

LYCOMING REPORTER

Vol. 38

January 15, 2021

No. 3

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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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LYCOMING LAW ASSOCIATION

Penn Tower, 25 West Third Street, Suite 803

Williamsport, PA 17701

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.

1/25/2021 – LLA Judicial Portrait Unveiling and Bar History Book Release.

At a brief ceremony in front of the Lycoming County Courthouse, the LLA will unveil Judge Tira's official portrait. Also, the book that celebrates the 150th anniversary of the Association will be released. Time: 12:15 PM to 12:45 PM.

1/26/2021 – Family Law Committee Meeting. *Family Law "Brown Bag" Lunch Meeting—Via Zoom. Time: 12:00 PM to 1:00 PM.***1/27/2021 – Lycoming Law Association Foundation.** *Quarterly meeting of the LLA Foundation. Time: 12:00 PM to 1:00 PM.***2/1/2021 – Bench/Bar Meeting.** *Quarterly meeting of the Bench/Bar Committee. Time: 12:00 PM to 1:00 PM.***Confidential Lawyers Helpline**

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The full text of the following Lycoming County Court opinion is reported at www.lycolaw.org/cases/search.asp

- **Commonwealth vs. Martin** (01/12/2021)—Judge Marc F. Lovecchio
Criminal: Appeal of denial of Post Conviction Relief Act petition; boilerplate allegations; failure to object to prosecutorial argument about sending a message to the community; context of argument, sending message to defendant and not to community or justice system; mistrial for errant playing of excluded recording; prejudice involving brief and innocuous incident; ability to call witness on direct where right of cross-examination forfeited by wrongdoing; waiver of forfeiture argument by failing to attempt to call witness; forfeiture of all rights to examine witness due to wrongful acts; discretion of court to determine relevancy of evidence; hearsay; out-of-court statement offered to explain a course of conduct; harmless error; proof of judge shopping where Commonwealth requests judge be disqualified from all cases; issue previously litigated; prejudice in failing to call witness; reasonable basis for not calling witness; after-discovered evidence; evidence that could have been obtained prior to trial through reasonable diligence. (martin011221L) (Posted: January 12, 2021)

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

Beamer, Glenn H., 41-20-0639, dec'd.

Late of the City of Williamsport.
Executrix: James E. Beamer 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.

DeParasis, Orlando A., Sr. a/k/a Orlando A. DeParasis, dec'd.

Late of City of Williamsport.
Executor: Edward A. DeParasis c/o Elizabeth A. White, Esquire, 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.

Doebler, Barbara C. a/k/a Barbara L. Doebler, dec'd.

Late of Loyalsock Township.
Executors: Susan Springer and Evan Doebler c/o Elizabeth A. White, Esquire, 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.

Hare, Barbara Jean, dec'd.

Late of Woodward Township.
Executor: Alfred S. Hare, P.O. Box 191, Bowers, PA 19511.
Attorneys: Fred A. Holland, Esquire, Murphy, Butterfield & Holland, P.C., 442 William Street, Williamsport, PA 17701.

Ingram, Harold M., dec'd.

Late of Williamsport.
Executrix: Linda Eck, 1355 Lafayette Parkway, Williamsport, PA 17701.
Attorney: Richard G. Scheib, Esquire, 11 Reitz Blvd., Suite 102, Lewisburg, PA 17837-9293.

Karstetter, Lewis H., Sr., dec'd.

Late of Jersey Shore.
Executor: Lewis H. Karstetter, Jr., 1659 Quarry Road, Jersey Shore, PA 17740.
Attorney: Richard G. Scheib, Esquire, 11 Reitz Blvd., Suite 102, Lewisburg, PA 17837-9293.

Pellacore, Daniel J., dec'd.

Late of Jersey Shore.
Executor: Robert E. Pellacore, 761 Railroad Street, Jersey Shore, PA 17740.
Attorney: Scott A. Williams, Esquire, 57 East Fourth Street, Williamsport, PA 17701.

Sterner, Patricia A., dec'd.

