

# LYCOMING REPORTER

Vol. 39

April 22, 2022

No. 16

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## LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY  
LYCOMING LAW ASSOCIATION

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Williamsport, PA 17701

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Williamsport, Pennsylvania

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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](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).

- 5/2/2022 – Bench/Bar Meeting.** *Quarterly meeting of the Bench/Bar Committee. Time: 12:00 PM to 1:00 PM.*
- 5/6/2022 – Law Day—Celebration of Contest Winners.** *The winners of the 2022 Law Day Essay and Art contests will present their winning entries to the bench and bar. Time: 4:00 PM to 5:00 PM.*
- 5/6/2022 – Project Linus Blanket Collection** *Project Linus—collection of home-made blankets, no sew blanket kits and blanket making material ends on May 6th. Donations are earmarked for Lycoming Children & Youth and Susquehanna Valley CASA. Time: 5:00 PM.*

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[www.lclpa.org](http://www.lclpa.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. Shoop** (03/21/2022)—Judge Ryan M. Tira  
Criminal: Appeal. (Shoop04212002t) (Posted: April 18, 2022)
  - ▶ **Commonwealth vs. Willits** (04/12/2022)—Judge Ryan M. Tira  
Criminal: Motion for Grazier hearing; Post Conviction Relief Act petition; failure of appointed counsel to file amended petition; disagreement between counsel and defendant on merit of claims; refusal to allow counsel to withdraw as defendant's motion to be permitted to proceed pro se was made under duress. (Willits04012022t) (Posted: April 18, 2022)
  - ▶ **Truist Bank vs. Wells** (04/12/2022)—Judge Ryan M. Tira  
Civil: Preliminary objections; failure to attach Interest Rate and Interest Charges document which details the annual percentage rate to complaint. (Truist04012022t) (Posted: April 18, 2022)
  - ▶ **BAM Adoption** (03/22/2022)—Judge Ryan M. Tira  
Adoption: Petition for involuntary termination of parental rights; parent demonstrates settled purpose to relinquish parental claim to child or fails to perform parental duties for at least six months; repeated and continued incapacity, abuse, neglect or refusal of Father causing children to be without essential parental care, control or subsistence necessary for child's physical or mental well-being; no existing bond. (AdoptionofBAM03242002t) (Posted: April 18, 2022)
  - ▶ **TG & AS Adoptions** (03/22/2022)—Judge Ryan M. Tira  
Adoption: Petition for involuntary termination of parental rights; parent demonstrates settled purpose to relinquish parental claim to child or fails to perform parental duties for at least six months; repeated and continued incapacity, abuse, neglect or refusal of Father causing children to be without essential parental care, control or subsistence necessary for child's physical or mental well-being; no existing bond. (AdoptionTRGandAMS03242022t) (Posted: April 18, 2022)

- **Stetts vs. Manor Care of Williamsport PA (North), LLC; HCR ManorCare, Inc.; HCR Manor Care Services, LLC** (03/18/2022)—Judge Eric R. Linhardt  
Civil: Motion for reconsideration or for certification for allowance of appeal; discretion of court to modify or rescind order where facts or law change; evidentiary support for understaffing claim; understaffing as causation for claimed injuries; need for expert opinion where there is no obvious connection between alleged breach and harm suffered; finding that immediate appeal would materially advance or facilitate resolution of case. (Stetts031822Li) (Posted: April 18, 2022)
- **Maynard Street Properties, LLC and Grimesville Properties, LLC vs. Druck Partners, LP** (03/31/2022)—Judge Eric R. Linhardt  
Civil: Preliminary objections; contract interpretation; meeting of conditions precedent; liquidated damages; pleading facts supporting affirmative defenses. (Maynard033122Li) (Posted: April 18, 2022)
- **Bennett v. Forker and Our Generations' Quilt Shop, LLC** (03/31/2022)—Judge Eric R. Linhardt  
Civil: Preliminary objections; action for dissolution of business and accounting; arbitration provision in operating agreement for voting deadlock; common law arbitration; Pennsylvania's preference for settling disputes by arbitration; scope of agreement; contract interpretation. (Bennet303122Li) (Posted: April 14, 2022)
- **Bay vs. Bay** (04/06/2022)—Judge Eric R. Linhardt  
Family: Appeal from grant of protection from abuse order; proof required to secure protection from abuse order; balancing interests to avoid impacting pending separate partition action; sufficiency of evidence to establish fear of imminent serious bodily harm; sufficiency of evidence of prior abuse. (Bay040622Li) (Posted: April 14, 2022)
- **Commonwealth vs. Choice** (03/29/2022)—Judge Kenneth D. Brown  
Criminal: Appeal; failure to file Rule 1925 statement; preservation of issues for appeal; guilty plea as waiving right to challenge nonjurisdictional defects and defenses; failure to ensure a complete record for appeal. (Choice032922br) (Posted: April 14, 2022)

**NOTICE**

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In the Court of Common Pleas of  
Lycoming County, Pennsylvania

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Civil Action No. 22-00178

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In the Matter of Matthew J. Zeigler  
(Attorney Registration No. 83367)

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**NOTICE OF CONSERVATORSHIP**

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On August 17, 2021, pursuant to Pa.R.D.E. 214(d)(2), the Supreme Court of Pennsylvania ordered that Matthew J. Zeigler be placed on Temporary Suspension from the practice of law. The Law Office of Matthew J. Zeigler is now closed. By Order dated February 18, 2022, the Court of Common Pleas appointed Anthony P. Sodroski, Esq., of the Office of Disciplinary Counsel, as Conservator for the files of Matthew J. Zeigler.

If you are a current or former client, please call the Conservator's Office at

**(717) 772-8572** or send an e-mail to **DBoard.D3@pacourts.us** within **45 days** to retrieve your files. All unclaimed files will be destroyed in accordance with Rule 322 of the Pennsylvania Rules of Disciplinary Enforcement.

If you believe the Law Office of Matthew J. Zeigler is holding monies that belong to you, please contact the Conservator immediately. Any monies remaining in the accounts of Mr. Zeigler may be paid over to the Pennsylvania Lawyers Fund for Client Security.

If you are in need of substitute counsel, you can contact the:  
Pennsylvania Bar Association  
Lawyer Referral Service  
100 South Street  
Harrisburg, PA 17101  
(800) 692-7375

**ANTHONY P. SODROSKI, ESQUIRE**  
Conservator  
1601 Market Street  
Suite 3320  
Philadelphia, PA 19103  
(215) 560-6296

**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****Eilers, Henry E.,** dec'd.

Late of Williamsport.

Executrix: Lauren K. Lee, 1349 Elliott Street, Williamsport, PA 17701.

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

**Gautsch, Roberta J.,** dec'd.

Late of Muncy.

Co-Executors: David C. Gautsch, 799 Weaver Street, Montoursville, PA 17754, Linda S. Schnelle, 401 South Market Street, Muncy, PA 17756 and Diane K. Stutzman, 1020 Dunedin Drive, Greensburg, PA 15601.

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

**Hawkes, Estes Gale,** dec'd.

Late of Williamsport.

Executor: Gary Warren Hawkes, 21 Round Top Road, Williamsport, PA 17701.

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

**Jolly, John O.,** dec'd.

Late of the Township of McNett.

Co-Executrix: Deborah J. Hirschhorn and Co-Executor: Robert J. Jolly c/o Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.

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

**Lamade, Ann Y. a/k/a Ann E. Lamade,** dec'd.

Late of the City of Williamsport.

Executor: Daniel E. Lamade 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.

**Love, Orson Louis,** dec'd.

Late of Pine Township.

Administratrix: Catherine L. Love, 22509 Rt. 287, Morris, PA 16938.

Attorneys: Spencer, Gleason, Hebe & Rague, P.C., 17 Central Avenue, Wellsboro, PA 16901.

**McEntire, Andrea L.,** dec'd.

Late of the City of Williamsport.

Administrator: Nicole L. McEntire 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.

**Moore, Barbara B.,** dec'd.

Late of Williamsport.

Executrix: Leigh C. Rosenow, 936 W. Beverly St., Stanton, VA 24401.

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

**Oman, Larry G.,** dec'd.

Late of Williamsport.  
 Co-Executors: Tushanna Flynn, 3902  
 Suncrest Lane, Bethlehem, PA 18020  
 and Terina Oman, P.O. Box 118,  
 Riverside, PA 17868.  
 Attorneys: Richard G. Scheib, Es-  
 quire, 11 Reitz Blvd., Suite 102,  
 Lewisburg, PA 17837-9293.

**Shaner, Freda A.,** dec'd.

Late of Muncy.  
 Executor: Dean R. Shaner, 1928  
 Monterey Drive, Mechanicsburg, PA  
 17050.  
 Attorneys: McNerney, Page, Vander-  
 lin & Hall, 433 Market Street, Wil-  
 liamsport, PA 17701.

**SECOND PUBLICATION****Barrett, Virginia A.,** dec'd.

Late of the Township of Loyalsock.  
 Executrix: Maureen S. Erlandson,  
 428 Wyndham Court, Williamsport,  
 PA 17701.  
 Attorney: Andrea B. Bower, Esquire,  
 426 Broad Street, Montoursville,  
 PA 17754.

**Bongiovi, Joseph I.,** dec'd.

Late of Williamsport.  
 Administratrix: Catherine A. Bon-  
 giovi c/o G. Scott Gardner, Esquire,  
 Attorney at Law, 1000 Commerce  
 Park Drive, Suite 310-B, Williams-  
 port, PA 17701.  
 Attorney: G. Scott Gardner, Esquire,  
 Attorney at Law, 1000 Commerce  
 Park Drive, Suite 310-B, William-  
 sport, PA 17701, (570) 971-0090.

