

# LYCOMING REPORTER

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## LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY  
LYCOMING LAW ASSOCIATION

EDITOR: Gary L. Weber • BUSINESS MANAGER: Jessica A. Engel

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# LYCOMING LAW ASSOCIATION

Penn Tower, 25 West Third Street, Suite 601

Williamsport, PA 17701

[www.lycolaw.org](http://www.lycolaw.org)

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## EXECUTIVE COMMITTEE

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Gary L. Weber

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## EXECUTIVE DIRECTOR

Jessica A. Engel

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## COMMITTEE CHAIRS

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- Court Calendar • Continuing Legal Education
- Conference Room Facilities • Legal Assistance
- Recent Court Decisions • Upcoming LLA & Public Events

[www.lycolaw.org](http://www.lycolaw.org)

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## SCHEDULED EVENTS

Additional information about any of these events is available on the Lycoming Law Association website at [www.lycolaw.org](http://www.lycolaw.org).

- 11/11/2013** – **LLA Bar History Committee Meeting:** *Regular Meeting of the LLA Bar History Committee* **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office
- 11/14/2013** – **LLA Bench Bar Meeting:** *Regular quarterly meeting* **Time:** 12:00 PM to 1:00 PM. **Location:** Ross Club, 201 West Fourth Street, Williamsport
- 11/17/2013** – **LLA Finance Committee Meeting:** *Meeting of the LLA Finance Committee – 1st Budgeting Session for 2014* **Time:** 12:00 PM to 2:00 PM. **Location:** LLA Office
- 11/11/2013** – **LLA Executive Committee Meeting:** *Regular Meeting of the LLA Executive Committee* **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office
- 11/17/2013** – **LLA Supreme Court Admission Trip:** *Two day trip to Washington for admission to the US Supreme Court* **Time:** to . **Location:** Washington, D.C.
- 11/18/2013** – **Charles F. Greevy, Jr., American Inn of Court Meeting:** *Group 2 presentation; Special Guest Speaker: Justice Max Baer; Le Jeune Chef* **Time:** 5:45 PM to 8:00 PM. **Location:** TBA
- 12/6/2013** – **LLA Foundation Board Meeting:** *Regular Meeting of the LLA Foundation Board* **Time:** 12:00 PM to 1:00 PM. **Location:** Ross Club, 201 West Fourth Street, Williamsport
- 12/9/2013** – **LLA Executive Committee Meeting:** *Regular Meeting of the LLA Executive Committee* **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office
- 12/13/2013** – **New Attorney Admission Ceremony:** *Annual Admission Ceremony* **Time:** 4:00 PM to 5:00 PM. **Location:** Lycoming County Courthouse, Courtroom 1

**UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES**

- 10/28/2013 – Pretrial Practice Series: Session 2 – Discovery Strategy:** *PBI Groupcast.* **CLE credits:** 3 Substantive **Time:** 12:30 PM to 3:45 PM. **Location:** LLA Office
- 10/29/2013 – General Practitioners’ Update 2013:** *PBI Video Replay.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** LLA Office
- 10/30/2013 – 17th Annual Family Law Update:** *PBI Groupcast.* **CLE credits:** 4 Substantive **Time:** 8:30 AM to 12:45 PM. **Location:** LLA Office
- 11/5/2013 – Pretrial Practice Series: Session 3 – Preparing for Trial:** *PBI Groupcast.* **CLE credits:** 3 Substantive **Time:** 12:30 PM to 3:45 PM. **Location:** LLA Office
- 11/8/2013 – Selecting & Influencing Your Jury:** *PBI Groupcast.* **CLE credits:** 6 Substantive **Time:** 8:30 AM to 3:30 PM. **Location:** LLA Office
- 11/12/2013 – The Best Retirement and Estate Plans for Attorneys:** *PBI Groupcast.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 8:30 AM to 4:15 PM. **Location:** LLA Office
- 11/13/2013 – Primer on the Fair Debt Collection Practices Act:** *PBI Video Replay.* **CLE credits:** 4 Substantive **Time:** 9:00 AM to 1:30 PM. **Location:** LLA Office
- 11/14/2013 – Working with Titles in Oil and Gas Law:** *PBI Groupcast.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 1:15 PM. **Location:** LLA Office
- 11/18/2013 – Charles F. Greevy, Jr., American Inn of Court Meeting:** *Group 2 presentation; Special Guest Speaker: Justice Max Baer; Le Jeune Chef.* **CLE credits:** 1 **Time:** 5:45 PM to 8:00 PM. **Location:** TBA
- 11/19/2013 – Litigation Technology Workshop:** *PBI Video Replay.* **CLE credits:** 6 Substantive **Time:** 9:00 AM to 5:00 PM. **Location:** LLA Office
- 11/20/2013 – Unemployment Compensation:** *LLA Eat & Earn, Presenter Rick Baldys.* **CLE credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM. **Location:** Holiday Inn, 100 Pine Street, Williamsport
- 11/21/2013 – Over the Top Settlements: How to Develop, Present and Settle for Maximum Value:** *PBI Groupcast.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:15 PM. **Location:** LLA Office
- 12/4/2013 – UM/UM:** *PBI Video Replay.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:30 PM. **Location:** LLA Office
- 12/5/2013 – Fundamentals of Insurance Law:** *PBI Video Replay.* **CLE credits:** 4 Substantive **Time:** 9:00 AM to 1:30 PM. **Location:** LLA Office

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- 12/10/2013** – **Ethics Potpourri: Privilege Worth Protecting? Bringing Third Parties Into Attorney-Client Interviews:** *PBI Video Replay.* **CLE credits:** 1 Ethics **Time:** 9:00 AM to 10:00 AM. **Location:** LLA Office
- 12/11/2013** – **Advanced Issues in Civil Practice and Procedure:** *PBI Video Replay.* **CLE credits:** 3 Substantive / 1 Ethics **Time:** 9:00 AM to 1:30 PM. **Location:** LLA Office
- 12/12/2013** – **Criminal Law Update 2013:** *PBI Groupcast.* **CLE credits:** 4 Substantive **Time:** 12:00 PM to 4:15 PM. **Location:** LLA Office
- 12/13/2013** – **Current Issues in Nursing Home Litigation:** *PBI Groupcast.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 8:30 AM to 3:45 PM. **Location:** LLA Office
- 12/17/2013** – **Collecting and Enforcing Judgments:** *PBI Groupcast.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 4:15 PM. **Location:** LLA Office
- 12/19/2013** – **20th Annual Auto Law Update:** *PBI Groupcast.* **CLE credits:** 3 Substantive / 1 Ethics **Time:** 12:15 PM to 4:30 PM. **Location:** LLA Office
- 12/20/2013** – **Effectively & Efficiently Administering Your Practice:** *LLA Eat & Earn, Ellen Freedman, Law Practice Management Professional from PBA, Presenter.* **CLE credits:** 2 Substantive **Time:** 11:30 AM to 2:00 PM. **Location:** Holiday Inn, 100 Pine Street, Williamsport
- 1/15/2014** – **LLA Eat & Earn:** *CLE – Topic TBA.* **CLE credits:** 1 **Time:** 12:00 PM to 1:00 PM. **Location:** Holiday Inn, 100 Pine Street, Williamsport
- \*PBI Seminar.** For tuition, registration, and all other information, please contact PBI Customer Service at (800) 247-4724, or online at [www.pbi.org](http://www.pbi.org). Unless otherwise noted, this seminar is being held at the Lycoming Law Association Offices at 25 West Third Street, Suite 601, Williamsport, PA. Additional fees may be assessed for registration at the door.
- \*\*LLA Seminar.** For tuition, registration, location, and all other information, please contact Jessica Engel at the LLA Office at (570) 323-8287, by e-mail at [jengel@lycolaw.org](mailto:jengel@lycolaw.org), or online at [www.lycolaw.org](http://www.lycolaw.org).