Late of the Township of Loyalsock.
Executor: Woodlands Bank, 2480 E. Third Street, Williamsport, PA 17701.
Attorney: Paul A. Roman, Esquire, 1700 Four Mile Drive, Williamsport, PA 17701.

Wollet, Sheila G. a/k/a Sheila Dawn Wollet, dec'd.

Late of Montgomery.
 Executors: Crystal D. Deemer and Stephen R. Deemer, 360 Walnut Street, Indiana, PA 15701.
 Attorneys: Layne R. Oden, Esquire, Layne R. Oden, Attorney and Counselor at Law, P.C., Nine South Main Street, Muncy, PA 17756.

SECOND PUBLICATION**Hill, Donald G., dec'd.**

Late of Montoursville.
 Executor: Paul F. Hill, 159 Treetop Ct., Georgetown, KY 40324.
 Attorney: None.

Reitnauer, Nancy S., dec'd.

Late of Montoursville.
 The Nancy S. Reitnauer Protector Trust, Dated January 18, 2020.
 Settlor: Nancy S. Reitnauer.
 Trustee: Andrea N. Sherman.
 Attorneys: Brittany O. L. Smith, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

Rightmire, Shirley G., dec'd.

Late Loyalsock Township.
 Personal Representative: Shirley C. Greagan, 23 Linton Street, Selkirk, NY 12158.
 Attorney: Douglas C. Loviscky, Esquire, 1500 West College Avenue, State College, PA 16801.

Rizzo, Anthony G., dec'd.

Late of Muncy Creek.
 The Anthony G. and Arlene D. Rizzo Protector Trust, Dated April 10, 2014.
 Settlor: Anthony G. Rizzo.
 Trustees: Theresa A. Abernatha and Donna Marie Ellis.
 Attorneys: Brittany O. L. Smith, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

Snyder, Sherry L., dec'd.

Late of Lairdsville.
 The Donald B. and Sherry L. Snyder Protector Trust, Dated September 9, 2013, The Donald B. and Sherry L. Snyder Income Only Protector Trust, Dated September 9, 2013, The Donald B. and Sherry L. Snyder Primary Residence Protector Trust, Dated January 29, 2013 and The Snyder Family Protector Trust, Dated June 3, 2020.

Settlor: Sherry L. Snyder.
 Trustees: Keith L. Snyder and Debra Snyder.

Attorneys: Brittany O. L. Smith, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

Sones, Frances I., dec'd.

Late of 118 North Main Street, Hughesville.
 Executrix: 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.

THIRD PUBLICATION**Belz, Nancy C., dec'd.**

Late of Muncy.
 Executor: Robert A. Belz, 260 Dogwood Lane, Hughesville, PA 17737.
 Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

Eschbach, Gerard W., dec'd.

Late of Montoursville.
 Executor: Gerard L. Eschbach, 432 Fourth St., Montoursville, PA 17754.
 Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

McNichol, Sharon J., dec'd.

Late of the Township of Loyalsock.

Administratrix: Colleen M. Brown,
430 Cherry Street, Montoursville,
PA 17754.

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

PA 17702. The name and address of the individual interested in the business are Crystal Harkness at 3067 State Route 654, Williamsport, PA 17702. This was filed in accordance with 54 Pa. C.S. 311.

J-15

Steinbacher, Donald L., dec'd.

Late of the Township of Limestone.
Executrix: Cynthia J. Steinbacher.

Attorneys: Julieanne E. Steinbacher,
Esquire, Steinbacher, Goodall & Yurchak,
413 Washington Boulevard,
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 February 2, 2021 unless exceptions are filed before 5:00 P.M. on that date.

Lamade, Ruth E., Estate—Richard Scheib, Executor.
David A. Huffman
Register of Wills

J-8, 15, 22, 29

**REGISTRATION OF
FICTITIOUS NAMES**

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on November 17, 2020 for:

CRYSTALLYNN
CROW METALWORKS
at: 3067 State Route 654, Williamsport,

NOTICE IS HEREBY GIVEN that on or about December 31, 2020, Sylvania Site Co., of 375 Palmer Hill Road, Williamsport, Pennsylvania, filed in the Office of the Secretary of the Commonwealth, an application for a certificate to do business under the assumed or fictitious name of:

PENNYCOFF

said principal place of business to be at: 3728 Lycoming Creek Road, Cogan Station, PA 17728, all under and pursuant to the Act of Assembly of May 25, 1945, P.L. 967, as amended.

