

Lycoming Reporter

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No. 15



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

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PBI SEMINARS FOR SPRING/SUMMER 2011

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.**

Check with PBI for Tuition.

**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, APRIL 19, 2011—9:00 A.M. to 10:30 A.M.
(1.5 Ethics) PBA MALPRACTICE AVOIDANCE SEMINAR
2011

WEDNESDAY, MAY 11, 2011—9:00 A.M. to 5:00 P.M.
(5 Substantive, 1 Ethics) WINNING NUMBERS

WEDNESDAY, MAY 18, 2011—12:00 P.M. to 2:00 P.M.
(2 Substantive) TSA: PATTING DOWN YOUR RIGHTS—PART
OF PBI'S PUBLIC POLICY SERIES

WEDNESDAY, MAY 25, 2011—9:00 A.M. to 12:15 P.M.
(2 Substantive, 1 Ethics) PENNSYLVANIA'S NEW ADOPTION AMENDMENTS

THURSDAY, JUNE 2, 2011—9:00 A.M. to 5:00 P.M.
(5 Substantive, 1 Ethics) BRAINWASHING: CHILDREN HELD HOSTAGE

THURSDAY, JUNE 9, 2011—9:00 A.M. to 4:15 P.M. (5 Substantive, 1 Ethics) TAKING AND DEFENDING DEPOSITIONS FOR LAY AND EXPERT WITNESSES

TUESDAY, JUNE 14, 2011—9:00 A.M. to 5:00 P.M. (6 Substantive) 12th ANNUAL ESTATE & ELDER LAW SYMPOSIUM

FRIDAY, JUNE 17, 2011—8:30 A.M. to 12:45 P.M. (4 Substantive) PROTECTING STUDENTS WITH DISABILITIES: A GUIDE TO SECTION 504 IN PUBLIC SCHOOLS

TUESDAY, JUNE 21, 2011—9:00 A.M. to 12:30 P.M.
(3 Substantive) FORENSICS FOR CRIMINAL PRACTITIONERS: CSI AT PBI

THURSDAY, JUNE 23, 2011—9:00 A.M. to 11:00 A.M.
(2 Substantive) PENNSYLVANIA'S NEW CHILD CUSTODY LAW

WEDNESDAY, JUNE 29, 2011—8:30 A.M. to 4:15 P.M.
(5 Substantive, 1 Ethics) GENERAL PRACTITIONERS UPDATE 2011

THURSDAY, JULY 7, 2011—9:00 A.M. to 11:00 A.M. (1 Substantive, 1 Ethics) THE CHALLENGES OF REPRESENTING A CLIENT WITH DIMINISHED CAPACITY

TUESDAY, JULY 12, 2011—9:00 A.M. to 1:30 P.M.
(4 Substantive) INTIMATE PARTNERS, LEGAL STRANGERS: GUIDE FOR REPRESENTING UNMARRIED COUPLES

THURSDAY, JULY 14, 2011—8:30 A.M. to 3:30 P.M.
(5 Substantive, 1 Ethics) WINNING BEFORE TRIAL: 10 KEYS TO WINNING DEPOSITIONS (PEG)

TUESDAY, JULY 19, 2011—9:00 A.M. to 4:30 P.M. (5 Substantive, 1 Ethics) ADVANCED ISSUES IN SOCIAL SECURITY DISABILITY

TUESDAY, JULY 26, 2011—9:00 A.M. to 12:30 P.M. (3 Substantive) WORKERS' COMPENSATION ISSUES AFFECTING YOUR AUTO ACCIDENT CASE

WEDNESDAY, JULY 27, 2011—9:00 A.M. to 1:15 P.M.
(4 Substantive) FUNDAMENTALS OF CIVIL PRACTICE

TUESDAY, AUGUST 2, 2011—9:00 A.M. to 10:00 A.M.
(1 Ethics) ETHICS POTPOURRI: BOB DYLAN AND THE ART OF TAKING LEGAL ETHICS SERIOUSLY

THURSDAY, AUGUST 4, 2011—9:00 A.M. to 1:30 P.M.
(4 Substantive) FUNDAMENTALS OF INSURANCE LAW

TUESDAY, AUGUST 9, 2011—9:00 A.M. to 12:30 P.M.
(3 Substantive) HANDLING THE FAILURE TO DISCLOSE CASE: FROM LEAKY ROOFS TO FLOODED BASEMENTS

THURSDAY, AUGUST 11, 2011—9:00 A.M. to 12:30 P.M.
(3 Substantive) DOING GOOD DEEDS ... AND TITLE WORK

TUESDAY, AUGUST 16, 2011—9:00 A.M. to 5:00 P.M.
(5 Substantive, 1 Ethics) ADVANCED ISSUES IN ESTATE PLANNING

THURSDAY, AUGUST 18, 2011—8:30 A.M. to 4:15 P.M.
(6.5 Substantive) ANATOMY OF A "SUPERSTAR" DEPOSITION

TUESDAY, AUGUST 23, 2011—9:00 A.M. to 5:00 P.M.
(5 Substantive, 1 Ethics) UNDERSTANDING THE BASICS OF ELDER LAW

THURSDAY, AUGUST 25, 2011—9:00 A.M. to 5:00 P.M.
(5 Substantive, 1 Ethics) FAMILY LAW INSTITUTE 2011

TUESDAY, AUGUST 30, 2011—9:00 A.M. to 12:15 P.M.
(3 Substantive) USING TRUSTS AND INSURANCE FOR ASSET PROTECTION

NOTES

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)]

▶ **Nelson vs. Weaver**, 09-01925 (Nelson032911g)—Judge Richard A. Gray (03/29/2011)

[Civil] *Summary*: Post trial motion; limited tort case; jury finding of no serious impairment of bodily function; weight of the evidence; new trial request where evidence is conflicting and finder of fact could find either way. (Posted: 03/29/2011)

▶ **Commonwealth vs. Brown**, CR-1577-2010 (Brown032911bt)—Judge Nancy L. Butts (03/29/2011)

[Criminal] *Summary*: Suppression motion; drug case; securing residence before search warrant is obtained; lack of exigent circumstances; consent to search; apparent authority to consent; probable cause to search; affidavit of probable cause establishing probability of contraband in place to be searched. (Posted: 03/29/2011)

▶ **Commonwealth vs. Best**, CR-630-2008; CR-1863-2008; CR-1882-2008; CR-2096-2008; CR-430-2009; CR-829-2009 (Best032911bt)—Judge Nancy L. Butts (03/29/2011)

