

# LYCOMING REPORTER

Vol. 33

October 14, 2016

No. 42

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## LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY  
LYCOMING LAW ASSOCIATION

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

Penn Tower  
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Williamsport, PA 17701

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Williamsport, Pennsylvania

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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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## EXECUTIVE DIRECTOR

Michele S. Frey

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## COMMITTEE CHAIRS

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### Your online connection for:

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

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

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### SCHEDULED EVENTS

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

**10/18/2016 – Bar History Committee Meeting:** *Bar History Committee Meeting.*  
**Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office

**10/24/2016 – Executive Committee Meeting:** *Regular monthly meeting.* **Time:**  
12:00 PM to 1:00 PM. **Location:** LLA Office

**10/27/2016 – Legal Services to Indigent Committee Meeting:** *Committee Meeting.* **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office

**11/28/2016 – Executive Committee Meeting:** *Regular monthly meeting.* **Time:**  
12:00 PM to 1:00 PM. **Location:** LLA Office

Local firm has an immediate opening for a full-time Real Estate Paralegal. Ideal candidate would have experience with all aspects of residential and commercial transactions. Familiarity with TSS, TARA or other comparable software a plus. Salary is commensurate with experience. Interested individuals should submit a cover letter, stating salary requirements, with resume to: Business Manager, P.O. Box 577, Williamsport, PA 17703.

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**UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES**

- 10/19/2016 – Eat & Earn—Robert A. Graci:** *An Hour With Judge Robert A. Graci, Chief Counsel of the Judicial Conduct Board.* **CLE credits:** 1 Ethics **Time:** 12:00 PM to 1:00 PM. **Location:** Lycoming Law Association Office
- 11/2/2016 – A Day on Employment Law:** *PBI Video Replay.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** Lycoming Law Association Office
- 11/9/2016 – Lawyer’s Guide to Appraisals & Appraisers:** *PBI Video Replay.* **CLE credits:** 4 Substantive **Time:** 9:00 AM to 1:15 PM. **Location:** Lycoming Law Association Office
- 11/16/2016 – Understanding the New Expungement Law:** *Speaker: Hon. Nancy L. Butts.* **CLE credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM. **Location:** Lycoming Law Association Office
- 12/5/2016 – PA Attorney-Client Privilege and Work Product Doctrine:** *PBI Groupcast.* **CLE credits:** 3 Ethics **Time:** 9:00 AM to 12:15 PM. **Location:** Lycoming Law Association Office
- 12/7/2016 – Federal Appellate Advocacy:** *PBI Video Replay.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:15 PM. **Location:** Lycoming Law Association Office
- 12/14/2016 – Appellate Advocacy in State Courts:** *PBI Video Replay.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:15 PM. **Location:** Lycoming Law Association Office
- 12/15/2016 – Ethics Potpourri—The Race for Clients:** *PBI Video Replay.* **CLE credits:** 1 Ethics **Time:** 9:00 AM to 10:00 AM. **Location:** Lycoming Law Association Office
- 12/21/2016 – Juvenile Criminal Matters:** *Speakers: Attorneys Jeff Yates and Don Martino.* **CLE credits:** 1 Substantive **Time:** 12:00 PM to 1:00 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. Williams** (10/10/2016)—Judge Nancy L. Butts  
Criminal: Appeal; resentencing and recusal motion; claimed personal bias and ill will of judge in light of “special place in hell” comment; sentencing discretion; sentencing within the guidelines; sufficiency of the evidence of possession with intent to deliver a controlled substance; circumstantial evidence; need for cellular records to prove criminal use of a communication facility in light of witness testimony that the phone was used to arrange drug transaction. (Williams101016bt)
- ▶ **Commonwealth vs. Burden** (10/10/2016)—Judge Marc F. Lovecchio  
Criminal: Post Conviction Relief Act petition; claimed ineffective assistance of counsel; failing to explore opportunities for a plea agreement; legal obligation of Commonwealth to plea bargain; no claim of willingness to plead guilty; prosecutor’s comparison of robbery of the Rite Aid of \$149 to Dillinger bank robberies as oratorical flair; prejudice in light of the overwhelming evidence against defendant; claim not of arguable merit; failure to use video evidence that was not exculpatory, in light of strong evidence of guilt. (Burden101016L)
- ▶ **Commonwealth vs. Williams** (10/10/2016)—Judge Marc F. Lovecchio  
Criminal: Post-sentence motion; first-degree murder conviction; evidence of the victim’s prior convictions for aggression where a claim of self-defense is at issue; remoteness of prior conviction; defendant’s awareness of prior conviction; evidence of drugs in victim’s system where there was no testimony that drugs caused him to be intoxicated or to act in a certain way; defense opening the door to testimony of defendant being kicked out of a bar where the evidence became relevant and admissible to rebut arguments and inferences of defense counsel; admissibility of intercepted phone calls/visits for impeachment; testimony claimed to be hearsay; rebuttal evidence of victim’s shorts; need for heat of passion voluntary manslaughter jury instruction where case was purely self-defense; weight and sufficiency of evidence of specific intent to kill; evidence of malice; illegal possession of firearm negating right to stand ground and use deadly force; duty to retreat; sufficiency of evidence to disprove the self-defense claim. (Williams101016L)

## 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

#### **Adams, Jane K.,** dec'd.

Late of the Borough of Jersey Shore. Executrices: Christine J. Kephart, Cathy J. Braucht and Jamie A. Chambers a/k/a Jamie P. Chambers c/o Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.

Attorneys: Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.

#### **Baker, Max L.,** dec'd.

Late of Nisbet.

Executor: Gene M. Baker, Sr.

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

#### **Carey, Ann R.,** dec'd.

Late of Williamsport.

Executor: Jeffry Carey, 616 Hepburn Street, Williamsport, PA 17701.

Attorney: None.

#### **Fetterhoof, Ronald L.,** dec'd.

Late of Jersey Shore.

Executor: Jerry A. Cline.

Attorneys: Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Williamsport, PA 17701.

#### **Gottschall, Beverly L.,** dec'd.

Late of Loyalsock Township.

Executrix: Suzanne Farr, 1227 Race Street, Williamsport, PA 17701.

Attorneys: Jonathan E. Butterfield, Esquire, Murphy, Butterfield & Holland, P.C., 442 William Street, Williamsport, PA 17701.

#### **Horn, Mary J.,** dec'd.

Late of 125 Union Avenue, Williamsport.

Executrix: Mary Lynn Geiger, 2550 River Rock Drive, Macungie, PA 18062.

Attorney: G. Scott Gardner, Esquire, Attorney At Law, 2117 West Fourth Street, Williamsport, PA 17701, (570) 322-7653.

#### **McCauley, Robert H.,** dec'd.

Late of Muncy.

Executor: John A. Smay, 39 South Main Street, P.O. Box 35, Muncy, PA 17756.

Attorneys: John A. Smay, Esquire, Williams and Smay, 39 S. Main St., P.O. Box 35, Muncy, PA 17756.

#### **Merrill, Deborah L.,** dec'd.

Late of South Williamsport.

Executor: Charles F. Greevy, III.

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

#### **Raup, Thomas Charles a/k/a Thomas C. Raup,** dec'd.

Late of Montoursville.

Executor: Ethan L. Raup, 6716 20th Avenue NW, Seattle, WA 98117.

Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 270

West Third Street, Williamsport, PA 17701, (570) 321-0709.

**Sones, Oliver Delroy**, dec'd.

Late of Muncy Township.  
Executrix: Mary J. Sones, 92 Industrial Park Road, Muncy, PA 17756.  
Attorneys: McNerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17701.

**SECOND PUBLICATION**

**Arduini, Helen C.**, dec'd.

Late of Jersey Shore Borough.  
Executor: Peter J. Arduini c/o D. Keith Brown, Esquire, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.  
Attorneys: D. Keith Brown, Esquire, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.

**Beirne, John F. a/k/a John F. Beirne, III**, dec'd.

Late of Williamsport.  
Administratrix: Erin Beirne c/o Patrick Lee Beirne, Esquire, P.O. Box 231, Towanda, PA 18848.  
Attorney: Patrick Lee Beirne, Esquire, P.O. Box 231, Towanda, PA 18848, (570) 265-0600.

**Broom, Kathryn W.**, dec'd.

Late of Wolf Township.  
Executrix: Susan S. Broom, 388 Lime Bluff Road, Hughesville, PA 17737.  
Attorneys: James G. Malee, Esquire, Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701, (570) 321-6112.

**Furst, Fred R.**, dec'd.

Late of Williamsport.  
Fred R. Furst, Settlor of The Furst Irrevocable Grantor Trust, dated July 17, 2008.  
Co-Executrices: Barbara L. Weitzer, 14705 Sugarland Road, Poolesville, MD 20837 and Patricia A. Condo, 12 E. Allison Street, Lock Haven, PA 17745.