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

J-15

**FILING OF CERTIFICATES OF
ORGANIZATION OF LLC**

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed on or about December 15, 2020, with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certification of Organization for a domestic business corporation, organized under the Business Corporation Law of 1988; December 21, 1988 (P.L. 1444, No. 177), as amended. The name of the limited liability company is:

BELLZ HOLDINGS LLC

The purpose for which the corporation was organized is: To own, manage or lease real estate and any other business related thereto.

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

J-15

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed on or about December 31, 2020, with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certification of Organization for a domestic business corporation,

organized under the Business Corporation Law of 1988; December 21, 1988 (P.L. 1444, No. 177), as amended. The name of the limited liability company is:
 PHIL23 CO.

The purpose for which the corporation was organized is: To own, manage develop, sell, rent or otherwise engage in any activity involving real property.
 SCOTT T. WILLIAMS, ESQUIRE
 LAW OFFICES PERCIBALLI
 & WILLIAMS, LLC
 429 Market Street
 Williamsport, PA 17701

J-15

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 FEBRUARY 5, 2021, at 10:30 A.M., for the following described real estate to wit:

NO. 19-1867

DITECH FINANCIAL LLC

vs.

EARL T. ODEN

PROPERTY ADDRESS: 2325 SLACKS RUN ROAD, TROUT RUN, PA 17771.

UPI/TAX PARCEL NUMBER: 06-211-150 & 06-211-147A & 06-211-151A.

Case Number: 19-1867.

Judgment Amount: \$41,126.47.

Attorneys: RAS Citron, LLC—Attorneys for Plaintiff Robert Flacco, Esq. ID No. 325024.

Legal Description

ALL those three (3) certain pieces, parcels and lots of land situate in the Township of Cascade, County of Lycoming and Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

PARCEL NO. 1:

BEGINNING at Alexander Height's line on the road leading from Bodines, a distance of two hundred and forty-four (244) feet; thence North two hundred (200) feet; thence westerly two hundred and forty-four (244) feet to a point; and thence southerly two hundred (200) feet to the first mentioned road.

Containing 48,800 square feet.

PARCEL NO. 2:

BEGINNING at a point on the right of way line on the southern side of Proctor Road leading from Bodines to Proctor; thence in a Southerly direction

seven degrees thirty minutes west, one hundred forty-five (145) feet to a point, the center of Slacks Run; thence South seventy-two degrees east two hundred (200) feet to a point in the center of Slacks Run; thence north eighty-two degrees east, one hundred fifty (150) feet to a point in the center of Slacks Run; thence north twelve degrees east, one hundred eighty-five (185) feet to a point on the right of way line of the aforesaid Proctor Road; thence north eighty-two degrees thirty minutes west, three hundred fifty-five (355) feet to the point and place of beginning.

FOR IDENTIFICATION PURPOSES ONLY, being knows as all or part of parcel number 06-211-147A in the Office of the Lycoming County Assessor.

PARCEL NO. 3:

BEING known as Parcel# 06-211-151A, as identified by the maps of the Lycoming County Assessment Bureau, Williamsport, Pennsylvania, and purportedly consisting of a lot or plot approximately 46 x 200 feet, on or about Legislative Route 41107, with any and all buildings and appurtenances thereon.

No warranty is made as to property lines or otherwise.

BEING KNOWN AS: 2325 SLACKS RUN ROAD, TROUT RUN, PA 17771.

PROPERTY ID: 06-211-150 06-211-147A 06-211-151A.

TITLE TO SAID PREMISES IS VESTED IN EARL T. ODEN AND MERLA E. ODEN BY DEED FROM GUY R. BLAKE AND RUTH BLAKE, HIS WIFE, DATED 08/06/2003 RECORDED 08/06/2003 IN BOOK NO. 4672 PAGE 205.

