

Lycoming Reporter

Vol. 29

April 13, 2012

No. 15



LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

www.lycolaw.org

PUBLISHED EVERY FRIDAY BY
LYCOMING LAW ASSOCIATION

Editor: Gary L. Weber

Business Manager: Jessica A. Engel

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

General Office: Penn Tower, 25 West Third Street, Suite 601, Williamsport, Pennsylvania
Legal Notices of less than 300 words in length must be received by 1:00 P.M. on the Tuesday preceding the date of publication; all other notices must be received by 4:00 P.M. on the Monday preceding the date of publication.

Library of Congress Catalog Card Number 61—18866

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

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PBI SEMINARS FOR SPRING/SUMMER 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
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Check with PBI for Tuition.

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*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.**

MONDAY, APRIL 16, 2012—12:00 P.M. to 3:15 P.M.

(3 Substantive) UM/UIIM

TUESDAY, MAY 1, 2012—9:00 A.M. to 5:00 P.M.

(5 Substantive, 1 Ethics) THE STRATEGIC NEGOTIATOR

FRIDAY, MAY 18, 2012—8:30 A.M. to 12:45 P.M.

(4 Substantive) WORKERS' COMPENSATION PRACTICE &
PROCEDURE 2012

THURSDAY, MAY 24, 2012—9:00 A.M. to 12:30 P.M.
(0 Substantive, 3 Ethics) CHANGING LAW FIRMS: ETHICAL GUIDANCE FOR PENNSYLVANIA LAW FIRMS AND ATTORNEYS

WEDNESDAY, MAY 30, 2012—9:00 A.M. to 5:00 P.M.
(6 Substantive) TRIALS—TIPS, TACTICS & PERSONAL TALES

TUESDAY, JUNE 5, 2012—9:00 A.M. to 5:00 P.M.
(6 Substantive) BEST OF THE OIL AND GAS LAW COLLOQUIUM—CENTRAL PA

WEDNESDAY, JUNE 20, 2012—8:30 A.M. to 4:30 P.M.
(5 Substantive, 1 Ethics) THE SECOND SEASON: ISSUES FOR DIVORCE OVER FIFTY

TUESDAY, JUNE 26, 2012—9:00 A.M. to 4:15 P.M.
(6 Substantive) REPRESENTING RESIDENTIAL LANDLORD & TENANTS

WEDNESDAY, JUNE 27, 2012—8:30 A.M. to 3:40 P.M.
(5 Substantive, 1 Ethics) GENERAL PRACTITIONERS UPDATE 2012

TUESDAY, JULY 10, 2012—8:30 A.M. to 12:45 P.M.
(3 Substantive, 1 Ethics) DEFAMATION, LIBEL & SLANDER

TUESDAY, JULY 24, 2012—9:00 A.M. to 12:30 P.M.
(3 Substantive) SPOILATION AND PRESERVATION OF EVIDENCE IN THE CIVIL CASE

TUESDAY, JULY 31, 2012—9:00 A.M. to 5:00 P.M.
(6 Substantive) FUNDAMENTALS OF PERSONAL INJURY

THURSDAY, AUGUST 9, 2012—9:00 A.M. to 12:15 P.M.
(3 Substantive) CELL PHONE FORENSICS: WHAT EVERY ATTORNEY SHOULD KNOW ABOUT RECOVERING DIGITAL EVIDENCE

THURSDAY, AUGUST 23, 2012—9:00 A.M. to 10:00 A.M.
(1 Ethics) ETHICS TOOLBOX: AN UPDATE BY THE PBA LEGAL ETHICS AND PROFESSIONAL RESPONSIBILITY COMMITTEE

TUESDAY, AUGUST 28, 2012—9:00 A.M. to 1:15 P.M.
(4 Substantive) WHAT THE PERSONAL INJURY LAWYER
NEEDS TO KNOW ABOUT MEDICARE SECONDARY
PAYER STATUTE

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

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

The full text of the following decisions of the Court of Common Pleas of Lycoming County have been posted to the Lycoming Law Association Web site. To read the decision, navigate to www.lycolaw.org/Cases/search.asp, and enter the name or Web citation or check “Recent Postings.” [How to read the summaries: **Case Name**, *docket number* (Web citation—unique number assigned to opinion)—issuing judge (date of issuance) [category] Summary of legal concepts involved (Date posted to the Web site)]

- ▶ **Commonwealth vs. Seese** (03/09/2012)—Judge Nancy L. Butts
Criminal: Appeal; excessive sentence; DUI; court discretion; old prior offenses; accident; drinking problem. (Seese030912by) (Posted: 03/09/2012)
- ▶ **Commonwealth vs. Mullen** (03/09/2012)—Judge Nancy L. Butts
Criminal: Motion to suppress; vehicle stop; drug case; reasonable suspicion to stop vehicle; vehicle code violation; observation of marijuana; search subsequent to arrest; custodial inventory search of vehicle. (Mullen030912bt) (Posted: 03/09/2012)
- ▶ **Commonwealth vs. Johnson** (03/07/2012)—Judge Nancy L. Butts
Criminal: Amended Post Conviction Relief Act petition; ineffective counsel; failure to file post trial motion; robbery convictions; challenge to photo array given in absence of defense counsel; independent basis for in-court identification; unduly suggestive photo array. (Johnson030712bt) (Posted: 03/07/2012)
- ▶ **Commonwealth vs. Knight** (03/06/2012)—Judge Nancy L. Butts
Criminal: Pro se Post Conviction Relief Act petition; timeliness; failure to state facts to establish an exception to time deadline; jurisdiction of the court. (Knight030612bt) (Posted: 03/07/2012)
- ▶ **Commonwealth vs. Fulton** (03/06/2012)—Judge Nancy L. Butts
Civil: Appeal; unduly harsh and excessive sentence; court discretion; applicability of sentencing guidelines to sentence after violation of probation; drug use during probation; propensity to commit another crime; failure of drug treatment opportunities. (Fulton030612bt) (Posted: 03/07/2012)

