

Lycoming Reporter

Vol. 27

August 27, 2010

No. 35



LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

www.lycolaw.org

PUBLISHED EVERY FRIDAY BY
LYCOMING LAW ASSOCIATION

Editor: William L. Knecht
Business Manager: Jessica A. Engel

“LYCOMING REPORTER (ISSN 0884-187X) is published weekly for \$50 per annum by the Lycoming Law Association, Penn Tower, 25 West Third Street, Suite 601, Williamsport, PA 17701. Periodical postage paid at Williamsport, PA 17701-9998 and additional mailing offices. POSTMASTER: Send address changes to LYCOMING REPORTER, Penn Tower, 25 West Third Street, Suite 601, Williamsport, PA 17701.”

General Office: Penn Tower, 25 West Third Street, Suite 601, Williamsport, Pennsylvania

Legal Notices of less than 300 words in length must be received by 1:00 P.M. on the Tuesday preceding the date of publication; all other notices must be received by 4:00 P.M. on the Monday preceding the date of publication.

Library of Congress Catalog Card Number 61—18866

Printed by Clare Printing, 206 S. Keystone Avenue, Sayre, PA 18840

ADVERTISING RATES

Annual subscription, \$50 per year.

Estate advertisement consisting of three (3) insertions, which shall include one (1) Proof of Publication at no additional cost, \$80.

Incorporation Notices, Fictitious Name Notices, LLC Notices, and similar business notices consisting of one (1) insertion, which shall include one (1) Proof of Publication at no additional cost: \$70.00.

All other advertising unless done by special contract arrangement, \$1.65 per half-column line and \$3.30 per full column line. This shall entitle the advertiser to one (1) Proof of Publication at no additional cost.

Additional Proofs of Publication, \$4.00.

All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. Neither the Lycoming Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content. The Lycoming Reporter makes no representation as to the quality of services offered by any advertiser in this publication.

PBI SEMINARS FOR SUMMER/FALL 2010

LYCOMING LAW ASSOCIATION
25 WEST THIRD STREET, SUITE 601
WILLIAMSPORT, PA

CONTACT PBI TO REGISTER: (800) 247-4724

**SIGN-IN FOR ALL SEMINARS IS ONE-HALF
HOUR PRIOR TO THE PROGRAM.**

**ANYONE REQUIRING SPECIAL ARRANGEMENTS
FOR A DISABILITY PLEASE CONTACT
ZINA BARLUP (800) 932-4637 EXT. 2284
TEN (10) DAYS PRIOR TO THE COURSE.**

**PBI may cancel replays when the registration is
insufficient ten days prior to the replay.**

**Prices listed below reflect early registration
with PBI. An additional \$25.00 charge is
assessed for registration at the door.**

*If you plan to register at the door, please call
the PBI Customer Service Department at
(800) 247-4724 before the program.*

*If you are pre-registered and PBI elects to
cancel the replay, you will be notified by PBI.*

**Please feel free to check www.pbi.org
to confirm a scheduled seminar or replay.**

TUESDAY, AUGUST 31, 2010—9:00 A.M. to 4:15 P.M. (6
Total, 1 of which may be applied to Ethics) REAL ESTATE 101

Tuition with credits:

Members (Pa. or any county bar assn.)	\$ 224.00
Members admitted after 1/1/06	\$ 204.00
Non-members	\$ 244.00

TUESDAY, OCTOBER 5, 2010—9:00 A.M. to 12:15 P.M.
(3 Substantive) PENNSYLVANIA'S NEW ASSISTED LIVING
FINAL REGS: WHAT THEY MEAN FOR ELDER LAWYERS
AND LONG TERM CARE

Tuition with credits:

CHECK WITH PBI FOR COSTS

THURSDAY, OCTOBER 7, 2010—9:00 A.M. to 1:00 P.M. (4
Substantive) DIGITAL DETECTIVES: HOW THE SCIENCE
OF COMPUTER FORENSICS CAN WIN YOUR CASE

Tuition with credits:

Members (Pa. or any county bar assn.)	\$ 129.00
Members admitted after 1/1/06	\$ 109.00
Non-members	\$ 149.00

WEDNESDAY, OCTOBER 13, 2010—9:00 A.M. to 5:00 P.M.
(6 Total, 1 of which may be applied to Ethics) POWERFUL WIT-
NESS PREPARATION

Tuition with credits:

Members (Pa. or any county bar assn.)	\$ 319.00
Members admitted after 1/1/06	\$ 299.00
Non-members	\$ 339.00

MONDAY, OCTOBER 18, 2010—9:00 A.M. to 1:15 P.M. (4
Substantive) ESTATE PLANNING ISSUES AFFECTING OIL
AND GAS LEASES

Tuition with credits:

CHECK WITH PBI FOR COSTS

TUESDAY, OCTOBER 26, 2010—9:00 A.M. to 1:15 P.M. (3
Substantive, 1 Ethics) RESPA UPDATE

Tuition with credits:

CHECK WITH PBI FOR COSTS

THURSDAY, OCTOBER 28, 2010—9:00 A.M. to 5:00 P.M.
(6 Substantive) THE NEW FEDERAL HEALTH CARE LAW:
ISSUES FOR ALL OUR PRACTICES

Tuition with credits:

Members (Pa. or any county bar assn.)	\$ 149.00
Members admitted after 1/1/06	\$ 129.00
Non-members	\$ 169.00

FRIDAY, NOVEMBER 5, 2010—8:30 A.M. to 4:30 P.M. (6 total, 1 of which may be applied to Ethics) WHAT EVERY MUNICIPAL SOLICITOR SHOULD KNOW ABOUT LABOR AND EMPLOYMENT LAW

Tuition with credits:

CHECK WITH PBI FOR COSTS

WEDNESDAY, NOVEMBER 10, 2010—9:00 A.M. to 5:00 P.M. (5 Substantive, 1 Ethics) GENERAL PRACTITIONERS UPDATE 2010

Tuition with credits:

Members (Pa. or any county bar assn.)	\$ 149.00
Members admitted after 1/1/06	\$ 129.00
Non-members	\$ 169.00

WEDNESDAY, NOVEMBER 17, 2010—8:30 A.M. to 1:00 P.M. (4 Substantive) 14th ANNUAL FAMILY LAW UPDATE

Tuition with credits:

Members (Pa. or any county bar assn.)	\$ 224.00
Members admitted after 1/1/06	\$ 204.00
Non-members	\$ 244.00

WEDNESDAY, DECEMBER 1, 2010—9:00 A.M. to 5:00 P.M. (5 Substantive, 1 Ethics) FUNDAMENTALS OF ESTATE PLANNING

Tuition with credits:

Members (Pa. or any county bar assn.)	\$ 149.00
Members admitted after 1/1/06	\$ 129.00
Non-members	\$ 169.00

TUESDAY, DECEMBER 7, 2010—9:00 A.M. to 10:00 A.M. (1 Ethics) ETHICS POTPOURRI: UNDERSTANDING THE IMPACT OF SOCIAL NETWORKING ON YOU AND YOUR CLIENTS

Tuition with credits:

Members (Pa. or any county bar assn.)	\$ 49.00
Members admitted after 1/1/06	\$ 49.00
Non-members	\$ 59.00

THURSDAY, DECEMBER 9, 2010—9:00 A.M. to 1:30 P.M. (4 Substantive) SOCIAL SECURITY DISABILITY: THE BASICS

Tuition with credits:

Members (Pa. or any county bar assn.)	\$ 129.00
Members admitted after 1/1/06	\$ 129.00
Non-members	\$ 149.00

THURSDAY, DECEMBER 16, 2010—9:00 A.M. to 5:00 P.M. (6 Substantive) WHAT JURORS REALLY THINK ABOUT LOW IMPACT AUTO ACCIDENTS

Tuition with credits:

Members (Pa. or any county bar assn.)	\$ 149.00
Members admitted after 1/1/06	\$ 129.00
Non-members	\$ 169.00

TUESDAY, DECEMBER 21, 2010—9:00 A.M. to 1:30 P.M. (4 Substantive) PRACTICE BEFORE THE DEPARTMENT OF VETERANS AFFAIRS

Tuition with credits:

Members (Pa. or any county bar assn.)	\$ 129.00
Members admitted after 1/1/06	\$ 109.00
Non-members	\$ 149.00

The full text of the following decisions of the Court of Common Pleas of Lycoming County have been posted to the Lycoming Law Association Web site. To read the decision, navigate to www.lycolaw.org/Cases/search.asp, and enter the name or Web citation or check “Recent Postings.”

