

LYCOMING REPORTER

Vol. 38

April 23, 2021

No. 17

TABLE OF CONTENTS

BAR NEWS	LEGAL ADVERTISEMENTS
LLA Upcoming Events..... 3	Estate & Trust Notices..... 6
Court Opinions..... 4	Confirmation of Accounts..... 9
Notice to Profession..... 5	Name Change Notice..... 10
	Service by Publication..... 10
	Sheriff's Sales..... 12

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: Michele S. Frey

Penn Tower
25 West Third Street, Suite 803
Williamsport, PA 17701

Telephone: (570) 323-8287
Fax: (570) 323-9897
Website: www.lycolaw.org

Copyright © 2021, Lycoming Law Association
Williamsport, Pennsylvania

LYCOMING REPORTER (ISSN 0884-187X) is published weekly for \$75 per annum by the Lycoming Law Association, Penn Tower, 25 West Third Street, Suite 803, Williamsport, PA 17701.

Legal Notices must be received by 1:00 p.m. on the Tuesday preceding the date of publication. The *Lycoming Reporter* reserves the right to require earlier deadlines for lengthy or multi-part advertisements due to publication requirements. Deadlines are subject to change because of holidays. Deadline modifications are posted in the Reporter.

Periodical postage paid at Williamsport, PA 17701-9998 and additional mailing offices.

POSTMASTER: Send address changes to LYCOMING REPORTER, Penn Tower, 25 West Third Street, Suite 803, Williamsport, PA 17701.

Library of Congress Catalog Card Number 61 – 18866

LYCOMING LAW ASSOCIATION

Penn Tower, 25 West Third Street, Suite 803

Williamsport, PA 17701

www.lycolaw.org

LYCOMING LAW ASSOCIATION

EXECUTIVE COMMITTEE

Donald F. Martino, President
Corey Mowrey, President-Elect
Elizabeth A. White, Treasurer
Jessica L. Harlow, Secretary
Angela Lovecchio,
Past President

Warren "Rick" Baldys
Hon. Joy Reynolds McCoy
Ryan C. Gardner
Jeana A. Longo

EDITOR OF LYCOMING REPORTER

Gary L. Weber

EXECUTIVE DIRECTOR

Michele S. Frey

COMMITTEE CHAIRS

Bench Bar: *C. Edward Mitchell*
Customs and Rules: *Gary Weber*
Community Activities and
Outreach: *Tammy Weber*
Criminal Law: *Rob Hoffa*
Education: *John Pietrovito*
Social: *Jessica L. Harlow*
Young Lawyers Division:
Taylor Mullholand
Fee Dispute: *Michael Collins*

Legal Services for the Indigent:
John Pietrovito
Bar History: *Charles Greevy, III*
Technology and LLA Web Site:
Gary Weber
Law Day: *Hon. Christian D. Frey*
Family Law: *Christina Dinges*
Estate, Probate and Elder Law:
Elizabeth A. White
Real Estate: *Marc Drier*



2021 FOUNDATION BOARD

Hon. William Arbuckle
Paul A. Roman
Fred A. Hollandr
Robin A. Read

Sean P. Gingerich
Nicole M. Ippolito
Julianne E. Steinbacher
Donald F. Martino
Corey J. Mowrey

SCHEDULED EVENTS

Additional information about any of these events is available on the Lycoming Law Association website at www.lycolaw.org.

- 4/28/2021** – **Lycoming Law Association Foundation.** *Quarterly meeting of the LLA Foundation.* **Time:** 12:00 PM to 1:00 PM.
- 5/3/2021** – **Bench/Bar Meeting.** *Quarterly meeting of the Bench/Bar Committee.* **Time:** 12:00 PM to 1:00 PM.
- 5/4/2021** – **Memorial Service for Richard J. Callahan.** *Special session of court to honor the memory of Richard J. Callahan. Zoom meeting information will be circulated closer to the time of the session.* **Time:** 4:00 PM to 5:00 PM.
- 5/24/2021** – **Executive Committee Meeting.** *Monthly meeting of the LLA's Executive Committee.* **Time:** 12:00 PM to 1:00 PM.
- 5/25/2021** – **Family Law Committee Meeting.** *Family Law “brown bag” lunch meeting—location TBD.* **Time:** 12:00 PM to 1:00 PM.
- 6/9/2021** – **Civil Brown Bag Lunch Meeting.** *Brown bag lunch meeting.* **Time:** 12:00 PM to 1:00 PM.

LYCOMING REPORTER

Vol. 35 November 9, 2018 No. 45

TABLE OF CONTENTS

Bar News	Legal Advertisements
LLA Upcoming Events.....3	Estate & Trust Notices.....8
Continuing Legal Education.....4	Fiduciary News.....11
Court Opinions.....5	Corporate Dissolution.....11
Notice to Profession.....7	

LYCOMING REPORTER

(ISSN 22-982)
THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY
LYCOMING LAW ASSOCIATION
Editor: Gary L. Weber • Business Manager: Michelle S. Fry
Penn Tower
22 West Third Street, Suite 803
Williamsport, PA 17701
Telephone: (570) 323-8287
Fax: (570) 323-9887
Website: www.lycolaw.org
Copyright © 2018, Lycoming Law Association
Williamsport, Pennsylvania

LYCOMING REPORTER (ISSN 0884-1876) is published weekly for \$52 per annum by the Lycoming Law Association, Penn Tower, 22 West Third Street, Suite 803, Williamsport, PA 17701.
Legal Notices of less than 500 words in length must be received by 1:00 P.M. on the Tuesday preceding the date of publication; all other notices must be received by 1:00 P.M. on the Monday preceding the date of publication.
Periodic postage paid at Williamsport, PA (PSN: 0938) and additional mailing offices.
POSTMASTER: Send address changes to LYCOMING REPORTER, Penn Tower, 22 West Third Street, Suite 803, Williamsport, PA 17701.
Library of Congress Catalog Card Number: 61-11886

You can read the digital version of the Lycoming Reporter on any device at Lycolaw.org