- **Commonwealth vs. Rogers** (03/06/2012)—Judge Nancy L. Butts
Criminal: Appeal; refusal to grant mistrial; police officer’s volunteered information about defendant’s association with drug dealers; previous, unobjected to disclosure of same information. (Rogers030612bt) (Posted: 03/07/2012)
- **Andarko Marcellus Midstream, LLC vs. Hafer** (03/01/2012)—
Judge Richard A. Gray
Civil: Preliminary injunction; use of right-of-way; parol evidence; fraud. (Anadarko030112g) (Posted: 03/07/2012)
- **Commonwealth vs. Cormier** (02/27/2012)—Judge Marc F. Lovecchio
Criminal: Appeal; perjury charges relating to alibi testimony at trial for drug transactions; claim of collateral estoppel due to acquittal; lack of specific jury finding on issue of truthfulness of testimony; motion in limine; exclusion of testimony of acquittal in prior trial; exclusion of questions relating to officer bias; admission of voice identification evidence without playing the taped voice; missing witness instruction relating to confidential informant; preservation of issues for appeal; lack of objection to evidence; violation of discovery rules; allowing witness (former defense counsel who currently worked as prosecutor) to review file notes to refresh memory; prejudice. (Cormier022712L) (Posted: 03/07/2012)

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

Bonnell, Ruth J. a/k/a Ruth Bonnell, dec'd.

Late of the Township of Loyalsock.

The Foster J. Bonnell, Jr. Supplemental Needs Trust, dated August 4, 2011.

Settlor: Ruth J. Bonnell.

Executrix/Trustee: Jennifer L. Snyder, 401 Clayton Avenue, Williamsport, PA 17701.

Executor: Kevin J. Bonnell, 401 Clayton Avenue, Williamsport, PA 17701.

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

Crissman, Dean J., dec'd.

Late of Montoursville.

Administrator: Gary L. Crissman, 6265 Rose Valley Road, Trout Run, PA 17771.

Attorneys: John R. Bonner, Esquire, Casale & Bonner, P.C., 33 West Third Street, Suite 202, Williamsport, PA 17701, (570) 326-7044.

Greak, Joanne R., dec'd.

Late of Montoursville.

Executrix: Denise G. Carlucci, 11 Southbury Road, Cumberland, RI 02864.

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

Harris, Charles Clifford a/k/a C. Clifford Harris a/k/a Charles C. Harris, dec'd.

Late of the Township of Fairfield.

Executor: Donald J. Harris, 613 White Church Road, Muncy, PA 17756.

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

Lutcher, Henry E. a/k/a Henry Lutcher, dec'd.

Late of the Township of Eldred.

The Henry E. Lutcher Protector Trust, dated June 11, 2009.

Settlor: Henry E. Lutcher a/k/a Henry Lutcher.

Executors/Trustees: Stephen R. Waltz, 646 Pleasant Hill Road, Cogan Station, PA 17728 and David W. Waltz, 50 Phelps Chapel Road, Jersey Shore, PA 17740.

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

Maines, Robert J., dec'd.

Late of Jersey Shore.

Executrix: Donna Maines, 33 Pine Lane, Jersey Shore, PA 17740.

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

Newberry, Grace M., dec'd.
Late of the City of Williamsport.
Executrix: Tammie L. Newberry, 217 West Penn Street, 2nd Floor, Muncy, PA 17756.
Attorney: Joseph L. Rider, Esquire, 143 West Fourth Street, Williamsport, PA 17701.

Skelton, David C., dec'd.
Late of the Township of Washington.
Executor: William D. Skelton, 80 Gap Road, Allenwood, PA 17810.
Attorney: Robert E. Benion, Esquire, P.O. Box 356, Milton, PA 17847.

Smith, Joseph Nolan a/k/a J. Nolan Smith, dec'd.
Late of Williamsport.
Executrix: Jane Hays Smith, 1351 St. Davids Road, Williamsport, PA 17701.
Attorneys: Henry P. Perciballi, Esquire, Law Offices of Perciballi & Williams, LLC, 429 Market Street, Williamsport, PA 17701.

Umstead, Gerald K., dec'd.
Late of Montgomery Borough.
Executor: Kimberly Tompkins c/o Denise L. Dieter, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740.
Attorney: Denise L. Dieter, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740.

SECOND PUBLICATION

Berger, Eileen M. a/k/a Eileen Berger, dec'd.

Late of the Township of Wolf.
Executor: Robert E. Berger, 866 Penn Drive, Hughesville, PA 17737.

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

Bower, Lorraine R., dec'd.
Late of the Township of Loyalsock.

Executors: Gary A. Bower, 10510 Gateridge Road, Cockeysville, MD 21030 and Woodlands Bank, 2450 E. Third Street, Williamsport, PA 17701.
Attorney: Joseph L. Rider, Esquire, 143 West Fourth Street, Williamsport, PA 17701.

Gault, Katherine E. a/k/a E. Katherine Gault, dec'd.

Late of the City of Williamsport.
Executors: John C. Gault, 1251 Rural Avenue, Apt. 323, Williamsport, PA 17701 and Woodlands Bank, 2450 E. Third Street, Williamsport, PA 17701.

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

Smeak, Betty M., dec'd.
Late of Williamsport.
The Betty M. Smeak Protector Trust.

Co-Executors and Co-Trustees: Robert T. Smeak and Gail A. Huggins c/o Fred A. Holland, Esquire, 442 William Street, Williamsport, PA 17701.

LYCOMING REPORTER

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

Martz, Frank E., dec'd.
Late of Williamsport.
Administratrix: Amelia Kopec, 1597 Chapman Road, Crofton, MD 21114.

Stutz, Dorothy F., dec'd.
Late of Williamsport.
Executor: Henry J. Stutz, 544 Grandview Drive, Linden, PA 17744.
Attorneys: James D. Casale, Esquire, Casale & Bonner, P.C., 33 West Third Street, Suite 202, Williamsport, PA 17701, (570) 326-7044.

Watson, Mary A., dec'd.
Late of Allenwood.
Co-Executrices: Joyce A. Lutz, 103 Watson Road, Allenwood, PA 17810 and Marlene R. Borzok, 449 Upper High Street, Frackville, PA 17931-1147.
Attorneys: John R. Bonner, Esquire, Casale & Bonner, P.C., 33 West Third Street, Suite 202, Williamsport, PA 17701, (570) 326-7044.

