

Lycoming Reporter

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January 6, 2012

No. 1



LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

www.lycolaw.org

PUBLISHED EVERY FRIDAY BY
LYCOMING LAW ASSOCIATION

Editor: Gary L. Weber

Business Manager: Jessica A. Engel

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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, \$1.75 per half-column line and \$3.50 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 WINTER/SPRING 2012

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, JANUARY 24, 2012—9:00 A.M. to 5:00 P.M.
(5 Substantive, 1 Ethics) LITIGATING THE SCIENCE CASE

TUESDAY, FEBRUARY 7, 2012—9:00 A.M. to 12:30 P.M.
(3 Substantive) THE NUTS AND BOLTS OF MEDICAID
PLANNING

TUESDAY, FEBRUARY 21, 2012—9:00 A.M. to 12:30 P.M.
(3 Substantive) JOINT AND SEVERAL LIABILITY

FRIDAY, FEBRUARY 24, 2012—8:30 A.M. to 3:30 P.M.
(5 Substantive, 1 Ethics) POWERFUL WITNESS PREPARATION: TIME TESTED TRUISMS AND NEW LITIGATION REALITIES

TUESDAY, MARCH 6, 2012—9:00 A.M. to 12:30 P.M.
(3 Substantive) NAVIGATING THE RISING TIDE OF RETALIATION CLAIMS

THURSDAY, MARCH 15, 2012—9:00 A.M. to 5:00 P.M.
(6 Substantive) FUNDAMENTALS OF HEALTH LAW

FRIDAY, MARCH 23, 2012—9:00 A.M. to 1:30 P.M.
(3 Substantive, 1 Ethics) PROTECTING YOUR CLIENT'S FUTURE—MEDICARE SET ASIDE ARRANGEMENTS AND STRUCTURED SETTLEMENTS

TUESDAY, MARCH 27, 2012—9:00 A.M. to 5:00 P.M.
(5 Substantive, 1 Ethics) FACEBOOK, TWITTER & BLOGGING OH MYSPACE! LEGAL ISSUES WITH SOCIAL NETWORKING SITES

WEDNESDAY, MARCH 28, 2012—9:00 A.M. to 4:30 P.M.
(5 Substantive, 1 Ethics) 25TH ANNUAL CIVIL LITIGATION UPDATE

THURSDAY, APRIL 5, 2012—9:00 A.M. to 10:00 A.M.
(1 Ethics) ETHICS POTPOURRI: SOCIAL MARKETING FOR LAWYERS: DARNED IF YOU DO, DARNED IF YOU DON'T?

WEDNESDAY, APRIL 11, 2012—9:00 A.M. to 1:30 P.M.
(3 Substantive, 1 Ethics) THE FAMILY LAW DISCOVERY TOOL KIT

FRIDAY, MAY 18, 2012—8:30 A.M. to 12:45 P.M.
(4 Substantive) WORKERS' COMPENSATION PRACTICE & PROCEDURE 2012

**LIVE SEMINARS BEING HELD AT THE
PROFESSIONAL DEVELOPMENT CENTER
PENN COLLEGE
ONE COLLEGE AVENUE
WILLIAMSPORT, PA**

THURSDAY, MARCH 29, 2012—9:00 A.M. to 4:00 P.M.
(5 Substantive, 1 Ethics) **FUNDAMENTALS OF OIL & GAS
LAW**

TUESDAY, MAY 22, 2012—9:00 A.M. to 1:15 P.M.
(4 Substantive) **GAS LEASES AND ESTATE PLANNING:
TECHNIQUES TO PROTECT THE FUTURE OF YOUR CLI-
ENT'S MINERAL RIGHTS**

NOTICES TO THE PROFESSION

**Effective with all advertising and legal notices in the
Lycoming Reporter commencing with the first publication of
the same on or after January 1, 2012, the advertising rates
will be as follows:**

- Estate advertisements consisting of three insertions which shall include one Proof of Publication at no additional cost: \$80.00.
- 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.
- Sheriff's Sales advertisements consisting of three insertions which shall include one Proof of Publication at no additional cost: \$395.00 up to 80 lines, plus \$1.75 per half-column line for each half-column line over 80 lines.
- All other advertising unless done by special contract arrangement, \$1.75 per half-column line, and \$3.50 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.

Annual subscription: \$50.00 per year.

D-23, 30; J-6

NOTICE OF ANNUAL MEETING

The *Lycoming Law Association* will hold its annual meeting on Monday, January 9, 2012, at 4:00 P.M. in the Jurors Lounge in the Lycoming County Courthouse. Please plan to attend.