Digital issues are archived back to January, 2017

- The full text of the following Lycoming County Court opinions is reported at www.lycolaw.org/cases/search.asp
- ▶ **Commonwealth vs. Lape** (04/20/2021)—Judge Marc F. Lovecchio
Criminal: Motion in limine to preclude reference to “victim;” reference in argument to inferences reasonably intended to be proven; required disclosures by Commonwealth; leave to file additional pretrial motions to address additional discovery responses. (Lape042021L) (Posted: April 20, 2021)
 - ▶ **Commonwealth vs. Mullen** (04/20/2021)—Judge Marc F. Lovecchio
Criminal: Post Conviction Relief Act petition; suppression issue; acknowledged failure of counsel to preserve issue for appeal; lack of prejudice where there is no reasonable probability that result would have been different but for counsel’s inactions; newly issued, but factually distinguishable precedent; probable cause; exigent circumstances; totality of circumstances. (Mullen042021) (Posted: April 20, 2021)
 - ▶ **Commonwealth vs. Leonard** (04/19/2021)—Judge Marc F. Lovecchio
Criminal: Suppression motion; knowing or intelligent waiver of *Miranda* rights; totality of circumstances; reasonable belief of restricted freedom of action; determination of whether interview was custodial. (leonard041921L) (Posted: April 19, 2021)
 - ▶ **Williams vs. Bitler, Williams, Lycoming Supply, Inc., Kamatoma East, Ltd. & Lycoming Construction Services, LLC** (04/19/2021)—Judge Eric R. Linhardt
Civil: Motion to compel; objections to scope and relevance of discovery requests; timeliness of motion; pattern of dawdling discovery practices; failure to proceed with due diligence. (williams041921Li) (Posted: April 19, 2021)
 - ▶ **Strouse vs. University of Pittsburgh Medical Center Susquehanna** (04/13/2021)—Judge Ryan M. Tira
Civil: Preliminary objections; amendment to change the name of party sued after statute of limitations expired; party properly named under wrong designation; prejudice. (Strouse041321t) (Posted: April 17, 2021)
 - ▶ **Commonwealth vs. Ali** (04/15/2021)—Judge Marc F. Lovecchio
Criminal: Commonwealth’s motion in limine; cross-examination of victim on collateral or non-relevant matters; evidence of victim’s alleged relationship with defendant’s husband. (Ali041521L) (Posted: April 15, 2021)

Rieders, Travis, Humphrey, Waters & Dohrmann is seeking a full-time associate attorney for an interesting and busy plaintiff practice. Prefer experienced law clerk, DA or Public Defender. Research and writing, depositions, preparation for trial, multi-district litigation, personal injury, medical malpractice and products liability. A great opportunity for long-term growth. Send resume to or call Kimberly Paulhamus, Firm Manager, 161 West Third Street, Williamsport, PA 17701. (570) 323-8711.

A-23, 30; M-7

RFP FOR JOINDER AND MH/ID LEGAL SERVICES

The Lycoming-Clinton Joinder Board is issuing a Request for Proposals (RFP) for a professional services agreement to provide legal services for the Lycoming-Clinton Joinder Board and its Lycoming-Clinton Mental Health/Intellectual Disability Program. The RFP may be obtained by e-mail request to cbennett@joinder.org or by contacting the Joinder's Administrative Office at (570) 326-7895. Proposals must be submitted as outlined in the RFP by no later than 4:00 p.m. on Friday, May 7, 2021.

A-2, 9, 16, 23



Distance Learning 24/7 PA CLE Credits Online

LLA CLE Presentations available at:

<https://www.axomeducation.com/lycoming>

LYCOMING
LAW ASSOCIATION

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

Berry, Caroline M., dec'd.

Late of Montoursville.

Co-Executors: Carl B. Berry, 704 Route 442 Hwy., Muncy, PA 17756 and Timothy L. Berry, 109 Bella Vista Road, Montoursville, PA 17756.

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

Chamberlin, Mary Margaret, dec'd.

Late of Montoursville.

Co-Executrices: Diane L. Cramer, 2308 W. Mountain Ave., Williamsport, PA 17702, Cynthia L. Boyer, 308 Cemetery Road, Muncy, PA 17756 and Patricia M. Seiders, 105 Queen Street, Turbotville, PA 17772.

Attorneys: McNerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17701.

Doughty, Vera Mae, dec'd.

Late of Franklin Township.

Executrix: Christina Mae Sobel, 371 Mordan Hollow Road, Unityville, PA 17774.

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

Frantz, Ronald E., dec'd.

Late of Muncy.

The Frantz Irrevocable Residential and Income Trust, dated July 25, 2006.

Trustee: Mildred McClain, 605 Tanglewood Road, Muncy, PA 17756.

Attorney: Richard G. Scheib, Esquire, 11 Reitz Blvd., Suite 102, Lewisburg, PA 17837-9293.

Frantz, Ronald E., dec'd.

Late of Muncy.

Executrix: Mildred McClain, 605 Tanglewood Road, Muncy, PA 17756.

Attorney: Richard G. Scheib, Esquire, 11 Reitz Blvd., Suite 102, Lewisburg, PA 17837-9293.

Hostrander, Royce, dec'd.

Late of Loyalsock Township.

Executors: Marilyn Zay, Keith R. Hostrander and Lana J. Encke c/o McCormick Law Firm, 835 West Fourth Street, Williamsport, PA 17701.

Attorneys: Elizabeth A. White, Esquire, McCormick Law Firm, 835 West Fourth Street, Williamsport, PA 17701.

Hughey, Andrea S., dec'd.

Late of the Township of Loyalsock.

Executor: Ralph B. Hughey, III, 221 I Green Avenue, Williamsport, PA 17701.

Attorney: Paul A. Roman, Esquire, 1700 Four Mile Drive, Williamsport, PA 17701.

Levan, Jeffrey R., dec'd.

Late of Montoursville.

Executrix: Joanne S. Levan, 110 Woodland Court, Montoursville, PA 17754.

Attorneys: McNerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17701.

Peterman, Thomas E., dec'd.
Late of Old Lycoming Township.
Executor: Sean T. Peterman, 116 Cottage Avenue, Williamsport, PA 17701.
Attorney: None.

Rosencrance, Mary Ellen, dec'd.
Late of Cogan Station.
Executor: Daniel B. Rosencrance, 221 S. Shaffer Hill Road, Cogan Station, PA 17728.
Attorney: Richard G. Scheib, Esquire, 11 Reitz Blvd., Suite 102, Lewisburg, PA 17837-9293.

