

Lycoming Reporter

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No. 8



LYCOMING REPORTER

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THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

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PUBLISHED EVERY FRIDAY BY
LYCOMING LAW ASSOCIATION

Editor: Gary L. Weber

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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.**

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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, MARCH 6, 2012—9:00 A.M. to 12:30 P.M.
(3 Substantive) NAVIGATING THE RISING TIDE OF RETALI-
ATION 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 FU-
TURE—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 CLIENT'S MINERAL RIGHTS

The full text of the following decisions of the Court of Common Pleas of Lycoming County have been posted to the Lycoming Law Association website. 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 website)]

► **Commonwealth vs. McCullough** (05/27/2011)—Judge Marc F. Lovecchio

Criminal: Habeas corpus petition; drug case; sufficiency of the evidence; evidence of possession; constructive possession by residents of household where drugs were found; equal access of another. (mccullough052711L) (Posted: 01/30/2012)

► **In the interest of KR** (01/25/2012)—Judge Joy Reynolds McCoy
Adoption: Petition for voluntary relinquishment of parental rights; adoption of child by step-brother of mother, while mother retains parental rights; in loco parentis status; no intention to live in family unit; legislative intent. (kr0112512m) (Posted: 01/26/2012)

► **Pennsylvania General Energy Company, LLC vs. Watson Township Zoning Hearing Board** (01/24/2012)—Judge Dudley N. Anderson

Administrative Appeal: Petition to intervene by non-party to appeal of denial of special exception and variances; affect upon legally enforceable interest; right of peaceable enjoyment of property; interest represented by the township. (pageneralenergy012412a) (Posted: 01/25/2012)

► **Commonwealth vs. McClam** (01/24/2012)—Judge Nancy L. Butts
Criminal: Post Conviction Relief Act Petition; eligibility for relief; lack of incarceration. (McClam012412bt) (Posted: 01/25/2012)

- ▶ **Corbett vs. Supply Source** (01/23/2012)—Judge Richard A. Gray
Civil: Petition for preliminary injunction; employment agreement dispute; enforceable restrictive covenant; lack of immediate and irreparable harm; compensable with money damages; knowledgeable party to contract who had assistance of counsel. (Corbett012312g) (Posted: 01/23/2012)
- ▶ **MS vs. TS** (01/17/2012)—Judge Joy Reynolds McCoy
Divorce: Appeal. (ms11712m) (Posted: 01/23/2012)

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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

Booth, Barry K., dec'd.

Late of Hughesville.
Co-Administratrices: Kristie Weik and Lisa Breneman.
Attorneys: Tammy A. Weber, Esquire, Marshall, Parker & Associates, LLC, 49 E. Fourth Street, Williamsport, PA 17701.

Bower, Sara E., dec'd.

Late of Williamsport.
Administrator: Dale V. Bower, 560 Sand Hill Road, Montoursville, PA 17754.
Attorneys: C. Edward S. Mitchell, Esquire, Mitchell Mitchell Gallagher Weber & Southard P.C., 10 West Third Street, Williamsport, PA 17701.

Evans, Preston L., dec'd.

Late of the Township of Lewis.
Executors: Danny J. Evans, Sr., 2950 Township Road, Malabar, FL 32950 and Preston L. Evans, Jr., P.O. Box H, Shawville, PA 16873.

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

Gavitt, Sandra S., dec'd.

Late of 1379 Ritchey Street, Williamsport.
Executrix: Cheri G. Heverly (formerly Cheri S. Gavitt), 600 Kane Street, South Williamsport, PA 17702.
Attorney: Malcolm S. Muscina, Esquire, 426 Broad Street, Montoursville, PA 17754.

Gilhart, Alonzie J., dec'd.

Late of Williamsport, (Loyalsock Township).
Administrator: Raymond E. Gilhart, 172 Valley Heights Drive, Williamsport, PA 17701.
Attorneys: L. Craig Harris, Esquire, Carpenter, Harris & Flayhart, 128 S. Main St., P.O. Box 505, Jersey Shore, PA 17740.

Haefner, Robert L., dec'd.

Late of Montoursville.
Executrix: Joan H. Manning.
Attorneys: Matthew J. Parker, Esquire, Marshall, Parker & Associates, LLC, 49 E. Fourth Street, Williamsport, PA 17701.

Thompson, Howard M., dec'd.

Late of Watson Township.
Executors: H. Michael Thompson and Barbara T. Buttorff c/o Tammy A. Weber, Esquire, Marshall, Parker & Associates, 49 E. Fourth Street, Williamsport, PA 17701.
Attorneys: Tammy A. Weber, Esquire, Marshall, Parker & Associates, 49 E. Fourth Street, Williamsport, PA 17701.

SECOND PUBLICATION

Buttorff, William H., dec'd.

Late of the Borough of Jersey Shore.

Co-Executors: David W. Buttorff, 144 Maple St., Jersey Shore, PA 17740 and Sharon L. Buttorff-Snook, 595 Knarr Rd., Jersey Shore, PA 17740. Attorney: Leroy H. Keiler, III, Esquire, P.O. Box 263, Jersey Shore, PA 17740.

Edler, Clara J., dec'd.

Late of Trout Run.

Executor: Richard P. Edler, 108 Claire Lane, Apartment 101, Mooresville, NC 28117. Attorneys: Anthony J. Grieco, Esquire, Elion, Wayne, Grieco, Carlucci, Shipman, Dinges & Dinges, P.C., 125 East Third Street, Williamsport, PA 17701.

Edwards, Joseph W., Sr., dec'd.

Late of Jersey Shore.

Administratrix C.T.A.: Joan Eck c/o Marc S. Drier, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740. Attorney: Marc S. Drier, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740.

Flynn, Joan E. a/k/a Joan Flynn, dec'd.

Late of the Borough of South Williamsport.

Executrix: Janine Hakes, 1221 West Central Avenue, South Williamsport, PA 17702. Attorneys: Adrienne J. Stahl, Esquire, Steinbacher & Stahl, 413 Washington Boulevard, Williamsport, PA 17701.

Peterman, Pauline R. a/k/a Pauline Ruth Peterman, dec'd.

Late of Muncy.

Executors: Michael W. Peterman, 7 Schuyler Avenue, Muncy, PA 17756 and Gail E. Nuss, 10 Mohawk Drive, Hughesville, PA 17737.

Attorney: Scott A. Williams, Esquire, 57 East Fourth Street, P.O. Box 3, Williamsport, PA 17703.

Shick, Kenneth L. a/k/a Kenneth Lee Shick, dec'd.

Late of South Williamsport.

Co-Executrices: Kimberley A. Shick and Deborah M. Graybill c/o Fred A. Holland, Esquire, 442 William Street, Williamsport, PA 17701.

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

Watts, Lawrence E., Sr. a/k/a Larry Watts, dec'd.

Late of Montoursville.

Executors: Douglass L. Watts and Todd E. Watts.

Attorneys: Gary T. Harris, Esquire, Rieders, Travis, Humphrey, Harris, Waters & Waffenschmidt, 161 West Third Street, Williamsport, PA 17701, (570) 323-8711.

Weaver, James R., Jr., dec'd.

Late of Williamsport.

Co-Administrators: Mark L. Weaver, 119 New Street, Muncy, PA 17756 and Michael L. Weaver, 814 Hollow Road, Lock Haven, PA 17745.

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

THIRD PUBLICATION

Baker, Robert R., dec'd.

Late of Muncy.

Executrix: Georgia Stauffer,
215 Charles Road, Muncy, PA
17756.

Attorney: Scott A. Williams,
Esquire, 57 East Fourth
Street, P.O. Box 3, Williams-
port, PA 17703.

Guthrie, Raymond E., dec'd.

Late of Jersey Shore.

Executrix: Bridgitte I. Neal,
168 Pine Crest Road, Jersey
Shore, PA 17740.

Attorneys: Scott T. Williams,
Esquire, Law Offices of Perci-
balli & Williams, LLC, 429
Market Street, Williamsport,
PA 17701.

Heydenreich, Kenneth L., dec'd.

Late of Montoursville.

Executor: Larry Michael, 386
State Route 118, Hughesville,
PA 17737.