[How to read the summaries: **Case Name**, *docket number* (Web citation—unique number assigned to opinion)—issuing judge (date of issuance) [category] Summary of legal concepts involved (Date posted to the Web site)]

- ▶ **Commonwealth vs. Coleman**, *CR-105-2010* (Coleman-072710L)—Judge Marc F. Lovecchio (07/27/2010)
[Criminal] *Summary*: Motion to suppress; vehicle stop; tinted windows; intelligence that the driver had or was getting a gun; pat down and wingspan search leading to the discovery of drugs; reasonable belief that vehicle occupant was dangerous. (Posted: 07/30/2010)
- ▶ **Commonwealth vs. Hickman**, *CR-387-2010* (HICKMAN-071910L)—Judge Marc F. Lovecchio (07/19/2010)
[Criminal] *Summary*: Motion to suppress; reasonable suspicion to conduct pat down search; individual with criminal record, acting “out of sorts” and appearing aggressive in a high crime area at night. (Posted: 07/30/2010)
- ▶ **Commonwealth vs. Schneider**, *CR-424-2010* (Scheider-071510L)—Judge Marc F. Lovecchio (07/15/2010)
[Criminal] *Summary*: Motion to suppress; search and seizure; drug case; odor of marijuana coming from college campus apartment; search by apartment employee under provision of housing contract; agent of police; signed consent to search. (Posted: 07/30/2010)
- ▶ **Commonwealth vs. Louk**, *CR-485-2010* (louk071310L)—Judge Marc F. Lovecchio (07/14/2010)
[Criminal] *Summary*: Motion to suppress; DUI case; reasonable suspicion to stop a vehicle; inability of driver to keep his vehicle within the driving lane. (Posted: 07/30/2010)
- ▶ **Commonwealth vs. Webster; Commonwealth vs. Brown; Commonwealth vs. Thompson**, *CR-2055-2009; CR-2006-2009; CR-2066-2009* (Webster07132010L)—Judge Marc F. Lovecchio (07/13/2010)

[Criminal] *Summary*: Motion to reconsider denial of motion to amend and consolidate; evidence submitted by offer of proof in consolidation hearings; lack of notice of claimed change of policy by court; consideration of factual information included in briefs. (Posted: 07/30/2010)

LYCOMING REPORTER

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

Ecker, Lucille T., dec'd.

Late of Williamsport.
Executor: Dr. Herbert Ecker, Jr., 1210 Wheatfield Drive, Williamsport, PA 17701.
Attorneys: Mc Nerney, Page, Vanderlin & Hall, 433 Market Street, P.O. Box 7, Williamsport, PA 17703.

Leta, Mary T., dec'd.

Late of the Township of Loyalsock.
Executrix: Barbara A. Franchella, 33162 West Batten Street, Lewes, DE 19958.
Attorney: Joseph L. Rider, Esquire, 143 West Fourth Street, Williamsport, PA 17701.

Lloyd, Wilmer W., dec'd.

Late of Pine Township.
Administratrix: Eileen Gotwalt, 3091 Ruppert Road, York, PA 17408.

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

Parkin, James E., dec'd.

Late of the Township of Cogan House.
Executor: Carl E. Hughes, Jr., 234 Wendell Run Road, Trout Run, PA 17771.
Attorneys: Adrienne J. Stahl, Esquire, Steinbacher & Stahl, 413 Washington Boulevard, Williamsport, PA 17701.

SECOND PUBLICATION

Burrows, Richard K., dec'd.

Late of the Township of Loyalsock.
Executor: Woodlands Bank, 2450 E. Third Street, Williamsport, PA 17701.
Attorney: Joseph L. Rider, Esquire, 143 West Fourth Street, Williamsport, PA 17701.

Castellano, Francis J., dec'd.

Late of the City of Williamsport.
Executor: Albert Clapps, 581 E. Third Street, Williamsport, PA 17701, (570) 326-7937.
Attorney: Charles F. Greevy, III, Esquire, 330 Pine Street, Suite 403, Williamsport, PA 17701.

Delker, Kleland M., dec'd.

Late of Montoursville.
Executor: Larry W. Delker, 193 North Hill Avenue, Deland, FL 32724.
Attorneys: Michael J. Casale, Jr., Esquire, Casale & Bonner, P.C., 33 West Third Street, Suite 202, Williamsport, PA 17701, (570) 326-7044.

LYCOMING REPORTER

Mansel, Thomas H., dec'd.
Late of Williamsport.
Executrix: Eleanor M. Alsted,
13579 State Route 87, Wil-
liamsport, PA 17701.
Attorneys: Henry P. Perci-
balli, Esquire, Law Offices of
Perciballi & Williams, LLC, a
division of Stevens & Lee, 429
Market Street, Williamsport,
PA 17701.

**Miller, Betty L. a/k/a Betty Lou
Miller**, dec'd.
Late of the Township of Wat-
son.
Executrix: Carol A. Miller,
4870 N. Rt. 44 Hwy., Jersey
Shore, PA 17740.
Attorney: Leroy H. Keiler, III,
Esquire, P.O. Box 263, Jersey
Shore, PA 17740.

Smith, Donald C., dec'd.
Late of the Township of Wolf.
Executor: James W. Mon-
tagne, 1651 Mountain Top
Road, Liberty, PA 16930.
Attorney: Joseph L. Rider, Es-
quire, 143 West Fourth Street,
Williamsport, PA 17701.

Ziegenfuss, Carl F., Jr., dec'd.
Late of the Borough of Jersey
Shore.
Administrator: Mark J. Zeigen-
fuss, 3022 Bear Mountain
Lane, Sevierville, TN 37876.
Attorney: Leroy H. Keiler, III,
Esquire, P.O. Box 263, Jersey
Shore, PA 17740.

THIRD PUBLICATION

Armes, Eleanor D., dec'd.
Late of Williamsport.
Executor: Robert C. Armes,
1947 Walters Road, Montours-
ville, PA 17754.

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

Cannon, Doris A., dec'd.
Late of Muncy.
Executrix: Julia A. Reed, 5738
Old Philadelphia Pike, Gap, PA
17527.
Attorneys: Thomas D. Hess,
Esquire, Hess and Hess,
P.C., 30 South Main Street,
Hughesville, PA 17737.

**Fenstermacher, Frances E.
a/k/a Fran E. Fenstermach-
er**, dec'd.
Late of Lewis Township.
Administratrix: Doris J. Kruse.
Attorneys: Adrienne J. Stahl,
Esquire, Steinbacher & Stahl,
413 Washington Boulevard,
Williamsport, PA 17701.

Hakes, Dorothy B., dec'd.
Late of the Borough of South
Williamsport.
Executrices: Joyce H. Mon-
tanaro, 18 Dolores Drive,
Rochester, NY 14626 and Jan-
ice H. Wagaman, 33 Spencer
Avenue, Lancaster, PA 17603.
Attorney: Joseph L. Rider, Es-
quire, 143 West Fourth Street,
Williamsport, PA 17701.

Kessler, Harriett F., dec'd.
Late of 505 South Main Street,
Muncy.
Executors: Carol K. DiSilva,
207 Feigles Rd., Muncy, PA
17756 and Robert C. Kessler,
Jr., 11 Meadow Ln., Verona,
NJ 07044.
Attorneys: John A. Smay, Es-
quire, Williams and Smay, 39

LYCOMING REPORTER

South Main Street, P.O. Box 35, Muncy, PA 17756.

Rutledge, Robert J., dec'd.

Late of the Township of Loy-alsock.

Executor: Peter J. Rutledge, 136 Silver Birch Lane, Mount Holly, NC 28120.

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

Seiler, William H., dec'd.

Late of the Township of Loy-alsock.

Executrix: Cynde Sue Eister, 1001 First Avenue, Williamsport, PA 17701.

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

Thompson, Carl F., dec'd.

Late of 13 Quarry Road, Muncy.

Executrix: Cynthia A. Wolford, 2502 Interstate Drive, Harrisburg, PA 17110.

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

NOTICE

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 of Lycoming County, Pennsylvania, that the same will be presented to the Orphans' Court of Lycoming County for Confirmation Absolute September 7, 2010 unless exceptions are filed before 5:00 P.M. on that date.

1. Baldwin, Ida J. Trust—Manufacturers and Traders Trust Company, Trustee.

2. Gray, James C.—David Gray and Susan Krise, Administrators C.T.A.

3. Shaner, O. June—Phyllis A. Snyder, Keith L. Shaner and Amy M. Rogers, Executors.

4. Sherman, Rebecca E.—Muncy Bank and Trust Company, Administrator C.T.A.

Annabel Miller
Register of Wills

Au-27; S-3

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on August 2, 2010, with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation for a business corporation to be organized under the Pennsylvania Business Corporation Law of 1988, (P.L. 1444, No. 177), as amended. The name of the corporation is:

McCABE REALTY INC.

with its principal place of business at: 303 South Main Street, Hughesville, Pennsylvania 17737. The purpose for which the business has been organized is to engage in and to do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988, as amended. THOMAS D. HESS, ESQUIRE
HESS AND HESS, P.C.
30 South Main Street
Hughesville, PA 17737
(570) 584-2141

Au-27

LYCOMING REPORTER

PUBLICATION NOTICE

In the Court of Common Pleas
of Lycoming County, PA
Civil Action

NO: 10-01033

JEFFREY W. HILL and
SHERRI A. DOEBLER,
Plaintiffs;

vs.