Waltz, C. Thomas a/k/a Charles Thomas Waltz, dec'd.
Late of Trout Run.
The C. Thomas Waltz a/k/a Charles Thomas Waltz Revocable Living Trust dated November 10, 2020.
Executrix/Trustee: Patricia R. Knowlden, 225 Confair Lane, Trout Run, PA 17771.
Attorney: Scott A. Williams, Esquire, 57 East Fourth Street, Williamsport, PA 17701.

Williams, Robert E., dec'd.
Late of Woodward Township.
Executor: Robert E. Williams, Jr., 43 Chatham Trail, Lock Haven, PA 17745.
Attorneys: Donald L. Faulkner, Esquire, Snowiss, Steinberg & Faulkner, LLP, Attorneys at Law, 333 N. Vesper Street, Lock Haven, PA 17745.

SECOND PUBLICATION

Dewald, Ralph R., Jr., dec'd.
Late of 1167 East Penn Street, Muncy.
Executor: The Muncy Bank and Trust Company, 2 North Main Street, Muncy, PA 17756.

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

Eck, Jane C., dec'd.
Late of Muncy.
Executor: Joseph H. Byerly, 129 Woodbine Road, Hughesville, PA 17737.
Attorneys: McNerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17701.

Girton, John A., dec'd.
Late of Williamsport.
The John A. Girton Protector Trust, Dated April 30, 2009 and The Mary V. Girton Supplemental Needs Trust, Dated April 30, 2009.
Settlor: John A. Girton.
Trustee: Linda K. Houseal.
Attorneys: Brittany O.L. Smith, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

Gore, Sylvia Ann, dec'd.
Late of the Township of Loyalsock.
Administratrix: Sylvia G. Reeder, 480 E. Fifth Avenue, Apt. 2, South Williamsport, PA 17702.
Attorney: Andrea B. Bower, Esquire, 426 Broad Street, Montoursville, PA 17754.

Hartman, Floyd L. a/k/a Floyd Lewis Hartman, dec'd.
Late of Montoursville.
The Hartman Family Protector Trust, dated September 24, 2013.
Settlor: Floyd L. Hartman.
Executors/Trustees: Floyd Hartman, Jr. and Betty Hartman.
Attorneys: Brittany O.L. Smith, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

Heintzelman, Laurie R., dec'd.
Late of the City of Montgomery.

Executrix: Colby J. Heintzelman.
 Attorneys: Brittany O.L. Smith,
 Esquire, Steinbacher, Goodall & Yur-
 chak, 413 Washington Boulevard,
 Williamsport, PA 17701.

Huff, Leitha Mae, dec'd.

Late of Muncy.
 Administrator: Jeffery C. Huff, 134
 Highland Drive, Hughesville, PA
 17737.
 Attorneys: McNerney, Page, Vander-
 lin & Hall, 433 Market Street, Wil-
 liamsport, PA 17701.

Morris, Margaret E., dec'd.

Late of Montoursville.
 The Margaret E. Morris Supplemen-
 tal Needs Trust, dated April 21,
 2014.
 Settlor: William J. Morris, Jr.
 Executor: Michael J. Morris.
 Trustees: Michael J. Morris and
 James L. Morris.
 Attorneys: Brittany O.L. Smith,
 Esquire, Steinbacher, Goodall & Yur-
 chak, 413 Washington Boulevard,
 Williamsport, PA 17701.

Phillips, Mary E., dec'd.

Late of Unityville.
 Co-Executrices: Susan K. Moon, 672
 White Hall Rd., Danville, PA 17821
 and Jean J. Englert, 179 Old Cement
 Rd., Montoursville, PA 17754.
 Attorneys: John A. Smay, Esquire,
 Williams and Smay, 39 S. Main St.,
 P.O. Box 35, Muncy, PA 17756.

Robb, Robert T., Jr., dec'd.

Late of Muncy.
 Executrix: Stacie R. Hart.
 Attorneys: Brittany O.L. Smith,
 Esquire, Steinbacher, Goodall & Yur-
 chak, 413 Washington Boulevard,
 Williamsport, PA 17701.

Swope, Ina B., dec'd.

Late of Linden.

Executrix: Sharon D. Snook c/o Le-
 roy H. Keiler, III, Esquire, 110 Oliver
 Street, Ste. 2, P.O. Box 263, Jersey
 Shore, PA 17740.

Attorney: Leroy H. Keiler, III, Es-
 quire, 110 Oliver Street, Ste. 2, P.O.
 Box 263, Jersey Shore, PA 17740,
 (570) 398-2750.

Thrash-Foster, Judith A., dec'd.

Late of Williamsport.
 Executor: Douglas A. Foster, 10
 Pine Grove Circle, Williamsport, PA
 17701.
 Attorneys: John A. Smay, Esquire,
 Williams and Smay, 39 S. Main St.,
 P.O. Box 35, Muncy, PA 17756.

Walters, Beverly J., dec'd.

Late of Wolf Township.
 Co-Executors: Deborah I. Whit-
 moyer, 12243 Route 220 Highway,
 Hughesville, PA 17737, Galen R.
 Walters, 1091 Dr. Poust Road,
 Hughesville, PA 17737 and Gloria L.
 Kepner, 92 Bill Sones Road, Muncy,
 PA 17756.
 Attorneys: Thomas D. Hess, Esquire,
 Hess and Hess, P.C., 30 South Main
 Street, Hughesville, PA 17737.

Weakland, Veronica A., dec'd.

Late of Lycoming County.
 Executor: John Robert Ninosky,
 Sr. c/o Rosemarie Gavin-Casner,
 Esquire, Johnson, Duffie, Stewart &
 Weidner, 301 Market Street, P.O.
 Box 109, Lemoyne, PA 17043.
 Attorneys: Rosemarie Gavin-
 Casner, Esquire, Johnson, Duffie,
 Stewart & Weidner, 301 Market
 Street, P.O. Box 109, Lemoyne, PA
 17043.

Wertz, Kathleen M., dec'd.

Late of Montoursville.
 Executors: Richard T. Wertz, 1
 Georgian Road, Verona, NJ 07044
 and Cindy A. Wentzler, 90 Quaker
 State Road, Montoursville, PA
 17754.