Attorneys: Fred A. Holland,
Esquire, Murphy, Butterfield
& Holland, P.C., 442 Wil-
liam Street, Williamsport, PA
17701.

Himes, Christine H., dec'd.

Late of the Township of Loy-
alsock.

Executrix: Joyce A. Shaffer,
335 Lamont Drive, Cogan Sta-
tion, PA 17728.

Attorneys: Paul A. Roman, Es-
quire, Law Office of Joseph L.
Rider, 143 West Fourth Street,
Williamsport, PA 17701.

**Johnston, Patricia A. a/k/a Pa-
tricia Ann Johnston,** dec'd.

Late of Cummings Township.
Executor: Paul R. Johnston.

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

Lombardo, Ida M., dec'd.

Late of the City of Williams-
port.

Executrix: Conchita L. Bell,
1501 Briarwood Drive, Mon-
toursville, PA 17754.

Attorney: Joseph L. Rider, Es-
quire, 143 West Fourth Street,
Williamsport, PA 17701.

Myers, Marvin D., dec'd.

Late of Wolf Township.

Executor: Steven D. My-
ers, 592 Laurel Run Road,
Hughesville, PA 17737.

Attorney: J. Howard Langdon,
Esquire, 3 South Main Street,
Muncy, PA 17756.

Reeder, Evelyn L., dec'd.

Late of the Township of Fair-
field.

The Evelyn L. Reeder Protector
Trust, dated April 16, 2008.

Settlor: Evelyn L. Reeder.

Executrices/Trustees: Patricia
A. Reeder and Sally L. Reeder,
100 Sechler Drive, Montours-
ville, PA 17754.

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

**Skoog, Janis L. a/k/a Janis
Crider Skoog,** dec'd.

Late of Williamsport.

Executors: John Herbert
Skoog and Anne Elizabeth
Skoog, 1415 Keller Avenue,
Williamsport, PA 17701.

Attorney: Scott A. Williams,
Esquire, 57 East Fourth
Street, P.O. Box 3, Williams-
port, PA 17703.

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Vogel, Mary Catherine, dec'd.
Late of the City of Williamsport.
Executors: Barbara A. Frey, 316 Winter Street, Dubois-town, PA 17702 and Woodlands Bank, 2450 E. Third Street, Williamsport, PA 17701.
Attorney: Joseph L. Rider, Esquire, 143 West Fourth Street, Williamsport, PA 17701.

5. Hauke, Bessie A.—Judy L. Loy, Successor Trustee.

6. Houseknecht, Burdell C.—Barbara A. Houseknecht, Executrix.

7. Zellers, Marcelyn D.—John W. Zellers and Michael J. Zellers, Co-Executors.
Annabel Miller
Clerk of Orphans' Court
Register of Wills

F-24; M-2

Yealy, W. Holmes a/k/a Wendell Holmes Yealy, dec'd.
Late of the Township of Loyalsock.
Executors: Enid S. Yealy, 2160 Warrensville Road, Montoursville, PA 17754 and Woodlands Bank, 2450 E. Third Street, Williamsport, PA 17701.
Attorney: Joseph L. Rider, Esquire, 143 West Fourth Street, Williamsport, PA 17701.

NOTICE

Articles were filed with the Department of State on February 3, 2012 for:

DELTA PI/SIGMA PI
ALUMNI ASSOCIATION
pursuant to the provisions of the Pennsylvania Nonprofit Corporation Law of 1988 for fraternal purposes.
ANTHONY P. LITWIN, III, ESQ.
24 East Tioga Street
Tunkhannock, PA 18657

F-24

NOTICE

NOTICE IS HEREBY GIVEN to all parties interested that the following Accounts together with all Statement of Proposed Distribution accompanying the same have been filed in the Office of the Register of Wills and Clerk of Orphans' Court presented to the Orphans' Court of Lycoming County for Confirmation Absolute March 6, 2012 unless exceptions are filed before 5:00 P.M. on that date.

1. Barnes, Pearl K.—Robin E. Hunter, Executrix.

2. Baughman, Marshall W.—Betty Conner and Richard L. Baughman, Executors.

3. Carlin, William M.—Peter Carlin, Executor.

4. Guerra, Eduardo a/k/a Guerra, Rev. Dr. Eduardo—Tera Valle Bush, Executrix.

NOTICE

NOTICE IS HEREBY GIVEN that the Board of Old Lycoming Area Authority (the "Authority"), a Pennsylvania municipality authority having its registered office at 1951 Green Avenue, Williamsport, Pennsylvania, Lycoming County, Pennsylvania, has adopted a resolution proposing amendments to its Articles of Incorporation. The Authority submitted the proposed amendments to the Board of Supervisors of the Township of Old Lycoming, Lycoming County, Pennsylvania (the "Township"), which incorporated the Authority. The Township has adopted a resolution approving the proposed

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amendments to the Articles of Incorporation of the Authority. The Authority intends to file Articles of Amendment to its Articles of Incorporation with the Secretary of the Commonwealth of Pennsylvania on or after February 27, 2012, under provisions of the Pennsylvania Municipality Authorities Act. The nature and character of such proposed amendments are to decrease the number of members of the Board of the Authority from seven to five, and to revise the terms of office of certain members of the Board of the Authority. By Order of the Board of Old Lycoming Area Authority, County of Lycoming, Pennsylvania

F-24

NOTICE

NOTICE IS HEREBY GIVEN that on or about February 6, 2012, TA Fulmer, LLC, of 333 Ertel Road, Williamsport, Pennsylvania, filed in the Office of the Secretary of the Commonwealth, an application for a certificate to do business under the assumed or fictitious name of:

FULMER'S WATER

said principal place of business to be at: 333 Ertel Road, Williamsport, Pennsylvania 17701, all under and pursuant to the Act of Assembly of May 25, 1945, P.L. 967, as amended.

SCOTT T. WILLIAMS, ESQUIRE
PERCIBALLI & WILLIAMS, LLC
429 Market Street
Williamsport, PA 17701

F-24

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed in the Department of State of

the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on January 6, 2012, for the purpose of incorporating a corporation under the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the corporation is:

FORWARD PROGRESS
FOUNDATION

The purpose for which it has been organized is: exclusively charitable purposes.

WILFRED K. KNECHT, ESQUIRE
McCORMICK LAW FIRM
835 West Fourth Street
Williamsport, PA 17701
(570) 326-5131

F-24

NOTICE

NOTICE IS HEREBY GIVEN that on or about February 6, 2012, Always Caring, LLC, of 201 Woodward Avenue, Lock Haven, Pennsylvania, filed in the Office of the Secretary of the Commonwealth, an application for a certificate to do business under the assumed or fictitious name of:

FULMER'S PERSONAL CARE
said principal place of business to be at: 201 Woodward Avenue, Lock Haven, Pennsylvania 17745, all under and pursuant to the Act of Assembly of May 25, 1945, P.L. 967, as amended.

SCOTT T. WILLIAMS, ESQUIRE
PERCIBALLI & WILLIAMS, LLC
429 Market Street
Williamsport, PA 17701

F-24

NOTICE

BE IT KNOWN, that a hearing will be held in front of the Honorable Dudley Anderson of the Court

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of Common Pleas of Lycoming County in Courtroom Number 2 on April 3, 2012 at 3:00 p.m. to address a Petition for Judicial Name Change by DERRIC VAUGHN WINTER a/k/a NICHOLAS VAUGHN WINTER, seeking to change his legal name to NICHOLAS VAUGHN WINTER. Any person having lawful objection to the change of name may appear and be heard. After the hearing, and upon proof of publication of this notice, if the court is satisfied that there is no lawful objection, the court shall enter a Final Order making absolute the name change of DERRIC VAUGHN WINTER a/k/a NICHOLAS VAUGHN WINTER to NICHOLAS VAUGHN WINTER.