[Criminal] *Summary*: Post Conviction Relief Act petition; sentencing inconsistent with plea agreement; lack of prejudice. (Posted: 03/29/2011)

▶ **Commonwealth vs. Cormier**, CR-113-2010 (Cormier-032911bt)—Judge Nancy L. Butts (03/29/2011)

[Criminal] *Summary*: Motion in limine; perjury charges based on statements made under oath at criminal trial; collateral estoppel from introducing police testimony relating to the time of drug transactions for which defendant was acquitted. (Posted: 03/29/2011)

- ▶ **Commonwealth vs. Clark**, *CR-47-2009; CR-499-2009* (Clark-032911bt)—Judge Nancy L. Butts (03/29/2011)
[Criminal] *Summary*: Post Conviction Relief Act petition; ineffective counsel; sexual offender registration requirements in Pennsylvania; Florida conviction requiring registration; lack of criminal offense; illegal conviction. (Posted: 03/29/2011)
- ▶ **Commonwealth vs. Grissom**, *CR-1924-2007* (Grissom-032310b)—Judge Nancy L. Butts (03/23/2011)
[Criminal] *Summary*: Appeal; ineffective trial counsel; claimed failure of counsel to investigate sentencing exposure; knowledge of defendant of errant prior record score; failure of counsel to advise defendant to withdraw guilty plea or appeal; lack of prejudice; lack of evidence of request to file appeal; need for evidentiary hearing on Post Conviction Relief Act petition; lack of fact issues. (Posted: 03/24/2011)
- ▶ **Commonwealth vs. Chayka**, *CR-610-2010* (Chayka31811m)—Judge Joy Reynolds McCoy (03/18/2011)
[Criminal] *Summary*: Commonwealth appeal; preservation of testimony of unavailable witness; court's evaluation of credibility of witness; lack of corroborative evidence; lack of good faith effort to discover location of witness. (Posted: 03/21/2011)

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ESTATE AND TRUST NOTICES

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

FIRST PUBLICATION

Beam, Kenneth W., dec'd.

Late of Williamsport.
Executrix: Lois A. Shaffer, 124 Third St., Houston, PA 15342.
Attorney: None.

Boudeman, Verus Ervin, dec'd.

Late of Jordan Township.
Co-Executors: Amy E. Boudeman, Richard E. Boudeman and William J. Boudeman c/o Derr, Pursel, Luschas & Norton, LLP, 120 West Main Street, Bloomsburg, PA 17815.
Attorneys: Gary E. Norton, Esquire, Derr, Pursel, Luschas & Norton, LLP, 120 West Main Street, Bloomsburg, PA 17815.

Cristini, Gary G., dec'd.

Late of 520 Jordan Avenue, Montoursville.
Administrator: P. Daniel Cristini, 239 Douglas Drive, Montoursville, PA 17754.

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

Hoffman, William A. a/k/a William Hoffman, dec'd.

Late of Woodward Township.
The William A. Hoffman Income Only Protector Trust, dated September 13, 2007.
Settlor: William A. Hoffman.
Executor/Trustee: Larry W. Mitcheltree, P.O. Box 4953, Middle River, MD 21220.
Attorneys: Adrienne J. Stahl, Esquire, Steinbacher & Stahl, 413 Washington Boulevard, Williamsport, PA 17701.

Pagana, Elda C., dec'd.

Late of Williamsport.
Co-Executrices: Cynthia A. McClure, 141 Wilson Street, Carlisle, PA 17013 and Susan C. Tomlinson, 152 Horton Drive, McConnellsburg, PA 17233.
Attorneys: Norman M. Lubin, Esquire, Casale & Bonner, P.C., 33 West Third Street, Suite 202, Williamsport, PA 17701, (570) 326-7044.

Robinson, Grace E., dec'd.

Late of 798 West Edwin Street, Williamsport.
Executrix: Jerene A. Milliken, 1151 Louisa Street, Williamsport, PA 17701.
Attorneys: John A. Smay, Esquire, Williams and Smay, 39 South Main Street, P.O. Box 35, Muncy, PA 17756.

Sewald, Robert E., dec'd.

Late of Williamsport.
Administratrix: Cathleen M. Smith.
Attorney: G. Scott Gardner, Esquire, 2117 West Fourth

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Street, Williamsport, PA 17701.

SECOND PUBLICATION

Edler, Terry R., dec'd.

Late of Waterville.

Co-Executors: Craig T. Edler, 702 Cemetery Street, Jersey Shore, PA 17740, Scot A. Edler, 114 Williams Lane, Jersey Shore, PA 17740 and Kevin R. Edler, 1900 Woodley Hollow Road, Montoursville, PA 17754.

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

Grieco, Marie A., dec'd.

Late of Montoursville.

Executor: Anthony J. Grieco, II c/o 125 East Third Street, Williamsport, PA 17701.

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

Miller, Eva C., dec'd.

Late of Allenwood.

Executor: Timothy E. Miller, 15 Gap Road, Allenwood, PA 17810.

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

Schlee, Leonard T., dec'd.

Late of the City of Williamsport.

Executor: Leonard L. Schlee. Attorneys: Matthew J. Parker, Esquire, Marshall, Parker & Associates, LLC, 49 E. Fourth Street, Williamsport, PA 17701.

Stackhouse, Allan L., dec'd.

Late of the Township of Porter. Administratrix: Barbara L. Younkun, 270 Cottage Ave., Williamsport, PA 17701.

Attorney: Leroy H. Keiler, III, Esquire, P.O. Box 263, Jersey Shore, PA 17740.

Vollman, Betty L., dec'd.

Late of Old Lycoming Township, Williamsport.

Executrix: Lana M. Fritz.

Attorneys: Tammy A. Weber, Esquire, Marshall, Parker & Associates, LLC, 49 E. Fourth Street, Williamsport, PA 17701.

THIRD PUBLICATION

Hoffman, Vivian K., dec'd.

Late of the City of Williamsport.

Administratrix: Christina R. DeRemer c/o Daniel K. Mathers, Esquire, Mathers & Stapp PC, 416 Pine St., Ste. 308, Williamsport, PA 17701.

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

Littlefield, Gladys M., dec'd.

Late of the Borough of Jersey Shore.

Administratrix C.T.A.: Karen M. Dingler, 414 Davidson Road, Jersey Shore, PA 17740.