D-23, 30; J-6

NOTICE OF ANNUAL MEETING

The *Lycoming Law Association Foundation* will hold its annual meeting on Monday, January 9, 2012, immediately following the annual meeting of the Law Association in the Jurors Lounge in the Lycoming County Courthouse. *By-law changes will be submitted to the membership for approval.* Please plan to attend.

D-23, 30; J-6

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

- ▶ **Commonwealth vs. Downs** (12/23/2011)—Judge Nancy L. Butts
Criminal: Motion to dismiss; Rule 600; excludable time; Commonwealth continuance concurred in by defendant. (Downs122311bt) (Posted: 12/23/2011)
- ▶ **Commonwealth vs. Mosley** (12/23/2011)—Judge Nancy L. Butts
Criminal: Post Conviction Relief Act petition; timeliness; jurisdiction of the court. (Mosely122311bt) (Posted: 12/23/2011)
- ▶ **Commonwealth vs. Crissman** (12/21/2011)—Judge Nancy L. Butts
Criminal: Petition for writ of habeas corpus; prima facie case; aiming and shooting a gun in vicinity of victim as aggravated assault, simple assault or reckless endangerment. (Crissman122211bt) (Posted: 12/22/2011)
- ▶ **Commonwealth vs. Thornton** (12/13/2011)—Judge Nancy L. Butts
Criminal: Post Conviction Relief Act petition; sufficiency of the guilty plea colloquy; written colloquy; admitted guilt on record; ineffective counsel; failure to negotiate a plea to less than 3 charges; lack of impact on the sentence; specificity of the petition; failure to object to improperly calculated prior record score; need for a factual hearing. (Thornton121311bt) (Posted: 12/13/2011)
- ▶ **YCS vs. RM** (12/8/2011)—Judge Joy Reynolds McCoy
Divorce: Claim for alimony pendente lite; consideration of the short duration of the marriage; use of alimony factors when deviating from support guidelines. (Manoharan12811m) (Posted: 12/13/2011)

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

Choate, Melva F., dec'd.

Late of the Township of Loyalsock.

Executor: Warren J. Choate, 2832 Lincoln Drive, Montoursville, PA 17754.

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

Coleman, Josephine L., dec'd.

Late of Williamsport.

Executrix: Frances J. Turner, 2378 Riverside Drive, South Williamsport, PA 17702.

Attorneys: James G. Malee, Esquire, Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701, (570) 321-6112.

Dewalt, R. Eugene, dec'd.

Late of Muncy.

Executrix: Sharon E. Dewalt. Attorneys: Matthew J. Parker, Esquire, Marshall, Parker & Associates, LLC, 49 E. Fourth Street, Williamsport, PA 17701.

Hager, Kenneth T., dec'd.

Late of the Borough of Montoursville.

Executor: Norman Hager, 14 Hidden Oaks Dr., Jersey Shore, PA 17740.

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

Johnson, Warren E., dec'd.

Late of Williamsport.

Executor: Jay B. Johnson, 124 Vista Lane, Cogan Station, PA 17728.

Attorneys: James G. Malee, Esquire, Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701, (570) 321-6112.

Shadle, Ruth J., dec'd.

Late of Montgomery.

Executors: Glenn L. Shadle, 75 Alvira Road, Montgomery, PA 17752, Paul D. Shadle, 211 Birchtree Lane, Lewisburg, PA 17837, Dennis J. Shadle, 170 Alvira Road, Montgomery, PA 17752 and Donna S. Satteson, 4993 Elimsport Road, Montgomery, PA 17752.

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

SECOND PUBLICATION

Greenawalt, Doris L. a/k/a Doris Greenawalt, dec'd.

Late of the Township of Loyalsock.

The Greenawalt Family Irrevocable Trust, dated April 13, 2006.

Settlor: Doris L. Greenawalt. Executor/Trustee: Terry L. Johnson, 66 View Lane, Jersey Shore, PA 17740.

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

Kaiser, Leon L., dec'd.

Late of Williamsport.
Executrix: Susan Turner, 3416 Woolfenden Court, Triangle, VA 22172.
Attorney: Charles A. Szybist, Esquire, 423 Mulberry Street, Williamsport, PA 17701.

Livengood, Ralph S., dec'd.

Late of the Township of Loyalsock.
Executors: William W. Livengood, II, 195 Pope Road, South Windham, ME 04062 and Carol Ann Wagner, 4892 State Route 87, Williamsport, PA 17701.
Attorneys: Adrienne J. Stahl, Esquire, Steinbacher & Stahl, 413 Washington Boulevard, Williamsport, PA 17701.