F-24

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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, MARCH 2, 2012, at 10:30 A.M., the following described real estate to wit:

NO. 3-1

ALL THAT CERTAIN piece or parcel of land situate in the Township of Woodward, County of Lycoming, Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the west line of Legislative Route No. 40126, known as Quenshenkey Run Road, said point being South 5 degrees fifteen minutes East a distance of 239 feet from an iron pin in the southern line of land formerly of the Homer Smith Estate, now or formerly of Craig R. Clark, et ux, thence South seventy-seven degrees west along land now or formerly of Walter J. Johns, et ux, a distance of one hundred feet to a point, thence north 5 degrees 15 minutes west along said John's land, a distance of 39 feet to a point; thence south seventy-seven degrees, 0 minutes west along land now or formerly of Cecil Lovall, a distance of 119 feet to an iron pin; thence north 11 degrees 40 minutes west, along said Lovall land, a distance of 172 feet to an iron pin; thence south 70 degrees 0 minutes west along said land formerly of the Homer Smith Estate, now or formerly of Craig R. Clark, et ux, a distance of 206 feet to a stone

corner; thence South eight degrees 30 minutes east along land now or formerly of Reno Clark, now or formerly of Mary Thompson, et vir, a distance of 700 feet to a stone corner; thence south eighty-four degrees 30 minutes East along said Thompson land, a distance of 299 feet to a stone corner on the western line of said route no. 61028, thence north 8 degrees 20 minutes East along said route no. 60128, a distance of 377 feet and north 2 degrees 10 minutes west, a distance of 261 feet to the point and place of beginning. Having thereon erected a 2 story log dwelling house and other improvements.

TAX PARCEL NO. 60-347.0-0165.

BEING KNOWN AS: 2019 Quenshenkey Road, Linden, PA 17744.

NO. 3-2

LEGAL DESCRIPTION

ALL that certain piece, parcel, or lot of land situate in the Eighth Ward of the City of Williamsport, County of Lycoming, and Commonwealth of Pennsylvania, known as Lots Nos. 170 and 172 on Gilmore's Addition to the City of Williamsport, and known as 1114 Mulberry Street, and being more particularly bounded and described as follows:

BEGINNING at a point on the easterly line of Mulberry Street, distant northerly, measured on the said easterly line of Mulberry Street, one hundred (100) feet from the intersection of the northerly line of Eldred Street with the easterly line of Mulberry Street, said point being the northwesterly corner of Lot No. 174; and thence running in a northerly direction along the eastern line of said Mul-

berry Street, one hundred (100) feet to a point in the northern line of Lot NO. 170, said point being the northwest corner of Lot No. 170 and the intersection of the easterly line of Mulberry Street with the southerly line of O'Neill Avenue; thence in an easterly direction along the southern line of O'Neill Avenue and the northern line of said Lot No. 170., one hundred (100) feet to a point in said northern line of Lot No. 170 and the southern line of O'Neill Avenue; thence southerly in a line parallel with the easterly line of Mulberry Street, one hundred (100) feet to a point in the south line of Lot No. 172 and the north line of Lot No. 174; thence in a westerly direction along the north line of Lot No. 174 and the south line of Lot No. 172, one hundred (100) feet to a point, at the place of beginning.

PARCEL #68-09-202.

DBV 1448, PAGE 194.

NO. 3-3

LEGAL DESCRIPTION

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

BOUNDED on the North by East Mechanic Street, a distance of fifty (50) feet; on the East by lot now or formerly of Edward Houseknecht, a distance of one hundred eighty (180) feet; on the South by a public alley, a distance of fifty (50) feet; on the West by lot now or formerly of William Diggan, a distance of one hundred eighty (180) feet. Containing 9,000 square feet of land.

BEING the same premises granted and conveyed unto David L. Wertz, Sr., and Theresa L.

Wertz, husband and wife by Deed of Wayne L. Wertz and Kay A. Wertz, husband and wife, dated November 19, 1997 and recorded in Lycoming County Record Book 2902, page 269.

BEING Parcel No. 39-02-608.

BEING known as 114 Mechanic Street, Muncy, PA 17756.

BEING the same premises which David L. Wertz, Sr. and Theresa L. Wertz, husband and wife, granted and conveyed unto David L. Miller, Jr. and Kelly M. Miller, husband and wife, by Deed dated January 7, 2004 and recorded on January 21, 2004 in the Office of the Recorder of Deeds of Lycoming County, Commonwealth of Pennsylvania in Book 4856, Page 114, as Instrument No. 200400001029.

NO. 3-4

All that certain piece, parcel and tract of land situated in the Township of Muncy Creek, County of Lycoming and Commonwealth of Pennsylvania, known as Lot #6 on the Bieber Farm Plan of Lots, and more particularly bounded and described as follows:

BEGINNING at a point in the northern right-of-way line of the Old State Highway leading from Williamsport to Muncy, said point being four hundred twenty (420) feet east of the southeastern corner of lands formerly of Clarence Snyder and the southwestern corner of Lot No. 1; thence south fifty-seven (57) degrees forty-three (43) minutes east ninety and six-tenths (90.6) feet to an iron pipe at corner of lands, now or formerly of Thomas Stearns; thence north thirty-four (34) degrees forty-five (45) minutes east one hundred thirty-three (133) feet to a point on the southern right-of-way line to the New State Highway leading from

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Williamsport to Muncy; thence north forty (40) degrees thirty-four (34) minutes west one hundred five and four-tenths (105.4) feet to a point; thence south thirty (30) degrees thirty-eight (38) minutes west, one hundred sixty-four and two-tenths (164.2) feet to the place of beginning.

BEING KNOWN AS: 1964 John Brady Drive, Muncy, Pennsylvania 17756.

Title to said premises is vested in John L. De Wald Sr. and Paulette M. De Wald, his wife by deed from MILDRED L. SMITH, SINGLE dated March 31, 1970 and recorded April 1, 1970 in Deed Book 555, Page 366.

On October 21, 2004, Paulette M. Dewald departed this life, leaving title vested solely in the name of John L. Dewald, Sr. by operation of law.

Tax parcel #: 40-003.0-0-0201.00-000.

Improvements: Residential Dwelling.

NO. 3-5

EXHIBIT "A"

ALL that piece, parcel or lot of land situate in the Township of Porter, County of Lycoming and Commonwealth of Pennsylvania, being known and designated on the Plan of Thomas L. & Janet E. Dunlap as Lot #5 as in accordance with a survey made by Hunt Engineers and Architects, dated September 28, 1988, and recorded in Lycoming County Deed Book 1335, Page 344, and Map Book 447, Page 181, lot staked by William C. Hilling, P.L.S., July 19, 1991, bounded and described as follows,

BEGINNING at a set iron pin, said pin being twenty-five (25) feet south of the center of Town-

ship Road 8349 (a/k/a Pine Creek Avenue), south eighty-one (81) degrees eighteen (18) minutes west a distance of one hundred sixty-three and fifty-eight hundredths (163.58) feet to a fifty (50) foot "Future Road," per said plan, and at the northeast corner of the lot of land herein described; thence along the lands now or formerly of Thomas L. Dunlap and Janet E. Dunlap, his wife, the following three (3) courses and distances, (1) south eight (8) degrees forty-two (42) minutes east a distance of one hundred forty-six and fifty-seven hundredths (146.57) feet to a set of iron pin/cap; (2) south seventy-nine (79) degrees forty-eight minutes west a distance of one hundred forty-four and three hundredths (144.03) feet to a set railroad spike over a buried man-hole casting; (3) north twenty (20) degrees twenty-one (21) minutes thirty (30) seconds west a distance of one hundred fifty-three and fifty hundredths (153.50) feet to a set of iron pin/cap; thence north eighty-one (81) degrees eighteen (18) minutes east along the south line of Township Road #349 (Pine Creek Avenue), a distance of one hundred seventy-five (175) feet to the point of BEGINNING. Containing 0.544 acres.

SUBJECT, HOWEVER, to a fifteen (15) foot utility easement along the north line of lot for PP&L and Bell Telephone lines, per Lycoming County Deed Book 1193, Page 79, and a ten (10) foot perpetual easement along south line of lot for an existing eight-inch (8") sanitary sewer line.

The premises are also conveyed UNDER AND SUBJECT to the following covenants and restrictions, the observance of which shall form a part of the consideration and run with the title to the land.

LYCOMING REPORTER

1. Grantors reserve unto themselves, their agents, employees, heirs and assigns all easements for drainage shown on the recorded plan of subdivision plus easements for utilities now or hereafter recorded, together with the full right of ingress, egress, and regress for themselves, their agents, employees, heirs and assigns for purposes of installing and servicing such drainage and utilities. No structures, including walls, fences, paving or planning shall be erected on any lot which shall interfere with such rights-of-way.