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

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Peterman, Doris E., dec'd.
Late of Muncy.
Executor: William R. Peterman, 21 Green Street, Muncy, PA 17756.
Attorney: J. Howard Langdon, Esquire, 3 South Main Street, Muncy, PA 17756.

Smith, Barbara R., dec'd.
Late of Trout Run.
Administrator c.t.a.: Walter J. Smith, 6292 State Route 14 Highway, Trout Run, PA 17771.
Attorneys: McNERney, Page, Vanderlin & Hall, 433 Market Street, P.O. Box 7, Williamsport, PA 17703.

Stine, Thelma R., dec'd.
Late of Woodward Township.
Executor: Steven L. Stine, 35 Youngs Road, Linden, PA 17744.
Attorneys: Robert A. Eckenrode, Esquire, McCormick Law Firm, 835 West Fourth Street, Williamsport, PA 17701.

The Court has set April 20, 2011, at 9:00 a.m. in Courtroom #3 of the Lycoming County Courthouse, 48 West Third Street, Williamsport, Pennsylvania, as the time and place of the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have why the prayer of said Petition should not be granted.
MICHAEL H. COLLINS
ESQUIRE
McNERNEY, PAGE,
VANDERLIN & HALL
433 Market Street
Williamsport, PA 17701
(570) 326-6555

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NOTICE

NOTICE IS HEREBY GIVEN that the Shareholders and Directors of Williamsport Steak House, Inc., a Pennsylvania corporation, most recently conducting business as Bonanza Restaurant at 1503 East Third Street, Williamsport, Pennsylvania 17701, and with an office mailing address of P.O. Box 3339, Gettysburg, Pennsylvania 17325 has approved a proposal that the Corporation voluntarily dissolve, and that the Board of Directors engage in winding up and settling the affairs of the Corporation. This Notice of the dissolution proceedings is given pursuant to Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

ROBERT E. CAMPBELL
ESQUIRE
CAMPBELL & WHITE, P.C.
Attorneys for the Corporation
112 Baltimore Street
Suite 1
Gettysburg, PA 17325

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NOTICE

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

DOCKET NO. 11-00158

CHANGE OF NAME OF
TYREE TYQUAN MOY, JR.

NOTICE IS HEREBY GIVEN that on February 8, 2011, the Petition of Megan M. Welch, natural mother of Tyree Tyquan Moy, Jr., was filed in the above-named court, praying for a decree to change the minor's name to Marquan Malik Kelly Harris.

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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:

PIC BROS. APARTMENTS, LLC
101 North Main Street, Muncy,
Pennsylvania 17756. The purpose
for which the business has been
organized is to own and manage
residential apartments and to en-
gage in and to do any lawful act
concerning any or all lawful busi-
ness for which a limited liability
company may be organized under
the Pennsylvania Business Corpo-
ration Law of 1988, as amended.
J. HOWARD LANGDON
ESQUIRE
3 South Main Street
Muncy, PA 17756

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NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purposes of obtaining a Certificate of Organization for the Limited Liability Company, organized under the

Business Corporation Law of 1988; Act of December 21, 1988 (P.L. 144, No. 177), as amended. The name of the Limited Liability Company is:

M J DOUBLE K. MGT., LLC
2330 Poco Farm Road, Williams-
port, PA 17701.

The purpose for which the busi-
ness was organized is: To have
unlimited power to engage in and
do any lawful act concerning any
and all lawful business for which
a limited liability company may be
organized under the Pennsylvania
Business Corporation Law of 1988,
as amended.

PAUL A. ROMAN, ESQUIRE
LAW OFFICE OF
JOSEPH L. RIDER
143 West Fourth Street
Williamsport, PA 17701

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NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania on March 25, 2011, for the purpose of forming a non-profit corporation under the Non-Profit Corporation Law of 1988 of the Commonwealth of Pennsylvania, 15 Pa. C.S. §1101 et seq.

The name of the non-profit
corporation is:

WILLIAMSPORT CITY
JAZZ ORCHESTRA
Fred A. Holland, Esquire
Murphy, Butterfield &
Holland, P.C.
442 William Street
Williamsport, PA 17701

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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, May 6, 2011, at 10:30 A.M., the following described real estate to wit:

NO. 5-1

LEGAL DESCRIPTION

ALL those certain pieces, parcels and lots of land situate in the Township of Clinton, County of Lycoming and Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

PARCEL NUMBER ONE: BEGINNING at a point at the intersection of the Western line of a 15 foot alley, and the northern line of a 50 foot unnamed street; said beginning point being referenced from the intersection of the aforesaid 15 foot alley and the southern line of PA State Highway, L.R. 41005 by the two (2) following courses and distances: First: South 22 degrees 15 minutes East, 123.00 feet to a point; Second: South 17 degrees 30 minutes East, 400.00 feet to the place of beginning; thence from the said place of beginning and along the Northern line of said 50 foot unnamed street, south 72 degrees 00 minutes west, 82.50 feet to a point; thence along the eastern line of Lot No. 3, North 17 degrees 30 minutes West, 280.00 feet to a point on the southern line of Lot No. 1; thence along the southern line of said Lot No. 1, North 72

degrees 00 minutes West, 82.50 feet to the place of beginning.

PARCEL NUMBER TWO: BEGINNING at a point at the intersection of the northern line of a 50 foot unnamed street and the division line between Lot Nos. 2 and 3, said beginning point being referenced from the intersection of the Western line of a 15 foot alley and the southern line of PA State Highway L.R. 41005 by the three (3) following courses and distances: First: South 22 degrees 15 minutes East, 123.00 feet to a point; Second: South 17 degrees 30 minutes East 400.00 feet to a point at the intersection of the Western line of said 15 foot alley and the northern line of the aforesaid 50 foot unnamed Street; Third: along the Northern line of said 50 foot unnamed street, south 72 degrees 00 minutes West-82.50 feet to the place of beginning; thence from said place of beginning and continuing along the Northern line of said 50 foot unnamed street, south 72 degrees 00 minutes West, 82.50 feet to a point at the intersection of the Northern line of said 50 foot unnamed street and the Eastern line of said Malvina Street, (Unopened); thence along the eastern line of said Malvina Street, North 17 degrees 30 minutes west 280.00 feet to a point; thence along the Southern line of Lot No. 1, North 72 degrees 00 minutes East, 82.50 feet to a point; thence along the Western line of Lot No. 2, South 17 degrees 30 minutes east 280.00 feet to the place of beginning.

