01/08/1962 in the Office of the Recorder of Deeds in and for Lycoming County, Pennsylvania, in Deed Book 485, page 233, granted and conveyed unto John N. Farnsworth, Jr. and Beverly J. Farnsworth, his wife.

NO. 5-17**SHORT LEGAL TO ADVERTISE:**

ALL THAT CERTAIN piece or parcel of land, with improvements thereon erected, situate in the Township of Eldred, Lycoming County, Pennsylvania, described according to a survey by Leigh E. Herman, R.P.E. dated August 6, 1959, containing 1.5 acres, and having thereon erected a dwelling known as: 4493 NORTHWAY ROAD, WILLIAMSPORT, PA 17701.

TAX PARCEL: 11-310-124.

Reference Lycoming County Record Book 6056, Page 207.

TO BE SOLD AS THE PROPERTY OF SARAH N. EDKIN AND JEFFREY L. MILLER ON JUDGMENT NO. CV-2014-001208-MF.

NO. 5-18**SHORT LEGAL TO ADVERTISE:**

ALL THAT CERTAIN messuage and lot of land situate in the Borough of Salladasburg, Lycoming County, Pennsylvania, together with the dwelling house erected thereon and known as: 7 DOCHTER STREET, SALLADASBURG, PA 17740.

TAX PARCEL: 50-001-421.

Lycoming County Record Book 6783 Page 183.

TO BE SOLD AS THE PROPERTY OF ELIZABETH A. PADGETT AND KEVIN J. PADGETT ON JUDGMENT NO. CV-2014-001504-MF.

NO. 5-20**SHORT LEGAL TO ADVERTISE:**

ALL TWO CERTAIN PARCELS of land situate in the First Ward of the Borough of Jersey Shore, Lycoming County, Pennsylvania, being a portion of Block E of McCullough's Addition to Jersey Shore, recorded in Lycoming County Deed Book 189, Page 510, described according to a survey made December 27, 1940 by Lafayette William Dawson, R.S., and having thereon erected a residential dwelling known as 347 Cemetery Street, Jersey Shore, PA 17740.

Tax Parcel Nos. 19-2-908 and 19-2-909.

Reference Record Book 6927, Page 23.

TO BE SOLD AS THE PROPERTY OF JAMES E. COHICK AND KELLY J. COHICK ON JUDGMENT NO. 14-02546.

NO. 5-21

ALL that certain piece, parcel and lot of land situate in the Third Ward of the Borough of Montoursville, County of Lycoming and Commonwealth of Pennsylvania, being known as Lot No. 98 on the Plan of Allendale and Allendale Extension as set forth in Lycoming County Deed Book 392, page 151 and Map Book 48, page 356, bounded and described as follows:

BEGINNING at a point in the north line of Arthur Road, one hundred thirty (130) feet west of the northwest corner of Arthur Road and Allen Street, said point being the northwest corner of Arthur Road and the first twelve (12) foot alley west of Allen Street; thence west along the north line of Arthur Road, fifty-eight (58) feet to the east line of Lot #97; thence North along the east line of Lot #97 one hundred twenty-nine (129) feet to a twelve (12) foot alley; thence east along the south line of said twelve (12) foot alley fifty-eight (58) feet to the west line of the first twelve (12) foot alley west of Allen Street; thence South along the west line of said alley one hundred twenty-nine (129) feet to the point and place of beginning.

HAVING THEREON ERECTED A DWELLING KNOWN AS 1015 ARTHUR ROAD, MONTOURSVILLE, PA 17754.

TAX PARCEL: 34A-08-556.

BEING THE SAME PREMISES WHICH Brian L. Cochran and Wendy K. Cochran, his wife, by deed dated 12/16/02 and recorded 01/17/03 in Lycoming County Record Book 4437, Page 64, granted and conveyed unto Kenneth M. Fulmer. Kenneth M. Fulmer died on 01/08/13. On 01/14/03 Letters of Administration were granted to Heather M. Fulmer under Ly-

coming County File No. 41-13-0025. The heirs of Kenneth M. Fulmer are the real owners of the property, their interests are represented by the Administratrix.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

TO BE SOLD AS THE PROPERTY OF HEATHER M. FULMER, ADMINISTRATRIX OF THE ESTATE OF KENNETH M. FULMER, DECEASED ON JUDGMENT NO. 14-02096.

NO. 5-22

SHORT DESCRIPTION

ALL that certain piece, parcel and lot of land situate in the Thirteenth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania.