**Brown, Waldron C.,** dec'd.

Late of DuBoistown.  
 Executors: Eloise N. Keithan, LuAnn  
 E. Fry, Russell W. Brown and Rachel  
 E.B. Walters, 12224 210th Place SE,  
 Issaquah, WA 98027.  
 Attorney: None.

**Davis, Eldora L.,** dec'd.

Late of Hughesville.  
 Executrix: Pamela L. Vandine, 225  
 Watson Road, Muncy, PA 17756.  
 Attorneys: McNerney, Page, Vander-  
 lin & Hall, 433 Market Street, Wil-  
 liamsport, PA 17701.

**Hostrander, Raymond E.,** dec'd.

Late of 2596 Rte. 414, Jersey Shore.  
 Executors: Douglas E. Hostrander  
 and Annette C. Watkins c/o Mat-  
 thew J. Parker, Esquire, Marshall,  
 Parker & Weber, LLC, 49 E. Fourth  
 Street, Suite 105, Williamsport, PA  
 17701.  
 Attorneys: Matthew J. Parker, Es-  
 quire, Marshall, Parker & Weber,  
 LLC, 49 E. Fourth Street, Suite 105,  
 Williamsport, PA 17701.

**Miller, William A.,** dec'd.

Late of 2381 State Route 405, Lot  
 #32, Muncy.  
 Administratrix: Ashley L. Miller, 40  
 Heatherbrooke Estates, Muncy, PA  
 17756.  
 Attorney: J. Howard Langdon, Es-  
 quire, 3 South Main Street, Muncy,  
 PA 17756.

**Muffly, Shirley S.,** dec'd.

Late of Muncy.  
 Executor: James L. Muffly, 305 But-  
 tonwood Lane, Muncy, PA 17756.  
 Attorneys: McNerney, Page, Vander-  
 lin & Hall, 433 Market Street, Wil-  
 liamsport, PA 17701.

**THIRD PUBLICATION****Engel, Donald L.,** dec'd.

Late of Williamsport.  
 Co-Executors: Kimberly M. Alviani,  
 793 Pennsylvania Ave., Williamsport,  
 PA 17701 and Jill A. Meredith, 1267  
 Broad St., Montoursville, PA 17754.  
 Attorney: Richard G. Scheib, Esquire,  
 11 Reitz Blvd., Suite 102, Lewisburg,  
 PA 17837-9293.



**Foster, John H.,** dec'd.

Late of Muncy.

Executrix: Lori L. Librinca, 528 Ruben Kehrner Road, Lot 135, Muncy, PA 17756.

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

**Gardner, Robert H.,** dec'd.

Late of Bastress Township.

Executrix: Marie E. Gardner, 3786 Route 654 Highway, Williamsport, PA 17702.

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

**Gingery, Delores J.,** dec'd.

Late of Montoursville.

Executor: Phillip L. Gingery c/o George E. Lepley, Jr., Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701.

Attorneys: George E. Lepley, Jr., Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701.

**Kohler, Richard E.,** dec'd.

Late of Montoursville.

Executor: Robert S. Kohler, 49 Laubacher Road, Montoursville, PA 17754.

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

**Parente, Anthony M.,** dec'd.

Late of 181 Alta Vista Drive, Williamsport.

Executor: Judith A. Gouldin c/o Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.

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

**Schodt, Kenneth W.,** dec'd.

Late of Muncy.

Administratrix: Jacqueline M. Schodt c/o Perciballi & Williams, LLC, 429 Market Street, Williamsport, PA 17701.

Attorneys: Lindsay M. Scheller, Esquire, Law Offices of Perciballi & Williams, LLC, 429 Market Street, Williamsport, PA 17701.

**Szybist, Mary Jean,** dec'd.

Late of Williamsport.

Executor: John Howard Szybist, 250 Buckland Avenue, Rochester, NY 14618.

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

**Williams, Bryan P.,** dec'd.

Late of the Township of Woodward.

Executor: Branden Williams 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.

**REGISTER OF WILLS  
CONFIRMATION OF  
ACCOUNT**

NOTICE IS HEREBY GIVEN to all parties interested that the following Account together with all Statement of Proposed Distribution accompanying the same has been filed in the Office of the Register of Wills and Clerk of Orphans' Court is presented to the Orphans' Court of Lycoming County for Confirmation Absolute May 3, 2022 unless exceptions are filed before 5:00 P.M. on that date.

Denworth, Peter S., Estate—E.  
James Denworth, Administrator.  
David A. Huffman  
Register of Wills

A-8, 15, 22, 29

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**FILING ARTICLES OF  
AMENDMENT**

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NOTICE that the Board of the Jersey Shore Area Joint Water Authority (the "Authority"), a Pennsylvania municipality authority having its registered office at 1111 Bardo Ave., Jersey Shore, PA 17740, adopted a resolution proposing an amendment to its Articles of Incorporation ("Articles"), which was approved by resolutions of the Council of the Borough of Jersey Shore,

in Lycoming County, Pennsylvania and the Boards of Supervisors of the Townships of Nippenose and Porter, both in Lycoming County, Pennsylvania. The Authority intends to file an amendment to the Articles with the Secretary of the Commonwealth of Pennsylvania on or after May 2, 2022, under the Pennsylvania Municipality Authorities Act. The amendment would extend the term of existence of the Authority by inserting the following language in the Articles:

"8. The term of existence of the Authority shall be for a period ending on April 30, 2072."

BY ORDER OF THE BOARD OF  
THE JERSEY SHORE AREA JOINT  
WATER AUTHORITY.

A-22

**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 330 Pine Street, Williamsport, PA 17701, on Friday, May 6, 2022, at 10:30 A.M., for the following described real estate to wit:

**NO. 18-1590**

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF DWELLING SERIES IV TRUST

vs.

MARK A. JOLIN, SHELLY A. JOLIN  
PROPERTY ADDRESS: RR 2 BOX 203 a/k/a 2205 GRIMESVILLE ROAD, WILLIAMSPORT, PA 17701-8537.

UPI/TAX PARCEL NUMBER: 43-348-148.04.

All those certain pieces, parcels and lots of land situated in the Township of Old Lycoming, County of Lycoming and Commonwealth of Pennsylvania, being identified as Parcel No. 1 and Parcel No. 4 on the Sub-Division Lot Add-On on Land of Joseph L. Jolin, dated September 22, 2016 and recorded December 8, 2016 in Lycoming County Record Book 9095, Page 304, as follows: PARCEL NO. 1: BEGINNING at an Existing Iron Pin, at the intersection of the Southeastern corner of Parcel No. 4 of this Sub-division, the Western line of land of Mark A. & Shelly A. Jolin, known as Tax Parcel No. 43-348.148.04, of which this Parcel and said Parcel No. 4 are to become part, and the Northern line of the Parcel herein described, said Beginning being the Six (6) following courses and distances from a Point in the center of Grimesville Road, also known as Township Road No. 834, at the intersection of the Northeastern corner of land of Scott M. Jolin, known as Tax Parcel No. 43-348-149, and the Northwestern corner of other land of Joseph L. Jolin, known as Tax Parcel No.

43-348-148, First: along the center of said Grimesville Road, North 59 Degrees 19 Minutes East • 44.06 feet, to a Point. Second: continuing along the center of said Grimesville Road, North 55 Degrees 41 Minutes East—57.00 feet, to a Point. Third: continuing along the center of said Grimesville Road, North 53 Degrees 02 Minutes East—61.00 feet, to a Point. Fourth: continuing along the center of said Grimesville Road, North 51 Degrees 04 Minutes East—100.00 feet, to a Point. Fifth: leaving said Grimesville Road, and along the Western line of land of said Mark A. & Shelly A. Jolin, known as Tax Parcel No. 43-348-148.04, South 05 Degrees 33 Minutes West—147.96 feet, to an Existing Iron Pin.. Sixth: continuing along the Western line of land of said Mark A. & Shelly A. Jolin, South 01 Degrees 21 Minutes West—89.94 feet, to an Existing Iron Pin, the said Place of Beginning. Thence from the said Place of Beginning, and along the lines of said Mark A. & Shelly A. Jolin, known as Tax Parcel No. 43-348-148.04. by the Three (3) following courses and distances. First. South 01 Degrees 21 Minutes West • 47.34 feet, to an Existing Iron Pin. Second: North 71 Degrees 45 Minutes East—108.19 feet, to an Existing Iron Pin. Third: South 18 Degrees 15 Minutes East 211.07 feet, to an existing Iron Pin, at the intersection of the Southwestern corner of said Mark A & Shelly A. Jolin, known as Tax Parcel No. 43-348.148.05, the Northern line of land of Jeffrey T. & April M. Fulmer, known as Tax Parcel No. 43-348-146, the Southeastern corner of Parcel No. 2 of this Sub-division. and the Southeastern corner of the Parcel herein described. Thence along the Northeastern line of said Parcel No. 2, North 52 Degrees 56 Minutes West—283.77 feet, to an Iron Pin, at the intersection of the Northern corner of said Parcel No. 2, the Southeastern line of Parcel No. 3 of this Sub-division,

and the Western corner of the Parcel No. 1 herein described. Thence along the Southeastern line of said Parcel No. 3, North 41 Degrees 51 Minutes East—44.51 feet, to an iron Pin, at the intersection of the Eastern corner of said Parcel No. 3, the Southeastern corner of the aforesaid Residual Parcel of this Sub-division, of other land of said Joseph L. Jolin, known as Tax Parcel No. 43-348-148. the Southwestern corner of the aforesaid Parcel No. 4, and the Northwestern corner of the Parcel herein described. Thence along the Southern line of said Parcel No. 4, North 71 Degrees 30 Minutes East—30.59 feet, to an Existing Iron Pin, the said Place of Beginning. Containing 17,538 Square feet.