Attorneys: Bret J. Southard, Esquire, Casale & Bonner, P.C., 331 Elmira Street, Williamsport, PA 17701, (570) 326-7044.

Wicks, John Leroy, dec'd.

Late of Old Lycoming Township.
Executrix: Kum K. Wicks c/o McCormick Law Firm, 835 West Fourth Street, Williamsport, PA 17701.

Attorneys: Elizabeth A. White, Esquire, McCormick Law Firm, 835 West Fourth Street, Williamsport, PA 17701.

Wingfield, William H., Jr., dec'd.

Late of Lycoming County.
Executor: Robert C. Wingfield, 10 Foust Hill Rd., Hughesville, PA 17737.
Attorney: None.

THIRD PUBLICATION

Dickerman, William O. a/k/a William Olin Dickerman, 41-21-0157, dec'd.

Late of the Township of Loyalsock.
Executrix: Carolyn P. Herman c/o Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701.

Attorneys: Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701.

Flook, Dorothy E. a/k/a Dorothy Flook, 41-21-0228, dec'd.

Late of the Township of Bastress.
Executor: Robert F. Flook c/o Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701.

Attorneys: Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701.

Hoover, Justin Douglas, dec'd.

Late of Wolf Township.
Executor: Carol Hoover c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Knipe, Lester C., dec'd.

Late of South Williamsport.
Administrator: Kevin Knipe, 11 Blue Spruce Drive, Enola, PA 17025.

Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

Sykes, Robert A., Sr., dec'd.

Late of Williamsport.
Executor: Robert A. Sykes, Jr. c/o Tammy A. Weber, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.

Attorneys: Tammy A. Weber, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.

Temple, Helen L., dec'd.

Late of Franklin Township.
Executrix: Raine K. Ohnmeiss, 2449 German Road, Muncy, PA 17756.

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

Wertz, Ricky L., dec'd.

Late of 978 Bitler Hill Road, Muncy.
Executor: Randy C. Wertz, 1287 Muncy Exchange Road, Muncy, PA 17756.

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

**REGISTER OF WILLS
CONFIRMATION OF
ACCOUNTS**

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 May 4, 2021 unless exceptions are filed before 5:00 P.M. on that date.

1. Huffman, Linda D., Estate—Debra L. Mills, Executrix.

2. Klees, Mary E., Estate—Jamie Klees Hoffa, Executrix.
David A. Huffman
Register of Wills

A-9, 16, 23, 30

INTENTION TO CHANGE NAME

In the Court of Common Pleas of Lycoming County, Pennsylvania

NO. 21-0244

In re: Name Change of Nichole Marie Phillips

NOTICE IS HEREBY GIVEN that on March 30, 2021, a Petition was filed in the above-named Court, praying for a decree changing the name of Nichole Marie Phillips to Nichole Marie Leitzel.

The Court has fixed May 25, 2021 at 2:30 p.m. in Courtroom number 2 of the Lycoming County Courthouse, 48 West Third Street, Williamsport, Pennsylvania 17701 as the time and place for the hearing on said petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the petitioner should not be granted.

A-23

SERVICE BY PUBLICATION

In the Court of Common Pleas of Lycoming County, Pennsylvania

NO. 18-0059

ACTION TO QUIET TITLE AND DECLARATION JUDGMENT

LESTER HERB a/k/a
LESTER J. HERB, JR. and
OLIVE L. HERB, Husband and Wife
Plaintiffs

v.

BASMATI, INC. and Anyone Claiming by, Through or Under Them
Defendants

Directed to: Basmati, Inc. and Anyone Claiming by, Through or Under Them
YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within 20 days after this Complaint and Notice are served, by entering a written appearance personally or by an attorney and filing, in writing with the court, your defenses and objections to the claims set forth against you. **YOU ARE WARNED** that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

This Action to Quiet Title concerns the land herein described.

ALL those pieces, parcels and lots of land situate in the Township of Loyalsock, County of Lycoming and Commonwealth of Pennsylvania, known as Lots No. 24, 25, 26, 27, 28, 29 and 30 on the Plan of Woodruff's Addition No. 2, as recorded in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book 362 at page 95, more particularly bounded and described as follows, to-wit:

BEGINNING at the intersection formed by the northern line of Smith Lane and the eastern line of Woodruff Avenue; thence in a northerly direction, along the eastern line of Woodruff Avenue, a distance of three hundred fifty (350) feet to a point; thence easterly and at right angles to Woodruff Avenue, a distance of one hundred fifty (150) feet to the western line of an unnamed sixteen (16) foot wide alley; thence in a southerly direction along the western line of said unnamed alley, a distance of three hundred fifty (350) feet to a point in the northern line of Smith Lane; thence westerly along the northern line of Smith Lane, a distance of one hundred fifty (150) feet to the point and place of beginning.

Tax Parcel No. 26-021-212.

BEING part of the same premises granted and conveyed unto Basmati, Inc., by deed of Robert E. Brague and Mary E. Brague, his wife, dated and recorded March 31, 1995 in Lycoming County Record Book 2401, page 012.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER CONTACT:

Pennsylvania Bar Association
Lawyer Referral Service
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

IF YOU CANNOT AFFORD A LAWYER, YOU MAY BE ELIGIBLE FOR LEGAL AID THROUGH:

North Penn Legal Services Office
25 West Third Street
Suite 400
Williamsport, PA 17701
(570) 323-8741

THOMAS A. BURKHART, ESQUIRE
ID #308734

MURPHY, BUTTERFIELD &
HOLLAND, P.C.

Attorneys for Plaintiffs
442 William Street
Williamsport, PA 17701
(570) 326-6505

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 a public sale at the Executive Plaza, 1st Floor, Commissioners Board Room, 330 Pine Street, Williamsport, PA 17701 on MAY 7, 2021, at 10:30 A.M., for the following described real estate to wit:

NO. 19-1001

GREATER LYCOMING HABITAT
FOR HUMANITY, INC.

vs.

LIBBY WILLIAMS

PROPERTY ADDRESS: 2801 LINN
STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 67-
006-207.A.