The full text of the following Lycoming County Court opinions is reported at [www.lycolaw.org/Cases/search.asp](http://www.lycolaw.org/Cases/search.asp).

- ▶ **Commonwealth vs. Fisher** (10/21/2013)—Judge Nancy L. Butts  
Criminal: Post Conviction Relief Act petition; coerced guilty plea; claim of insanity; knowing, intelligent, voluntary, and understanding guilty plea; ineffective assistance of counsel; waiver of defenses. (Fisher102113bt)
- ▶ **Commonwealth vs. Baney** (10/21/2013)—Judge Nancy L. Butts  
Civil: Petition for expungement; guilty plea to misdemeanor in exchange for the withdrawal of more serious charge. (Baney102113bt)
- ▶ **Adoption of TSC** (10/14/2013)—Judge Richard A. Gray  
Adoption: Petition for involuntary termination of parental rights filed by grandmother; settled purpose to relinquish parental responsibilities; primary consideration of the needs and welfare of the child; existence of bond between parent and child; foreseeability of adoption; termination of mother’s rights only. (TSC100813g)
- ▶ **Commonwealth vs. Showers** (10/18/2013)—Judge Marc F. Lovecchio  
Criminal: Appeal; sufficiency of the evidence of sexual offenses against children; evidence of penetration. (Showers101813L)
- ▶ **Commonwealth vs. Hamilton** (10/18/2013)—Judge Marc F. Lovecchio  
Criminal: Pro se motion for change of appointed counsel; concern that counsel could not think of a defense to the case; substantial reasons or irreconcilable differences; blunt responses. (hamilton101813L)
- ▶ **In re: Adoption of LC** (10/17/2013)—Judge Joy Reynolds McCoy  
Adoption: Petition for involuntary termination of parental rights; dependent newborn; refusal of parents to cooperate with the agency; prescription drug addiction; failure to keep visitation appointments; lack of interest in establishing or maintaining a permanent relationship; settled purpose to relinquish parental claim; failure to perform parental duties for at least six months; lack of attachment between child and parent. (AdoptionofLC101713)
- ▶ **In re BW** (10/16/2013)—Judge Richard A. Gray  
Adoption: Appeal; appropriate family unit. (bw101613g)
- ▶ **Commonwealth vs. McGraw** (10/16/2013)—Judge Nancy L. Butts  
Criminal: Petition for post-conviction collateral relief; timeliness. (McGraw101613bt)

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- **Commonwealth vs. Eiland and Collins** (10/16/2013)—Judge Nancy L. Butts  
Criminal: Motion to consolidate; participation in the same series of acts constituting the offenses charged; prejudice; antagonistic defenses; mere fingerprinting. (EilandCollins101613bt)
- **Commonwealth vs. Motter** (10/16/2013)—Judge Marc F. Lovecchio  
Criminal: Defendant’s motion to relieve public defender and appoint a new defense attorney; entitlement to counsel of own choosing; substantial reasons or irreconcilable differences to justify a change in counsel; lack of communication due to change of place of defendant’s incarceration; refusal to file a suppression motion that lacks merit. (Motter101613L)
- **Musser vs. Zoning Hearing Board of Woodward Township** (10/16/2013)—Judge Dudley N. Anderson  
Administrative Appeal: Land use appeal; additional evidence presented requiring court to find facts; driveways to motel property; lack of definition of “frontage” in zoning ordinance; resolving issue in favor of property owner where there are two possible interpretations of ordinance language. (musser101613a)
- **Commonwealth vs. Steele** (10/16/2013)—Judge Dudley N. Anderson  
Criminal: Motion for in-camera hearing; sexual offenses; prior and subsequent sexual activity of victim; evidence precluded by Rape Shield Law; evidence of bias against the defendant or motive to fabricate; speculative defenses. (steele101613a)
- **In re: MRD and TD** (10/17/2013)—Judge Joy Reynolds McCoy  
Adoption: Appeal of petition for involuntary termination of parental rights. (AdoptionofMTD101713)
- **AAA Life Insurance Company vs. Walker vs. Farr** (10/10/2013)—Judge Richard A. Gray  
Civil: Motion for judgment on the pleadings; interpleader; competing claims to life insurance policy; attorney fees; compliance with terms of life insurance policy; capacity of decedent to change beneficiary to life insurance. (AAA101013g)
- **Commonwealth vs. Hellenthal** (10/15/2013)—Judge Nancy L. Butts  
Criminal: Request for bill of particulars; Commonwealth’s use of general reasons in answering bill of particulars; procedural issues; purpose of bill of particulars; substitute for discovery; information on trial strategy; leave to re-file. (Hellenthal101513bt)

- ▶ **Commonwealth vs. Dincher** (10/15/2013)—Judge Nancy L. Butts  
Criminal: Motion to compel ARD; DUI case; discretion of the district attorney; claimed abuse of discretion based on prohibited reasons. (Dincher101513bt)
- ▶ **Commonwealth vs. Villanueva** (10/14/2013)—Judge Marc F. Lovecchio  
Criminal: Defendant’s motion in limine; evidence of prior conviction for conspiracy to commit robbery; admissibility of prison conversation; prejudice; relevance to show identity and a connection to alleged co-conspirator; important link in chain of evidence; appropriate cautionary or limiting instruction. (Villanueva101413L)



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The Courts of Lycoming County are seeking applicants for the position of Mental Health Review Officer for the purpose of conducting hearings under Sections 303-306, inclusive, of the Mental Health Procedures Act of 1976, as amended.

Applicants must be members of the Bar of the Supreme Court of Pennsylvania and should, where possible, be familiar with the field of mental health. Such Officers will be expected to be able to, on occasion, work outside of normal business hours and to be able to travel to sites within and outside of Lycoming County for the purpose of conducting hearings. This is a part-time position and the Officer will be an independent contractor.

Inquiries for further details may be directed to Jim Wilkerson, MH Director, Lycoming-Clinton Mental Health/Intellectual Disability Program at (570) 323-6467 or [jwilkerson@joinder.org](mailto:jwilkerson@joinder.org).