Trustee: Patricia A. Condo, 12 E. Allison Street, Lock Haven, PA 17745.  
Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 270 West Third Street, Williamsport, PA 17701, (570) 321-0709.

**Jeselnik, Roger M.**, dec'd.

Late of the City of Williamsport.  
Executrix: Michele M. Jeselnik, 13 Overhill Road, Williamsport, PA 17701.  
Attorney: Lonnie C. Hill, Esquire, 47 North Third Street, Lewisburg, PA 17837.

**Kyler, Constance J.**, dec'd.

Late of Montoursville.  
Administratrix: Bonnie Garner c/o Michael J. Casale, Jr., Esquire, 1500 Sycamore Road, Suite 120, Montoursville, PA 17754.  
Attorney: Michael J. Casale, Jr., Esquire, 1500 Sycamore Road, Suite 120, Montoursville, PA 17754, (570) 601-1298.

**Richlin, Betty J.**, dec'd.

Late of the City of Williamsport.  
Administratrix: Sharon R. Fisher, 121 N. Hill Road, New Columbia, PA 17856.  
Attorneys: James G. Malee, Esquire, Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701, (570) 321-6112.

**Skvir, Elsie S.**, dec'd.

Late of Loyalsock Township.  
Executor: Ronald S. Skvir, 729 S. Logan Blvd., Hollidaysburg, PA 16648.  
Attorneys: Robert P. Rea, Esquire, Rea, Rea & Lashinsky, 415 Wayne Street, P.O. Box 487, Hollidaysburg, PA 16648.

**Weber, Patricia L.**, dec'd.

Late of the City of Williamsport.  
Executor: Jeffery C. Weber, 2118 W. Third Street, Williamsport, PA 17701.

Attorney: Joseph L. Rider, Esquire,  
1700 Four Mile Drive, Williamsport,  
PA 17701.

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### THIRD PUBLICATION

#### **Dalberth, Iris S.,** dec'd.

Late of Jersey Shore.  
Executrix: Nicole Steinbacher, 2112  
Trout Run Mountain Road, Trout  
Run, PA 17771.

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

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#### **Greene, Richard B.,** dec'd.

Late of the Township of Loyalsock.  
Executrix: Carol J. Greene.

Attorneys: Julieanne E. Steinbacher,  
Esquire, Steinbacher, Goodall & Yur-  
chak, 413 Washington Boulevard,  
Williamsport, PA 17701.

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#### **Hamm, Nita S.,** dec'd.

Late of South Williamsport.  
Executrix: Debra A. Walton, 46  
Overlook Drive, Bridgeport, WV  
26330.

Attorneys: Christopher H. Kenyon,  
Esquire, McCormick Law Firm, 835  
West Fourth Street, Williamsport,  
PA 17701.

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#### **Holmes, Michele L.,** dec'd.

Late of Williamsport.  
Administratrix: Kristy L. Beam.  
Attorneys: Charles F. Greevy, III, Es-  
quire, Greevy & Taylor Law Offices,  
Lycoming Executive Plaza, 330 Pine  
Street, Suite 403, Williamsport, PA  
17701, (570) 320-7100.

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#### **LaForme, James F.,** dec'd.

Late of Clinton Township.  
Executor: David J. LaForme.  
Attorneys: Cara A. Boyanowski, Es-  
quire, Obermayer Rebmann Maxwell  
& Hippel LLP, 200 Locust Street,  
Suite 400, Harrisburg, PA 17101.

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#### **Logue, Molly M.,** dec'd.

Late of Trout Run.

Executor: George E. Logue, 454 Mo-  
steller Road, Trout Run, PA 17771.  
Attorneys: Ann S. Pepperman, Es-  
quire, McCormick Law Firm, 835  
West Fourth Street, 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  
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 November 1,  
2016 unless exceptions are filed before  
5:00 P.M. on that date.

1. Reed, John A.—Kathy S. Richards,  
Executrix.

2. Jenks, Doris E.—Theresa Gordon,  
Administratrix.

3. Dewalt, Edward J.—William K.  
Pysher, Executor.

4. Markley, Arlene R.—Kimberly  
Lipinski, Executrix.

5. Stackhouse, Grace M.—Ruth N.  
Fraley, Accountant.

Kathy Rinehart  
Register of Wills

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### FILING ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that  
Articles of Incorporation have been  
filed with the Department of State of  
the Commonwealth of Pennsylvania on  
September 13, 2016, for the purpose of  
forming a business corporation under  
the Business Corporation Law of 1988  
of the Commonwealth of Pennsylvania,  
15 Pa. C.S.A. 1101 et seq., as amended.



The name of the corporation is:  
RIVERBEND PIZZA 2 GO, INC

The registered office of said corporation is: 159 Rosser Lane, Williamsport, PA 17701.

DANIEL K. MATHERS, ESQUIRE  
MATHERS LAW FIRM, P.C.

416 Pine Street

Suite 308

Williamsport, PA 17701

Telephone: (570) 326-5171

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### SERVICE BY PUBLICATION

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

No. 2016-00928

### NOTICE OF ACTION IN MORTGAGE FORECLOSURE

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WELLS FARGO BANK, N.A.  
s/b/m TO WELLS FARGO  
FINANCIAL BANK

Plaintiff

vs.

MATTHEW C. JACOBS  
MELISSA A. JACOBS

Defendants

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### NOTICE

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To: MATTHEW C. JACOBS

You are hereby notified that on June 17, 2016, Plaintiff, WELLS FARGO BANK, N.A. s/b/m TO WELLS FARGO FINANCIAL BANK, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LYCOMING County, Pennsylvania, docketed to No. 2016-00928. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 97 VALLEY STREET, SOUTH WILLIAMSPORT, PA 17702-6734 whereupon your

property would be sold by the Sheriff of LYCOMING County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

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### NOTICE

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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 NOTICE 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.

Notice to Defend:

North Penn Legal Services  
329 Market Street  
Williamsport, PA 17701  
Telephone (570) 323-8741

- or -

Lawyer Referral Service:  
Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
100 South Street  
P.O. Box 186  
Harrisburg, PA 17108  
Telephone (800) 692-7375

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**SHERIFF'S SALE**

By Virtue of Writs of Execution issued out of the Court of Common Pleas of Lycoming County, and directed to me, there will be exposed to public sale at the Executive Plaza, 1st Floor, Commissioners Board Room, 330 Pine Street, Williamsport, PA 17701 on Friday, NOVEMBER 4, 2016, at 10:30 A.M., the following described real estate to wit:

**NO. 11-1****SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 15-01815.

Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. v. Daniel T. Andrews a/k/a Daniel Andrews, Janette M. Andrews a/k/a Janette Andrews, owner(s) of property situate in the WILLIAMSPORT CITY, 11TH, LYCOMING County, Pennsylvania, being 529 Depot Street, Williamsport, PA 17701-5561.

Parcel No. 71+,002.0-0425.00-000+., Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$39,803.89.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 11-2****SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 2014-03238.

Mtqlq Investors, L.P. v. Melissa R. Fisher, Wade M. Fisher, owner(s) of property situate in the SOUTH WILLIAMSPORT BOROUGH, 3RD, LYCOMING County, Pennsylvania, being 2324 West Southern Avenue, South Williamsport, PA 17702-6842.

Parcel No. 53+,003.0-0533.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$118,226.03.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 11-3****SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 16-0259.

Ditech Financial LLC f/k/a Green Tree Servicing LLC v. Kathleen M. King a/k/a Kathleen M. Lunkwitz, in Her Capacity as Executrix and Devisee of The Estate of Billy L. Lunkwitz, owner(s) of property situate in the WILLIAMSPORT CITY, 7TH, LYCOMING County, Pennsylvania, being 913 Clark Street, Williamsport, PA 17701-4281.

Parcel No. 67+,012.0-0100.A+-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$21,249.87.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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

All that certain piece or parcel or Tract of land situate in the Sixteenth Ward of the city of Williamsport, Lycoming County, Pennsylvania, and being known as 1016 Meade Street, Williamsport, Pennsylvania 17701.

TAX MAP AND PARCEL NUMBER: 76-001-210.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$63,263.31.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Jeffrey L. Hammond.

McCABE, WEISBERG AND CONWAY, P.C.

123 South Broad Street  
Suite 1400  
Philadelphia, PA 19109

**NO. 11-5****EXHIBIT "A"****LEGAL DESCRIPTION**

All that certain piece, parcel and lot of land situate in the Borough of Muncy, County of Lycoming and Commonwealth

of Pennsylvania, bounded and described as follows:

Bounded on the North by lot of E. R. Noble and extending thereon one hundred eighty-two feet (182 ft.); on the East fifty feet (50 ft.) by McCarty Alley; On the South one hundred eighty-two feet (182 ft.) by Lot of John M. Edwards and on the West fifty feet (50 ft.) to Market Street.