Opp, Robert Stephen, dec'd.

Late of Montoursville.
Executor: James Stephen Opp, 7195 Hidden Meadow Road, P.O. Box 1265, Helena, MT 59624.
Attorneys: Anthony J. Grieco, Esquire, Elion, Wayne, Grieco, Carlucci, Shipman, Dinges & Dinges, P.C., 125 East Third Street, Williamsport, PA 17701.

THIRD PUBLICATION

Berry, Perry W., dec'd.

Late of Jersey Shore, Watson Township.
Executrix: Linda L. Edwards, 1324 Hesker Hill Road, Jersey Shore, PA 17740.

Attorneys: L. Craig Harris, Esquire, Carpenter, Harris & Flayhart, 128 S. Main St., P.O. Box 505, Jersey Shore, PA 17740.

Buck, Donald L., dec'd.

Late of Roaring Branch.
Executrix: Margaret L. Buck, 560 McNett Hill Road, Roaring Branch, PA 17765.
Attorneys: Anthony J. Grieco, Esquire, Elion, Wayne, Grieco, Carlucci, Shipman, Dinges & Dinges, P.C., 125 East Third Street, Williamsport, PA 17701.

Clark, Kenneth L., dec'd.

Late of Williamsport.
Administrator: Clair E. Clark, Jr., 1760 Memorial Avenue, Williamsport, PA 17701.
Attorneys: James G. Malee, Esquire, Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701, (570) 321-6112.

Franquet, Shirley M., dec'd.

Late of Williamsport.
Executrix: Judith A. Maggs, 508 Thompson Street, South Williamsport, PA 17702.
Attorneys: Fred A. Holland, Esquire, Murphy, Butterfield & Holland, P.C., 442 William Street, Williamsport, PA 17701.

Grieco, Nellie E. A. a/k/a Nellie A. Grieco, dec'd.

Late of Williamsport.
Executor: Charles P. Grieco, Jr.
Attorneys: Gary T. Harris, Esquire, Rieders, Travis, Humphrey, Harris, Waters & Waffenschmidt, 161 West Third Street, Williamsport, PA 17701, (570) 323-8711.

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Kibbe, Marjorie L., dec'd.
Late of Williamsport (Old Lycoming Township).
Executor: Kenneth M. Kibbe, 7360 State Route 87, Williamsport, PA 17701.
Attorneys: Martin A. Flayhart, Esquire, Carpenter, Harris & Flayhart, 128 S. Main St., P.O. Box 505, Jersey Shore, PA 17740.

Pfeiffer, William B., Sr. a/k/a William B. Pfeiffer, dec'd.
Late of Williamsport.
Executor: William B. Pfeiffer, Jr., 4958 Bloomingrove Road, Williamsport, PA 17701.
Attorneys: Anthony J. Grieco, Esquire, Elion, Wayne, Grieco, Carlucci, Shipman, Dinges & Dinges, P.C., 125 East Third Street, Williamsport, PA 17701.

Shaner, Shirley L., dec'd.
Late of Pennsdale.
Executor: Steven D. Hess, Esquire, Hess and Hess, P.C., 30 South Main Street, Hughesville, PA 17737.
Attorneys: Steven D. Hess, Esquire, Hess and Hess, P.C., 30 South Main Street, Hughesville, PA 17737.

Shifflett, Max R., Sr. a/k/a Max R. Shifflett, dec'd.
Late of 1106 Youngs Road, Linden.
Executrix: Michelle R. Baughman, 106 4th Street, Niceville, FL 32578.
Attorney: Malcolm S. Mussina, Esquire, 426 Broad Street, Montoursville, PA 17754.

Pennsylvania Fictitious Names Act, 1982, Dec. 16, P.L. 1309, No. 295 of the filing in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, a Certificate for the conduct of a business in Lycoming County, Pennsylvania, under the assumed or fictitious name, style or designation of:

THE ARCH STREET TERMINAL with its principal place of business at: 25 West Third Street, Suite 504, Williamsport, Lycoming County, Pennsylvania 17701.

The entity owning and interested in said business is: Lundy Industrial Realty, LP, having a place of business located at: 25 West Third Street, Suite 504, Williamsport, Lycoming County, Pennsylvania 17701.

ROBERT B. WAYNE, ESQUIRE
ELION, WAYNE, GRIECO,
CARLUCCI, SHIPMAN, DINGES
& DINGES, P.C.
125 East Third Street
Williamsport, PA 17701

J-6

NOTICE

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

NO. 11-02377

EMMANUEL EVANGELICAL
LUTHERAN CHURCH, a
Pennsylvania Non-Profit
Corporation,

Plaintiff

vs.