PARCEL NO. 4: BEGINNING at an Existing Iron Pin, at the intersection of the Eastern line of the Residual Parcel of this Sub-division, land of Joseph I. Jolin, known as Tax Parcel No. 43-348-148, the Western line of land of Mark A. & Shelly A. Jolin, known as Tax Parcel No. 43-348-148.04, of which this Parcel and said Parcel No. 1 are to become part, and the Northern corner of the Parcel herein described, said Beginning being the Five (5) following courses and distances from a Point in the center of Grimesville Road also known as Township Road No. 834, at the intersection of the Northeastern corner of land of Scott M. Jolin, known as Tax Parcel No. 43-348-149, and the Northwestern corner of the Residual Parcel of this Sub-division, on land of Joseph I. Jolin, known as Tax Parcel No. 43-348-148. First: along the center of said Grimesville Road, North 59 Degrees 19 Minutes East—44.06 feet to a Point. Second: continuing along the center of said Grimesville Road, North 55 Degrees 41 Minutes East—57.00 feet, to a Point. Third: continuing along the center of said Grimesville Road, North 53 Degrees 02 Minutes East—61.00 feet

to a Point. Fourth: continuing along the center of said Grimesville Road, North 51 Degrees 04 Minutes East 100.00 feet, to a Point. Fifth: leaving said Grimesville Road, and along the Western line of land of said Mark A. & Shelly A. Jolin, known as Tax Parcel No. 43-348-148.04, South 05 Degrees 33 Minutes West 147.96 feet, to an Existing Iron Pin, the said Place of Beginning. Thence from the said Place of Beginning, along the Western line of land of said Mark A. & Shelly A. Jolin, known as Tax Parcel No. 43-348-148.04, South 01 Degrees 21 Minutes West—89.94 feet, to an Existing Iron Pin, at the intersection of the Western line of land of said Mark A. & Shelly A. Jolin, known as Tax Parcel No. 43-348-148.04, the Northeastern corner of the aforesaid Parcel No. 1, of this Sub-division, and the Southeastern corner of the Parcel herein described. Thence along the Northern line of said Parcel No. 1, South 71 Degrees 30 Minutes West—30.59 feet, to an Iron Pin, at the intersection of the Northwestern corner of said Parcel No. 1, the Northwestern corner of said Parcel No. 3, of this Sub-division, the Southeastern corner of said Residual Parcel, and the Southwestern corner of the Parcel herein described. Thence along the Southeastern line of said Residual Parcel, North 17 Degrees 21 Minutes East—104.37 feet, to an Existing Iron Pin, the said Place of Beginning. Containing 1,294 Square Feet.

ALL that certain piece, Parcel or lot of land situate in the Township of Old Lycoming, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows.

BEGINNING at a point at the intersection of the center of Pa. State Highway, State Route No. 3012, leading from Pa. State Highway, State Route No. 2014 to Pa. State Highway, State Route No 3015 and the Northeastern corner of Parcel No. 3 on land now

or formerly of Lucille J. Jolin Matter, said beginning point being referenced from an existing iron pin at the intersection of the Northeastern corner of land now or formerly of Harold I. and Rita M. Crawley, and a point in Pa. State Highway, State Route No. 3012, by the five (5) following courses and distances: First—North fifty-nine (59) degrees forty-eight (48) minutes East, one hundred thirty-seven and sixty-four hundredths (137.64) feet to a railroad spike; Second—North Fifty-nine (59) degrees nineteen (19) minutes EAST, Forty-four and six hundredths (44.06) feet to a point; Third—North fifty-five (55) degrees forty-one (41) minutes East fifty-seven and zero hundredths (57.00) feet to a point, Fourth • North fifty-three (53) degrees two (02) minutes East, sixty-one and zero hundredths (61.00) feet to a point. Fifth • North fifty-one (51) degrees, Four (04) minutes East, one hundred and zero hundredths (100.00) feet to a point to the place of beginning; thence from the said place of beginning and continuing along the center of said Pa. State Highway, State Route No. 3012, North fifty-one (51) degrees six (06) minutes East, one hundred twenty-six and seventy-two hundredths (126.72) feet to a point at the intersection of the center of said Pa. State, Highway. State Route No. 3012 and the Northwestern corner of land now or formerly of William D. and Joyce A Gross, thence along the Western line of land now or formerly of said William D. and Joyce A. Gross, South fourteen (14) degrees forty-five (45) minutes East, two hundred sixty-four and forty-four hundredths (264.44) feet to an existing railroad spike at the intersection of the Southwestern corner of land now or formerly of said William D. and Joyce A. Gross and the Northern line of Parcel No. 6 on land now or formerly of Lucille J. Jolin Matter; thence along the Northern line of said Parcel

No. 6 on land now or formerly of Lucille J. Jolin Matter. South seventy-one (71) degrees thirty (30) minutes West, one hundred and zero hundredths (100.00) feet to an iron pin at the intersection of the Northwestern corner of said Parcel No. 6 on land now or formerly of Lucille J. Jolin Matter, the Northeastern corner of Parcel No. 5 on land now or formerly of Lucille J. Jolin Matter, and the Southeastern corner of the aforesaid Parcel No. 3 on land now or formerly of Lucille J. Jolin Mater; thence along the Eastern line of said Parcel No. 3 on land now or formerly of Lucille J. Jolin Matter, North eighteen (18) degrees fifty-three (53) minutes West, two hundred nineteen and seventy-one hundredths (219.71) feet to the place of beginning. Containing 0.603 of an acre.

This Deed description is the result of a survey by Vassallo Engineering and Surveying, Inc., 1918 West Third Street, Williamsport, Pennsylvania. completed October 9, 1992 in which they surveyed the property recorded in Deed Book 393, Page 470, Parcel No. 4, and moved the West property line between this property No. 4, and that recorded in Deed Book 358, Page 163, Parcel No 3, to perform the Subdivision between the two properties of Lucille J. Jolin Matter as approved by the Old Lycoming Township Supervisors on June 25, 1992 and reviewed and approved by the Lycoming County Planning Commission on June 30, 1992.

ALSO, ALL that certain piece, parcel and lot of land situate in the Township of Old Lycoming, County of Lycoming and Commonwealth of Pennsylvania, known as Right-of-way No. 2 and being bounded and described as follows:

BEGINNING at a point at the intersection of the Southern corner of land of said Mark A. Jolin, the Eastern corner of Right-of-way No. 1 for Mark A. Jolin, the Western corner of Lot No. 6 on land of Lucille J. Jolin Matter, containing

1.671 acres, and the Northern corner of Lot No. 5 on land of said Lucille J. Jolin Matter, containing 1.064 acres; thence from the said place of beginning and along the Southwestern line of New Lot No. 6 on said land of Lucille J. Jolin Matter, containing 1.671 acres, South eighteen (18) degrees fifteen (15) minutes East, forty-five and zero hundredths (45.00) feet to a point at the intersection of the Southwestern line of New Lot No. 6 on land of said Lucille J. Jolin Matter, containing 3.671 acres and the Northern corner of New Lot No. 5, containing 1.064 acres; thence along the lines of said New Lot No. 5, containing 1.064 acres, by the two (2) following courses and distances: First—South seventy-one (71) degrees forty-five (45) minutes West, one hundred eight and ninety-one hundredths (108.91) feet to a point; Second—North one (01) degree, twenty-one (21) minutes East, forty-seven and thirty-four hundredths (47.34) feet to a point at the intersection of the Northern corner of said New Lot No. 5, containing 1.064 acres, the Eastern corner of New Lot No. 3, containing 0.697 of an acre, and the Southern corner of the aforesaid Right-of-way No. 1 for Mark A. Jolin; thence along the Southeastern Line of said Right-of-way No. 1 for Mark A. Jolin, North seventy-one (71) degrees, thirty (30) minutes East, ninety-two and thirty-one hundredths (92.31) feet to the place of beginning. Containing 4,489 square feet.

ALSO, ALL that certain piece, parcel and lot of land situate in the Township of Old Lycoming, County of Lycoming and Commonwealth of Pennsylvania, known as Right-of-way No. 1 and being bounded and described as follows:

BEGINNING at a point at the intersection of the Northern corner of said New Lot No. 3, containing 0.697 of an acre, the Western corner of land

of said Mark A. Jolin, and the center of said Pa. State Highway, State Route No. 3012; thence from the said place of beginning and along, the Southwestern line of land of said Mark A. Jolin, South eighteen (18) degrees, fifty-three (53) minutes East, two hundred nineteen and seventy-one hundredths (219.71) feet to an existing iron pin at the intersection of the Southern corner of land of Mark A. Jolin, containing 1.671 acres, the Western corner of New Lot No. 6 on land of Lucille J. Jolin Matter, containing 1.671 acres, and the Northern corner of Right-of-way No. 2 for Mark A. Jolin:

thence along the Northwestern line of said Right-of-way No. 2 for Mark A. Jolin, South seventy-one (71) degrees, thirty (30) minutes West, ninety-two and thirty-one hundredths (92.31) feet to a point at the intersection of the Western corner of said Right-of-way No. 2 for Mark A. Jolin, the Northern corner of New Lot No. 5, containing 1.064 acres, and the Eastern corner of New Lot No. 3, containing 0.697 of an acre on land of Lucille J. Jolin Matter; thence along said New Lot No. 3, containing 0.697 of an acre, by the two (2) following courses and distances: First—North one (01) degree, twenty-one (21) minutes East, eighty-nine and ninety-four hundredths (89.94) feet to a point; Second—North five (05) degrees, thirty-three (33) minutes East, one hundred forty-seven and ninety-six hundredths (147.96) feet to the place of beginning. Containing 10,628 square feet.