PARCEL NUMBER THREE: All that certain piece, parcel or tract of land situate in the Township of Clinton, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

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BEGINNING at a point at the northwest corner of land now or formerly of Donald E. Jarrett, said land is known as Lot #3 of the James L. Jarrett Subdivision, said point being South 17 degrees 30 minutes East, 212.00 feet along lands now or formerly of James L. Jarrett from a point in the southerly side of the public road passing through Clintonville; thence from said point of beginning, along land now or formerly of Donald E. Jarrett, 280.00 feet to a point; thence continuing along land now or formerly of Donald E. Jarrett, North 72 degrees East, 165.00 feet to a point; thence south 17 degrees 30 minutes East, 25.00 feet; thence south 72 degrees West, 215.00 feet to a point in line of land now or formerly of Elmer E. Stryker; thence North 17 degrees 30 minutes West, 305.00 feet along land now or formerly of the said Elmer E. Stryker; thence North 72 degrees East, 50.00 feet to the point and place of beginning.

EXCEPTING and RESERVING, HOWEVER, unto Lynn A. Crist and Julia D. Crist, his wife, their heirs and assigns, the right of ingress, egress and regress over an existing driveway, 25.00 feet in width extending from the end of a certain unnamed street opening unto Kinsey Street, to property now or formerly of Lynn A. Crist and Julia D. Crist, h wife, known as Lot #4 of the James L. Jarrett Subdivision. Said right-of-way to be used in common with the grantees herein, their heirs and assigns.

ALSO EXCEPTING and RESERVING HOWEVER, unto Lynn A. Crist and Julia D. Crist, his wife, their heirs and assigns, the right to use, maintain and reconstruct an existing sewer line

together with the right of access to said sewer line running through the premises above-described and extending from a certain unnamed street opening unto Kinsey Street to property previously of Lynn A. Crist and Julia D. Crist, hi wife, known as Lot #4 of the James L. Jarrett Subdivision. A portion of said sewer line to be used in common with the grantees herein, their heirs and assigns.

TITLE TO SAID PREMESIS IS VESTED IN David W. Koch, single and Barbara A. Koch, single, as joint tenants with right of survivorship, by Deed from H. Geraldine Jarrett, a single widow, dated recorded 05/04/2004, in Book 4950, Page 6.

Seized in execution as the property of DAVID W. KOCH and BARBARA A. KOCH on No: 09-02021.

Parcel No.: 35+,001.0-0515.00-000+.

Premises being: 70 GLEN-CRIST DRIVE, MONTGOMERY, PA 17752-9212.

NO. 5-2

LEGAL DESCRIPTION

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

COMMENCING at a point on the East line of Fourth Avenue, two hundred ten (210) feet North of Erie Avenue (Now Memorial Avenue); thence East one hundred twenty feet to an alley; thence North along said alley thirty-five (35) feet to a point; thence West one hundred twenty (120) feet to fourth Avenue; thence South along

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fourth Avenue thirty-five (35) feet to the place of beginning.

BEING Parcel Number: 73-7-217.

NO. 5-3

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Eldred, County of Lycoming and Commonwealth of Pennsylvania, bounded and described in accordance with a Sub-Division Plan made by Daniel F. Vassallo, Registered Surveyor, dated February 5, 1988 and revised March 5, 1988, and recorded in Lycoming County Map Book 45, Page 521 as follows to wit:

BEGINNING at point in the center of Township Road No. 617, said beginning point being 616.60 feet from the intersection of the center of said Township Road No. 617, and the center of Pennsylvania State Highway L.R. 41045 as measured in a Southwestern direction along the center of said Township Road No. 617; thence from the said place of beginning and continuing along the center of said Township Road No. 617, by the three (3) following courses and distances; First: South 64 degrees 00 minutes West—310.00 feet to a point; Second: South 64 degrees 26 minutes West—50.00 feet to a point; Third: South 66 degrees 02 minutes West—40.00 feet to a point; thence along the lines of land of A. Lee Mentzer and Hanna L. Mentzer, by the three (3) following courses and distances; First: North 26 degrees 00 minutes West—216.71 feet to an iron pin; Second: North 64 degrees 00 minutes East—218.50 feet to the place of beginning. Containing 2.00 Acres.

RB5678 2891 Quacker Hill Road, Cogan Station, Pennsylvania 17728.

Title to said premises is vested in Carrie R. Mosteller and Harold M. Mosteller, III, husband and wife, by deed from A. LEE MENTZER AND HANNA LOUISE MOSTELLER MENTZER, HIS WIFE dated March 27, 1988 and recorded April 29, 1988 in Deed Book 1261, Page 5.

Tax parcel #: 11-290-132C.

Improvements: Residential Dwelling.

NO. 5-5

LEGAL DESCRIPTION

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

BEGINNING at a set No. 4 bar in the northern line of Southern Avenue, said set No. 4 bar being at the southeastern corner of the land now or formerly of Fred A. Harman, said set No. 4 bar also being south eighty-six (86) degrees thirty (30) minutes seven (07) seconds west, one hundred seventy-one and sixteen hundredths (171.16) feet from set No. 4 bar at the northwestern corner of the intersection of Southern Avenue and Grove Street as measured along the northern line of Southern Avenue; thence from the place of beginning and along the eastern line of land now or formerly of the said Fred A. Harman and through an existing iron pin north zero (00) degrees twenty-six (26) minutes twenty-nine (29) seconds west,

one hundred sixty-nine and eighty hundredths (169.80) feet to an existing iron pin in the southern line of the first alley (20 feet wide) north of Southern Avenue; thence along the southern line of the said first alley north of Southern Avenue, north eighty-nine (89) degrees fifty (50) minutes nineteen (19) seconds east, eighty-two and thirteen hundredths (85.13) feet to a point in the western line of land now or formerly of Merlyn C. Geisler, et al.; thence along the western line of land now or formerly of Merlyn C. Geisler et al. and in a general southerly direction one hundred fifty-nine and ninety hundredths (159.90) feet, more or less, to a point in the northern line of Southern Avenue; thence along the northern line of Southern Avenue south eighty-six (86) degrees thirty (30) minutes seven (07) seconds west, eighty-five and eight hundredths (85.08) feet to a set No. 4 bar, the place of beginning.

RESIDENTIAL units within the Borough of South Williamsport which are occupied other than by the owner thereof are subject to the inspection requirements of the South Williamsport Borough Code.