NOTE: MERLA E. ODEN DEPARTED THIS LIFE ON 11/01/2013.

NO. 16-0012

U.S. BANK TRUST, NATIONAL ASSOCIATION, AS TRUSTEE OF THE TIKI SERIES III TRUST

vs.

FRANK RASOLE, JR.
PROPERTY ADDRESS: 814 CHES-
NUT STREET, WILLIAMSPORT, PA
17701.

UPI/TAX PARCEL NUMBER: 61-
001-905.A.

IN THE COURT OF COMMON
PLEAS OF LYCOMING COUNTY,
PENNSYLVANIA.

U.S. BANK TRUST, NATIONAL
ASSOCIATION, AS TRUSTEE OF
THE TIKI SERIES III TRUST, Plaintiff,
vs. FRANK RASOLE, JR., Defendant.

CIVIL DIVISION No. 16-0012.

LEGAL DESCRIPTION
OF REAL ESTATE

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

BEGINNING at the southeast
corner of Chestnut Street and Bran-
don Place; thence eastwardly along
the south line of said Brandon Place,
50 feet to land formerly of J. Kenner;
thence southwardly along land now or
formerly of the said Kenner, 100 feet
to other land now or formerly of Clar-
ence B. Hartman; thence westwardly
along land now or formerly of Clarence
B. Hartman, 50 feet to the east line of
Chestnut Street; thence northwardly
along the said east line of Chestnut
Street, 100 feet to the point and place
of BEGINNING.

Being the same property which Bana
C. Coup, now Bana C. Wesley and
Brent A. Wesley, wife and husband,
granted and conveyed unto Frank Ra-
sole, Jr., single person by deed dated
February 26, 2007 and recorded April
4, 2007, in the Recorder's Office of said
County in Book 5968, Page 189.

Commonly known as 814 Chestnut
Street, Williamsport, PA 17701.

LYCOMING COUNTY TAX PAR-
CEL I.D. NO. 61-1-905.A.

KEVIN J. CUMMINGS, ESQUIRE

TUCKER ARENSBERG, P.C.

Attorneys for Plaintiff

NO. 20-0518

MILL CITY MORTGAGE LOAN
TRUST 2019-1, WILMINGTON

SAVINGS FUND SOCIETY,

FSB, AS TRUSTEE

vs.

CHRISTINE A. SMITH a/k/a

CHRISTINE A. RINGLER,

CHARLES D. SMITH

PROPERTY ADDRESS: 285 MONT-
GOMERY STREET, MONTGOMERY,
PA 17752.

UPI/TAX PARCEL NUMBER: 35-
006-600.B.

DOCKET# 20-0518.

ALL THAT CERTAIN lot of land
situate in Borough of Montgomery,
County of Lycoming and Common-
wealth of Pennsylvania.

IMPROVEMENTS consist of a resi-
dential dwelling.

BEING PREMISES: 285 Montgomery
Street, Montgomery, PA 17752.

SOLD as the property of CHRIS-
TINE A. SMITH a/k/a CHRISTINE A.
RINGLER and CHARLES D. SMITH.

TAX PARCEL #35+,006.0-0600.
B+-000+.

KML LAW GROUP, P.C.

NO. 18-1763

CITIZENS & NORTHERN BANK

vs.

DIANNE MICHELLE STROBLE,
SUBSTITUTE PARTY FOR RONALD

W. WILLIAMSON, DECEASED,

DEREKE STUMP

PROPERTY ADDRESS: 60 OAK
LANE, MONTTOURSVILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 12-
352-157.13.

