

Lycoming Reporter

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No. 42



LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

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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 FALL/WINTER 2012
WINTER/SPRING 2013**

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
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cancel the replay, you will be notified by PBI.*

**Please feel free to check www.pbi.org
to confirm a scheduled seminar or replay.**

TUESDAY, 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

TUESDAY, FEBRUARY 12, 2013—12:30 P.M. to 3:45 P.M.
(3 Substantive) PRESENTING A CASE TO A ZONING HEARING BOARD

FRIDAY, FEBRUARY 22, 2013—8:30 A.M. to 3:30 P.M.
(6 Substantive) MASTERING EVIDENCE

THURSDAY, MARCH 21, 2013—9:00 A.M. to 4:30 P.M.
(5 Substantive, 1 Ethics) 26th ANNUAL CIVIL LITIGATION UPDATE

THURSDAY, APRIL 18, 2013—9:00 A.M. to 1:15 P.M.
(4 Substantive) UNEMPLOYMENT COMPENSATION



*The Judges of the United States District Court
for the Middle District of Pennsylvania cordially invite you to
attend the Portrait Dedication Ceremony*

in honor of the late

MALCOLM MUIR

United States District Judge

*Friday the 2nd of November, 2012
10:30 a.m. - 11:00 a.m.*

Herman T. Schneebeli Federal Building & U.S. Courthouse
240 West Third Street, 4th Floor
Williamsport, PA 17701
Courtroom #1

Please arrive by 10:00 a.m. to clear security.

Light refreshments to follow

R.S.V.P. by October 24, 2012

Rebecca Wither (570) 323-6380

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

- ▶ **Commonwealth vs. Steele** (10/03/2012)—Judge Nancy L. Butts
Criminal: Motion to suppress; voluntary interview conducted at police station; custodial interrogation; *Miranda* rights. (Steele100312bt) (Posted: 10/05/2012)
- ▶ **Commonwealth vs. Rosato** (10/03/2012)—Judge Nancy L. Butts
Criminal: Motion to suppress evidence; vehicle stop; reasonable suspicion to stop vehicle; probable cause to arrest for DUI. (Rosato100312bt) (Posted: 10/05/2012)
- ▶ **Commonwealth vs. Butler** (10/03/2012)—Judge Nancy L. Butts
Criminal: Motion to dismiss Information and remand for preliminary hearing; drug charges; plea agreement in exchange for waiver of preliminary hearing; plea agreement rescinded; reasonable reliance; promissory estoppel; knowing, voluntary, and intelligent waiver. (Butler100312bt) (Posted: 10/05/2012)
- ▶ **Commonwealth vs. Prechtl** (10/03/2012)—Judge Nancy L. Butts
Criminal: Appeal; non-jury trial; DUI charges where defendant in parked car; weight of the evidence; waiver of right to move for judgment of acquittal at close of evidence; sufficiency of the evidence; actual physical control of a vehicle; hearsay objection; failure to have conversation with trooper recorded. (Precht100312bt) (Posted: 10/05/2012)
- ▶ **Commonwealth vs. Giacomi** (09/28/2012)—Judge Nancy L. Butts
Criminal: Appeal. (Giacomi092812bt) (Posted: 09/28/2012)
- ▶ **Commonwealth vs. Durrant** (09/28/2012)—Judge Nancy L. Butts
Criminal: Post Conviction Relief Act petition; ineffective assistance PCRA Counsel; coerced guilty plea; record reflecting an intelligent, voluntary, and knowing guilty plea. (Durrant092812bt) (Posted: 09/28/2012)

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

Diehl, Betty M., dec'd.

Late of the City of Williamsport.

Executor: Woodlands Bank, 2450 E. Third Street, Williamsport, PA 17701.

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

Jones, Tyrone L., dec'd.

Late of Williamsport.

Administratrix: Deborah Goodman-Jones, 685 First Avenue, Williamsport, PA 17701.

Attorneys: McNerney, Page, Vanderlin & Hall, 433 Market Street, P.O. Box 7, Williamsport, PA 17703.

Muthler, Johanna G., dec'd.

Late of Jersey Shore.

Executor: Citizens & Northern Bank.

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

Powell, William J., dec'd.

Late of Watson.

The William J. Powell Real Estate Protector Trust, dated October 1, 2010.

Settlor: William J. Powell.

Trustee: Lee Ann Eichenlaub, 148 Cardinal Drive, Lock Haven, PA 17745.

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

Weaner, Martha Shipton a/k/a Martha R. Weaner, dec'd.

Late of Montoursville.

Executors: Mr. Scott R. Weaner, 1334 S. Haddix Road, Montrose, WV 26283-9412 and Mr. Lynn E. Ditty, 1325 Granger Road, Northampton, PA 18067.