TITLE TO SAID PREMISES IS VESTED IN Elaine A. Brungard, by Deed from Shawn M. Noltee and Stacey Z. Noltee, h/w, dated 01/19/2007, recorded 01/19/2007 in Book 5908, Page 335.

Seized in execution as the property of ELAINE A. BRUNGARD on No.: 08-01361.

Parcel No.: 53+,003.0-0501.00-000+.

Premises being: 2312 WEST SOUTHERN AVENUE, WILLIAMSPORT, PA 17702-6842.

NO. 5-6

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and lot of land SITUATE in the 5th Ward of the City of Williamsport, Lycoming County, Pennsylvania, being the eastern one-half of Lot No. 102 of the Herdic, Lentz and White's addition to the City of Williamsport, more particularly bounded and described as follows:

ON THE NORTH by Maynard Alley; on the east by Lot No. 103; on the south by Second Street and on the west by the Western half part of Lot No. 102; said premises having a frontage on said Second Street of 25 feet and a depth of 125 feet, more or less, to the south line of the aforesaid Maynard Alley.

UNDER AND SUBJECT to all conditions, restrictions, covenants and easements in the chain of title.

BEING Parcel Number: 65-07-0111.

NO. 5-7

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, bounded and described as follows, to-wit:

BEGINNING at the point of intersection of the western line of Howard Street with the northern line of Thompson Street; thence North seventy-four (74) degrees thirty (30) minutes West along the northern line of Thompson Street, twenty-six and five tenths (26.5) feet to an iron pin on land now or formerly of Robert E. Nagle et ux; thence along the western line of said Nagle land, North fourteen (14) degrees thirty (30) minutes

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East, one hundred seventeen (117) feet to an iron pin; thence along the same, North seventy-four (74) degrees, thirty (30) minutes West, thirteen (13) feet to an iron pin; thence along the same, North fourteen (14) degrees thirty (30) minutes East, thirty-three (33) feet to an iron pin on the southern line of an alley, being the first alley North of Thompson Street, and being fifteen (15) feet in width; thence along the southern line of said alley, South seventy-four (74) degrees thirty (30) minutes East, thirty-nine and five tenths (39.5) feet to the western line of Howard Street; thence along the western line of Howard Street, South fourteen (14) degrees thirty (30) minutes West, one hundred fifty (150) feet to the point and place of beginning; containing forty-four hundred four (4404) square feet.

TAX PARCEL #21-2-509.

BEING KNOWN AS: 1100 Thompson Street, Jersey Shore, PA 17740.

NO. 5-9

LEGAL DESCRIPTION

ALL THAT CERTAIN property in the 15th Ward of the City of Williamsport, Lycoming County, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the West side of Penn Street at a distance of 165 feet from the Southwest corner of said Penn Street and Grampian Boulevard; thence West in a line parallel with Harding Avenue 101.9 feet to a line of land now or formerly of Samuel Gittlemen; thence South 95.5 feet to the North side of Harding Avenue; thence by the same East 85 feet to the West side of Penn Street;

thence by the same Northeasterly 97.5 feet to the beginning.

UNDER AND SUBJECT, nevertheless, to the covenants and restrictions contained in the deeds in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Kevin J. Rosenow and Leigh M. Rosenow, his wife, by Deed from Andrea K. Williot, dated 08/17/2005, recorded 08/18/2005 in Book 5399, Page 24.

Seized in execution as the property of KEVIN J. ROSENOW and LEIGH M. ROSENOW on No.: 2010-02001.

Parcel No.: 75+,009.0-0106.00-000+.

Premises being: 1535 PENN STREET, WILLIAMSPORT, PA 17701-2400.

NO. 5-10

LEGAL DESCRIPTION

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

BEGINNING at a point on the east side of Washington Street at the line of land now or formerly of Nettie M. Bower; thence along said Washington Street, fifty (50) feet in a northerly direction to land now or formerly of said King Bower; thence along land now or formerly of King Bower in an easterly direction, one hundred eighty-two (182) feet, more or less, to an alley; thence along said alley, fifty (50) feet to land now or formerly of Nettie M. Bower in a southerly direction; thence along land now or formerly of said Nettie M. Bower, one hundred eighty-two (182) feet,

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more or less, in a westerly direction to Washington Street, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Donald C. Fraunfelter, single, by Deed from Donald C., Fraunfelter, single and Donna R. Lettich, fka, Donna R. Faunfelter, single, dated 09/18/2007, recorded 10/11/2007 in Book 6159, Page 157.

Seized in execution as the property of DONALD C. FRAUNFELTER A/K/A DONALD C. FRAUNFELTER, JR on No.: 2010-01777.

Parcel No.: 34+.002.0-0225.00-000+.

Premises being: 114 NORTH WASHINGTON STREET, MONTOURSVILLE, PA 17754-1736.

NO. 5-11

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 known and designated as the southern forty-five (45) foot portion of Lot No. 2 in Block "K" of the plot or plan of Grand View Terrace, and being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the western line of Maple Street, fifty-five (55) feet southward from the intersection of said Maple Street and Locust Street (formerly known as Willow Street); thence southward along said western line of Maple Street, forty-five (45) feet to the corner of Lot No. 3 in said Block "K"; thence westward along the line of said Lot No. 3, one hundred seventy-five (175) feet to a sixteen (16) foot alley; thence northward along the eastern line of said alley, forty-five (45) feet to

a post; thence eastward to a post on the southern line of land now or formerly of Kenneth G. Harmon, et ux., one hundred seventy-five (175) feet to the point and place of beginning; containing seven thousand eight hundred seventy-five (7875) square feet, be the same more or less.

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

HAVING thereon erected a dwelling known as 306 Maple Street, Jersey Shore, PA 17740.

PARCEL: 22-1-468.

BEING THE SAME PREMISES WHICH Kenneth D. Young, Jr. and Elizabeth D. Young by deed dated 7/15/06 and recorded 7/24/06 in Lycoming County Record Book 5734 Page 177 granted and conveyed unto Alexandra M. Brown.

TO BE SOLD AS THE PROPERTY OF Alexandra M. Brown on Judgment No. 10-02043.