The above premises are more particularly bounded and described in accordance with a survey made by Daniel F. Vassallo, Registered Surveyor, dated February 8, 1975, as follows:

Beginning at an iron pin on the Eastern line of North Market Street, said beginning point being South Seven degrees, thirty minutes West, two hundred and no hundredths feet (So. degrees 07 degrees, 30' W., 200.00 ft.) from the intersection of the Eastern line of said North Market Street and the Southern line of Grant Street; thence from the said place of beginning and along the Southern line of land of Frances J. Felix, South eighty-two degrees, two minutes East, one hundred eighty-two and no hundredths feet (So. 82 degrees, 10' E. 182.00 ft.) to an iron pin on the Western line of an alley; thence along the Western line of said alley, South seven degrees, thirty minutes West, fifty and no hundredths feet (So. 07 degrees, 50' W., 50.00 ft.) to an iron pin; thence along the Northern line of land of Erma M. McMingal, North eighty-two degrees, ten minutes West, one hundred eighty-two and no hundredths feet (No. 82 degrees, 10' W., 182.00 ft.) to an iron pin on the Eastern line of the aforesaid North Market Street; thence along the Eastern line of said North seven degrees, thirty minutes East, fifty and no hundredths feet (No. 07 degrees, 30' E., 50.00 ft.) to the place of beginning.

BEING the same property conveyed to James D. Dennis and Patricia A. Dennis, his wife, who acquired title by virtue of a deed from Charles H. Haney, Jr. and Elizabeth B. Haney, his wife, dated Febru-

ary 26, 1975, recorded February 26, 1975, at Deed Book 717, Page 66, Lycoming County, Pennsylvania records.

#### NO. 11-6

##### SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate City of Williamsport, Lycoming County, Pennsylvania, and being known as 1001 Race Street, Williamsport, Pennsylvania 17701.

TAX MAP AND PARCEL NUMBER: 67-018-0508 and 67-018-0509.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$100,166.30.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Georgia A. Grove.

McCABE, WEISBERG AND CONWAY, P.C.

123 South Broad Street

Suite 1400

Philadelphia, PA 19109

#### NO. 11-7

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, BEING KNOWN AS LOT NO. 161 ON PLAN OF F.S. CLAPP'S ADDITION TO THE SAID CITY BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE SOUTH BY DOVE STREET; ON THE WEST BY LOT NO 160; ON THE NORTH BY A FIFTEEN FOOT (15 FT.) WIDE ALLEY, AND ON THE EAST BY AN ALLEY (SOMETIMES CALLED CLARK STREET) BEING FIFTY FEET (50 FT.) IN WIDTH FRONTING ON DOVE STREET AND EXTENDING OF THAT WIDTH IN DEPTH ONE HUNDRED TWENTY FEET (120 FT.) TO SAID ALLEY.

UNDER AND SUBJECT TO THE CONDITIONS, RESTRICTIONS, COV-

ENANTS, RIGHT-OF-WAY, ETC., AS HERETOFORE CONTAINED PRIOR CHAIN OF TITLE.

PARCEL ID: 67-12-314.

BEING KNOWN AS 839 Clark Street, Williamsport, PA 17701.

BEING the same premises which Melissa M. Young and James P. McKeag, wife and husband by Deed dated January 7, 1998 and recorded January 13, 1998 in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book 2931 Page 346, granted and conveyed unto Alfred N. Curry and Judith A. Curry, husband and wife.

**NO. 11-8**

**EXHIBIT "A"**

ALL that certain piece, parcel and Lot of land situate in the Township of Lewis, County of Lycoming and Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at a point on the southern line of the Pennsylvania State Highway leading from Williamsport to Trout Run, said point being twenty-five (25) feet south of the center of the improved concrete road to a point three hundred five (305) feet northeast of the northern end of a concrete bridge over Lycoming Creek near Powys Station, said distance being measured along the center of said improved concrete road; thence crossing said highway north one and one-fourth (1 1/4) degrees west, ninety-nine and five-tenths (99.5) feet to a point in the southern right-of-way line of the Northern Central Railroad; thence in an easterly direction along the southern right-of-way line of the Northern Central Railroad by a line curving to the right with a radius of one thousand and sixty-seven (1,067) feet a distance of three hundred eighty (380) feet; thence easterly along the same by a line curving to the right with a radius of one thousand seven hundred sixty-seven (1,767) feet to a distance of two hundred sixty-two (262) feet to the western line

of the old public road; thence along the western line of the old public road sixteen and five-tenths (16.5) feet from the center of said road south twenty-four and one-fourth (24 1/4) degrees west, three hundred sixty-eight (368) feet, more or less, to the low water mark of Lycoming Creek; thence down the low water line of Lycoming Creek six hundred ninety (690) feet to a point twenty-five (25) feet east of the center of aforementioned concrete bridge over Lycoming Creek; thence in a northeasterly direction by a line curving to the right and twenty-five (25) feet east of the center of improved concrete highway three hundred ten (310) feet, more or less, to the place of beginning.

SUBJECT, HOWEVER, to the condemnation and taking of a portion of the above described real estate by the Commonwealth of Pennsylvania, Department of Transportation, through condemnation proceedings previously instituted and concluded.

FOR THE PURPOSE OF IDENTIFICATION ONLY, being known as Tax Parcel 24-268-122 in the Lycoming County Tax Assessment Office.

TOGETHER with improvements thereon which include a restaurant having an address of 98 Upper Powys Road, Cogan Station, Pennsylvania, a garage and pavilion.

**NO. 11-11**

WRIT NO.: 16-0152

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF WAYNE A. FARR AND PELORUS PROPERTIES, LLC, OF, IN AND TO THE FOLLOWING DESCRIBED REAL PROPERTY:

ALL THAT CERTAIN PIECE, PARCEL AND LOT OR LAND, SITUATE IN THE TOWNSHIP OF PIATT, COUNTY OF LYCOMING AND COMMONWEALTH OF PENNSYLVANIA. BEING LOT NO. 2 ON THE PLAN OF LOT CONSOLIDATION OF BARBARA R. WEAVER AND RAE B. YOUND (DECEASED), UPI NO.

45-367.0-240.02-000 AND KNOWN AS 484 MARTINS ROAD, LINDEN, PA 17744.

**NO. 11-12**

SHORT DESCRIPTION

DOCKET NO.: 14-01362

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

TAX PARCEL NO: 52-02-657.

PROPERTY ADDRESS 11 West Mountain Avenue, South Williamsport, PA 17702.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Ruth B. Marcum a/k/a Ruth Marcum.

ROBERT W. WILLIAMS, ESQUIRE

**NO. 11-13**

SHORT DESCRIPTION

DOCKET NO.: 16-0087

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

TAX PARCEL NO: 43-04-214B.

PROPERTY ADDRESS 1611 PRINCETON AVENUE, WILLIAMSPORT, PA 17701.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: EM-MANUEL A. BALAGUER.

POWERS, KIRN & ASSOCIATES, LLC

**NO. 11-14**

EXHIBIT "A"

LEGAL DESCRIPTION

All those two certain tracts of land situate in the Township of Lewis, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

Tract #1: Beginning at a stake on the public highway, said point being North

forty-three (43) degrees twenty-eight (28) minutes West, four hundred thirty-eight and fifty hundredths (438.50) feet from the Southwest corner of the Northwest wing wall of bridge over Lycoming Creek; thence Southwardly thirty-nine (39) degrees fourteen (14) minutes West, one hundred twenty-two and ten hundredths (122.10) feet to a stake; thence North forty-three (43) degrees zero (00) minutes West, one hundred three and twenty-five hundredths (103.25) feet to a stake on the South side of public road; thence along South side of said public road, the following courses and distances; North fifty-six (56) degrees eight (08) minutes East, sixty-one and ninety-five hundredths (61.95) feet to a stake; thence North eighty-one (81) degrees fifty-one (51) minutes East, thirty-eight and fifty hundredths (38.50) feet to a stake; thence South seventy-eight (78) degrees zero (00) minutes East, thirty-seven and five hundredths (37.05) feet to a stake; thence South fifty-nine (59) degrees zero (00) minutes East, twenty-five and forty-seven hundredths (25.47) feet to a stake, the point and place of beginning. This description is in accordance with a survey made by R. C. McEwen, Registered Surveyor, June 14, 1957.

The Grantor herein also grants and conveys unto the Grantees, their heirs and assigns, a twelve (12) foot right-of-way over lands running parallel to and adjoining the Southeastern side of the above-described parcel of land for ingress, egress and regress to and from the above-described land from the Southeastern most point thereof along the Southeastern side thereof to the public highway.