Attorneys: Gary W. Calvin, Esquire, Dilts, Macary & Calvin, 540 Pennsylvania Ave., Ste. 318, Fort Washington, PA 19034.

Wheeler, Betty a/k/a Betty J. Wheeler a/k/a Betty Jane Wheeler, dec'd.

Late of 229 Eldred Street, Williamsport.

Executrix: Gene Border, 1132 High Street, Williamsport, PA 17701.

Attorney: David C. Raker, Esquire, 322 Court Street, Williamsport, PA 17701.

Wilkinson, William W., dec'd.

Late of Old Lycoming Township.

Executrix: Jessica M. Bingham c/o Daniel K. Mathers, Esquire, Mathers & Stapp, PC, 416 Pine St., Ste. 308, Williamsport, PA 17701.

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

SECOND PUBLICATION

Bartges, Woodrow F., dec'd.
Late of 2985 Four Mile Drive, Apt. 12, Montoursville.
Executrix: Brenda Schmick, 362 Meadowview Dr., Montoursville, PA 17754.
Attorney: Malcolm S. Mussina, Esquire, 426 Broad Street, Montoursville, PA 17754.

Crawford, Forrest H., dec'd.
Late of Cogan Station.
Executrix: Connie Simpson, 394 Route 973 West, Lot #61, Cogan Station, PA 17728.
Attorneys: Patricia A. Shipman, Esquire, Fetter McDermott Law Firm, 454 Pine Street, Williamsport, PA 17701.

Haldeman, Curtis G., dec'd.
Late of Williamsport.
Administrator D.B.N.C.T.A.: Duane Haldeman, 7 Kurtz Road, Williamsport, PA 17701.
Attorney: Scott A. Williams, Esquire, 57 East Fourth Street, P.O. Box 3, Williamsport, PA 17703.

Vought, Robert H., Jr., dec'd.
Late of Montoursville.
Administrator: Robert H. Vought, III, 379 Clinton Street, Cowlesville, NY 14037.
Attorneys: Stephen C. Sholder, Esquire, Raup, Wiley & Sholder, 634 West Fourth Street, Williamsport, PA 17701.

THIRD PUBLICATION

Brown, Susan E., dec'd.
Late of the Borough of South Williamsport.

Executrix: Clara E. Baker 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.

Bussler, Mary C., dec'd.
Late of Loyalsock Township.
Attorneys: Greevy & Associates, P.O. Box 328, Montoursville, PA 17754.

Coup, Joseph R., dec'd.
Late of Williamsport.
Executor: John T. Merrill, 1610 W. Southern Avenue, Williamsport, PA 17702.
Attorney: Charles F. Greevy, III, Esquire, Lycoming Executive Plaza, 330 Pine Street, Suite 403, Williamsport, PA 17701, (570) 320-7100.

King, Walter R., dec'd.
Late of Williamsport.
Executrix: Catherine A. King, 314 Union Ave., Williamsport, PA 17701.
Attorneys: Stephen C. Sholder, Esquire, Raup, Wiley & Sholder, 634 West Fourth Street, Williamsport, PA 17701.

Ulmer, Leon W., dec'd.
Late of Anthony Township.
Co-Executors: Philip L. Ulmer, 488 Anderson Road, Linden, PA 17744 and Debra M. Bixler, 1730 Four Mile Drive, Williamsport, PA 17701.
Attorneys: L. Craig Harris, Esquire, Carpenter, Harris & Flayhart, 128 S. Main St., P.O. Box 505, Jersey Shore, PA 17740.

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Wash, Henry G., dec'd.
Late of Williamsport.
Executor: William G. Wash.
Attorneys: Tammy A. Weber,
Esquire, Marshall, Parker
& Associates, LLC, 49 E.
Fourth Street, Williamsport,
PA 17701.

Welch, Hazen, Jr., dec'd.
Late of the City of Williams-
port.
Executrix: Debbe S. Jenks,
1202 Bonair Drive, Williams-
port, PA 17701.
Attorneys: W. Jeffrey Yates,
Esquire, P.C., 425 Market Street,
Williamsport, PA 17701.

NOTICE

Lycoming County
Court of Common Pleas

Number 11-01918

Cenlar FSB

Plaintiff

v.

Michael Keas as owner and in his
capacity as only known surviving
heir of Dolly M. Finkle, Deceased
Mortgagor and Real Owner and
All Unknown Surviving Heirs
of Dolly M. Finkle, Deceased
Mortgagor and Real Owner
Defendants

TO: ALL UNKNOWN SURVIVING
HEIRS OF DOLLY M. FINKLE,
DECEASED MORTGAGOR AND
REAL OWNER

TYPE OF ACTION: CIVIL AC-
TION/COMPLAINT IN MORTGAGE
FORECLOSURE.

