

# Lycoming Reporter

Vol. 29

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No. 33



# LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

www.lycolaw.org

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PUBLISHED EVERY FRIDAY BY  
LYCOMING LAW ASSOCIATION

*Editor:* Gary L. Weber

*Business Manager:* Jessica A. Engel

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**PBI SEMINARS FOR SUMMER/FALL/WINTER 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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**An additional fee is assessed  
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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](http://www.pbi.org)  
to confirm a scheduled seminar or replay.**

**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 12:15 P.M.**  
(2 Substantive, 1 Ethics) HOW MEDICARE HAS CHANGED  
THE LANDSCAPE OF LITIGATION IN PERSONAL INJURY  
AND WORKERS' COMPENSATION

**THURSDAY, SEPTEMBER 6, 2012—9:00 A.M. to 5:00 P.M.**  
(5 Substantive, 1 Ethics) REVISITING YOUNGER'S 10 COM-  
MANDMENTS

**FRIDAY, SEPTEMBER 21, 2012—8:30 A.M. to 5:00 P.M.**  
(5 Substantive, 1 Ethics) IMMIGRATION LAW FORUM—2012

**TUESDAY, SEPTEMBER 25, 2012—9:00 A.M. to 5:00 P.M.**  
(6 Substantive) THE TECHNOLOGY YOU NEED TO START A LAW PRACTICE OR TO OVERHAUL THE ONE YOU HAVE

**TUESDAY, OCTOBER 2, 2012—9:00 A.M. to 5:00 P.M.**  
(5 Substantive, 1.5 Ethics) FAMILY OF LAWS FOR THE FAMILY LAWYER

**WEDNESDAY, OCTOBER 3, 2012—8:30 A.M. to 12:45 P.M.**  
(4 Substantive) VETERANS' BENEFITS SYMPOSIUM

**TUESDAY, OCTOBER 9, 2012—9:00 A.M. to 12:30 P.M.**  
(3 Substantive) FAIR HEARINGS AND APPEALS IN ELDER LAW

**MONDAY, OCTOBER 15, 2012—12:30 P.M. to 4:45 P.M.**  
(4 Substantive) EFFECTIVE USE OF SUPPRESSION MOTIONS

**THURSDAY, OCTOBER 18, 2012—9:00 A.M. to 1:30 P.M.**  
(4 Substantive) SPECIAL ISSUES RELATED TO THE TERMINATION OF PARENTAL RIGHTS

**TUESDAY, OCTOBER 23, 2012—8:30 A.M. to 4:30 P.M.**  
(5 Substantive, 1 Ethics) THE SECOND SEASON: ISSUES FOR DIVORCE OVER FIFTY

**THURSDAY, OCTOBER 25, 2012—9:00 A.M. to 5:00 P.M.**  
(5 Substantive, 1 Ethics) TRIAL EVIDENCE—ARTISTRY AND ADVOCACY IN THE COURTROOM

**WEDNESDAY, OCTOBER 31, 2012—8:30 A.M. to 1:00 P.M.**  
(4.5 Substantive) 16th ANNUAL FAMILY LAW UPDATE

**THURSDAY, NOVEMBER 1, 2012—9:00 A.M. to 1:30 P.M.**  
(4 Substantive) FUNDAMENTALS OF CIVIL PRACTICE AND PROCEDURE

**WEDNESDAY, NOVEMBER 7, 2012—9:00 A.M. to 1:15 P.M.**  
(4 Substantive) ENVIRONMENTAL ISSUES AFFECTING OIL AND GAS DEVELOPMENT

**THURSDAY, NOVEMBER 8, 2012—9:00 A.M. to 1:30 P.M.**  
(4 Substantive) YOUR FIRST DIVORCE CASE

**TUESDAY, NOVEMBER 13, 2012—8:30 A.M. to 3:45 P.M.**  
(5 Substantive, 1 Ethics) ABCs OF FORECLOSURE PROCEEDINGS

**FRIDAY, NOVEMBER 16, 2012—9:00 A.M. to 4:00 P.M.**  
(5 Substantive, 1 Ethics) HOT TOPICS IN CAPITAL CASES

**TUESDAY, NOVEMBER 20, 2012—9:00 A.M. to 5:00 P.M.**  
(6 Substantive) HOW JURIES VIEW TRACTOR-TRAILER ACCIDENTS AFTER JOINT AND SEVERAL

**TUESDAY, NOVEMBER 27, 2012—9:00 A.M. to 1:30 P.M.**  
(3 Substantive, 1 Ethics) DEFAMATION, LIBEL AND SLANDER

**WEDNESDAY, NOVEMBER 28, 2012—9:00 A.M. to 12:15 P.M.**  
(3 Substantive) ELDER LAW UPDATE

**TUESDAY, DECEMBER 4, 2012—9:00 A.M. to 10:00 A.M.**  
(1 Ethics) ETHICS POTPOURRI—DISCIPLINARY DIVERSION FOR LAWYERS AND JUDGES

**TUESDAY, DECEMBER 4, 2012—1:15 P.M. to 4:30 P.M.**  
(3 Substantive) SLICING UP THE PIE: PROPERTY DISTRIBUTION IN PENNSYLVANIA

**THURSDAY, DECEMBER 6, 2012—9:00 A.M. to 1:30 P.M.**  
(4 Substantive) HOW TO PROPERLY DOCUMENT A SETTLEMENT AGREEMENT (AFTER THE NEW JOINT AND SEVERAL LIABILITY LAW)

**FRIDAY, DECEMBER 7, 2012—9:00 A.M. to 12:30 P.M.**  
(3 Substantive) RESIDENTIAL REAL ESTATE CLOSING DOCUMENTS

**TUESDAY, DECEMBER 11, 2012—9:00 A.M. to 5:00 P.M.**  
(6 Substantive) TRYING A CASE IN STATE COURT (FROM START TO FINISH)

**THURSDAY, DECEMBER 13, 2012—9:00 A.M. to 12:30 P.M.**  
(3 Substantive) CELL PHONE FORENSICS: WHAT EVERY ATTORNEY SHOULD KNOW ABOUT RECOVERING DIGITAL EVIDENCE