JOHN M. HERSHEY, all
his heirs and assigns,
Defendants;

Quiet Title

**NOTICE OF ENTRY
OF JUDGMENT**

TO THE ABOVE NAMED DEFEN-
DANTS:

On August 10, 2010, the Court
of Common Pleas of Lycoming
County, Pennsylvania, entered
a judgment in which it gave you
and each of you thirty (30) days
from the date this notice is pub-
lished in which to bring an action
of ejectment against the Plaintiffs
for the recovery of land described
in Plaintiffs' Complaint and failing
that, you are forever barred from
asserting any right, lien, title or
interest in Plaintiffs' real property
inconsistent with the ownership
of Plaintiffs.

J. HOWARD LANGDON,
ESQUIRE
I.D. No. 21096
Attorney for Plaintiffs
3 South Main Street
Muncy, PA 17756
(570) 546-3104
FAX (570) 546-9300

Au-27

NOTICE

NOTICE IS HEREBY GIVEN
that OAKS HUNTING CLUB has
filed Articles of Conversion with
the Department of State of the
Commonwealth of Pennsylvania,
Harrisburg, Pennsylvania, on
August 9, 2010. The name of the
corporation has been changed
to SPRAGLEY OAK INCORPO-
RATED.

Layne R. Oden Attorney and
Counselor At Law, P.C.
Nine South Main Street
Muncy, PA 17756
(570) 546-5188

Au-27

NOTICE

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

NO: 10-01587

FLICK PROPERTIES LIMITED,
PLAINTIFF

vs.

ROBERT FISHER and
CARL F. WALDEISEN, their
heirs, executors, administrators,
successors, assigns, and
unknown persons claiming
any right, lien, title or
interest by, through or under
them, or any of them,
DEFENDANTS

Action To Quiet Title

NOTICE

TO: Robert Fisher and Carl F.
Waldeisen, and their heirs,
executors, administrators, suc-

LYCOMING REPORTER

cessors, assigns, and unknown persons claiming any right, lien, title or interest by, through or under them, or any of them

You are hereby notified that the Plaintiff has commenced an Action to Quiet Title against you which you are required to defend.

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

If you fail to answer the Complaint within the said twenty (20) days, a preliminary judgment may be entered against you, and final judgment may be entered against you thirty (30) days thereafter. This action concerns the following land, located in the Township of Armstrong, County of Lycoming and Commonwealth of Pennsylvania, hereinafter described:

ON the north by land now or formerly of Cora Calvert; on the east by land now or formerly of Cora Calvert; on the south by land now or formerly of G. Leidhecker and land now or formerly of J. Roy Sperry; and on the west by land now or formerly of Mitcheltree.

The above premises also being more particularly bounded and described as follows:

BEGINNING at a point in the eastern line of lot number one (#1) of Forest Park, said point being five hundred (500) feet north of the northern side of the Pennsylvania state highway leading from Williamsport to Montgomery;

Thence westerly one hundred thirty-three (133) feet, more or less, to the eastern line of lot number four (#4);

Thence in a northerly direction along said lot number four (#4), North one (1) degree thirty-three

(33) minutes west, five hundred forty-six (546) feet to land now or formerly of John Karn;

Thence East along the same, one hundred fifty-six and seventy-six hundredths (156.76) feet to a point;

Thence South thirty (30) minutes east, five hundred fifty (550) feet to the place of beginning.

Being the northern parts of lot[s] numbers one, two and three (1, 2 & 3) on the plan of Forest Park, said plan being recorded in Lycoming County Deed Book Volume 301, page 597.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS A PART OF REAL ESTATE TAX PARCEL NUMBER 02-001-132 IN THE OFFICE OF THE LYCOMING COUNTY TAX ASSESSOR.

Plaintiff brings this Action to Quiet Title against Defendants, their heirs, administrators and assigns or any unknown persons claiming by, through or under them to compel them to commence an action in ejectment to establish any title they or any of them may have in the premises set forth above or be forever barred from asserting any right, title or interest in said land inconsistent with the interest or claim of Plaintiff as set forth in the Complaint.

If you wish to defend, you must enter a written appearance personally or by your 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 judgment may be entered against you without any further notice for the relief requested by Plaintiff. You may lose money or property or other rights important to you.

LYCOMING REPORTER

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER CONTACT:

Pennsylvania Bar Association
Lawyer Referral Service
100 South Street
P.O. Box 186
Harrisburg, PA 17108-0186
Telephone (800) 692-7375

IF YOU CANNOT AFFORD A LAWYER, YOU MAY BE ELIGIBLE FOR LEGAL AID THROUGH:

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

LAYNE R. ODEN, ESQUIRE
I.D. #75913
Attorney for Plaintiff
Nine South Main Street
Muncy, PA 17756
Telephone: (570) 546-5188

Au-27

NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company was filed with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Organization for a Limited Liability Company to be organized under the Pennsylvania Business Corporation Law of 1988 (P.L. 1444, No. 177) as amended. The name of the Limited Liability Company is:

FAIR WEATHER MAINTENANCE,
limited liability company
2924 Moreland Baptist Road,
Muncy, Pennsylvania 17756. The purpose for which the business has been organized is to engage in

and to do any lawful act concerning any or all lawful business for which a limited liability company may be organized under the Pennsylvania Business Corporation Law of 1988, as amended.

J. HOWARD LANGDON,
ESQUIRE
3 South Main Street
Muncy, PA 17756

Au-27

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, that Articles of Incorporation for a Domestic Nonprofit Corporation was filed on or about July 20, 2010 with the Department of State of the Commonwealth of Pennsylvania, for the purposes of obtaining Articles of Incorporation for a Domestic Nonprofit Corporation, organized under the Pennsylvania Business Corporation Law of 1988 (P.L. 1444, No. 177) as amended. The name of the Domestic Nonprofit Corporation is:

NATIONAL ASSOCIATION
OF ROYALTY OWNERS
PENNSYLVANIA CHAPTER
with its principal place of business at: 5741 State Route 87, Montoursville PA 17754. The name and address of the entity owning and interested in said business is: National Association of Royalty Owners Pennsylvania Chapter, P.O. Box 328, Montoursville PA 17754.

LESTER L. GREEVY, JR.,
ESQUIRE
GREEVY & ASSOCIATES
1460 Washington Blvd.
Williamsport, PA 17701

Au-27

LYCOMING REPORTER

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, SEPTEMBER 3, 2010, at 10:30 A.M., the following described real estate to wit:

NO. 9-2

ALL THAT CERTAIN property situated in the Township of Wolf in the County of Lycoming and Commonwealth of Pennsylvania, being more fully described in a deed dated 08/21/1998 and recorded 08/21/1998, among the land records of the county and state set forth above, in Deed Volume 3089 and Page 48.

ADDRESS: Rte. 37 Lower Rynearson Rd.; Muncy, PA 17756.
TAX MAP OR PARCEL ID NO.: 59-314-190.

NO. 9-3

ALL THAT CERTAIN piece or parcel of ground situate, lying and being in the Tenth Ward of the City of Williamsport, Lycoming County, Pennsylvania, bounded and described as follows:

BEGINNING at the south side of Park Avenue, at the distance of 130 feet westward from the west side of Cemetery Street in said City of Williamsport, containing in or breadth on said Park Avenue, 40 feet, and extending in length or depth southward of that width between parallel lines at right angles to the said Park Avenue, 120 feet to an alley; bounded on the West by land now or late of J.

Dale Wilson, et al; on the South by an alley; and on the East by land now or late of R. W. Allen and on the North by Park Avenue.

HAVING THERON ERECTED a residential dwelling house known as 1409 Park Avenue, Williamsport, Pennsylvania.

BEING the same premises by deed from H. Curtis Liddic and Michelle A. Liddic dated 10/13/2006 and recorded 11/06/2006 in Book 5844 Page 90 granted and conveyed unto Michael Matthew and Robin Matthew.

TAX PARCEL NO: 70-2-0607.

NO. 9-5

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, bounded and described as follows, to-wit:

BEGINNING at a corner of Race and Newberry Streets; thence along the North side of Newberry Street, 89 feet and 8 inches to the East side of an alley; thence in a northerly direction along the east side of said alley, 90 feet to a post corner now or late of Edward H. Huyck; thence in a southeasterly direction along line of land now or late of Edward H. Huyck, 82 feet 6 inches to the place of beginning.

Containing 3,692 square feet, more or less.

TAX PARCEL #: 67-018.0-0507.00-000.

BEING KNOWN AS: 1944 Newberry Street, Williamsport, PA 17701.

NO. 9-6

ALL THAT CERTAIN PIECE, parcel and tract of land situate in

LYCOMING REPORTER

the Township of Hepburn, County of Lycoming, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin, said pin being South thirty-five (35) degrees thirty (30) minutes East, one hundred forty-two (142) feet from a point at Station 333 + 84 on Legislative Route #41045, in the County of Lycoming; thence North fifty-two (52) degrees fifty (50) minutes East, two hundred five and four tenths (205.4) feet to the center line of Legislative Route #41045; thence North seventynine (79) degrees thirty-five (35) minutes East, along the center line of the aforesaid Legislative Route #41045, fifty-one (51) feet to a point; thence South twenty-three (23) degrees twentyeight(28) minutes East, one hundred fifty-eight (158) feet to a pin; thence South sixty-five (65) degrees twenty-five (25) minutes West, two hundred twenty-three (223) feet to a point; thence North thirty-five (35) degrees thirty (30) minutes West, one hundred twenty-eight (128) feet to the place of beginning. Containing 0.83 acres.