ALL that certain piece, parcel and lot of land situate in the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania and shown as Lot #5 upon a plan by the Larson Design Group, Inc. file 5348-012, entitled Subdivision Plan of Linn Street Development, a copy of which is recorded in the Lycoming County Office of the Recorder of Deeds at Map Book 60, page 445, bounded and described as follows:

BEGINNING at a steel pin at the northwesterly corner of Lot #5, said pin being north eighty-four (84) degrees forty-four (44) minutes thirty-nine (39) seconds east, three hundred ninety-four and seventy hundredths (394.70) feet from a steel pin at the intersection of the easterly line of Foresman Street [forty (40) feet wide] with the southerly line of Linn Street [fifty (50) feet wide]; thence north eighty-four (84) degrees forty-four (44) minutes thirty-nine (39) seconds east along the southerly line of Linn Street, for a distance of one hundred five (105) feet to a steel pin;

thence south five (05) degrees six (06) minutes forty-eight (48) seconds east along and through lands now or formerly of Lycoming Housing Authority, for a distance of eighty-five and four hundredths (85.04) feet to a steel pin; thence along the northerly line of Unnamed Alley, by a curve to the right, having a radius of fifteen (15) feet, a central angle of eighty-nine (89) degrees fifty-one (51) minutes twenty-seven (27) seconds, a tangent length of fourteen and ninety-six hundredths (14.96) feet, the long chord of which bears south thirty-nine (39) degrees forty-eight (48) minutes fifty-five (55) seconds west, for a distance of twenty-one and nineteen (21.19) hundredths (21.19) feet, for an arc length of twenty-three and fifty-two hundredths (23.52) feet to a steel pin; thence south eighty-four (84) degrees forty-four (44) minutes thirty-nine (39) seconds west along the northerly line of said Unnamed Alley [twenty (20) feet wide], for a distance of ninety and four hundredths (90.04) feet to a steel pin; thence north five (05) degrees six (06) minutes forty-eight (48) seconds west along the easterly line of Lot #6, for a distance of one hundred (100) feet to a steel pin, the place of beginning. Containing 10,452 square feet or 0.240 acre of land, more or less.

SUBJECT to a ten (10) foot wide drainage easement along the westerly line as shown on said plan.

ALSO SUBJECT to any and all rights of way, easements, covenants, restrictions and agreements on record.

INCLUDING all improvements erected thereon, which include, but are not necessarily limited to a one story residence known as 2801 Linn Street, Williamsport, PA 17701.

FOR identification purposes only, being known as Part of Tax Parcel No. 67-006-207.A on the maps in the Office of the Lycoming County Tax Assessor.

NO. 20-0368

AMERICAN ADVISORS GROUP

vs.

GLENN MITCHELL, KNOWN HEIR
OF MARY MITCHELL, DECEASED,
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER MARY
MITCHELL, DECEASED

PROPERTY ADDRESS: 367 SOUTH
HOWARD STREET, 367 HOWARD
STREET, WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 52-
001-651.

Tax Id Number(s): 52-001-651.

Land Situated in the Borough of
South Williamsport in the County of
Lycoming in the State of PA.

BEGINNING AT THE NORTH-
EASTERN CORNER OF CENTRAL
AVENUE AND HOWARD STREET;
THENCE NORTHERLY ALONG
THE SAID HOWARD STREET 100.00
FEET TO A POINT, THE PLACE OF
BEGINNING THENCE NORTHERLY
ALONG HOWARD STREET 50.00
FEET TO THE SOUTHERN LINE
OF AN ALLEY; THENCE EASTERLY
ALONG THE SOUTHERN LINE OF
SAID ALLEY 90.00 FEET TO LOT
NOW OR FORMERLY OF EZRA
RATHMELL; THENCE SOUTHERLY
ALONG THE WEST LINE OF SAID
RATHMELL LOT 50.00 FEET TO A
POINT; THENCE WESTERLY ALONG
THE NORTHERN LINE OF LAND
NOW OR FORMERLY OF OTTO
G. HUME, ET UX, A DISTANCE OF
90.00 FEET TO THE EASTERN LINE
OF HOWARD STREET, THE POINT
AND PLACE OF BEGINNING.

THE PROPERTY ADDRESS AND
TAX PARCEL IDENTIFICATION
NUMBER LISTED ARE PROVIDED
SOLELY FOR INFORMATIONAL
PURPOSES.

Commonly known as: 367 S. How-
ard St., Williamsport, PA 17702-7338.

BEING THE SAME PREMISES which
Patricia A. Quigley by Deed dated
11/15/2004 and recorded 11/16/2004, in
the Office of the Recorder of Deeds in
and for the County of Lycoming, Penn-
sylvania in Book 546, Page 94 Instru-
ment number 200400020612 granted
and conveyed unto Mary L. Mitchell and
Ruby A. Duffield, in fee.

AND THE SAID Ruby A. Duffield
departed this life on or about 4/3/2009
thereby vesting title unto Mary L. Mitch-
ell by operation of law.

AND THE SAID Mary L. Mitchell
departed this life on or about 11/1/2019
thereby vesting title unto Glenn Mitch-
ell, Known Heir of Mary L. Mitchell,
deceased and any Unknown Heirs,
Successors, Assigns and All Persons,
Firms or Associations Claiming Right,
Title or Interest from or under Mary L.
Mitchell, Deceased.

NO. 20-0998THE MUNCY BANK & TRUST
COMPANY

vs.

JAMES L. BUTLER,

DEBORAH A. BUTLER

PROPERTY ADDRESS: 4602 PINE
RUN ROAD, LINDEN, PA 17744.

UPI /TAX PARCEL NUMBER:
1-327-131.A.

PROPERTY ADDRESSES: 4602 Pine
Run Road, Linden, PA 17744.

UPI/TAX PARCEL NUMBER(S):
01-327-131.A.

DOCKET NUMBER: 20-0998.

