

# Lycoming Reporter

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Vol. 29

December 14, 2012

No. 50

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# LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

www.lycolaw.org

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PUBLISHED EVERY FRIDAY BY  
LYCOMING LAW ASSOCIATION

*Editor:* Gary L. Weber

*Business Manager:* Jessica A. Engel

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## ADVERTISING RATES

Annual subscription, \$50 per year.

Estate advertisement consisting of three (3) insertions, which shall include one (1) Proof of Publication at no additional cost, \$80.

Incorporation Notices, Fictitious Name Notices, LLC Notices, and similar business notices consisting of one (1) insertion, which shall include one (1) Proof of Publication at no additional cost: \$70.00.

All other advertising unless done by special contract arrangement, \$1.75 per half-column line and \$3.50 per full column line. This shall entitle the advertiser to one (1) Proof of Publication at no additional cost.

Additional Proofs of Publication, \$4.00.

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All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. Neither the Lycoming Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content. The Lycoming Reporter makes no representation as to the quality of services offered by any advertiser in this publication.

**PBI SEMINARS FOR FALL/WINTER 2012  
WINTER/SPRING 2013**

LYCOMING LAW ASSOCIATION  
25 WEST THIRD STREET, SUITE 601  
WILLIAMSPORT, PA

**CONTACT PBI TO REGISTER: (800) 247-4724**

**SIGN-IN FOR ALL SEMINARS IS ONE-HALF  
HOUR PRIOR TO THE PROGRAM.**

**ANYONE REQUIRING SPECIAL ARRANGEMENTS  
FOR A DISABILITY PLEASE CONTACT  
ZINA BARLUP (800) 932-4637 EXT. 2284  
TEN (10) DAYS PRIOR TO THE COURSE.**

**PBI may cancel replays when the registration is  
insufficient ten days prior to the replay.**

**Check with PBI for Tuition.**

**An additional fee is assessed  
for registration at the door.**

*If you plan to register at the door, please call  
the PBI Customer Service Department at  
(800) 247-4724 before the program.*

*If you are pre-registered and PBI elects to  
cancel the replay, you will be notified by PBI.*

**Please feel free to check [www.pbi.org](http://www.pbi.org)  
to confirm a scheduled seminar or replay.**

**WEDNESDAY, DECEMBER 19, 2012—12:00 P.M. to 4:15  
P.M.**

(4 Substantive) CRIMINAL LAW UPDATE 2012

**THURSDAY, DECEMBER 20, 2012—12:15 P.M. to 4:30  
P.M.**

(3 Substantive, 1 Ethics) 19th ANNUAL AUTO LAW UPDATE

**THURSDAY, DECEMBER 27, 2012—9:00 A.M. to 5:00 P.M.**

(5 Substantive, 1 Ethics) EVALUATING THE DAI CASE

**TUESDAY, FEBRUARY 12, 2013—12:30 P.M. to 3:45 P.M.**

(3 Substantive) PRESENTING A CASE TO A ZONING HEAR-  
ING BOARD

**FRIDAY, FEBRUARY 22, 2013—8:30 A.M. to 3:30 P.M.**

(6 Substantive) MASTERING EVIDENCE

**THURSDAY, MARCH 21, 2013—9:00 A.M. to 4:30 P.M.**

(5 Substantive, 1 Ethics) 26th ANNUAL CIVIL LITIGATION  
UPDATE

**THURSDAY, APRIL 18, 2013—9:00 A.M. to 1:15 P.M.**

(4 Substantive) UNEMPLOYMENT COMPENSATION

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**NOTICE TO THE PROFESSION  
EARLY DEADLINE NOTICE FOR HOLIDAY  
ISSUES OF THE *LYCOMING REPORTER***

Advertisements for the December 28, 2012 issue of the *Lycoming Reporter* must be received NO LATER THAN 9:00 A.M. ON MONDAY, DECEMBER 24, 2012.

Advertisements for the January 4, 2013 issue of the *Lycoming Reporter* must be received NO LATER THAN 9:00 A.M. ON MONDAY, DECEMBER 31, 2012.