ABRAHAM WINNER and
CATHARINE WINNER, his wife,
and all Persons claiming under
or through them,

Defendants

NOTICE

NOTICE IS HEREBY GIVEN,
pursuant to the provisions of the

LYCOMING REPORTER

ACTION TO QUIET TITLE

TO: Any and all unknown individuals and all persons claiming under or through Abraham Winner and Catharine Winner, his wife, Defendants

You are 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 20 days after the appearance of this notice.

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

This action concerns the land herein described:

ALL that certain lot of land situate in the Township of Loyalsock, County of Lycoming and State of Pennsylvania and bounded and described as follows, to-wit:

BEGINNING on the northeast corner of said lot at the corner of land now or formerly of James King and J. L. A. Burnell M.D.; thence along land of said Dr. Burnell south one (1) degree west fifteen and two-tenths (15 2/10) perches to School House Lot; thence along said School House Lot north eighty-nine (89) degrees west three and four-tenths (3 4/10) perches to the public road; thence along said public road, north one (1) degree east to land now or formerly owned by James King; thence along land now or formerly of said James King south seventy-eight (78) degrees east about three and four-tenths (3 4/10) rods to the place of beginning. Containing about 51 17/25 rods, more or less.

BEING the same premises which Abraham Winner and Catharine Winner, his wife, conveyed to the Trustees of the Evangelical Lutheran Church, by Deed dated November 16, 1886, and recorded in Lycoming County Record Book 110, Page 68.

Plaintiff brings this Action to Quiet Title against Defendant, their heirs 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 attorney, and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

Prothonotary of Lycoming County
48 West Third Street
Williamsport, PA 17701
(570) 327-2251

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

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

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NOTICE

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

NO. 11-02103

RICHARD and DIANE CONFAIR,
Plaintiffs

vs.

THOMAS and CLARA WARD,
ALICE WARD a/k/a ALICE
MILLER, MARIAN WARD
a/k/a MARIAN WATTS, EARL
WARD, SILAS WARD, WILLIAM
JENNINGS BRYAN, CATHERINE
WARD, ELIZABETH WARD,
BRYGET WARD, ATHIE WARD,
and any persons known or
unknown Claiming by or
through any of them,
Defendants

ACTION TO QUIET TITLE

Nature of the action: The Plaintiffs are title owners of land conveyed to them by deed of George Koch dated August 10, 1979 and recorded at Deed Book 918, Page 3. The named Defendants are believed to be individuals or heirs who may claim an interest under a reservation of oil, gas and mineral rights in 1899. That reservation is believed to have been lost by virtue of a 1904 tax sale, by virtue of abandonment, and/or by virtue of being only personal to Thomas and Clara Ward, deceased.

NOTICE TO: THOMAS and CLARA WARD, ALICE WARD a/k/a ALICE MILLER, MARIAN WARD a/k/a MARIAN WATTS, EARL WARD, SILAS WARD, WILLIAM JENNINGS BRYAN, CATHERINE WARD, ELIZABETH WARD, BRYGET WARD, and ATHIE WARD, and any unknown person claiming by, through, or under any of them

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

PROTHONOTARY
Lycoming County Courthouse
48 West Third Street
Williamsport, PA 17701
(570) 327-2251
NORTH PENN LEGAL SERVICES
329 Market Street
Williamsport, PA 17701
(570) 323-5256

J-6

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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, JANUARY 13, 2012, at 10:30 A.M., the following described real estate to wit:

NO. 1-1

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.

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

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minerals heretofore conveyed, leased, excepted or reserved by instruments of record.

NO. 1-2

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".

SUBJECT to all rights of way, agreements, easements, restrictions, covenants, etc. that may appear in the chain of title.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel Number 8-208-128.15 in the Office of the Lycoming County Tax Assessor.

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. 1-3

LEGAL DESCRIPTION

ALL THAT CERTAIN message or tenement and tract of land situate in the Township of Watson, County of Lycoming and Commonwealth of Pennsylvania, bounded and described according to a plan and survey thereof made by John C. Henry, Registered Surveyor, on September 10, 1974, as follows, to-wit:

BEGINNING at a point of intersection of Lower Pine Bottom Road (50 feet wide) and the private roadway servicing the subdivision of Maguire, Maguire and Scott (50 feet wide); thence along the private driveway the following seven courses and distances; (1) north 3 degrees 54 minutes 30 seconds east, 60.98 feet to a point of curvature of an arc to the right having

