

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

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Gary L. Weber

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- Court Calendar • Continuing Legal Education
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## SCHEDULED EVENTS

Additional information about any of these events is available on the Lycoming Law Association website at [www.lycolaw.org](http://www.lycolaw.org).

- 4/25/2016 – Executive Committee Meeting:** *Regular monthly meeting.* **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office
- 4/26/2016 – Community Outreach Committee Meeting:** *Community Outreach Committee Meeting to consider grant requests.* **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office
- 5/17/2016 – YLD Social Event – Quizzo:** *Young lawyers of the LLA are invited to come out and play Quizzo. Pizza and beer provided. Prizes.* **Time:** 5:30 PM to 7:30 PM. **Location:** LLA Office
- 5/23/2016 – 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.

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**UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES**

- 4/18/2016 – The Basics of Realty Tax:** *PBI Groupcast.* **CLE credits:** 3 Substantive  
**Time:** 12:30 PM to 3:45 PM. **Location:** Lycoming Law Association Office
- 4/19/2016 – Marketing and Ethics: Balancing Smart Business Development and Adhering to the Rules:** *PBI Video Replay.* **CLE credits:** 1 Ethics  
**Time:** 9:00 AM to 10:00 AM. **Location:** Lycoming Law Association Office
- 4/20/2016 – Eat & Earn: 21st Century Real Estate Practice:** *In the Know Series—21st Century Real Estate Practice Presented by: Fred A. Holland.* **CLE credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM. **Location:** Lycoming Law Association Office
- 4/22/2016 – Success With Summary Judgment Motions: How to Win Before Trial:** *PBI Video Replay.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:30 PM. **Location:** Lycoming Law Association Office
- 4/26/2016 – Litigating the Insurance Bad Faith Claim:** *PBI Video Replay.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:30 PM. **Location:** Lycoming Law Association Office
- 4/28/2016 – Current Issues in Nursing Home Litigation:** *PBI Video Replay.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** Lycoming Law Association Office
- 5/3/2016 – PBA’s Malpractice Avoidance Seminar 2016:** *PBA Event.* **CLE credits:** 1.5 Ethics **Time:** 2:00 PM to 3:30 PM. **Location:** Lycoming Law Association Office
- 5/3/2016 – Family Caregiver Agreements & Use of Real Estate for Elder Law Attorneys:** *PBI Groupcast.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:15 PM. **Location:** Lycoming Law Association Office
- 5/4/2016 – Workers’ Comp. Practices & Procedure 2016:** *PBI Groupcast.* **CLE credits:** 4 Substantive **Time:** 8:30 AM to 12:45 PM. **Location:** Lycoming Law Association Office
- 5/11/2016 – Municipal Law Update:** *PBI Video Replay.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** Lycoming Law Association Office
- 5/24/2016 – Commercial Real Estate Documents: Negotiating and Drafting for Optimal Results:** *PBI Video Replay.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:30 PM. **Location:** Lycoming Law Association Office
- 5/26/2016 – Trial Evidence:** *PBI Groupcast.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** Lycoming Law Association Office

- 6/1/2016 – Pipeline and Right-of-Way Agreements in the Marcellus Shale Region:** *PBI Video Replay*. **CLE credits:** 4 Substantive **Time:** 9:00 AM to 1:30 PM. **Location:** Lycoming Law Association Office
- 6/3/2016 – Real Estate Agent and Broker Liability:** *PBI Groupcast*. **CLE credits:** 2 Substantive / 1 Ethics **Time:** 9:00 AM to 12:15 PM. **Location:** Lycoming Law Association Office
- 6/8/2016 – Talking With Pictures: Courtroom Persuasion in the Multimedia Age:** *PBI Video Replay*. **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** Lycoming Law Association Office
- 6/21/2016 – Alzheimer’s Disease and Other Dementias: Diagnosis, Research and Estate Planning Issues:** *PBI Groupcast*. **CLE credits:** 5 Substantive / 1 Ethics **Time:** 8:30 AM to 3:30 PM. **Location:** Lycoming Law Association Office
- 6/26/2016 – General Practitioners’ Update 2016:** *PBI Groupcast*. **CLE credits:** 5 Substantive / 1 Ethics **Time:** 8:30 AM to 3:45 PM. **Location:** Lycoming Law Association Office
- \*PBI Seminar.** For tuition, registration, and all other information, please contact PBI Customer Service at (800) 247-4724, or online at [www.pbi.org](http://www.pbi.org). Unless otherwise noted, this seminar is being held at the Lycoming Law Association Offices at 25 West Third Street, Suite 803, Williamsport, PA. Additional fees may be assessed for registration at the door.
- \*\*LLA Seminar.** For tuition, registration, location, and all other information, please contact Michele Frey at the LLA Office at (570) 323-8287, by email at [mfrey@lycolaw.org](mailto:mfrey@lycolaw.org), or online at [www.lycolaw.org](http://www.lycolaw.org).

The full text of the following Lycoming County Court opinions is reported at [www.lycolaw.org/Cases/search.asp](http://www.lycolaw.org/Cases/search.asp).