Tract #2: Beginning at an iron pin on the South line of Pennsylvania State Highway Route No 41048 leading from Trout Run to Calvert, said iron pin being one hundred eighty-eight and five tenths (188.5) feet Northwesterly along said highway from the Southwest corner of the Northwest wing wall of a bridge over

Lycoming Creek; thence South forty (40) degrees ten (10) minutes West along other property now or formerly of Aldora A. Miller, a distance of one hundred twenty-two and one-tenth (122.1) feet to an iron pin; thence North fifty-two (52) degrees fifteen (15) minutes West along same, a distance of two hundred thirty-six and five-tenths (236.5) feet to an iron pin; thence North thirty-three (33) degrees thirty-five (35) minutes East along other property formerly of Clarence L. Moon, and along a twelve (12) foot right-of-way hereinafter referred to, a distance of one hundred twenty-two and one-tenth (122.1) feet to an iron pin; thence South fifty-two (52) degrees fifteen (15) minutes East along the South line of Route 41048, a distance of two hundred fifty (250) feet to an iron pin, the point and place of beginning. This description is in accordance with a survey made by Leigh E. Herman, Registered Engineer, on May 22, 1964.

Excepting and Reserving, however, unto Aldora A. Miller, her heirs and assigns, the right of use of the right-of-way twelve (12) feet wide along the West line of the above-described parcel.

Also excepting and reserving therefrom all that certain piece, parcel and lot of land situate in the Township, County and Commonwealth aforesaid, being more particularly bounded and described in accordance with a survey of Ted Franklin. R.L.S., dated July 25, 1978 and recorded in Lycoming County Map Book 40 at Page 251.

BEING the same property conveyed to Jeremy E. Shelmire and Betty J. Shelmire, husband and wife, who acquired title by virtue of a deed from Rodney L. Inners, widower, dated November 14, 2006, recorded November 15, 2006, in Deed Book 5851, Page 299, Lycoming County, Pennsylvania records.

Parcel #: 24-001.0-0902.00-000.

Property: 68 Lycoming Creek Road Ext., Trout Run, PA 17771-8479.

**NO. 11-15**

Court of Common Pleas

Civil Division

Lycoming County

NO. 16-0526

MORTGAGE FORECLOSURE

PNC Bank, National Association

Plaintiff

v.

JUDITH ANN HOLLENBECK

Defendant(s)

SHORT DESCRIPTION FOR  
ADVERTISING

ALL THAT CERTAIN LOT OF LAND  
SITUATE IN 16TH WARD OF THE  
CITY OF WILLIAMSPORT, LYCOMING  
COUNTY, PENNSYLVANIA:

BEING KNOWN AS 715 Grampian  
Boulevard, Williamsport, PA 17701.

PARCEL NUMBER: 76-13-304.

IMPROVEMENTS: Residential Property.

DAVID NEREEN, ESQUIRE

PA ID 204252

UDREN LAW OFFICES, P.C.

Attorneys for Plaintiff

**NO. 11-16**

SHORT DESCRIPTION

By virtue of a Writ of Execution No.  
09-00271.

US Bank National Association, as  
Trustee, Successor in Interest to Wa-  
chovia Bank, N.A.(Formerly Known as  
First Union National Bank) as Trustee  
for Abfc 2002-Wf1 Trust, Abfcmortgage  
Loan Asset-Backed Certificates, Series  
2002-Wf1 v. Todd A. Mack, Jennifer L.  
Mack, owner(s) of property situate in the  
TOWNSHIP OF CITY OF WILLIAMSP-  
PORT, 14TH, LYCOMING County,  
Pennsylvania, being 1305 North Market  
Street, Williamsport, PA 17701-2127.

Parcel No. 74+,011.0-0101.00-000+.

Improvements thereon: RESIDEN-  
TIAL DWELLING.

Judgment Amount: \$89,542.00.

PHELAN HALLINAN

DIAMOND & JONES, LLP

Attorneys for Plaintiff

**NO. 11-17**

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 546 Grandview Place, Williamsport, PA 17702.

SOLD as the property of DAVID S. ASHTON JR.

TAX PARCEL #TP 51-004-412.

**NO. 11-18****SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 15-01242.

US Bank National Association, as Trustee for Sasco Mortgage Loan Trust 2006-Wf2 v. Ada Green f/k/a Ada Mull, owner(s) of property situate in the WILLIAMSPORT CITY, LYCOMING County, Pennsylvania, being 505 Park Avenue, Williamsport, PA 17701-4931.

Parcel No. 72+,004.0-0505.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$47,427.04.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 11-19****SHORT DESCRIPTION**

DOCKET NO.: 15-00806.

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

TAX PARCEL NO: 45-366.1-153.M.

PROPERTY ADDRESS 137 PINE CREST ROAD, JERSEY SHORE, PA 17740.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: DANIEL L. REAM, CINDY L. REAM.

POWERS, KIRN & ASSOCIATES, LLC

**NO. 11-20****SHORT DESCRIPTION**

IMPROVEMENTS consist of a residential dwelling.

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

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

TAX PARCEL #07-005-185 & 07-005-187.

**NO. 11-21****EXHIBIT "A"****LEGAL DESCRIPTION**

All that certain piece, parcel or lot of land situate in the Township of Old Lycoming, County of Lycoming and Commonwealth of Pennsylvania, being known as Lot Nos. 16 and 17 on the Plan Showing Replotting of a Portion of Mahaffey Farms Addition to the City of Williamsport, now known as New Lawn Addition to the City of Williamsport as set forth in Lycoming County Deed Book Volume 347, Page 529 and Map Book 52, Page 221, bounded and described as follows:

Beginning at a stake in the West line of New Lawn Avenue, one hundred eighty-seven (187) feet Northward from the intersection of New Lawn Avenue and Mahaffey Lane; thence Westward along the Northern boundary of Lot Nos. 3 and 4, a distance of one hundred fifty (150) feet to a stake; thence Northward, one hundred (100) feet to a stake; thence Eastward along the South line of Lot No. 18, a distance of one hundred fifty (150) feet to a stake in the West line of New Lawn Avenue; thence Southward along New Lawn Avenue, one hundred (100) feet to a stake, the point and place of beginning.

Being the same property conveyed to Erin M. Reighard, single who acquired title by virtue of a deed from Diane M. Horton, single, and Bernard M. Horton, single, dated May 22, 2007, recorded June 1, 2007, at Document ID 200700008427, and recorded in Book 6029, Page 242, Lycoming County, Pennsylvania records.

Parcel Number: 43-008-210.

**NO. 11-22****EXHIBIT "A"****LEGAL DESCRIPTION**

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. 31, and the West One-half of Lot No. 30 in the Plan of Neecelyn, more particularly bounded and described as follows, to-wit:

Beginning at a point on the North side of Blair Street, said point being Two Hundred Fifty (250) feet West of the Southeast corner of Lot No. 28, now or formerly of George E. Kauffmann and Blair Street; thence in a Westerly direction along the Northside of Blair Street, One Hundred Fifty (150) feet to an iron pipe and Lot No. 32; thence in a Northerly direction along the Eastern side of Lot No. 32, one hundred Twenty-six (126) feet, more or less, to an iron pipe and Lot No. 21; thence in an Easterly direction along the South side of Lot No. 21 and Lot No. 22, One Hundred Fifty (150) feet to an iron pipe; thence in a Southerly direction through the center of Lot No. 30, One Hundred Eighteen (118) feet, more or less, to an iron pipe, the place of beginning.

BEING the same property conveyed to Chance E. Westover and Donna Jean Westover, husband and wife, who acquired title by virtue of a deed from Kent L. Shippen and Susan R. Shippen, husband and wife, and Richard G. Rees, Jr. and Sharon G. Rees, husband and wife, dated January 14, 2006, recorded February 2, 2006, at Deed Book 5561, Page 66, Lycoming County, Pennsylvania records.

Tax Parcel ID: 26-008.0-0706.00-000.

**NO. 11-23****EXHIBIT "A"****LEGAL DESCRIPTION**

All that certain piece, parcel and lot of land situate in the Eleventh Ward of the City of Williamsport, County of

Lycoming and Commonwealth of Pennsylvania, being known as Lot No. 57 on Thompson's Second Addition to the City of Williamsport, as set forth in Lycoming County Deed Book Volume 61, Page 657, bounded and described as follows:

On the North by Boyd Street; on the East by Lot No. 58; on the West by Lot No. 66; and on the South by an alley, being in width and fronting on Boyd Street, fifty (50) feet; and in depth, one hundred (150) feet; the boundary lines being parallel.

BEING the same property conveyed to Sharon M. Mazur who acquired title by virtue of a deed from John P. Sepe Jr. and Peggy L. Sepe, husband and wife and Carmella L. Fagnano and Donald J. Fagnano, wife and husband and Gertrude Sepe, widow, dated July 10, 2009, recorded July 16, 2009, at Deed Book 6698, Page 323, Lycoming County, Pennsylvania records.

Tax Parcel Number: 71-002.0-0855.00-000.