N-30—D-28

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

► **Kemmerer vs. Dollar General Corporation, Dolgencorp, LLC, & Buchert Realty, LLC** (11/30/2012)—Judge Dudley N. Anderson

Civil: Preliminary objections; personal injury claim involving door; specificity of the complaint in itemizing violations of statutes, codes and industry standards; legal basis for attorney fee claim; impertinent allegations relating to lost video surveillance; duty to assist elderly, overburdened customers to leave the store or to render medical care for injured patron. (kemmerer113012a) (Posted: 12/03/2012)

► **Commonwealth vs. Bailey** (11/28/2012)—Judge Marc F. Lovecchio

Criminal: Post Conviction Relief Act petition; claimed breach of plea agreement by removing credit for time served; knowing and intelligent guilty plea; proper method of obtaining relief for failure of Corrections Department to follow order; denial of counsel’s request to withdraw. (Bailey112812L) (Posted: 11/29/2012)

► **Capouillez vs. Laural Hill Game and Forestry Club; Williamson Trail Resources, LP; Great Lakes Energy Partners, LLC; Ranges Resources—Appalachia, LLC** (11/28/2012)—Judge Richard A. Gray

Civil: Preliminary objections to answer and counterclaim; mineral right dispute; counterclaim for unjust enrichment; elements of cause of action; specificity of unauthorized practice of law averment. (Capouillez112812g) (Posted: 11/29/2012)

- **BH vs. RH** (11/27/2012)—Judge Dudley N. Anderson  
Support: Use of single pay stub to calculate monthly income; mortgage contribution; deduction for actual support payments only; custody adjustments. (bh112712a) (Posted: 11/27/2012)
- **Hamm vs. Eister; Thomas; Maani; Jersey Shore Hospital; Jersey Shore Hospital Foundation; Staff Care, Inc.** (11/16/2012)—Judge Richard A. Gray  
Civil: Preliminary objections; specificity of the complaint; scandalous and impertinent matter; autopsy's reference to homicide due to failed intubation by a physician; legal insufficiency; corporate liability claim; constructive notice; negligence per se; question of whether statute was established to protect a class of individuals; punitive damages; willful and wanton conduct; reckless indifference. (Hamm111612g) (Posted: 11/27/2012)

**ESTATE AND TRUST NOTICES**

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

**FIRST PUBLICATION**

**Bower, Mary L. a/k/a Mary E.**

**Bower**, dec'd.

Late of Williamsport.

Executor: William A. Clemons, 1810 Princeton Avenue, Williamsport, PA 17701.

Attorneys: Robert B. Wayne, Esquire, Elion, Wayne, Grieco, Carlucci, Shipman, Dinges & Dinges, P.C., 125 East Third Street, Williamsport, PA 17701.

**Frye, Ruthe M.**, dec'd.

Late of South Williamsport.

Executor: Eric Anthony Frye, 2327 Hillside Avenue, Williamsport, PA 17701.

Attorneys: John R. Bonner, Esquire, Casale & Bonner, P.C., 33 West Third Street, Suite 202, Williamsport, PA 17701, (570) 326-7044.

**Greene, Gordon E.**, dec'd.

Late of Trout Run (Cogan House Township).

Administratrix: Bonnie R. Herold, 534 Nices Hollow Road, Jersey Shore, PA 17740.

Attorneys: Martin A. Flayhart, Esquire, Carpenter, Harris & Flayhart, 128 S. Main St., P.O. Box 505, Jersey Shore, PA 17740.

**Hetzel, Helen G. a/k/a Helen E. Hetzel**, dec'd.

Late of Montoursville.

Executor: Robert L. Hetzel, 1106 Kirkham Terrace, Louisville, KY 40299-4668.

Attorney: Christian D. Frey, Esquire, 140 East Third Street, Williamsport, PA 17701.

**Kefalas, Thomas S., Sr. a/k/a Thomas S. Kefalas**, dec'd.

Late of the City of Williamsport.

Executrix: Gail E. Holt, 217 Arch Street, Montoursville, PA 17754.

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

**Kriner, Leon Harry a/k/a Leon H. Kriner**, dec'd.

Late of Williamsport.

Co-Executors: James L. Kriner, 2401 Blair Street, Williamsport, PA 17701 and John Scott Kriner, 2215 West Southern Avenue, South Williamsport, PA 17702.

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

**Mallory, John A.**, dec'd.

Late of Montoursville.

Executors: Larry Mallory, 686 Fire Tower Road, Glen Campbell, PA 15742 and Seymour N. Knight, 4955 Pleasant Valley Road, Cogan Station, PA 17728.

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Attorneys: Robert L. Dluge, Jr., Esquire, Diehl, Dluge, Jones & Michetti, P.O. Box 304, Elysburg, PA 17824.

**Nosel, Catherine Veneta a/k/a Catherine V. Nosel**, dec'd.

Late of Williamsport.  
Executrix: Andrea K. Lundy, 399 Meadowood Rd., Linden, PA 17744.

Attorneys: Stephen C. Sholder, Esquire, Raup, Wiley & Sholder, 634 West Fourth Street, Williamsport, PA 17701.

**Staccone, Dorothy M.**, dec'd.

Late of Williamsport.  
Executor: Phillip Staccone, 5330 North Route 44 Highway, Jersey Shore, PA 17740.  
Attorneys: John R. Bonner, Esquire, Casale & Bonner, P.C., 33 West Third Street, Suite 202, Williamsport, PA 17701, (570) 326-7044.