**WEDNESDAY, DECEMBER 19, 2012—12:00 P.M. to 4:15 P.M.**

(4 Substantive) CRIMINAL LAW UPDATE 2012

**THURSDAY, DECEMBER 20, 2012—12:15 P.M. to 4:30 P.M.**

(3 Substantive, 1 Ethics) 19th ANNUAL AUTO LAW UPDATE

**THURSDAY, DECEMBER 27, 2012—9:00 A.M. to 5:00 P.M.**

(5 Substantive, 1 Ethics) EVALUATING THE DAI CASE

**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](http://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. Bush** (08/01/2012)—Judge Nancy L. Butts  
Criminal: Post Conviction Relief Act petition; timeliness; retroactive constitutional right exception; right recognized in Pennsylvania for years; applicability of claimed right. (Bush080112bt) (Posted: 08/01/2012)
- ▶ **Commonwealth vs. Pelleschi** (08/01/2012)—Judge Marc F. Lovecchio  
Criminal: Oral post-sentence motion; child pornography charges; duration of Megan’s Law registration; multiple possession convictions requiring lifetime registration; request to withdraw guilty plea; collateral consequences as undermining validity of plea. (Pelleschi080112L) (Posted: 08/01/2012)
- ▶ **Commonwealth vs. McKissick** (08/01/2012)—Judge Richard A. Gray  
Criminal: Post-sentence motion; sufficiency of the evidence; theft offenses; intent to deprive; log term use of another’s vehicle. (McKissick080112g) (Posted: 08/01/2012)
- ▶ **Commonwealth vs. Giacomi** (07/31/2012)—Judge Nancy L. Butts  
Criminal: Post-sentence motion; manifestly excessive sentence; lengthy period of supervision; factors considered. (Giacomi073112bt) (Posted: 08/02/2012)
- ▶ **Commonwealth vs. Fredericks** (07/31/2012)—Judge Nancy L. Butts  
Criminal: Motion to suppress evidence; valid entry into a home to serve arrest warrant; protective sweep; opening closet to look for concealed person. (Fredericks073112bt) (Posted: 08/02/2012)

- **Commonwealth vs. Gadra** (07/31/2012)—Judge Marc F. Lovecchio  
Criminal: Post Conviction Relief Act petition; ineffective assistance of counsel; negotiated plea agreement; knowing, voluntary, and intelligent guilty plea; jurisdiction of court; applicability of US Code definition of motor vehicle; applicability of *Miranda* warnings. (Gadra073112L) (Posted: 07/31/2012)
- **Commonwealth vs. McMillan** (07/31/2012)—Judge Nancy L. Butts  
Criminal: Motion to consolidate; similarities between two criminal episodes; repeated commission of the same general class of crime. (McMillan073112bt) (Posted: 08/01/2012)



**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**

**Fischer, Raymond J., Sr.,** dec'd.

Late of the City of Williamsport.

Executor: Thomas E. Fischer, 1835 Spring Run Road, Williamsport, PA 17701.

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

**Hall, Thomas A.,** dec'd.

Late of the City of Williamsport.

Administratrix: Deana M. Hall, 1710 Loyalsock Drive, Apt. #2, Williamsport, PA 17701.

Attorneys: W. Jeffrey Yates, Esq., P.C., 425 Market Street, 2nd Floor, Williamsport, PA 17701, (570) 322-4511, (570) 322-4556 (FAX), yateslaw@comcast.net.

**Hendershot, Theodora M.,** dec'd.

Late of the Township of Limestone.

The Joshua D. Hendershot Trust, dated July 20, 2010 and amended on May 15, 2012. Settlor: Theodora M. Hendershot.

Executors/Trustees: Rose A. Kopelcheck a/k/a Rose C. Kopelcheck and Randy A. Kopelcheck, 2732 Mexico Road, Milton, PA 17847.

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

**McLaughlin, Mary S.,** dec'd.

Late of the Township of Loyalsock.

The Mary S. McLaughlin Protector Trust, dated April 1, 2009.

Settlor: Mary S. McLaughlin. Trustees: Norma M. Winter, 378 Busler Lane, Williamsport, PA 17702 and Mary Ellen Updegraff, 1197 Route 973 East, Cogan Station, PA 17728.

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

**Meisel, Norwood C.,** dec'd.

Late of Anthony Township.

Executor: Rocky L. Meisel, 560 Dutch Hill Road, Cogan Station, PA 17728.

Attorneys: Larry E. Coploff, Esquire, Coploff, Ryan & Welch, 136 East Water Street, Lock Haven, PA 17745.

**Vaught, Roberta C.,** dec'd.

Late of the Borough of Muncy. Executor: Susquehanna Trust & Investment Company, 48 Orchard Drive, Shamokin Dam, PA 17876.

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

**SECOND PUBLICATION**

**Currell, Patricia A.**, dec'd.  
Late of Williamsport.  
Executor: David J. Currell,  
1100 Market Street, Williams-  
port, PA 17701.  
Attorneys: Anthony J. Grieco,  
Esquire, Elion, Wayne, Grieco,  
Carlucci, Shipman, Dinges  
& Dinges, P.C., 125 East  
Third Street, Williamsport,  
PA 17701.

**Folk, Elizabeth E. a/k/a  
Elizabeth B. Folk a/k/a  
Elizabeth Folk**, dec'd.  
Late of the Township of Clin-  
ton.  
Executrix: Lisa L. Sellard, 304  
Devon Road, Watsontown, PA  
17777.  
Attorneys: Adrienne J. Stahl,  
Esquire, Steinbacher & Stahl,  
413 Washington Boulevard,  
Williamsport, PA 17701.

**Higgins, Stanley V.**, dec'd.  
Late of the Borough of Mon-  
toursville.  
Executor: John Eck, 600 Jor-  
dan Avenue, Montoursville, PA  
17754.  
Attorneys: James G. Malee,  
Esquire, Malee Law Firm,  
P.C., 310 East Third Street,  
Williamsport, PA 17701, (570)  
321-6112.

**Mase, Richard D.**, dec'd.  
Late of Williamsport.  
Executors: Sylvia B. Mase,  
1200 Fairview Drive, Mon-  
toursville, PA 17754 and Mi-  
chael Hughes, Rogers Huber &  
Associates, 973 Lycoming Mall  
Drive #1, Muncy, PA 17756.  
Attorneys: McNerney, Page,  
Vanderlin & Hall, 433 Market  
Street, P.O. Box 7, Williams-  
port, PA 17703.

**Watkins, John J., Jr.**, dec'd.  
Late of Williamsport.  
Administratrix: Alma J. Wat-  
kins, 838 Wayne Avenue,  
Williamsport, PA 17701.  
Attorneys: Stephen C. Sholder,  
Esquire, Raup, Wiley & Shold-  
er, 634 West Fourth Street,  
Williamsport, PA 17701.

**Yerk, Harold D.**, dec'd.  
Late of Williamsport.  
The Harold D. Yerk Real Har-  
old D. Yerk Protector Trust.  
Co-Executrices: Janice E.  
Sauers, 19 Butters Road,  
Williamsport, PA 17701 and  
Linda S. Schramm, 403 Ly-  
coming Street, Williamsport,  
PA 17701.  
Attorneys: Jason K. Fetter, Es-  
quire, Fetter McDermott Law  
Firm, Old City Hall, 454 Pine  
Street, Suite 2B, Williamsport,  
PA 17701.

**THIRD PUBLICATION**

**Grimm, Edna M.**, dec'd.  
Late of Wolf Township.  
Executrix: Mary A. Fiester,  
1258 Old Route 220, Muncy  
Valley, PA 17758.  
Attorney: John P. Pietrovito,  
Esquire, 3 South Main Street,  
Muncy, PA 17756.