THIRD PUBLICATION

Busch, Carol M. a/k/a Carol M. Green, dec'd.
Late of Loyalsock Township.
Executor: David N. Colley, 5831 Pleasant Valley Road, Cogan Station, PA 17728.
Attorneys: Wilfred K. Knecht, Esquire, McCormick Law Firm, 835 West Fourth Street, Williamsport, PA 17701.

NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held in front of the Honorable Russell D. Shurtleff of the Court of Common Pleas of Sullivan County in Courtroom Number 1 on May 11, 2012 at 8:30 a.m. to address a Petition for Judicial Name Change by Joel Aaron Beardslee on behalf of his daughter KAITLYN MARIE AMENGUAL, seeking to change her legal name to KAITLYN MARIE BEARDSLEE. 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 KAITLYN MARIE AMENGUAL to KAITLYN MARIE BEARDSLEE. JANICE R. YAW, ESQUIRE LEPLEY, ENGELMAN & YAW, LLC Attorneys for Petitioner

Goode, William M. a/k/a William Goode, dec'd.
Late of the City of Williamsport.
Executor: Daniel L. Boone, 30 Slate Court, Gibsonville, NC 27249.
Attorneys: Adrienne J. Stahl, Esquire, Steinbacher & Stahl, 413 Washington Boulevard, Williamsport, PA 17701.

Jenks, Joseph E., III, dec'd.
Late of the Township of Hepburn.
Executor: Joseph E. Jenks, IV, 1941 Frey Avenue, Williamsport, PA 17701.
Attorney: Joseph L. Rider, Esquire, 143 West Fourth Street, Williamsport, PA 17701.

LYCOMING REPORTER

NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed on March 22, 2012 with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA for the purposes of obtaining a Certificate of Organization for the Domestic Limited Liability Company, organized under the Business Corporation Law of 1988; December 21, 1988 (P.L. 1444, No. 177), as amended. The name of the Limited Liability Company is:

SCOTT HUNTER FARRIER
SERVICES, LLC

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

MARY C. KILGUS, ESQUIRE
LEPLEY, ENGELMAN AND YAW, LLC
17 S. Main St.
Hughesville, PA 17737

A-13

LYCOMING REPORTER

SHERIFF'S SALE

By virtue of Writs of Execution issued out of the Court of Common Pleas of Lycoming County, and directed to me, there will be exposed to public sale at the Executive Plaza, 1st Floor Commissioners Board Room, 330 Pine Street, Williamsport, PA 17701 on Friday, MAY 4, 2012, at 10:30 A.M., the following described real estate to wit:

NO. 5-1

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

BEGINNING at a point in the center line of Township Road T-646;

Thence by line of lands of Thomas Karschner, North twenty-six (26) degrees fifty-eight (58) minutes West, one hundred seventy-eight and three-tenths (178.3) feet to a ten (10) inch hemlock;

Thence by the same, North twenty (20) degrees thirty-three (33) minutes West, one hundred six and four-tenths (105.4) feet to a nine (9) inch oak;

Thence by the same, North thirteen (13) degrees thirteen (13) minutes West, three hundred thirty-eight and six-tenths (338.6) feet to an eighteen (18) inch hemlock;

Thence by the same, North fourteen (14) degrees thirty-eight (38) minutes East, two hundred ninety-six and seven-tenths (296.7) feet to an iron pin corner in the line of lands of J. Floyd Rupert;

Thence by line of lands of J. Floyd Rupert, South fifty-two (52) degrees fifty-one (51) minutes East, four hundred seventy-four (474.00) feet to an iron pin;

Thence by the same, North forty-seven (47) degrees seven (7) minutes East, two hundred sixty-three and four tenths (263.4) feet to an iron pin;

Thence by the same North forty-nine (49) degrees forty-seven (47) minutes East, four hundred ten and nine-tenths (410.9) feet to an iron pin;

Thence by the same, North fifty-nine (59) degrees eight (8) minutes East, six hundred ten and nine (610.9) feet to the center line of Township Road 646;

Thence along the Township Road the following courses and distances:

1. South twenty-three (23) degrees forty-six (46) minutes West, two hundred ninety-two and five-tenths (292.5) feet;

2. South twenty-seven (27) degrees fifty-four (54) minutes West, ninety-one (91) feet;

3. South forty-seven (47) degrees forty-two (42) minutes West, ninety and four-tenths (90.4) feet;

4. South fifty-nine (59) degrees seven (7) minutes West, two hundred forty-three and four-tenths (243.4);

5. South forty-eight (48) degrees fifty-four (54) minutes West, one hundred twenty-three and nine-tenths (123.9) feet;

6. South forty-five (45) degrees twenty-two (22) minutes West, one hundred two and three-tenths (102.3) feet;

7. South forty-three (43) degrees forty-four (44) minutes West, four hundred ninety-five and five-tenths (495.5) feet;

8. South forty-eight (48) degrees forty-three (43) minutes West, four hundred fifty-seven and one-tenth (457.1) feet to the place of beginning.

LYCOMING REPORTER

CONTAINING 12.58 Acres as surveyed by Construction Engineering, Inc., January 18, 1979.

BEING the same premises conveyed unto Gloria L. Snell, single, by Deed of Francis Johnson and Cindy L. Johnson, his wife, dated September 21st, 2007, and intended to be recorded herewith.

"For identification purposes only, being known as Real Estate Tax Parcel Number 59-354-123.01 in the Office of the Lycoming County Tax Assessor."

BEING KNOWN AS: 651 Sunrise Drive, Hughesville, PA 17737.

PROPERTY ID NO.: 59-354-123.01.

TITLE TO SAID PREMISES IS VESTED IN GLORIA L. SNELL, SINGLE BY DEED FROM FRANCIS JOHNSON AND CINDY L. JOHNSON, HUSBAND AND WIFE DATED 9/21/2007 RECORDED 10/23/2007 IN DEED BOOK 6169 PAGE 313.