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a radius of 170.22 feet; (2) along this arc a distance of 78.53 feet to a point of tangency; (3) along this tangent north 33 degrees 23 minutes 00 seconds east, 424 .39 feet to a point of curvature of an arc to the left having a radius of 561.52 feet; (4) along this arc a distance of 158.93 feet to the point of tangency; (5) north 17 degrees 10 minutes 00 seconds east, 370.00 feet to a point of curvature of an arc the left having a radius of 436.96 feet; (6) along this arc a distance of 158.25 feet to the point of tangency; and (7) along this tangent north 3 degrees 35 minutes 00 seconds west, 355.55 feet to a point in the southerly line of an easement for Transcontinental Pipe Line Company; thence along the same south 83 degrees 02 minutes 00 seconds east, 173.25 feet to a point on the line of lands of the Tiadaghton State Forest; thence along the same south 6 degrees 49 minutes 00 seconds west, 1027.63 feet to an iron pin in a corner of land of Elwood Holman; thence along the same the following two courses and distances; (1) south 57 degrees 39 minutes 56 seconds west, 347.40 feet to an iron pin; and (2) south 23 degrees 48 minutes 00 seconds east, 110.00 feet to a point on the north side of Lower Pine Bottom Road; and thence along the same south 54 degrees 08 minutes 17 seconds west, 289.58 feet to the first mentioned point and place of beginning CONTAINING 4.69 acres of land. ALSO a right of way 50 feet in width to accommodate a travelway for the purpose of ingress, agrees and regress to and from the above described premises for the benefit of Grantees, their heirs and assigns, in common with

all other owners of lots adjacent to and adjoining the said right of way, which said right of way shall also accommodate utilities for the private use of the said tracts adjoining the same, the center line of said lot or right of way being bounded and described as follows:

BEGINNING at a point on the north right of way of Lower Pine Bottom Road, said point being 1485 feet from the intersection of "Old Coudersport Road"; thence north 3 degrees 54 minutes 30 seconds east, 60.98 feet to a point of curvature of an arc to the right having a radius of 195.00 feet; thence along this arc a distance of 90.11 feet to a point of tangency; thence along this tangent north 33 degrees 23 minutes 00 seconds east, 424.39 feet to a point of curvature of an arc to the left having a radius of 536.52 feet; thence along this arc a distance of 151.85 feet to a point of tangency; thence along this tangent north 17 degrees 10 minutes east, 370.00 feet to a point of curvature of an arc to the left having a radius of 411.96 feet; thence along this arc a distance of 149.19 feet to a point of tangency; thence along this tangent north 3 degrees 35 minutes 00 seconds west 372.96 feet to a point of curvature of an arc to the right having a radius of 666.27 feet (the aforementioned point is also the south edge of a 100 foot right of way of Transcontinental Gas Company); thence along this arc a distance of 100.28 feet to a point of tangency; thence along this tangent north 5 degrees 00 minutes east, 61.38 feet to a point of curvature of an arc to the left having a radius of 531.92 feet; thence along this arc a distance of 306.98 feet to a point of tangency;

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thence along this tangent north 28 degrees 04 minutes west, 18.83 feet to a point of curvature of an arc to the right having a radius of 1486.70 feet; thence along this arc a distance of 279.80 feet to a point of tangency; thence along this tangent north 17 degrees 17 minutes 00 seconds west, 81.50 feet to a point of curvature of an arc to the right having a radius of 568.61 feet; thence along this arc a distance of 306.18 feet to a point of tangency; thence along this tangent north 13 degrees 34 minutes 06 seconds east, 818.78 feet to a point of curvature of an arc to the left having a radius of 178.80 feet; thence along this arc a distance of 483.70 feet to a point of tangency; thence along this tangent south 38 degrees 34 minutes 06 seconds west, 440.00 feet to a point of curvature of an arc to the right having a radius of 657.51 feet; thence along this arc a distance of 424.60 feet to a point of tangency; thence south 75 degrees 34 minutes 06 seconds west, 102.80 feet to a point of curvature of an arc to the left having a radius of 424.46 feet; thence along this arc a distance of 540.40 feet to a point of tangency; thence along this tangent south 2 degrees 36 minutes 45 seconds west, 819.30 feet to the northerly line of a 100 foot easement of the Transcontinental Pipe Line.

AND ALSO a right of way for the purposes aforesaid within the Transcontinental Pipe Line easement (subject, however, to the rights of the Transcontinental Pipe Line Company therein), extending from the Tiadaghton State Forest lands on the east westerly to the point of intersection of the westerly line of the above described 50 foot right of way at the western termi-

nus thereof and the said Transcontinental Pipe Line easement or right of way.