PREMISES SUBJECT TO
FORECLOSURE: 2001 HESHBON
STREET, WILLIAMSPORT, PENN-
SYLVANIA 17701.

NOTICE

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

YOU SHOULD TAKE THIS
NOTICE TO YOUR LAWYER AT
ONCE. IF YOU DO NOT HAVE A
LAWYER, GO TO OR TELEPHONE
THE OFFICE SET FORTH BELOW.
THIS OFFICE CAN PROVIDE YOU
WITH INFORMATION ABOUT HIR-
ING A LAWYER.

IF YOU CANNOT AFFORD TO
HIRE A LAWYER, THIS OFFICE
MAY BE ABLE TO PROVIDE YOU
WITH INFORMATION ABOUT
AGENCIES THAT MAY OFFER
LEGAL SERVICES TO ELIGIBLE
PERSONS AT A REDUCED FEE
OR NO FEE.

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

TERRENCE J. McCABE,
ESQUIRE, ID # 16496
MARC S. WEISBERG,
ESQUIRE, ID # 17616
EDWARD D. CONWAY,
ESQUIRE, ID # 34687
MARGARET GAIRO,
ESQUIRE, ID # 34419
McCABE, WEISBERG
AND CONWAY, P.C.
Attorneys for Plaintiff
123 South Broad Street
Suite 1400
Philadelphia, PA 19109
(215) 790-1010

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NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed on or about October 9, 2012, with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania for the purpose of obtaining a Certification of Organization for a domestic business corporation, 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:

JOES RUN REALTY, LLC
515 Joes Run Road, Jersey Shore,
PA 17740.

The purpose for which the corporation 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.

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

O-19

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:

UNITY REALTY LTD.
3358 Salem Schoolhouse Road,
Unityville, Pennsylvania 17774.

The purpose for which the business has been organized is: 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.

LAYNE R. ODEN, ESQUIRE
Nine South Main Street
Muncy, PA 17756
(570) 546-5188

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SHERIFF'S SALE

By virtue of Writs of Execution issued out of the Court of Common Pleas of Lycoming County, and directed to me, there will be exposed to public sale at the Executive Plaza, 1st Floor Commissioners Board Room, 330 Pine Street, Williamsport, PA 17701 on Friday, NOVEMBER 2, 2012, at 10:30 A.M., the following described real estate to wit:

NO. 11-1

CONTAINING 2.23 acres.

BEING known as Parcel # 15-309-140-B.

BEING the same premises which Don A. Harlan and Christine L. Harlan, his wife, and Randy A. Harlan by deed dated October 8, 2002 and recorded October 9, 2002 in Lycoming County in Deed Book Volume 4328, Page 004, granted and conveyed unto Randy A. Harlan and Shelley A. Harlan, his wife, as tenants by the entireties.

ALL that certain piece, parcel and lot of land situate in the Township of Hepburn, County of Lycoming and Commonwealth of Pennsylvania and designated as Parcel No. 15-309-140.B and more fully described in a Deed dated October 8, 2002 and recorded October 9, 2002 in Lycoming County in Deed Book Volume 4328 at Page 004, granted and conveyed unto Randy A. Harlan and Shelley A. Harlan, his wife, as tenants by the entireties.

ALSO DESCRIBED AS:

ALL that certain piece, parcel and lot of land situate on Factory Road, also known as Township Road No. 617, Hepburn Township, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a Mag Nail, at the intersection of the center of Factory Road, also known as Township Road No. 617, the Northwestern corner of land of C. Lee & Sharon M. Grassmyer, known as Tax Parcel No. 15-309-140-A and the Northeastern corner of the Parcel herein described said Beginning being the Four (4) following Courses and Distances from an Existing PK Nail, at the Intersection of the center of said Factory Road, also known as Township Road No. 617, and the center of Lehman Drive, also known as Township Road No. 485. First: South 74 Degrees 58 Minutes West—245.05 feet, to a Point. Second: South 78 Degrees 24 Minutes West—77.00 feet, to an Existing PK Nail. Third: South 79 Degrees 57 Minutes West—63.00 feet, to a Point. Fourth: South 52 Degrees 10 Minutes West—64.78 feet, to said Mag Nail, the said Place of Beginning.