**NO. 11-24****EXHIBIT "A"****LEGAL DESCRIPTION**

All that certain piece, parcel and lot of land situate in the Third Ward of the Borough of Muncy, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

Bounded on the North Fifty (50.00) feet by Mechanic Street; on the East One Hundred Eighty (180.00) feet by a lot now or formerly of Irwin Ruckel; on the South by an alley abutting Fifty (50.00) feet thereon on the West, One Hundred Eighty (180.00) feet by land now or formerly of W. Ray Renn.

BEING the same property conveyed to Ricki E. Klopp who acquired title by virtue of a deed from Richard L. Ernst and Nichol M. Ernst, husband and wife, dated March 25, 2005, recorded March 31, 2005, at Deed Book 5254, Page 264, Lycoming County, Pennsylvania records.

Tax Parcel Number: 39-002.0-0607.00-000.



**NO. 11-26****SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate Borough of Montgomery, Lycoming County, Pennsylvania, and being known as 1 Piatt Street, Montgomery, Pennsylvania 17752.

TAX MAP AND PARCEL NUMBER: 35-001.0-0500.A-000.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$80,091.49.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Ronald Foust, Known Surviving Heir of Edna E. Foust, Pat Foust, Known Surviving Heir of Edna E. Foust and Unknown Surviving Heirs of Edna E. Foust.

McCABE, WEISBERG AND CONWAY, P. C.

123 South Broad Street  
Suite 1400  
Philadelphia, PA 19109

**NO. 11-27****EXHIBIT A****PARCEL 1:**

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Mifflin, County of Lycoming and Commonwealth of Pennsylvania, being more particularly bounded and described in accordance with a survey of Robert B. Dayton, Jr., Professional Engineer & Surveyor dated the 9th of August, 1986, as follows:

BEGINNING at a railroad spike in the center of T-651, said spike is westerly along the centerline of T-651 approximately nine tenths (0.9) of a mile from the intersection of T-651 and LR # 41026, said spike is also just easterly of the intersection of the driveway of a former Grantor's property with T-651; thence by the following courses and distances: (1) along the east side of said driveway, south two (2) degrees fifteen (15) minutes east, two hundred forty-nine and seventy-one hun-

dredths (249.71) feet to an iron pin; (2) thence along same, south two (2) degrees zero (0) minutes west, two hundred (200) feet to an iron pin on the outside of the Game Preserve fence; (3) thence along the outside of the Game Preserve fence, south sixty-five (65) degrees twenty-eight (28) minutes fifty-three (53) seconds east, three hundred two and seven tenths (302.7) feet to an iron pin and corner now or formerly of David Hensler; (4) thence along land now or formerly of said Hensler, south sixty-four (64) degrees fourteen (14) minutes twenty-seven (27) seconds east, four hundred sixty-eight and four tenths (468.4) feet to a stone at the Game Preserve fence corner; (5) thence along land now or formerly of Hensler, south seventy-one (71) degrees twenty-one (21) minutes three (3) seconds east, seven hundred forty-two and twenty-six hundredths (742.26) feet to a blazed maple corner; (6) thence along land now or formerly of Matthew Harvey, south eight (8) degrees fifty-four (54) minutes twenty-eight (28) seconds west, five hundred sixty-three and twenty-five hundredths (563.25) feet to a stone pipe; (7) thence along land now or formerly of Dale Paulhamus, north eighty (80) degrees thirty (30) minutes forty-six (46) seconds west, one thousand ninety-nine and eight hundredths (1099.08) feet to a stone pile on the outside of the Game Preserve fence; (8) thence along land now or formerly of V. Frederick Russ and the outside of the Game Preserve fence, north eighty-one (81) degrees forty-three (43) minutes forty (40) seconds west, one thousand eight hundred fourteen and seventy-nine hundredths (1814.79) feet to a pipe; (9) thence along land now or formerly of Dennis Davis and said fence, north eighty (80) degrees forty-two (42) minutes thirty-six (36) seconds west, one thousand seven hundred sixty-three and six hundredths (1763.06) feet to a rock oak just outside the corner of said fence; (10) thence alone land now or formerly

of James Cohick, the line runs both inside and outside of said fence, north seven (7) degrees thirty-five (35) minutes forty-six (46) seconds east, one thousand seventeen and seven hundredths (1017.07) feet to a stone pipe; (11) thence along land now or formerly of Agnes Cohick and said fence, north fifty-six (56) degrees thirty (30) minutes east, one hundred forty-three and three tenths (143.3) feet to a point; (12) thence along same, north forty-one (41) degrees fifteen (15) minutes east, one hundred thirty (130) feet to a point; (13) thence along same, north twenty-four (24) degrees thirty (30) minutes east, fifty-two and eight tenths (52.8) feet to a point; (14) thence along same, north thirty-nine (39) degrees forty-five (45) minutes east, three hundred seventy-eight and eight tenths (378.8) feet to a point; (15) thence along same, north forty-two (42) degrees zero (00) minutes east, one hundred sixteen (116) feet to a point; (16) thence along same, and crossing T-651, north four (4) degrees eight (8) minutes five (5) seconds west, one hundred forty-five and sixty-six hundredths (145.66) feet to the center of Larrys Creek; (17) thence along same and up the center of Larrys Creek, north forty-eight (48) degrees nineteen (19) minutes four (4) seconds east, four hundred thirty-five (435) feet to a point; (18) thence along land now or formerly of Beauford Hensler, south fifty-nine (59) degrees zero (00) minutes east, six hundred thirty-two and five hundredths (632.05) feet to center of T-651; (19) thence along center of T-651, south eighty-four (84) degrees zero (00) minutes east, one hundred eighty-five (185) feet to a point; (20) thence along same, south sixty-six (66) degrees twenty (20) minutes east, four hundred thirty-seven (437) feet to a point; (21) thence along same, south sixty-five (65) degrees twenty (20) minutes east, two hundred (200) feet to a point; (22) thence along same, south sixty (60) degrees zero (0)

minutes east, seven hundred (700) feet; (23) thence along same, south sixty-five (65) degrees zero (00) minutes east, one hundred sixty-six and five tenths (166.5) feet to a point; (24) thence along same, south fifty-four (54) degrees fifteen (15) minutes east, three hundred (300) feet to a railroad spike the place of beginning; containing 152.1 across.

FOR IDENTIFICATION PURPOSES ONLY, the above described premises is known and designated as Parcel #31-326-141 on the maps of the Lycoming County Tax Assessor.

BEING the same premises which Robert B. Sterner, single, did by his deed dated the 20th day of January, 2006, grant and convey unto Scott A. Mason and Lisa J. Mason, his wife; said deed being recorded in the Office for the Recording of Deeds in and for Lycoming County on the 25th day of January, 2006, in Record Book 5553, Page 4.

PARCEL 2:

ALL THAT CERTAIN message or tenement and lot of land situate in the Third Ward of the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, bounded and described in accordance with a survey made by Daniel F. Vassallo, Registered Surveyor, dated February 20, 1965, as follows, to-wit:

BEGINNING at an iron pin at the intersection of the western line of Staver Street and the northern line of twenty (20) foot alley, said beginning point being North eighteen (18) degrees thirty (30) minutes East, two hundred five (205) feet from the intersection of the western line of Staver Street and the northern line of Seminary Street; thence from said place of beginning and along the northern line of said alley, North seventy-two (72) degrees West, two hundred (200) feet to an iron pin at the intersection of the northern line of said alley and the eastern line of Fountain Street; thence along the eastern line of Fountain Street, North

eighteen (18) degrees thirty (30) minutes East, one hundred (100) feet to an iron pin at the intersection of the eastern line of Fountain Street and the southern line of a twenty-five (25) foot alley; thence along the southern line of said alley, South seventy-two (72) degrees East, two hundred (200) feet to an iron pin at the intersection of the southern line of said alley and the western line of Staver Street; thence along the western line of Staver Street, South eighteen (18) degrees thirty (30) minutes West, one hundred (120) feet to the place of beginning; being known as 217 Staver Street.

FOR IDENTIFICATION PURPOSES ONLY, the above described premises is known and designated as Parcel #21-03-200 on the maps of the Lycoming County Tax Assessor.

BEING the same premises which Mary E. Shook et vir. did by their deed dated the 15th day of October, A. D. 1996, grant and convey unto Scott A. Mason and Lisa J. Mason, his wife; said deed being recorded in the Office for the Recording of Deeds in and for Lycoming County in Record Book 2696, Page 104.

**PARCEL 3:**

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

BEGINNING at a point on the northern side of Pennsylvania State Highway Route #414, leading from Jersey Mills to Slate Run and beyond, said point of beginning being the point of intersection of the northern line of said Route #414 with the eastern line of land now or formerly of Betty Weikel; thence in a northerly direction along the eastern line of said Weikel land, one hundred twenty-five (125) feet, strict measure, to a post; thence in an easterly direction along land now or formerly of Howard H. Campbell and parallel with the northern line of said Route #414, two hundred (200) feet, strict measure,

to a point; thence in a southerly direction parallel with the first course of the premises herein described, and along said Howard H. Campbell lands, one hundred twenty-five (125) feet, strict measure, to a point on the northern line of said Route #414; thence in a westerly direction along the northern line of said Route #414, two hundred (200) feet, strict measure, to the point and place of beginning.