Being known as: 26 Cross Creek Road, Lock Haven, Pennsylvania 17745.

Title to said premises is vested in Thomas L. Probst and Kathryn A. Probst by deed from ALLAN P. AKELAITIS dated May 30, 1980 and recorded June 2, 1980 in Deed Book 944, Page 114.

Kathryn A. Probst having departed this life in 2000 leaving Thomas L. Probst as sole owner.

Tax parcel #: 58-323-122.

Improvements: Residential Dwelling.

NO. 1-4

ALL that certain piece, parcel or lot of land situate in the First Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, and being more particularly bounded and described as follows:

BOUNDED on the east by Lot No. 4, on the south by Washington Boulevard (formerly Washington Street), on the west by Lot No. 2, and on the north by Cedar Alley, having a front of forty-two (42) feet on Washington Street, and a depth of two hundred (200) feet to Cedar Alley. Being a piece, parcel or lot of land in the Woodward Addition to the City of Williamsport, and known on the plan of said Addition as Lot No. 3 on the north side of Washington Boulevard.

TOGETHER with a single family residence erected thereon, and any other improvements on the lot.

BEING KNOWN as 727 Washington Boulevard, Williamsport, Pennsylvania.

TITLE TO SAID PREMISES is vested in Frederick L. Thompson

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by Deed from Charles T. Brewer, Sheriff of Lycoming County, Pennsylvania, dated and recorded September 23, 2005 in the Office of the Recorder of Deeds of Lycoming County, Pennsylvania, in Deed Book 5436, Page 163 et seq.

Tax Parcel No. 61-3-620.

SEIZED IN EXECUTION as the property of Frederick L. Thompson on Judgment No. 11-00655 in the Court of Common Pleas of Lycoming County, Pennsylvania.

NO. 1-7

DESCRIPTION FOR SHERIFF
IN CONNECTION WITH
WRIT OF EXECUTION AGAINST
STEPHEN A. CONDO
EXHIBIT "A"

BEGINNING at an iron pin on the southern line of Riverside Drive, said beginning point being south seventy-eight (78) degrees twenty-four (24) minutes west, ninety and no hundredths (90.00) feet from the intersection of the southern line of said Riverside Drive and the western line of Elm Street; thence from the place of beginning and along the western line of land now or formerly of Charles Shuman, south fifteen feet (15) degrees zero (00) minutes east, one hundred seventy-five and eight hundredths (175.08) feet to an iron pin on the northern line of a twenty (20) foot alley; thence along the northern line of said alley, south seventy-five (75) degrees zero (00) minutes west, forty-five and no hundredths (45.00) feet to an iron pin; thence along the eastern line of land now or formerly of James Fox, north fifteen (15) degrees zero (00) minutes west, one hundred seventy-seven and seventy-five hundredths (177.75) feet to an iron pin on the southern line of the

aforesaid Riverside Drive; thence along the sothern line of the said Riverside Drive, north seventy-eight (78) degrees twenty-four (24) minutes east, forty-five (45) and eight hundredths (45.08) feet to the place of beginning.

SEIZED in execution as the property of Stephen A. Condo, under a municipal lien entered against him on October 5, 2010 in the Court of Common Pleas of Lycoming County, Pennsylvania to No. 10-90461.

NO. 1-8

DESCRIPTION FOR SHERIFF
IN CONNECTION WITH
WRIT OF EXECUTION AGAINST
BLUE & GOLD PROPERTIES, LLC
EXHIBIT "A"

BEGINNING at an iron pin found at the northwest corner of lands now or formerly of Lawrence T. and Bernard L. Strosser, said iron pin also being on the southerly right-of-way line of Second Avenue; thence along said right-of-way line, north fifty-eight (58) degrees eighteen (18) minutes twenty-seven (27) seconds east, seventy-five and eighty-two hundredths (75.82) feet to a point at the northwest corner of lands now or formerly of Carl A. and May G. Nolan; thence along the westerly line of lands now or formerly of said Nolan, south thirty-one (31) degrees twenty-four (24) minutes zero (00) seconds east, thirty-nine hundredths (39.99) feet to an iron pin found on the northerly line of land now or formerly of Bright Banners; thence along the northerly line of lands now or formerly of said Bright Banners, south fifty-eight (58) degrees fifteen (15) minutes thirty-eight (38) seconds west, seventy-five and eighty-two

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hundredths (75.82) feet at a point on the easterly line of lands now or formerly of Lawrence T. and Bernard L. Strosser; thence along the easterly line of lands now or formerly of said Strosser, north thirty-one (31) degrees twenty-four (24) minutes zero (00) seconds west, forty and five hundredths (40.05) feet to the place of beginning. Containing 3,034.34 square feet of land in all.