- ▶ **Commonwealth vs. Scarantino** (04/11/2016)—Judge Marc F. Lovecchio  
Criminal: Evidence admissible at sentencing hearing; victim impact testimony of family of person killed by gunshot, where only conviction was of a charge related to possession of the gun; relevancy of evidence; due process considerations; sentencing court's reliance on impermissible factors. (Scarantino041116L)
- ▶ **Commonwealth vs. Schenck** (04/08/2016)—Judge Marc F. Lovecchio  
Criminal: Appeal; sufficiency of evidence of aggravated assault of child; injuries occurring during custody of defendant; weight of the evidence; objection to cross-examination of child's mother on quality care of the child; discretion of court on admissibility of evidence. (schenck040816L)
- ▶ **Commonwealth vs. DeRaffele** (04/08/2016)—Judge Marc F. Lovecchio  
Criminal: Summary appeal; occupancy of premises that had been previously condemned and placarded; enforceability of the international property maintenance code, by ordinance; version of code adopted; waiver of issue not raised with MDJ; interests of justice; abatement of violation as defense. (DeRaffele040816L)
- ▶ **Commonwealth vs. Pelletier** (04/08/2016)—Judge Marc F. Lovecchio  
Criminal: Petition for return of firearms; eligibility of individuals to possess firearms; person involuntarily committed for inpatient care and treatment under §302 of the Mental Health Procedures Act; certification that inpatient care was necessary. (Pelletier040816L)
- ▶ **Commonwealth vs. Rummings** (04/04/2016)—Judge Richard A. Gray  
Criminal: Appeal; sufficiency and weight of the evidence; timeliness of appeal; theft offenses; unduly harsh sentence; consideration of sentencing guidelines and statutory factors. (Rummings040416g)
- ▶ **Synchrony Bank vs. Peters** (04/08/2016)—Judge Richard A. Gray  
Civil: Appeal; summary judgment entered against a party who does not respond; lack of dispute as to issues of material fact; waiver for failure to raise issues in trial court. (Synchrony040816g)
- ▶ **Commonwealth vs. Williams** (04/07/2016)—Judge Marc F. Lovecchio  
Criminal: Commonwealth's motion in limine; expert testimony; opinion based on specialized knowledge beyond the knowledge possessed by average layperson; testimony regarding a person's capabilities following an injury; standard of definiteness required for expert. (Williams040716L)
- ▶ **Commonwealth vs. Buie** (03/29/2016)—Judge Joy Reynolds McCoy  
Criminal: Appeal; failure to file concise statement; waiver of issues. (Buie032916m)

**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****Allison, Betty A. a/k/a Elizabeth A. Allison a/k/a Elizabeth Ann Allison, dec'd.**

Late of Williamsport.

Co-Executors: Dona E. Palmeto, 498 Outback Lane, Lock Haven, PA 17745 and William C. Allison, 625 Hillside Drive, Berwick, PA 18603.

Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 270 West Third Street, Williamsport, PA 17701, (570) 321-0709.

**Bieber, Ruth A. a/k/a Ruth Alverta Bieber, dec'd.**

Late of Muncy Creek Township.

Executrix: Barbara McCollum c/o James T. Baldwin, Esquire, Baldwin & Baldwin, 42 South Front Street, Milton, PA 17847.

Attorneys: James T. Baldwin, Esquire, Baldwin & Baldwin, 42 South Front Street, Milton, PA 17847.

**Bolay, Karin A. G., dec'd.**

Late of Duboistown.

Executor: Charles F. Bolay, IV, 981 West Eighth Avenue, S. Williamsport, PA 17702.

Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 270 West Third Street, Williamsport, PA 17701, (570) 321-0709.

**Dodge, Merrill J., dec'd.**

Late of Muncy Creek Township.

Executrix: Martha C. Dodge, 1015 Stone Stack Drive, Bethlehem, PA 18015.

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

**Johns, Olen, Sr. a/k/a Fred O. Johns, dec'd.**

Late of Williamsport.

Administrator: Fred O. Johns, Jr. c/o James D. Smith, Esquire, 140 East Third Street, Williamsport, PA 17701.

Attorneys: James D. Smith, Esquire, Lepley, Engelman & Yaw, 140 East Third Street, Williamsport, PA 17701.

**Knowlden, Carl W., dec'd.**

Late of the Borough of South Williamsport.

Executrix: Brenda S. Bittner.

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

**Miller, Basil D., dec'd.**

Late of Trout Run.

Executrix: Donna A. Moyer, 292 Lahrs Road, Northumberland, PA 17857.

Attorney: Graham C. Showalter, Esquire, 36 S. Third Street, P.O. Box 553, Lewisburg, PA 17837-0553.

**SECOND PUBLICATION****Betts, Carolyn F., dec'd.**

Late of Cascade Township.

Executor: Brian K. Frymire c/o Daniel K. Mathers, Esquire, Mathers Law Firm PC, 416 Pine St., Ste. 308, Williamsport, PA 17701.

Attorneys: Daniel K. Mathers, Esquire, Mathers Law Firm PC, 416 Pine St., Ste. 308, Williamsport, PA 17701.

**Eichenlaub, Robert Donald a/k/a**

**Robert D. Eichenlaub**, dec'd.

Late of Williamsport.

Executrix: Robynn L. Mothersbaugh, 1540 West Fourth Street, Williamsport, PA 17701.

Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 270 West Third Street, Williamsport, PA 17701, (570) 321-0709.

**Miele, Daisy Edna Lee**, dec'd.

Late of Fairfield Township.

Executrix: Gloria June Miele, 605 S. Main St., Muncy, PA 17756.

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

**Reeder, Sarah L.**, dec'd.

Late of Williamsport.

Executrix: Judith L. Dean.

Attorneys: Charles F. Greevy, III, Esquire, Greevy & Taylor Law Offices, Lycoming Executive Plaza, 330 Pine Street, Suite 403, Williamsport, PA 17701, (570) 320-7100.

**THIRD PUBLICATION**

**Bachman, Carlene B.**, dec'd.

Late of Hughesville.

Co-Executors: Richard R. Bachman, 2491 Highland Lake Road, Hughesville, PA 17737 and Linda E. Cooper, 832 Butternut Grove Road, Montoursville, PA 17754.

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

**Baker, Janet Louise**, dec'd.

Late of the City of Williamsport.

Executrix: Deborah Rose Baker Dellinger a/k/a Deborah R. Dellinger, 17

Round Top Road, Williamsport, PA 17701.

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

**Gnoffo, Armeta Devito**, dec'd.

Late of the Borough of Duboistown.