FOR IDENTIFICATION PURPOSES ONLY, the above described premises is known and designated as Parcel #28-222-103E on the maps of the Lycoming County Tax Assessor.

BEING the same premises which Alice Simeti, widow and single, and Alice Sitneti, Administratrix of the Estate of Christopher V. Sitneti, deceased, and Alice Simeti Lewis and David Lewis, her husband, Elaine Simeti, single, Christopher Simeti and Colleen Simeti, his wife, Peter M. Simeti, Jr. and Susan Simeti, his wife, and Anthony H. Simeti and Margaret Simeti, his wife, did by their deed dated the 31st day of August, 2001, grant and convey unto Scott A. Mason and Lisa J. Mason, his wife; said deed being recorded in the Office for the Recording of Deeds in and for Lycoming County on the 17th day of September, 2001, in Record Book 3921, Page 254.

**NO. 11-28**

By Virtue of a Writ of Execution No. 15-02314.

Fulton Bank, N.A. v. Randee L. Halstead, 335 Eldred Street, Williamsport, Lycoming County, Pennsylvania 17701.

Tax Parcel: 68-010-110.

Improvements Thereon: Residential Dwelling.

Judgment Amount: \$85,412.27.

MARC A. HESS, ESQUIRE

HENRY & BEAVER LLP

Attorneys for Plaintiff

937 Willow Street

P.O. Box 1140

Lebanon, PA 17042-1140

**NO. 11-30**

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 823 Chestnut Street, Williamsport, PA 17701.

SOLD as the property of LORI ROMIG a/k/a LORI L. ROMIG and WAYNE L. WINNER a/k/a WAYNE WINNER.

TAX PARCEL #61-001-703.

**NO. 11-31****LEGAL DESCRIPTION**

ALL that certain piece, parcel and lot of land situate in the Township of Loyalsock, County of Lycoming and Commonwealth of Pennsylvania, bounded and described in accordance with a survey of Vassallo Engineering & Surveying, Inc., on May 27, 2003, and being Parcel No. 1 of said survey, and being recorded at Lycoming County Deed Book 4729, Page 142, and Lycoming County Map Book 58, page 405, as follows:

BEGINNING at an iron pin at the intersection of the southern line of land now or formerly of Joseph L. and Dorothy L. Engle, known as Tax Parcel No. 26-329-165G, the northeastern corner of the residual parcel of this subdivision on land of the Estate of Grace E. Tate, and the northwestern corner of the parcel herein described, said beginning being the six (6) following courses and distances from a point at the intersection of the center of Heshbon Road, also known as Township Road No. 613, the southern line of land now or formerly of Jeffrey W. Tate, known as Tax Parcel No. 26-329-165B, and the northern line of other land of the Estate of said Grace E. Tate, known as Tax Parcel No. 26-329-165A: First—along the center of said Heshbon Road, south twenty-one (21) degrees three (03) minutes east, sixty-one and thirty-one hundredths (61.31) feet to a point; Second—along the centerline extended of a fifty (50) foot right-of-way to Parcel No.

1 herein described, north sixty-two (62) degrees fifty (50) minutes east, sixteen and fifty-nine hundredths (16.59) feet to a point at the intersection of the center of said fifty (50) foot right-of-way to Parcel No. 1, and the eastern right-of-way line of said Heshbon Road; Third—along the center of said fifty (50) foot right-of-way to Parcel No. 1, and through the land of the Estate of Grace E. Tate, known as Tax Parcel No. 26-329-165A, north sixty-two (62) degrees fifty (50) minutes east, one hundred one and thirteen hundredths (101.13) feet to a point; Fourth—along the center of said fifty (50) foot right-of-way to Parcel No. 1 and through the land of said Estate of Grace E. Tate, known as Tax Parcel No. 26-329-165A, north fifty-five (55) degrees thirty (30) minutes east, one hundred eleven and twenty-nine hundredths (111.29) feet to a point at the intersection of the center of said fifty (50) foot right-of-way the eastern line of land of said Estate of Grace E. Tate, known as Tax Parcel No. 26-329-165A, and the western line of the residual parcel of this subdivision on land of the Estate of Grace E. Tate, known as Tax Parcel No. 26-329-165C; Fifth—along the center of said fifty (50) foot right-of-way and through the said residual parcel of this subdivision land of the Estate of Grace E. Tate, known as Tax Parcel No. 26-329-165C, north fifty-five (55) degrees thirty (30) minutes east, two hundred seventy-three and five hundredths (273.05) feet to a point at the intersection of the center of the eastern end of said fifty (50) foot right-of-way, the eastern line of said residual parcel on land of said Estate of Grace E. Tate, known as Tax Parcel No. 26-329-165C, and the western line of Parcel No. 1 herein described; Sixth—along the common boundary of said residual parcel on land of said Estate of Grace E. Tate, known as Tax Parcel no. 26-329-165C, and Parcel No. 1 herein described, north thirty-two (32) degrees thirty-eight (38) minutes west, twenty-five and one hundredths

(25.01) feet to an iron pin the said place of beginning;

Thence from said place of beginning and along the southern line now or formerly of Joseph L. and Dorothy L. Engle, known as Tax Parcel No. 26-329-165G, and along the southern line of land now or formerly of Donna M. Osborne, known as Tax Parcel No. 26-329-165D, the southern line of land now or formerly of Donna R. McCallus, et al, known as Tax Parcel No. 26-22-421, and the southern line of land now or formerly of James F. and Terri L. Girio, known as Tax Parcel No. 26-22-420, north fifty-five (55) degrees thirty (30) minutes east, passing by the southern end of a fifteen (15) foot right-of-way to the parcel herein described for fifteen (15) foot right-of-way to the parcel herein described for a total distance of two hundred seventy-four and twenty-one hundredths (274.21) feet to an iron pin at the intersection of the southwestern corner of land now or formerly of James F. and Terri L. Girio, known as Tax Parcel No. 26-22-420, the southwestern corner of said fifteen (15) foot right-of-way to the parcel herein described, and the western line of land now or formerly of Loyalsock Township Supervisors, formerly known as Elmira Branch of the Consolidated Rail Corporation, now known as the "Bike Path"; thence along the western line of land now or formerly of Loyalsock Township Supervisors, known as the "Bike Path," south eleven (11) degrees twenty-four (24) minutes east, two hundred ninety-two and seventy-two hundredths (292.72) feet to an iron pin at the intersection of the western line of land now or formerly of Loyalsock Township Supervisors, known as "Bike Path," and the northeastern corner of the residual parcel of this subdivision on land of the Estate of Grace E. Tate, known as Tax Parcel No. 26-329-165C; thence along the residual parcel of this subdivision on land of the Estate of Grace E. Tate, known as Tax Parcel No. 26-329-165C by the

two (2) following courses and distances: First—south sixty-six (66) degrees twenty (28) minutes west, one hundred seventy and nineteen hundredths (170.19) feet to an iron pin; Second—north thirty-two (32) degrees thirty-eight (38) minutes west, passing through an iron pin at the southeastern corner of the aforesaid fifty (50) foot right-of-way at a distance of one hundred eighty-six and ninety-seven hundredths (186.97) feet, also passing by the eastern end of the aforesaid fifty (50) foot right-of-way to Parcel No. 1, herein described, a total distance of two hundred thirty-seven and zero hundredths (237.00) feet to an iron pin the said place of BEGINNING. Containing 1.305 acres.

TOGETHER with a fifty (50) foot right-of-way from Heshbon Road on the west, easterly to the western line of the parcel here above described, through the lands of the Estate of Grace E. Tate, known as Tax Parcel Nos. 26-329-165A and 26-329-165C, said centerline of right-of-way described above in the reference for this parcel.

ALSO, TOGETHER with a fifteen (15) foot right-of-way as referenced in Deed Book 1729, Page 6 situated in the north of this parcel from Hayes Lane, southerly along the western line of the land of Loyalsock Township Supervisors known as the "Bike Path," through the land of James F. and Terri L. Girio, known as Tax Parcel No. 26-22-420 to the northern line of the parcel here above described.

BEING part of the same premises granted and conveyed unto James F. Girio and Terri L. Girio, husband and wife, by Deed of Michael C. Tate and Timothy A. Tate, Co-Executors of the Estate of Grace E. Tate, and being Parcel No. 1 on said Deed, and being dated October 20, 2003, and recorded in Lycoming County Deed Book 4793, Page 0136.

FOR IDENTIFICATION PURPOSES ONLY, being known as all or part of Tax Parcel No. 26-329-165C on the maps in the Office of the Lycoming County Tax Assessor.