THE ABOVE PREMISES are conveyed under and subject to certain restrictions, covenants and easements appearing in the chain of title.

RESERVING, nevertheless, unto Kenneth O. Bastian and Marcella I. Bastian, his wife, their heirs and assigns, a perpetual right-of way in common with George F. Meckley, Jr. and Lena J. Meckley, his wife, their heirs and assigns, over and along a strip of land twenty-five (25) feet in width on the parcel hereby conveyed, said strip of land being the eastern portion of a proposed street over

other lands now or formerly of Kenneth O. Bastian and Marcella I. Bastian, his wife, to George F. Meckley, Jr. and Lena L. Meckley, his wife, dated July 10, 1967, and recorded in Lycoming County in Deed 529, Page 441.

BEING KNOWN AS: 3478 Route 973 East, Cogan Station, PA 17728.

PROPERTY ID NO.: 15-290-196-B.

TITLE TO SAID PREMISES IS VESTED IN Gary L. Baer and Lor A. Baer, his wife by deed from Marc L. Sheaffer and Janice T. Sheaffer, his wife dated 06/20/1984 recorded 06/26/1984 in Deed Book 1078 Page 64.

NO. 9-7

ALL THAT certain piece, parcel and lot of land situate in the Township of Woodward, County of Lycoming and Commonwealth of Pennsylvania, known as Lots Nos. 95 and 96 on the Plan of Glosservue, bounded and described as follows, to-wit:

BEGINNING at a pint at the southeast corner of the intersection of Stewart Street and the Old State Highway leading from Williamsport to Jersey Shore, said point being the northwest corner of Lot No. 95 on the Plan of Glosservue; thence in an easterly direction along the south line of the Old State Highway one hundred forty and six tenths (140.6) feet to a twenty (20) foot alley; thence in a southerly direction along the west line of said alley, one hundred three and four tenths (103.4) feet to the northeast corner of Lot No. 97, one hundred forty (140) feet to the east side of Stewart Street; thence in a northerly direction along the east side of Stewart Street, ninety (90) feet

LYCOMING REPORTER

to the said Old State Highway, the point and place of beginning, Being Lots Nos. 95 and 96 on the Plan of Glosservue.

TO HAVE AND TO HOLD the said message, or tenement and tract of land, with its hereditaments and premises hereby granted and released, or mentioned and intended so to be, with the appurtenances, unto the said Grantees their assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

TAX PARCEL #: 60-002-0209.

BEING KNOWN AS: 53 Grandview Drive, Linden, PA 17744.

NO. 9-8

ALL those three (3) certain pieces, parcels or lots of land situate in the Borough of Salladesburg, County of Lycoming and State of Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1: BEGINNING at a post, corner of land now or formerly of Manning S. Thomas on the east boundary of the Larry's Creek Plank road, thence by said land now or formerly of Manning S. Thomas, north sixty-eight (68) degrees east, a distance of fourteen (14) perches to a corner in or about the middle of branch of Larry's Creek; thence north eighteen (18) degrees east by land formerly of W.W. Thomas, now of L.P. Cohick, a distance of one hundred thirty-two (132) feet to a post corner; thence north (degrees not given) to a point on said Plank Road, one hundred forty-six (146) feet north of the place of beginning; thence south twenty-four (24) degrees west by said Plank Road, a distance of one hundred forty-six (146) feet to the place of beginning.

TOGETHER with all estate, right, title and interest in the water power-dam, head race, etc., to be used for Grist Mill purposes with the use of the water (for Grist Mill so as not to change the course or height of water; with all and singular the appurtenances thereunto belonging or in anywise appertaining (except second choice of water and full privilege in Cider Making) as set forth in Deed dated September 16, 1890 and recorded in Lycoming County, in Deed Book 6-A Vol. 126, pages 412tc., as by reference thereto the same will more fully and at large appear.

PARCEL NO. 2: BEGINNING at a point where the northern line of land of Glenn L. Sellinger and Lola S. Sellinger, his wife, intersect the eastern line of the Larry's Creek Plank Road; thence in a northerly direction along said Plank Road sixty (60) feet to a point; thence in an easterly direction in a line parallel with the aforesaid northern line of grantees' land one hundred and forty-five (145) feet to a point; thence in a southerly direction in a line parallel with the eastern line of said Plank Road sixty (60) feet to a point in the northern line of said grantees' land; thence west by the same one hundred and forty-five (145) feet to the place of beginning; and

SUBJECT, NEVERTHELESS, to the easement of a certain drainage line under the surface of the above described property, which easement is reserved to the grantors herein, their heirs and assigns.

PARCEL NO. 3: BEGINNING at an iron pipe in the eastern line of Main Street, being also known as Pennsylvania State Highway Legislative Route No. 41027, said iron pipe being three hundred thirty-

LYCOMING REPORTER

one and five-tenths (331.5) feet north of the point of intersection of the eastern line of said Main Street with the northern line of Linden Alley, measured along the eastern line of Main Street, and being also at the north-west corner of land quit-claimed by the said Glenn L. Sellinger and Lola S. Sellinger, his wife, to the said Effie C. Thomas, by quitclaimed deed bearing even date herewith; thence in a northerly direction, along the eastern line of Main Street, a distance of six and five-tenths (6.5) feet to a point; thence south fifty-one (51) degrees fifteen (15) minutes east, a distance of two hundred (200) feet to a point; thence south thirty-six (36) degrees forty-five (45) minutes west, a distance of six and five-tenths (6.5) feet to an iron pipe at the northeast corner of said land quit-claimed by the said Glenn L. Sellinger and Lola S. Sellinger, his wife, to Effie C. Thomas; and thence north fifty-one (51) degrees fifteen (15) minutes west, a distance of two hundred (200) feet to the iron pipe in the eastern line of Main Street, the place of beginning.

Parcel No. 50-01-103.

BEING THE SAME PREMISES which Thomas A. Sellinger and Shirley A. Sellinger, his wife, by Deed dated July 31, 1990 and recorded July 31, 1990, in the Office for the Recorder of Deeds in and for the County of Lycoming, in Deed Book 1578 Page 27, granted and conveyed unto the Susan Sellinger Gibson, in fee.

NO. 9-9

ALL that certain lot, piece or parcel of land situate in the Township of Penn, County of Lycoming

and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the centerline of a fifty (50) foot private access road designated as Lakeview Drive, said point also being the Northeast corner of this lot, the Southeast corner of Lot No. 75, the Southwest corner of Lot No. 74 and the Northwest corner of Lot No. 72; thence along the Westerly line of said Lot No. 72, South five (5) degrees, thirty-nine (39) minutes, twenty (20) seconds West (erroneously typed as three hundred ninety-seven (397) minutes, twenty (20) minutes West in prior deeds in the chain), two hundred (200) feet to an iron pin corner in the centerline of a forty (40) foot private access road designated as Oak Lane, said point also being the Southeast corner of said Lot No. 72, the Northwest corner of Lot No. 79, the Northeast corner of Lot No. 78, and the Southeast corner of this lot; thence along the centerline of said Oak Lane and along the Northerly line of said Lot Nos. 78 and 77, the following two (2) courses and distances: (1) North eighty-seven (87) degrees, twenty-three (23) minutes, twenty-six (26) seconds West, two hundred fifty-nine and twenty-one hundredths (259.21) feet to a point, and (2) North sixty-eight (68) degrees, zero (00) minutes, zero (00) seconds West, one hundred twenty-five (125) feet to an iron pin corner where the centerline of Oak Lane intersects the centerline of Lakeview Drive first above mentioned, said point also being in the line of an undeveloped area designated as "Natural Area"; thence along line of said "Natural Area" and along the

LYCOMING REPORTER

centerline of said Lakeview Drive, North forty-nine (49) degrees, twenty-six (26) minutes, twenty (20) seconds East, one hundred twenty-three and sixty hundredths (123.60) feet to an iron pin at the Southwest corner of Lot No. 75 first above mentioned; thence continuing along the centerline of Lakeview Drive and along the Southerly line of said Lot No. 75, the following two (2) courses and distances: (1) North seventy-five (75) degrees, six (6) minutes, forty (40) seconds East, ninety-seven and five hundredths (97.05) feet; and (2) North eighty (80) degrees, twenty-two (22) minutes, twenty (20) seconds East, two hundred nine and eighty-one hundredths (209.81) feet to a corner common to this lot, Lot No. 75, Lot No. 74, and Lot No. 72, the place of beginning. Being Lot No. 76 on the plot or plan of Beaver Lake Forest, Inc., prepared by L. Wayne Laidacker, dated September 30, 1996 and approved by the Lycoming County Planning Commission on September 15, 1988.