TAX MAP AND PARCEL NUMBER: 73-001.0-0320.00-000.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$53,438.59.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Carmen S. Joyner, Known Surviving Heir of Charles E. Flanders, Deceased Mortgagor and Real Owner, Faye L. Rozenblad, Known Surviving Heir of Charles E. Flanders, Deceased Mortgagor and Real Owner, Glenda B. Patterson, Known Surviving Heir of Charles E. Flanders, Deceased Mortgagor and Real Owner, Anthony L. Browne, Known Surviving Heir of Charles E. Flanders, Deceased Mortgagor and Real Owner, Brandon J. Flanders, Known Surviving Heir of Charles E. Flanders, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Charles E. Flanders, Deceased Mortgagor and Real Owner.

McCABE, WEISBERG
AND CONWAY, P.C.
123 South Broad Street
Suite 1400
Philadelphia, PA 19109

NO. 5-23

EXHIBIT "A"

LEGAL DESCRIPTION

Tax Parcel Number 70-008-101

1670 Taylor Place
Williamsport, PA 17701

ALL that certain piece, parcel or lot of land situate in the Tenth Ward of the City of Williamsport, County of Lycoming and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northwest corner of Lloyd Street and Taylor Place; thence easterly along the North line of said Taylor Place Forty-five (45) feet to a post; thence northerly in a line parallel with the East line of said Lloyd Street; One hundred and ten (110) feet to a sixteen (16) foot alley; thence westerly along the South line of said sixteen (16) foot alley, forty-five (45) feet to Lloyd Street aforesaid; thence southerly along the East line of said Lloyd Street; One hundred and ten (110) feet to a post and the place of beginning. Being known as Lot number Eighty-three (83) on the "Plot of Andrews Addition to the City of Williamsport."

BEING the same premises conveyed unto John F. Fitzsimmons and Margaret A. Fitzsimmons, husband and wife, dated July 27, 1961, and recorded on July 27, 1961, in Lycoming County Record Book 481 at page 984.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS PARCEL NUMBER 70-008-101 IN THE OFFICE OF THE LYCOMING COUNTY TAX ASSESSOR.

SEIZED in execution as the property of John F. Fitzsimmons, Defendant, on the judgment in mortgage foreclosure entered on October 22, 2014, indexed to #14-01994 in the Court of Common Pleas of Lycoming County.

NO. 5-24

EXHIBIT "A"

LEGAL DESCRIPTION

Tax Parcel Number 13-316-103

2260 Logue Hill Road
Unityville, (Franklin Township) PA 17774

ALL that certain piece, parcel and lot of land situate in the Township of Franklin, County of Lycoming and Commonwealth of Pennsylvania, bounded and described according to a survey by Larry Miller made on March 11, 1972, as follows:

BEGINNING at a stake in the center of a stone fence row, said stake being two hundred fifteen and two tenths (215.2) feet West of a wooden fence post at the intersection of two stone fence rows, said fence post being six hundred fifty-eight and seven tenths (658.7) feet West of a point in the center of Franklin Township Road T-710, said point being one thousand three hundred (1,300.00) feet (plus or minus) South of the intersection of T-710 and State Route No. 42;

Thence North twenty-nine (29) degrees two (02) minutes East, two hundred twenty-two and fifty-six hundredths (22.56) feet to a stake;

Thence North sixty-five (65) degrees twenty-six (26) minutes West, two hundred twenty-five (225.00) feet to a stake on the right-of-way line (16.5 feet from the center) of Franklin Township Road, T-571;

Thence South twenty-nine (29) degrees two (02) minutes West, two hundred twenty-five (225.00) feet (along right-of-way line of T-571) to a stake at the end of a stone fence row;

Thence South sixty-six (66) degrees twenty-two (22) minutes East, two hundred twenty-six and twenty-one hundredths (226.21) feet (along center of stone fence row) to the point of beginning.

BEING the same premises conveyed unto Perry L. Phillips, single, by deed of Cathy Y. Miller and Dwayne E. Miller, husband and wife, dated August 4, 2010, and recorded on August 5, 2010, in Lycoming County Record Book 7015 at page 268.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS ALL OF REAL ESTATE TAX PARCEL NO. 13-316-103 IN THE OFFICE OF THE LYCOMING COUNTY TAX ASSESSOR. ALSO BEING KNOWN AS 2260 LOGUE HILL ROAD, UNITYVILLE, PA.