The above-described parcels of land are subject to a right of way as set forth on a Plan showing right of way from Parcel Nos. 3 and 5 for Mark A. Jolin and Realignment of Parcel Nos. 3, 5 and 6 on land of Lucille J. Jolin Matter, dated August 13, 1998 and recorded in Lycoming county Record Book 3130, Page 75, and Map Rook 55, Page 225.

In accordance with subdivision approval, the above-described three (3) parcels of land are to be considered as one for subdivision purposes.

ALSO, ALL that certain piece, parcel and lot of land situate in the Township of Old Lycoming, County of Lycoming and Commonwealth of Pennsylvania, known its Parcel No. 6, bounded and described as follows:

BEGINNING at an existing iron pin at the intersection of the Eastern corner of Right-of-way No. 1 for Mark A. Jolin, the Northern corner of Right-of-way No. 2 for Mark A. Jolin and the Southern corner of land of Mark A. Jolin; thence from the said place of beginning and along the Southeastern line of land of said Mark A. Jolin and along the Southern line of land now or formerly of William D. and Joyce A. Gross, North seventy-one (71) degrees thirty (30) minutes East, two hundred seventy-five and twenty-eight hundredths (275.28) feet to forty (40) inch oak at the intersection of the Eastern corner of land now or formerly of said William D. and Joyce A. Gross the Southern corner of land now or formerly of Kaye L. and John A. Sharar and the Western corner of land now of formerly of H. Vincent and Diane H. Bardsley, thence along the Southwestern line of land now or formerly of said H. Vincent and Diane H. Bardsley, South twenty-one (21) degrees zero (00) minutes East, two hundred sixty-one and twenty-five hundredths (261.25) feet to an existing iron pipe at the intersection of the Southwestern line of said H. Vincent and Diane H. Bardsley and the Northern corner of land now or formerly of Thomas A. and Diane S. Fullmer; thence along the Northwestern line of land now or formerly of said Thomas A. and Diane S. Fullmer, South seventy-two (72) degrees twenty-nine (29) minutes West, two hundred eighty-seven and

eighty-three hundredths (287.83) feet to an existing iron pipe at the intersection of the Northwestern line of land now or formerly of said Thomas A. and Diane S. Fullmer and the Eastern corner of New Lot No. 5 on land of Lucille J. Jolin Matter, containing 1.064 acres; thence along the Northeastern line of said New Lot No. 5 on land of Lucille J. Jolin Matter, containing 1,064 acres and the Northeastern line of the right-of-way No. 2 for Mark A. Jolin, North eighteen (18) degrees, fifteen (15) minutes West, two hundred fifty-six and seven hundredths (256.07) feet to the place of beginning. Containing 1.671 acres.

TOGETHER WITH a right of way as set forth on a Plan showing right of way from Parcel Nos. 3 and 5 for Mark A. Jolin and Realignment of Parcel Nos. 3, 5 and 6 on land of Lucille J. Jolin Matter, dated August 13, 1998 and recorded in Lycoming County Record Book 3130, Page 75, and Map Book 55, Page 225.

The above-described parcels of land are subject to a Maintenance Agreement between Lucille Jolin Matter and Mark Jolin and Shelly Jolin, his wife, dated August 5, 1999 and recorded in Lycoming County Record Book 3364, Page 116

The above-described parcels of land are more particularly bounded and described according to a Survey Combining lots on land of Mark A. and Shelly A. Jolin, prepared by Vassallo Engineering & Surveying, Inc., dated August 19, 2006, a copy of which is attached hereto, as follows.

BEGINNING At a PK Nail at the intersection of the center of Grimesville Road, also known as Pa State Highway, State Route No. 3012, leading front State Route No. 2014 to State Route No. 3015, and the Northeastern corner of land now or formerly of Lucille J. Jolin Matter, known as Tax Parcel No. 43-348-148, said beginning point being referenced from an existing iron pin at

the intersection of the Northeastern corner of land now or formerly of Harold L. and Rita M. Crawley, known as Tax Parcel No. 43-348-150, at point on the South side of said Grimesville Road by the five (5) following courses and distances: First—North 59 degrees 48 minutes East—137.64 feet to an existing railroad spike in the center of said Grimesville Road; Second—North 59 degrees 19 minutes East—44.06 feet to a point in the center of said Grimesville Road; Third—North 55 degrees 41 minutes East -57.00 feet to a point in the center of said Grimesville Road, Fourth- North 53 degrees 02 minutes East—61.00 feet to a point in the center of said Grimesville Road; Fifth—North 51 degrees 04 minutes East—100.00 feet to a point in the center of said Grimesville Road, the said place of beginning; thence from the said place of beginning and continuing along the center of said Grimesville Road, North 51 degrees 06 minutes East—126.72 feet to a point at the intersection of the center of said Grimesville Road and the Northwestern corner of land now or formerly of Sandra A. Petterman, known as Tax Parcel No. 43-348-147; thence along the land now or formerly of said Petterman, by the two (2) following courses and distances: First South 14 degrees 45 minutes East- 264.44 feet to an existing iron stake; Second North 71 degrees 30 minutes East -175.28 feet to a 40" oak corner at the intersection of the Southeastern corner of land now or formerly of said Petterman, the Southwestern corner of land now or formerly of Kaye L. Sharer, known as Tax Parcel No. 43.348-108K and the Northwestern corner of land now or formerly of H. Vincent and Diane H. Bardsley, known as Tax Parcel No. 43-348-106C; thence along the Western line of land now or formerly of said Bardsley, South 21 degrees 00 minutes

East—261.25 feet to an existing iron pin at the intersection of the Western corner of land now or formerly of said Bardsley and the Northeastern corner of land now or formerly of Jeffrey T. and April M. Fulmer, known as Tax Parcel No. 43-348-146; thence along the Northern line of land now or formerly of said Fulmer, South 72 degrees 29 minutes West—287.83 feet to an iron pin at the intersection of the Northern line of land now or formerly of said Fulmer and the Southeastern corner of other land now or formerly of the afore-said Lucille J. Jolin Matter, known as Tax Parcel No. 41-348-148.05; thence along the land now or formerly of said Lucille J. Jolin Matter, known as Tax Parcel No. 43-348-148.05, by the two (2) following courses and distances: First- North 18 degrees 15 minutes West—211.07 feet to an iron pin: Second - South 71 degrees 45 minutes West -108.19 feet to an iron pin; thence continuing along the Eastern line of land now or formerly of said Lucille J. Jolin Matter, known as Tax Parcel No 43.348.148.05 and along the Eastern line of the land now or formerly of Lucille J. Jolin Matter, known as Tax Parcel No. 43-348-148, North 01 degree 21 minutes East—137.28 feet to an iron pin; thence continuing along the Eastern line of land now of formerly or said Lucille J. Jolin Matter, known as Tax Parcel No. 43-348-148, North 05 degrees 33 minutes East- 147.96 feet to a PK Nail, the place of beginning. Containing 2.6208 acres.

PROPERTY ADDRESS: RR 2, BOX 203 a/k/a 2205 GRIMESVILLE ROAD, WILLIAMSPORT, PA 17701-8537 PARCEL#43+,348.0-0148.04-000+.

**NO. 18-1851**

WOODLANDS BANK

vs.

ROBERT S. SCHNARS,  
LEEANN M. SICKELS



PROPERTY ADDRESS: 1345  
TALLMAN HOLLOW ROAD, MON-  
TOURSVILLE, 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 property 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.

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. 21-921**

WELLS FARGO BANK, N.A. AS TRUSTEE FOR PARK PLACE SECURITIES, INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-MCWI, CLASS A-I CERTIFICATES

vs.

HEATHER J. BENNETT;

LOUIS C. COX

PROPERTY ADDRESS: 19 BROOK STREET, MONTGOMERY, PA 17752.  
UPI/TAX PARCEL NUMBER: 35-001-235.

ALL THAT certain lot of land situate in the Borough of Montgomery, Lycoming County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the west side of Brook Street; thence South Seventy-One and Three-Fourths degrees West One Hundred Ninety feet to the line of land formerly of Levi Houston; thence by land formerly owned by Levi Houston South Four and one-half degrees East Fifty-nine feet to line of land formerly owned by D.F. Love, now owned by Ralph Coder; thence by land of Ralph Coder North Seventy-One and One-Half degrees East One Hundred Ninety-Eight Feet to an iron pin in Brook Street; thence by said Brook Street North Twenty-One and One-Half Degrees West Fifty Feet to the place of Beginning.

Commonly known as: 19 Brook Street, Montgomery, PA 17752.

Parcel/Tax I.D. Number: 35-001-235.

TITLE TO SAID PREMISES IS VESTED IN Heather J. Bennett, individually and Louis C. Cox, individually, by Deed from Lester C. Deitrick and Betty J. Dietrick, husband and wife, dated 07/11/2002, recorded 07/17/2002, in Book 4236, Page 226.

**NO. 19-1879**

NAVY FEDERAL CU

vs.

KENNETH DYER a/k/a KENNETH J. DYER, SHEKETH DYER  
PROPERTY ADDRESS: 210 WEST HOUSTON AVE., MONTGOMERY, PA 17752.

UPI/TAX PARCEL NUMBER: 07-412-103.A.

**SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate in the TOWN-SHIP OF CLINTON, Lycoming County, Pennsylvania, and being known as 210 West Houston Avenue, Montgomery, Pennsylvania 17752.

TAX MAP AND PARCEL NUMBER: 07-412-103.A.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$215,701.68.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Kenneth Dyer a/k/a Kenneth J. Dyer and Sheketh Dyer.

McCABE, WEISBERG & CONWAY, LLC  
123 South Broad Street  
Suite 1400  
Philadelphia, PA 19109

**NO. 20-0488**

SPECIALIZED LOAN  
SERVICING LLC

vs.

SHEKETH DYER a/k/a  
SHAKETH JOINTER, SHEKETH  
DYER, OCCUPANTS

PROPERTY ADDRESS: 715 GRACE STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 65-003-220.

ALL THAT CERTIAN piece, parcel and lot of land situate in the Fifth Ward of the City of Williamsport, Lycoming County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the northeast corner of lot now or formerly of John B. Emery on the south side of Grace

Street thence south along said lot one hundred twenty-four (124) feet to an alley; thence east along said alley forty-six (46) feet, more or less, to the southwest corner of lot now or formerly of the Estate of Thomas A. Thompson, deceased; thence north along said lot one hundred twenty-four (124) feet, to Grace Street; thence west along the south side of Grace Street forty-six (46) feet, more or less to the point of beginning.

BEING THE SAME PREMISES which Roger D. Jarrett and Denise L. Jarrett, his wife by Deed dated July 26, 1993 and recorded July 26, 1993 at Instrument 011788 in Book 2092, Page 180 in the Office of the Recorder of Deeds in and for the County of Lycoming, Pennsylvania granted and conveyed unto Gwen L. Hurt-Sieg, married, in fee.

BEING THE SAME PREMISES which Gwen Hurt-Sieg a/k/a Gwendolyn Sieg, married by Deed dated July 23, 2004 and recorded July 23, 2004 at Instrument 200400013302 in Book 5035, Page 48 in the Office of the Recorder of Deeds in and for the County of Lycoming, Pennsylvania granted and conveyed unto Gwen Hurt-Sieg, single, in fee.

BEING THE SAME PREMISES which Estate of Gwendolyn Sieg a/k/a Gwen Hurt-Sieg, deceased by Deed dated July 7, 2011 and recorded July 12, 2011 at Instrument 201100009755 in Book 7335, Page 127 in the Office of the Recorder of Deeds in and for the County of Lycoming, Pennsylvania granted and conveyed unto Sheketh Jointer, single, in fee.

**NO. 15-02315**

US BANK NATIONAL  
ASSOCIATION s/b/m US BANK  
NATIONAL ASSOCIATION, ND

vs.

MICHAEL K. ENGLER,  
KIMBERLY A. ENGLER

PROPERTY ADDRESS: 1340 WARREN AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 26-017-326.

By virtue of a Writ of Execution No. 15-02315.

U.S. BANK NATIONAL ASSOCIATION s/b/m TO U.S. BANK NATIONAL ASSOCIATION, ND v. MICHAEL K. ENGLER; KIMBERLY A. ENGLER owner(s) of property situate in the TOWNSHIP OF LOYALSOCK, LYCOMING County, Pennsylvania, being 1340 WARREN AVE, WILLIAMSPORT, PA 17701.

Tax ID No. 26+,017.0-0326.00-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$100,205.42.

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

**NO. 18-0656**

M & T BANK

vs.

WILLIAM H. GREEN, JR.

PROPERTY ADDRESS: 201 HEMLOCK ROAD, UNITYVILLE, PA 17774.

UPI/TAX PARCEL NUMBER: 13-336-105.H.

DOCKET # 18-0656.

ALL THAT CERTAIN lot of land situate in Township of Franklin, County of Lycoming and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 201 Hemlock Road, Unityville, PA 17774.

SOLD as the property of WILLIAM H GREEN JR.

TAX PARCEL #13-336-105H.

KML LAW GROUP, P.C.

**NO. 21-1106**

M & T BANK a/k/a

MANUFACTURERS AND TRADERS TRUST COMPANY

vs.

CONNIE H. HALE, SHAWN P. HALE  
PROPERTY ADDRESS: 3342 NICHOLS RUN RD, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 31-346-146.

ALL THAT CERTAIN lot of land situate in TOWNSHIP OF MIFFLIN, County of Lycoming and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 3342 Nichols Run Road, Jersey Shore, PA 17740.

SOLD as the property of CONNIE H. HALE and SHAWN P. HALE.

TAX PARCEL #31-3460014600000-.  
KML LAW GROUP, P.C.

**NO. 15-02728**

UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST XIII

vs.

DEWAYNE A. HARRIS,

RHONDA L. HARRIS

PROPERTY ADDRESS: 1254 PARK AVE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 66-010-119.

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

Parcel No.: 66+,010.0-0119.00-000+.

BEING known and numbered as: 1254 Park Avenue, Williamsport, PA 17701.

Being the same property conveyed to Dewayne A. Harris and Rhonda L. Harris, husband and wife who acquired title by virtue of a deed from Frances Kay Reamsnyder aka Frances K. Reamsnyder, widow and single, dated March

20, 2006, recorded March 23, 2006, at Instrument Number 200600004299, and recorded in Book 5604, Page 138, Office of the Recorder of Deeds, Lycoming County, Pennsylvania.

**NO. 21-01243**

LYCOMING COUNTY WATER  
AND SEWER AUTHORITY

vs.

LYCOMING MALL REALTY  
HOLDING LLC

PROPERTY ADDRESS: 300 LY-  
COMING MALL CIRCLE, PENNS-  
DALE, PA 17756.

UPI/TAX PARCEL NUMBER: 41-  
352-111.

Tax Parcel Nos. 41+352.0-0111.00-  
000+ and 41 + 352.0-0111.00-100+.

Second Described being Tax Parcel  
41-352-111-16.

Third Described being Tax Parcel  
41-352-111-100.

**FIRST DESCRIBED**

All that certain piece or parcel of land situate in the Township of Muncy, County of Lycoming and Commonwealth of Pennsylvania, as shown on survey drawn by Mid-Penn Engineering Corporation dated May 28, 2009, Drawing No. 41p151-09-1.49, being bounded and described as follows:

Beginning at a point, said point being the intersection of State Route 0180 and State Route 2049 and being the northwest corner of the tract described herein;

1. thence along the right of way for State Route 0180, North 88° 16' 11" East, a distance of 369.29 feet to a point;

2. thence along the same on a curve to the right having a radius of 3,154.11 feet, an arc length of 540.94 feet, a chord bearing South 79° 15' 11" East and a chord length of 540.27 feet to a point;

3. thence along the same on a curve to the right having a radius of 3,154.05 feet, an arc length of 668.06 feet, a

chord bearing South 68° 20' 15" East and a chord length of 666.81 feet to a point;

4. thence along the same, South 62° 16' 10" East, a distance of 534.62 feet to a point;

5. thence along the same, South 05° 54' 39" West, a distance of 10.78 feet to a point;

6. thence along the same, South 62° 16' 10" East, a distance of 880.02 feet to a point;

7. thence along the same, South 64° 57' 21" East, a distance of 213.37 feet to a point;

8. thence along the lands of James J. Gleason, South 11° 38' 41" East, a distance of 319.62 feet to a point;

9. thence along the same, South 16° 19' 39" West, a distance of 121.01 feet to a point;

10. thence along the lands of Wal-Mart Real Estate Business Trust, South 72° 10' 49" West, a distance of 625.34 feet to a point;

11. thence along the same, South 21° 12' 06" East, a distance of 132.86 feet to a point;

12. thence along the same, North 68° 26' 25" East, a distance of 160.00 feet to a point;

13. thence along the same, South 21° 12' 06" East, a distance of 390.71 feet to a point;

14. thence along the same, South 56° 08' 58" East, a distance of 23.54 feet to a point;

15. thence along the lands of PREIT-Rubin OP, Inc., South 12° 31' 36" East a distance of 577.64 feet to a point;

16. thence along the same, North 77° 13' 40" East, a distance of 130.01 feet to a point;

17. thence along the same on a curve to the right having a radius of 140.00 feet, an arc length of 113.62 feet, a chord bearing South 79° 31' 21" East, a chord length of 110.53 feet to a point;

18. thence along the same, South  $56^{\circ} 16' 20''$  East, a distance of 80.00 feet to a point;

19. thence along the same, North  $33^{\circ} 43' 40''$  East, a distance of 85.00 feet to a point;

20. thence along the lands of Wal-Mart Real Estate Business Trust, South  $56^{\circ} 16' 20''$  East a distance of 290.00 feet to a point;

21. thence along the same, North  $48^{\circ} 30' 42''$  East, a distance of 99.48 feet to a point;

22. thence along the same, North  $08^{\circ} 33' 54''$  East, a distance of 200.00 feet to a point;

23. thence along the same, North  $25^{\circ} 52' 50''$  West, a distance of 64.84 feet to a point;

24. thence along the same, North  $25^{\circ} 41' 17''$  East, a distance of 84.99 feet to a point.

25. thence along the same, North  $39^{\circ} 27' 16''$  East, a distance of 320.00 feet to a point;

26. thence along the same, North  $11^{\circ} 24' 18''$  West, a distance of 163.04 feet to a point;

27. thence along the lands of Muncy Mutual Aid Association, South  $39^{\circ} 16' 44''$  East, a distance of 115.95 feet to a point;

28. thence along the same, South  $11^{\circ} 20' 42''$  East, a distance of 114.22 feet to a point;

29. thence along the lands of the same and lands of the American Legion Post 268, South  $81^{\circ} 38' 12''$  East, a distance of 281.34 feet to a point;

30. thence along the lands of Michael Houseknecht and Tori Houseknecht, South  $35^{\circ} 21' 48''$  West, a distance of 478.00 feet to a point.