THENCE from the said Place of Beginning and along the Southwestern line of land of said C. Lee & Sharon M. Grassmyer, known as Tax Parcel No. 15-309-140-A. South 21 Degrees 28 Minutes East—384.11 feet, to an Iron Pin, by an Existing Angle Iron, at the Intersection of the Southern Corner of land of said C Lee & Sharon M. Grassmyer, known as Tax Parcel No. 15-309-140-A. the Western Corner of land of Quinlan T. & Patricia Ann Bower, known as Tax Parcel No. 15-309-139C, and the Northern corner of land of Mary Jean Gould-Earley, known as Tax Parcel No. 15-309-139. Thence along the Northwestern line of land of said Mary Jean Gould-Earley, known as Tax Parcel No. 15-309-139, South 81 Degrees

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12 Minutes West—348.50 feet to an Iron Pin, at the Intersection of the Northwestern line of land of said Mary Jean Gould-Earley, known as Tax Parcel No. 15-309-138 and the Eastern corner of Parcel No. 1, of this Sub-division, on land of said Don A. & Christine L. Harlan and Randy A. Harlan. Thence along said Parcel No. 1, of this Sub-division on land of said Don A. & Christine L. Harlan and Randy A. Harlan, by the Two (2) following Courses and Distances. First: North 01 Degrees 57 Minutes East—415.28 feet, to an Iron Pin. Second: North 51 Degrees 44 Minutes East—136.90 feet to a Mag Nail, on the South side of the center of the aforesaid Factory Road, also known as Township Road No. 817, at the Northeastern corner of said Parcel No. 1, of this Sub-division, on land of said Don A. & Christine L. Harlan and Randy A. Harlan. Thence along the said Factory Road, also known as Township Road No. 617, North 82 Degrees 12 Minutes East—51.00 feet to the aforesaid Mag Nail, in the center of said Factory Road, the said Place of Beginning.

CONTAINING 2.223 Acres.

TAX PARCEL #: 15-309-140.B.

BEING KNOWN AS: 932 Factory Road, Cogan Station, PA 17728.

NO. 11-2

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

ON the east by land formerly of W. F. Brittain, now or formerly of Annie Akers; on the south by Water Street; on the west by an alley; and on the north by land formerly

of Peter Brocius, now or formerly of McCormick and Kuhn. Being one hundred (100) feet in width and containing one-half (1/2) acre of land, be the same more or less.

For identification purposes only, being known as all of Tax Parcel Nos. 39-02-510 and 39-02-511 in the Office of the Lycoming County Tax Assessor.

BEING the same premises which Rick D. Harrison and Traci J. Harrison, husband and wife, by Warranty Deed dated June 13, 2005 and recorded June 23, 2005 in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book 5339 Page 84, granted and conveyed unto Donald E. Myers and Leigh E. Myers, husband and wife, as tenants by the entireties.

Property Address: 117 East Water Street, Muncy, PA 17756.

Parcel ID#: 39-02-510 and 39-02-511.

NO. 11-3

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or lot of land situate in the First Ward of the City of Williamsport, Lycoming County and Commonwealth of Pennsylvania and being part of Lot No. 15 in Meyers or Wyoming Addition to the City of Williamsport bounded and described as follows, to wit;

BEGINNING at the northwest intersection of Wyoming Street and Green Alley, thence westerly along Wyoming Street, twenty-four (24) feet to other lands now or formerly of F.M. Lamade; thence northerly one hundred eighteen (118) feet more or less on a line parallel with Green Alley, to Lot No. 51 in addition aforesaid; thence easterly along said lot on a line parallel

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with Wyoming Street twenty-four (24) feet to Green Alley; thence southerly one hundred eighteen (118) feet, more or less, to a point, the place of BEGINNING.

HAVING THEREON ERECTED A DWELLING KNOWN AS 711 WYOMING STREET WILLIAMSPORT, PENNSYLVANIA 17701.

PARCEL: 61-2-425

Title to said premises is vested in Gussie R. Carter and Christopher W. Carter, husband and wife, by deed from WACHOVIA BANK, NATIONAL ASSOCIATION (f/k/a FIRST UNION NATIONAL BANK) dated May 10, 2004 and recorded May 11, 2004 in Deed Book 4956, Page 46 Instrument #200400007924.

Improvements: Residential Dwelling

NO. 11-5

EXHIBIT "A"

Description of Property

ALL THAT CERTAIN piece, parcel, and lot of land situate in Lycoming Township, County of Lycoming and Commonwealth of Pennsylvania, and being known as Lot No. 5 of the subdivision of lands of Merlin Waltz as shown on the approved subdivision plan the Larson Design Group project number 5288-006 dated January 20, 1994, and being bounded and described as follows:

BEGINNING at a point on the easterly right-of-way line of Hazel Drive (50 feet wide), said point being located the following four courses and distances from the intersection of said right-of-way line with the southerly line of lands formerly of Merlin Waltz: (1) North 11 degrees 04 minutes 52 seconds East, 15.98 feet; (2) Northerly by a

curve to the left having a central angle of 48 degrees 47 minutes 23 seconds, radius of 175.00 feet, arc length of 149.02 feet and long chord of North 13 degrees 18 minutes 49 seconds West, 144.56 feet; (3) North 37 degrees 42 minutes 31 seconds West 125.26 feet; (4) Northerly by a curve to the right having a central angle of 16 degrees 52 minutes 06 seconds radius of 275.00 feet, arc length of 80.96 feet and long chord of North 29 degrees 16 minutes 28 seconds West, 80.67 feet; thence from said point of beginning and continuing along said right-of-way line of Hazel Drive by the following six courses and distances: (1) Northerly by a curve to the right having a central angle of 06 degrees 31 minutes 31 seconds, radius of 275.00 feet, arc length of 31.32 feet and long chord of North 17 degrees 34 minutes 40 seconds West, 31.30 feet; (2) North 14 degrees 18 minutes 54 seconds West, 124.11 feet; (3) Northerly by a curve to the right having a central angle of 07 degrees 46 minutes 11 seconds, radius of 175.00 feet, arc length of 23.73 feet and long chord of North 10 degrees 25 minutes 49 seconds West 23.71 feet; (4) Northerly by a curve to the left having a central angle of 107 degrees 09 minutes 10 seconds, radius of 50.00 feet arc length of 93.51 feet and long chord of North 06 degrees 44 minutes 45 seconds East 80.46 feet; (5) Northerly by a curve to the right having a central angle of 60 degrees 00 minutes 52 seconds, radius of 175.00 feet arc length of 183.30 feet and long chord of North 50 degrees 02 minutes 39 seconds East 175.04 feet; (6) North 80 degrees 03 minutes 05 seconds East, 219.03 feet; thence along

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the line of lands of Merlin Waltz, South 12 degrees 34 minutes 13 seconds East 325.36 feet; thence along the line of Lot No. 6, South 77 degrees 25 minutes 47 seconds West, 395.21 feet to the point of Beginning. Containing therein 2.877 acres as above described.

BEING the same premises which JOHN GIGUNITO, single and SUE A. GIGUNITO, single, formerly husband and wife, by their Deed dated September 12, 2005 and recorded in the Office of the Recorder of Deeds in and for Lycoming County on September 20, 2005 in Record Book 5433 at Page 11 granted and conveyed unto JOHN GIGUNITO. ALSO BEING part of the same premises conveyed by deed of Barbara D. Schramm, single and Daniel J. Winner and Barbara S. Winner, his wife, to John Gigunito and Sue A. Gigunito, his wife, dated July 28, 1994 and recorded in Lycoming County Deed Book 2294, Page 190 on July 29, 1994.

Tax Parcel No. 27-328-170.05

NO. 11-6

ALL that certain message or tenement of land situate in Nippenose Township, County of Lycoming and Commonwealth of Pennsylvania, as described by a survey performed by William C. Billing, PLS, dated January 12, 1997, based on a magnetic bearing, bounded and described as follows:

BEGINNING at a point in the center of Township Road No. 334, (a/k/a Bunker Hill Road), approximately 1924 feet south of the railroad crossing and at the northeast corner of the lot of land herein described; thence southerly along the center of the aforesaid

township road the following two (2) courses and distances: 1. South 00 degrees 03 minutes West a distance of 110.86 feet to a point; 2. South 03 degrees 03 minutes West a distance of 59.73 feet to a point; thence along the lands now or formerly of Henry H. Hauser, Jr., and B. Colleen Hauser, the following two (2) courses and distances: 1. North 75 degrees 56 minutes West a distance of 20.00 feet to a point; 2. South 14 degrees 04 minutes West a distance of 130.41 feet to a set No.6 iron pin and cap; thence South 86 degrees 06 minutes West along the lands now or formerly of Jannette M. Newton, (grantor herein), a distance of 265.84 feet to a set No.6 iron pin and cap; thence North 05 degrees 17 minutes East along the lands now or formerly of Henry H. Hauser, Jr., and B. Colleen Hauser, a distance of 97.54 feet to a twenty (20) inch oak tree; thence along the lands now or formerly of Jannette M. Newton the following three (3) courses and distances: 1. North 08 degrees 00 minutes West a distance of 100.15 feet to a set No.6 iron pin and cap; 2. North 00 degrees 36 minutes East a distance of 91.69 feet to a set No.6 iron pin and cap; 3. North 86 degrees 06 minutes East a distance of 325.42 feet to the point of beginning, (this course passes through a set No.6 iron pin and cap set on line 20.00 feet southwest of the northeast corner). Containing 2.00 acres.