**Hutchison, N. Louise**, dec'd.  
Late of Montoursville Bor-  
ough.  
Executrix: Mary L. Grady, 18  
Hickory Dr., Doylestown, PA  
18901.

**Naugle, Robert E.**, dec'd.  
Late of the Township of Muncy  
Creek.  
Administrator: Robert E. Nau-  
gle, 319 Sholder Road, Wil-  
liamsport, PA 17701.

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

**Stroble, Jean A.**, dec'd.

Late of the City of Williamsport.

Executor: Manufacturers and Traders Trust Co. c/o Daniel K. Mathers, Esquire, Mathers & Stapp PC, 416 Pine St., Ste. 308, Williamsport, PA 17701. Attorneys: Daniel K. Mathers, Esquire, Mathers & Stapp PC, 416 Pine St., Ste. 308, Williamsport, PA 17701.

**Wines, Thomas A.**, dec'd.

Late of the Township of Muncy Creek.

Executrix: Tammy S. Austin, 1271 B Muncy Exchange Road, Muncy, PA 17756. Attorneys: Roger V. Wiest, Esquire, Wiest, Muolo, Noon, Swinehart & Bathgate, 240-246 Market Street, Sunbury, PA 17801.

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**NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation are intended to be filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on August 10, 2012, for the purpose of obtaining a Certificate of Incorporation of a business corporation to be organized under the Business Corporation Law of 1988 of the Commonwealth of Pennsylvania, approved December 21, 1988 (P.L. 1444, No. 177) and its amendments and supplements. The name of the corporation is:

QUAIL COMMONS, INC.

The registered office of said corporation is: 5960 Susquehanna

Trail, Turbotville, PA 17772. The purposes for which it is organized are: To have unlimited power to engage in and do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988 as amended.

JAMES D. CASALE, ESQUIRE  
CASALE & BONNER, P.C.  
33 West Third Street  
Suite 202  
Williamsport, PA 17701

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**NOTICE**

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

ORIGINAL ITALIAN PIZZA—  
HUGHESVILLE, LLC

395 South Main Street, Hughesville, PA 17737. The purpose for which the business has been organized is: to own, operate and manage a restaurant and to engage in and to do any lawful act concerning any or all lawful business for which a limited liability company may be organized under the Pennsylvania Business Corporation Law of 1988, as amended. J. HOWARD LANGDON, ESQUIRE  
3 South Main Street  
Muncy, PA 17756

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**SHERIFF'S SALE**

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By virtue of Writs of Execution issued out of the Court of Common Pleas of Lycoming County, and directed to me, there will be exposed to public sale at the Executive Plaza, 1st Floor Commissioners Board Room, 330 Pine Street, Williamsport, PA 17701 on Friday, SEPTEMBER 7, 2012, at 10:30 A.M., the following described real estate to wit:

**NO. 9-3**

PARCEL NO. 2: BEGINNING at a stone in the center of the public road aforesaid; thence along land now or formerly of Mary Marks Gramling in a southerly course, one hundred fifty-one (151) feet to a post in line of land now or formerly of Michael G. Smith; thence along said Smith land, south sixty-eight (68) degrees west, eighty-five (85) feet to a post; thence along land now or formerly of Ellen E. Harrison, the lot above described, in a northerly direction, two hundred five and one-half (205 1/2) feet to a stone in the center of the public road aforesaid; thence along said road, south seventy-four (74) degrees east, sixty-five and one-half (65 1/2) feet to the place of beginning; containing one-fourth (1/4) of an acre, be the same more or less.

The premises hereinabove described is also bounded and described in accordance with a survey made thereof of Grantland K. Maneval, Consulting Engineer, on March 10, 1964, as follows:

BEGINNING at a point in the southern right-of-way line of Pa. State Highway Route #44 which leads from Oval to Elimsport and beyond and being the northwest-

ern corner of land now or formerly of the John Lane Estate; thence south nineteen (19) degrees west along the western line of said Lane Estate lands, one hundred thirty and four-tenths (130.4) feet along an old fence line to land now or formerly of Eugene A. Schurer; thence south seventy-two (72) degrees thirty (30) minutes west along the northern line of said Schurer land, one hundred forty-seven (147) feet to the eastern line of land now or formerly of Carl J. Ulsamer; thence north seventeen (17) degrees twenty-five (25) minutes east along the eastern line of said Ulsamer land, and along an old fence line, two hundred nineteen and two-tenths (219.2) feet to a point in the southern right-of-way line of said Route #44; thence south seventy (70) degrees forty-five (45) minutes east along said right-of-way line, one hundred twenty-four and three-tenths (124.3) feet to the point and place of beginning; containing four hundred eighty-eight one-thousandths (.488) of an acre.

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

BEING the same premises granted and conveyed unto Frank H. Baier and Wendi S. Baier, his wife, by Deed of Donald R. Baier and Joan H. Baier, his wife, dated May 13, 1999 and recorded May 13, 1999 in the Office of the Recorder of Deeds in and for Lycoming County in Record Book Volume 3296, page 189.

BEING KNOWN AS: 8272 South Highway 44 a/k/a 8272 South State Route 44, Jersey Shore, PA 17740.

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PROPERTY ID NO.: 25-2-302.

TITLE TO SAID PREMISES IS VESTED IN BRANDON J. PFIRMAN, SINGLE BY DEED FROM FRANK H. BAIER AND WENDI S. BAIER, HUSBAND AND WIFE DATED 12/06/2001 RECORDED 12/07/2001 IN DEED BOOK 4008 PAGE 341.

**NO. 9-5**

ALL THAT CERTAIN lot or piece of ground situate in the County of Lycoming, Commonwealth of Pennsylvania.

BEGINNING at an iron pin at the intersection of the western line of Arch Street with the southern line of Weldon Street; thence southerly along the western line of Arch Street eighty (80) feet to an iron pin; thence westerly on a line parallel with Weldon Street one hundred thirty-one (131) feet to an iron pin; thence northerly on a line parallel with Arch Street, eighty (80) feet to the southern line of Weldon Street; thence easterly along the southern line of Weldon Street one hundred thirty-one (131) feet to the point and place of beginning.

TAX PARCEL #34A-3-815.

BEING KNOWN AS: 429 N. Arch St., Montoursville, PA 17754.

**NO. 9-6**

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

BEGINNING at an iron pin in the western line of Bloomingrove Road, said point being also the northeast corner of Pot now or formerly of George E. Betts; thence

by the dividing line of same, south seventy-three (73) degrees sixteen (16) minutes west, one hundred thirty-five (135) feet to an iron pin the eastern line of a twenty (20) foot alley; thence by the same, north twenty-six and one-half (26 1/2) degrees west, fifty-five and five tenths (55.5) feet to an iron pin, the southwest corner of lot now or formerly of Sarah M. Schull; thence by the same, North 75 degrees 13 minutes East 112 feet to an iron pin in the western line of the aforementioned public road; thence by the same, southerly by a line curving to the left, sixty-two (62) feet to the iron pin, the place of beginning. Said premises known as No. 1411 Bloomingrove Road.