SEIZED in execution as the property of Blue and Gold Properties LLC, under a municipal lien entered against it on October 5, 2010 in the Court of Common Pleas of Lycoming County, Pennsylvania to No. 10-90459.

NO. 1-10

LEGAL DESCRIPTION

ALL that certain piece, parcel or lot of land situate in the fourteenth Ward of the City of Williamsport (formerly of Loyalsock), County of Lycoming and Commonwealth of Pennsylvania, known on the Plan of Vallamont as Lot No. 3, Block No. 31 as set forth in Lycoming County Deed Book Volume 2513, page 558 and Map Book 46, page 307, being more particularly bounded and described as follows, to-wit:

BEGINNING at a point on the west line of Market Street, fifty (50) feet northward from the northwest corner of Vallamont Drive (formerly known as Harvard Avenue) and Market Street; thence continuing northward along said west line of Market Street, fifty (50) feet to a point; thence westward on a line at right angles with said Market Street and along the southern line of lot now or formerly of J. C. Schmohl et ux., one hundred twenty-five (125) feet to an al-

ley; thence southward along the east side of said alley, fifty (50) feet to a point; thence eastward along line of lot now or formerly of Emma M. Gladewitz, one hundred twenty-five (125) feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Todd A. Mack and Jennifer L. Mack. h/w. as tenants by the entireties, by Deed from Gary E. Cuda and Sharon L. Cuda, h/w dated 08/29/2001, recorded 08/29/2001 in Book 3906, Page 79.

Seized in execution as the property of TODD A. MACK and JENNIFER L. MACK on No.: 09-00271.

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

Premise being: 1305 MARKET STREET, WILLIAMSPORT, PA 17701-2127.

NO. 1-11

LEGAL DESCRIPTION

ALL that certain piece, parcel or 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:

BEGINNING at a point on the East side of Maynard Street at the intersection of lands now or formerly of A. R. Jackson, et ux., and lands now or formerly of Julia St. Pierre 50 feet, more or less, from the southeast corner of Maynard Street and the first alley South of Riverside Drive (formerly Junction Street), running parallel with said Riverside Drive; thence easterly along the line of lands now or formerly of Julia St. Pierre 150 feet, more or less to land now or formerly of Valentine Luppert; thence southerly 41 feet, more or less, to land now or formerly

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of George Kropp; thence westerly along said land now or formerly of Kropp 150 feet, more or less, to Maynard Street at a point 51 feet, more or less, from the point of beginning; thence North along the East line of Maynard Street, 51 feet, more or less, to the place of beginning. Having erected thereon a two-story frame dwelling house and being known as 135 Maynard Street, South Williamsport.

Title to said premises vested in Gloria L. Snell, by Deed, from Robert E. Schneider and Lucille C. Schneider, dated 09/19/2003, recorded 09/19/2003, in BK 4733, PG 275.

Seized in execution as the property of GLORIA L. SNELL on No.: 08-01303.

Parcel No.: 53-001-711.

Premises being: 135 SOUTH MAYNARD STREET, WILLIAMSPORT, PA 17702-6926.

NO. 1-12

LEGAL DESCRIPTION

ALL that certain piece, parcel or 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:

BEGINNING at a post on the west side of Diamond Street marked on the ground as the northeast corner of lot now or formerly of Charles Copp; thence westerly along the north line now or formerly of said Charles Copp lot one hundred sixty-five (165) feet, more or less to the east side of an alley; thence north along the east side of said alley forty (40) feet to lot of land intended to be sold to Ralph B. Henry and wife; thence easterly on a line parallel with the south line of this lot one hundred sixty-five

(165) feet to the west line of Diamond Street and thence southerly forty (40) feet to the post the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Franklin J. Page and Elizabeth A. Page, h/w, by Deed from Christopher A. Rohrer and Audra B. Rohrer, h/w, dated 07/31/2007, recorded 08/01/2007 in Book 6092 Page 118.

FOR IDENTIFICATION PURPOSES ONLY, being known as tax parcel number 67-09-203 in the Lycoming County Tax Assessment Office.

Seized in execution as the property of FRANKLIN J. PAGE and ELIZABETH A. PAGE on No.: 11-00264.

Parcel No.: 67-09-203.

Premises being: 925 DIAMOND STREET, WILLIAMSPORT, PA 17701-4331.