**NO. 11-32****LEGAL DESCRIPTION**

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

BEGINNING at a point opposite an elm tree, said point being in the center of a public road leading northwestwardly up and along Harts Hollow Run; THENCE up said road, North 36 3/4 degrees East, 6 rods, North 50 degrees East, 4.2 rods to a point; THENCE along lands now or formerly of Jonathan Neff Estate, North 45 3/4 degrees West, 18.1 rods to a stake at top of the bank; THENCE South 19 degrees West, 17.8 rods to an ash tree corner; Thence South 46 1/2 degrees East, 10.3 rods to the point and place of BEGINNING. CONTAINING 1.5 acres being the same more or less; on which is erected a 1 1/2 story frame bungalow.

PARCEL NUMBER 26-329-153.

BEING the same premises which Linda K. Mauro a/k/a Linda K. Michaels a/k/a Linda K. Yoder, by indenture, dated August 31, 2001 and recorded August 31, 2001 in the office of the Recorded of Deeds in and for the County of Lycoming in record Book 3918, Page 320, granted and conveyed unto Donald R. Crowe.

**NO. 11-33****LEGAL DESCRIPTION**

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

BEGINNING at a point opposite an elm tree, said point being in the center of a public road leading northwestwardly up and along Harts Hollow Run; THENCE up said road, North 36 3/4 degrees East, 6 rods, North 50 degrees East, 4.2 rods to a point; THENCE along lands now or formerly of Jonathan Neff Estate, North 45 3/4 degrees West, 18.1 rods to a stake at top of the bank; THENCE South 19

degrees West, 17.8 rods to an ash tree corner; Thence South 46 1/2 degrees East, 10.3 rods to the point and place of BEGINNING. CONTAINING 1.5 acres being the same more or less; on which is erected a 1 1/2 story frame bungalow.

PARCEL NUMBER 26-329-153.

BEING the same premises which Linda K. Mauro a/k/a Linda K. Michaels a/k/a Linda K. Yoder, by indenture, dated August 31, 2001 and recorded August 31, 2001 in the office of the Recorded of Deeds in and for the County of Lycoming in record Book 3918, Page 320, granted and conveyed unto Donald R. Crowe.

**NO. 11-34****LEGAL DESCRIPTION**

ALL those certain lots of land situate in Loyalsock Township, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL NO. 1:

BEGINNING at a post one hundred eighty-seven (187) feet west from an iron pin located on line of George Cohick, and which pin is fifty-seven (57) degrees west two hundred seventy-five and five tenths (275.5) feet from the center of the State Highway leading from Williamsport northerly along Lycoming Creek, the said post being corner of land now or formerly of Harry Grimes; thence extending northwardly to and continuing the eastern lines of lots sold to Bertha Walker, et al., and William H. Gehron, et al., by deeds dated June 28, 1923, thirty-four (34) degrees west sixty (60) feet to a post; thence northerly fifty-seven (57) degrees east one hundred thirty (130) feet to the place of beginning.

PARCEL NO. 2:

BEGINNING at a post two hundred forty-seven (247) feet westward from an iron post in line of land now or formerly of George Cohick and others, which post is south fifty-seven (57) degrees west two hundred seventy-five and nine tenths (275.9) feet from the center of

the State highway leading northward from Williamsport to Trout Run; thence extending north thirty-four (34) degrees west sixty (60) feet to a post; thence south fifty-seven (57) degrees west one hundred thirty (130) feet to a post; thence south thirty-four (34) degrees east sixty (60) feet to a post on line of land now or formerly of Bruce H. Winter and Mary K. Winter, his wife; thence north fifty-seven (57) degrees east one hundred thirty (130) feet to the place of beginning.

BEING the same premises granted and conveyed unto David Maggs, by deed of David Maggs and Donna M. Maggs, his wife, dated the 14th day of September, 1990 and recorded in Lycoming County Deed Book 1635, Page 22.

FOR IDENTIFICATION PURPOSES ONLY being all or part of Tax Parcel No. 26-329-180 recorded in the Office of the Lycoming County Tax Assessor.

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

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**NO. 11-35**

ALL THOSE TWO CERTAIN continuous pieces, parcels and lots of land situate in the Township of Clinton, County of Lycoming and the Commonwealth of Pennsylvania, together with the dwelling house erected thereon known as 8792 STATE ROUTE 405, MONTGOMERY, PA 17752.

TAX PARCEL: 07-02-316.

Reference Lycoming County Record Book 7148 Page 63.

TO BE SOLD AS THE PROPERTY OF TODD R. DERR ON JUDGMENT NO. CV-2016-000573-MF.

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**NO. 11-36**

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Hepburn, Lycoming County, Pennsylvania, containing 0.228 acres of land and HAV-

ING THEREON ERECTED A DWELLING KNOWN AS: 467 HALEEKA ROAD, COGAN STATION, PA 17728.

TAX PARCEL: 15-04-108.

Reference Lycoming County Record Book 6232 Page 215.

TO BE SOLD AS THE PROPERTY OF DAVID K. MORGAN ON JUDGMENT NO. 16-0252.

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**NO. 11-37**

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JEFFREY L. RINE AND KAREN L. RINE OF IN, AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN THE TOWNSHIP OF PLUNKETTS CREEK, COMMONWEALTH OF PENNSYLVANIA, COUNTY OF LYCOMING.

HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 157 SCAIFE ROAD, WILLIAMSPORT, PA 17701. DEED BOOK VOLUME 2190, PAGE 154, PARCEL NUMBER 48-233-103P.

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**NO. 11-38**

PARCEL NO.: 40-393-104.19.

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

BEGINNING at an iron pin on the northern line of Sunset Road, said beginning point being south 68 13' west 1200 feet from an iron pin at the intersection of the northern line of said Sunset Road, and the western line of Penncrest Drive, thence from the said place of beginning and continuing along the northern line of said Sunset Road south 68 13' west 120 feet to an iron pin at the intersection of the northern line of said Sunset Road, south 68 13' west 120 feet to an iron pin at the intersection of the northern line of said Sunset Road, and the eastern line of

West End Road; thence along the eastern line of said West End Road north 21 20' west 170 feet to a point; thence north 54 12' east 123.92 feet to an iron pin; thence along the western line of Lot No. 12N south 21 20' east 200 feet to the place of beginning; Containing 22,199 square feet. Being Lot No. 13N on the revised plan of Out-Post Farm as approved by the Muncy Creek Township Planning Commission on June 28, 1976.

Fee Simple Title Vested in Richard C. Garnhart and Mildred M. Garnhart, his wife by deed from, Heritage Builders, Inc., dated 9/15/1978, recorded 9/18/1978, in the Lycoming County Recorder of deeds in Deed Book 877, Page 221.

BEING known and numbered as 23 Sunset Road, Muncy, PA 17756.

**NO. 11-40**  
EXHIBIT "A"

85 JOHNSON STREET,  
MONTGOMERY, PA 17752

TAX PARCEL NO. 26-027-155

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

BEGINNING at an iron pipe in the eastern line of Johnson Street, said pipe being four hundred fifteen (415) feet south of the southern line of Bower Street; thence along the southern line of land now or formerly of J. M. Keller, south forty-five (45) degrees, zero (0) seconds east, two hundred ninety-two (292) feet to an old iron pipe in the western right-of-way line now or formerly of the Penn Central Railroad; thence along the western right-of-way line now or formerly of Penn Central Railroad, south forty-three (43) degrees zero (0) seconds west, seventy (70) feet to a stone; thence along the northern line of land now or formerly of C.W. Eisenhower north forty-seven (47) degrees zero (0) seconds west, two

hundred sixty-nine (269) feet to an iron pin in the eastern line of Johnson Street; thence along the eastern line of Johnson Street, north twenty-six (26) degrees thirty (30) seconds east, eighty (80) feet to the place of beginning.

BEING the same premises conveyed to James R. Taylor, Jr. and Denise Taylor, husband and wife, by deed of Williamsport-Lycoming Habitat for Humanity, Inc., dated July 13, 2000, and recorded July 14, 2000, to Lycoming County Record Book 3582, page 333.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 35-02-210 in the Office of the Lycoming County Tax Assessor.

TOGETHER with improvements thereon, including a one-story, single family dwelling.