BEING the same premises which Jannette M. Newton and Larry L. Schmohl, her husband, by Deed dated December 12, 2003 and recorded December 23 2003 in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book 4835 Page 157, granted

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and conveyed unto Larue Tressler and Stefanie Tressler, husband and wife.

Property Address: 442 Bunker Hill Road, Antes Fort, PA 17720.

Parcel ID#: 42-386-142C.

NO. 11-7

Lycoming County Parcel 67-05-411:

The two-thirds (2/3) interest of Susan D. Tice in: All that certain lot of land situate in the Seventh Ward, City of Williamsport, Lycoming County, Pennsylvania, being known as Lots No. 65 and 66 and being on the Plot or Plan of Reading Park which is part of F.S. Clapp's Addition to said City:

On the north by Linn Street; On the west by Lot No. 64; On the South by land now or formerly of Albert Caradonna and Esther Caradonna, his wife; On the east by Lot No. 67, having a frontage on Linn Street of 50 feet and a depth of 130 feet, having erected a single frame dwelling and block garage.

NO. 11-8

LEGAL DESCRIPTION

Parcel No. 1

ALL those two certain lots of land, situate in the Seventh Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, known as Lots Nos. 1 and 2 in Fairview Park Addition of Williamsport, Pennsylvania, adjoining Clapp's Addition, and known as Nos. 2383 and 2379 Hillside Avenue, bounded and described as follows:

BEGINNING at the intersection of the east line of the first alley east of Wayne Avenue, and the south line of Hillside Avenue; thence southeasterly along the east and

north lines of said alley, by the curb thereof, one hundred twenty two and nine-tenths (122.9) feet, more or less, to the west line of Lot No. 3 of said Addition; thence northerly along the west line of Lot No. 3 of the Addition, eighty five and eight-tenths (85.8) feet, more or less, to the south line of Hillside Avenue; and thence westerly along the south side of Hillside Avenue, one hundred ten and five-tenths (110.5) feet to the east line of said alley, the place of beginning.

Parcel No. 2

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, being a part of Lot No. 3 on the Plan of Fairview Park Addition to the City of Williamsport, bounded and described as follows:

BEGINNING at the northeast corner of Lot No. 2, on the Plan of Fairview Park; thence in a southwesterly direction along the eastern line of Lot No. 2, eighty-five and eight-tenths (85.8) feet to an iron pin, which iron pin is also the northern line of an alley; thence in an easterly direction along the northern line of said alley a distance of fifteen (15) feet to an iron pin; thence in a northerly direction a distance of ninety (90) feet more or less to the point and place of beginning; the lot above described is to form a triangular shape; being a part of the same premises which J. Fred McMurray and Julie McMurray, his wife, by their deed dated April 9, 1941, and recorded in the proper office for the recording of deeds in and for the County of Lycoming in Deed Book No. 315, at page 51, granted and conveyed to Robert J. Thomas, et ux.

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BEING KNOWN AS: 2379 Hillside Avenue, Williamsport, Pennsylvania 17701.

Title to said premises is vested in Wendy M. Culp, single by deed from SUSQUEHANNA TRUST & INVESTMENT COMPANY, EXECUTOR OF THE ESTATE OF MARGARET C. LINDEMUTH, DECEASED dated October 26, 2005 and recorded November 18, 2005 in Deed Book 5497, Page 159, Instrument #200500019230.

Tax parcel #: 67-13-104.

Improvements: Residential Dwelling.

NO. 11-9

All that certain piece, parcel and lot of land situate in the First Ward of the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

Beginning on the East side of Broad Street at corner of land now or formerly of Edgar E. Corson; thence in an easterly direction along said Corson land, ninety-three (93) feet to land now or formerly of James M. Hollick; thence in a northerly direction along said Hollick land, fifty (50) feet to corner of land now or formerly of Eugene Riddell; thence in a westerly direction along said Riddell land, ninety-three (93) feet to Broad Street; thence in a southerly direction along said Broad Street, fifty (50) feet to the place of beginning; containing forty-six fifty (4650) square feet, be the same, more or less.

Tax ID No. 19-1-402

For information purposes only—property a/k/a 325 South Broad St, Jersey Shore, PA 17740-1805.

TITLE TO SAID PREMISES IS VESTED IN Laura J. Cohick by Deed from William E. Rank and Raquel R. Carelton, dated 5/8/2006, recorded 5/9/2006 in Book 5653, Page 258.