ALL that certain piece, parcel and lot of land situate in the Township of Fairfield, County of Lycoming, Commonwealth of Pennsylvania, being more particularly bounded and described according to a survey and drawing No. 1474-76 by English Engineering Corporation on September 16, 1977, as follows, to-wit:

SAID POINT OF BEGINNING being located from an existing No. 4 bar at the intersection of the western line of Township Route No. 540 with the line of Township Route 541, formerly a state highway, by the three (3) following courses and distances: First—north seventy-five (75) degrees fifty-two (52) minutes zero (00) seconds west, two hundred seven and eighty-five hundredths (207.85) feet by the southern line of Township Route No. 541, formerly a state highway to a set No. 4 bar and cap at the northeast corner of Lot No. 7; Second—thence by the eastern line of Lot No. 7 and the western line of a lot owned now or formerly by Ronald E. Clark, south five (05) degrees zero (00) minutes zero (00) seconds west, one hundred fifty-six and thirty-eight hundredths (156.38) feet to a set No. 4 bar and cap in line of a lot owned by now or formerly by Charles D. Waldman, being the southeast corner of Lot No. 7; Third—thence by the northern line of lot now or formerly of Charles D. Waldman and the southern line of Lot No. 7, north eighty-five (85) degrees zero (00) minutes zero (00) seconds west, nine and twenty hundredths (9.20) feet to an existing iron pin, being the northwest corner of a lot now or formerly of Charles D. Waldman and the northwest corner of the lot herein described, being the true point and place of beginning; thence from the point of beginning and by the western line of a lot now or formerly of Charles D. Waldman, south five (05) degrees zero (00) minutes zero (00) seconds west, one hundred ninety-eight and ninety-

eight hundredths (198.98) feet to a set No. 4 bar and cap in the northern line of Oak Lane; thence by the northern line of Oak Lane, north eighty-five (85) degrees zero (00) minutes zero (00) seconds west, one hundred and no hundredths (100.00) feet to a set No. 4 bar and cap in the northern line of Oak Lane; thence by the western line of No. 13 and the eastern line of Lot No. 12, north five (05) degrees zero (00) minutes zero (00) seconds east, two hundred four and twenty-two hundredths (204.22) feet to a set No. 4 bar and cap in the southern line of Lot No. 7; thence by the southern line of Lot No. 7 and the northern line of Lot No. 13, south eighty-two (82) degrees zero (00) minutes zero (00) seconds east, one hundred and fourteen hundredths (100.14) feet to an existing iron pin, being the point and place of beginning. Containing twenty thousand one hundred sixty (20,160) square feet, equaling forty-six hundredths (0.46) of an acre.

THIS CONVEYANCE is made under and subject to all covenants, conditions and restrictions appearing in any and all prior deeds in the chain of title.

BEING the same premises conveyed unto Ronald Williamson and Martha A. Williamson, his wife, by Deed of Gary L. Stroble and Dianne M. Stroble, his wife, dated the 20th day of May, 2003 and recorded in Lycoming County Deed Book 4576, Page 190.

FOR IDENTIFICATION PURPOSES ONLY, being known as all of Tax Parcel No. 12-352-157.13 on the Lycoming County Tax Assessment Maps.

NO. 20-0680

DEUTSCHE BANK TRUST COMPANY
AMERICAS AS INDENTURE TRUSTEE
FOR THE REGISTERED HOLDERS OF
SAXON ASSET SECURITIES TRUST
2004-2 MORTGAGE LOAN ASSET
BACKED NOTES, SERIES 2004-2

vs.

KELLY JO VANEMON a/k/a KELLY J.
VANEMON a/k/a KELLY JO BOYCE,
GARY W. VANEMON
PROPERTY ADDRESS: 724 DIA-
MOND STREET, WILLIAMSPORT,
PA 17701.

UPI/TAX PARCEL NUMBER: 67-
003-600.

By virtue of a Writ of Execution
No. 20-0680.

Deutsche Bank Trust Company
Americas as Indenture Trustee for
The Registered Holders of Saxon As-
set Securities Trust 2004-2 Mortgage
Loan Asset Backed Notes, Series
2004-2 v. Kelly Jo Vanemon a/k/a Kelly
J. Vanemon a/k/a Kelly Jo Boyce, Gary
W. Vanemon owner(s) of property
situate in the WILLIAMSPORT CITY,
LYCOMING County, Pennsylvania, be-
ing 724 Diamond Street, Williamsport,
PA 17701-4321.

Parcel No. 67+003,0-0600,00-000+.