NO. 1-13

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR LOT, situate in the Borough of Picture Rocks, County of Lycoming and Commonwealth of Pennsylvania, being more fully described as follow:

The same being known as Lot no. 22 in south division adjoining Lot No. 21 on the north and lot no. 23 on the south and lot no. 11 on the east; and on the west by Center Street as shown on Town plot. The same parcel being described in a survey dated November 1983, by Robert W. Ferrell, Jr., P.E., as follows:

BEGINNING at an existing iron pipe on the easterly right of way line of center street, said iron pipe being south 43 degrees 00 minutes 00 seconds west, 300.00 feet from an existing iron pin at the intersec-

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tion of the easterly right of way line of center street with the southerly right of way line of Elm Street; thence from said place of beginning and along the southerly line of land now or formerly of William N. Dorman and Nancy Dorman, south 49 degrees 36 minutes 51 seconds east, 118.39 feet to an existing iron pipe; thence along the westerly line of land now or formerly of Emma M. Walters, south 51 degrees 31 minutes 20 seconds west 60.48 feet to an existing angle iron; thence along the northerly line of land now or formerly of Daniel W. Miller and Debra E. Miller, north 49 degrees 55 minutes 43 seconds West, 109.45 feet to a set iron pin; thence along the easterly right of way line of Center Street, north 43 degrees 00 minutes 00 seconds east, 60.00 feet to the point and place of beginning. Containing 6,792 square feet as above described.

TITLE TO SAID PREMISES IS VESTED IN Kirk W. McCandless and Antoinette M. Gehr, as joint tenants with rights of survivorship, by Deed from Michael B. Frazier and Heather D. Frazier, dated 05/08/2007, recorded 05/24/2007 in Book 6021, Page 22.

Seized in execution as the property of KIRK W. McCANDLESS and ANTOINETTE M. GEHR on No.: 10-02044.

Parcel No.: 46-002-111.

Premises being: 54 CENTER STREET, PICTURE ROCKS, PA 17762.

NO. 1-14

LEGAL DESCRIPTION

ALL that certain piece, parcel and lot of land situate in the Twelfth Ward of the City of Wil-

liamspport, County of Lycoming and Commonwealth of Pennsylvania and being more particularly bounded and described as follows:

BEGINNING at a post on the east side of Fifth Avenue, one hundred six (106) feet, south from the southeast corner of Fifth Avenue and Rural Avenue; thence east in a line parallel with Rural Avenue, one hundred five (105) feet to an alley; thence south along the west side of said alley, thirty-seven (37) feet to a post; thence west in a line parallel with Rural Avenue and the northern boundary of this lot, one hundred five (105) feet to a post in the east side of Fifth Avenue; thence north along the east side of Fifth Avenue, thirty-seven (37) feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Shane Miller, single and Cheryl A. Nierle, single as tenants in common, by Deed from Shane Miller, single, dated 12/13/2004, recorded 12/13/2004 in Book 5171, Page 332.

Seized in execution as the property of SHANE MILLER a/k/a SHANE M. MILLER and CHERYL A. NIERLE on No.: 2010-01486.

Parcel No.: 73+,009.0-0315.00-000+.

Premises being: 820 5TH AVENUE, WILLIAMSPORT, PA 17701-3049.

NO. 1-15

LEGAL DESCRIPTION

All that certain piece, parcel and lot of land situate in the 6th Ward of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point fifty (50) feet north of the northeast corner of Isabella Street and Sixth

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Avenue; thence east along lands now or formerly of Theodore Hill and Elias Neyhart, one hundred seventy-five (175) feet to an alley; thence north along said alley fifty (50) feet to a post; thence west along other lands now or formerly of Theodore Hill and Elias Neyhart, one hundred seventy-five (175) feet, more or less, to Sixth Avenue; thence south along Sixth Avenue fifty (50) feet to the place of beginning. Said lot being known as Lot No. 40 in McCormick's Addition to the City of Williamsport and being house No. 636 Sixth Avenue.

TITLE TO SAID PREMISES IS VESTED IN Adam W. Grimes and Allison C. Grimes, his wife, by Deed from Lizanne M. Eichenlaub, single, n/k/a Lizanne M. Stamm, single, dated 06/15/2000, recorded 06/16/2000 in Book 3564, Page 210.

Seized in execution as the property of ADAM W. GRIMES and ALLISON C. GRIMES on No.: 10-01485.

Parcel No.: 66+,002.0-0105.00-000+.

Premises being: 636 6TH AVE., WILLIAMSPORT, PA 17701-4699.

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 JANUARY 23, 2012, 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

D-23, 30; J-6

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PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, January 9, 2012