ALL that certain messuage, tract or
plot of land situated in the Township
of Anthony, County of Lycoming and
Commonwealth of Pennsylvania, bound-
ed and described as follows, to-wit:

BEGINNING at a point in the center
of State Highway Route 41026, known
as the Pine Run Road, said point being

three hundred ninety-one (391) feet Northerly from the north line of the Raymond Pepperman farm and being approximately five (5) miles from Route 220; thence North twelve degrees 15 minutes West (N 12 degrees 15' W) along the center line of said Route 41026 a distance of one hundred ninety-seven and six tenths (197.6) feet to a point; thence 77 degrees 30' E through an iron pin along the property of Donald Miller a distance of one hundred twenty-six (126) feet to an iron pin; thence S 12 degrees 15' E along property now or formerly of William A. Pepperman a distance of one hundred ninety-seven and six tenths (197.6) feet to an iron pin; thence S 77 degrees 30' W along the property now or formerly of Harry William Pepperman, a distance of one hundred twenty-six (126) feet through an iron pin to a point in the center of said Route 41026, to the point and place of beginning. Containing .57 of an acre.

BEING the same premises conveyed unto Harold D. Heck and Linda M. Pepperman, a/k/a Linda M. Bardo, as tenants in common, dated the 29th day of August, 1990 and dully recorded in the Office for the Recording of Deeds in and for Lycoming County in Deed Book Volume 1590, Page 210.

FOR IDENTIFICATION PURPOSES ONLY, being known as Parcel No. 1-327-131.A in the Office of the Lycoming County Assessor.

NO. 18-1132

WILMINGTON SAVINGS FUND
SOCIETY, FSB d/b/a CHRISTIANA
TRUST NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS TRUSTEE
FOR BANTAM FUNDING TRUST
2018-1

vs.

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATES CLAIMING

RIGHT, TITLE OR INTEREST FROM
OR UNDER JOHN R. DREVENAK,
DECEASED, PENNY L. SINES,
KNOWN HEIR OF JOHN R.
DREVENAK, DECEASED, THOMAS J.
DREVENAK, KNOWN HEIR OF JOHN
R. DREVENAK, DECEASED
PROPERTY ADDRESS: 167 NORTH
4TH STREET, HUGHESVILLE, PA
17737.

UPI/TAX PARCEL NUMBER: 16-
001-517.A.

ALL THOSE CERTAIN pieces, parcels and lots of land situate in the 1st Ward of the Borough of Hughesville, County of Lycoming, and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL ONE: ON the North by other lands by Grantees; On the East by Fourth Street; On the South by other lands of Grantors; On the West by an alley parallel with Fourth Street. Being one lot 50 feet in front and 176 feet in depth.

BEING Part of Parcel ID 16-1-517A.

PARCEL TWO: BOUNDED on the South by lot now or formerly of James Bartlow; on the West by an alley running parallel with Fourth Street; on the North by Lot No. 98 now or formerly of Harry W. Derick; and on the East by Fourth Street, having a frontage of 50 feet, more or less, on Fourth Street and extending a depth of 176 to the alley aforesaid, and known as Lot No. 97 of the Plot or Plan of Stock's Addition to the Borough of Hughesville.

BEING Part of Parcel ID 16-1-517A.

SAID PARCELS ONE AND TWO, are more fully bounded and described as follows:

BOUNDED on the South by lot now or formerly of William Edner; on the West by an alley running parallel with Fourth Street; on the North by a lot now or formerly of Thomas and Ethel E. Kilcoyne; and on the East by Fourth

Street, having a frontage along Fourth Street of 100 feet and a depth of 176 feet to the alley aforementioned and being known as Lot Nos. 97 and 98 in the Plot or Plan of Stock's Addition to the Borough of Hughesville, whereon is erected a single family ranch-style dwelling.

BEING ALL of Parcel ID 16-001.0-0517.A-000 AND BEING KNOWN for informational purposes as 167 North 4th Street, Hughesville, PA.

BEING THE SAME PREMISES which was conveyed to Patricia A. Drevenak and John R. Drevenak, her husband, by Deed of Patricia A. Drevenak, a married person, dated 06/25/2008 and recorded 06/25/2008 as Instrument 200800010154 Book 6378 Page 60 in the Lycoming County Recorder of Deeds Office, in fee. AND THE SAID Patricia A. Drevenak departed this life on or about March 13, 2010, whereby title vested solely unto John R. Drevenak, by operation of law. AND THE SAID John R. Drevenak departed this life on or about October 12, 2016 thereby vesting title unto Thomas J. Drevenak, Known Heir of John R. Drevenak, Deceased and any Unknown Heirs, Successors, or Assigns of John R. Drevenak, deceased.

NO. 20-1034

BANK OF NEW YORK MELLON
TRUST COMPANY, N.A. AS
TRUSTEE FOR MORTGAGE ASSETS
MANAGEMENT SERIES I TRUST

vs.

JANE B. SOPER

PROPERTY ADDRESS: 10298
ROUTE 14 HIGHWAY, RALSTON,
PA 17763.

UPI/TAX PARCEL NUMBER: 29-170-112.A.

ALL those two (2) certain pieces, parcels and lots of land situate in the Township of McIntyre, County

of Lycoming and Commonwealth of Pennsylvania, bounded and described in accordance with a survey of Grantland K. Maneval, Registered Land Surveyor, dated July 27, 1966 and recorded September 1, 1966 as set forth in Lycoming County Deed Book Volume 522, page 597 and Map Book 48, page 124, as follows:

PARCEL NO. 1: BEGINNING at an iron pipe in or near the east line of Lycoming Creek, said iron pipe being the two (2) following courses and distances from the face line of the south abutment of Bridge No. 22.64 (18) which carries the railroad of the Elmira and Williamsport Railroad Company over the said Lycoming Creek; 1) north forty-three (43) degrees east, one hundred ten (110) feet along the centerline of the main track of the said railroad to a point; and 2) in a southeasterly direction and at right angles to said main track, a distance of thirty-three (33) feet; thence along the land now or formerly of the Pennsylvania Lumber Company, the two (2) following courses and distances: 1) south sixteen (16) degrees thirty-four (34) minutes east, one hundred eighty-two and six-tenths (182.6) feet to an iron pipe; and 2) south seventy-five (75) degrees four (04) minutes east, five hundred twenty-eight (528) feet to an iron pipe; thence south thirty-eight (38) degrees fifty-six (56) minutes west, eight hundred twenty-five (825) feet to an iron pipe in the east bank of Lycoming Creek; thence south fifteen (15) degrees fifty-six (56) minutes west, five hundred sixty-one (561) feet to an iron pipe; thence along the land now or formerly of T. E. Proctor, south fifty (50) degrees twenty-six (26) minutes west, eighty-four (84) feet to an iron pipe; thence along land now or formerly of Lottie H. Hertel, north forty-seven (47) degrees thirty-four (34) minutes west, nine hundred twenty-eight (928)

feet to a tall angle iron in the east right of way line of the aforesaid Elmira and Williamsport Railroad Company; thence along the east right of way line of same, north forty-three (43) degrees east, one thousand two hundred sixty (1260) feet to an iron pipe or the place of beginning. Containing 21.45 acres.