Executrices: Patricia Albert, 345 Westland Ave., Duboistown, PA 17702 and Christine F. Bower, 768 Mosquito Valley Rd., Williamsport, PA 17702.

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

**Kuntz, Dawn L.**, dec'd.

Late of Williamsport.

Administratrix: Cheryl G. Yoxtheimer, 6 East Park Street, P.O. Box 149, Avis, PA 17721.

Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 270 West Third Street, Williamsport, PA 17701, (570) 321-0709.

**Masser, Dorothy Almyra a/k/a**

**Dorothy A. Masser**, dec'd.

Late of Brady Township.

Co-Executors: John Robert Masser, 100 Masser Drive, Montgomery, PA 17752 and Debra Kaye Hacker, 12136 Katherwood Street, Spring Hill, FL 34608.

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

**FILING OF CERTIFICATE OF ORGANIZATION OF LLC**

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed on or about January 19, 2016, 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:

TIM MILLER PUBLIC

SAFETY CONSULTING, LLC

123 Gregg Run Road, Hughesville, PA 17737. The purpose for which the business has been organized is: To be a consulting business to engage in and to do any lawful act concerning any and all lawful business for which limited

liability companies may be organized under Pennsylvania Business Corporation Law, including but not limited to, police management and administration, strategic planning, policy review and revision, internal investigation review, crime reduction strategies, security assessment, crime and economic impact studies, leadership services, research and presentation.

Tim Miller

123 Gregg Run Road  
Hughesville, PA 17737

A-15

### 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 6, 2016, 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. 12-02526.

Lsf9 Master Participation Trust v. Lora J. Dgien owner(s) of property situate in the OLD LYCOMING TOWNSHIP, LYCOMING County, Pennsylvania, being 311 Cottage Avenue, Williamsport, PA 17701-1115.

Parcel No. 43+,010.0-0207.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$57,893.15.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

#### NO. 5-2

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Washington, County of Lycoming, and Commonwealth of Pennsylvania, a subdivision of land of Harry L. Pauling and Thelma L. Pauling, his wife, surveyed by Daniel F. Vassallo, registered Surveyor, on November 1st, 1985, as follows:

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 2173 Pikes Peak Road, Allenwood, PA 17810.

SOLD as the property of ROBERT N. SECULES.

TAX PARCEL #57-430-105.02.

#### NO. 5-3

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

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

BEGINNING at a point one hundred forty-three (143) feet, more or less, south of the southwest corner of the intersection of Adams Street and St. Boniface Street; thence in a southerly direction along the west side of said St. Boniface Street, fifty-two (52) feet to a point in land now or formerly of Emma K. Ingersall; thence in a westerly direction along the north line of land of said Emma K. Ingersall, one hundred four (104) feet to a point in the east line of land now or formerly of Angelo Amorosa; thence in a northerly direction along the east line of land of said Angela Amorosa; fifty-two (52) feet to line of land now or formerly of Paul Shumbat; thence in an easterly direction along land of said Paul Shumbat, one hundred four (104) feet to the west line of said St. Boniface Street, the place of beginning, being known as 937-939 St. Boniface Street.

SUBJECT to the restrictions, reservations and easements as set forth in the prior deeds in the chain of title.

TAX PARCEL No.: 68-7-210.

BEING the same premises which Trinity Renovations, LLC, a Pennsylvania Limited Liability Company, by Deed dated October 24, 2006 and recorded October 25, 2006, in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book 5832, Page 104, granted and conveyed unto Ted J. Burrows, Single.

#### NO. 5-4

##### SHORT DESCRIPTION

By virtue of Writ of Execution No. 15-00664.

Citifinancial Servicing LLC v. James R. Johnston, in His Capacity as Executor and Devisee of The Estate of James D. Johnston, Sheree L. Moyer, in Her Capacity as Devisee of The Estate of James D. Johnston, owner(s) of property situate in the JERSEY SHORE BOROUGH, LYCOMING COUNTY, Pennsylvania,

being 115 Maple Street, Jersey Shore, PA 17740-1615.

Parcel No. 22-001.00303.00-000.  
Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$60,719.51.  
PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**NO. 5-6**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 15-01170.

Wells Fargo Bank, NA v. Matthew D. Wright, owner(s) of property situate in the WILLIAMSPORT CITY, 7TH, LYCOMING County, Pennsylvania, being 2406 Dove Street, Williamsport, PA 17701-4206.

Parcel No. 67-012-412.  
Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$83,556.00.  
PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**NO. 5-7**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 2015-00545.

Wells Fargo Bank, NA v. Susan L. Murphy, owner(s) of property situate in the WILLIAMSPORT CITY, 10TH, LYCOMING County, Pennsylvania, being 1630 West Fourth Street, Williamsport, PA 17701-5653.

Parcel No. 70-12-217.  
Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$85,398.28.  
PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**NO. 5-9**

**SHORT DESCRIPTION**

DOCKET NO.: 15-02087.  
ALL THAT CERTAIN lot or piece of ground situate in City of Williamsport,

County of Lycoming, and Commonwealth of Pennsylvania.

TAX PARCEL NO.: 74-05-114.  
PROPERTY ADDRESS: 308 Hawthorne Ave., Williamsport, PA 17701.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Billie D. Mitcheltree.

ATTORNEY'S NAME: Robert W. Williams, Esquire.

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**NO. 5-10**

**EXHIBIT "A"**

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

Beginning at a point on the Easterly side of Hepburn Street at a distance of three hundred (300) feet Northwardly from the North line of Huffman Street, now Huffman Avenue, and running thence Northwardly along the East side of Hepburn Street, seventy-five (75) feet to the corner of the street which separate the Billman farm from the Gilmore farm, now called Huffman Street; thence Easterly along the South side of said street, ninety-five (95) feet six (6) inches, more or less, to lot now or formerly of Mary Josephine Miller; thence Southerly along Miller lot, seventy-five (75) feet to a point; thence Westerly ninety-five (95) feet six (6) inches, more or less, to the place of beginning.