BEING the same premises which Thomas E. Wakefield and Stephenie L. Miller, aka, Stephenie L. Smith, as Joint tenants with the right of Survivorship, by Corrective Deed dated January 17, 2007 and recorded January 31, 2007 in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book 5917 Page 140, granted and conveyed unto Thomas E. Wakefield and Stephenie L. Smith, as joint tenants with the right of survivorship.

Property Address: 1411 Bloomingrove Road, Williamsport, PA 17701.

Parcel ID#: 74-13-303.

**NO. 9-7**

ALL that certain piece, parcel and lot of land situate in the Seventh Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described in accordance with a survey made by

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Vassallo Engineering and Surveying, Inc., dated May 22, 1990 as follows:

BEGINNING at a spike at the intersection of the Northern line of Dove Street and the Southwestern corner of land now or formerly of Janice M. Shoff and Marc W. Robison; thence from the said place of beginning and along the Northern line of said Dove Street, South eighty-eight (88) degrees, no (00) minutes West, thirty and no hundredths (30.00) feet to an iron pin; thence along the Eastern line of land now or formerly of Mary C. Mileto, North one (01) degree, thirty-nine (39) minutes West, one hundred nineteen and no hundredths (119.00) feet to an iron pin on the Southern line of a fifteen (15) foot alley; thence along the Southern line of said alley, North eighty-eight (88) degrees, no (00) minutes East, twenty-one and no hundredths (21.00) feet to an iron pin; thence along the lines of land now or formerly of said Janice M. Shoff and Marc W. Robison by the two (2) following courses and distances: First—South eight (08) degrees, nine (09) minutes East, seventy-nine and forty-five hundredths (79.45) feet to a drill hole in walk; Second—South one (01) degree, thirty-nine (39) minutes East, forty and no hundredths (40.00) feet to the place of beginning.

Being known as 2516 Dove Street, Williamsport, Pennsylvania 17701.

Title to said premises is vested in Toni L. Simbeck by deed from DONNA M. WELCH, WIDOW dated October 3, 2003 and recorded October 6, 2003 in Deed Book 4753, Page 126.

Tax parcel #: 67-12-616.

Improvements: Residential Dwelling.

**NO. 9-8**

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OF LAND situate in the Township of Loyalsock, County of Lycoming, Commonwealth of Pennsylvania, as shown on the Replotting of a Portion of Faxon and approved by the Planning Commission of the City of Williamsport, dated April 11, 1940 and to be found of record in Deed Book Volume 312 at Page 600, bounded and described as follows, to wit:

Beginning at an iron pin in the north line of Lincoln Avenue 80 feet west of the northwest corner of Lincoln Avenue and Keller Avenue;

Thence continuing westerly along the north line of Lincoln Avenue 75 feet to an iron pin in line of land now or formerly of R.M. Girton;

Thence northerly along the same and in a line at right angles with Lincoln Avenue 140 feet to an iron pin;

Thence easterly in a line parallel with Lincoln Avenue 75 feet to an iron pin at the northwest corner of land now or formerly of Louis Krimm;

Thence southerly along the same and in a line at right angles with Lincoln Avenue 140 feet to an iron pin in the north line of said Lincoln Avenue, the place of beginning.

Being known as: 1609 Lincoln Avenue, Williamsport, Pennsylvania 17701.

Title to said premises is vested in Anna M Hunter, widow by deed from ANNA M. HUNTER, WIDOW dated October 5, 2007 and recorded October 15, 2007 in Deed Book 6162, Page 111.



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Tax parcel #: 26-15-416.  
Improvements: Residential Dwelling.

**NO. 9-9**

ALL THOSE CERTAIN lots or parcels of land lying and being in the Township of Loyalsock, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Lots Nos. 141, 142 and the south one-half of Lot No. 143, as shown on a plat or plan of lots known as Konmar Park, which plat or plan is recorded in the Office for Recording of Deeds in Lycoming County, Deed Book Volume 208, page 606; the said premises being conveyed herein having a frontage of one hundred (100) feet on the west side of Clayton Avenue and extending back an equal an width for a distance of one hundred fifty (150) feet to an alley; also bounded on the south by Lot No. 140 and on the north by the north half of Lot No. 143.

BEING the same premises which Cendant Mobility Services Corporation, a Delaware Corporation, by Deed dated June 27, 2001 and recorded June 29, 2001 in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book 3845 Page 109, granted and conveyed unto Jason M. Rymell and Mary K. Getgen-Rymell, husband and wife.

PROPERTY ADDRESS: 411 Clayton Avenue , Township of Loyalsock, PA a/k/a 411 Clayton Avenue, Williamsport, PA.

PARCEL ID#: 26-11-401.

**NO. 9-10**

ALL that certain piece, parcel or lot of land situate in the Bor-

ough of Montgomery, County of Lycoming and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

BEGINNING at the middle of Main Street; thence South seventy-nine (79) degrees West along land now or formerly of Edna Felsurg, one hundred nine (109) feet three (3) inches, more or less, to land now or formerly of James W. Hull (formerly of O. H. Meixell); thence North ten (10) degrees West along the eaves of the buildings situate on the above named lot (along the North side of the said buildings) three and three tenths (3.3) rods; thence North seventy-nine (79) degrees East, one hundred nine (109) feet three inches to the middle of said Main Street; thence along said Main street, the middle thereof, three and three-tenths (3.3) rods to the place of beginning. Together with the improvements erected thereon consisting of a four-bedroom, two-story brick home.

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

FOR identification purposes only being known as all of Tax Parcel No. 35-1-108 in the Office of the Lycoming County Tax Assessor.

TAX PARCEL #: 35-1-108.

BEING KNOWN AS: 33 North Main Street, Montgomery, PA 17752.

**NO. 9-11**

LEGAL DESCRIPTION

ALL that certain piece, parcel and lot of land situate in the Township of Muncy Creek, County of Lycoming and Commonwealth of

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Pennsylvania, bounded and described as follows:

BEGINNING at the point of intersection of the center line of Pennsylvania Legislative Route 41095 with the center line of a culvert conveying Dimms Run under said Route 41095, said point being 2,771.75 feet North of Pennsylvania Route 405; thence along land of the prior Grantor and along the middle of Dimms Run by the three (3) following courses and distances: (1) South 83 degrees 30 minutes West, 350 feet to a point; (2) South 65 degrees West, 216.52 feet to a pin; and (3) South 40 degrees West, 240 feet to an iron pipe; thence along land now or formerly of Lycoming Silica Sand Co. North 9 degrees West, 400 feet to an iron pipe; thence along land now or formerly of Donald Dimm North 86 degrees 45 minutes East, 740.50 feet to a point in the center line of said Route 41095; and thence along the center line of Route 41095 South 10 degrees East, 124 feet to the place of beginning, Containing 3.2477 acres and being the same premises approved for subdivision by Muncy Creek Planning Commission by approval dated March 29, 1982.