NO. 5-13

All that certain tract of land lying and being in the Township of Muncy Creek, County of Lycoming, State of Pennsylvania, more particularly described as follows:

BEGINNING at a point in the center of Township Road, Pennsylvania Route 566, leading from Muncy, Pennsylvania to Township Route 431; said point being at the southeast corner of land sold by Dewey B. Ritter and Elma L. Ritter to William Sieg; thence along the center of Township Route No. 566, south one (1) degree East three

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hundred and three and two-tenths (303.2) feet; thence along other land of Robert R. Kern, et.ux., north fifty-six (56) degrees west sixty-five (65.0) feet; thence along the same, north twenty-two (22) degrees west two hundred seventy (270.0) feet; thence along line of land now or formerly of William Sieg, north eighty-three and three quarters (83-3/4) degrees east one hundred fifty and two-tenth (150.2) feet to the point and place of beginning.

TAX PARCEL #: 40-393-188.

BEING KNOWN AS: 440 Heberling Road, Muncy, PA 17756.

NO. 5-14

LEGAL DESCRIPTION

All those certain parcels of land and improvements therein situate in the Township of Armstrong, County of Lycoming, and Commonwealth of Pennsylvania, and designated as Parcel No. 02-003-350 and more fully described in a Deed dated January 26, 2001 and recorded January 26, 2001 in Lycoming County in Deed Book 3708, Page 6, granted and conveyed unto Charles W. Hein and Cindy Hein, husband and wife.

BEGINNING at an iron pin at the intersection of the western line of land now or formerly of Charles Kinney with the northern right of way line (25 feet from center line) of Old State Highway Route No. 15, now Township Route No. 433; thence along the northern right of way line of Township Route No. 433, north 73 degrees 15 minutes west, 60.00 feet to an iron pin; thence along other land now or formerly of Charles A. Reed and Ida Mae Reed, his wife, north 16

degrees 45 minutes east 100.00 feet to an iron pin; thence along the same, south 73 degrees 15 minutes 87.7 feet to an iron pin; thence along line of land now or formerly of Charles Kinney south 32 degrees 15 minutes west 103.8 feet to the place of beginning.

Included in this Deed is a permanent water supply from a well located on land now or formerly of Charles L. Kriner and Sarah J. Kriner, his wife.

EXCEPTING AND RESERVING THEREFROM:

1. Right of way previously conveyed to Bell Telephone Company for telephone cable crossing northeast corner of land herein conveyed.

2. Strip of land 10 feet in width extending southerly from northwest corner of land herein described on which is located a well and a pipe line; said strip of land being described as follows:

BEGINNING at the northwest corner of the land described above; thence south 4 degrees 00 minutes east 52.5 feet; thence south 86 degrees 00 minutes west 10.00 feet; thence north 4 degrees 00 minutes west 26 feet to the western line of land described above; thence along said western line north 16 degrees 45 minutes east 28.0 feet to the place of beginning.

PARCEL NO. 2:

BEGINNING at a point on the north line of Township Route T-433 leading from Williamsport to Montgomery; said point being nine hundred ninety (990) feet westerly from the intersection of the center line of Route T-433 and Legislative Route 41037; thence north 10 degrees 15 minutes west along a right of way owned by Ida

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Mae Reed, a distance of 111.8 feet to an iron pin; thence south 74 degrees 35 minutes east along property to be conveyed to William Reed a distance of 51 feet to a point; thence south 15 degrees 25 minutes west along other property now or formerly of Charles Kriner a distance 100.00 feet of the point and place of beginning.

PARCEL NO. 3:

BEGINNING at an iron pin on the north line of Township Route T-433, said iron pin being 1022.00 feet westerly from the intersection of the center lines of Route T-433 and Legislative Route 41037; thence north 74 minutes 35 seconds west along the north line of said Route T-433 a distance of 126.8 feet to an iron pin; thence north 15 minutes 25 seconds east along property now or formerly of Paul Lapp and Ida Mae Reed and along a right of way of a pipe line a distance of 194.5 feet to an iron pin; thence south 47 minutes 35 seconds east along property now or formerly of Ida Mae Reed and the south line of a right of way of the Bell Telephone Company a distance of 93.8 feet to an iron pin; thence south 01 minutes 12 seconds east along property now or formerly of Ida Mae Reed and along a private road, reserving herewith a right of way on same a distance of 160.8 feet to an iron pin, the point and place of beginning.

PARCEL NO. 4:

BEGINNING at an iron pin on the north line of Township Route T-433, said iron pin being 1022 feet westerly from the center line of Route 41037 at the intersection with the said Route T-433; thence north 01 degrees 15 minutes west along other property now or for-

merly of Charles Kriner a distance of 160.8 feet to an iron pin of the south line of a right of way of the Bell Telephone Company; thence south 47 degrees 35 minutes east along said right of way a distance of 35.2 feet; thence south 13 degrees 35 minutes west along property of Allen William Reed a distance of 35.5 feet to an iron pin; thence south 10 degrees 15 minutes east along other property now or formerly of Charles Kriner a distance of 111.8 feet to the north line of Route T-433; thence north 74 degrees 35 minutes west along said road a distance of 32.0 feet to an iron pin, the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Charles W. Hein and Cindy Hein, his wife, by Deed from Charles W. Hein, single and John Hein, single, dated 01/26/2001, recorded 01/26/2001 in Book 3708, Page 6.

Seized in execution as the property of CHARLES W. HEIN and CINDY HEIN on No.: 08-01967.

Parcel No.: 2-3-350.

Premises being: 1145 OLD MONTGOMERY PIKE ROAD, SOUTH WILLIAMSPORT, PA 17702-8561.

NO. 5-15

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and lot of land situate in the Thirteenth Ward of the City of Williamsport, Lycoming County, Pennsylvania, and being more particularly bounded and described as follows, to-wit:

BEGINNING at an iron pin on the Southern line of Park Avenue, said beginning point being South 89 degrees 53 minutes 40 seconds

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East a distance of two hundred two (202) feet from the intersection of the Southern line of Park Avenue and Eastern line of Fifth Avenue; thence from the said place of beginning and continuing along the Southern line of said Park Avenue, South 89 degrees 53 minutes 40 seconds East, a distance of forty-nine (49) feet to an iron pin at the intersection of the Southern line of Park Avenue and the Western line of Fourth Avenue; thence along the Western line of said Fourth Avenue, South 01 degree 07 minutes 20 seconds East, a distance of one hundred three (103) feet to an iron pin; thence along the Northern line of land now or formerly of the H. U. Seybert Estate, North 89 degrees 54 minutes 42 seconds West, a distance of fifty-two and 93/100 (52.93) feet to an iron pin; thence along the Eastern line of land now or formerly of H., Norman Yoder, North 01 degree 03 minutes 50 seconds East, a distance of one hundred three (103) feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Ramon Maldonado, married, by Deed from Harold J. Getting and Veronica F. Getting, h/w, dated 01/04/2007, recorded 01/17/2007 in Book 5905. Page 317.