Also, beginning at a point where the South line of the property conveyed by William H. Ganzer to William H. O'Brion meets the East line of Hepburn Street; thence Eastward along the said South boundary of land now or formerly of William H. O'Brilon, ninety-five (95) feet six (6) inches to a point; thence Southward fifteen (15) feet, more or less, to a point on the North line of Lot No. 42 in Gilmore's Addition to Williamsport;

thence Westward along the said North line of Lot No. 42, ninety-five (95) feet six (6) inches to the East line of Hepburn Street; thence Northward along the said East line of Hepburn Street to the place of beginning. Being part of Lot No. 44 in Gilmore's Addition to Williamsport.

Parcel #: 75-001.0-0207.00-000.

Property: 1132 Hepburn Street, Williamsport, PA 17701.

BEING the same property conveyed to Michael F. McDermott, Jr. who acquired title by virtue of a deed from Timothy C. Shepherd and Kerri D. Shepherd, his wife, dated June 17, 2005, recorded June 17, 2005, at Deed Book 5334, Page 100, Lycoming County, Pennsylvania records.

### NO. 5-11

#### EXHIBIT A

ALL those four (4) certain pieces, parcels and lots of land situate in the Second Ward of the Borough of South Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bearing Tax Parcel number 52-5-207, also known as 401 West Eighth Avenue, South Williamsport, Pennsylvania 17702, being bounded and described as follow: to-wit:

#### PARCEL NO. 1

BEGINNING at an existing iron pin at the intersection of the center line of Percy Street with the southern line of Eighth Avenue, North seventy-two (72) degrees and forty (40) minutes East, the following two distances:

1. Thirty (30) feet to an existing iron pin.

2. Twelve (12) feet to a set iron rail, thence by land now or formerly of Warren H. Searfoss et ux., the three following courses an distances:

1. South seventeen (17) degrees and twenty (20) minutes East, one hundred twenty-five (125.00) feet to a set iron pin.

2. South seventy-two (72) degrees and forty (40) minutes West one hundred (100) feet to a set iron pin.

3. North seventeen (17) degrees and twenty (20) minutes West one hundred twenty-five (125) feet to a set iron rail in the southern line of Eighth Avenue, thence by the southern line of Eighth Avenue, North seventy-two (72) degrees and forty (40) minutes East.

3. Twenty-eight (28) feet to an existing iron bolt.

4. Thirty (30) feet to an existing iron pin the point and place of beginning.

Containing Twelve Thousand Five Hundred (12,500) square feet.

#### PARCEL NO. 2

BEGINNING at an iron pin on the southerly line of Eighth Avenue said iron pin being situate at the northwest corner of other land now owned by Clair W. Keefer, et ux. (being conveyed herein), South seventeen (17) degrees twenty (20) minutes East one hundred twenty-five (125.00) feet to an iron pin at the southwest corner of the land now owned by Clair W. Keefer, et ux. (being conveyed herein), said point also being in the northern line of other land now or formerly of Warren H. Searfoss et ux., thence along other land now or formerly of the said Warren H. Searfoss, et ux., by the two following courses and distances, FIRST, South seventy-two (72) degrees forty (40) minutes West ten (10) feet to a point, SECOND, North seventeen (17) degrees twenty (20) minutes West one hundred twenty-five (125.00) feet to a point in the southern line of Eighth Avenue; thence along the southern line of Eighth Avenue North seventy-two (72) degrees forty (40) minutes East ten (10) feet to an iron pin the point and place of beginning. Being described in accordance with a survey made by English Engineering Corporation, dated March 1, 1965.

#### PARCEL NO. 3

BEGINNING at an iron pine in the southern line of Eighth Avenue (50 feet wide) said iron pin being situate South seventy-two (72) degrees forty (40) min-

utes West three hundred eighty-three (383.00) feet from an iron pin at the southeast corner of the intersection of Eighth Avenue and Curtain Street, thence from the place of beginning and along other land now or formerly of Warren H. Searfoss et ux by the two following courses and distances:

FIRST: South seventeen (17) degrees twenty (20) minutes East one hundred twenty-five (125.00) feet to an iron pin;

SECOND: South seventy-two (72) degrees forty (40) minutes West seven (7.00) feet to an iron pin in other land of the said Clair W. Keefer et ux. (being conveyed herein);

Thence along other land of the said Clair W. Keefer et ux. (being conveyed herein), North seventeen (17) degrees twenty (20) West one hundred twenty-five (125.00) feet to an iron pine in the southern lie of Eighth Avenue North seventy-two (72) degrees forty (40) minutes East seven (7.00) feet to an iron pin the point and place of beginning. Containing 875.00 square feet and being described in accordance with a survey made by Curtis A. English, R.P.E., dated May, 1966.

**PARCEL NO. 4**

BEGINNING at a point in the southern right-of-way line of Eighth Avenue, said point being referenced South seventy-two (72) degrees forty (40) minutes West three hundred thirty-three (333.00) feet from an existing iron pin at the intersection of the southern right-of-way line of Eighth Avenue and the eastern right-of-way line of Eighth Avenue and the eastern right-of-way line of Curtin Street; thence from the said place of the beginning and along land intended to be conveyed unto Donald L. Bastian et ux., South seventeen (17) degrees twenty (20) minutes East one hundred twenty-five (125.00) feet to a point; thence along other lands of Warren H. Searfoss et ux., South seventy-two (72) degrees forty

(40) minutes West fifty (50.00) feet to an iron pin in the eastern line of other lands of the said Clair W. Keefer, et ux. (being conveyed herein), North seventeen (17) degrees twenty (20) minutes West one hundred twenty-five (125.00) feet to an iron pin in the southern right-of-way line of Eighth Avenue, thence along the southern right-of-way line of Eighth Avenue North seventy-two (72) degrees forty (40) minutes East fifty (50.00) feet to a point, the place of beginning.