NO. 11-10

LEGAL DESCRIPTION

ALL that certain lot of land situate in the Eleventh Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described, to-wit:

BEGINNING at a point in the north line West Third Street, said point being seventy-five (75) feet east of the first alley east of Arch Street and said point in the intersection of the east line of lot now or formerly of Frank E. Rouse, et ux., with the north line of said West Third Street; thence northwardly in a line parallel with said alley and along the east line of land now or formerly of Frank E Rouse, et ux., and land now or formerly of John and Nona Reighard, a total of one hundred ninety-two (192) feet to the south line of another alley; thence eastwardly along the said south line of said last mentioned alley, seventy-five (75) feet to the point the intersection of the south line of said alley with the west line of land now or formerly of Wilbur G. and Bessie J. Lovell; thence southwardly along the west line of land now or formerly of Wilbur G. and Bessie J. Lovell and in a line parallel with the west line of this lot one hundred ninety and five tenths (190.5) feet to a point in the said north line of West Third Street; thence westwardly along the said north line of West Third Street, seventy-five (75) feet to the point and place of BEGINNING.

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Being known as: 1906 West Third Street, Williamsport, Pennsylvania 17701.

Title to said premises is vested in Susan M. Bacchieri, single, and Andrew L. Barnhart, single, as tenants in common by deed from PAUL LEROY BARTRON AND VIRGINIA M. BARTRON, HUSBAND AND WIFE dated September 20, 2004 and recorded September 22, 2004 in Deed Book 5097, Page 135.

On September 29, 2009, Susan M. Bacchieri departed this life. Letters Testamentary were granted unto Andrew L. Barnhart as Executor of the Estate of Susan M. Bacchieri, Deceased Mortgagor and Real Owner.

Tax parcel #: 71-2-107.

Improvements: Residential Dwelling.

NO. 11-11

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, known as Lot No. 129 on F. S. Clapp's Addition to said City, and being more particularly bounded and described as follows, to wit:

BEGINNING on the south by West Fourth Street; on the east by Lot No. 130; on the north by a fifteen (15) foot wide alley; and on the west by Lot No. 128; being fifty (50) feet in width fronting on West Fourth Street and extending of like width one hundred fifty (150) feet in depth to said alley.

HAVING THEREON ERECTED A DWELLING KNOWN AS 2410 WEST FOURTH STREET, WILLIAMSPORT, PA 17701.

PARCEL: 67-12-211

BEING THE SAME PREMISES WHICH Sherman W. Johnson and Ann L. Rupert, now known as Ann L. Johnson, his wife, by deed dated 8/31/04 and recorded 9/1/04 in Lycoming County Record Book 5078 Page 259, granted and conveyed unto William E. Ulrich and Sara M. Kremser.

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 SARA M. KREMSE AND WILLIAM E. ULRICH ON JUDGMENT NO. 11-02059.

NO. 11-13

LEGAL DESCRIPTION

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

On the north by East Water Street and fronting 48 feet thereon; on the east by an alley and extending thereon 175 feet; on the south by an alley and fronting thereon 48 feet, and on the west by lot now or formerly of Bert Guinter and extending thereon 175 feet; Containing one-fifth of an acre, be the same, more or less.

TITLE TO SAID PREMISES IS VESTED IN Jean M. Belmont, single, by Deed from August F. Belmont and Arlene F. Belmont, his wife, dated 06/15/1988, recorded 06/24/1988 in Book 1286, Page 85.

Seized in execution as the property of JEAN M. BELMONT on No.:

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10-00643. Parcel No.: 38+,002.0-0831.00-000.

Premises being: 142 EAST WATER STREET, MUNCY, PA 17756-1120.

NO. 11-14

LEGAL DESCRIPTION

ALL that certain piece, parcel and lot of land situate in the Borough of Picture Rocks, County of Lycoming and Commonwealth of Pennsylvania, bounded and described in accordance with a survey of Vassallo Engineering & Surveying, Inc., dated June 12, 1998 as follows, to-wit:

BEGINNING at an iron pin at the intersection of the northeastern right-of-way line of Pa. State Highway, State Route No. 0864 (also known as Laurel Run Street) and the southern corner of land now or formerly of Robert L. and Brenda L. Myers, said beginning point being south fifty (50) degrees thirty-two (32) minutes east, one hundred thirty-two and zero hundredths (132.00) feet from a point at the intersection of the northeastern right-of-way line of said Pa. State Highway, State Route No. 0864 (also known as Laurel Run Street) and the southeastern line of land now or formerly of the Borough of Picture Rocks (formerly railroad); thence from the said place of beginning and along the southeastern line of land now or formerly of the said Robert L. and Brenda L. Myers, north thirty-four (34) degrees fifty-eight (58) minutes east, two hundred twenty-six and seventy hundredths (226.70) feet to an iron pin, at the intersection of the eastern corner of land now or formerly of said Robert L. and Brenda L. Myers and the

southwestern line of land now or formerly of Harry W. and Mary M. Boatman;