Applicants should send a letter of interest with qualifications by no later than Friday, October 25, 2013 to: Jim Wilkerson, MH Director—Lycoming-Clinton MH/ID Program, Sharwell Building, 200 East Street, Williamsport, PA 17701. Letters of interest will be reviewed with President Judge Nancy Butts prior to selection and appointment by Court Order.

O-11, 18, 25

**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****Aulick, Lois Ann a/k/a Lois A. Aulick, dec'd.**

Late of Old Lycoming Township.  
 Executrix: Melissa M. Young, 1289 Fox Road, Jersey Shore, PA 17740.  
 Attorneys: Scott T. Williams, Esquire, Law Offices of Perciballi & Williams, LLC, 429 Market Street, Williamsport, PA 17701.

**Bryan, George A., Jr., dec'd.**

Late of Woodward Township.  
 Executor: Thomas J. Mulfinger, 636 Yergers Road, Linden, PA 17744.  
 Attorneys: James G. Malee, Esquire, Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701, (570) 321-6112.

**Staggert, G. Pauline a/k/a Gladys Pauline Staggert, dec'd.**

Late of Brady Township.  
 Co-Executors: Thomas C. Staggert and Carrol G. Budman.  
 Attorneys: Tammy A. Weber, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Williamsport, PA 17701.

**Walters, Elizabeth E., dec'd.**

Late of the Township of Loyalsock.  
 Executor: William E. Pohlmann, 18 Stonehedge Dr., Stockholm, NJ 07460.

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

**Yaw, David C., dec'd.**

Late of Hughesville.  
 Administratrix: Karen A. Yaw, 178 North Second Street, Hughesville, PA 17737.

Attorneys: Thomas D. Hess, Esquire, Hess and Hess, P.C., 30 South Main Street, Hughesville, PA 17737.

**SECOND PUBLICATION****Bomboy, Aloha M., No. 41-13-0516, dec'd.**

Late of the Borough of Muncy.  
 Administratrix: Dawn M. Miller, 175 West Houston Avenue, Montgomery, PA 17752.

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.

**Buttorff, Helen J., No. 41-13-0513, dec'd.**

Late of the City of Williamsport.  
 Executrix: Janice E. Hepler, 1715 Clarion Drive, 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.

**Patt, Doris J., dec'd.**

Late of Williamsport.  
 Co-Executrices: Carol A. Derr, 101 Princeton Avenue Ext., Williamsport, PA 17701 and Deborah Mechtly, 722 Sheridan Street, Williamsport, PA 17701.

Attorney: Charles F. Greevy, III, Esquire, Lycoming Executive Plaza, 330 Pine Street, Suite 403, Williamsport, PA 17701, (570) 320-7100.

**Ungard, Arthur V.**, dec'd.  
Late of Williamsport.  
Executrix: Dawnielle Marie Phil, 314 Garden Street, Mount Holly, NJ 08060.  
Attorney: Christian D. Frey, Esquire, 140 East Third Street, Williamsport, PA 17701.

### THIRD PUBLICATION

**Bottorf, Kenneth L. a/k/a Kenneth Leroy Bottorf**, dec'd.  
Late of Loyalsock Township.  
Executrix: Cathy J. Younkin, 399 Baker Road, Trout Run, PA 17771.  
Attorneys: L. Craig Harris, Esquire, Carpenter, Harris & Flayhart, 128 S. Main St., P.O. Box 505, Jersey Shore, PA 17740.

**Day, Charles W.**, dec'd.  
Late of Cogan House Township.  
Executrices: Velma Redden and Bonnie Koch c/o Denise L. Dieter, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740.  
Attorney: Denise L. Dieter, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740.

**Dietrick, Frances E.**, dec'd.  
Late of Loyalsock Township.  
Executrix: Diane M. McLaughlin, 2030 Greenview Road, Montoursville, PA 17754.  
Attorneys: Fred A. Holland, Esquire, Murphy, Butterfield & Holland, P.C., 442 William Street, Williamsport, PA 17701.

**English, Timothy John**, dec'd.  
Late of the Township of Armstrong.  
Administratrix: Ann M. Rathmell, 452 Clark Street, S. Williamsport, PA 17702.

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

**Fenderson, Grace E.**, dec'd.  
Late of Cogan Station.  
Executors: Steven E. Fenderson, 167 Benjamin Road, Cogan Station, PA 17728 and Perry L. Fenderson, Jr., 163 Benjamin Road, Cogan Station, PA 17728.  
Attorneys: Scott T. Williams, Esquire, Law Offices of Perciballi & Williams, LLC, 429 Market Street, Williamsport, PA 17701.

**Fry, Dorothy B. a/k/a Dorthy L. Fry a/k/a Dorothy Fry**, dec'd.  
Late of the Township of Loyalsock.  
The Fry Family Irrevocable Trust, dated June 3, 2005.  
Settlor: Dorothy B. Fry.  
Executrix/Trustee: Verna J. Fry McBride, 703 Galloway Drive SE, Leesburg, VA 20175.  
Executrix: Dorothy J. Fry, 21 Diana Lane, Windsor, CT 06095.  
Attorneys: Julieanne E. Steinbacher, Esquire, Steinbacher & Stahl, 413 Washington Boulevard, Williamsport, PA 17701.

**Hendershot, Joshua D.**, 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.  
Administrator: Heath E. Hendershot, 2400 Newberry Road, Williamsport, PA 17701.  
Trustees: Rose A. Kopelcheck a/k/a Rose C. Kopelcheck and Randy A. Kopelcheck, 2732 Mexico Road, Milton, PA 17847.  
Attorneys: Julieanne E. Steinbacher, Esquire, Steinbacher & Stahl, 413 Washington Boulevard, Williamsport, PA 17701.

**Miller, Robert L.,** dec'd.

Late of Muncy.  
 Executrix: Paula J. Miller, 1047 Pond Road, Muncy, PA 17737.  
 Attorneys: Thomas D. Hess, Esquire, Hess and Hess, P.C., 30 South Main Street, Hughesville, PA 17737.

**Scott, Velda C.,** dec'd.

Late of Williamsport.  
 Co-Executrices: Ina R. Kyle, 83 Liberty Street, Trout Run, PA 17771 and Lynda L. Phillips, 338 Main Street, Apt. 2, Trout Run, PA 17771.  
 Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 270 West Third Street, Williamsport, PA 17701.

**Shaffer, Debra L.,** dec'd.

Late of Williamsport.  
 Executor: Andrew J. Shaffer, 21173 Eckard Road, Williamsport, PA 17701.  
 Attorneys: John R. Bonner, Esquire, Casale & Bonner, P.C., 33 West Third Street, Suite 202, Williamsport, PA 17701, (570) 326-7044.

**Stackhouse, Carl E.,** dec'd.

Late of Wolf Township.  
 The Carl E. and Beulah M. Stackhouse Protector Trust, dated July 27, 2009.  
 The Carl E. and Beulah M. Stackhouse Real Estate Protector Trust, dated July 27, 2009.  
 Settlor: Carl E. Stackhouse.  
 Executrix/Trustee: Diane K. Stackhouse, 1242 Clarkstown Road, Muncy, PA 17756.  
 Executor: Rudy C. Stackhouse, 148 Asher Lane, Spring Mills, PA 16875.  
 Attorneys: Julieanne E. Steinbacher, Esquire, Steinbacher & Stahl, 413 Washington Boulevard, Williamsport, PA 17701.