NO. 5-3

LEGAL PROPERTY DESCRIPTION

ALL THAT CERTAIN place, parcel and lot of land situate in the 10th Ward of the City of Williamsport, known as 1671 Terrace Place, Lycoming County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwest corner of Lloyd Street and Terrace Place; thence southerly along the west side of Lloyd Street eighty-seven (87) feet, three inches to an alley; thence west along said alley fifty (50) feet to a post; thence northerly along a line parallel with the west side of Lloyd Street one hundred three (103) feet, eight (8) inches to Terrace Place, thence southeasterly along said Terrace Place fifty-two (52) feet, seven (7) inches to Lloyd Street to the point and place of beginning.

HAVING THEREON ERECTED a dwelling known as 1671 Terrace Place, Williamsport, PA.

TITLE IS VESTED IN Peter A. Russell, by Deed from Deutsche Bank National Trust Company as Trustee formerly known as Bankers Trust Company of California, N.A., as Trustee for Vendee Mortgage Trust 2000-3, dated 2/8/2008 and recorded 9/29/2008 in Record Book 6468, Page 212-214.

IMPROVEMENTS: Single Family, two story.

NO. 5-4

LEGAL DESCRIPTION

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

COMMENCING at a point on the east side of Cherry Street, one hundred twenty-nine (129) feet south of the southeast corner of Cherry and Louisa Streets; thence South along Cherry Street, thirty-six (36) feet to a point; thence East, seventy (70) feet to an alley; thence North along said alley, thirty-six (36) feet to a post; thence West along the lot now or formerly of Charles Quiggle, seventy (70) feet to the place of beginning.

Tax parcel #: 72-3-510.

BEING KNOWN AS: 726 Cherry Street, Williamsport, Pennsylvania 17701.

Title to said premises is vested in Matthew J. Freezer, Sr. by deed from STANLEY E. SPOTTS AND MICHELLE L. SPOTTS, HIS WIFE dated October 18, 1999 and recorded in Deed Book 3416, Page 205.

Improvements: Residential Dwelling.

NO. 5-5

LEGAL DESCRIPTION

ALL THOSE THREE (3) CERTAIN parcels of land situate in the Twelfth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

Parcel No. 1:

BEGINNING at a point in the west side of Hepburn Street, one hundred twenty-five (125) feet south from Huffman Street (now Huffman Avenue); thence west one hundred ten (110) feet to an alley; thence south along said alley, twenty-five (25) feet to Lot No. 25 in Gilmore's Addition; thence east along Lot No. 25, one hundred ten (110) feet to Hepburn Street; thence north along Hepburn Street, twenty-five (25) feet to the place of beginning. Being the southern half of the eastern one hundred ten (110) feet of Lot No. 27 in Gilmore's Addition to the City of Williamsport (for plat of which see Deed Book Vol. 97, at page 436).

Parcel No. 2:

BEGINNING at a point on the west side of Hepburn Street, one hundred fifty (150) feet south from Huffman Street (now Huffman Avenue); thence west along the south line of Lot No. 25 in said Gilmore's Addition, being the premises last above described, sixty (60) feet to a point; thence south in a line parallel with Hepburn Street, five (5) feet to a point in land formerly of Susie Wheaton; thence east in a line parallel with the south line of Lot No. 25, sixty (60) feet to a point on the west side of Hepburn Street; thence north along the west line of Hepburn Street, five (5) feet

to the place of beginning. Being the northern five (5) feet in front and sixty (60) feet in depth of Lot No. 27 in Gilmore's Addition.

Parcel No. 3: BEGINNING at a point forty-five (45) feet north of the northeast corner of O'Neil Avenue and Reed Street; thence in an easterly direction and in a line parallel with O'Neil Avenue, fifty (50) feet to a point; thence in a northerly direction and in a line parallel with Hepburn Street, five (5) feet to land now or formerly of Abe Arie; thence in a westerly direction and in a line parallel with O'Neil Avenue, fifty (50) feet to a point in the eastern line of Reed Street; thence in a southerly direction along said Reed Street, five (5) feet to a point and place of beginning.

Tax parcel #: 72-5-301.

BEING KNOWN AS: 1053 Hepburn Street, Williamsport, Pennsylvania 17701.

Title to said premises is vested in Michael T. Summers and Rhonda J. Summers, husband and wife, by deed from MARC L. KNIGHT AND LOUISE M. KNIGHT, HUSBAND AND WIFE dated July 5, 1996 and recorded July 5, 1996 in Deed Book 2637, Page 343.

Improvements: Residential Dwelling.

NO. 5-6

LEGAL DESCRIPTION

ALL that certain piece, parcel or lot of ground situate in the Township of Mifflin, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron bolt corner on the east side of Larry's creek Plank Road; thence south eighty-

LYCOMING REPORTER

seven (87) degrees east along land now or formerly of J.f. Pepperman, eight (8) perches to a stone; thence south one (1) degree west, five (5) perches to a stone by land now or formerly of Sara Maneval heirs; thence north eighty-seven (87) degrees west by land now or formerly of the said Sara Maneval heirs, eight (8) perches to a stone; thence north one (1) degrees east by said plank road to the place of beginning. Containing one-fourth of an acre more or less.

BEING KNOWN AS: 3536 Route 287, Jersey Shore, Pennsylvania 17740.

Title to said premises is vested in Marietta L. Edwards by deed from SHAWN P. MERRILL AND MARIETTA L. EDWARDS, BOTH UNMARRIED dated January 14, 2005 and recorded January 28, 2005 in Deed Book 5206, Page 233 Instrument #200500001165.

Tax parcel #: 31-326.0-1048.00-000.

Improvements: Residential Dwelling.