THENCE along the southwestern line of land now or formerly of said Harry W. and Mary M. Boatman and along the southwestern line of land now or formerly of Donald E. Akers and Rinda V. Akers, south fifty (50) degrees thirty-two (32) minutes east, one hundred ninety-seven and sixty-two hundredths (197.62) feet to an iron pin at the intersection of the southern corner of land now or formerly of said Donald E. and Rinda V. Akers and the western line of land now or formerly of Brian S. and Anita L. Hackman thence along the western line of land now or formerly of said Brian S. Hackman, south twelve (12) degrees two (02) minutes west, thirty-seven and fifty-five hundredths (37.55) feet to an existing iron pin at the intersection of the southwestern corner of land now or formerly of said Brian S. and Anita L. Hackman, the northwestern corner of land now or formerly of Kurt R. and Susan Z. Hetrick, and the northern corner of an unnamed alley; thence along the northwestern line of said unnamed alley, south forty (40) degrees forty-three (43) minutes west, fifty-seven and seventy hundredths (57.70) feet to an iron pin at the intersection of the northwestern line of said unnamed alley and the eastern corner of land now or formerly of Picture Rocks Methodist Church; thence along the lines of land now or formerly of said Picture Rocks Methodist Church by the three (3) following courses and distance: First - North fifty (50) degrees thirty-two (32) minutes west, one hundred twenty and eighty-three hundredths

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(120.83) feet to an iron pin; Second south thirty-eight (38) degrees thirty-eight (38) minutes west, one hundred twenty and eighty-three hundredths (120.83) feet to an iron pin; Third - south thirty-eight (38) degrees thirty-eight (38) minutes west, one hundred thirty-five and zero hundredths (135.00) feet to an iron pin at the intersection of the western corner of land now or formerly of said Picture Rocks Methodist Church and the north-eastern right-of-way line of the aforesaid Pa. State Highway, State Route No. 0864 (also known as Laurel Run Street); thence along the northeastern right-of-way line of said Pa. State Highway, State Route No. 0864 (also known as Laurel Run Street), north fifty (50) degrees thirty-two (32) minutes west, seventy-seven and zero hundredths (77.00) feet to the place of BEGINNING.

Containing 29,888 square feet.

TITLE TO SAID PREMISES IS VESTED IN Gerald W. Reed, by Deed from Gerald W. Reed and Lisa M. Reed, h/w, dated 09/21/2006, recorded 11/21/2006 in Book 5858, Page 125.

Seized in execution as the property of GERALD W. REED and LISA M. REED on No.: 12-00276.

Parcel No.: 46+,002.0-0716.00-000.

Premises being: 80 LAUREL RUN ROAD, PICTURE ROCKS, PA 17762.

NO. 11-15

LEGAL DESCRIPTION

ALL THAT CERTAIN, lot of land situate lying and being in the Township of Woodward, County of Lycoming and Commonwealth of Pennsylvania, bound and described as follows, to-wit:

BEGINNING at a point in the center of the macadam road leading from Salladsburg to the Williamsport-Jersey Shore Highway, Route No. 220, said point being on the south line of land of the now or formerly Pine Run Evangelical Church; thence along the center of said macadam road South four degrees twenty minutes West, two hundred and six and five-tenths (206.5) feet to a point; thence along center of same South one degree fifty-five minutes East, one hundred ninety-eight and six-tenths (198.6) feet to a point in same and also being on the North line of land now or formerly of Timothy Cohick; thence along same land now or formerly of Timothy Cohick North eighty-five degrees ten minutes west, seventy-one and six-tenths (71.6) feet to a stake; thence along the East line of land now or formerly of Fred Welsh, North twenty-seven degrees ten minutes West, three hundred and nine (309) feet to a stake; thence along land now or formerly of Fred Welsh North twenty-five degrees fifteen minutes East, seventy-six and eight tenths (76.8) feet to a stake; thence along the South line of land now or formerly of Pine Run Evangelical Church, North seventy-four degrees East one hundred ninety-seven and nine-tenths (197.9) feet to a point in the center of the aforesaid macadam road, or the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Harold E. Ruch, Jr. and Pamela S. Ruch, his wife, by Deed from Harry J. Bigelow, Jr., Executor of the Estate of Harry J. Bigelow, dated 10/26/2007, recorded 11/08/2007 in Book 6184, Page 69.

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Seized in execution as the property of HAROLD E. RUCH, JR and PAMELA S. RUCH on No.: 09 01096.

Parcel No.: 60+,367.0-0170.00-000+.

Premises being: 1693 PINE RUN ROAD, LINDEN, PA 17744-8145.

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 November 12, 2012, and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten days thereafter.

R. MARK LUSK,
Sheriff

Lycoming County, PA

O-12, 19, 26

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PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, October 22, 2012**