31. thence along the same, North  $64^{\circ} 42' 54''$  West, a distance of 58.16 feet to a point;

32. thence along the same, South  $25^{\circ} 17' 06''$  West, a distance of 290.00 feet to a point;

33. thence along the same, South  $58^{\circ} 09' 05''$  West, a distance of 170.00 feet to a point;

34. thence along the same, North  $64^{\circ} 42' 54''$  West, a distance of 17.75 feet to a point;

35. thence along the same, South  $51^{\circ} 50' 59''$  West, a distance of 111.80 feet to a point;

36. thence along the same, South  $25^{\circ} 17' 08''$  West, a distance of 201.09 feet to a point;

37. thence along the same, South  $64^{\circ} 42' 52''$  East, a distance of 20.00 feet to a point;

38. thence along the same, South  $25^{\circ} 17' 08''$  West, a distance of 400.00 feet to a point;

39. thence along the same, North  $64^{\circ} 42' 52''$  West, a distance of 40.00 feet to a point;

40. thence along the same, South  $25^{\circ} 17' 08''$  West, a distance of 265.35 feet to a point;

41. thence along the right of way of State Route 2014, North  $67^{\circ} 25' 23''$  West, a distance of 293.46 feet to a point;

42. thence along the Lycoming County Water and Sewer Authority, North  $20^{\circ} 46' 28''$  East, a distance of 26.38 feet to a point;

43. thence along the same, North  $48^{\circ} 40' 26''$  West, a distance of 72.00 feet to a point;

44. thence along the same, North  $22^{\circ} 00' 37''$  East, a distance of 15.00 feet to a point;

45. thence along the same, North  $67^{\circ} 59' 23''$  West, a distance of 27.77 feet to a point;

46. thence along the lands of TKC XL VIII LLC., North  $10^{\circ} 01' 49''$  East, a distance of 258.33 feet to a point;

47. thence along the same, North  $32^{\circ} 28' 11''$  West, a distance of 190.00 feet to a point;

48. thence along the same, South  $77^{\circ} 31' 49''$  West, a distance of 450.00 feet to a point;

49. thence along the same, South  $16^{\circ} 16' 49''$  West, a distance of 192.18 feet to a point;

50. thence along the same on a curve to the left having a radius of 50.00 feet, an arc length of 78.00 feet, a chord bearing South  $28^{\circ} 24' 51''$  East and a chord length of 70.33 feet to a point;

51. thence along the right of way of State Route 2014 on a curve to the left having a radius of 5,795.96 feet, an arc length of 67.10 feet, a chord bearing North  $72^{\circ} 52' 44''$  West and a chord distance of 67.10 feet to a point;

52. thence along the same, North  $73^{\circ} 12' 38''$  West, a distance of 307.92 feet to a point;

53. thence along the lands of Cinescape Property LLC, North  $16^{\circ} 15' 54''$  East, a distance of 464.63 feet to a point;

54. thence along the same, North  $67^{\circ} 14' 06''$  West, a distance of 724.12 feet to a point;

55. thence along the lands of GMTN Pennsdale LLC, North  $43^{\circ} 04' 20''$  West, a distance of 342.77 feet to a point;

56. thence along the same, South  $44^{\circ} 15' 49''$  West, a distance of 74.80 feet to a point;

57. thence along the same on a curve to the left having a radius of 260.00 feet, an arc length of 149.75 feet, a chord bearing South  $27^{\circ} 45' 56''$  West and a chord length of 147.69 feet to a point;

58. thence along the same, South  $11^{\circ} 15' 55''$  West, a distance of 255.00 feet to a point;

59. thence along the same, South  $78^{\circ} 44' 05''$  East, a distance of 10.00 feet to a point;

60. thence along the same, South  $11^{\circ} 15' 55''$  West, a distance of 224.70 feet to a point;

61. thence along the same on a curve to the left having a radius of 50.00 feet,

an arc length of 74.17 feet, a chord bearing South  $31^{\circ} 13' 59''$  East and a chord length of 67.58 feet to a point;

62. thence along the right of way of state Route 2014, North  $73^{\circ} 42' 22''$  West, a distance of 190.14 feet to a point;

63. thence along the lands of Grizzly Industrial Inc. on a curve to the left having a radius of 50.00 feet, an arc length of 82.91 feet, a chord bearing North  $58^{\circ} 44' 04''$  East and a chord distance of 73.73 feet to a point;

64. thence along the same, North  $11^{\circ} 14' 04''$  East, a distance of 463.08 feet to a point;

65. thence along the same on a curve to the right having a radius of 340.00 feet, an arc length of 89.39 feet, a chord bearing North  $18^{\circ} 45' 59''$  East and a chord length of 89.13 feet to a point;

66. thence along the same, North  $42^{\circ} 51' 38''$  West, a distance of 19.82 feet to a point;

67. thence along the same on a curve to the right having a radius of 292.00 feet, an arc length of 92.53 feet, a chord bearing North  $36^{\circ} 11' 53''$  East, a chord distance of 92.14 feet to a point;

68. thence along the same, North  $45^{\circ} 16' 34''$  East, a distance of 111.35 feet to a point;

69. thence along the same on a curve to the left having a radius of 25.00 feet, an arc length of 38.46 feet, a chord bearing North  $01^{\circ} 12' 28''$  East, a chord distance of 34.78 feet to a point.

70. thence along the same, North  $42^{\circ} 51' 38''$  West, a distance of 150.11 feet to a point;

71. thence along the same, South  $47^{\circ} 08' 22''$  West, a distance of 225.95 feet to a point;

72. thence along the same, North  $42^{\circ} 51' 38''$  West, a distance of 395.49 feet to a point;

73. thence along the same, South  $56^{\circ} 53' 31''$  West, a distance of 36.96 feet to a point;



74. thence along the same, North 27° 06' 10" West, a distance of 120.00 feet to a point;

75. thence along the same, North 34° 11' 54" West, a distance of 59.59 feet to a point;

76. thence along the same, North 85° 23' 53" West, a distance of 39.61 feet to a point;

77. thence along the same, South 44° 05' 01" West, a distance of 23.11 feet to a point;

78. thence along the same, North 83° 06' 59" West, a distance of 30.00 feet to a point;

79. thence along the same, North 06° 53' 01" East, a distance of 69.55 feet to a point;

80. thence along the same, North 12° 19' 26" East, a distance of 170.35 feet to a point;

81. thence along the same, North 84° 23' 28" East, a distance of 191.72 feet to a point;

82. thence along the same on a curve to the right having a radius of 306.61 feet, an arc length of 108.18 feet, a chord bearing North 05° 33' 17" West, a chord length of 107.62 feet to a point;

83. thence along the lands of Penn National Turf Club, North 75° 26' 33" West, a distance of 51.86 feet to a point;

84. thence along the same, North 03° 15' 31" East, a distance of 560.96 feet to a point;

85. thence along the same, North 87° 37' 55" West, a distance of 18.95 feet to a point;

86. thence along the lands of Wyno Farms, Inc., North 18° 46' 24" East, a distance of 293.53 feet to a point;

87. thence along the same, North 07° 34' 06" West, a distance of 242.86 feet to a point;

88. thence along the same, North 52° 04' 37" West, a distance of 256.24 feet to a point;

89. thence along the same, South 82° 57' 48" West, a distance of 66.22 feet to a point;

90. thence along the same, South 07° 02' 12" East, a distance of 10.00 feet to a point;

91. thence along the same, South 82° 57' 48" West, a distance of 259.64 feet to a point;

92. thence along the right of way of State Route 2049, North 07° 08' 09" West, a distance of 182.50 feet to a point;

93. thence along the same, North 85° 53' 00" East, a distance of 19.02 feet to a point;

94. thence along the same, North 07° 01' 11" West, a distance of 36.03 feet to a point;

95. thence along the same North 53° 13' 04" East, a distance of 17.04 feet to a point;

96. thence along the same, North 87° 35' 17" East, a distance of 25.10 feet to a point;

97. thence along the same, North 07° 01' 11" West, a distance of 193.09 feet to a point and said place of beginning.

Excepting and reserving therefrom the following parcels:

Golden Arch Limited Partnership (McDonalds) Deed Book 2695, page 66.  
Realty Income Corp. (Pier 1) Deed Book 3062, page 181.

PREIT-Rubin OP, Inc., (Parcel P-2) Deed Book 4806, page 66.

MPO Properties, LLC (Toys 'R' Us) Deed Book 5394, page 157.

BPP-Muncy, LLC (Circuit City) Deed Book 2606, page 63.

DAEJAN-Lycoming, Inc., (AC Moore) Deed Book 5437, page 142.

PREIT-Rubin OP, Inc., (Parcel Q) Deed Book, 4806, page 66.

The May Department Stores Company (Macys) Deed Book 4793, page 202.

Being Tax Parcel Nos. 41+352.0-0111.00-000+ and 41 + 352.0-0111.00-100+, but excepting therefrom and



thereout all of Tax Parcel No. 41 + 352.0-0111.00-100+, the lot for "BEST BUY", as represented in a geometric plan recorded in Lycoming County Record of Deeds Map Book 59, Page 592 (page 2 of 17) (See Third Described below).

See Corrective Deed from PR Financing Limited Partnership, a Delaware limited partnership, to PR Financing Limited Partnership, a Delaware limited partnership, dated June 25, 2009 and recorded in Record Book 6686, page 59.