Improvements include a one story framed dwelling and attached garage.

**NO. 5-13**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 13-02617.

Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP v. Randall W. Gardner, owner(s) of property situate in the WILLIAMSPORT CITY, 14TH WARD, LYCOMING County, Pennsylvania, being 420 Hawthorne Avenue, Williamsport, PA 17701-2122.

Parcel No. 74-005-217.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$145,328.32.

PHELAN HALLINAN

DIAMOND & JONES, LLP

Attorneys for Plaintiff

**NO. 5-14**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. CV-2015-001296.

Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not in Its Individual Capacity, But Solely as Trustee for Bcat 2015-13Att v. Donald Speck, in His Capacity as Administrator Dbn of The Estate of Russell J. McGill, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claim-

ing Right, Title or Interest From or Under Russell J. Mcgill, Deceased, owner(s) of property situate in the WILLIAMSPORT CITY, 12TH, LYCOMING County, Pennsylvania, being 1104 Market Street, Williamsport, PA 17701-2124.

Parcel No. 72+,005.0.0306.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$86,855.61.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 5-15**

**EXHIBIT "A"**

ALL that certain piece, parcel and lot of land situate in the Seventh Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, known as Lot No. 50 on the plot or plan of Fairview Park Addition to said City, which is recorded in the office for the recording of deeds in and for Lycoming County in Deed Book Volume 231, page 600, bounded and described as follows:

BEING the same premises granted and conveyed unto Elizabeth Mary Shafer, widow, and Robert S. Shafer and Andrea Shafer, his wife, by Deed of Elizabeth Mary Shafer, widow, and Robert S. Shafer and Andrea Shafer, his wife, dated February 28, 1977, and recorded in Lycoming County Deed Book 806, page 157. The said Elizabeth Mary Shafer predeceased the said Robert S. Shafer and Andrea Shafer, thereby vesting fee simply title in Robert S. Shafer and Andrea Shafer, his wife. Thereafter, the said Robert S. Shafer died a resident of Lycoming County,

Pennsylvania on February 12, 1996 and as a result of which and pursuant to a divorce property settlement agreement, Christopher R. Shafer Executor of the Estate of Robert S. Shafer, deceased, delivered a deed dated November 7, 1996 to Andrea Bamezrieder formerly known as Andrea Shafer, granting and conveying the sole title in the subject property in Andrea Bamezrieder, which deed is recorded in the Register and Recorder's Office of Lycoming County in Record Book 2708, page 118.

ALSO, being the same premises which are the subject of that certain Article of Agreement dated May 27, 1997, between Andrea Bamezrieder as seller and Craig W. Shafer and Mary L. Shafer, his wife, and which was recorded on June 9, 1997 in the Register and Recorder's Office of Lycoming County in Record Book 2808, page 193.

BEING the same premises conveyed to Craig W. Shafer and Mary L. Shafer, his wife, by deed of deed of Andrea Bamezrieder and Edmund Bamezrieder, her husband, dated September 13, 1999 and recorded in Lycoming County Deed Book 3407, page 224.

FOR IDENTIFICATION PURPOSE ONLY, being known as all of Tax Parcel No. 67-13-302 in the office of the Lycoming County tax assessor.

Improvements made to the real property include a two story house and a detached garage.

**NO. 5-16**

**SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate Borough of South Williamsport, Lycoming County, Pennsylvania, and being known as 1304 West Mountain Avenue, South Williamsport, Pennsylvania 17702.

TAX MAP AND PARCEL NUMBER: 53-002.0-0150.00-000.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$106,269.41.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Joseph A. Miele, Known Surviving Heir of Luigina Jenny Miele, Dreena M. Campana, Known Surviving Heir of Luigina Jenny Miele and Unknown Surviving Heirs of Luigina Jenny Miele.

McCABE, WEISBERG AND CONWAY, P.C.

123 South Broad Street  
Suite 1400  
Philadelphia, PA 19109

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**NO. 5-17**

SHORT DESCRIPTION

DOCKET NO.: 14-01679.

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

TAX PARCEL NO: 15-309.2-188.29.

PROPERTY ADDRESS 71 RICK LANE, COGAN STATION, PA 17728.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: WALTER E. WANAMAKER, JR., CYNTHIA S. WANAMAKER.

ATTORNEY'S NAME: Powers, Kirn & Associates, LLC

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**NO. 5-18**

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

BEGINNING at a point on the north line of Memorial Avenue, 220 feet east from the point of intersection of the north line of Memorial Avenue and the east line of Ames Place; thence, northerly on a line parallel with the east line of Ames Place, one hundred twenty-five (125) feet to the south line of an alley; thence easterly forty (40) feet to a point; thence southerly on a

line parallel with the west line of this lot, one hundred twenty-five (125) feet to the north line of Memorial Avenue; thence, westerly forty (40) feet to the place of Beginning, Being lot No. 17 on the proposed plan of Hammond and Tallman's Addition to the City of Williamsport.

BEING THE SAME PREMISES which Caroline Painton, also known as, Caroline G. Painton, a widow by her agent and Attorney-in-fact, Barbara Ann Mosier, by Deed dated 12/09/99 and recorded 12/20/99 in the Office of the Recorder of Deeds in and for the County of Lycoming, in Deed Book 3457, Page 169, granted and conveyed unto Debbie A. Clark and Clair E. Clark, Jr., her husband, in fee.

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**NO. 5-19**

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 454 Matthews Road, Trout Run, PA 17771.

SOLD as the property of MELINDA A. ALEXANDER.

TAX PARCEL #6-211-135C.

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**NO. 5-20**

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate Township of Washington, Lycoming County, Pennsylvania, and being known as 1735 Gap Road, Allenwood, Pennsylvania 17810.

TAX MAP AND PARCEL NUMBER: 5744900135A 000.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$198,029.31.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Richard W. Patton.