TITLE TO SAID PREMISES IS VESTED in CATHY L. WRIGHT by Deed from GREG BALLIET AND CANDACE BALLIET, HIS WIFE, DATED 1/37/07, Recorded FEBRUARY 16, 2007 IN BOOK 5929 AND PAGE 280.

Seized in execution as the property of CATHY L. WRIGHT on No.: 11-02290.

Parcel No.: 40-373-105.04.

Premises being: 2424 LIME BLUFF ROAD, MUNCY, PA 17756-7805.

**NO. 9-12**

LEGAL DESCRIPTION

ALL piece, parcel and lot of land situate in the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, and being more particularly described in accordance with a survey of Robert W. Ferrell, Jr., Professional Engineer, as follows:

BEGINNING at an iron pin located at the intersection of the northern right of way line of Cemetery Street with the western right of way line of Pine Street; thence from said point of beginning and along the northern right of way line of Cemetery Street, South sixty seven (67) degrees thirty five (35) minutes forty five (45) seconds West, one hundred and twenty six hundredths (100.26) feet to an iron pin; thence along the eastern line of land now or formerly of Ruth A. Rauch, North seventeen (17) degrees fifty five (55) minutes zero (00) seconds West, sixty and nineteen hundredths (60.19) feet to an iron pin; thence along the Southern line of land now or formerly of Raymond W. Dunlap and Nancy C. Dunlap, North seventy one (71) degrees forty five (45) minutes zero (00) seconds East, ninety eight and ninety five hundredths (98.95) feet to a strap iron marker in the Western line of Pine Street; thence along the Western line of Pine Street, South nineteen (19) degrees zero (00) minutes zero (00) seconds East, fifty two and ninety three hundredths (52.93) feet to an iron pin, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James E. Welch and Barbara Y. Welch, his wife, by Deed from Lora P. Morningstar and Dolly M. Wilt and Gene E.



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Smith, Commissioners of Lycoming County, dated 04/09/1985, recorded 04/11/1985 in Book 1105, Page 355.

Seized in execution as the property of BARBARA Y. WELCH and JAMES E. WELCH on No.: 11-02302.

Parcel No.: 22+,001.0-0256.00-000+.

Premises being: 342 PINE STREET, JERSEY SHORE, PA 17740-1626.

### NO. 9-13

#### LEGAL DESCRIPTION

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

BEGINNING at an oak corner on line of land late of J. C. Lore and Gardner, now or formerly of Melvin Swisher; thence North fifteen (15) degrees East, one hundred twenty-three and one-half (123 1/2) perches along said land late of J. C. Lore and G. B. Gardner, now or formerly of Melvin Swisher, Jane Miller and Roy G. Gardner Estate to a post and corner of land late of C. B. Renn, now or formerly of Cloyd Swisher; thence by the same South seventy-five (75) degrees East, ninety-three (93) perches to a post and corner of land late of Daniel D. Gordner, now or formerly of Harry Gordner Estate; thence South by the same one hundred thirteen (113) perches to a post on land late of John D. Gordner, now or formerly of Kenneth Bilger; thence by the same South eighty-nine (89) degrees West, fifty-four (54) perches to a white pine corner on land now or formerly of

the said Kenneth Bilger; thence by the same South fifty-three (53) perches (inadvertently referred to as 53 degrees in prior Deed) to a stone corner on land late of H. Clay Gordner, now or late of Isaac Eichenlaub Estate; thence by the same North fifty-four (54) degrees forty-five (45) minutes West, sixty-one (61) perches to corner and land late of Jacob B. Gordner, now or formerly of Eichenlaub Estate, being cemetery or burial ground; thence by the same North two (02) degrees West, forty-four and one-half (44 1/2) perches to an iron pin to a public road; thence by the same South seventy (70) degrees West, twelve and one-half (12 1/2) perches to the place of beginning. Containing 97 acres, be the same, more or less.

EXCEPTING AND RESERVING from the above-described premises the following Deeds:

1. Deed from Andrew S. Benyo, Jr. and Ramona J. Benyo, his wife, to Daniel L. Glica and Linda Libertazzo, dated September 18, 1979 and recorded September 19, 1979 in Lycoming County Deed Book 920, Page 6, containing 10 Acres.

2. Deed from Andrew S. Benyo, Jr. and Ramona J. Benyo, his wife, to Terry D. Puderbaugh and Lillian W. Puderbaugh, his wife, dated September 16, 1986 and recorded September 18, 1986 in Lycoming County Deed Book 1162, Page 142, containing 27.961 Acres.

3. Corrective Deed from Andrew S. Benyo and Ramona J. Benyo, his wife, and Terry D. Puderbaugh and Lillian W. Puderbaugh, his wife, to Gordner Cemetery Association, a Pennsylvania Corporation, dated February 26, 1988 and recorded March 24, 1988 in Ly-

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coming County Record Book 1246, Page 300, containing 2.7 Acres.

4. Deed from Andrew S. Benyo, Jr. and Ramona J. Benyo, his wife, to Patten Corporation Mid-Atlantic, a Corporation, dated and recorded May 28, 1991 in Lycoming County Record Book 1691, Page 229, containing 33.74 Acres.

5. Deed from Andrew S. Benyo, Jr. and Ramona J. Benyo, husband and wife, to Frederick W. Doerr and Patricia S. Doerr, husband and wife, dated January 15, 1993 and recorded January 22, 1993 in Lycoming County Record Book 2000, Page 181, containing 2.688 Acres.

6. Deed from Andrew S. Benyo, Jr. and Ramona J. Benyo, husband and wife, to Ramona J. Benyo, of even date herewith and intended to be recorded, forthwith, containing 12.01 Acres.

TITLE TO SAID PREMISES IS VESTED IN Andrew S. Benyo, Jr., by Deed from Andrew S. Benyo, Jr. and Ramona J. Benyo, his wife, dated 02/07/2005, recorded 02/28/2005 in Book 5227, Page 228. The said Andrew S. Benyo, Jr. departed this life on 3/1/2009, leaving a Will dated 5/31/2005. Letters Testamentary were granted to Stephen A. Benyo on 3/16/2009 in Lycoming County No. 41-09-0138. Decedent's surviving heirs at law and next-of-kin are Stephen A. Benyo, Gregory K. Benyo, Ramona L. Ritch, David A. Benyo, Michelle K. O'Brien, and Jennifer J. Zappa.

Seized in execution as the property of STEPHEN A. BENYO, EXECUTOR AND DEVISEE OF THE ESTATE OF ANDREW S. BENYO, JR., GREGORY K. BENYO, DEVISEE OF THE ESTATE OF ANDREW S. BENYO, JR., RAMONA L.