**Sutherland, Sylvia Beatrice a/k/a Sylvia B. Sutherland,** dec'd.

Late of Loyalsock.

Executrix: Lillian Jane Kline, 1409 Mansel Avenue, Williamsport, PA 17701.

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

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**REGISTER OF WILLS  
 CONFIRMATION OF  
 ACCOUNTS**

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NOTICE IS HEREBY GIVEN to all parties interested that the following Accounts together with all Statement of Proposed Distribution accompanying the same have been filed in the Office of the Register of Wills and Clerk of Orphans' Court are presented to the Orphans' Court of Lycoming County for Confirmation Absolute November 5, 2013 unless exceptions are filed before 5:00 P.M. on that date.

1. Kaiser, Leon L.—Susan Turner, Executrix.

2. Kellerman, Howard C.—Sherry A. Phillips and Alan C. Bird, Administrators.

3. Twin Hills Memorial Park Perpetual Lot Care Fund—PNC Bank, National Association, Successor Trustee.  
 Annabel Miller  
 Register of Wills

O-25; N-1

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**REGISTRATION OF  
 FICTITIOUS NAME**

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NOTICE IS HEREBY GIVEN, pursuant to the Fictitious Names Act, 54 Pa. C.S. Section 311, that an Application for Registration of Fictitious Name was filed with the Secretary of the Commonwealth of Pennsylvania on October 15, 2013 for the following name:

PENNSDALE RESOURCE PARK  
 with the principal place of business at: 726 Washington Blvd., Suite 204,

Williamsport, PA 17701. The name of the party to this registration is: Billtown Development, LLC.

DANIEL K. MATHERS, ESQUIRE  
MATHERS & STAPP, P.C.

416 Pine Street

Suite 308

Williamsport, PA 17701

O-25

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**FILING OF CERTIFICATE OF  
ORGANIZATION OF LLC**

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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:

PEPPER FINANCIAL, LLC

424 Narber Fry Road, Muncy, Pennsylvania 17756. 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

O-25

### 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 1, 2013, at 10:30 A.M., the following described real estate to wit:

#### NO. 11-1

By virtue of a Writ of Execution No. 13-00632.

WELLS FARGO BANK, N.A. v. STEPHEN A. CONDO, II, owner(s) of property situate in the CITY OF WILLIAMSPORT, LYCOMING County, Pennsylvania, being 1925-27 WEST 4TH STREET a/k/a 1925 WEST 4TH STREET #27, WILLIAMSPORT, PA 17701-5627.

Parcel No. 67-8-606.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$56,173.26.

PHELAN HALLINAN, LLP  
Attorneys for Plaintiff

#### NO. 11-2

ALL THAT CERTAIN piece, parcel or lot of land situate in the Sixth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, and being known as part of Lot No. 15 and all of Lot No. 16 on Subdivision of Gehron Plot, bounded and described as follows, to-wit:

BEGINNING at a point on the south line of Louisa Street, one hundred thirty-four (134) feet west of the southwest corner of Louisa Street and Grier Street; thence in a southerly direction and in line parallel with the west line of Grier Street, a distance of ninety (90) feet to the north line of a twenty (20) foot alley; thence in a westerly direction along the north line of said twenty (20) foot alley a distance of ninety one (91) feet to an iron

pin; thence in a northerly direction and in a line parallel with the west line of Grier Street, a distance of ninety (90) feet to an iron pin in the south line of Louisa Street; thence in an easterly direction along the south line of Louisa Street a distance of ninety-one (91) feet to the point and place of Beginning.

SUBJECT to restrictions contained in prior deeds which run with the title to the land.

BEING the same premises granted and conveyed unto Milissa M. Augustine by Deed of Gerald H. Savidge and Joanne M. Savidge dated March 13, 1998 and recorded May 19, 1998 in Lycoming County Deed Book 3016, Page 345.

BEING KNOWN AS: 1217 LOUISA STREET, WILLIAMSPORT, PA 17701.

PROPERTY ID NO.: 66.011.0-0316.00-000.

TITLE TO SAID PREMISES IS VESTED IN Milissa M. Augustine by Deed from Gerald H. Savidge and Joanne M. Savidge, wife dated 03/13/1998 recorded 05/19/1998 in Deed Book 3016 Page 345.

#### NO. 11-4

##### LEGAL DESCRIPTION

##### EXHIBIT "A"

ALL THAT piece, parcel or 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 at a point on the western side of Main Street, corner of lot now or formerly of Jennie E. Martin; thence in a westerly direction along line of said Jennie E. Martin land a distance of two hundred eight (208) feet, more or less, to an alley; thence along said alley in a southerly direction a distance of thirty-three (33) feet, more or less, to corner of land now or formerly of Harold T. Thompson and Ruth S. Thompson, his wife; thence in an easterly direction along lands now or formerly of Thompson et

ux., and land now or formerly of Isaac Parker, a distance of two hundred eight (208) feet (one hundred forty-eight (148) feet along Thompson and sixty (60) feet along Parker), more or less, to Main Street; thence in a northerly direction along the western line of Main Street, a distance of thirty-three (33) feet to the place of beginning.

ALSO KNOWN as 426 South Main Street, Jersey Shore.

AND ALSO including, and subject to, a shared, common area, approximately 208 feet long and 40 inches wide, located partially within the above described property and partially within the property immediately to the south which is known as 428 South Main Street, Jersey Shore; it being the intent of this deed that the owners of 426 and 428 South Main Street, for themselves, their heirs and assigns, shall enjoy a shared use and right of passage through the said common area, and shall also have equally shared maintenance and repair authority and responsibility for the sidewalk, wooden deck portion, stairs and extended carport/shelter roof found within this common-use area.

AND ALSO, subject to an apparent, minor encroachment along and near a portion of the southern line of the property, where the existing residential building known as 428 South Main Street appears to sit partially within the above described lot.

AND ALSO, subject to an apparent, minor encroachment along and near a portion of the northern line of the property near to South Main Street, where a neighbor's driveway appears to encroach by several inches.

BEING the same premises which Ralph E. Lehman and Linda Y. Lehman, his wife, granted and conveyed unto Cathy P. Slykhuis and William T. Moore by deed dated August 12, 2003, and recorded in Lycoming County Record Book 4686, Page 279.

ALSO BEING, the same premises which William T. Moore and Joyce M. Moore, his wife, granted and conveyed their one-half interest in the aforesaid premises to Cathy P. Slykhuis by Deed dated October 2, 2007, and intended to be recorded herewith.

FOR IDENTIFICATION PURPOSES ONLY, this property is known on the records of the Lycoming County Tax Assessment Bureau as Tax Parcel No. 19-1-605.