2. No buildings or any part of a building shall be erected on any lot within a distance thirty-five (35) feet from the southern right-of-way line of Township Route 349, fifteen (15) feet of the side, and twenty (20) feet from the rear lot lines of any lot for which distance back the said premises shall at no time be built upon or obstructed, except for driveways, unenclosed porches, steps, fences, statuary, trees or shrubbery.

3. No nuisance shall be maintained upon any lot, nor shall any building for offensive or immoral purposes or occupation be erected or maintained thereon. Each lot shall be used solely for one-family residence purposes and not for commercial business, or manufacturing purposes, except that those occupations as defined in the Municipalities Planning Code shall be permitted.

4. No livestock or fowl of any nature, either wild or domesticated, may be maintained on this lot, except household pets. No commercial kennel shall be erected on any lot.

5. No building, part of a building, outbuilding, exterior addition, alteration or improvement shall be erected on said lot without first ob-

taining, in writing, the approval of the grantors as to location, elevation plans, and design. Grantors shall approve or disapprove the said location, elevation plans, and design within fifteen (15) days of receipt of same, and failure to approve or disapprove within a fifteen (15) day period shall constitute approval.

6. All utilities, including but not limited to T.V. cable and electrical and telephone wiring, shall be installed underground so that no wiring shall be exposed to public view.

7. Any construction initiated on a lot must be completed within eighteen (18) months from the start of construction.

8. No mobile homes, tents, trailers, shacks, or outhouses of any nature shall be occupied as a temporary or permanent domicile or be permitted to remain on any part of any lot.

9. No outbuildings or uncompleted dwelling houses shall be occupied as a domicile prior to completion of the exterior according to plans and specifications.

10. None of the lots in this subdivision plan shall be further subdivided.

11. No residence dwelling shall be erected on said lot having a usable living area above ground of less than 1,500 square feet, unless approved by the Grantor.

BEING the same premises which Thomas L. Dunlap and Janet E. Dunlap by Deed dated October 23, 1991 and recorded on October 24, 1991 in Deed Book Volume 1761 page 346 in the Office of the Recorder of Deeds of Lycoming County, granted and conveyed unto James M. Johnson and Shirley E. Johnson.

LYCOMING REPORTER

PARCEL NO. 49.385.0-0114-05-000.

Commonly Known As: 509 Pine Creek Avenue, Jersey Shore, PA 17740, f/k/a RR#4, Box 125A, Jersey Shore, PA 17740.

NO. 3-7

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of land in Township of Clinton, Lycoming County Commonwealth of PA, as more fully described in or Book 5770 Page 303 ID# 07-002-501, being known and designated as a metes and bounds property, survey made by M.L. Smith, C.E.

BEING THE SAME fee simple property conveyed by deed from Carl E. Squier, executor of the estate of Howard J. Fausey to Robert R. Patricks and Annmarie Patricks, husband and wife tenancy by entirety dated 08/18/2006 recorded on 08/28/2006 in or Book 5770, Page 303 in Lycoming County Records, Commonwealth of PA.

NO. 3-8

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and lot of land situate in the Borough of Muncy, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southern side of New Street, in line of land now or formerly of Lottie Shook, said point being 60.00 feet east of the southeast corner of the intersection of said New Street and South Washington Street;

THENCE in an easterly direction along the southern side of said New Street, 50.00 feet, more or less, to a point in line of land now or formerly of Harold Cum-

mings and Geraldine Cummings, his wife;

THENCE in a southerly direction along said Cummings' land, 187.00 feet, more or less, to the northern side of an alley;

THENCE in a westerly direction along the northern side of said alley, 50.00 feet, more or less, to a point in line of land now or formerly of Mrs. Forest E. Bubbs;

THENCE in a northerly direction along said Bubbs land and land now or formerly of the said Lottie Shook, 186.00 feet, more or less, to a point on the southern side of New Street, the place of BEGINNING.

"For identification purposes only, being known as Real Estate Tax Parcel No. 37-2-915 in the Office of the Lycoming County Tax Assessor."

BEING the same premises which Chester B. Holmes and Dorothy Ann Holmes, his wife, by their Deed dated October 29, 1997 and recorded on November 3, 1997 in the Office of the Recorder of Deeds in and for Lycoming County, in Record Book 2893, Page 57, granted and conveyed unto Kelly J. Holmes, a single person.

NO. 3-9

LEGAL DESCRIPTION

ALL THOSE TWO (2) CERTAIN pieces or parcels of land situate in the Township of Woodward, County of Lycoming, and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL NO. 1: BEGINNING at an iron pin in the southern right of way line twenty-five (25) feet from the center line of township route 343 (formerly the state highway between Jersey Shore and Williamsport), said iron pin being three hundred (300) feet westerly from an iron pin at the intersec-

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tion of said southern right of way line with the eastern line of land not or formerly of Lundy Lumber Company; thence along land now or formerly of Lundy Lumber Company, south twenty-eight (28) degrees fifty-six (56) minutes east, one hundred eighty-three and fifty four hundredths (183.54) feet to an iron pin, thence along the same, south fifty-eight (58) degrees no (00) minutes west, fifty eight and six tenths (58.6) feet to the southeast corner of land now or formerly of Henry Bryan; thence along line of land now or formerly of Henry Bryan, north twenty-eight (28) degrees seventeen (17) minutes west, one hundred eighty-three and fifty three one-hundredths (183.53) feet to the southern right of way line of Township 343; thence along said southern right of way line, north fifty-seven (57) degrees fifty-two (52) minutes east, fifty-six and four-tenths (56.4) feet to the place of beginning.

PARCEL NO. 2: BEGINNING at an iron pin on the south line of township route T-343, known as the old Jersey Shore-Williamsport highway, said iron pin being one hundred fifty-eight and two-tenths (158.2) feet easterly from the east line of Pine Run Road, also T-343; thence north fifty-eight (58) degrees no (00) minutes east along the said Jersey Shore-Williamsport highway, a distance of two hundred sixty-six (266) feet to a steel stake, thence south twenty-nine (29) degrees fifteen (15) minutes east along property now or formerly of Paul H. Campbell, a distance of one hundred ninety-two and five-tenths (192.5) feet to a steel stake; thence south fifty-eight (58) degrees no (00) minutes west along same, a distance of two hundred fifty-two and one-tenths

(252.1) feet to an iron pin; thence north thirty-two (32) degrees no (00) minutes west along the property now or formerly of Dennis E. Brooks, a distance of one hundred ninety and nine-tenths (190.9) feet to an iron pin, the point and place of beginning.

FOR IDENTIFICATION PURPOSES ONLY, being known as all of tax parcel no. 60-387-162 in the Lycoming County Assessment Office.

BEING the same premises which Edward M. Bower, by deed dated December 18, 1996, and recorded in Lycoming County on December 18, 1996, in Deed Book 2725, page 63, conveyed unto James T. Brooks, Jr. and Kathleen Brooks, in fee.

THE SAME James T. Brooks, Jr. departed this life on May 30, 1999, whereby vesting fee simple title in his widow, Kathleen M. Brooks, by operation of law.

NO. 3-10

ALL those two (2) certain pieces, parcels and lots of land situate in the Seventh Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL NO. 1: BEGINNING at a post in the East line of Funston Avenue, fifty nine feet seven inches (59 ft. 7 in.) South of the Southwest corner of lot of land now or formerly of Warden M. Morris and being the Southwest corner of lot of land now or formerly of Adam K. Carothers; thence East along the South line of said Carothers lot in a line parallel with the South line of said Morris lot, one hundred twelve feet, six inches (112 ft. 6 in.), more or less, to land now or formerly of the Lycoming Presby-

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terian Church; thence South along the West line of said Church lot, eighty two feet (82 ft.), more or less, to the North line of King Street; thence West along said line of King Street, one hundred thirteen feet, eighty inches (113 ft. 8 in.), more or less, to the East line of Funston Avenue; and thence North along said Funston Avenue, seventy seven feet three inches (77 ft. 3 in), to the post, the place of beginning.