RITCH, DEVISEE OF THE ESTATE OF ANDREW S. BENYO, JR., DAVID A. BENYO, DEVISEE OF THE ESTATE OF ANDREW S. BENYO, JR., MICHELLE K. O'BRIEN, DEVISEE OF THE ESTATE OF ANDREW S. BENYO, JR. and JENNIFER J. ZAPPA, DEVISEE OF THE ESTATE OF ANDREW S. BENYO, JR. on No.: 2010-01361.

Parcel No.: 23+,377.0-0132.00-000+.

Premises being: 149 GARDNER ROAD a/k/a 145 GARDNER ROAD, UNITYVILLE, PA 17774.

**NO. 9-14**

EXHIBIT "A"

ALL those certain two (2) mesuage and parcels of land situate in the Township of Wolf, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT NUMBER ONE:

BEGINNING at a point on the right of way of a public road, said road formerly being the road from Hughesville to Lairdsville, now a township road between Clara M. Croman and H. L. Michael, and being a distance of 212.70' from the Southeast end of the bridge over Greggs Run;

Thence South twenty-four (24) degrees East along said road, one hundred (100) feet to lands now or formerly of H. L. Michael;

Thence along lands now or formerly of H. L. Michael, South sixty-five (65) degrees and fifteen (15) minutes West, one hundred (100) feet to an iron pin;

Thence along lands now or formerly of Jay B. Stugart and Peggy Ann Stugart, North twenty-four (24) degrees West, one hundred (100) feet to an iron pin;

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Thence along the same, North sixty-five (65) degrees and fifteen (15) minutes East, one hundred (100) feet to the place of beginning.

TRACT NUMBER TWO:

BEGINNING at an iron pin, said pin being on the Southwest corner of the lands now or formerly of Jay B. Stugart and Peggy Ann Stugart;

Thence South sixty-five (65) degrees, fifteen (15) minutes West, one hundred four and fifty one hundredths (104.50) feet to an iron pin and line of lands now or formerly of James L. Clouser;

Thence along lands now or formerly of Clouser, South thirty-seven (37) degrees fifteen (15) minutes East, one hundred (100) feet to an iron pin and line of land now or formerly of H. L. Michael;

Thence along lands now or formerly of said Michael, North sixty-five (65) degrees fifteen (15) minutes East, eighty-one and ten one hundredths (81.10) feet to an iron pin and lands now or formerly of said Stugart;

Thence along Stugart, North twenty-four (24) degrees West, one hundred (100) feet to place of beginning.

HAVING erected thereon a residential dwelling house known as 392 Gregg Run Road, Hughesville, PA 17737.

BEING designated as Lycoming County Tax Parcel Number 59-004-240 in the Office of the Lycoming County Tax Assessor.

SUBJECT to restrictions, reservations, easements, rights of way and covenants as appear in prior instruments of record.

BEING the same premises granted and conveyed unto Jennifer R. Wright, single and Curtis A. Stevens, single, the defendants herein, by Deed of Dennis E. Gorg

and Kathy F. Gorg, husband and wife, said deed dated June 9, 2009, and recorded June 10, 2009, in Lycoming County Record Book 6665, page 54.

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**NO. 9-15**

ALL THAT CERTAIN piece, parcel and lot of land situate in the 7th Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, known as Lot No. 17 on the Plot or Plan of Reighard Terrace Addition to the City of Williamsport, recorded in Deed Book 244 Page 599, bounded and described as follows:

ON the South by Dove Street; on the East by Lot No. 18; on the North by an alley; and on the West by Lot No. 16. Being fifty (50) feet in width fronting on Dove Street and extending of that width in depth one hundred twenty (120) feet to said alley.

HAVING THEREON ERECTED A DWELLING KNOWN AS 2820 DOVE STREET WILLIAMSPORT, PA 17701.

PARCEL: 67 016.0-0312.00.000 (67-016-312).

BEING THE SAME PREMISES WHICH Frederick G. Bierman by deed dated and recorded 10/23/1992 in Lycoming County Record Book 1953, Page 81, granted and conveyed unto Stephen J. Sheleman.

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 STEPHEN J. SHELEMAN ON JUDGMENT NO. 11-02029.

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**NO. 9-16**

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

BEGINNING at a point on the south side of Junction Street, one hundred forty one (141) feet east of the southeast corner of Junction Street and South Maynard Street, said point being the northeast corner of land now or formerly of John Nelson; thence along Junction Street in an easterly direction, forty five (45) feet to land now or formerly of Valentine Luppert; thence along land of said Valentine Luppert, in a southerly direction one hundred fifty (150) feet to the north side of an alley running east and west; thence along said alley in a westerly direction forty five (45) feet to land of said John Nelson; thence in a northerly direction along land of said John Nelson, one hundred fifty (150) feet to the place of BEGINNING.

HAVING THEREON ERECTED a dwelling house known as 1903 Riverside Drive, South Williamsport, PA 17701.

PARCEL: 53 + 001.0-0706.00-000 (TP 53-1-706).

BEING THE SAME PREMISES WHICH Sara L. Fortin by deed dated 8/9/1989 and recorded 8/25/1989 in Lycoming County Record Book 1451, Page 1, granted and conveyed unto William C. Rearick and Singbe V. Rearick, his wife. William C. Rearick died 11/19/2010, there is no known estate. Susan V. Boinske f/k/a Singbe V. Rearick died 11/14/2008, there is no known estate.

Donald J. Boinske, husband of Susan V. Boinske f/k/a Singbe V. Rearick, and Christine Blanding and Charlotte V. Cho, daughters of Susan V. Boinski f/k/a Singbe V. Rearick, are her known heirs. Christine Blanding and Charlotte V. Cho are the known heirs of William C. Rearick.

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 CHRISTINE BLANDING AND CHARLOTTE V. CHO, KNOWN HEIRS OF SUSAN V. BOINSKE f/k/a SINGBE V. REARICK, DECEASED, AND WILLIAM C. REARICK, DECEASED, AND DONALD J. BOINSKE, KNOWN HEIR OF SUSAN V. BOINSKE, DECEASED, AND THE UNKNOWN HEIRS OF SUSAN V. BOINSKE f/k/a SINGBE V. REARICK, AND THE UNKNOWN HEIRS OF WILLIAM C. REARICK, DECEASED.

**NO. 9-19**

LEGAL DESCRIPTION

ALL that certain lot of land situate in the 12th Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, being all of Lot 102 and the Eastern part of Lot 101 in the DuBois Addition to the City of Williamsport known as 416 High Street, and being bounded and described as follows:

BEGINNING at an iron pin on the Northern line of High Street, said beginning point being South 84 degrees 48 minutes East, 130.80 feet (erroneously mentioned in previous deed as

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110.00 feet) from the intersection of the Northern line of said High Street and the Eastern line of Center Street. Said beginning point being North 84 degrees 48 minutes West, 248.00 feet from the intersection of the Northern line of said High Street and the Western line of Elmira Street; thence from the said place of beginning and along the Eastern line of land now or formerly of Jon D. Kurtz and David Holtzman, North 5 degrees 00 minutes East, 197.80 feet to an iron pin on the Southern line of Kramer Court; thence along the Southern line of said Kramer Court, South 84 degrees 48 minutes East, 50.00 feet to an iron pin; thence along the Western line of lands now or formerly of Rolland B. and Ann L. Ziesloft, and David G. and Eylene V. Love, South 5 degrees 00 minutes West, 197.80 feet to an iron pin on the Northern line of the aforesaid High Street; thence along the Northern line of said High Street, North 84 degrees 48 minutes West, 50.00 feet to the place of beginning.