This parcel is erroneously described as Lot No. 100 on previous deeds. It is Lot No. 76 on plot or plan of Beaver Lake Forest, Inc., as referenced in the deed from Beaver Lake Forest, Inc. to Dennis P. Calkins and Maggie A. Calkins, dated June 15, 1998 and recorded at Lycoming County Record Book 3163, page 88.

TOGETHER WITH unto the Grantee, her heirs and assigns, in common with Beaver Lake Forest, Inc., its successors and assigns, an easement of travel over all roads and roadways of Beaver Lake Forest, Inc. as a means of ingress, egress and regress to and from the

premises herein conveyed and the public road.

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

EXCEPTING AND RESERVING, however, unto Beaver Lake Forest, Inc., its successors and assigns, an easement of travel over all roads, roadways and rights-of-way in, on, through or along the premises herein conveyed as a means of ingress, egress and regress to and from other lands of Beaver Lake Forest, Inc. and the public road.

For identification purposes only, being known as Tax Parcel No. 44-316.1-276 in the Office of the Lycoming County Tax Assessor.

BEING the same premises which Donald L. Craft and Lori A. Craft, his wife, by Deed dated September 2, 2006 and recorded September 27, 2006 in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book 5802 Page 166, as Instrument No. 200600016601, granted and conveyed unto Karen M. Luttrell, in fee.

NO. 9-10

ALL that certain message, tenement and tract of land situate in the second ward of the Borough of Jersey Shore, County of Lycoming and State of Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the west by Lincoln Avenue; on the north by Hager or Hazel Alley; on the east by a private alley and on the south by land of Westley M. Zerbe, having a frontage on said Lincoln Avenue

LYCOMING REPORTER

of forty-five (45) feet, and extending back in depth the same width from said Lincoln Avenue to said private alley, a distance of one hundred sixty (160) feet, more or less. Containing seven thousand two hundred (7200) square feet, be the same more or less. The improvements thereon consist of a two story frame dwelling house and outbuildings.

BEING the same premises which James R. Hill and Sadie R. Hill, his wife, by Deed dated June 28, 1951 and recorded July 20, 1951 in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book 377 Page 345, granted and conveyed unto William H. Bower and Doris B. Bower, as tenants by entireties with right of survivorship, in fee.

Doris B. Bower departed this life February 21, 2008.

Parcel ID#: 20-001.0-0912.00-000.

NO. 9-11

ALL THOSE CERTAIN messuages or tenements and lots of land situate in the Fourth Ward of the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, being known and designated as Lots Nos. 155 and 156 on the plot or plan of the Jersey Shore Land and Improvement Company addition to the Borough of Jersey Shore, and being more particularly bounded and described as follows, to-wit:

BEGINNING at a point on the northern line of High Street, formerly known as Highland Avenue, said point of beginning being the southeast corner of the land herein described and the southwest corner of Lot No. 154 on said plot or

plan; thence in a westerly direction along the northern line of High Street, fifty (50) feet to Lot No. 157 on said plot or plan; thence in a northerly direction along the eastern line of said Lot No. 157, one hundred sixty-six and five tenths (166.5) feet to a twenty (20) foot alley; thence in an easterly direction along the southern line of said alley, fifty (50) feet to said Lot No. 154; thence in a southerly direction along the western line of said Lot No. 154, one hundred sixty-six and five tenths (156.5) feet to the point and place of BEGINNING.

ALSO, ALL THAT CERTAIN messuage or tenement and lot of land situate in the Fourth Ward of the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the northeastern corner of land now or formerly of Vila E. O'Dell; thence in a northerly direction and at right angles to the northern line of High Street (which would be an extension of the eastern line of said O'Dell land, if extended northerly), one hundred thirty-five (135) feet more or less, to the township line of Porter Township; thence in a westerly direction along said Porter Township line, one hundred fifty (150) feet, more or less, to the line between the Borough of Jersey Shore and Porter Township; thence in a southerly direction along said township line, two hundred seventy-five (275) feet, more or less, to the northern line of High Street; thence in an easterly direction along the northern line of High Street, one hundred (100) feet, more or less, to the western line of said O'Dell land; thence

LYCOMING REPORTER

in a northerly direction along the western line of said O'Dell land, one hundred forty (140) feet, more or less, to the northwestern corner of said O'Dell land; thence in an easterly direction along the northern line of said O'Dell land, fifty (50) feet, more or less, to the point and place of BEGINNING.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 566 High Street, Jersey Shore, PA 17740.

SOLD as the property of CHRISTY SMITH and JOSEPH D. SMITH.

TAX PARCEL #22-1-800; 22-1-801.

NO. 9-12

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

BEGINNING at an existing iron pipe on the southern line of Park Avenue, said beginning point being North 89 degrees 54 minutes West 75 feet from the intersection of the southern line of said Park Avenue and the western line of Seventh Avenue; thence from the said place of beginning and along the western line of land now or formerly of Jayne Gaglione, South 0 degrees 6 minutes West 147 feet to an iron pin on the northern line of Freed Place; thence along the northern line of said Freed Place North 89 degrees 54 minutes West 52.50 feet to an existing iron pipe; thence along the eastern line of land now or formerly of Roger E. Brant, et ux., North 0 degrees 6 minutes East 147 feet to an existing iron pipe on the southern line of the

aforesaid Park Avenue; thence along the southern line of said Park Avenue, South 89 degrees 54 minutes East 52.50 feet to the place of BEGINNING.

TAX PARCEL #66-007-0102.

BEING KNOWN AS: 1111 Park Avenue, Williamsport, PA 17701.

NO. 9-13

Legal Description

PARCEL NO. 1:

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

BEGINNING at a post on land now or formerly of Ellis Weaver;

Thence by land now or formerly of Abner Eague, North twenty-four and one-half (24-1/2) degrees West, one hundred forty (140) perches to a corner in Muncy Creek;

Thence by land now or formerly of Frontz and Clark, North fifty and three-fourths (50-3/4) degrees East, twenty-nine (29) perches;

Thence by land now or formerly of Frontz and Clark and land now or formerly of A. Fry's heirs, North one and one-half (1-1/2) degrees East, twenty-two (22) perches;

Thence North three (3) degrees East, forty-eight (48) perches to stones;

Thence by lands now or formerly of J. Fague's heirs, South twenty-nine (29) degrees East, one hundred seventy (170) perches to stones;

Thence by land now or formerly of Ellis Weaver, South thirty-seven and one-half (37-1/2) degrees West, eighty-four (84) perches to the place of beginning.

LYCOMING REPORTER

PARCEL NO. 2:

ALL that certain piece, parcel and lot of land situate in the Township of Penn, County of Lycoming, and Commonwealth of Pennsylvania, being known as Lot 1 on the Edward M. Taylor and Carolyn B. Taylor Subdivision Plan and being more particularly bounded and described according to a survey by John E. Fischer, P.L.S., dated August 21, 1997, as follows:

BEGINNING at an iron pin set on line of land now or formerly of Timothy M. Schweitzer, said iron pin being South forty-two (42) degrees forty-five (45) minutes fifty-four (54) seconds West, twenty-seven and forty hundredths (27.40) feet as measured along the line of land and said Schweitzer from an existing stone pile, witnessed, at the southeast corner of land and said Schweitzer;

Thence from said point of beginning and along the line of land of Lot 2 of the Edward M. Taylor and Carolyn B. Taylor Subdivision and passing through an iron pin set and witnessed twenty-five and zero hundredths (25.00) feet from the centerline of Township Route 646, South fifty-eight (58) degrees thirteen (13) minutes thirty-one (31) seconds East, three hundred sixty-eight and fifty-two hundredths (368.52) feet to a point on the centerline of Township Route 646;

Thence along the centerline of Township Route 646, South thirty-one (31) degrees forty-six (46) minutes twenty-nine (29) seconds West, fifty and zero hundredths (50.00) feet to a corner of remaining land now or formerly of Edward M. Taylor and Carolyn B. Taylor;

Thence along the line of remaining land of said Taylor and

passing through an iron pin set and witnessed twenty-five and zero hundredths (25.00) feet from the centerline of Township Route 646, North fifty-eight (58) degrees thirteen (13) minutes thirty-one (31) seconds West, three hundred seventy-eight and twenty-three hundredths (378.23) feet to an iron pin set and witnessed on line of land now or formerly of Timothy M. Schweitzer;

Thence along the line of land of said Schweitzer, North forty-two (42) degrees forty-five (45) minutes fifty-four (54) seconds East, fifty and ninety-three hundredths (50.93) feet to the point of beginning.

CONTAINING 0.43 acres but reserving therefrom that portion of land lying within the northwesterly required right-of-way (25.00 feet from centerline) of Township Route 646.

The above two parcels are to be treated as one for subdivision purposes.

EXCEPTING AND RESERVING FROM PARCEL NUMBER ONE:

1. Five and six hundred fifty-four thousandths (5.654) acres conveyed by H&E Manufacturing Company to Picture Rocks Cemetery Company by deed dated October 8, 1958, and recorded in Lycoming County Deed Book 445, page 519.