**Webb, James A.**, dec'd.

Late of Hughesville.  
Executrix: Carol K. Webb.  
Attorneys: Tammy A. Weber, Esquire, Marshall, Parker & Associates, LLC, 49 E. Fourth Street, Williamsport, PA 17701.

**Webber, Gloria J.**, dec'd.

Late of Williamsport.  
Co-Executrices: Tammy L. Mitcheltree, 205 Harvest St., Linden, PA 17744 and Debra A. Wurster, 2140 Linwood Ave., Williamsport, PA 17701.  
Attorneys: Joseph F. Orso, III, Esquire, Rudinski, Orso & Lynch, 339 Market Street, Williamsport, PA 17701.

**SECOND PUBLICATION**

**Davis, Joseph W.**, dec'd.

Late of McIntyre Township.

Administratrix: Michele Davis c/o Timothy E. Shawaryn, Esquire, P.O. Box 16, Lititz, PA 17543.

Attorneys: Gibbel Kraybill & Hess LLP.

**Holdren, Jerry J., Sr. a/k/a Jerry J. Holdren a/k/a Jerry Holdren**, dec'd.

Late of the Township of Gamble.

Administrator: David L. Holdren, 2911 Murray Run Road, Trout Run, PA 17771.

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

**Kinkade, Thomas H., Jr. a/k/a Thomas Harold Kinkade, Jr. a/k/a Thomas H. Kinkade a/k/a Thomas Kinkade**, dec'd.

Late of Loyalsock.

The Thomas H. Kinkade, Jr. Real Estate Protector Trust, dated June 6, 2011.

The Thomas H. Kinkade, Jr. Protector Trust, dated June 6, 2011.

Settlor: Thomas H. Kinkade, Jr.

Executrix/Trustee: Bonnie L. Logue, 190 Katie Lane, Montoursville, PA 17754.

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

**Maines, Tina M.**, dec'd.

Late of Loyalsock Township.  
Executrix: Crystal L. Martin.  
Attorneys: Matthew J. Parker, Esquire, Marshall, Parker & Associates, LLC, 49 E. Fourth Street, Williamsport, PA 17701.



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**Russell, Barbara E.**, dec'd.  
Late of Williamsport.  
Executrix: Laurie E. Russell  
c/o Greevy & Associates, P.O.  
Box 328, Montoursville, PA  
17754.  
Attorneys: Greevy & Associ-  
ates, P.O. Box 328, Montours-  
ville, PA 17754.

**Simcox, Matthew Roy**, dec'd.  
Late of Montoursville.  
Executrices: Brenda Hall,  
532 Fairmont Avenue, South  
Williamsport, PA 17702 and  
Bellina Simcox, 4985 War-  
rens ville Road, Montoursville,  
PA 17754.  
Attorney: Scott A. Williams,  
Esquire, 57 East Fourth  
Street, P.O. Box 3, Williams-  
port, PA 17703.

**Temple, Donald E.**, dec'd.  
Late of Picture Rocks.  
Administrator C.T.A.: Dana L.  
Temple, 671 Michael Hollow  
Road, Muncy, PA 17756.  
Attorney: Layne R. Oden, Es-  
quire, Nine South Main Street,  
Muncy, PA 17756-1306.

**Ulmer, Ellen E.**, dec'd.  
Late of Williamsport.  
Executor: Woodlands Bank,  
2450 E. Third Street, Williams-  
port, PA 17701.  
Attorneys: Mc Nerney, Page,  
Vanderlin & Hall, 433 Market  
Street, P.O. Box 7, Williams-  
port, PA 17703.

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**THIRD PUBLICATION**

**Bryan, Ella**, dec'd.  
Late of Williamsport.  
Executrices: Melba Moore and  
Ruth Rowland c/o Greevy  
& Associates, P.O. Box 328,  
Montoursville, PA 17754.

Attorneys: Greevy & Associ-  
ates, P.O. Box 328, Montours-  
ville, PA 17754.

**Harvey, David A.**, dec'd.  
Late of the Township of Loy-  
alsock.  
Executors: John D. Harvey,  
1445 Harvey Road, Williams-  
port, PA 17701 and Philip A.  
Harvey, 1421 Harvey Road,  
Williamsport, PA 17701.  
Attorney: Joseph L. Rider, Es-  
quire, 143 West Fourth Street,  
Williamsport, PA 17701.

**Logue, George E., Sr.**, dec'd.  
Late of the Township of Gam-  
ble.  
Executors: Elizabeth S. Logue,  
6747 Wallis Run Road, Trout  
Run, PA 17771, Robert E.  
Logue, 719 Logue Hill Road,  
Trout Run, PA 17771 and  
Woodlands Bank, 2450 E.  
Third Street, Williamsport, PA  
17701.  
Attorney: Joseph L. Rider, Es-  
quire, 143 West Fourth Street,  
Williamsport, PA 17701.