Improvements thereon: RESIDEN-
TIAL DWELLING.

Judgment Amount: \$71,243.86.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 20-0548

THE MUNCY BANK AND TRUST CO.

vs.

EUREKA LAND MANAGEMENT, LLC,
DANIEL C. STRAILEY, HAROLD E.
ERB, CURTIS R. MICHAEL
PROPERTY ADDRESS: 607-613
CEMETERY STREET, WILLIAMSPORT,
PA 17701.

UPI/TAX PARCEL NUMBER: 70-
2-401, 70-2-402, 70-2-403, 70-2-408.

THE MUNCY BANK AND TRUST
CO. vs. EUREKA LAND MANAGE-
MENT, LLC, DANIEL C. STRAILEY,
HAROLD E. ERB, JR. AND CURTIS
R. MICHAEL d/b/a EUREKA LAND
MANAGEMENT, LLC.

PROPERTY ADDRESSES: 607-613
Cemetery Street, Williamsport, PA
17701.

UPI/TAX PARCEL NUMBER(S):
70-2-401, 70-2-402, 70-2-403, and
70-2-408.

DOCKET NUMBER: 20-0548.

PARCEL NO. 1:

ALL that parcel of land situate in
the City of Williamsport, County of
Lycoming and Commonwealth of Penn-
sylvania, being all that certain triangular
lot or piece of land which was acquired
by Elmira and Williamsport Railroad
Company from Emma L. Phillips, Byron
M. Phillips and Stella M. Phillips, his wife,
and John E. Henninger and Ida M. Hen-
ninger, his wife, by deed dated January
8, 1918, and recorded in the Office
for the Recording of Deeds in and for
Lycoming County in Deed Book 225,
Page 572, and being described in said
deed as follows:

BEGINNING at a point in the north-
easterly line of land now or formerly of
Elmira and Williamsport Railroad Com-
pany at a distance of 24.7 feet measured
northeastwardly from a point in and at
right angles to the line established as
the center line of the South bound main
track of the Elmira and Williamsport
Railroad Company, said point in center-
line being distant 2,423 feet measured
southeastwardly along said center line
from a point opposite Mile Post 74 from
Elmira and in the southerly line of land
now or formerly of the Lycoming Rub-
ber Company; extending thence by land
now or formerly of the said Lycoming
Rubber Company South 84 degrees 50
minutes East 149.9 feet to a point in
the westerly line of Cemetery Street;
thence along said line of street South
05 degrees 10 minutes West 81 feet
to a point in the northeasterly line of
land conveyed by J. Dale Wilson to the
Lycoming Rubber Company by Deed
dated May 16, 1903, and recorded in
Lycoming County in Deed Book 187,
Page 1; and thence by said land North 64

degrees 09 minutes West 50.5 feet to a point in the northeasterly line of land now or formerly of the Elmira and Williamsport Railroad Company aforesaid; and thence by said land on a line parallel with the said center line and 24.7 feet distant northeastwardly therefrom North 53 degrees 14 minutes West 120.3 feet to the place of beginning.

Containing 0.141 of an acre.

UNDER AND SUBJECT to all conditions, covenants and restrictions as set forth in the chain of title.

PARCEL NO. 2:

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

BEGINNING at a point 90 feet South of the southwest corner of St. James Place and Cemetery Street; thence southerly along the West line of Cemetery Street 30 feet to an alley; thence westerly along the North line of said alley 90 feet to land now or formerly of Thomas Smith Estate; thence northerly on a line parallel to Cemetery Street 30 feet to land now or formerly of Bella M. Hill; and thence easterly 90 feet to the point and place of beginning.

PARCEL NO. 3:

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

BEGINNING at a point 64 feet southward from the southwest corner of St. James Place and Cemetery Street; thence westward on a line parallel with St. James Place 90 feet to a point; thence southward on a line parallel with said Cemetery Street 26 feet to a point; thence eastward on a line parallel with St. James Place 90 feet to Cemetery

Street; and thence northward along the West line of Cemetery Street 26 feet to the place of beginning.