2. Lot #5, Lot #6, and Lot #7 of the Timothy M. Schweitzer Subdivision conveyed to Kevin R. Rude and Dyan M. Rude, his wife, by Timothy M. Schweitzer dated October 18th, 1999, and recorded October 27th, 1999 in Lycoming County Record Book 3423, page 174.

3. Corrective deed for Lot #5, Lot #6 and Lot #7 of the Timothy

LYCOMING REPORTER

M. Schweitzer Subdivision conveyed to Kevin R. Rude and Dyan M. Rude, his wife, by Timothy M. Schweitzer dated May 24th, 2000 and recorded June 7th, 2000 in Lycoming County Record Book 3558, page 81.

4. Lot #3 and Lot #4 of the Timothy M. Schweitzer Subdivision conveyed to Melissa M. Charles, single, by Timothy M. Schweitzer and Tina R. Schweitzer, his wife, dated October 2nd, 2001, and recorded October 17th, 2001 in Lycoming County Record Book 3953, page 304.

5. Lot #1, Lot #2, and Lot #8 of the Timothy M. Schweitzer Subdivision conveyed to Susan M. Schweitzer, a married person, by Timothy M. Schweitzer and Tina R. Schweitzer, his wife, dated August 6th, 2002 and intended to be recorded herewith.

PARCEL NUMBER TWO HEREIN IS UNDER AND SUBJECT to conditions as set forth in the Edward M. Taylor and Carolyn B. Taylor Subdivision Plan recorded in Lycoming County Record Book 2903, page 280 and Lycoming County Map Book 54, page 535.

PARCEL NUMBERS ONE AND TWO HEREIN ARE UNDER AND SUBJECT to:

1. Right-of-Way and Maintenance Covenants and Restrictions dated February 25th, 1999 in Lycoming County Record Book 3241, page 230.

2. Right-of-Way Agreement in favor of PP&L, Inc. and Alltel Pennsylvania, Inc., dated April 8th, 1999 and recorded April 12th, 1999 in Lycoming County Record Book 3268, page 355.

3. Such other conditions, restrictions and rights-of-way as

heretofore contained in the prior chain of title.

BEING the same premises conveyed to Timothy M. Schweitzer and Tina R. Schweitzer, his wife, by Timothy M. Schweitzer and Tina R. Schweitzer, his wife, by Deed dated August 6, 2002 and recorded August 16, 2002 in Lycoming County Record Book 4269-64.

Property Address: 272 Schweitzer Lane, Picture Rocks, PA.

Parcel No.: 46-334-100.

NO. 9-15

LEGAL DESCRIPTION

ALL that certain piece, parcel and tract of land located and situate and being in the Sixth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to-wit:

BEGINNING at a point, said point being located at the Northwest corner of Grier Street and Memorial Avenue (formerly Erie Avenue); thence in a Northerly direction along the Western side of Grier Street a distance of sixty-five (65) feet, more or less, to land now or formerly of J.L. Nestor; thence in a Westerly direction and along the Southern line of land now or formerly of J.L. Nestor a distance of forty-five (45) feet, more or less, to other land now or formerly of J.L. Nestor; thence in a Southerly direction and along the Eastern line of land of the said J.L. Nestor, now or formerly, a distance of sixty-five (65) feet, more or less, to the Northern side of Memorial Avenue (formerly Erie Avenue); thence in an Easterly direction and along the Northern side or line of Memorial

LYCOMING REPORTER

Avenue (formerly Erie Avenue) a distance of forty-five (45) feet, more or less, to the Northwest corner of Grier Street and Memorial Avenue (formerly Erie Avenue), the point the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph Miller, as sole owner, by Deed from Ronald L. Albitz and Wendy S. Albitz, dated 08/01/2006, recorded 03/15/2007 in Book 5949, Page 191.

Seized in execution as the property of JOSEPH MILLER on Judgment No. 09-03043.

Parcel No.: 66+,010.0-0412.00-000+.

Premises being: 1202 MEMORIAL AVENUE, WILLIAMSPORT, PA 17701-4545.

NO. 9-16

ALL that certain message or tenement of land situate on the west side of Township Road No. 409, approximately 300 feet south of Township Road No. 109. (A/K/A Houston Avenue), in Clinton Township, Lycoming County and the Commonwealth of Pennsylvania, as shown on a survey plat prepared by William C. Hilling, PLS dated March 01, 1993, made a part of this description, based on magnetic bearings, being known as Lot No. 1, bounded and described as follows:

BEGINNING at a point at the intersection of the center of Township Road No. 409 and the south line of Township Road No. 109, (said Township Road being thirty-three (33) feet in width); thence South 27 degrees 49 minutes West along the center of Township Road No. 309 a distance of 218.22 feet; thence North 58 degrees 29 minutes West along the lands now or

formerly of Joseph C. Stover and Patricia S. Stover, his wife, a distance of 106.26 to a set No. 6 iron pin and cap. (this course passes through a set No. 6 iron pin and cap on the west line of Township Road No. 309); thence North 32 degrees 45 minutes East along the land, now or formerly of Daniel F. Foresman and Nancy W. Foresman, his wife, a distance of 205.89 feet (this course passes through a found marble marker approximately 9 feet southwest of the corner); thence South 66 degrees 13 minutes East along the south line of Township Road No. 109 a distance of 88.56 feet to the point of beginning. Containing 20,574 square feet or 0.47 acres.

BEING the same premises by deed from Susquehanna Bank PA, successor to Williamsport National Bank, dated 11/20/06 and recorded 12/13/06 in Book 5877 page 251 granted and conveyed unto Mark S. Hecknauer, single.

TAX PARCEL NO: 07-412-115.

BEING KNOWN AS 205 W. HOUSTON AVENUE, MONTGOMERY, PA 17752.

NO. 9-17

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 survey of Robert C. McEwen, P.E., dated May 20, 1970, as follows, to-wit:

BEGINNING at a railroad spike in the center line of an old private road a corner common to lands now or formerly of Lamar Bowman and Max Hinkal; thence from said place of beginning and along the center line of aforementioned old

LYCOMING REPORTER

private road, said center line being a division line between lands now or formerly of Lamar Bowman and Max Hinkal, South 21 degrees 30 minutes West, two hundred sixty-four (264) feet to an iron pin; thence along other land now or formerly of Max Hinkal the three (3) following courses and distances: (1) North 81 degrees 02 minutes 30 seconds West, one hundred nineteen and seventy-eight hundredths (119.78) feet to an iron pin in a wire fence row; (2) North 71 degrees 57 minutes West, two hundred forty-three and sixty-six hundredths (243.66) feet along wire fence row to a thirty-six (36) inch oak tree; and (3) North 21 degrees 52 minutes 40 seconds East, two hundred sixty-two and seventeen hundredths (262.17) feet to a twelve (12) inch maple on division line of land now or formerly of Lamar Bowman and Max Hinkal; thence along land now or formerly of Lamar Bowman, South 75 degrees 18 minutes 30 seconds East, three hundred sixty-one and four hundredths (361.04) feet to a railroad spike, the place of beginning. Containing two and thirty-four hundredths (2.34) acres.

TOGETHER with an easement through lands of Lamar B. Bowman, et ux., Oliver S. Bowman, et ux., and Paul R. Bowman, et ux., from the public road to the premises above described, as more particularly described in a deed from Lamar B. Bowman, et ux., et al., to Robert A. Preston, et ux., dated October 9, 1970, and recorded in Lycoming County Deed Book 560, Page 71.

BEING the same premises granted and conveyed unto John R. Stong and Marsha J. Stong, his wife, by deed of William Hanford

dated October 9, 1990 and recorded in Lycoming County Record Book 1608, Page 125.

FOR IDENTIFICATION PURPOSES ONLY, being known as Parcel No. 26-331-219A in the Office of the Lycoming County Tax Assessor.

SEIZED, taken in execution and to be sold as the property of John R. Stong and Marsha J. Stong under a judgment entered against them in the Court of Common Pleas of Lycoming County, Pennsylvania, docketed to No. 09-02249.

NO. 9-18

LEGAL DESCRIPTION

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

BEGINNING at an iron pin, being the southeast corner of the lot herein conveyed, said iron pin being referenced from the intersection of the northern line of land now or formerly of M. H. Housel and the southern line of Losch Street as laid out on the Plot or Plan of Cottagedale, which plan is recorded in Lycoming County in Deed Book Vol 408, page 440, by the following four (4) courses and distances.

(1) north 38 degrees 15 minutes east 160.4 feet to an iron pin;

(2) north 32 degrees 50 minutes east 470.4 feet to an iron pin;

(3) north 61 degrees 55 minutes west 240 feet to an iron pin;

(4) north 58 degrees 7 minutes west 97.4 feet;

thence from the point of beginning, south 64 degrees 3 minutes

west 200 feet to an iron pin; thence north 25 degrees 57 minutes west 454.7 feet to an iron pin; thence north 64 degrees 3 minutes east 200 feet to an iron pin; thence south 25 degrees 57 minutes east 454.7 feet to an iron pin, the place of beginning. Containing 2.09 acres.

Seized in execution as the property of CINDY L. REAM and DANIEL L. REAM on Judgment No. 09-01226.