PARCEL NO. 2: BEGINNING at a pipe corner of the North side of King Street, forty seven and ninety two one hundredths feet (47.92 ft.) East of Funston Avenue and being the Northwest corner of the Lycoming Presbyterian Church Cemetery; thence Easterly along the South line of lot now or formerly of Robert S. Caldwell (Deceased), sixty seven and two tenths feet (67.2 ft.) to a pipe at lands now or formerly of the Lycoming Presbyterian Church; thence in a Southerly direction along side land, ten feet (10 ft.) to a pipe corner; thence Westerly parallel to the South line of lot now or formerly of Robert S. Caldwell (Deceased) sixty five and six tenths feet (65.6 ft.) to an iron post on the Western line of the said Cemetery lot; thence in a Northwestern direction along said line, ten and one tenth feet (10.1 ft) to the pipe corner, the place of beginning.

TOGETHER with free ingress and regress over the above described lot of land to Funston Avenue on the West over, across and upon King Street, now or formerly held, owned or claimed by the Lycoming Presbyterian Church.

FOR Identification Purposes only, being known as Parcel No. 67-9-711 in the Office of the Lycoming County Assessor.

TAX PARCEL NO: 67-0090-0711-000.

BEING KNOWN AS 830-832 FUNSTON AVENUE, WILLIAMS-PORT PA 17701.

NO. 3-11

EXHIBIT "A"

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

BEGINNING at a point on the western line of Linn Street, which point is located at the southeast corner of Lot No. 5: thence in a southerly direction and along the western line of Linn Street a distance of one hundred (100) feet to the northeast corner of Lot No. 2; thence in a westerly direction and along the division line of Lots Nos. 2 and 3, a distance of one hundred sixty (160) feet to an alley; thence along the eastern line of said alley and in a northerly direction a distance of one hundred (100) feet to the southwest corner of Lot No. 5; thence in an easterly direction and along the division line of Lots Nos. 4 and 5, a distance of one hundred sixty (160) feet to the point and place of beginning.

BEING Lots. Nos. 3 and 4 in Block I in Oak Lynn, the Plan of Lots of William A., Matter, as recorded in the office of the Register and Recorder of Lycoming County; Pennsylvania, in Deed Book Vol. 365, page 77.

ALSO BEING the same premises conveyed by Dorothy M. Harvey and Kenneth G. Harvey, her husband, to Kenneth G. Harvey, her husband, by deed dated October 7, 1985 and recorded October 7, 1985 in Lycoming County Record Book 800 at Page 273.

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On which is erected a 1 STORY RANCH ON .04 acres and known as 3575 Linn Street, Cogan Station, Lycoming County, PA 17728. Also known as tax parcel number 27-001-615.

NO. 3-12

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

BOUNDED ON THE NORTH fifty feet (50 ft.) by an alley; on the East one hundred seventy-five feet (175 ft.) by lot formerly of Sophia Lowmiller, now or formerly of Lewis Bogart; on the South fifty-feet (50 ft.) by East Water Street; and on the West one hundred seventy-five feet (175 ft.) by lot formerly of John Ritter, now or formerly of Milford Marshall.

HAVING THEREON ERECTED A DWELLING KNOWN AS 141 EAST WATER STREET, MUNCY, PA 17756.

PARCEL: 39-2-521.

BEING THE SAME PREMISES WHICH David H. Spring and Eileen Jane Spring, his wife, by deed dated 7/30/03 and recorded 7/31/03 in Lycoming County Record Book 4663 Page 98, granted and conveyed unto Kevin C. Schreffler and Christine L. Schreffler, his wife.

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

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 KEVIN C. SCHREFFLER AND CHRISTINE L. SCHREFFLER ON JUDGMENT NO. 11-00987.

NO. 3-13

That certain piece or parcel of land, and the buildings and improvements thereon, known as 7002 State Route 87 located in the Township of Plunkett's Creek, County of Lycoming and Commonwealth of Pennsylvania, and being more particularly described in a deed recorded on September 10, 2004 at Book 5086, Page 240 of the Lycoming County Land Records.

Parcel # 48-4-212.

For title reference see Deed recorded September 10, 2004 in Book 5086, Page 240.

ALSO DESCRIBED AS:

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

BEGINNING at a loose stone corner the side of the State Highway up the Loyalsock Creek from Montoursville to Proctor; thence along land now or formerly of Edward F. Nirle, known as Lot #4 south thirteen (13) degrees east three hundred (300) feet to a red oak corner; thence along land now or formerly of Lynn W. Hill south sixty-seven (67) degrees and twenty-one (21) minutes east one hundred feet (100) to a post; thence by other lands now or formerly of Lynn W. Hill north thirteen (13) degrees west three hundred (300) feet to a loose stone corner on line of the State Highway up Loyalsock Creek; and thence by the same north sixty-seven (67) degrees and twenty-one (21) minutes west one

LYCOMING REPORTER

hundred (100) feet to the place of beginning. And being Lot #5 on the Plan of Cabin's Sites prepared by Lynn W. Hill, dated October 7, 1925 and a part of a larger tract of land which John Boyd Vance and wife by their indenture dated the 19th day of November, 1919 and recorded in said Lycoming County in Deed Book 232 Page 124 sold and conveyed to the said Lynn W. Hill as by reference appears.

TAX PARCEL #: 48-4-0212.

BEING KNOWN AS: 7002 State Route 87, Williamsport, PA 17701.

NO. 3-14

ALL that certain plot or lot of land situate in the Township of Susquehanna, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin at the northwest corner of Plot #14 on the south side of state highway leading from South Williamsport to Bastress and said pin being twenty-five (25) feet from the center of said highway; thence by Plot #14 south thirty-four (34) degrees east one hundred fifty-five (155) feet to an iron pin; thence by land of Grantors due west two hundred forty (240) feet to an iron pin twenty-five (25) feet from the center of said highway; thence by the south side of said highway north fifty (50) degrees east two hundred (200) feet to the place of BEGINNING; containing 17050 square feet and is known as Plot #15 and 16 of Nisbet Heights as surveyed by H.H. Lundy in 1935.

EXCEPTING and RESERVING that parcel of land conveyed in Lycoming County Record Book 5950 Page 279.

RB5678 3071 State Route 654, Williamsport, Pennsylvania 17702.

Title to said premises is vested in Patricia J. Hess, married by deed from VERNON L. HESTER, BY AND THROUGH HIS AGENT, PATRICIA J. HESS, UNDER THAT CERTAIN POWER OF ATTORNEY DATED MARCH 30, 2007 dated November 3, 2009 and recorded November 4, 2009 in Deed Book 6797, Page 188.

Tax parcel #: 55-001.0-0510.00-000.

Improvements: Residential Dwelling.

NO. 3-15

ALL THAT CERTAIN piece , parcel and lot of land situate, lying and being in the Second Ward of the Borough of Montoursville, County of Lycoming and Commonwealth of Pennsylvania, and being more particularly bounded and described as follows, to wit:

BEGINNING at a post in line of land, now or formerly of John Lloyd, thence westwardly along line of land, now or formerly of Charles Fry 164 1/2 feet to a post on the east side of Washington Street; thence southwardly along the same 50 feet to a post; thence eastwardly along line of land now or formerly of G. P. Wanner and parallel to the first-described line 167 feet, more or less, to a post; thence northwardly along land now or formerly of John Lloyd 50 feet, more or less, to the point and place of beginning, containing eight thousand two hundred fifty (8,250) square feet, more or less.

The above described premises are otherwise described according to survey of Robert W. Ferrell, Jr., dated July, 1976, as follows:

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BEGINNING at an existing iron pin in the eastern line of North Washington Street, said iron pin marking the northwest corner of land now or formerly of Dorsey M. Gilbert and Anna 1. Gilbert, and being 56.93 feet north of the face of the northern curb on Spruce Street (as measured along the eastern line of North Washington Street north 13 degrees 30 minutes east 50 feet to an iron pin; thence along the southern line of land now or formerly of Robert C. Dangle and Sandra M. Dangle south 76 degrees 32 minutes east 184.55 feet to an iron pin in the western line of Updegraff Alley; thence along the western line of Updegraff Alley; thence along the western line of Updegraff Alley south 14 degrees 30 minutes 30 seconds west 50.11 feet to an iron pin; thence along the northern line of land now or formerly of Dorsey M. Gilbert and Anna L. Gilbert north 76 degrees 32 minutes west 183.76 feet to an iron pin, the place of beginning. Containing nine thousand two hundred six (9,206) square feet.