McCABE, WEISBERG AND CONWAY, P.C.

123 South Broad Street  
Suite 1400  
Philadelphia, PA 19109

**NO. 5-21****LEGAL DESCRIPTION**

ALL that certain piece, parcel or lot of land situate in the Township of Lycoming, County of Lycoming and Commonwealth of Pennsylvania, known as Lots No. 51 and No. 52 on the Plan of Fairlawn, and being more particularly bounded and described as follows, to-wit:

**BEGINNING** at a point in the southern line of Kenyon Avenue, six hundred thirteen and six-tenths (613.6) feet (incorrectly previously described as five hundred ninety-three and six-tenths [593.6] feet) east from a stake at the intersection of Kenyon Avenue with the east line of the Cogan Station Road, now the Pennsylvania State Highway; thence in an easterly direction along the southern line of Kenyon Avenue, seventy-one and two-tenths (71.2) feet to a stake at the intersection of Kenyon Avenue with the western line of Oberlin Avenue; thence in a southeasterly direction along said Oberlin Avenue, one hundred fifty-six and one-tenth (156.1) feet to a stake at a twenty (20) foot alley; thence in a westerly direction along the northern line of said twenty (20) foot alley, one hundred forty and four-tenths (140.4) feet to a point said point being the southeast corner of Lot No. 50 on the Plan of Fairlawn; thence in a northerly direction along a line at right angles with said twenty (20) foot alley and along the east line of said Lot No. 50, a distance of one hundred forty (140) feet to the point and place of beginning.

**THE ABOVE-DESCRIBED PREMISES** being more particularly described in accordance with a survey by John A. Bubb, R. E., as follows:

**BEGINNING** at an iron pin at the southwest corner of the intersection of Kenyon Avenue and Oberlin Avenue; thence along the western line of Oberlin Avenue, south thirty (30) degrees forty-eight (48) minutes nine (09) seconds east, as revised by J. A. Bubb, Registered

Surveyor, on December 19, 1994, (incorrectly previously described as forty-nine [49] degrees zero [00] minutes) east, one hundred fifty-six and ten-hundredths (156.10) feet to an iron pin; thence along the northern line of twenty (20) foot alley, south eighty-five (85) degrees thirty (30) minutes west, one forty and forty hundredths (140.40) feet to an iron pin; thence along the eastern line of other land now or formerly of Gertrude Ulmer North four (04) degrees thirty (30) minutes west, one hundred forty and zero hundredths (140.00) feet to an iron pin in the southern line of Kenyon Avenue; thence along the southern line of Kenyon Avenue North eighty-five (85) degrees thirty (30) minutes east, seventy-one and twenty hundredths (71.20) feet to the place of beginning. Being Lots Nos. 51 and 52 of the Plan of Fairlawn.

**BEING** the same premises granted and conveyed unto Alton S. Harris and Helen F. Harris his wife by deed of Gene S. Howell and Helen F. Howell, his wife, dated the 16th day of April, 1987, and recorded in Lycoming County Record Book 1188, page 83. The said Alton S. Harris died August 13, 1994, leaving a vested fee simple unto his wife, Helen F. Harris.

**EXCEPTING AND RESERVING** unto Gertrude E. Ulmer the right of ingress, egress, and regress in, over and along the within described premises for any purpose or purposes in connection with repairing, removing, replacing or relocating a cesspool and pipeline leading thereto from the said Ulmer's house erected on a lot adjacent to the within described premises, provided, however, that the cost of repairing, removing, replacing and relocating said cesspool and pipeline and the cost of restoring the land affected thereby shall be borne by said Ulmer. The above mentioned easement shall terminate three months after the death of said Ulmer or the sale of all of the said Ulmer's real estate affected



hereby, whichever shall first occur, but shall remain in full force and effect until three months after such death or said as the case may be.

Being the same premises that RONALD DOEBLER AND LYNN DOEBLER, HIS WIFE by deed dated 12/03/97 and recorded on 12/09/97 in the office of Recorder of Deeds in and for LYCOMING County, at Book 2913 Page 256, conveyed unto RONALD B. DOEBLER AND LYNN DOEBLER, HIS WIFE, Grantees herein.

Parcel No. 27-1-301.A.

**NO. 5-22**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No.: 2014-002269.

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-25 vs. Keith A. Hill and Laurie J. White.

Owner(s) of property situate in SEVENTH WARD OF THE CITY OF WILLIAMSPORT, LYCOMING COUNTY, PA.

BEING 1111 Dewey Avenue, Williamsport, PA 17701.

BEING UPI NO.: 67-18-703.

Improvements thereon: RESIDENTIAL DWELLING.

JUDGMENT AMOUNT: \$124,371.36.

STEPHEN M. HLADIK, ESQUIRE  
HLADIK, ONORATO  
& FEDERMAN, LLP

Attorneys for Plaintiff  
298 Wissahickon Avenue  
North Wales, PA 19454

**NO. 5-23**

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

1361 Adele Road, Montoursville, PA 17754.

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

Loyalsock, County of Lycoming and Commonwealth of Pennsylvania, being known as Lot No. 33 on the Plan of Schick's Loyalsock Crest, which is recorded in Lycoming County Deed Book 746 at page 193, bounded and described as follows:

STARTING at an iron pin in a concrete monument in the Northerly right of way of Adele Road, said point being the Southeast corner of Lot No. 34 of said Schick's Loyalsock Crest; thence North no (00) degrees forty-three (43) minutes West, one hundred eleven and thirty-two hundredths (111.32) feet to an iron pin; thence North eighty-six (86) degrees, thirty-four (34) minutes West, one hundred twenty-eight (128) feet to an iron pin, the point and place of beginning, this point being Southeast corner of Lot No. 33; thence North eighty-six (86) degrees thirty-four (34) minutes West, one hundred forty-two (142) feet to an iron pin; thence North fourteen (14) degrees fifty-three (53) minutes East, one hundred forty-five and forty-four hundredths (145.44) feet to an iron pin; thence South seventy-nine (79) degrees thirty-two (32) minutes East, one hundred five (105) feet to an iron pin; thence South no (00) degrees thirty (30) minutes East, one hundred thirty (130) feet to an iron pin, the point and place of beginning. Containing sixteen thousand eight hundred twenty-one square feet (16,821 Sq. Ft.) or 0.3862 of an acre.