UNDER AND SUBJECT to all exceptions, reservations, conditions, easements, rights and rights of way as contained in prior deeds and instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Lawrence R. Newsuan and Monette E. Newsuan, by Deed from Patsy B. Schon and Matthew J. Knittle, dated 09/21/1998, recorded 09/30/1998 in Book 3120, Page 66.

Seized in execution as the property of LAWRENCE R. NEWSUAN and MONETTE E. NEWSUAN on No.: 11-02394.

Parcel No.: 72+.001.0-0403.00-000+.

Premises being: 416 HIGH STREET, WILLIAMSPORT, PA 17701-3204.

### NO. 9-20

#### LEGAL DESCRIPTION

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

BEGINNING at a point in the southern line of Confair Parkway, 50 feet wide, said point being at the intersection of the southern line of Confair Parkway with the centerline of a 20 foot pedestrian walk said point being 615.2 feet West of the intersection of the southern line of Confair Parkway with the western line of Bella Visa Road, as measured along the southern line of Confair Parkway; thence along the southern line of Confair Parkway, North 51 degrees 55 minutes 50 seconds West 90 feet to an iron pin; thence along the eastern line of Lot No. 8 in Block B, South 38 degrees 4 minutes 10 seconds West 155 feet to an iron pin; thence South 51 degrees 55 minutes 50 seconds East 90 feet to a point in the centerline of said pedestrian walk; thence along the centerline of said pedestrian walk, North 38 degrees 4 minutes 10 seconds East 155 feet to the point and place of beginning. For identification purposes being known as Lot No. 9 in Block B plus 10 feet of the pedestrian walk adjacent to the East as shown on the Plan of Lots of Bella Vista Village.

UNDER AND SUBJECT TO the covenants and restrictions dated October 22, 1956, and recorded in the Register and Recorder's Office of Lycoming County in Deed Book 395, Page 427, Deed Book 418, Page 160, and Deed Book 438, Page 453, the observance of which shall form part of the consideration

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and run with the title to the land herein conveyed.

TITLE TO SAID PREMISES IS VESTED IN Thomas R. Bradway, unmarried and Rachael L. Ulmer and Todd T. Ulmer, w/h, by Deed from Alvin L. Doebler, single, dated 06/22/2005, recorded 07/05/2005 in Book 5352, Page 338.

Seized in execution as the property of THOMAS R. BRADWAY, RACHAEL L. ULMER and TODD T. ULMER on No.: 10-02460.

Parcel No.: 12-2-312.

Premises being: 145 CONFAIR PARKWAY, MONTOURSVILLE, PA 17754-9768.

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**NO. 9-21**

LEGAL DESCRIPTION

ALL that certain, piece, parcel and lot of land situate in the Township of Plunketts Creek, County of Lycoming and Commonwealth of Pennsylvania, being known as Parcel No. 1 on the Subdivision of Land of George E. Logue and Elizabeth S. Logue, prepared by John A. Bubb, P.E., dated May 15, 1985 and recorded August 13, 1986 as set forth in Lycoming County Deed Book Volume 1158, page 129 and Map Book 44, page 530, more particularly bounded and described as follows:

BEGINNING at a spike at the point of intersection of the center of PA Legislative Route 41051 and the eastern line of a fifty (50) foot right-of-way into land now or formerly of Stephen Haight; thence along said right-of-way, north three (03) degrees fifteen (15) minutes west one hundred sixteen and eleven hundredths (116.11) feet to an iron pin; thence along land now or formerly of Stephen Haight north sixty-one (61) degrees thirty-six (36) minutes east fifty-

three and eighty-four hundredths (53.84) feet to an iron pin; thence along Parcel No. 2 north eighty-seven (87) degrees fifty-six (56) minutes east five hundred forty-seven and eighty-eight hundredths (547.88) feet to an iron pin; thence along land now or formerly of Eugene Nelson, south fourteen (14) degrees eighteen (18) minutes west one hundred forty-five and ninety-one hundredths (145.91) feet to a spike in the centerline of PA Legislative Route 41051; thence along the centerline of PA Legislative Route 41051 south eighty-seven (87) degrees fifty-six (56) minutes west five hundred fifty-two and sixty-two hundredths (552.62) feet to the place of beginning. Containing 1.8332 acres.

SUBJECT to a fifty (50) foot wide right of way to Parcel No. 2, as shown on aforementioned survey.

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

TITLE TO SAID PREMISES IS VESTED IN Loretta R. Widing, by Deed from Bankers Trust Company of California, N.A., as custodian or trustee by Chase Manhattan Mortgage Corporation, its attorney in fact, dated 10/07/2003, recorded 10/10/2003 in Book 4759, Page 142.

Seized in execution as the property of LORETTA R. WIDING on No.: 11-02429. Parcel No.: 48+,213-0-0126.A+-000+.

Premises being: 1025 HOPPES-TOWN ROAD, WILLIAMSPORT, PA 17701-8660.

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**NO. 9-23**

EXHIBIT "A"

BEGINNING at an Iron Pin, at the intersection of the Western



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line of Hill Street, the Southeastern corner of Parcel No. 1, of this Sub-division, on land of Gary L. & Clare Q. McWilliams, known as Tax Parcel No. 52-03-720, and the Northeastern corner of the Parcel herein described, said Beginning being South 16 Degrees 10 Minutes East-90.00 feet, from an Iron Pin, at the intersection of the Western line of said Hill Street, the Southern line of West Southern Avenue, also known as Pa State Highway State Route No 0654, and the Northeastern corner of said Parcel No. 1, of this Sub-division, on land of said Gary L. & Clare Q. McWilliams, known as Tax Parcel No. 53-03-720. Thence from the Place of Beginning, and along the Western line of said Hill Street South 16 Degrees 10 Minutes East-70.00 feet, to an Iron Pin, at the intersection of the Western line of said Hill Street, and the Northern line of a 20 Foot Alley. Thence along the Northern line of said 20 Foot Alley, South 73 Degrees 50 Minutes West-50.00 feet, to an Iron Pin, at the intersection of the Northern line of said 20 Foot Alley, and the Southeastern corner of other land of said Gary L. & Clare Q. McWilliams, known as Tax Parcel No. 52-03-721. Thence along the Eastern line of other land of said Gary L. & Clare Q. McWilliams, known as Tax Parcel No. 52-03-721, North 16 Degrees 10 Minutes West-70.00 feet, to an Iron Pin, at the intersection of the Eastern line of other land of said Gary L. & Clare Q. McWilliams, known as Tax Parcel No. 52-03-721, the Southwestern corner of the aforesaid parcel No. 1, of this Sub-division, on land of said Gary L. & Clare Q. McWilliams, known as Tax Parcel No. 52-03-720. Thence along the Southern

line of said Parcel No. 1, of this Sub-division, on land of Gary L. & Clare Q. McWilliams, known as Tax Parcel No 52-03-720, North 73 degrees 50 Minutes East-50.00 feet, to the said Place of Beginning. Containing 3,500 Sq. Feet.