TITLE TO SAID PREMISES IS VESTED IN Daniel L. Ream and Cindy L. Ream, his wife, by Deed from Carol S. LeVan, widow, dated 05/12/1994, recorded 05/13/1994 in Book 2255, Page 82.

Parcel No.: 45-366.1-153.M.

Premises being: 137 PINE CREST ROAD, f/k/a RR 4 BOX 389-7, JERSEY SHORE, PA 17740-7690.

NO. 9-19

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. 173 on the Plan of North East Hills Village, as set forth in Lycoming County Deed Book Volume 395, page 200 and Map Book 48, page 504, bounded and described as follows:

BEGINNING at an iron pin in the northern line of Waldman Drive, said iron pin being north eighty-four (84) degrees seventeen (17) minutes thirty (30) seconds west, one hundred thirty-two and no hundredths (132.00) feet from an iron pin at the southwestern end of a curve having a radius of twenty-five and no hundredths (25.00) feet connecting the north-

ern line of Waldman drive with the western line of Country Club Lane; thence continuing along the northern line of Waldman Drive, north eighty-four (84) degrees seventeen (17) minutes thirty (30) seconds west, seventy-two and no hundredths (72.00) feet to an iron pin; thence along the eastern line of Lot No. 172, north five (05) degrees forty-two (42) minutes thirty (30) seconds east, one hundred ten and no hundredths (110.00) feet to an iron pin; thence along the southern line of Lot No. 199, south eighty-four (84) degrees seventeen (17) minutes thirty (30) seconds east, seventy-two and no hundredths (72.00) feet to an iron pin; thence along the western line of Lot No. 174, south five (05) degrees forty-two (42) minutes thirty (30) seconds west, one hundred ten and no hundredths (110.00) feet to the place of beginning.

UNDER AND SUBJECT to conditions and restrictions set forth in the Amended Declaration of Protective Covenants as set forth in Lycoming County Deed Book 416, page 20.

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

Parcel No. 26-7-903.

BEING THE SAME PREMISES which Andrew V. Brown and Carolyn R. Brown, husband and wife, by Deed dated April 15, 2009 and recorded May 4, 2009, in the Office for the Recorder of Deeds in and for the County of Lycoming, in Deed Book 6630 Page 184, granted and conveyed unto the Erica J. Holler, in fee.

LYCOMING REPORTER

NO. 9-20

LEGAL DESCRIPTION

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

BEGINNING at a point on Church Street, said point being one hundred twelve (112) feet southwesterly from the intersection of the western line of Church Street with the southerly line of Water Street;

Thence North fifty-two (52) degrees thirty (30) minutes West, one hundred forty-nine (149) feet to a point in the eastern line of an alley;

Thence along the eastern line of said alley, South fifteen (15) degrees West, seventy (70) feet to a point in line of land now or formerly of Harry McClain and Ella McClain, his wife;

Thence along said lands, South sixty-seven (67) degrees thirty (30) minutes East, ninety-two (92) feet to a point located at a well;

Thence South along said lands, sixty-two (62) degrees thirty (30) minutes East, fifty-three (53) feet to a point in the western line of Church Street;

Thence North nineteen (19) degrees thirty (30) minutes East, sixty (60) feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Steven G. Farrar, single, by Deed from Steven G. Farrar, single and Shelly L. Farrar, single, nka, Shelly L. George, dated 04/05/2004, recorded 04/16/2004 in Book 4928, Page 62.

Seized in execution as the property of STEVEN G. FARRAR on Judgment No. 08-02659.

Parcel No.: 46+,002.0-0620.00-000+.

Premises being: 181 CHURCH STREET, PICTURE ROCKS, PA 17762.

NO. 9-22

All that certain piece, parcel and lot of land situate in the Third Ward of the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, being known and designated as Lot #27 on the plot or plan of Howard's Addition to said Borough and bounded and described as follows, to-wit:

Beginning at the Southeast corner thereof, being the point of intersection of the northern line of Thompson Street and the western line of Lot #28 on said plan, the western portion of said Lot #28 being land now or formerly of Robert E. Nagle et ux; thence in a westerly direction along the northern line of Thompson Street, forty (40) feet to the eastern line of Lot #26 on said plan, being now or formerly of Robert W. Brooks at ux; thence in a northerly direction along the eastern line of said Lot #26, one hundred fifty (150) feet to the southern line of a nineteen (19) foot four (4) inch alley; thence in an easterly direction along the southern line of said alley, forty (40) feet to the western line of said Lot #28; thence in a southerly direction along the western line of said Lot #28, one hundred fifty (150) feet to the place of beginning; containing six thousand (6000) square feet of land, more or less.

Under and Subject to covenants, easements and restrictions of record.

TAX PARCEL #21-02-507.

LYCOMING REPORTER

BEING KNOWN AS: 1106 Thompson Street, Jersey Shore, PA 17740.

NO. 9-23

LEGAL DESCRIPTION

ALL that certain piece, parcel and lot of land situate in the County of Lycoming and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to-wit: Loyasock Twp.

BEGINNING at a point on Fifth Avenue, Sometimes called Vallamont Drive, two hundred and sixty (260) feet north of Rural Avenue; thence in an easterly direction thirteen (13) feet, five (5) inches, more or less to a point of adjoining lands now or formerly of the Packer Land and Improvement Company; thence north along said land of said Company one hundred ninety-four (194) feet, more or less, to a point on lands of said Company and land now or formerly of J. H. Linck; thence in a westerly direction along lands now or formerly of the said J. J. Linck one hundred thirty-three (133) feet, more or less, to a point; thence in a southerly direction two hundred and thirty-four (234) feet, more or less, to the northwest corner of land of Marguerite Taylor; thence in an easterly direction along the northern side of said Taylor land one hundred twenty (120) feet, more or less, to the west side of Fifth Avenue or Vallamont Drive; thence in a northerly direction along the west side of Fifth Avenue, forty (40) feet to the point and place of beginning.

The above premises are conveyed under and subject to all restrictions, covenants and easements appearing in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN John R. Nester and Cynthia A. Nester, h/w, by Deed from John R. Nester, dated 08/01/2003, recorded 08/07/2003 in Book 4673, Page 271.

Seized in execution as the property of JOHN R. NESTER and CYNTHIA A. NESTER on Judgment No. 2007-00236.

Parcel No.: 26+,018.0-0100-00-000+.

Premises being: 992 VALLAMONT DRIVE, WILLIAMSPORT, PA 17701-3050.

NO. 9-24

ALL that certain piece, parcel and tract of land located and situate in the Township of Washington, County of Lycoming and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the west side of the public road leading from Elimsport to South Creek at the northeast corner of lot of land now or formerly of Albert Farley; thence north seventy-four and one-half (74 1/2) degrees west along said land now or formerly of Farley, thirty-two (32) rods to a post at corner now or formerly of G.W. Heiney; thence along land late of Reuben B. Neyhart, north thirty-two (32) degrees east, forty-two and one-half (42 1/2) rods to land now or formerly of William Bastian; thence south fifty-seven degrees east, twenty-nine and six-tenths (29.6) rods to the public road aforesaid; thence south along said public road, thirty (30) degrees west, thirty-three and three-tenths (33.3) rods to the corner, the place of Beginning. Containing about seven (7) acres, more or less.

LYCOMING REPORTER

HAVING THEREON ERECTED a dwelling known as 250 Back Road, Allenwood, PA 17810.

PARCEL 2 OF Lycoming County Tax Parcel 57-449-100 B.

BEING THE SAME PREMISES WHICH Gary R. Miller and Janice A. Miller by deed dated 1/3/07 and recorded 2/6/07 in Lycoming County Record Book 5921 Page 249, granted and conveyed unto James W. Bryson and Renee Ashley Bryson.

TO BE SOLD AS THE PROPERTY OF JAMES W. BRYSON AND RENEE A. BRYSON (A/K/A RENEE ASHLEY BRYSON) ON JUDGMENT NO. 10-00683.

Coal and coal bed methane gas and mining rights and all rights incident to the extraction or development of coal or coal bed methane gas heretofore conveyed, excepted and reserved by instruments of record; the right of surface, lateral or subjacent support; or any surface subsidence.

NOTICE: "THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND"

[This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

OIL AND GAS EXCEPTION: Oil and gas and minerals and all rights incident to the extraction or development of oil and gas or minerals heretofore conveyed, leased, excepted or reserved by instruments of record.

NO. 9-25

ALL THAT CERTAIN piece, parcel or tract of land situate in the Second Ward of the Borough of Montoursville, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the south side of Jordan Street thence eastward along the said Jordan Street thirty-two (32) feet to lot now or formerly of B.S. Murphy; thence southward along same one hundred and ninety-seven (197) feet more or less to South Alley; thence westward along said alley thirty-two (32) feet to land now or formerly of Elias Shaheem; thence northward along same one hundred ninety-seven (197) feet to said Jordan Street, the place of BEGINNING.

CONTAINING six thousand three hundred and four (6,304) square feet, be the same more or less.

Tax parcel # 340010020800.