Being 404 N Washington St, Montoursville, Pennsylvania 17754.

Title to said premises is vested in Barbara M Rishel and Carl J Rishel, husband and wife, by deed from SRL CONSTRUCTION, INC., A CORPORATION dated March 30, 1999 and recorded March 30, 1999 in Deed Book 3260, Page 247.

Tax parcel #: 34A-03-705.

Improvements: Residential Dwelling.

NO. 3-16

LEGAL DESCRIPTION

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

of Pennsylvania, being known as Lot No. 1622 on the Plot or Plan of Susquehanna Loyalsock Development as recorded in Lycoming County Deed Book 377, Page 397, more particularly bounded and described as follows:

Beginning at a point on the east line of Warren Avenue, said point being also the southwest corner of Lot No. 1626; thence in an Easterly direction along the South line of Lot No. 1626, a distance of ninety-four and nineteen-hundredths (94.19) feet to a point; thence in a southerly direction along the western line of Lot No. 1656, a distance of Sixty-two and five-tenths (62.5) feet to a point; thence in a westerly direction along the Northern line of Lot No. 1618, a distance of ninety-five and eight-hundredths (95.08) feet to the east line of Warren Avenue; thence in a northerly direction along the same sixty-two and five-tenths (62.5) feet to the point and place of beginning.

Tax Id : 26-14-460.

For information purposes only—property a/k/a 1622 Warren Avenue, Williamsport, PA 17701-2653.

TITLE TO SAID PREMIES IS VESTED IN Ray A. Cowles, Jr. from Victor L. Perry and Catherine L. Perry, his wife, dated 05/05/2005 and recorded 05/11/2005 under Book 5294, Page 05/11/2005.

NO. 3-17

LEGAL DESCRIPTION

All those certain two pieces, parcels and lots of land situate in the Borough of Montgomery, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Parcel No. 1—known as Lot numbered 27 and 29 on the Plan of Kinsey's Addition to the Borough of Montgomery as laid out by L. C.

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Kinsey in the First Kinsey Addition to Montgomery Borough, filed in the Office for Recording of Deeds in and for Lycoming County, in Deed Book 115 page 444, situate on the east side of Kinsey Street and fronting on said Street; being 110 feet in width on said Kinsey Street and running back from said Street at right angles with the same and of said width 165 feet to an alley.

Parcel No. 2—BEGINNING at an iron pin in line of a 15 foot alley and another 15 foot alley running at right angles with the first mentioned alley; thence north along said 15 foot alley 72 1/4 degrees east 150 feet to an iron pin in line of land formerly of W. E. Schnee, now Clark Duncan et al.; thence along other land formerly of W. E. Schnee north 17 1/2 degrees west 110 feet to other land formerly of W. E. Schnee now Clark Duncan; thence along land of Clark Duncan south 72 1/4 degrees west 150 feet to an iron pin in line of the first above mentioned alley; thence along the eastern side of said alley south 17 1/2 degrees east 110 feet to an iron pin and the place of beginning. Containing 16,500 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN William P.C. Jones, by Deed from Sally Jane Lynch and John Lynch, her husband, dated 03/15/1977, recorded 03/17/1977 in Book 803, Page 239. William Perry Jones A/K/A William P.C. Jones departed this life on or around 03.05.2010. vesting interest of property to Mark T. Jones, in his Capacity as Administrator & Devisee of the Estate.

Seized in execution as the property of MARK T. JONES, IN HIS CAPACITY AS ADMINISTRATOR C.T.A. & DEVISEE OF THE ESTATE OF WILLIAM PERRY JONES

a/k/a WILLIAM P.C. JONES on No.: 11-00830.

Parcel No.: 35-001-0-0201-00-000.

Premises being: 94 KINSEY STREET, MONTGOMERY, PA 17752-1038.

NO. 3-18

LEGAL DESCRIPTION

All that certain message or tenement and lot of land situate in the Second Ward of the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, known and designated on the plot of plan of Veley's Addition to the Borough of Jersey Shore, as Lot No. 5, being more particularly bounded and described as follows:

Beginning at a post on the Western line of Campbell Street, said post being fifty (50) feet North of the intersection of the Western line of Campbell Street with the Northern line of a twenty (20) foot alley; thence in a Westerly direction along the Northern line of Lot No. 4 on said plot or plan, a distance of one hundred (140) feet to a post, along the Northwestern corner of said Lot No. 4; thence in a Northerly direction, in a line parallel with the Western line of Campbell Street, a distance of fifty (50) feet, more or less, to Lot No. 6 on said plot or plan; thence in an Easterly direction, along the Southern line of said Lot No. 6, a distance of one hundred forty (140) feet, more or less, to Campbell Street; and thence in a Southerly direction, along the Western line of Campbell Street, a distance of fifty (50) feet, more or less, to the place of beginning.

Improvements consist of a two story, frame dwelling house.

Vested by Special Warranty Deed, dated 10/23/1998, given by James H. Snyder, Jr. and

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Kimberly P. Snyder, his wife to Richard C. Bloom, single dated 10/23/1998 and recorded and recorded 10/27/1998 in Volume 3140 Page 062 Instrument #20733.

Seized in execution as the property of RICHARD C. BLOOM on No.: 09-03016.

Parcel No.: 20+, 001.0-0418, 00-000+.

Premises being: 321 CAMPBELL STREET, JERSEY SHORE, PA 17740-1417.

NO. 3-20

LEGAL DESCRIPTION

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

BEGINNING at an iron pin on the Southeast corner of Lot No. 9, said iron pin also being Southeast corner of Lot No. 8, and on the street right-of-way North 4 degrees 50 minutes West 200 feet to an iron pin and property line of George Houseknecht; thence North 34 degrees 55 minutes East along said property line 100 feet to an iron pin, said iron pin also being Northwest corner of Lot No. 10; thence South 4 degrees 50 minutes East along property line of Lot No. 10 a distance of 200 feet to an iron pin on street right-of-way; thence along street right-of-way South 84 degrees 55 minutes West 100 feet to place of Beginning. CONTAINING 20,000 square feet.

BEING known as Lot No. 9 of the Subdivision Plan of Paul and Helen Van Horn.

The above-described premises are more particularly bounded and described in accordance with a survey made by Daniel F. Vas-

sallo, Registered Surveyor, dated 12/9/80 as follows:

BEGINNING at an existing iron pin on the northern line of Van Horn Blvd., said beginning point being referenced from the intersection of the center of said Van Horn Blvd. and the center of Pa. State Highway Traffic Route 405, leading from Muncy to Hughesville, by the two (2) following courses and distances: First, in a westerly direction along the center of the aforesaid Van Horn Blvd., 514 feet to a point; Second, North 4 degrees 50 minutes West 25.00 feet to the place of Beginning. THENCE from the place of Beginning and along the northern line of said Van Horn Blvd. South 84 degrees 55 minutes West 100.00 feet to an existing iron pin; thence along the eastern line of Lot No. 8 North 4 degrees 50 minutes West 200.00 feet to an existing iron pin on the southern line of land of George L. and Margaret V. Houseknecht; thence along the southern line of land of said George L. and Margaret V. Houseknecht North 84 degrees 55 minutes East 100.00 feet to an iron pin; thence along the western line of Lot No. 10 South 4 degrees 50 minutes East 200.00 feet to the place of Beginning. Being known as Lot No. 9, Plan of Paul and Helen Van Horn.

Also granting and conveying a right-of-way for access of the above-described lot, said right-of-way to be used by the Grantee in conjunction with its use by the Grantor, their heirs and assigns, as well as by the owners of other lots in Van Horn's development, as follows: From Pennsylvania Highway Route No. 405 in a westward direction over Van Horn Boulevard to the lot herein conveyed, as said Van Horn Boulevard has been laid out upon the development plan

LYCOMING REPORTER

and approved by the Supervisors of Muncy Creek Township.