Seized in execution as the property of RAMON MALDONADO A/K/A RAMON S. MALDONADO on No.: 10-01621.

Parcel No.: 73+,008.0-0600,A+-000+..

Premises being: 929 PARK AVENUE # 931, WILLIAMSPORT, PA 17701-4756.

NO. 5-16

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

the Third Ward of the Borough of South Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake on the northern line of Riverside Drive, formerly Junction Street, said stake being on the line dividing the property now or formerly of J. E. Hine on the east from the property now or formerly of Hilda Gore, formerly of Mary A. Reamer, on the west; thence along the western line, now or formerly of J. E. Hine, in a northerly direction one hundred eleven feet and one inch to the southern side of the right of way of the Williamsport and Linden Branch of the Philadelphia and Erie Railroad; thence along the southern side of said right of way in a westerly direction fifty feet to other lands now or formerly of Mary A. Reamer; thence along the eastern side of land now or formerly of Mary A. Reamer in a southerly direction one hundred nine feet, more or less, to the northern side of Riverside Drive, formerly Junction Street; and thence along the northern side of Riverside Drive, formerly Junction Street, in an easterly direction fifty feet to the place of BEGINNING.

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

HAVING THEREON ERECTED A DWELLING KNOWN AS 2120 RIVERSIDE DRIVE, SOUTH WILLIAMSPORT, PA 17702.

TAX PARCEL: 53-3-716.

BEING THE SAME PREMISES WHICH Hannelore K. Von Reichow et al by deed dated and recorder

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8/7/97 in Lycoming County Record Book 2846 Page 299 granted and conveyed unto John W. Copen and Judith A. Copen, his wife. The said Judith A. Copen died 5/1/04 and title vested in John W. Copen by operation of law. John W. Copen died testate on 2/22/09. On 3/2/09 Letters Testamentary were granted to Ruth E. Whitney, Lycoming County File No. 41-09-0116. Ruth E. Whitney, Executrix of the Estate of John W. Copen, Deceased is the real owner of the property.

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

TO BE SOLD AS the property of Ruth E. Whitney, Executrix of the Estate of John W. Copen, Deceased on Judgment No. 10-01374.

NO. 5-17

ALL that certain piece, parcel and lot of land situate in 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 Church Alley at the northeast corner of land now or formerly of John Konkle; thence southerly along said eastern line of land now or formerly of John Konkle, one hundred eighty (180) feet to the north line of Jordan Street; thence in an easterly direction along the north line of said Jordan Street, thirty-eight (38) feet to the center line of what is now

a driveway; thence in a northerly direction along the center line of said driveway a distance of one hundred eighty (180) feet to the southern line of Church Alley; and thence in a westerly direction along the southern line of Church Alley, thirty-eight (38) feet to the point and place of beginning.

BEING the same premises granted and conveyed unto Frederick M. Goldy and Emma Jeanne Goldy, his wife, by deed of George C. Keagle, Administrator, c.t.a. of the Estate of Alta M. Keagle, deceased, dated December 1, 1972 and recorded in Lycoming County Deed Book 633, Page 36.

FOR IDENTIFICATION PURPOSES ONLY, being known as Parcel No. 33-1-113 in the Office of the Lycoming County Tax Assessor.

SEIZED, taken in execution and to be sold as the property of Frederick M. Goldy and Emma Jeanne Goldy, his wife, under a judgment entered against them in the Court of Common Pleas of Lycoming County, Pennsylvania, docketed to No. 10-02513.

NO. 5-18

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Fourteenth Ward of the City of Williamsport (formerly Loyalsock Township), County of Lycoming and Commonwealth of Pennsylvania, known on the Plan of Vallamont as Lot No. 12, Block No. 1 and bounded and described as follows, to wit:

BEGINNING at a point on the south line of Brandon Avenue 150 feet eastward from the southeast corner of Brandon Avenue and Elmira Street; thence continuing eastward along said south line of

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Brandon Avenue 50 feet to a point; thence southward on a line at right angles to Brandon Avenue 150 feet to an 18 foot alley; thence west along the north line of said alley 50 feet to a point; thence northward on a line parallel with the east line of Elmira Street 150 feet to the place of beginning.

BEING known as 325 BRANDON AVENUE, WILLIAMSPORT, PA 17701.

BEING THE SAME PREMISES which Joette L. Maule, by virtue of marriage now known as Joette L. Harrison, and Max J. Harrison, her husband, by Deed dated August 7, 2001 and recorded August 10, 2001 in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book 3886, Page 338, granted and conveyed unto Mark A. Paternostro and Donna G. Paternostro, his wife.

PARCEL No. 74-1-419.

NO. 5-19

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Cogan House, County of Lycoming and Commonwealth of Pennsylvania, being designated as Lot #5 on that survey dated May 1990, by Michael T. Maneval, Registered Land Surveyor, and being bounded and described in accordance with said survey as follows, to-wit:

BEGINNING at an iron rod at the southeast corner of the land now or formerly of Newcomer and the northeast corner of land now or formerly of R. Williams; thence South nineteen (19) degrees fifty-three (53) minutes zero (00) seconds East, three hundred

seventeen and sixty hundredths (317.60) feet to a point in the centerline of a fifty (50) foot right-of-way; thence South sixty-one (61) degrees twelve (12) minutes zero (00) seconds West four hundred forty three and thirty-four hundredths (443.34) feet to a point on the southern edge of said right-ofway and being in the north line of lands now or formerly of Patten Corp., Mid-Atlantic; thence North eight (80) degrees thirty-four (34) minutes thirty (30) seconds West one hundred ninety-four and thirty-six hundredths (194.36) feet along the southern edge of said right-ofway and along lands now or formerly of Patten Corp., Mid-Atlantic to a point; thence North forty-four (44) degrees thirty-two (32) minutes fifty (50) seconds East, six hundred seventythree and forty-one hundredths (673.41) feet along lands now or formerly of R. Williams to the point and place of BEGINNING.

CONTAINING 2.822 acres, more or less, and being Lot #5 of subdivision of lands of Cabin Unlimited known as "The Hide-Away".