NO. 5-7

ALL that certain piece, parcel and lot of land situate in the Township of Cogan House, County of Lycoming and Commonwealth of Pennsylvania, being shown as Lot No. 1 on the Subdivision Plan of Michael D. Pittenger, prepared by Michael T. Maneval, P.L.S., dated May 3, 2004, intended to be herewith recorded, more particularly bounded and described as follows:

BEGINNING at an iron rod, said point being located north seventy-nine (79) degrees forty-three (43) minutes thirty (30) seconds west, a distance of four hundred thirty-nine and one tenth (439.1) feet

from an iron rod at the southeast corner of land of Michael D. Pittenger, Grantor herein; thence north seventy-nine (79) degrees forty-three (43) minutes thirty (30) seconds west a distance of three hundred nineteen and ninety-four hundredths (319.94) feet along land now or formerly of Trout Run Hunting Club to a point in the centerline of Steam Valley Road (said course also passing through a reference iron rod twenty-eight and no tenths (28.0) feet from the centerline of Steam Valley Road); thence north sixteen (16) degrees ten (10) minutes fifty (50) seconds west a distance of one hundred eighteen and no hundredths (118.00) feet along or near the centerline of said Steam Valley Road to a point; thence north seventeen (17) degrees forty-one (41) minutes forty (40) seconds west a distance of eighty-two and eighty-nine hundredths (82.89) feet along or near same to a point; thence north seventy (70) degrees ten (10) minutes sixteen (16) seconds east a distance of two hundred nineteen and ninety-seven hundredths (219.97) feet along the aforementioned Michael D. Pittenger lands to a sixteen (16) inch Maple tree (said course also passing through a reference iron rod twenty-five and two tenths (25.2) feet from the centerline of Steam Valley Road); thence south seventy-five (75) degrees twenty-eight (28) minutes fifty-three (53) seconds East a distance of one hundred six and thirty hundredths (106.30) feet along same to an iron rod; thence south twenty (20) degrees forty-nine (49) minutes thirty-nine (39) seconds east a distance of one hundred ninety-one and one hundredths

LYCOMING REPORTER

(191.01) feet along same to a twelve (12) inch Maple tree; thence south two (02) degrees twenty (20) minutes thirty-eight (38) seconds west a distance of one hundred eighteen and ninety hundredths (118.90) feet along same to an iron rod, the point of beginning. Containing 2.00 acre, highway right-of-way included (1.92 acre outside highway right-of-way).

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

BEING the same premises granted and conveyed unto Lisa M. Pittenger by deed of Michael D. Pittenger and Lisa M. Pittenger, his wife, dated June 15, 2004, and recorded in Lycoming County Record Book 5003, Page 347.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 8-188-103A in the Office of the Lycoming County Tax Assessor.

SEIZED, taken in execution and to be sold as the property of Lisa M. Pittenger under a judgment entered against her in the Court of Common Pleas of Lycoming County, Pennsylvania, docketed to No. 11-01971.

NO. 5-8

ALL that certain lot of land situate in the Seventh Ward of the City of Williamsport, Pennsylvania, and known as Lot No. 53 on the Plot of Fairview Park Addition to said City, which is recorded in the Office for the Recording of Deeds in and for Lycoming County in Deed Book 213, Page 600, said lot having a width of seventy-nine and four-tenths (79.4) feet, more or less, along Wayne Avenue, one

hundred twenty (120) feet, more or less, on its southern alley, and one hundred nineteen and five-tenths (119.5) feet, more or less, on its northern alley, a strip of land ten (10) feet wide, having been contributed to widen Wayne Avenue, all as shown by the courses and distances on said plan.

For identification purposes only, being all or part of Parcel No. 67-13-308 in the Office of the County Assessor.

BEING the same premises which Sylvia M. Egli and Richard W. Egli, her husband, by Deed dated September 18, 1991 and recorded September 20, 1991 in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book 1745 Page 338, granted and conveyed unto Harry A. Dietrick, Jr. and Joanne M. Dietrick, his wife, in fee.

Parcel ID#: 67-13-308.

NO. 5-9

ALL that certain piece, parcel and lot of land known as 410 High Street, situate, lying and being in the 12th Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

BEGINNING at a point on the north side of High Street, one hundred four (104) feet west of Elmira Street; thence north along line of land now or formerly of T.M.B. Hicks, one hundred twenty-two (122) feet to the southern end of an alley; thence by the same west sixteen (16) feet; thence north by the western side of said alley, seventy-five (75) feet to the south side of Prospect Avenue; thence by the same, west twenty-eight (28) feet; thence by line of land now

LYCOMING REPORTER

or formerly of Ed Folk, south one hundred ninety-seven (197) feet to the north side of High Street; thence by the same east forty-four (44) feet to the place of beginning.

Being known as: 410 High Street, Williamsport, Pennsylvania 17701.

Title to said premises is vested in Adam W. Grimes and Allison C. Grimes, his wife, by deed from RONALD W. STOUT AND KATHRYN M. STOUT, HIS WIFE dated August 29, 1999 and recorded September 2, 1999 in Deed Book 3384, Page 337 Instrument #17496.

Tax parcel #: 72-I-405.

Improvements: Residential Dwelling.

NO. 5-10

ALL that 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 on the east side of Fourth Avenue, seventy (70) feet from the northeast corner of Fourth Avenue and Park Avenue; thence north along Fourth Avenue, fifty-five (55) feet, more or less to a twenty (20) foot alley; thence east along the south side of said alley, fifty-five (55) feet to land now or formerly of the Vallamont Building and Planing Mill Company; thence south along said land, fifty-five (55) feet, more or less, to land now or formerly of Willard Thomas; thence west along land now or formerly of Willard Thomas, fifty-five (55) feet to the place of beginning.

UNDER AND SUBJECT to a Right of Way from Eleanor B. Miller to Pennsylvania Power & Light

Company, dated May 22, 1981 and recorded March 1, 1982 as set forth in Lycoming County Deed Book Volume 1002, page 188.

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

FOR identification purposes only, being known as all of Tax Parcel No. 73-8-216 in the Office of the Lycoming County Tax Assessor.

This is intended to be a first lien purchase money mortgage on the hereinabove described premises.

TAX PARCEL NO: 73-08-216.

BEING KNOWN AS: 650 Fourth Avenue, Williamsport, PA 17701.