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**NO. 11-5**

ALL THAT CERTAIN piece, parcel and lot of land, together with the improvements thereon erected, situate in the First Ward of the Borough of South Williamsport, Lycoming County, Pennsylvania, bounded and described more particularly in accordance with a survey made by John A. Bubb, R.E., dated July 17, 1962, and HAVING THEREON ERECTED A DWELLING KNOWN AS 242 MAIN STREET, SOUTH WILLIAMSPORT, PA 17702.

TAX PARCEL: 51-1-615.

Reference Lycoming County Record Book 2008, Page 345.

TO BE SOLD AS THE PROPERTY OF SONYA J. KELLEY AND STEPHEN W. KELLEY ON JUDGMENT NO. 12-02156.

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**NO. 11-6**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 12-03045.

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP f/k/a COUNTRYWIDE HOME LOANS SERVICING, LP v. KEVIN PARSONS owner(s) of property situate in the 15TH WARD OF THE CITY OF WILLIAMSPORT, LYCOMING County, Pennsylvania, being 15 CLIFFSIDE DRIVE, WILLIAMSPORT, PA 17701-1839.

Parcel No. 75+,018.0-0400.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$223,701.55.  
 PHELAN HALLINAN, LLP  
 Attorneys for Plaintiff

**NO. 11-7**

SHORT PROPERTY DESCRIPTION  
 BY VIRTUE OF A WRIT OF EXECUTION TO CASE NO. 1300752.

ISSUED TO PLAINTIFF: NATIONSTAR MORTGAGE LLC.

PROPERTY BEING KNOWN AS:

ALL that certain piece, parcel or lot of land situate in the Tenth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania.

IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF David A. Eck.

PIN NUMBER, WHICH IS THE ASSESSMENT OR PARCEL NO., MAP, BLOCK AND LOT): 70-120-207.A.  
 MARTHA E. VON ROSENSTIEL,  
 ESQUIRE / No. 52634  
 HEATHER RILOFF, ESQUIRE /  
 NO. 309906  
 MARTHA E. VON ROSENSTIEL, P.C.  
 Attorneys on Writ

**NO. 11-8**

SHORT PROPERTY DESCRIPTION  
 BY VIRTUE OF A WRIT OF EXECUTION TO CASE NO. 10-01864.

ISSUED TO PLAINTIFF: NATIONWIDE ADVANTAGE MORTGAGE COMPANY.

PROPERTY BEING KNOWN AS:

ALL THAT CERTAIN piece, parcel and lot of land situate in the Fourth Ward of the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania.

CONTAINING one-half (1/2) acre, more or less.

IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Timothy P. Fuller and Holly L. Fuller.

PIN NUMBER, WHICH IS THE ASSESSMENT OR PARCEL NO., MAP, BLOCK AND LOT): 22-1-0126.

MARTHA E. VON ROSENSTIEL,  
 ESQUIRE  
 HEATHER RILOFF, ESQUIRE  
 MARTHA E. VON ROSENSTIEL, P.C.  
 Attorneys on Writ

**NO. 11-9**

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel, and lot of land situate in the Township of Cogan House, County of Lycoming and Commonwealth of Pennsylvania, being designated as Lot #5 on that survey dated May 1990, by Michael T. Maneval, Registered Land Surveyor, and being bounded and described in accordance with said survey as follows, to-wit:

BEGINNING at an iron rod at the southeast corner of the land now or formerly of Newcomer and the northeast corner of land now or formerly of R. Williams; thence South nineteen (19) degrees fifty-three (53) minutes zero (00) seconds East, three hundred seventeen and sixty hundredths (317.60) feet to a point in the centerline of a fifty (50) foot right-of-way; thence South sixty-one (61) degrees twelve (12) minutes zero (00) seconds West four hundred forty three and thirty-four hundredths (443.34) feet to a point on the southern edge of said right-of-way and being in the north line of lands now or formerly of Patten Corp., Mid-Atlantic; thence North eight (80) degrees thirty-four (34) minutes thirty (30) seconds West one hundred ninety-four and thirty-six hundredths (194.36) feet along the southern edge of said right-of-way and along lands now or formerly



of Patten Corp., Mid-Atlantic to a point; thence North forty-four (44) degrees thirty-two (32) minutes fifty (50) seconds East, six hundred seventythree and forty-one hundredths (673.41) feet along lands now or formerly of R. Williams to the point and place of BEGINNING.

CONTAINING 2.822 acres, more or less, and being Lot #5 of subdivision of lands of Cabin Unlimited known as "The Hide-Away".

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

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

BEING KNOWN AND NUMBERED as 173 Hemlock Lane, Trout Run, PA 17771.

BEING THE SAME PREMISES which Steven Danzig and Carolyn Danzig, his wife, by deed dated December 5, 2007 and recorded December 31, 2007 in and for Lycoming County, Pennsylvania, in Deed Book Volume 6224, Page 263, granted and conveyed unto Brian M. Houseknecht and Elizabeth R. Houseknecht, his wife.

#### NO. 11-10

##### SHORT DESCRIPTION

By virtue of a Writ of Execution No. 13-00510.

WELLS FARGO BANK, N.A. v. CHRISTOPHER W. REED owner(s) of property situate in the SEVENTH WARD of the CITY of WILLIAMSPORT, LYCOMING County, Pennsylvania, being 40 OVERHILL ROAD, WILLIAMSPORT, PA 17701-1344.

Parcel No. 67-020-0162.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$167,620.23.

PHELAN HALLINAN, LLP  
Attorneys for Plaintiff

#### NO. 11-11

##### SHORT DESCRIPTION

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 928 Pearl Boulevard, Montoursville, PA 17754.

SOLD as the property of PAMELA J. McCARTER and MICHAEL T. McCARTER.

TAX PARCEL #34A-08-411.

#### NO. 11-12

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1107 Tucker Street, Williamsport, PA 17701.

SOLD as the property of ROBERT A. MILLER and SHAWNALLEE E. MILLER.

TAX PARCEL #TP 61-01-202.

#### NO. 11-13

##### SHORT DESCRIPTION

By virtue of a Writ of Execution No. 12-00772.

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP fka COUNTRY-WIDE HOME LOANS SERVICING LP v. MARIE I. VANNUCCI, MONICA L. HAEFNER owner(s) of property situate in the 10TH WARD OF THE CITY OF WILLIAMSPORT, LYCOMING County, Pennsylvania, being 1755 MEMORIAL AVENUE, WILLIAMSPORT, PA 17701-1537.

Parcel No. 70+.013.0-0110.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$92,277.07.

PHELAN HALLINAN, LLP  
Attorneys for Plaintiff

#### NO. 11-14

##### SHORT DESCRIPTION

By virtue of a Writ of Execution No. 13-00448.

WELLS FARGO BANK, N.A. v. JEFFREY L. DIEHL, TAMMY E. DIEHL

owner(s) of property situate in FAIR-FIELD TOWNSHIP, LYCOMING County, Pennsylvania, being RR #1 a/k/a 1660 CEMETERY ROAD, MONTOURSVILLE, PA 17754-8164.

Parcel No. 12-332.0-139.01-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$54,270.93.