See also Memorandum of Lease from PR Financing Limited Partnership, a Delaware limited partnership, to PR Lycoming Limited Partnership, a Pennsylvania limited partnership, dated June 23, 2009 and recorded July 1, 2009 in Record Book 6686, page 72.

Excepting therefrom and thereout parcels of ground conveyed by PR Financing Limited Partnership to PREIT-Rubin OP, Inc. by deed dated November 24, 2015 and recorded in Record Book 8837, page 74.

Also excepting therefrom and thereout, all of Lot P-1R in Plan recorded in Record Book 8684, page 213. (See Second Described below).

#### SECOND DESCRIBED

All that certain tract of land situate in the Township of Muncy, County of Lycoming and Commonwealth of Pennsylvania, being bounded and described as follows:

Beginning at a point being southwesterly corner of Lot P-2R, said point also being the southeasterly corner of Lot P-1R.

1. thence along the Lycoming Mall access road, on a curve to the left having a radius of 67.00 feet, chord bearing North 64° 11' 18" West, chord length of 27.89 feet and arc length of 28.10 feet to a point;

2. thence along same, on a curve to the right having a radius of 89.04 feet,

chord bearing of North 58° 43' 48" West, chord length of 53.47 feet and arc length of 54.31 feet to a point;

3. thence along same, North 37° 28' 06" West, a distance of 107.57 feet to a point;

4. thence along same, on a curve to the left having a radius of 227.00 feet, chord bearing of North 46° 13' 51" West, chord length of 69.16 feet and arc length of 69.43 feet to a point;

5. thence along same, North 54° 59' 36" West, a distance of 3.85 feet to a point;

6. thence along lands of PR Financing Limited Partnership, North 24° 09' 33" East, a distance of 136.37 feet to a point;

7. thence along same, South 65° 50' 27" East, a distance of 67.00 feet to a point;

8. thence along same, North 86° 06' 27" East, a distance of 169.69 feet to a point;

9. thence along same, South 62° 47' 51" East, a distance of 27.81 feet to a point being the northwesterly corner of Lot P-2R;

10. thence along the westerly line of Lot P-2R, South 24° 09' 33" West, a distance of 297.17 feet to the point of beginning.

Containing 1.227 acres.

Being Lot P-1R as depicted on the Subdivision Plan.

Being the same property which PR Financing Limited Partnership conveyed to PR Financing Limited Partnership by Deed of Confirmation dated November 24, 2015 and recorded in Record Book 8837, page 94.

Second Described being Tax Parcel 41-352-111-16.

#### THIRD DESCRIBED

All that certain tract of land situate in the Township of Muncy, County of Lycoming and Commonwealth of Pennsylvania, being represented by the geometric plan for "BEST BUY" recorded

in Lycoming County Record of Deeds Map Book 59, Page 592 (page 2 of 17), being bounded and described as follows:

Beginning at a point being at the northeasterly corner of the BEST BUY property, tax parcel No. 41-352-111-100;

1. Thence South 25° 53' 53" West, a distance of 145.86 feet to a point;

2. Thence along the same, North 68° 39' 15" West, a distance of 186.54 feet to a point;

3. Thence along the same, South 85° 32' 46" West, a distance of 155.30 feet to a point;

4. Thence along the same, South 4° 35' 50" West, a distance of 121.82 feet to a point;

5. Thence along the same, North 7° 2' 12" West, a distance of 39.46 feet to a point;

6. Thence along the same, North 52° 12' 3" East, a distance of 17.04 feet to a point;

7. Thence along the same, North 57° 34' 16" East, a distance of 25.10 feet to a point;

8. Thence along the same, South 78° 8' 38" East, a distance of 14.30 feet to a point;

9. Thence along the same, South 31° 21' 2" East, a distance of 29.13 feet to a point;

10. Thence along the same, South 54° 12' 3" East, a distance of 59.35 feet to a point;

11. Thence along the same, South 42° 19' 37" East, a distance of 31.95 feet to a point;

12. Thence along the same, South 54° 59' 56" East, a distance of 157.69 feet to a point;

13. Thence along the same, South 52° 0' 43" East, a distance of 93.90 feet to a point;

14. Thence along the same, South 68° 8' 15" East, a distance of 447.16 feet to a point and said place of beginning.

Known for tax purposes as tax parcel No. 41-352-111-100.

SEIZED in execution as the property of Lycoming Mall Realty Holding LLC under a judgment against it on September 13, 2018 in the Court of Common Pleas of Lycoming County, Pennsylvania to No. 18-0545.

**NO. 21-1032**

REVERSE MORTGAGE  
SOLUTIONS, INC.

vs.

MYRAL C. KITTLE a/k/a  
MYRAL KITTLE

PROPERTY ADDRESS: 587 TURKEY PATH ROAD, LINDEN, PA 17744.  
UPI/TAX PARCEL NUMBER: 01-328-145.

ALL those certain lots or pieces of ground situate in Anthony Township, Lycoming County, Pennsylvania:

BEING KNOWN AS: 587 Turkey Path Road Linden, PA 17744.

BEING PARCEL NUMBER: 01-3280014500000.

IMPROVEMENTS: Residential Property.

**NO. 21-00681**

FREEDOM MORTGAGE  
CORPORATION

vs.

MELISSA A. ROUSE,  
KRISTOPHER T. ROUSE

PROPERTY ADDRESS: 2003 CARLTON TERRACE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 43-007-105.

By virtue of a Writ of Execution No. CV21-00681.

FREEDOM MORTGAGE CORPORATION v. MELISSA A ROUSE; KRISTOPHER T ROUSE.

Owner(s) of property situate in the OLD LYCOMING TOWNSHIP, LYCOMING County, Pennsylvania,

being 2003 CARLTON TERRACE,  
WILLIAMSPORT, PA 17701.

Tax ID No. 43-007-105.

Improvements thereon: RESIDEN-  
TIAL DWELLING.

Judgment Amount: \$178,578.57.

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

**NO. 19-2076**

THE BANK OF NEW YORK  
MELLON f/k/a THE BANK OF  
NEW YORK, AS TRUSTEE FOR  
BEAR STEARNS ASSET BACKED  
SECURITIES TRUST 2006-4, ASSET-  
BACKED CERTIFICATES,  
SERIES 2006-4

vs.

JAMES WILMER, HEIDI WILMER  
PROPERTY ADDRESS: 11012  
ROUTE 14 HIGHWAY, RALSTON,  
PA 17763.

UPI/TAX PARCEL NUMBER: 29-  
001-401.

By virtue of Writ of Execution No.  
19-2076.

The Bank of New York Mellon f/k/a  
The Bank of New York, as Trustee  
for Bear Stearns Asset Backed Se-  
curities Trust 2006-4, Asset-Backed  
Certificates, Series 2006-4 (Plaintiff)  
vs. James Wilmer and Heidi Wilmer  
(Defendants).

Property Address 11012 Route 14  
Highway, Ralston, PA 17763.

Parcel I.D. No. 29-0010040100000.

Improvements thereon consist of a  
residential dwelling.

Judgment Amount: \$133,075.96.

HLADIK, ONORATO &  
FEDERMAN, LLP

298 Wissahickon Avenue  
North Wales, PA 19454

Attorneys for Plaintiff

**NO. 20-1151**

LONGBRIDGE FINANCIAL, LLC

vs.

JEREMY E. WILSON, KNOWN  
HEIR OF EDWARD H. WILSON,  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS  
OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER EDWARD H.  
WILSON, DECEASED

PROPERTY ADDRESS: 16 DAN-  
NEKER DRIVE, WILLIAMSPORT, PA  
17701.

UPI/TAX PARCEL NUMBER: 43-  
348-106.F.

BEGINNING at a spike in the center  
of the Dirt Township Rout No. 389  
which leads from Legislative Route No.  
410.34 to the Bottle Run Road, said  
spike being North fifty-six degrees ten  
minutes East, thirty-one and seventy-  
five hundredth feet (N. 56 degrees 10'  
E., 31.75 Ft.) along the center of said  
Dirt Township Road from the center of  
Legislative Rout No. 41034 which leads  
from Williams-Port to Linden, and said  
spike also being in the center of the dirt  
right-of-way which leads from Township  
Route No. 389 to the land of Edward  
Danneker, and others; thence along  
the center of Bald Dirt right-of-way  
the tree (3) following courses and dis-  
tances: North thirty-three degrees forty  
minutes West, one hundred ninety-two  
and one-tenth feet (N. 33 degrees 40'  
E., 192.1 FT.) to a spike; North five  
degrees East, one hundred sixteen and  
eight tenths feet (N. 5 degrees E., 116.8  
FT.) to a spike; and North fifty-five de-  
grees forty minutes East, two hundred  
ninety-three and no tenths feet (N. 55  
degrees 40' E. 293.0 FT.) to a spike in  
the center of same; thence along the  
land of the grantor south fifteen degrees  
fifteen minutes East, three hundred feet  
(S 15 degrees 15' E, 300 ft) to a spike  
in the center of the aforesaid Townshp  
Road Route No. 389; thence along the  
center of same South fifty-six degrees  
ten minutes West, two hundred sixty-

nine and eighty-five hundredths feet (S. 56 degrees 10' W., 269.85 Ft.) to a spike or the place of beginning. Containing two and no tenths acres (2.0 A.) having erected thereon a frame ranch dwelling. The grantor along with the grantees and others has equal rights and privileges for use of the above mentioned dirt right-of-way leading from Township Road Route No. 389 to the land of Edward Danneker and others.

PARACEL # 43-348-106.F.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 16 Danneker Dr, Williamsport Pennsylvania 17701.