PARCEL NO. 2: BEGINNING at an iron stake in the east right of way line of the State Highway, Route No. 14, which leads from Trout Run to Ralston, said iron stake being in a southwesterly direction along said Route No. 14, a distance of five-tenths (0.5) mile from the steel bridge over Lycoming Creek which leads to South Ralston; thence along land now or formerly of Max L. Schaefer, et ux., south forty-seven (47) degrees fifty (50) minutes east, forty-eight and one-tenth (48.1) feet to an iron stake in the west right of way line of the Pennsylvania Railroad Company, Elmira Division; thence along the west right of way line of same, south forty-three (43) degrees west, one hundred seventy (170) feet to an iron stake opposite the opening of a culvert carrying two concrete pipes under said railroad tracks; thence north forty-seven (47) degrees west, thirty-two (32) feet (erroneously set forth as 323 feet in prior deeds) to an iron stake in the east right of way line of the aforesaid Route No. 14; thence along the east right of way line of same, north thirty-seven (37) degrees thirty-five (35) minutes east, one hundred seventy (170) feet to an iron stake or the place of beginning. Containing 0.15 acre.

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

PARCEL# 29-170-112.A.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 10298 Route 14 Highway, Ralston, Pennsylvania 17763.

BEING THE SAME PREMISES which George H. Gray by Deed dated July 20, 2007 and recorded October 18, 2007 in the Office of the Recorder of Deeds in and for the County of Lycoming, Pennsylvania in Book 6165, at Page 232, Instrument number 200700016576 granted and conveyed unto Nelson R. Buckwalter, single, in fee.

BEING THE SAME PREMISES which Nelson R. Buckwalter, also known as Nelson R. Buckwalter, single by Deed dated October 12, 2007 and recorded October 18, 2007 in the Office of the Recorder of Deeds in and for the County of Lycoming, Pennsylvania in Book 6165, at Page 236, Instrument Number 200700016577 granted and conveyed unto Nelson R. Buckwalter, single, and Jane B. Soper, single, in fee.

AND THE SAID Nelson R. Buckwalter departed this life on or about July 18, 2019 thereby r and any Unkown Heirs, Successors, Assigns, and All persons, Firms, or Associations Claiming Right, Title or Interest from or under Nelson R. Buckwalter, deceased.

NO. 20-0329

U.S. BANK NATIONAL
ASSOCIATION, AS INDENTURE
TRUSTEE, FOR THE CIM TRUST
2016-2, MORTGAGE-BACKED NOTES,
SERIES 2016-2

vs.

BONNIE R. WERTMAN
PROPERTY ADDRESS: 663-665
CENTER STREET, WILLIAMSPORT,
PA 17701.

UPI/TAX PARCEL NUMBER: 72-
04-102.

DOCKET # 20-0329.

ALL THAT CERTAIN lot of land situate in City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 663-665 Center Street, Williamsport, PA 17701.

SOLD as the property of BONNIE R. WERTMAN.

TAX PARCEL #72+.004.0-0102.00-000+.

ATTORNEY: KML Law Group, P.C.

All That Certain Property Situated in the City of Williamsport, Ward 12, in the County of Lycoming and Commonwealth of Pennsylvania, Being More Fully Described in a Deed Dated 05/27/2004 and Recorded 05/27/2004, among the Land Records of the County and State Set Forth Above, in Deed Volume 4973 and Page 336. Tax Map or Parcel ID No.: 72-04-102.

ALSO DESCRIBED AS:

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

COMMENCING at a point in the western line of Center Street one hundred twenty (120) feet south of the corner of High and Center Streets; thence westward by line parallel with High Street and along the line of lot now or formerly of the High Street Methodist Episcopal Church, seventy-three (73) feet five (05) inches, more or less, to a ten (10) foot wide alley laid out by the West Branch Building & Loan Association and the High Street Methodist Episcopal Church; thence southward along the east side of said alley, forty-two (42) feet, more or less, to the northern line of lot now or formerly of Henry S. Wenzel; thence east along the northern line of the said lot, seventy-three (73) feet five (05) inches, more or less, to the western line of Center Street; thence northward along the western line of Center Street, forty-two (42) feet, more or less, to the place of beginning.

BEING KNOWN AS: 663-665 CENTER STREET, WILLIAMSPORT, PA 17701.

PROPERTY ID NUMBER: 72+.004.0-0102.00-000+.

BEING THE SAME PREMISES WHICH MARY O. BRITT, WIDOW AND SINGLE BY DEED DATED 5/27/2004 AND RECORDED 5/27/2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 4973 AT PAGE 336, GRANTED AND CONVEYED UNTO JESSE W. WERTMAN, SR., NOW DECEASED AND BONNIE R. WERTMAN, HUSBAND AND WIFE.

NO. 18-1851

WOODLANDS BANK

vs.

ROBERT S. SCHNARS,

LEEANN M. SICKELS

PROPERTY ADDRESS: 1345 TALLMAN HOLLOW ROAD, MONTOURSVILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 56-311-103.B.