PHELAN HALLINAN, LLP

Attorneys for Plaintiff

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### NO. 11-15

#### LEGAL DESCRIPTION

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

BEGINNING at a point in the middle of Pennsylvania Legislative Route No. 41066, said point being north 31 degrees west 197 feet from the original southwest corner of the farm of Rolland Poust, thence from said beginning point and continuing along the middle of Pennsylvania Legislative Route No. 41066 north 31 degrees west 123 feet, more or less, to line of land now or formerly of Albert Lewis Rider and wife; thence line of land of said Rider north 81 degrees 30 minutes east 252.03 feet to line of land of Robert Murray and wife; thence by line of said Murray land south 7 degrees west 114 feet, more or less, to line of land now or formerly of Donna E. Haynes; thence by line of said Haynes land south 80 degrees 15 minutes west 162 feet to the middle of Pennsylvania Legislative Route No. 41066 and the place of beginning. Containing .561 of an acre, more or less.

TITLE TO SAID PREMISES VESTED IN James E. Myers and Bonnie J. Myers, his wife, by Deed from Sara M. Wishard, a single person, dated 08/28/1987, recorded 09/03/1987 in Book 1205, Page 334.

By virtue of the death of JAMES E. MYERS on 11/01/2004, BONNIE J.

MYERS became the sole owner of the mortgaged premises as surviving tenant by the entireties.

Seized in execution as the property of BONNIE J. MYERS on No. 11-01981.

Parcel No.: 59+,354.0-0191.B+-000+.

Premises being: 368 ELM DRIVE, HUGHESVILLE, PA 17737-9033.

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### NO. 11-16

#### SHORT DESCRIPTION

By virtue of a Writ of Execution No. 12-03086.

PHH MORTGAGE CORPORATION f/k/a CENDANT MORTGAGE CORPORATION v. DENISE L. WITMER a/k/a DENISE WITMER owner(s) of property situate in the 16TH WARD of the CITY of WILLIAMSPORT, LYCOMING County, Pennsylvania, being 1033 SHERIDAN STREET, WILLIAMSPORT, PA 17701-3641.

Parcel No. 76+, 003.0-0107.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$71,860.36.

PHELAN HALLINAN, LLP

Attorneys for Plaintiff

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### NO. 11-18

ALL THAT CERTAIN parcel and lot of land situate in the First Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, described in accordance with a survey made by John A. Bubb, Registered Engineer dated December 13, 1955, and HAVING THEREON ERECTED A DWELLING KNOWN AS 708 TUCKER STREET, WILLIAMSPORT, PA 17701.

TAX PARCEL: 61-03-408.

Reference Lycoming County Record Book 5962, Page 278.

TO BE SOLD AS THE PROPERTY OF LISA M. MORRISON ON JUDGMENT NO. 10-01991.

**NO. 11-19**

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 2716 West Fourth Street, Williamsport, PA 17701.

SOLD as the property of KRISTIN R. BATEMAN.

TAX PARCEL #67-014.0-0316.00-000.

**NO. 11-20**

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

BEGINNING at a point in the eastern line of Second Avenue four hundred ten (410) feet north of Memorial Avenue (formerly Erie Avenue); thence east parallel with Memorial Avenue (formerly Erie Avenue); thence east parallel with Memorial Avenue one hundred twenty (120) feet to an alley; thence north along said alley forty (40) feet to a post; thence west parallel with the southern line of said Lot one hundred twenty (120) feet to Second Avenue; thence south along the eastern line of Second Avenue forty (40) feet to the place of BEGINNING.

PARCEL NO. 73+,006.0-0322.00-000+.

BEING THE SAME PREMISES which Angela M. Mecum and Willie L. Cradle, by indenture dated 01-05-04 and recorded 01-26-04 in the Office of the Recorder of Deeds in and for the County of Lycoming in Deed Book 4859 Page 306, granted and conveyed unto Angela M. Cradle and Willie L. Cradle, wife and husband.

NOTICE—THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN AND THE OWNER OR

OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section I of the Act of July 17, 1957 P.L. 984 as amended, and is not intended as notice of unrecorded instruments, if any).

NOTICE—the undersigned, as evidenced by the signature(s) to the notice and the acceptance and recording of this deed, are fully cognizant of the fact that the undersigned may not be obtaining the right to protection against subsidence, as to the property herein conveyed, resulting from coal mining operations and that the purchased property, herein conveyed, may be protected from damage due to mine subsidence by a private contract with the owners of the economic interest in the coal. This notice is inserted herein to comply with the Bituminous Mine Subsidence and Land Conservation Act of 1966.

Property Address: 638 2nd Street, Williamsport, PA 17701.

**NO. 11-21**

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

BEGINNING at a corner of Beech Street and West Southern Avenue; thence in a southerly direction along the east side of Beech Street, one hundred sixty (160) feet, to the north side of an

alley, THENCE in an easterly direction along the north side of said alley, forty-five (45) feet, to a point to other lands of the grantors; THENCE in a northerly direction along other lands of the grantors one hundred sixty (160) feet to a point to the place of beginning. Having erected thereon, a two story, brick dwelling.

RB5678 1735 West Southern Avenue, South Williamsport, Pennsylvania 17702.

Title to said premises is vested in Robert P. Newcomer and Mary E. Newcomer, His wife by deed from HARRY C. E. BEAGHLEY, WIDOWER dated May 14, 1965 and recorded May 14, 1965 in Deed Book 509, Page 421.

Tax parcel #: 53-01-355.

Improvements: Residential Dwelling.

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**NO. 11-22**

ALL THAT CERTAIN lot of land situate in the Township of Clinton, Lycoming County, Pennsylvania, described in a survey by John A. Bubb, P.E., dated September 25, 1995, and having thereon erected a dwelling known as RR 1, BOX 532, n/k/a 681 MIDDLE ROAD, MONTGOMERY, PA 17752.

TAX PARCEL: 07-392-181.

Reference Lycoming County Record Book 2516, Page 280.

TO BE SOLD AS THE PROPERTY OF CHRISTOPHER W. BARTLETT AND NONNIE JO PEARSON ON JUDGMENT NO. 12-02275.

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**NO. 11-23**

ALL THAT CERTAIN message or tenement 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 at a point on the southern line of Locust Street, said point being the northwest corner of the land hereby described and at the northeast corner of land now or formerly of Howard E.

English; thence in an easterly direction, along the southern line of Locust Street, a distance of thirty two (32) feet and six (6) inches to a point; thence in a southerly direction, along land now or formerly of William P. Vanemon, et ux, a distance of two hundred eight (208) feet to Center Alley; thence in a westerly direction, along said alley, a distance of thirty two (32) feet and six (6) inches to said land now or formerly of Howard E. English; and thence in a northerly direction, along line of said land now or formerly of Howard E. English, a distance of two hundred eight (208) feet to Locust Street, the place of BEGINNING.

HAVING THEREON ERECTED A DWELLING KNOWN AS 127 LOCUST STREET, JERSEY SHORE, PA 17740.

TAX PARCEL: 19-01-207.