ALSO GRANTING a right-of-way fifty (50) feet in width leading from Township Road T-802 being over the right-of-way conveyed to James R. Bills, partner and Raymond C. Huyett, partner t/a Cabins Unlimited by Clyde A. Roan, et ux, in that certain deed dated August 31, 1990 and recorded in Lycoming County Record Book 1601, Page 84.

ALSO GRANTING and conveying to the grantees herein, their heirs and assigns, the right of ingress, egress and regress over all roads within the subdivision known as "The Hide-Away" and set forth on the subdivision plan.

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EXCEPTING AND RESERVING unto James R. Bills, partner and Raymond C. Huyett, partner, t/a Cabins Unlimited, their heirs and assigns, a right-of-way fifty (50) feet in width along the southern and southeastern boundary lines of the above described lot to be used in common for purposes of ingress, egress and regress between Township Road T-802 and other lands in the subdivision of lands of James H. Bills, partner and Raymond C. Huyett, partner, t/a Cabins Unlimited herein known as "The Hide-Away."

BEING the same premises which Steven Danzig and Carolyn Danzig, his wife., by deed dated December 5, 2007 and recorded December 31, 2007 in and for Lycoming County, Pennsylvania, in Deed Book Volume 6224, Page 263, granted and conveyed unto Brian M. Houseknecht and Elizabeth R. Houseknecht, his wife.

NO. 5-20

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 stake in the north line of Newberry Street 195 feet 10-3/8 inches west of the northwest corner of the intersection of Arnold and Newberry Streets; thence north along other land of Williamsport Mortgage Corporation 100 feet 7-1/4 inches to a stake in the south line of an alley; thence east along the south line of said alley 58 feet, more or less, to lands now or formerly of Burris L. Green, et ux.; thence

south along said lands of Burris L. Green, et ux., 100 feet 10-3/8 inches to a stake in the north line of Newberry Street; thence west along said north line of Newberry Street, 58 feet, more or less, to the point and place of beginning. The within described parcel being known as Lot No. 2 on the Plot of the Williamsport Loan and Mortgage Company recorded in Lycoming County Deed Book Volume 312, Page 604.

BEING the same premises granted and conveyed unto Paul J. Hubbard by deed of Paul E. Hubbard and Joan M. Hubbard, his wife, dated May 21, 1999, and recorded in Lycoming County Record Book 3306, Page 197.

FOR IDENTIFICATION PURPOSES ONLY, being known as Parcel No. 67-18-306 in the Office of the Lycoming County Tax Assessor.

SEIZED, taken in execution and to be sold as the property of Paul J. Hubbard under a judgment entered against him in the Court of Common Pleas of Lycoming County, Pennsylvania, docketed to No. 10 02184.

NO. 5-21

TRACT NO. 1:

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

BEGINNING at a point north seventy-two and one quarter (72 1/4) degrees east, (erroneously described in prior deed as seventy and one-quarter (70 1/4) degrees east), five hundred fifty-six (556) feet, more or less, from the inter-

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section of the center of the public road (with the face of the north abutment of the bridge crossing Larry's Creek); thence in a north-easterly direction two hundred forty-two (242) feet, to an iron pin; thence in a southerly direction along land now or formerly of the Lafayette Maxwell Estate; south seven (7) degrees west one hundred fifty (150) feet to the center of the public road; thence along the center of the public road, as now laid out and used, southwesterly South seventy-one (71) degrees west one hundred fifty-eight and five tenths (158.5) feet to a pump; thence in a northwesterly direction along land now or formerly of George Hughes; one hundred forty-three (143) feet, to an iron pin, the point and place of beginning.

UNDER AND SUBJECT NEVERTHELESS to the reservation of mineral rights as set forth in the deed of Clifford Bonnell and Ida Bonnell, his wife, to Lawrence G. Bonnell, the same being recorded in Lycoming County in Deed Book 391, Page 338.

TRACT NO. 2:

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

BEGINNING at a post on the side of the public road leading from Trout Run to White Pine, being the southwestern corner hereof; thence in a northerly direction a distance of seven hundred thirty (730) feet to an apple tree stump, the northwestern corner hereof; thence in an easterly direction a distance of two hundred fifty-five (255) feet to a post, the north-

eastern corner hereof; thence in a southerly direction, a distance of six hundred forty-five (645) feet to a post, the southeastern corner hereof; thence parallel with the northern boundary hereof and in a westerly direction along the aforesaid public or state road, a distance of two hundred fifty-five (255) feet to the place of beginning.

BEING the same premises conveyed unto Victor P. June and Tammy D. June by deed of Paul Hess, Jr., Betty Hess, William D. Hess and Scott B. Hess, all of the County of Lancaster and Commonwealth of Pennsylvania by deed dated July 13, 1993 and recorded in Lycoming County Record Book 2087, Page 100, and by the corrective deed dated August 6, 1993 and recorded in Lycoming County Record Book 2110, Page 323.

FOR IDENTIFICATION PURPOSES ONLY being known as all or part of Tax Parcel Numbers 08-227-117 and 08-227-118 in the Office of the Lycoming County Tax Assessor.

SEIZED, taken in execution and to be sold as the property of Victor P. June, Sr. and Tammy D. June under a judgment entered against them in the Court of Common Pleas of Lycoming County, Pennsylvania, docketed to No. 10-00713.

NO. 5-22

LEGAL DESCRIPTION

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

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ON the north by Pepper Street and extending thereon eighty-nine (89) feet more or less, on the east by an alley and extending thereon one hundred eighty (180) feet more or less; on the south by an alley and extending thereon eighty-nine (89) feet more or less, and on the west by land now or formerly of the Williamsport and North Branch Railroad Company and extending thereon 180 feet, more or less.

Being known as 408 Pepper Street, Muncy, Pennsylvania 17756.

Title to said premises is vested in Madison W. Combs, Jr. and Mary Ann C. Combs a/k/a Maryann C. Combs, husband and wife, by deed from KEVIN STYER AND NICOL STYER dated June 1, 2007

and recorded February 2, 2010 in Deed Book 6858, Page 234.

Tax parcel #: 40-4-402.

Improvements: Residential Dwelling.

—————
Take notice that a schedule of proposed distribution of the proceeds of the above sale will be on file by the Sheriff of Lycoming County, Pennsylvania, in his office on May 16, 2011, and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten days thereafter.

R. MARK LUSK,
Sheriff

Lycoming County, PA

A-15, 22, 29

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NOTES



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, April 18, 2011**