NO. 5-11

ALL THOSE TWO (2) CERTAIN pieces, parcels and lots of land situate in the Second Ward of the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, being known and designated on the plot or plan of Bickell's Addition to said Borough, as Lot No. 22 and one half of Lot No. 23, bounded and described as follows, to wit:

PARCEL NO. 1: BEGINNING at a point in the southern line of Washington Avenue, one hundred thirty five (135) feet East of the Southeast intersection of Calvert Street and Washington Avenue; thence South along the eastern line of Lot No. 21, one hundred seventy five (175) feet to a point in the North line of what was formerly called Bubb's Lane; thence East along the North line of said Bubb's Lane, forty five (45) feet to a post; thence North along the western line of Lot No. 23, one hundred

LYCOMING REPORTER

seventy five (175) feet to a point on the southern line of Washington Avenue; thence West along the southern line of Washington Avenue, forty five (45) feet to a post, the place of BEGINNING. Known as Lot No. 22 on said Bickell's Addition.

PARCEL NO. 2: BEGINNING at a post, being the Northeast corner of lot now or formerly of Charles H. Fillman; thence in an easterly course along Washington Avenue, twenty two and one half (22 1/2) feet to a post; thence in a southerly direction along said Fillman land, one hundred seventy five (175) feet to a post on Bubb's Lane aforesaid; thence in a westerly course along said Bubb's Lane, twenty two and one half (22 1/2) feet, more or less to a post; thence in a northerly course along land now or formerly of the said Charles H. Fillman, one hundred seventy five (175) feet, more or less, to the place of BEGINNING. It being one half of Lot No. 23 on said Bickell's Addition.

HAVING THEREON ERECTED A DWELLING KNOWN AS 415 WASHINGTON AVENUE, JERSEY SHORE, PA 17740.

PARCEL: 20-02-433.

BEING THE SAME PREMISES WHICH Harold E. Baughman and Jacqueline S. Baughman by deed dated 6/25/10 and recorded 7/1/10 in Lycoming County Record Book 6987 Page 36, granted and conveyed unto James A. Miele, II.

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 JAMES A. MIELE, II ON JUDGMENT NO. 11-02056.

NO. 5-12

LEGAL DESCRIPTION

ALL that certain parcel of land with the improvements thereon erected situate in the First Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania described as follows:

BOUNDED on the south by Tucker Street, on the west by land now or formerly of Adam Neidig; on the north by an alley; and on the east by land now or formerly of Andrew Kempf; and having a frontage on Tucker Street of forty-two (42) feet, more or less, and a depth of that width of one hundred sixty-four (164) feet, more or less, and having erected thereon a one family two-story house.

TITLE TO SAID PREMISES VESTED IN Milon E. Stone, JR. and Milon E. Stone, III, by Deed From George R. Dincher and Kathy K. Dincher, his wife, and Andrew R. Dincher and Nancy L. Dincher, his wife, dated 12/13/2006, recorded 12/28/2006 in Book 5891, Page 140.

Seized in execution as the property of MILON E. STONE, JR AND MILON E. STONE, III, on No.: 10-02367.

Parcel No.: 61+,002.0-0217.00-000+.

Premises being: 829 TUCKER STREET, WILLIAMSPORT, PA 17701-5441.

NO. 5-13

ALL THOSE CERTAIN parcels, pieces and lots of land situate in Upper Fairfield Township, Lycoming County, Pennsylvania, bounded and described as follows:

LYCOMING REPORTER

Parcel No. 1:

BEGINNING at a point in the center of State Route #41059 on the east line of the Theron J. Harris Farm and being approximately 6.400 feet easterly from Route #87 at Loyalsockville; thence South 6 degrees 40 minutes West along other property now or formerly of John G. Steely, a distance of 145 feet to a point; thence South 77 degrees 40 minutes West along property to be conveyed herewith to John Q. Steely, a distance of 200 feet to an iron pin; thence North 6 degrees 40 minutes East along property to be conveyed to Clair T. and Shirley H. Harris and through an iron pin, a distance of 246 feet to the center of Route #41059; thence South 73 degrees 55 minutes East along the center of Route #41059; a distance of 200 feet to the point and place of BEGINNING. Containing 0.8 of an acre.

Parcel No. 2:

BEGINNING at a point South 6 degrees 40 minutes West, 145 feet from a point in the center of State Route #41059, said point in the road being approximately 6.400 feet easterly from Route #87 at Loyalsockville; thence from said beginning point South 6 degrees 40 minutes West along other property now or formerly of John Q. Steely, a distance of 112 feet to a white pine; thence South 77 degrees 40 minutes West along property now or formerly of Henry Guinter, a distance of 825 feet to a black oak; thence North 15 degrees 25 minutes West along property now or formerly of George Brelsford, a distance of 66 feet to a white oak; thence North 15 degrees 5 minutes East along same a distance of 352 feet to an iron pin; thence North 77 degrees 40

minutes East along property to be conveyed to Clair T. and Shirley H. Harris and property to be conveyed herewith to John Q. Steely, a distance of 825 feet to the point and place of beginning, containing 7.4 acres.

TAX PARCEL 56-291-114.

BEING KNOWN AS: 1192 Back Street, Montoursville, PA 17754.

PROPERTY ID NO.: 56-291-108C. CONTROL NO.: 012886.

TITLE TO SAID PREMISES IS VESTED IN JO-ANNA STEELY BY DEED FROM CHARLES T. BREWER, SHERIFF OF THE COUNTY OF LYCOMING DATED 11/27/00 RECORDED 11/27/00 IN DEED BOOK 3671 PAGE 124.

NO. 5-14

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, being designated as Lot No. 35 on the Plan for West End Terraces Phase 4, prepared by Mid-Penn Engineering, dated October 1995, approved August 13, 1998 and recorded in Lycoming County Record Book 3120, Page 220, and Map Book 55, Page 211, as follows:

BEGINNING at a set iron pin on the Eastern right of way line of Laurel Run Circle, said point being the Southwest corner of the within described tract of land; thence along said Laurel Run Circle on a curve to the left having a radius of one hundred twenty-five (125) feet, an arc length of seventy and seventy six hundredths (70.76) feet and whose chord is North forty four (44) degrees eight (08) minutes forty two (42) seconds East, a distance of sixty nine and eighty two hundredths (69.82) feet to a

LYCOMING REPORTER

set iron pin; thence along Lot No. 34, South sixty five (65) degrees twenty two (22) minutes thirty six (36) seconds East, a distance of one hundred forty nine and twenty five hundredths (149.25) feet to a set iron pin; thence along lands of the Williamsport Area School District, South twenty six (26) degrees thirty nine (39) minutes five (05) seconds West, a distance of sixty five and eighty five hundredths (65.85) feet to a set iron pin; thence along lands now or formerly of Marietta Smith, North sixty five (65) degrees twenty two (22) minutes thirty six (36) seconds West, a distance of one hundred seventy and twenty five hundredths (170.25) feet to the place of BEGINNING.