UNDER AND SUBJECT, HOWEVER, to all restrictions as contained in prior deeds in the chain of title.

ALSO, ALL that certain piece, parcel and lot of land situate in the Township of Loyalsock, County of Lycoming and Commonwealth of Pennsylvania, known as Lot #31 of Schick Loyalsock Crest "A" and more particularly bounded and described in accordance with survey of Robert W. Ferrell, Jr., P.E., as follows:

BEGINNING at a point marking the intersection of the Eastern right-of-way (25 feet from centerline) line of Pennsylvania Legislative Route 41123 (Sand Hill

Road) with the Southern right-of-way line of Adele Road, (Loyalsock Township Route 718), said point also being approximately eight hundred seventy-one and one-tenths (871.1) feet Northerly of the intersection of the Northern line of Crestview Road with the Eastern line of said Legislative Route 41123; thence from said point of beginning along the Southern right-of-way line of Adele Road in an Easterly direction by a line curving to the right with a radius of six hundred (600) feet for an arc distance of seventy-five and thirty-one hundredths (75.31) feet; thence along the Western line of Lots Number 33 and 32 of the Plan of Schick Loyalsock Crest "A" dated August 8, 1960, South eleven (11) degrees fifty-eight (58) minutes seventeen (17) seconds West, two hundred nineteen and forty-five hundredths (219.45) feet to an existing iron pin; thence along the Northern line of Lot Number 20 of the above mentioned plan, South seventy-one (71) degrees fifty-eight (58) minutes 17 second West, one hundred twenty-one and seventy-seven hundredths (121.77) feet to the Eastern right-of-way line of Legislative Route 41123; thence along the Eastern right-of-way line of Legislative Route 41123, in a Northerly direction by a line curving to the right with a radius of four hundred fifty-eight (458) feet for an arc distance of two hundred sixty (260) feet to the point and place of beginning. Containing 23,285 square feet or 0.535 acre as above described.

BEING the same premises conveyed unto Jeffrey B. Smith by deed of Patricia S. Smith, dated March 8, 2010, and recorded on April 7, 2010, in Lycoming County Record Book 6904 at page 168. AND BEING the same premises conveyed unto Jeffrey Bentley Smith, by deed of Eliza Pennypacker dated March 26, 2013, and recorded April 1, 2013, in Lycoming County Record Book 7942 at page 38. AND BEING the same premises conveyed unto Jeffrey Bentley Smith and Eliza Pennypacker, by deed of Jeffrey

Bentley Smith, dated April 10, 2012, and recorded April 12, 2012, in Lycoming County Record Book 5782 at page 327.

TOGETHER WITH all improvements constructed and existing on the above-described premises including, but not limited to the bi-level frame residential structure with attached and detached garages.

FOR IDENTIFICATION PURPOSES ONLY BEING ALL OR PART OF LYCOMING COUNTY TAX PARCEL NUMBER 26-025-121 AS SET FORTH IN THE OFFICE OF THE COUNTY ASSESSOR.

SEIZED in execution as the property of The Muncy Bank and Trust Company, Administrator, d.b.n.c.t.a. of the Estate of Jeffrey B. Smith, a/k/a Jeffrey Bentley Smith, deceased on the judgment in mortgage foreclosure entered on February 3, 2016, indexed to #15-02489 in the Court of Common Pleas of Lycoming County.

#### EXHIBIT "B"

#### LEGAL DESCRIPTION

525 Harding Avenue, Williamsport, PA 17701.

ALL of that certain piece, parcel and lot of land situate in the Sixteenth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, known as 525 Harding Avenue, and bounded and described as follows:

BEGINNING at a point on the north side of Harding Avenue, two hundred forty-seven (247) feet east of the north-east corner of Penn Street and Harding Avenue; thence north in a line parallel with Railway Street, and along the east line of land now or formerly of T. R. Yoder, one hundred sixty-seven (167) feet to a point; thence east in a line parallel with Harding Avenue, sixty (60) feet to a point; thence south on a line parallel with Railway Street, and along the west line of land now or formerly of Harrison S. Haag, et ux, one hundred sixty-seven (167) feet to the north side of Harding Avenue; thence by the same, west sixty (60) feet to a point, the place of beginning.

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

BEING the same premises, a one-fourth (1/4) interest, conveyed unto Jeffrey B. Smith, by deed of Marlene F. Smith, dated November 12, 2007, and recorded November 20, 2007, in Lycoming County Record Book 6193 at page 319. AND BEING the same premises, a one-fourth (1/4) interest conveyed to Jeffrey B. Smith and Marlene F. Smith, by deed of Jean Marie White, dated January 20, 1995, and recorded on January 20, 1995, in Lycoming County Record Book 2376 at page 203. AND BEING the same premises, a three-fourths (3/4) interest, conveyed unto Jeffrey B. Smith, by deed of Jean Marie White, dated August 2, 2011, and recorded August 26, 2011, in Lycoming County Record Book 7376 at page 243.

TOGETHER WITH all improvements constructed and existing on the premises above described including, but not limited to two story frame and stone residential structure with attached garage.

FOR IDENTIFICATION PURPOSES ONLY BEING ALL OR PART OF LYCOMING COUNTY TAX PARCEL NUMBER 76-013-204 AS SET FORTH IN THE OFFICE OF THE COUNTY ASSESSOR.