SEIZED in execution as the property of Perry L. Phillips, Defendant, on the judgment in mortgage foreclosure entered on January 29, 2015, indexed to #13-02097 in the Court of Common Pleas of Lycoming County.

NO. 5-25

EXHIBIT "A"

LEGAL DESCRIPTION

2700 Newberry Street
Williamsport, PA 17701

ALL that certain lot of land situate in the Seventh Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, being known as Lot No. 83 on the Plot of Plan of Oliver Addition to the City of Williamsport, as set forth in Lycoming County Deed Book Volume 240, page 603, and Map Book 48, page 447, bounded and described as follows, to-wit:

BEGINNING at the northwest corner of Newberry Street and Oliver Avenue; thence northerly along Oliver Avenue, one hundred twenty-five (125) feet to a fifteen (15) foot alley; thence westerly along the same forty (40) feet to a point in line of Lot No. 84; thence southerly along the same, one hundred twenty-five (125) feet to Newberry Street; thence easterly along the same, forty (40) feet to the place of beginning.

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

BEING the same premises granted and conveyed unto Deanna M. Ireland, single, by Peter A. Rubba, Jr., and Susan J. Rubba, husband and wife, by Deed dated August 22, 2008, and recorded on August 27, 2008, in Lycoming County Record Book 6441 at page 63.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS ALL OF TAX PARCEL NUMBER 67-15-334 IN THE OFFICE OF THE LYCOMING COUNTY TAX ASSESSOR.

SEIZED in execution as the property of Deanna M. Ireland, Defendant, on the judgment in mortgage foreclosure en-

tered on January 29, 2015, indexed to #14-00520 in the Court of Common Pleas of Lycoming County.

NO. 5-26
EXHIBIT "A"

ALL those three certain pieces, parcels or tracts of land situate in the Second Ward of the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to-wit:

PARCEL NO. 1:

BEGINNING at the southeast corner of North Lincoln Avenue and a twenty (20) foot alley; thence southward in a parallel line with North Lincoln Avenue, forty-three (43) feet, strict measure; thence eastward one hundred and sixty-seven (167) feet, more or less, to Tomb Avenue; thence northward forty-three (43) feet, strict measure, to a twenty (20) foot alley; thence westward one hundred and sixty-seven (167) feet, more or less, to North Lincoln Avenue, the place of beginning.

PARCEL NO. 2:

BEGINNING at a point on Lincoln Avenue forty-three (43) feet, strict measure, from the southern line of a twenty (20) foot alley in the rear of the above named lot facing on Burke Street, a distance of fifty-one (51) feet southward on Lincoln Avenue to a post; thence a distance eastward of one hundred sixteen (116) feet, more or less, from the curb line of Lincoln Avenue to a point forty-five (45) feet from the street line on Tomb Avenue; thence a northerly course along other lands or lot now or formerly of L. D. Herritt, a distance of fifty-one (51) feet to land now or formerly of John L. Graham and wife, a distance of one hundred sixteen (116) feet, more or less, to the place of beginning. Containing five thousand nine hundred and sixteen (5,916) square feet, more or less. Being Lots Nos. 94, 95 and 96 on the Plan of Dr. S. E. Bickell's Addition to Jersey Shore.

PARCEL NO. 3:

BEGINNING at a point on the eastern line of Lincoln Avenue at the northwest

corner of the land hereby conveyed, said point of beginning being one hundred (100) feet south of the point of intersection of the eastern line of Lincoln Avenue with the southern line of Eden Street; thence in an easterly direction, along other land now or formerly of the Pilgrim Holiness Church and in a line parallel with the southern line of Eden Street, a distance of one hundred fifty-six (156) feet to Tomb Avenue; thence in a southerly direction, along the western line of Tomb Avenue, a distance of fifty (50) feet to a twenty (20) foot alley; thence in a westerly direction, along the northern line of said twenty (20) foot alley and in a line parallel with the southern line of Eden Street, a distance of one hundred fifty-six (156) feet to Lincoln Avenue; and thence in a northerly direction, along the eastern line of Lincoln Avenue, a distance of fifty (50) feet, to the point and place of beginning. Being part of Lots Nos. 141, 142 and 143 on the Plan of Dr. S. E. Bickell's Addition to Jersey Shore.

SUBJECT to any covenants or restrictions contained in prior deeds in the chain of title.