CONTAINING 10,279.98 square feet, or 0.236 acre.

SUBJECT HOWEVER to a fifteen (15) foot access right of way long the Southern boundary line.

ALSO SUBJECT to a twenty (20) foot Pennsylvania Power and Light Company right of way along the Eastern boundary line.

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

UNDER AND SUBJECT to the Warrior Run Development Corp. Declaration of Easements, Restrictions and Covenants for West End Terraces, dated July 30, 1996 and recorded July 31, 1996 in Lycoming County Record Book 2650, Page 269.

HAVING THEREON ERECTED A DWELLING KNOWN AS 128 LAUREL RUN CIRCLE, WILLIAMSPORT, PA 17701.

PARCEL: TP 67-26-701-35 (67+,026.0-0701.35-000+)

BEING THE SAME PREMISES WHICH West End Terraces, L.P. 1, by deed dated 1/17/00 and recorded 1/18/00 in Lycoming County Record Book 3473, Page 154, granted and conveyed unto Bruce T. Reichelderfer, Sr. and Edna M. Reichelderfer, husband and wife.

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 EDNA M. REICHELDERFER AND BRUCE T. EICHELDERFER, SR. ON JUDGMENT NO. 11-01775.

NO. 5-15

LEGAL DESCRIPTION

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

BEGINNING at an iron pin in the western right-of-way line (40 feet from centerline) of the State Highway leading from Williamsport to Trout Run, said pin being eight hundred eighty-six and one tenth (886.1) feet south of the intersection of said right-of-way line with the division line between lands now or formerly of Charles T. Knittle and John Q. Steely; thence southerly along said right-of-way line seventy-five (75) feet to an iron pin; thence westerly at right angles to the State Highway one hundred sixty (160) feet to an iron pin in the eastern line of a twenty (20) foot alley; thence northerly along the

LYCOMING REPORTER

eastern line of said alley, parallel with the State Highway, seventy-five (75) feet to an iron pin; thence easterly at right angles to the State Highway one hundred sixty (160) feet to the place of beginning. Being Lot # 17 and the southern half of Lot # 16.

TITLE SAID TO BE VESTED IN Todd P. Reed by deed from Christina A. Reed, dated 05/12/2000, recorded 02/06/2001 in Book 3713, Page 151.

Seized in execution as the property of TODD P. REED on No.: 10-01109.

Parcel No.: 26+,022.0103.00-000+.

Premises being: 2709 LYCOMING CREEK ROAD, WILLIAMSPORT, PA 17701-1024.

NO. 5-16

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, being designated as Lot No. 41 on the Plan for West End Terraces Phase 2, prepared by Mid-Penn Engineering, dated October 1995, approved February 5, 1998 and recorded February 18, 1998 in Lycoming County Record Book 2949, Page 273, and Map Book 55, Page 8, as follows:

BEGINNING at a set iron pin on the Southern right-of-way of Laurel Run Centre Line Avenue, said point being the Northwest corner of the within described tract of land; thence along said Centre Line Avenue, South seventy (70) degrees one (01) minutes fifty-one (51) seconds East, a distance of twenty-nine and eighty-two hundredths (29.82) feet to a set iron pin; thence along the same on a

curve to the left having a radius of one hundred twenty-five (125) feet, an arc length of twenty and thirty-two hundredths (20.32) feet and whose chord is South seventy-four (74) degrees forty-one (41) minutes fifteen (15) seconds East, a distance of twenty and thirty hundredths (20.30) feet to a set iron pin; thence along Lot No. 40, South ten (10) degrees forty-two (42) minutes thirty (30) seconds West, a distance of one hundred three and fifty-nine hundredths (103.59) feet to a set iron pin; thence along lands now or formerly of James L. and Dewane Stuck, North eighty-eight (88) degrees one (01) minutes forty-nine seconds West, a distance of seventy and sixteen hundredths (70.16) feet to a set iron pin; thence along Lot No. 42, North nineteen (19) degrees fifty-eight (58) minutes (9) seconds East, a distance of one hundred twenty-two and twenty-seven hundredths (122.27) feet to the place of BEGINNING.

CONTAINING 6,621.24 square feet or 0.152 acre.

HAVING thereon erected a dwelling known as 116 Centre Line Avenue, Williamsport, PA 17701.

PARCEL ID: 67-26-701.41 (67+,026.0-0701.41-000+).

UNDER AND SUBJECT to all restrictions, conditions, reservations, rights-of-way and easements in the chain of title.

UNDER AND SUBJECT to the Warrior Run Development Corp. Declaration of Easements, Restrictions and Covenants for West End Terraces, dated July 30, 1996 and recorded July 31, 1996 in Lycoming County Record Book 2650, Page 269.

UNDER AND SUBJECT to and together with prior grants

LYCOMING REPORTER

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.

BEING THE SAME PREMISES WHICH West End Terraces, L.P. by deed dated 9/28/99 and recorded in Lycoming County Record Book 3406 Page 063 granted and conveyed unto Barry L. Harmon and Sharon D. Harmon.

TO BE SOLD AS THE PROPERTY OF SHARON D. HARMON AND BARRY L. HARMON ON JUDGMENT NO. 11-02285.