Improvements: Residential Dwelling.

BEING KNOWN AS 420 Jordan Avenue, Montoursville, Pennsylvania 17754.

Title to said premises is vested in Larry Rood and Tiffany Lockard by deed from Lee P. Ranck and Dawn M. Ranck, Husband and Wife, dated May 27, 2005 and recorded June 2, 2005 in Deed Book 5318, Page 1 Instrument # 200500008167.

LYCOMING REPORTER

NO. 9-26

LEGAL DESCRIPTION

ALL THAT CERTAIN message or tenement and lot of land situate in the Township of Watson, County of Lycoming and Commonwealth of Pennsylvania, bounded and decrbed, as follows, to-wit:

BEGINNING at an iron pin in the northern line of land now or formerly of Peter L. Kline, and being the Southwest corner of the premises herein described, and said iron pin also being North seventy-two (72) degrees seven (7) minutes forty (40) seconds East. Six hundred five and seventeen one-hundredths (605.17) feet from an iron pin in the eastern right-of-way line of SR 44; thence along lands of William A. Chapman, Jr. et ux., grantors herein, by four (4) following courses and distances: (1) North forty (40) degrees fourteen (14) minutes West, and along a fifty (50) foot right-of-way, ninety-five and thirty one-hundredths (95.30) feet to an iron pin; (2) North seventeen (17) degrees twenty-eight (28) minutes fifty-six (56) minutes West, one hundred sixty-two and fifty-two one-hundredths (162.52) feet to an iron pin; (3) North seventy-two (72) degrees fifty-five (55) minutes seventeen (17) seconds East, three hundred fifty-seven and fifty-nine one-hundredths (357.59) feet to an iron pin and (4) South seventeen (17) degrees twenty-eight (28) minutes fifty-six (56) seconds East, two hundred forty-five and seventy one-hundredths (245.70) feet to an iron pin in the northern line of said Peter L. Kline land; thence along said Kline land, South seventy-two (72) degrees seven (7) minutes forty (40) seconds West, three

hundred twenty and seventy-three one-hundredths (320.73) feet to an iron pin, the place of beginning; containing two (2) acres.

The above description was taken from the subdivision survey made by Stephen W. Norfolk, PLS, dated July 15, 1999; said subdivision having been approved by the Lycoming County Planning Commission on September 16, 1999 and recorded in the Office for Recording of Deeds in Lycoming County on October 14, 1999 in Map Book 55, Page 502.

BEING part of Parcel No. 2 of the same premises which William A. Chapman, Jr. and Linda M. Chapman, formerly Linda M. Nichols, his wife, did by their deed dated the 30th day of September, A.D. 1999, grant and convey unto William A. Chapman, Jr. and Linda M. Chapman, his wife; said deed being recorded in the office for the Recording of Deeds in and for Lycoming County on the 3rd day of November, A.D. 1999, in Record Book 3427 Page 346.

ALSO, BY THIS DEED, the grantors herein do hereby grant and convey unto the grantee herein, his heirs and assigns, the right of ingress, egress and regress, along with others, over and across a fifty (50) foot right-of-way leading in a northeasterly direction from State Route #44 to the premises hereinabove described, as well as to lands of other property owners, as shown on the aforesaid subdivision survey; subject, however, to the maintenance agreement as recorded in Lycoming County Record Book 3414, Page 303.

TITLE TO SAID PREMISES IS VESTED IN Alvin N. Nichols, III and Mindi Nichols, h/w, by Deed

LYCOMING REPORTER

from Alvin N. Nichols, III, dated 05/20/2002, recorded 05/28/2002 in Book 4187, Page 70.

Seized in execution as the property of ALVIN N. NICHOLS, III and MINDI NICHOLS on Judgment No. 09-00608.

Parcel No.: 58+,365.0-0173. A+-000+.

Premises being: 85 PRIVATE DRIVE, JERSEY SHORE, PA 17740-8735.

NO. 9-28

ALL THAT CERTAIN message or tenement and lot of land situate in the Fourth Ward of the Borough of Jersey Shore, County of Lycoming, and Commonwealth of Pennsylvania being the northern part of Lot No. 53 on the plot or plan of lots known as "Grand View Terrace" and mote particularly bounded and described as follows, to wit:

BEGINNING at a post on the southwest corner of Lot No. 54 on said plot or plan and being on the eastern line of Spruce Street, thence in an easterly direction along the southern line of Lot No. 54 two hundred eight (208) feet, more or less, to a post on the western line of Summit Alley, thence in a southerly direction along the western line of Summit Alley, thirty three and one third (33-1/3) feet, strict measure, to a post, thence in a westerly direction in a straight line two hundred eight (208) feet, more or less, to a post on the eastern line of Spruce Street, thence in a northerly direction along the eastern line of Spruce Street, thirty three and one third (33 1/3) feet, strict measure, to a post, the place of BEGINNING.

Being known as 325 Spruce Street, Jersey Shore, PA 17740.

Tax Parcel Number: 22-01-246.

NO. 9-29

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

BEGINNING at a point in the center line of Pennsylvania State Legislative Route 41085, said point being 179.2 feet east of the center line of Township Road No.565 as measured along the center line of Route 40185; thence along other land of Harold K. Bull and Jennie Bull, his wife, grantors herein, North 0 minutes 30 seconds West 272.1 feet to an iron pin; thence along the same South 69 minutes 33 seconds East 289.5 feet to an iron pin; thence along the same South 20 minutes 54 seconds 91.2 feet to the center line of Pennsylvania State Legislative Route 41085; thence westerly along said center line of Route 41085, 251.7 feet to the place of beginning. Containing 1.0 acre.

THE IMPROVEMENTS thereon being known as 4653 Beaver Lake Road.

TAX ID#: 44-335.0-0119.A.

BEING the same premises which Harold L. Walburn and Edna M. Walburn, father and mother and Roger D. Walburn, son, by Special Warranty Deed dated 10/21/2003 and recorded 12/2/2003 in Book 4816 Page 152 Instrument #200300026206 granted and conveyed unto to Roger D. Walburn and Teresa Walburn, husband and wife, tenants by the entirety, their assigns, the survivor thereof and the survivors

personal representatives and assigns.

NO. 9-32

LEGAL DESCRIPTION

All that certain lot or piece of ground situate in the Borough of Montgomery, County of Lycoming, Pennsylvania, being more particularly bounded and described by a survey of Grantland K. Maneval, Registered Professional Engineer, dated March 31, 1969 and bounded and described as follows, to-wit:

BEGINNING at a point in the concrete curb on the dividing line between the land now or formerly of Frank C. Strickland, Harold Miller, and Clayton M. Fox, said point being the two (2) following courses and distances from the Southeast intersection of East Houston Avenue and Heilman Street:

FIRST: North fifty-two (52) degrees, forty-five (45) minutes East one hundred seventeen and seventy-five hundredths (117.75) feet along the South line of East Houston Avenue to a point; and

SECOND: South forty-three (43) degrees thirty (30) minutes East sixty-three and thirty-six hundredths (63.36) feet along the West line of land now or formerly of Frank C. Strickland;

Thence along the South line of land now or formerly of Frank C. Strickland North fifty-two (52) degrees forty-five (45) minutes East ninety-seven (97.0) feet to PP & L Pole No. M7966; thence along the land formerly of Clayton M. Fox now William T. Reiley South forty-three (43) degrees thirty (30) minutes East eight and seven-tenths (8.7) feet to an iron stake;

thence along the South line of land now or formerly of William T. Reiley North fifty-three (53) degrees ten (10) minutes East seventy-seven (77.0) feet to an iron stake; thence along the land now or formerly of Carl Chamberlain South thirty-four (34) degrees thirty-eight (38) degrees thirty-eight (38) minutes East sixteen (16.0) feet to an original iron stake; thence along the land now or formerly of Beeber and along the land now or formerly of Hagenbuch South thirty-one (31) degrees nine (09) minutes East one hundred eighty-six and six-tenths (186.6) feet to an iron stake; thence along the North line of Montgomery Street South fifty-one (51) degrees twenty (20) minutes West one hundred thirty and four-tenths (110.4) feet to an original iron stake; thence along the land now or formerly of Harold Miller North forty-three (43) degrees thirty (30) minutes West two hundred fifteen and nine-tenths (215.9) feet to a point or the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Edna M. Fox, a widow, by Deed from Edna M. Fox, a widow, dated 01/17/2005, recorded 01/28/2005 in Book 5206, Page 229. The said Edna M. Fox died on 12/01/2008.

Seized in execution as the property of UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDNA M. FOX, DECEASED on Judgment No. 09 02818.

Parcel No.: 35-004-0315.A.

Premises being: 110 MONTGOMERY STREET, MONTGOMERY, PA 17752-1113.

LYCOMING REPORTER

Take notice that a schedule of proposed distribution of the proceeds of the above sale will be on file by the Sheriff of Lycoming County, Pennsylvania, in his office on SEPTEMBER 13, 2010, 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

Au-13, 20, 27

LYCOMING REPORTER

NOTES

LYCOMING REPORTER

NOTES



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, August 30, 2010