SEIZED in execution as the property of The Muncy Bank and Trust Company, Administrator, d.b.n.c.t.a. of the Estate of Jeffrey B. Smith, a/k/a Jeffrey Bentley Smith, deceased on the judgment in mortgage foreclosure entered on February 3, 2016, indexed to #15-02489 in the Court of Common Pleas of Lycoming County.

#### **NO. 5-24**

##### **LEGAL DESCRIPTION**

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

sock, County of Lycoming, and Commonwealth of Pennsylvania, and known as Lot No. 22 on the Plan of North Grampian Hills Village, Section Two, dated June 3, 1978, and recorded in Lycoming County Deed Book 879, page 63 and Lycoming County Map Book 40, page 78 and being more particularly bounded and described as follows:

BEGINNING at an iron pin in the southern line of Nicola Crossway, said iron pin being at the Northeast corner of Lot No. 23 on said Plan; thence along the south line of Nicola Crossway, North 66 degrees East, a distance of one hundred twenty eight and forty hundredths (128.40) feet to a set iron pin at the Northwest corner of Lot No. 21 on said Plan; thence along the western line of Lot No. 21 on said Plan, South 24 degrees East, a distance of one hundred eighty five (185.00) feet to a set iron pin in the line of other lands now or formerly of George Paronish, Jr.; thence along said land now or formerly of George E. Paronish, Jr., South 66 degrees West, a distance of one hundred thirty feet to a set iron pin at the Southeastern line of Lot No. 23 on said Plan, North 23 degrees 30' West a distance of one hundred eighty five (185.00) feet to an iron pin in the south line of Nicola Crossway, the point and place of beginning.

CONTAINING twenty three thousand nine hundred two (23,902) square feet.

BEING KNOWN as Parcel Number: 26-330-0-0328.

UNDER AND SUBJECT to all existing easements, conditions, covenants and restrictions as shown in prior deeds of record.

BEING the same property which David D. Wyland and Doris M. Wyland, husband and wife by deed dated September 24, 1997 and recorded September 29, 1997 at Deed Book Volume 2875, page 026, granted and conveyed unto Steven J. Fowler, unmarried, the grantor herein.

**NO. 5-25****LEGAL DESCRIPTION**

ALL that certain parcel or lot of land situate in the Township of Loyalsock, County of Lycoming and Commonwealth of Pennsylvania, designated as Lot No. 5 in the plan of lots known as Decker View, recorded July 10, 1946, in Lycoming County Deed Book 342, page 406 and Map Book 41, page 384, as approved by the Board of Supervisors of Loyalsock Township, more particularly bounded and described as follows:

BEGINNING at a point in the southern line of Hayes Lane, three hundred forty-four and ninety-three hundredths feet (344.93') easterly from the eastern line of Township Route No. 613; thence North fifty-five degrees thirty minutes East (N 55°30' E) along the southerly line of Hayes Lane a distance of one hundred feet (100') to the westerly line of Lot No. 6 on said plan of lots; thence South thirty-four degrees thirty minutes East (S 34°30' E) along the westerly line of Lot No. 6, a distance of three hundred twenty and forty hundredths feet (320.40') to the northern line of land now or formerly of L. Gene Tate; thence South fifty-five degrees thirty minutes West (S 55°30' W) along said line now or formerly of Tate, a distance of one hundred feet (100') to the easterly line of Lot No. 4 on said plan of lots; thence North thirty-four degrees thirty minutes West (N 34°30' W) along the easterly line of Lot No. 4, a distance of three hundred twenty and forty hundredths feet (320.40') to the point and place of beginning.

SUBJECT TO building restrictions as contained in the chain of title in Deed dated March 30, 1962 recorded in Lycoming County Deed Book 486, page 687, to wit: That no house trailers may be maintained thereon, and no dwelling erected thereon having an area of less than nine hundred (900) square feet, or costing less than ten thousand five hundred dollars (\$10,500.00).

BEING THE SAME PREMISES conveyed to Joseph L. Engle and Dorothy J. Engle, his wife, by deed of Clyde E. Weigle and Marie A. Weigle, his wife, dated August 31, 1965, recorded to Lycoming County Deed Book 517, page 285. The said Dorothy J. Engle died September 29, 2002, thereby vesting full right, title and interest in her surviving spouse, Joseph L. Engle.

FOR IDENTIFICATION PURPOSES ONLY, being known as Lycoming County Tax Parcel No. 26-329-165.G.

Take notice that a schedule of proposed distribution of the proceeds of the above sale will be on file in the Prothonotary of Lycoming County, Pennsylvania, on MAY 16, 2016 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

A-15, 22, 29

Lycoming Law Association Members are kindly asked to consider a donation to the Lycoming Law Association Foundation in memory of a deceased Member. The Foundation will notify the family of such Member that a gift was made by you.

Members of the Lycoming Law Association are reminded and urged to consider placing in your Wills a bequest to the Lycoming Law Association Foundation. As you probably know, your gift is tax deductible as the Foundation is a 501(c)(3) Organization.

**Do you know what your  
LYCOMING LAW ASSOCIATION  
FOUNDATION**

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

**Assigned over \$59,000.00** in Arbitration Fees to North Penn Legal Services to promote and facilitate the delivery of legal services to indigent persons in Lycoming County over the last eight years

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Granted \$7,500.00** to the Lycoming County Historical Society for the interpretation, archiving and digitalization of historical legal documents owned by the Taber Museum

**Granted \$2,750.00** to Lycoming County for training necessary to establish a Domestic Fatality Review Team

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

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

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

Donations to the Lycoming Law Association Foundation are tax deductible.

The Lycoming Law Association Foundation is a tax-exempt, not-for-profit, 501(c)(3) corporation.

Its mission is to cultivate the science of jurisprudence, improve the legal and judicial system, and facilitate the administration of justice for residents of Lycoming County.



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## **PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, April 18, 2016**