NO. 5-18

LEGAL DESCRIPTION

All that certain lot of land situate in the Township of Hepburn, County of Lycoming and Commonwealth of Pennsylvania, as described by survey of G.K. Maneval, R.E., dated September 22, 1966, to-wit:

BEGINNING at a spike in the center of the Old State Highway Route No. 15 which leads from Hepburnville to Trout Run, said spike being in a southerly direction along the center of said Old State Highway a distance of two hundred seventy-five and zero tenths (275.0) feet (flat chained) from PP&L Pole No. 3239 on the dividing line between land now or formerly of Paul Homes and Mrs. Guy Graden; thence along the center of said Old State Highway the three (3) following courses and distances; south zero (00) degrees thirty (30) minutes west, one hundred (100) feet to a spike; south two (02) degrees fifteen (15) minutes west, one hundred (100) feet to a spike; and south three (03) degrees zero (00) minutes

west, twenty-five (25) feet to a spike in the center of same; thence along the land now or formerly of Joseph S. Ettwein (also the south line of a twenty-five foot driveway) south eighty-five (85) degrees west seventy-nine (79) feet to a point; thence along the land now or formerly of Mary Graden, (also the west line of said twenty-five foot driveway) north six (06) degrees forty (40) minutes west, twenty-four and eight tenths (24.8) feet to an iron stake; thence along land now or formerly of Mary Graden, north six (06) degrees forty (40) minutes west, ninety-nine and five tenths (99.5) feet to an iron stake; thence along same north eight (08) degrees zero (00) minutes west ninety-nine and five tenths (99.5) feet to an iron stake; thence along same north eighty-five (85) degrees east, one hundred thirteen (113) feet to a spike in the center of the aforesaid Old State Highway or the place of beginning. Containing .5 acre.

TITLE TO SAID PREMISES IS VESTED IN Michael B. Utter and Jennifer L. Utter, his wife, by Deed from Gregory S. Fisher, single, dated 10/02/2006, recorded 10/23/2006 in Book 5829, Page 57.

Seized in execution as the property of MICHAEL B. UTTER and JENNIFER L. UTTER a/k/a JENNIFER LYNN UTTER on No.: 11-01802.

Parcel No.: 15-02-106.

Premises being: 523 OLD ROUTE 15 ROAD, COGAN STATION, PA 17728-9744.

NO. 5-19

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

LYCOMING REPORTER

liamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pipe at the southeast corner of Whitman Street (erroneously referred to as Whitman Avenue) and Slate Place; thence in an easterly direction along the south side of Slate Place, one hundred fifty (150) feet to a point; thence in a southerly direction in a line parallel with Whitman Street, sixty (60) feet to an iron pipe; thence in a westerly direction in a line parallel with the south line of Slate Place, one hundred fifty (150) feet to the east side of Whitman Street; thence in a northerly direction along the eastern side of Whitman Street, sixty (60) feet to the point and place of beginning. Being Lot No. 3 as shown on Map H of the Grampian Hills as recorded in Deed Book 271, Page 340.

BEING the same premises granted and conveyed unto Nathan L. Jackson and Samantha L. Jackson, husband and wife, by John Radspinner, also known as John A. Radspinner, Jr., and Marguerite E. Radspinner, his wife, by Deed intended to be herewith recorded.

FOR identification purposes only, being known as all of Tax Parcel No. 76-13-109 in the Office of the Lycoming County Tax Assessor.

This is intended to be a first lien purchase money mortgage on the hereinabove described premises.

TAX PARCEL #: 76-13-109.

BEING KNOWN AS: 1616 Whitman Street, Williamsport, PA 17701.

NO. 5-20

LEGAL DESCRIPTION

ALL THAT certain lot of land situate in the Borough of Mont-

gomery, Lycoming County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the west side of Brook Street; thence south seventy-one and three-fourths degrees west one hundred ninety feet to the line of land formerly of Levi Houston; thence by land formerly owned by Levi Houston south four and one-half degrees east fifty-nine feet to line of land formerly owned by D.F. Love, now owned by Ralph Coder; thence by land of Ralph Coder north seventy-one and one-half degrees east one hundred ninety-eight feet to an iron pin in Brook Street; thence by said Brook Street north twenty-one and one-half degrees west fifty feet to the place of beginning. Containing 9500 square feet of land, be the same more or less.

TITLE SAID TO BE VESTED IN Heather J. Bennett, individually and Louis C. Cox, individually, as joint tenants with the right of survivorship, by deed from Lester C. Deitrick and Betty J. Dietrick, h/w dated 07/11/2002 and recorded 07/17/2002 in Book 4236 at page 226.

Seized in execution as the property of LOUIS C. COX and HEATHER J. BENNETT on No.: 11-02085.

Parcel No.: 35-1-235.

Premises being: 19 BROOK STREET, MONTGOMERY, PA 17752-1001.

NO. 5-21

LEGAL DESCRIPTION

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

LYCOMING REPORTER

Beginning at a point on the North side of Reading Street, now West Second Avenue, and made by the intersection of said North line of West Second Avenue with the Western line of lot now or formerly of Harvey A. Arnold and being the Southwest corner of said lot of Harvey A. Arnold; thence Westerly along said Northern line of West Second Avenue, 30 feet to a post; thence at right angles of said Northern line of West Second Avenue, Northerly and parallel with the said Western line of lot of Harvey A. Arnold, 160 feet in the Southern line of a 20 feet alley; thence Easterly along the Southern line of the 20 feet alley running parallel to West Second Avenue 30 feet to the lot of Harvey A. Arnold; and thence Southerly along the Western line of said lot, 160 feet to the point of beginning.

UNDER AND SUBJECT to grants of mineral rights, rights of way, building and use restrictions, easements, covenants and conditions as forth in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Steven A. Henninger, single, by Deed from Steven A. Henninger and Sheri L. Henninger, h/w, dated 08/25/2009, recorded 09/04/2009 in Book 6745, Page 27.

Seized in execution as the property of STEVEN A. HENNINGER on No.: 10-02309.

Parcel No.: 52+,001.0-0108.00-000+.

Premises being: 140 WEST 2ND AVENUE, SOUTH WILLIAMSPORT, PA 17702-7304.

Take notice that a schedule of proposed distribution of the proceeds of the above sale will be on file by the Sheriff of Lycoming County, Pennsylvania, in his office on MAY 14, 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

A-13, 20, 27

LYCOMING REPORTER

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LYCOMING REPORTER

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LYCOMING REPORTER

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PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, April 16, 2012**