AND THE SAID Edward H. Wilson departed this life on or about December 23, 2019 thereby vesting title unto Jeremy E. Wilson, known heir of Edward H. Wilson and any Unknown Heirs, Successors, Assigns, and All Person, Firms, or Associations Claiming Right, Title or Interest from or Under Edward H. Wilson, deceased.

**NO. 19-1479**

ROCKET MORTGAGE, LLC f/k/a

QUICKEN LOANS, LLC f/k/a

QUICKEN LOANS INC.

vs.

WILLIAM WINNER

PROPERTY ADDRESS: 387 SAW-MILL ROAD, COGAN STATION, PA 17728.

UPI/TAX PARCEL NUMBER: 15-003-207.

ALL those certain pieces, parcels or lots of land, situate in the Township of Hepburn, County of Lycoming and State of Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1:

BEGINNING at a corner of land late of Willam M. Howell, deceased, now or formerly of Charles A. Stover and Ruth Belle Stover, his wife, (being Lot No. 2 herein) and land of the Penn Central Transportation Company, formerly

Elmira and Williamsport Railroad Company; thence along land of said Railroad Company, south thirty-five (35) degrees east, thirty-six (36) perches to a post, where the Public Road, now known as Pennsylvania Legislative Route No. 20 intersects with said railroad; thence along the center line of said Legislative Route No. 20, north thirteen (13) degrees west, thirty-five (35) perches to a post at a corner of Lot No. 2 herein; and thence along said Lot No. 2 herein, south seventy-one and one-half (7 1/2) degrees west, fourteen and two tenths (14.2) perches to the place of beginning. Containing one acre eighty-five (85) perches, be the same more or less.

EXCEPTING AND RESERVING therefrom, nevertheless, all that part or portion thereof which Mary M. Covert, Ruth Covert Stover and Charles A. Stover, her husband, by their Deed dated February 13, 1936, and recorded in Lycoming County in Deed Book 295, at page 396, granted and conveyed to Elmira and Williamsport Railroad Company; and

ALSO, EXCEPTING AND RESERVING therefrom all that part or portion thereof which Ruth Covert Stover, Charles A. Stover, Sr., her husband and Mary M. Covert, by their Deed dated March 15, 1948, and recorded in Lycoming County in Deed Book 355, at page 432, granted and conveyed to Warren A. Best and Edna V. Best, his wife.

PARCEL NO. 2:

ALSO all that parcel of land situate in the Township of Hepburn, County of Lycoming, Commonwealth of Pennsylvania, being all of the right, title and interest of American Premier Underwriters, Inc. and Penn Central Properties, Inc., and to all those certain pieces or parcels of land and premises, easements, rights-of-way and any other rights of any kind whatsoever appur-

tenant thereto or used in conjunction therewith on and along that property of the former Elmira and Williamsport Railroad Company, described as follows:

BEGINNING at a corner of land late of William M. Howell, deceased, now or formerly owned by Charles A. Stover and Ruth Belle Stover, his wife, which was Lot No. 2 and land now or formerly of Penn Central Transportation Company, thence southerly along said land of the Albert J. Nacinovich and Alice M. Nacinovich, his wife, a distance of 36 perches to a point where Public Road, now known as Pennsylvania Legislative Route No. 20 intersects with said Railroad; thence along the centerline of said Legislative Route No. 20 to the opposite side of said Railroad right-of-way; thence along the Railroad right-of-way a distance of approximately 36 perches to the extension of the line separating Lot No. 2 and the property of Nacinovich; thence along said line to the place of beginning. This tract of land is part of former railroad right-of-way which lies along the land of the Nacinovich which was conveyed by Penn Central to Scott J. Niklaus on June 27, 1995. The subject property is to be conveyed as an addition to the adjoining property recorded in Lycoming County Deed Book 580, Page 74.

SUBJECT to all reservations and rights of the Penn Central Deed and Grantors herein should have all the same rights as reserved by Penn Central.

The above described Parcel No. 1 and Parcel No. 2 are fully and accurately detailed in a consolidated description containing 1.67 acres, and as shown on boundary Survey of Albert J. Nacinovich and Alice M. Nacinovich, dated September 25, 2015 (the "Nacinovich Survey") and recorded in Lycoming County Record Book 8795 at page 323.

BEGINNING at a point in the centerline of Sawmill Road, said point being

the northeast corner of land now or formerly of R. Gardner and the southeast corner of land described herein: thence South 86 degrees 03 minutes 46 seconds west a distance of 218.23 feet along said Gardner lands to a set iron rod (said course also passing through a found reference iron rod 30.0 feet from said centerline of road corner); thence north 27 degrees 58 minutes 11 seconds west a distance of 110.79 feet along the eastern line of land now or formerly of S. Brass to a found iron rod and cap; thence on a curve to the right with Radius = 3094.00 feet, Arch Length = 160.41 feet, Chord Bearing = north 26 degrees 29 minutes 04 seconds west and a Chord Length = 160.39 feet along land now or formerly of American Tempo Corporation to a point; thence north 80 degrees 44 minutes 58 seconds east a distance of 327.27 feet along an old railroad bed and other lands of Albert J. and Alice M. Nacinovich to a point in the centerline of Sawmill Road (said course also passing through a found reference iron bar); thence south 03 degrees 43 minutes 41 seconds east a distance of 279.63 feet along the centerline of Sawmill Road to a point, the point of beginning.

Containing 1.67 acres, highway right-of-way included.

PARCEL NO. 3:

ALSO all that certain piece, parcel and lots of land situate in the Township of Hepburn, County of Lycoming and Commonwealth of Pennsylvania, being identified as Tract "A" on the Nacinovich Survey, as follows:

TRACT "A":

BEGINNING at a point on the eastern line of an old railroad bed, said point being located at the dividing line between two lots of land of Albert J. and Alice M. Nacinovich; thence south 80 degrees 44 minutes 58 seconds west a distance of 51.98 feet to a point; thence

on a curve to the right with Radius = 3094.00 feet, Arch Length = 57.67 feet, Chord Bearing = north 24 degrees 27 minutes 55 seconds west and a Chord Length = 57.67 feet along land now or formerly of American Tempo Corporation to a set iron rod; thence north 80 degrees 44 minutes 58 seconds east a distance of 51.72 feet to a point; thence on a curve to the left with Radius = 3044.00 feet, Arch Length = 57.74 feet, Chord Bearing = south 24 degrees 43 minutes 17 seconds east and a Chord Length = 57.74 feet along land of Albert J. and Alice M. Nacinovich to a point, the point of beginning. Containing 0.066 acre.

It was intended that Tract "A" was to be included as a part of the conveyance to Grantors at Book 2511, Page 330 and is an integral part of the premises previously conveyed. Parcel No. 2 and Parcel No. 3 above described, together with Parcel No. 1 having a consolidated area of 1.736 acres which shall be known for identification purposes as Tax Parcel No. 15-003-207 in the Office of the Lycoming County Tax Assessor.

**PARCEL NO. 4:**

BEGINNING at a corner in the easterly line of the right-of-way of the Penn Central Transportation Company, formerly the Northern Central Railway Company, being the northwest corner of Lot No. 1 herein; thence north seventy-six and one-half (76. 1/2) degrees east, along the northern line of Lot No. 1 herein, seventeen and eight tenths (17.8) rods, more or less, to a corner in the westerly line of the state Highway leading from Williamsport to Trout Run, being Pennsylvania Legislative Route No. 20 and the northeast corner of Lot No. 1 herein; thence north eight and one-four (8 1/4) degrees west, along the line of said Legislative Route, sixty (60) feet to a corner of land now or

formerly of Minnie A. Griffin; thence south seventy-six and one-half (76. 1/2) degrees west, along the southern line of said Griffin land, nineteen (19) rods, more or less, to the right-of-way of said Penn Central Transportation Company land; thence south twenty-nine (29) degrees east, along the right-of-way of said Transportation Company, sixty-four (64) feet to the corner and place of beginning.

Containing 66.8 square rods, more or less, said lot being bounded on the north by land now or formerly of Minnie A. Griffin, on the east by Pennsylvania Legislative Route No. 20, on the south by Lot No; 1 herein and on the west by the right-of-way of the Penn Central Transportation Company.

The above described Parcel No. 4 is shown as a lot containing 0.36 on the Nacinovich Survey and is more particularly bounded and described as follows:

**TRACT NO. 2:**

BEGINNING at a point in the centerline of Sawmill Road, said point being located at the southeast corner of land now or formerly of Scott J. and Judy A. Nicklaus and the northeast corner of land described herein; thence south 03 degrees 43 minutes 41 seconds east a distance of 55.91 feet along the centerline of Sawmill Road to a point; thence south 80 degrees 44 minutes 58 seconds west a distance of 275.29 feet along other land of Albert J. and Alice M. Nacinovich to a point on the eastern line of an old railroad bed; thence on a curve to the right with a Radius = 3,044.00 feet, Arch Length = 57.74 feet, Chord Bearing = north 24 degrees 43 minutes 17 seconds west and a Chord Length = 57.74 feet along said railroad bed to a point; thence north 80 degrees 44 minutes 58 seconds east a distance of 296.08 feet along the aforementioned Nicklaus land to a point in the centerline

of Sawmill Road, the point of beginning (said course also passing through a found iron stake and a found iron pipe); Containing 0.36 acre, highway right-of-way included.

FOR IDENTIFICATION PURPOSES ONLY, Parcel No. 4 (Tract No. 2) is known as Tax Parcel No. 15-003-208 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 16, 2022, 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-15, 22, 29



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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, April 25, 2022**