PARCEL NO. 4:

ALL that certain piece of ground situate in the Tenth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the South side of St. James Place 130 feet West of the West side of Cemetery Street; thence South along land now or formerly of Carl C. Gehron, et ux., 70 feet to land now or formerly of Jacob Gehron Company, Inc.; thence West along land now or formerly of Jacob Gehron Company Inc., 30 feet to a stake; thence in a northwest direction along land now or formerly of Jacob Gehron Company, Inc., 14.14 feet to a stake; thence North along land now or formerly of Jacob Gehron Company, Inc., 60 feet to St. James Place; thence East along St. James Place 40 feet to a point, the place of beginning.

PARCEL NO. 5:

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

BEGINNING at the southeast corner of Smith Street and St. James Place; thence South along Smith Street 43 feet, more or less, to Right-of-Way of Northern Central Railroad; thence along the Right-of-Way of Northern Central Railroad in a southeasterly direction 158 feet, more or less, to an alley; thence East along said alley 80 feet to land now or formerly of M. H. Seckinger; thence North 56 feet to land now or formerly of Jacob Gehron Company, Inc.; thence West along land now or formerly of Jacob Gehron Company, Inc., 70 feet to a stake; thence in a

northwesterly direction along land now or formerly of Jacob Gehron Company, Inc., 14.14 feet to a stake; thence North along other land now or formerly of Jacob Gehron Company, Inc., 60 feet to St. James Place; thence West along St. James Place 130 feet, more or less, to Smith Street, the place of beginning.

PARCEL NO. 6:

ALL that certain portion of the 20 foot wide unopened alley lying between land now or formerly of Jacob Gehron Company, Inc., being known as Tax Parcels 70-2-402 and 70-2-408 on the North and Tax Parcel 70-2-401 on the South and bounded on the East by the West line of Cemetery Street and bounded on the West by the northeastern right-of-way line of what was formerly known as the Elmira and Williamsport Railroad Company and sometimes formerly known as the Northern Central Railroad in deeds in the chain of title.

PARCEL NO. 7:

ALL that portion of unopened Smith Street situate in the Tenth Ward of the City of Williamsport, on which a building was constructed in the 1920's and which still exists, is described as follows:

BEGINNING at the southeast corner of Smith Street and St. James Place, which point is the northwestern corner of the above-referenced Tax Parcel 70-2-408; thence from the point and place of beginning and continuing in a northwesterly direction a distance of approximately 22.4 feet, more or less, to a point; thence continuing in a westerly direction a distance of approximately 32.4 feet, more or less, to a point; thence continuing in a southerly direction a distance of approximately 21 feet, more or less, to the right-of-way line of what was then known as the Northern Central Railroad; thence continuing in a southeasterly direction along the norther right-of-way line of the

Northern Central Railroad a distance of approximately 64 feet, more or less, to a point and being the southwesterly corner of Tax Parcel 70-2-408; thence North along the eastern line unopened Smith Street and the western line of Tax Parcel 70-2-408 a distance of 43 feet, more or less, to the point and place of beginning.

PARCEL numbers 6 and 7 above being the same premises which are the subject of an Action to Quiet Title filed to Lycoming County No. 01-01704 and a final judgment entered therein on January 24, 2002.

BEING the same premises granted and conveyed unto Eureka Land Management, LLC, by deed of Daniel L. Stabler and Linell A. Stabler, Trustees of the Daniel L. and Linell A. Stabler Living Trust dated March 20, 2014 and recorded March 21, 2014 in Lycoming County Record Book 8273, Page 025.

FOR IDENTIFICATION PURPOSES ONLY, all of the above parcels known as Tax Parcel Nos. 70-2-401, 70-2-402, 70-2-403 and 70-2-408 in the Office of the Lycoming County Tax Assessor.

CLIFFORD A. RIEDERS, ESQ.

SEAN P. GINGERICH, ESQ.

RIEDERS, TRAVIS, HUMPHREY,

WATERS & DOHRMANN

161 W. Third Street

Williamsport, PA 17701

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 FEBRUARY 15, 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

J-15, 22, 29

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