UNDER AND SUBJECT, nevertheless, that the hereby granted lot and any building now erect thereon and any which may hereafter be erected, shall be and remain subject to the following conditions and restrictions:

1. The within described lot shall be used for residential purposes only. All structures must be on permanent foundations. No trailer, basement, tent, shack, garage, barn or other outbuilding erected or temporarily placed upon the above described lot shall at any time be used as a temporary character be used a residence. No single section modular-type or mobile home shall be permitted, and each dwelling house must have a main floor area of at least 1000 square feet. Any construction initiated on any lot must have shell and exterior finish completed within nine (9) months from the date of such initial construction.

2. No more than one single dwelling house shall be erected upon said lot at any time.

3. Car ports and garage must be attached to the dwelling house and shall not exceed a capacity of two cars.

4. No outbuilding except small utility type buildings no larger than 12' by 12' shall be erected or placed upon said lot.

5. No animals or poultry of any kind, other than domesticated pets, may be kept or maintained on any part of said property.

6. An easement for underground utilities is hereby reserved across the front ten (10) feet of the above described lot, with right of access at all times to add to, service, repair or replace utilities.

TITLE TO SAID PREMISES IS VESTED IN Peter G. Hann

and Susan A. Hann, his wife, by Deed from Dale E. Hall, single, dated 12/19/1980, recorded 12/19/1980 in Book 964, Page 237.

Seized in execution as the property of PETER G. HANN and SUSAN A. HANN on No.: 10-00422.

Parcel No.: 403741018415.

Premises being: 108 VAN HORN BOULEVARD, MUNCY, PA 17756-6527.

NO. 3-21

LEGAL DESCRIPTION

ALL THAT certain piece, parcel and lot of land situate in the City of Williamsport, County of Lycoming, Commonwealth of Pennsylvania, and shown upon a plan by Larson Design Group, Inc., file 9500-522; bounded and described as follows:

BEGINNING at a point on the western right of way line of Race Street. Said point being at the southeast corner of lands herein described and at the northeast corner of lands of Lot No. 1 of the subdivision of Patricia Saar. Said point also being 100 feet from the intersection of said western right of way line of Race Street with the northern right of way line of Blaine Street.

Thence from said point and place of beginning and along lands of Lot No. 1 of the subdivision of Patricia Saar by the three following courses and distances:

1. North 63 degrees 58 minutes 46 seconds West, 70.69 feet.

2. South 26 degrees 01 minutes 14 seconds West, 25.37 feet.

3. North 63 degrees 58 minutes 46 seconds West, 129.31 feet to the eastern right of way line of an alley (being the first alley west of and parallel to Race Street.)

Thence along the eastern right of way line of said alley, north 26 degrees 01 minutes 14 seconds East, 125.37 feet to the southern

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right of way line of another alley (being the first alley north of and parallel to Blaine Street.)

Thence along said alley, south 63 degrees 58 minutes 46 seconds east, 50.00 feet to lands of Robert S. Wachter and Roseanne A. Wachter.

Thence along lands of Robert S. Wachter and Roseanne A. Wachter by the two following courses and distances.

1. South 26 degrees 01 minutes 14 seconds West, 50.00 feet.

2. South 63 degrees 58 minutes 46 seconds East, 150.00 feet to a point on the western right of way line of Race Street.

Thence along the western right of way line of Race Street, South 26 degrees 01 minutes 14 seconds West, 50.00 feet to the point and place of beginning.

Containing 15,780 square feet as above described by a survey by the Larson Design Group, Inc.

TITLE TO SAID PREMISES IS VESTED IN Robert Kelley, by Deed from Patricia Saar, dated 09/20/1996, recorded 09/20/1996 in Book 2678, Page 339.

Seized in execution as the property of ROBERT L. KELLEY on No.: 10 01407. Parcel No.: 67+,019.0-0601.A+-000+.

Premises being: 1209 RACE STREET, WILLIAMSPORT, PA 17701-5615.

NO. 3-26

Property Description

By virtue of a Writ of Execution No. ____ E.D. 2012 issued out of the Court of Common Pleas of Lycoming County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, on March 2, 2012, at 10:30 a.m., in the fore-

noon of the said day, all the right, title and interest of the Defendant in and to:

ALL THAT CERTAIN, messuage or tenement and lot of land, situate in the Fourth Ward of the Borough of Jersey Shore, County of Lycoming and State of Pennsylvania, being the southern portion of the lot known and designated on the plot or plan of Samuel H. Bardo's addition to the Borough of Jersey Shore as Lot No. 33, and being more particularly bounded and described as follows:

BEGINNING at a post on the eastern line of Pine Street, said post being at the southwest corner of land hereby conveyed and the northwest corner of land now or formerly owned by Samuel M. Brown and Della M. Brown, his wife, and being known as Lot No. 34 on said plot or plan; thence in an easterly direction, along the northern line of said land now or formerly of Samuel M. Brown and Della M. Brown, his wife a distance of one hundred eighteen (118) feet to a post on the western line of an eighteen (18) foot alley; thence in a northerly direction, along the western line of said alley, a distance of forty (40) feet to a post, cornering on land now or formerly of Oliver M. Quick and wife; thence in a westerly direction, along the southern line of land now or formerly of Oliver M. Quick and wife, a distance of one hundred twenty-eight (128) feet to a post on the easterly line of Pine Street; and thence in a southerly direction, along the eastern line of Pine Street, a distance of thirty-six (36) feet to the place of beginning, containing one-fifth of an acre, be the same more or less.

EXCEPTING AND RESERVING, HOWEVER, unto Samuel M.

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Brown and Della M. Brown, his wife, their heirs and assigns, the right to use the private sewer running through said lot in connection with and for the various lots and houses now connected therewith, with the right of ingress, egress and regress to the premises hereby conveyed for the purposes of maintaining, repairing and renewing said private sewer.

TAX ID: 22-1-145.

BEING the same premises conveyed by Randolph G. VanEmon and Barbara A. VanEmon, his wife, to James E. Reynolds and Karen L. Reynolds, his wife, by deed dated July 14, 1986, and recorded on July 17, 1986, in the Lycoming County Recorder of Deed's Office in Deed Book 1115, page 122.

NOTICE is hereby given to all claimants and parties in interest that the Sheriff will for all sales where the filing of a schedule of distribution is required, file the said schedule of distribution not later than thirty (30) days after the sale, in his office, where the same will be available for inspection and that distribution will be made in accordance with the schedule, unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN IN EXECUTION AT THE SUIT OF REGENCY FINANCE COMPANY, Plaintiff, and against JAMES E. REYNOLDS AND KAREN L. REYNOLDS, Defendants. Judgment entered to No. 2011-CV-01150, Sheriff to collect \$39,464.44 plus attorney's fees and additional costs. Writ Issued _____, E.D.

R. MARK LUSK

County of Lycoming
JILL M. SPOTT, ESQ.
Attorney for Plaintiff

NO. 3-27

LEGAL DESCRIPTION

PARCEL NUMBER ONE:

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

BEGINNING at a point in the Southern line of Memorial Avenue, formerly Erie Avenue, six hundred forty-eight (648) feet, six (6) inches West of Campbell Street; thence South seventy-four (74) feet, more or less, to the Northern line of the right-of-way of the Philadelphia and the Erie Railroad Company; thence Westerly along the Northern line of the said right of way to a point thirty (30) feet West of the Eastern line of said lot; thence North, parallel with said Eastern line, seventy-eight (78) feet, more or less, to the Southern line of Memorial Avenue, formerly Erie Avenue; and thence East along the Southern line of Memorial Avenue, formerly Erie Avenue, thirty (30) feet to the point and place of beginning.

PARCEL NUMBER TWO:

Also, ALL that certain piece, parcel and lot of land situate in the Thirteenth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described in accordance with a survey of John A. Bubb, P.E., dated August 18, 1987, as follows:

BEGINNING at an iron pin in the Northern line of Rafferty Lane, said pin being three hundred seventy-nine and thirty-three hundredths (379.33) feet East of Third Avenue; thence along land now or formerly of the City of Williamsport, North one (1) degree twelve (12) minutes West, forty-four and

eight hundredths (44.08) feet; thence along land now or formerly of Leland W. Benson and Helen M. Benson, his wife, North eighty-one (81) degrees thirty (30) minutes East, thirty and twenty-five hundredths (30.25) feet; thence along land now or formerly of the City of Williamsport, South one (1) degree twelve (12) minutes East, forty-three and forty-seven hundredths (43.47) feet; thence along the Northern line of Rafferty Lane, South eighty (80) degrees twenty-two (22) minutes West, thirty and thirty-three hundredths (30.33) feet to the place of beginning. Containing one thousand three hundred thirteen and forty-six hundredths (1,313.46) square feet.