BEING THE SAME PREMISES WHICH Robert A. Chapman and Rose M. Chapman, his wife by deed dated 12/15/11 and recorded 12/20/11 in Lycoming County Record Book 7487, Page 131, granted and conveyed to Christopher L. Nelson and Brittinay L. Norberg, as joint tenants with the right of survivorship.

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 CHRISTOPHER L. NELSON AND BRITTINAY L. NORBERG ON JUDGMENT NO. 13-00513.

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**NO. 11-24**

ALL THAT CERTAIN piece, parcel and lot of land situate in the Second Ward of the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northern line of Smith Street, being the

southeastern corner of the land herein described and the southwestern corner of land now or formerly of Norman T. Carr et ux; thence in a westerly direction along the northern line of Smith Street forty eight (48) feet to the land now or formerly of T. Louise Riddle et al; thence in a northerly direction along the easterly side of said Riddle land, two hundred eight (208) feet, more or less, to Hazel Alley; thence in an easterly direction along Hazel Alley, forty eight (48) feet to said Norman T. Carr et ux land; thence in a southerly direction along the western line of said Carr land, two hundred eight (208) feet, more or less, to the northern line of Smith Street, the place of beginning. Containing one fourth (1/4) of an acre, be the same more or less.

HAVING THEREON ERECTED A DWELLING KNOWN AS: 326 SMITH STREET, JERSEY SHORE, PA 17740.

TAX PARCEL: 20-01-603.

BEING THE SAME PREMISES WHICH Christopher M. Sweet et al by deed dated March 31, 2010 and recorded April 5, 2010 in Lycoming County Record Book 6902, Page 47, granted and conveyed unto Michael T. Martin.

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 MICHAEL T. MARTIN ON JUDGMENT NO. 12-00713.

### NO. 11-25

#### PROPERTY DESCRIPTION

ALL that certain piece, parcel or lot of land situate in the Township of Cascade, County of Lycoming and Commonwealth of Pennsylvania, being more particularly bounded and described in accordance with a survey of Thomas L. Bailey, R.S.,

dated October 3, 1978 and in accordance to a survey of Daniel A. Vassallo, P.L.S., dated August 9, 1999, as follows, to-wit:

BEGINNING at a point in the centerline of Township Road No. 872, said point being located the two (2) following courses and distances from the intersection of Township Road No. 872 with the centerline of Legislative Route No. 41051; (1) south ten (10) degrees twelve (12) minutes forty-eight (48) seconds west, three hundred twenty-six and forty-nine hundredths (326.49) feet; (2) south eight (08) degrees fifty-seven (57) minutes forty (40) seconds west, two hundred seventy-eight and seventy-six hundredths (278.76) feet, said point also being common to lands now or formerly of Harold and Elizabeth Mace; thence along the centerline of the aforementioned Township Road No. 872 the seven (7) following courses and distances: (1) south twenty-two (22) degrees five (05) minutes fifty (50) seconds east, three hundred ninety-three and forty-five hundredths (393.45) feet; (2) south twenty-six (26) degrees six (06) minutes twenty-seven (27) seconds east, one hundred fifty-nine and eighty-five hundredths (159.85) feet; (3) south twenty-eight (28) degrees fifty-two (52) minutes ten (10) seconds east, three hundred fifty-five and eighty-one hundredths (355.81) feet; (4) south thirty-six (36) degrees five (05) minutes twenty-three (23) seconds east, one hundred forty-three and seventy-two Hundredths (143.72) feet; (5) south forty-seven (47) degrees four (04) minutes thirty-two (32) seconds east, one hundred thirty-two and eighty-five hundredths (132.85) feet; (6) south forty-nine (49) degrees eight (08) minutes twenty-three (23) seconds east, one hundred fourteen and forty hundredths (114.40) feet; (7) south thirty-three (33) degrees fifty-three (53) minutes eight (08) seconds east, forty and zero hundredths (40.00) feet; thence south fifty-three (53) degrees ten (10) minutes forty (40) seconds west, one hundred twenty and six hundredths

(120.06) feet passing through an existing iron pin, to an iron pin; thence along line of land now or formerly of Robert E. and Rose M. Ciscoe, south thirty-seven (37) degrees fifty-nine (59) minutes forty (40) seconds west, two hundred thirty-nine and eighty hundredths (239.80) feet to an iron pin; thence continuing along the northern line of land now or formerly of Jeannie K. Twigg, north eighty-one (81) degrees fifty-nine (59) minutes thirty-one (31) seconds west, six hundred seven and eighty-six hundredths (607.86) feet, passing through two (2) existing iron pins, to an existing iron pin at the intersection of land now or formerly of Jeanne K. Twigg, land now or formerly of Joan R. and William G. Meiris and land now or formerly of Joel A. Crabtree; thence along the eastern line of land now or formerly of Joan R. and William G. Meiris, north seven (07) degrees nine (09) minutes fifty-six (56) seconds east, one thousand three hundred twenty and ninety hundredths (1,320.90) feet to the point and place of beginning. Containing twelve and sixty-eight hundredths (12.68) acres.

RESERVING unto Eugene E. Landon and Jane K. Landon, his wife, the right to construct a farm pond partially on their own land and land hereby conveyed, with the right on the part of the Grantee herein and prior Grantors to mutually use said pond for all reasonable purposes. Said reservation was released and terminated by Released executed by Eugene E. Landon and Jane Keyte Landon, his wife, dated February 13, 2003 and recorded February 18, 2003 as set forth in Lycoming County Record Book Volume 4463, page 50.

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

HAVING ERECTED THEREON A DWELLING KNOWN AS 358 McNAMEE ROAD, CASCADE TOWNSHIP, TROUT RUN, LYCOMING COUNTY, PENNSYLVANIA 17771.

Being Pin No. 06-211.0-0118.A.  
SEIZED IN EXECUTION AS THE PROPERTY OF DONALD V. RILES, SR. a/k/a DONALD V. RILES AND KIMBERLY I. RILES.

**NO. 11-26**

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 807 Wildwood Boulevard, Williamsport, PA 17701.

SOLD as the property of JOY E. OVERMAN.

TAX PARCEL #70+,004.0-0202.00-000+/18937.

**NO. 11-28**

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 11-02290.

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2007KS3 v. CATHY L. WRIGHT owner(s) of property situate in the TOWNSHIP OF MUNCY CREEK, LYCOMING County, Pennsylvania, being 2424 LIME BLUFF ROAD, MUNCY, PA 17756-7805.

Parcel No. 40-373-105.04.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$161,342.37.

PHELAN HALLINAN, LLP  
Attorneys for Plaintiff

**NO. 11-29**

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 13-01110.

NATIONSTAR MORTGAGE, LLC v. ALAN E. DUNLAP, JR., TAMMY M. HESS owner(s) of property situate in the UPPER FAIRFIELD TOWNSHIP, LYCOMING County, Pennsylvania, being 1890 RT 87 HIGHWAY, MONTTOURVILLE, PA 17754.

Parcel No. 56+, 002.0-0409.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$146,981.81.