**NO. 11-41**  
EXHIBIT "A"

LEGAL DESCRIPTION

278 Zeisloft Avenue, Muncy, PA:

ALL those certain pieces, parcels and lots of land situate in Wolf Township, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL NO. 1: BEGINNING at an iron pin in the eastern line of Zeisloft Avenue, said iron pin marking the north-west corner of land of James R. James, Jr., and Pamela D. James and being the three (3) following courses and distances from the intersection of the southern line of Zeisloft Avenue with the eastern right-of-way line of Township Route T-592: (1) thence along the southern line of Zeisloft Avenue (being the northern line of land now or formerly of Earl Bachman) South fifty-two (52) degrees thirty (30) minutes East, three hundred seventy and one hundredth (370.01) feet to an iron pin; (2) thence along the eastern line of Zeisloft Avenue, North thirty-seven (37) degrees no (00) minutes East, six hundred



forty-six and eight hundredths (646.08) feet; (3) thence northerly along the same by a line curving to the left with a radius of two hundred twenty (220.00) feet for an arc distance of one hundred twenty-three and seventy-nine hundredths (123.79) feet to an iron pin, the place of beginning; thence from said place of beginning and continuing along the eastern line of Zeisloft Avenue by the three (3) following courses and distances: (1) northerly by a line curving to the left with a radius of two hundred twenty (220.00) feet for an arc distance of nineteen and forty-six hundredths (19.46) feet; (2) northerly by a line curving to the right with a radius of two hundred twenty-five (225.0) feet for an arc distance of two hundred eighty-six and two hundredths (286.02) feet; (3) northerly by a line curving to the left with a radius of two hundred ten (210.0) feet for an arc distance of twenty-five and fifty-one hundredths (25.51) feet to an iron pin; thence along the line of land to be conveyed to Patrick L. Zeisloft, South fifty-three (53) degrees no (00) minutes East, two hundred thirty-five and fifty-seven hundredths (235.57) feet to an iron pin; thence along line of other land now or formerly of William W. Zeisloft and Vivian M. Zeisloft, his wife, South thirty-seven (37) degrees no (00) minutes West, three hundred four and seventy hundredths (304.70) feet to an iron pin; thence along line of land of James R. James, Jr., and Pamela D. James, North fifty-five (55) degrees thirty (30) minutes West, two hundred thirty-three and eighty-four hundredths (233.84) feet to the place of beginning. CONTAINING 83,026 square feet or 1.906 acres.

PARCEL NO. 2: BEGINNING at a point marking the southeast corner of land of Phil W. Zeisloft and Cheryl A. Zeisloft, his wife, said point being the four (4) following courses and distances from the intersection of the southern line of Zeisloft Avenue with the eastern right-of-way line of Township Road T-592: (1)

along the southern line of Zeisloft Avenue (being the northern line of land of Earl Bachman) South 52 degrees 30 minutes East, 370.01 feet; (2) along the eastern line of Zeisloft Avenue, North 37 degrees 00 minutes East, 646.08 feet, (3) along the same, northerly by a line curving to the left with a radius of 220.00 feet for an arc distance of 123.79 feet; (4) along the division line between lands of Phil W. Zeisloft and Cheryl A. Zeisloft, his wife, and lands of James R. James, Jr., and Pamela D. James, South 53 degrees 00 minutes East, 223.84 feet; thence from said point of beginning and along line of land of Phil W. Zeisloft and Cheryl A. Zeisloft, his wife, the two (2) following courses and distances: (1) North 37 degrees 00 minutes East, 304.70 feet; (2) North 53 degrees 00 minutes West 235.57 feet; thence along the eastern line of Zeisloft Avenue the two (2) following courses and distances: (1) Northerly by a line curving to the left with a radius of 210.0 feet for an arc distance of 104.70 feet; (2) North 37 degrees 00 minutes East, 14.88 feet to an iron pin; thence along the southern line of land to be conveyed to Patrick L. Zeisloft and Teresa L. Zeisloft by William W. Zeisloft and Vivian M. Zeisloft, his wife, South 53 degrees 00 minutes East, 223.23 feet to an iron pin; thence along line of land of William W. Zeisloft and Vivian M. Zeisloft, his wife, South 34 degrees 26 minutes 04 seconds West, 420.42 feet to an iron pin; thence along line of land to be conveyed to James R. James, Jr., and Pamela D. James, by William W. Zeisloft and Vivian M. Zeisloft, North 53 degrees 00 minutes West, 32.13 feet to the point and place of beginning. CONTAINING 0.793 acres as above described.

PARCEL NO. 3:

ALL that certain piece, parcel and lot of land situate in the Township of Wolf, County of Lycoming and Commonwealth of Pennsylvania, being known as Lot 1 on the William W. Zeisloft and Vivian M. Zeisloft Subdivision Plan and being more

particularly bounded and described according to a survey by John E. Fischer, P.L.S., dated December 21, 1995 and recorded March 27, 1996 in Lycoming County Record Book 2574, page 89 and Map Book 54, page 17, as follows:

BEGINNING at an existing iron pin, said iron pin being a common corner of land now or formerly of Dennis J. Swimley and Karen E. Swimley and land now or formerly of Phil W. Zeisloft and Cheryl A. Zeisloft. Thence from said point of beginning and along the line of land of said Zeisloft, North thirty-four (34) degrees twenty-six (26) minutes four (04) seconds East, four hundred twenty and eighteen hundredths (420.18) feet to an existing iron pin at a corner of land of Lot 2 of the William W. Zeisloft and Vivian M. Zeisloft Subdivision dated December 21, 1995. Thence along the line of land of said Lot 2, South thirty (30) degrees sixteen (16) minutes fifty-eight (58) seconds East, one thousand forty-nine and ninety-seven hundredths (1049.97) feet to an iron pin set and witnessed on line of land now or formerly of David G. Holdren. Thence along the line of land of said Holdren, South forty (40) degrees fifty (50) minutes thirty-four (34) seconds West, four hundred twelve and zero hundredths (412.00) feet to an iron pin set at a corner of remaining land now or formerly of William W. Zeisloft and Vivian M. Zeisloft. Thence along the line of remaining land of said Zeisloft, North twenty-nine (29) degrees forty-three (43) minutes zero (00) seconds West, one thousand three and eighty-five hundredths (1003.85) feet to the point of beginning. Containing 9.06 acres.

THE ABOVE THREE (3) PARCELS ARE HEREAFTER TO BE CONSIDERED AS ONE PARCEL FOR PURPOSES OF FUTURE SUBDIVISION.

UNDER AND SUBJECT to the restriction that there are to be no mobile homes of any kind erected on this property at any time.

UNDER AND SUBJECT to a Right-of-Way Easement between Phil W. Zeisloft and Cheryl A. Zeisloft and Sullivan County Rural Electric Cooperative, Inc., dated August 23, 1989 and recorded on April 11, 1990 in Lycoming County Record Book 1530, page 346.

UNDER AND SUBJECT to a Memorandum of Oil and Gas Lease between Phil W. Zeisloft and Cheryl A. Zeisloft and Chesapeake Appalachia, LLC, dated March 29, 2008 and recorded on May 28, 2008 in Lycoming County Record Book 6347, page 264.

ALSO UNDER AND SUBJECT to a Memorandum of Development Agreement between Chesapeake Appalachia, LLC and Statoilhydrp USA Onshore Properties Inc., dated November 24, 2008 and recorded on January 15, 2009 in Lycoming County Record Book 6541, page 208.

ALSO UNDER AND SUBJECT to a Pipeline Right-of-Way Option Agreement between Phil W. Zeisloft and Cheryl A. Zeisloft and PVR Marcellus Gas Gathering, LLC, dated March 15, 2014 and recorded on April 11, 2014 in Lycoming County Record Book 8287, page 176.

A single story ranch frame residential structure is located on the property.

BEING the same premises conveyed unto Phil W. Zeisloft and Cheryl A. Zeisloft, his wife, by deed of Phil W. Zeisloft and Cheryl A. Zeisloft, his wife, dated August 26, 2004 and recorded on September 17, 2004, in Lycoming County Record Book 5093, page 256. PARCEL NO. 3 ALSO BEING the same premises conveyed unto Phil W. Zeisloft and Cheryl A. Zeisloft, husband and wife, by deed of Roy L. Zeisloft, a married person, Pamela Verner, a married person, Phil W. Zeisloft, a married person and Patrick Zeisloft, a married person, dated October 25, 2010 and recorded on December 13, 2010 in Lycoming County Record Book 7145, page 1.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS TAX PAR-

CEL NUMBER 59-294-162.28 IN THE OFFICE OF THE LYCOMING COUNTY TAX ASSESSOR.

SEIZED in execution as the property of Phil W. Zeisloft and Cheryl A. Zeisloft, on the judgment in mortgage foreclosure entered on August 2, 2016, indexed to #16-0773 in the Court of Common Pleas of Lycoming County.

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**NO. 11-42**

**EXHIBIT A**

ALL THAT real property situate in the Seventh Ward of the City of Williamsport and County of Lycoming more fully described as follows:

Parcel No. 1:

ALL THAT real property consisting of a single duplex dwelling bearing Lycoming County Tax Parcel Number 67-25-702-100, also known has 10 Wisteria Lane, Williamsport, Pennsylvania 17701. The Parcel does not include land.

Parcel No. 2:

ALL THAT real property consisting of a single duplex dwelling bearing Lycoming County Tax Parcel Number 67-25-702-200, also known has 8 Wisteria Lane, Williamsport, Pennsylvania 17701. The Parcel does not include land.

\_\_\_\_\_  
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 NOVEMBER 14, 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

O-14, 21, 28



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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, October 17, 2016**