TITLE TO SAID PREMISES IS VESTED IN Jason M. Bull, by Deed from Sterling L. Bull and Janet M. Bull, h/w, dated 09/20/2007, recorded 11/08/2007 in Book 6184, Page 138.

Seized in execution as the property of JASON M. BULL on No.: 09-01589.

Parcel No.: 73,006.0-0410.00-000.

Premises being: 857 MEMORIAL AVENUE, WILLIAMSPORT, PA 17701-4714.

NO. 3-28

LEGAL DESCRIPTION

ALL those certain pieces, parcels and lots of land situate in Plunketts Creek Township, Lycoming County, Pennsylvania, known as lots 3, 4, 5 and 6 of the Subdivision Plan of Ruth Hopler Brass, dated June 10, 1972 and revised January 9, 1978, recorded in Lycoming County Deed Book 851, page 285 and Map Book 39, page 190, more particularly described by a survey of Grant K. Maneval, P.E., dated January 12, 1979, as follows:

BEGINNING at an iron stake in the north right-of-way line of the State Highway Route No. 87 which leads from Loyalsockville to Hills-grove, said iron stake being in an easterly direction along the north right-of-way line of Route No. 87, a distance of two hundred fifty-three and zero tenths (253.0) feet from the east right-of-way line of LR 41053-Spur which leads to Bar-bours; thence along the east line of Lot No. 2 and Lot No. 1 north seventeen (17) degrees fifty (50) minutes west, two hundred fifty-one and thirty-five hundredths (251.35) feet to an iron stake; thence along the land now or formerly of Norman N. Berner, north sixty-two (62) degrees forty-eight (48) minutes east, two hundred thirty-nine and thirty hundredths (239.30) feet to an iron stake; thence along the right-of-way line of a cul-de-sac having a diameter of one hundred and zero tenths (100.00) feet by a line curving to the left an arc distance of two hundred thirty-seven and eighty-five hundredths (237.85) feet to an iron stake; thence along the south line of a fifty and zero tenths (50.0) foot road, north seventy-two (72) degrees ten (10) minutes east, two hundred seventy-seven and zero tenths (277.0) feet to an iron stake; thence along the land now or formerly of Leon A. Savidge, south thirty-seven (37) degrees six (6) minutes seventeen (17) seconds east, two hundred fifty-two and twenty hundredths (252.20) feet to an iron stake in the north right-of-way line of Route No. 87; thence along the north line of same south seventy-two (72) degrees eight (8) minutes west, six hundred forty-two and seven hundredths (642.07) feet to an iron stake or the place of beginning.

CONTAINING 3.32 acres.

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Vested by Special Warranty Deed, dated 08/02/2004, given by Billie Jean Nogle, single to Stephen T. Duna and recorded 8/16/2004 in Book 5060 Page 0036 Instrument # 2000400014914.

Seized in execution as the property of STEPHEN T. DUNA on No.: 09 02719.

Parcel No.: 48.253.1-0183.B-000.

Premises being: 87 MARSHALL LANE, WILLIAMSPORT, PA 17701-8377.

NO. 3-29

LEGAL DESCRIPTION

ALL that certain piece, parcel and lot of land bounded and described in accordance with a survey and drawing by Daniel F. Vassallo, R.S., dated January 18, 1986, situate in the Twelfth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, as follows:

BEGINNING at an iron pin at the intersection of the eastern line of Market Street and the southwest corner of lands now or formerly of John W. Jr., and F. Rayvonne Peterson; thence from the said place of beginning and along the southern line of lands now or formerly of said Peterson, south eighty-seven (87) degrees fifty (50) minutes east, a distance of one hundred five (105) feet to an iron pin; thence along the western line of lands now or formerly of David H. and Myrtle C. Nyman, and lands now or formerly of Doris H. Levinson, south two (02) degrees zero (00) minutes west, a distance of fifty (50) feet to a point in the northern line of land now or formerly of Samuel Bennett, (passing through an existing fence post situate twenty-five (25) feet from said iron pin); thence along the line of lands now or formerly of

said Bennett (being the southern line of land described in the Deed of Miele to Nyman, Deed Book 437, page 62) north eighty-seven (87) degrees fifty (50) minutes west, a distance of one hundred five (105) feet to an existing iron pin, in the eastern line of Market Street, at the southwest corner of the property herein described; thence along the eastern line of Market Street, north two (02) degrees zero (00) minutes east, a distance of fifty (50) feet to an iron pin, the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John M. Ritter, by Deed from Raymond G. Burkhart and Mary N. Burkhart, his wife, dated 07/22/2005, recorded 07/29/2005 in Book 5379, Page 98.

Seized in execution as the property of JOHN M. RITTER a/k/a JOHN M. RITTER, SR on No.: 11-01327.

Parcel No.: 72+,005.0-0120.00-000+.

Premises being: 1004 MARKET ST, WILLIAMSPORT, PA 17701-3416.

NO. 3-30

LEGAL DESCRIPTION

All that certain piece, parcel and lot of land situate in the Township of Loyalsock, County of Lycoming and Commonwealth of Pennsylvania, known on the plan of Faxon as Lot No. 13 in Block No. 11 and bounded and described as follows:

Beginning at a point on the East line of Shiffler Avenue, said point being one hundred and fifty (150) feet North of the Northeast corner of said Shiffler Avenue and Meade Street (incorrectly referred to as Moade Street in prior deed); thence continuing Northward along the East line of Shiffler Avenue fifty

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(50) feet to a point; thence East at right angles with the said East line of Shiffler Avenue eighty-four and thirty-four hundredths (84.34) feet to the West line of Tulip Lane; thence southerly along the West line of said Tulip Lane fifty and eight hundredths (50.08) feet to a point; thence west along a line parallel with the North line of this lot Ninety-three and Forty-eight hundredths (93.48) feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph L. Harris and Dolores P. Harris, h/w, by Deed from Marilyn J. Jackson and Kevin M. Klein, h/w, dated 01/12/2004, recorded 01/13/2004 in Book 4851, Page 66. By virtue of the death of the said Joseph L. Harris died on or about 08/26/2006, title vested solely in Dolores P. Harris as surviving tenant by the entireties.

Seized in execution as the property of DOLORES P. HARRIS on No.: 09-02020.

Parcel No.: 26+, 015.0-0832.00-000+.

Premises being: 1214 SHIFFLER AVENUE, WILLIAMSPORT, PA 17701-3736.

NO. 3-31

LEGAL DESCRIPTION

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

BEGINNING at a post on the west side of Hastings Street fifty (50.00) feet South of the southwest corner of Hastings Street and the first alley south of East Central Avenue;

THENCE in a southerly direction along Hastings Street fifty (50.00) feet to land now or formerly of C. Haas;

THENCE in a westerly direction along the northern line of land, now or formerly of C. Haas one hundred twenty-five (125.00) feet to the eastern side of an alley running north and south;

THENCE in a northerly direction and along the eastern side of said alley fifty (50.00) feet to land, now or formerly of Charles Glunk;

THENCE in an easterly direction along land, now or formerly of Charles Glunk one hundred twenty-five (125.00) feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Gordon L. Emick, Jr. and Vanessa J. Emick, his wife, by Deed from Adelaide E. Harris, widow, dated 01/14/2002, recorded 01/15/2002 in Book 4053, Page 244.

Seized in execution as the property of GORDON L. EMICK, JR and VANESSA J. EMICK on No.: 11-01170.

Parcel No.: 51+, 001.0-0716.00-000+.

Premises being: 434 HASTINGS STREET, SOUTH WILLIAMSPORT, PA 17702-7311.

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 MARCH 12, 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

F-10, 17, 24

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NOTES



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, February 27, 2012**