PHELAN HALLINAN, LLP  
Attorneys for Plaintiff

**NO. 11-30**

All that certain piece, parcel and lot of land situate in the Borough of Montgomery, County of Lycoming and Commonwealth of Pennsylvania and being more particularly bounded and described as follows:

BEGINNING at the center of Main Street and Penn Street in said Borough; thence along the middle of said Main Street north 10 1/2 degrees west 70 1/2 feet to a corner lot now or formerly of G. W. Miller and wife; thence along said lot north 79 1/2 degrees east 70 feet 3 inches to a post; thence south 41 degrees East 121 1/2 feet to the center of Penn Street; thence along the center of Penn Street north 87 1/2 degrees west 136 feet to the place of beginning. Containing 8,200 square feet of land more or less.

BEING the same premises granted and conveyed unto Steven D. McGinniss and Dianna L. McGinniss, his wife, by Deed of Rhelde H. Miller, Single, et al., dated the 15th day of May 1991, and recorded in Lycoming County Record Book 1685, Page 339.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 35-4-709 in the office of the Lycoming County Tax Assessor.

BEING KNOWN AS: 46 NORTH MAIN STREET, MONTGOMERY, PA 17752.

PROPERTY ID NO.: 35-04-709.

TITLE TO SAID PREMISES IS VESTED IN ANDREW ONUFRAK, II AND LORRAINE A. ONUFRAK, HIS WIFE BY DEED FROM STEVEN D. MCGINNISS AND DIANA L. MCGINNISS, HIS WIFE DATED 04/28/1998 RECORDED 05/01/1998 IN DEED BOOK 3004 PAGE 237.

**NO. 11-31**

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

BEGINNING at an iron pin at the intersection of the eastern right-of-way line sixteen and five tenths (16.5) feet from center line of Pennsylvania State Highway Route 41093 with the division line between land of George Walz and land of William Dockman; thence along said eastern right-of-way line North 29 degrees 56 minutes West, 183.2 feet to an iron pin; thence along other land of George Walz North 60 degrees 04 minutes East 250 feet to an iron pin; thence along the same South 29 degrees 56 minutes East 149.9 feet to an iron pin in the northern line of land of William Deckman; thence along said northern line of land of William Deckman South 52 degrees 29 minutes West 252.2 feet to the place of BEGINNING.

BEING the same premises which Esther V. Nierle, a widow, by deed dated January 9, 1973 and recorded January 9, 1973 in Lycoming County in Deed Book Volume 636 at Page 10, granted and conveyed unto Warren L. Frantz and Harriet J. Frantz, his wife, Harriet J. Frantz died on August 27, 1994, thereby vesting fee simple title into Warren L. Frantz, grantor herein.

Being known as: 1202 Northway Road Extension, Williamsport, PA 17701.

Property ID No.: 26-330-195K.

TITLE TO SAID PREMISES IS VESTED IN Timothy Frantz, a single individual by deed from Warren L. Frantz, widow dated 10/04/2002, recorded 10/11/2002 in Deed Book 4331 Page 26.

**NO. 11-32**

EXHIBIT "A"

BEGINNING at a point in the southern line of West Southern Avenue, one hundred two (102) feet and three (3)

inches from the southwest corner of West Southern Avenue and Fisher Street; thence in a westerly direction along the southern line of said West Southern Avenue forty-five (45) feet to the eastern line of lot of land now or formerly of Mary E. Burke; thence in a southerly direction along the eastern line of lot now or formerly of said Mary E. Burke, one hundred sixty (160) feet to the northern line of an alley running east and west and parallel with said West Southern Avenue; thence in an easterly direction along the northern line of said alley forty-five (45) feet to the western line of lot now or formerly of Dr. George L. Schneider, formerly Dr. Charles Schneider; thence in a northerly direction along the western line of lot now or formerly of said Dr. George L. Schneider, one hundred sixty (160) feet to the southern line of said West Southern Avenue and at the point and place of beginning.

For identification purposes only, being all or part of Real Estate Tax Parcel 53-1-209 in the Office of the Lycoming County Tax Assessor.

SEIZED in execution as the property of Dustin Miller and Nancy Miller, under a judgment against them on July 23, 2013 in the Court of Common Pleas of Lycoming County, Pennsylvania to No. 13-01168.

**NO. 11-34**  
**EXHIBIT "A"**

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

BEGINNING at a point on the western line of Linn Street, which point is located at the southeast corner of Lot No. 5: thence in a southerly direction and along the western line of Linn Street

a distance of one hundred (100) feet to the northeast corner of Lot No. 2; thence in a westerly direction and along the division line of Lots Nos. 2 and 3, a distance of one hundred sixty (160) feet to an alley; thence along the eastern line of said alley and in a northerly direction a distance of one hundred (100) feet to the southwest corner of Lot No. 5; thence in an easterly direction and along the division line of Lots Nos. 4 and 5, a distance of one hundred sixty (160) feet to the point and place of beginning.

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

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

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

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 11, 2013, 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-11, 18, 25



The Lycoming Law Association office conference room is available for rental by both members and non-members. The office has a large conference table, and additional area for chairs. Coffee and food services are available.

The space is ideal for depositions or small presentations. Equipment, including a projector and screen, DVD and VHS players and television, is available for use.

The cost for non-LLA members is \$100 for 4 hours or less; \$150 for more than 4 hours. Members may use the conference room at no cost.

Scheduling arrangements may be made with Jessica Engel, (570) 323-8287 or [jengel@lycolaw.org](mailto:jengel@lycolaw.org).

The mission of the Lycoming Law Association is to promote the practice of law using the highest ethical standards and to advance the public image of our profession. We accomplish this by communicating within our profession and throughout our community, providing continuing legal education, encouraging collegiality among attorneys and the Court, providing *pro bono* legal assistance, and through community involvement.

**T**he Lycoming Law Association Foundation is a tax-exempt not-for-profit, 501(c)(3) corporation. The mission of the Foundation is to cultivate the science of jurisprudence, improve the legal and judicial system and facilitate the administration of justice for residents of Lycoming County.

The Foundation provides funding for worthwhile law-related community projects and activities, in addition to supporting the Williamsport Office of North Penn Legal Services, which has provided civil legal services on a wide range of high priority legal problems to poor people in Lycoming County since 1974.

The Foundation is funded through the support of the members of the Lycoming Law Association. This support comes in various forms: from member dues, income from the *Lycoming Reporter*; donations by individual lawyer members of the Lycoming County Bar; donations by other individuals, lawyer family members, and estates.

The Lycoming Law Association's Community Activities and Outreach Committee is responsible to advise and assist the Foundation in administering funds for community projects of merit. The Committee is actively involved in reviewing grant applications and in making recommendations to the Foundation and the Association's Executive Committee concerning the funding of worthwhile projects and activities.

For additional information regarding the Foundation and its procedures, contact Jessica Engel, Executive Director, at (570) 323-8287 or [jengel@lycolaw.org](mailto:jengel@lycolaw.org).



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## **PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, October 28, 2013**