BEING the same premises which Larry A. Fischer and Sandra M. Fisher, his wife, granted and conveyed unto Craig R. Packard, single, by deed dated September 18, 1992, and recorded in Lycoming County Record Book 1937, Page 62.

FOR IDENTIFICATION PURPOSES ONLY, being known as Parcel Nos. 20-001-703, 20-001-704 and 20-001-705 in the Office of the Lycoming County Tax Assessor.

SEIZED, taken in execution and to be sold as the property of Craig R. Packard under a judgment entered against him in the Court of Common Pleas of Lycoming County, Pennsylvania, docketed to No. 14-00789.

NO. 5-27

ALL THOSE six (6) CERTAIN parcels of land, situate in the 12th Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, BEING KNOWN AS: Parcel "1": Elmira Street (UPI #72-002-417); Parcel "2": 344

Erie Street (UPI #72-002-200); Parcel "3": Elmira Street (UPI #72-002-100); Parcel "4": 400 Park Avenue (UPI #72-002-316); Parcel "5": 421 High Street (UPI #72-002-301); and Parcel "6": 407 Park Avenue (UPI #72-002-424).

AS MORE PARTICULARLY DESCRIBED in the Deed from Howard Mann, David Mann, and Rosalind Mann, Executors of the Estate of Bernard Mann, Dec'd.; Howard Mann, individually; and David Mann, individually to Rosalind O. Mann, Howard Mann and David Mann, as Trustees of the Rosalind O. Mann Trust, recorded in the Recorder of Deeds Office in Lycoming County in Deed Book 5527, Page 101 (Instrument No. 200500021099) on December 21, 2005.

NO. 5-28

DESCRIPTION FOR SHERIFF IN CONNECTION WITH WRIT OF EXECUTION AGAINST ESTATE OF FREDERICK L. THOMPSON EXHIBIT "A"

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

BEGINNING at a point in the south line of the Pennsylvania State Highway leading from Williamsport to Montgomery, Pa, and being the northeast corner of Lot No. 69 on the Plan of Forest Park; thence in an easterly direction one hundred twenty (120) feet to the northwest corner of Lot No. 65; thence in a southerly direction along the west line of Lot No. 65 six hundred fifty-six and four tenths (656.4) feet to land now or formerly of B.E. Smith; thence in a westerly direction along the north line of land now or formerly of Smith one hundred twenty-one and five tenths (121.5) feet to the southeast corner of Lot No. 69; thence in a northerly direction along the east line of Lot No. 69 six hundred seventy-five and five tenths (675.5) feet to the point and place of beginning. Being Lot Nos. 66, 67 and 68 on the Plan of Forest Park, said plan being recorded in Lycoming County Deed Book 301, page 597.

EXCEPTING AND RESERVING that parcel of land conveyed by Deed to Walter LaRue and Hazel V. Getgen, his wife, from Walter R. Lechler, Jr. and Hazel M. Lechler, his wife, dated June 6, 1967 and recorded in Lycoming County Deed Book 528, page 307, as follows:

BEGINNING at a point in the south line of Pennsylvania State Highway leading from Williamsport to Montgomery, Pennsylvania, and being the northeast corner of Lot No. 69 on the Plan of Forest Park; thence in an easterly direction twenty (20) feet to the midway point of Lot No. 68; thence in a southerly direction and in a line parallel with the western line of Lot No. 68, six hundred sixty-five (665) feet, more or less, to land now or formerly of B.E. Smith; thence in a westerly direction along the north line of land now or formerly of Smith, twenty (20) feet, more or less, to the southeast corner of Lot No. 69; thence in a northerly direction along the east line of Lot No. 69, six hundred seventy-five and five tenths (675.5) feet to the point and place of beginning. Being the western half of Lot No. 68 on the Plan of Forest Park, said plan being recorded in Lycoming County Deed Book 301, page 597.

For identification purposes only, being all or part of Tax Parcel No. 2-01-212 on the maps in the Office of the Lycoming County Tax Assessor.

SEIZED in execution as the property of the Estate of Frederick L. Thompson, under a judgment against it on January 22, 2015 in the Court of Common Pleas of Lycoming County, Pennsylvania to No. 14-02689.

Take notice that a schedule of proposed distribution of the proceeds of the above sale will be on file by the Sheriff of Lycoming County, Pennsylvania, in his office on MAY 11, 2015 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten days thereafter.

R. MARK LUSK,
Sheriff
Lycoming County, PA



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, April 20, 2015