FOR IDENTIFICATION PURPOSE ONLY, being known as Tax Parcel No. 52-3-719.

SEIZED in execution as the property of Jeffrey D. Wrede and Bobbi Jo Wrede, under a judgment against them on March 5, 2012 in the Court of Common Pleas of Lycoming County, Pennsylvania to No. 12-00496.

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### NO. 9-24

#### EXHIBIT "A"

BEGINNING at a point on the eastern line of the public road leading from Pennsdale to Muncy, said point being South five and one-fourth (5-1/4) degrees East, fifty-four and forty-five hundredths (54.45) feet from the southern line of land of Friends Meeting House and Grounds;

Thence South eighty-nine (89) degrees East, one hundred ninety-eight (198) feet, more or less, to a point;

Thence South three and one-half (3-1/2) degrees West, one hundred seven (107) feet, more or less, to the northern line of land now or formerly of J. C. Stugard;

Thence in a northwesterly direction along lands now or formerly of Stugard, a distance of approximately two hundred ten (210.00) feet to the eastern line of the public road leading from Pennsdale to Muncy;

Thence in a northerly direction along the eastern line of said public road, a distance of fifty-five (55) feet, more or less to the place of beginning.

For identification purposes only, being all or part of Real Estate Tax Parcel No 41-1-114 in the Office of the Lycoming County Tax Assessor.

SEIZED in execution as the property of Vickie S. Leech, under a judgment against her on March 14, 2012 in the Court of Common Pleas of Lycoming County, Pennsylvania to No. 12-00561.

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**NO. 9-25**

EXHIBIT "A"

BEGINNING at an iron pin in the southern right-of-way line of Pinecrest Drive (formerly known as Eighth Avenue), which iron pin is 100.00 feet east of the intersection of said right-of-way line with the eastern right-of-way line of Stanton Street; thence south 2 degrees 21 minutes 20 seconds west 150.00 feet to a point in the northern right-of-way line of a twenty foot utility easement; thence south 87 degrees 38 minutes 40 seconds east along said northern right-of-way line 95.00 feet to a point; thence north 2 degrees 21 minutes 20 seconds east 150.00 feet to an iron pin in the southern right-of-way line of Pinecrest Drive (formerly known as Eighth Avenue); thence north 87 degrees 38 minutes 40 seconds west 95.00 feet along the said right-of-way line to an iron pin, the point and place of beginning.

For identification purposes only, being known as Tax Parcel No. 53-2-688.

SEIZED in execution as the property of Dennis Emig, under a municipal lien entered against him on February 16, 2012 in the Court of Common Pleas of Lycoming County, Pennsylvania to No. 12-00361.

**NO. 9-27**

EXHIBIT "A"

BEGINNING at a point at the southwest corner of the intersection of the first alley north of West Mountain Avenue with the first alley east of Clark Street and parallel therewith; thence westerly along the southern line of the first alley north of West Mountain Avenue, thirty-six (36) feet to a point; thence southerly in a line parallel with Clark Street and along the eastern line of other land now or formerly of Roy H. Derr, one hundred (100) feet to a point at the southeast corner of other land now or formerly of Roy H. Derr; thence easterly in a line at right angles to Clark Street, thirty-six (36) feet to an alley; thence northerly along said alley one hundred (100) feet to the place of beginning, having erected thereon a frame dwelling house and being known and identified as 1350 West Mountain Avenue.

BEING identified as Lycoming County tax parcel number 53-002-0169.

SEIZED in execution as the property of Tammi J. Knight and Gregory S. Person, under a judgment against them on March 22, 2012 in the Court of Common Pleas of Lycoming County, Pennsylvania to No. 12-00625.

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**NO. 9-28**

The land referred to in this commitment/policy is situated in the State of Pennsylvania, County of Lycoming and is described as follows:

ALL that certain piece, parcel and tract of land located and situate in the Township of Upper Fairfield, County of Lycoming and



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

BEGINNING at a concrete monument in the west right of way line of the State Highway Route No. 87 which leads from Montoursville to Barbours, said concrete monument being north twenty-nine (29) degrees fifty-three (53) minutes east, five hundred forty-three and thirty-four one hundredths (543.34) feet along said west right of way line from a concrete monument in the north line of Scott Lane (dirt), thence along the land now or formerly of Samuel E. Reeder north sixty-nine (69) degrees thirty-seven (37) minutes West, four hundred thirty-two and four-tenths (432.4) feet to a concrete monument; thence along the land now or formerly of Montour Trading Corporation north eight (8) degrees thirty-three (33) minutes east, two hundred thirty-seven and six-tenths (237.6) feet to a concrete monument; thence along the land now or formerly of Farragut and Buckley Cemetery south eighty-five (85) degrees twenty-two (22) minutes east, five hundred sixty-seven and five-tenths (567.5) feet to a concrete monument in the west right of way line of same south twenty-nine (29) degrees fifty-three (53) minutes west, three hundred ninety-one and eight-tenths (391.8) feet to a concrete monument, or the place of beginning.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 56-02-111 in the

Office of the Lycoming County Tax Assessor.

ALSO being known as 2273 Rte. 87, Montoursville, Lycoming County, Pennsylvania.

BEING the same premises granted and conveyed unto Joseph W. Heim and Kathryn W. Heim, his wife, by deed of Anna E. Naugle, widow, dated June 1, 1972 and recorded June 2, 1972 in Lycoming County Deed Book 611, Page 123. The said Joseph W. Heim died April 12, 1998 leaving Kathryn W. Heim sole owner in fee simple.

BEING KNOWN AS: 2273 ROUTE 87 HIGHWAY a/k/a 2273 STATE ROUTE 87 HIGHWAY, MONTOURSVILLE, PA 17754.

PROPERTY ID NO.: 56-2-111.

TITLE TO SAID PREMISES IS VESTED IN JOSEPH D. BARNES AND MARY T. BARNES, HIS WIFE BY DEED FROM KATHRYN W. HEM, A WIDOW DATED 09/16/2003 RECORDED 09/17/2003 IN DEED BOOK 4730 PAGE 181.

Take notice that a schedule of proposed distribution of the proceeds of the above sale will be on file by the Sheriff of Lycoming County, Pennsylvania, in his office on SEPTEMBER 17, 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

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**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, August 20, 2012