EXHIBIT A

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Upper Fairfield, County of Lycoming and Commonwealth of Pennsylvania, bounded and described according to a survey made by Leigh H. Herman, R.E., dated April 21, 1981, as follows:

BEGINNING at a point in the center of Township Route T-623 opposite an iron pin, said point being approximately one and eighteen hundredths (1.18) mile easterly from State Highway Route 87 as measured along Route T-623, and being the northwest corner properly now or formerly of Joseph Keppick; thence north six (06) degrees fifty (50) minutes east through said iron pin and along property now or formerly of John J. Belzer, a distance of one hundred thirty-six and eighty-three hundredths (136.83)

feet to a pipe; thence north seventy-eight (78) degrees five (05) minutes west along same, distance of seven hundred eighty (780) feet to an iron pin; thence north nine (09) degrees fifteen (15) minutes east along the property line now or formerly of William F. Miller, a distance of six hundred seventy (670) feet to an iron pin and stones; thence south seventy-two (72) degrees forty-five (45) minutes east along same, a distance of three hundred sixty-three (363) feet to an iron pin and post; thence north thirteen (13) degrees thirty-five (35) minutes east along same, a distance of five hundred ninety-four (594) feet to an iron pin; thence north seventy-six (76) degrees forty (40) minutes east along an old wire fence and property now or formerly of Henry Thomas, a distance of nine hundred twenty-seven and fifty-six hundredths (927.56) feet to an iron pin, witnessed; thence south eleven (11) degrees three (03) minutes east along other property now or formerly of Robert H. Olmstead, distance of nine hundred forty-seven and eighty-six hundredths (947.86) feet to an iron pin at the edge of Route T-623, at a sharp curve; thence south eighty-one (81) degrees twenty-five (25) minutes east along the center of Route T-623, a distance of six hundred (600) feet to an iron pin at a curve; thence south thirty-six (36) degrees zero (00) minutes east along same, a distance of two hundred thirty-two (232) feet to a point in said road, said point being twenty-four (24) feet north of an iron pin on the south bank; thence south ten (10) degrees zero (00) minutes west along the property now or formerly of Dwight L. Hermann, a distance of one thousand four hundred eighty-three (1,483) feet to an iron pin and stones; thence north eighty-three (83) degrees fifteen (15) minutes west along the properties now or formerly of Kathryn

Brownell and John J. Belzer, a distance of one thousand one hundred two and ninety-three hundredths (1,102.93) feet to an iron pin; thence north seven (07) degrees twenty-two (22) minutes twenty-eight (28) seconds east along property now or formerly of Joseph D. Keppick, a distance of one thousand two hundred nineteen and fifty-seven hundredths (1,219.57) feet through an iron pin to the center of Route T-623; thence along the center of said Route T-623 by the following four (4) courses and distances: (1) South sixty-four (64) degrees eleven (11) minutes fourteen (14) seconds west, a distance of sixty-two and forty-seven hundredths (62.47) feet; (2) south fifty-five (55) degrees ten (10) minutes fifty-one (51) seconds west, a distance of one hundred thirty-one and eighty-seven hundredths (131.87) feet; (3) south fifty-two (52) degrees nineteen (19) minutes thirty-one (31) seconds west, a distance one hundred forty-four and one hundredth (144.01) feet; and (4) south fifty-five (55) degrees twenty-five (25) minutes sixteen (16) seconds west, a distance of two hundred twenty-six and thirty-seven hundredths (226.37) feet to the point and place of beginning. Containing eighty and forty-seven hundredths (80.47) acres.

EXHIBIT A (continued)

UNDER AND SUBJECT to any covenants and/or restrictions contained in prior deeds in the chains of title.

EXPECTING AND RESERVING THEREFORM, that parcel containing 39.67 acres conveyed unto Kenneth R. Michael and Lynette Y. Michaels, his wife, by Deed of Charles M. Pagana, single, dated August 19, 1993 and recorded August 25, 1993 in Lycoming County Record Book 2112, Page 343.

EXPECTING AND RESERVING unto Dennis A. Perry and Kerry L. Perry, husband and wife, Grantors herein, their heir, successors and assigns, any and all oil and gas rights, (including coal-

bed methane gas, liquid hydrocarbons and the like including any utilization thereof) and any and all mineral rights, including any and all rents from the date of this Deed forward, royalties, fees and entitlements, including entitlements from all production from wells and/or mines or other operations arising out of any lease and/or joint operating agreement of and from the property described above.

FOR IDENTIFICATION PURPOSES ONLY, being know as Tax Parcel No. 56-311-103.B on the maps in the office of the Lycoming County Tax Assessor.

Improvements on the property include, but are not necessarily limited to, a 1 1/2 story residence, detached garage, 2 barns, a stable, various sheds and an arena.

—————
NO. 20-1067

WOODLANDS BANK

vs.

JEREMY SPLAIN

PROPERTY ADDRESS: 59 LIBERTY STREET, TROUT RUN, PA 17771.

UPI/TAX PARCEL NUMBER: 24-001-601.

ALL that certain piece, parcel and lot of land situate, lying and being in the Township of Lewis, County of Lycoming and Commonwealth of Pennsylvania, being more particularly bounded, as follows:

BEGINNING at an iron pin in the southern line of Liberty Street, said iron pin being located and referenced from the western right of way line of U.S. Highway Route 14 by the following courses and distances: north forty-three (43) degrees thirty-six (36) minutes west, one hundred ninety-three and fifty hundredths (193.50) feet; thence along land now or formerly of J. Rolfe Maynard, south forty-six (46) degrees

twenty-four (24) minutes west, ninety (90) feet to an iron pin in the northern bank of Trout Run; thence along the northern bank of Trout Run, north twenty-three (23) degrees forty-nine (49) minutes west, fifty-nine (59) feet to an iron pin in the northern bank of Trout Run; thence along land now or formerly of Walter D. Parker, north forty-six (46) degrees twenty-four (24) minutes east, seventy-four and thirty hundredths (74.30) feet to an iron pin in the southern line of Liberty Street; thence along the southern line of Liberty Street, south forty-three (43) degrees thirty-six (36) minutes east, fifty-six and fifty hundredths (56.50) feet to an iron pin the point and place of beginning.

BEING the same premises conveyed by virtue of a deed from Ronald D. Dawes, Barbara Dawes Rupp and Terry L. Dawes, dated August 14, 2013, and recorded August 26, 2013, in the Office of the Recorder of Deeds for the County of Lycoming, in Book 8102, at page 189.

Improvements on the premises include a one-story residence known as 59 Liberty Street, Trout Run, PA 17771.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 24-001-601 in the Office of the Lycoming County Tax Assessor.

—————
Take notice that a schedule of proposed distribution of the proceeds of the above sale will be on file in the Prothonotary of Lycoming County, Pennsylvania, on MAY 17, 2021, and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten days thereafter.
R. MARK LUSK,
Sheriff
Lycoming County, PA

A-16, 23, 30



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, April 26, 2021**