**Marr, Laura R.**, dec'd.  
Late of the Township of Loy-  
alsock.  
Executor: Woodlands Bank,  
2450 E. Third Street, Williams-  
port, PA 17701.  
Attorney: Joseph L. Rider, Es-  
quire, 143 West Fourth Street,  
Williamsport, PA 17701.

**Matthews, Eloise E.**, dec'd.  
Late of Wolf Township.  
Executrix: Mary Treese, 190  
Aderhold Drive, Hughesville,  
PA 17737.  
Attorneys: Thomas D. Hess,  
Esquire, Hess and Hess,  
P.C., 30 South Main Street,  
Hughesville, PA 17737.

**Tironie, Bernard C.**, dec'd.  
Late of Moreland Township.  
Executor: Charles R. Lockard,  
Jr., 163 East Water Street,  
P.O. Box 130, Hughesville, PA  
17737.  
Attorneys: Thomas D. Hess,  
Esquire, Hess and Hess,  
P.C., 30 South Main Street,  
Hughesville, PA 17737.

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**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

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In the Court of Common Pleas of  
Lycoming County, Pennsylvania  
Civil Action—Law

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No. 12-01885

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JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION s/b/m  
CHASE HOME FINANCE, LLC  
Plaintiff

vs.

HARVEY R. BACON, IN  
HIS CAPACITY AS HEIR  
OF KIMBERLY J. BACON,  
DECEASED, BRYAN H. BACON,  
IN HIS CAPACITY AS HEIR  
OF KIMBERLY J. BACON,  
DECEASED, AMY M. BACON,  
IN HER CAPACITY AS HEIR  
OF KIMBERLY J. BACON,  
DECEASED, ERICA J. BACON,  
IN HER CAPACITY AS HEIR  
OF KIMBERLY J. BACON,  
DECEASED, UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND  
ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER KIMBERLY  
J. BACON, DECEASED

Defendants

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**NOTICE**

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To UNKNOWN HEIRS, SUCCE-  
SORS, ASSIGNS, AND ALL

PERSONS, FIRMS, OR ASSO-  
CIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR  
UNDER KIMBERLY J. BACON,  
DECEASED:

You are hereby notified that  
on August 16, 2012, Plaintiff, JP-  
MORGAN CHASE BANK, NATION-  
AL ASSOCIATION s/b/m CHASE  
HOME FINANCE, LLC, filed a  
Mortgage Foreclosure Complaint  
endorsed with a Notice to Defend,  
against you in the Court of Com-  
mon Pleas of LYCOMING County,  
Pennsylvania, docketed to No. 12-  
01885. Wherein Plaintiff seeks to  
foreclose on the mortgage secured  
on your property located at 925  
MAXWELL PLACE, WILLIAMS-  
PORT, PA 17701-3636 whereupon  
your property would be sold by the  
Sheriff of LYCOMING County.

You are hereby notified to plead  
to the above referenced Complaint  
on or before 20 days from the date  
of this publication or a Judgment  
will be entered against you.

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**NOTICE**

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

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

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

Notice to Defend:  
North Penn Legal Services  
329 Market Street  
Williamsport, PA 17701  
(570) 323-8741  
Lawyer Referral Service  
Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
100 South Street  
P.O. Box 186  
Harrisburg, PA 17108  
(800) 692-7375

D-14

**NOTICE OF SHERIFF'S SALE**

In the Court of Common Pleas of Lycoming County, Pennsylvania

NO. 12-00495

WELLS FARGO BANK, N.A.

vs.

LAWRENCE A. GALUSHA and DOROTHY L. GALUSHA

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

NOTICE TO: LAWRENCE A. GALUSHA and DOROTHY L. GALUSHA

Being Premises: 7136 STATE ROUTE 654, WILLIAMSPORT, PA 17702-8432.

Being in LIMESTONE TOWNSHIP, County of LYCOMING, Commonwealth of Pennsylvania, 25+,408.0-0162.A+-000+.

Improvements consist of residential property.

Sold as the property of LAWRENCE A. GALUSHA and DOROTHY L. GALUSHA.

Your house (real estate) at 7136 STATE ROUTE 654, WILLIAMSPORT, PA 17702-8432 is scheduled to be sold at the Sheriff's Sale on March 1, 2013, at 10:30 A.M., at the LYCOMING County Courthouse, 48 West 3rd Street, Williamsport, PA 17701, to enforce the Court Judgment of \$169,479.86 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP  
Attorneys for Plaintiff

D-14

**NOTICE**

In the Court of Common Pleas of the 17th Judicial District of Pennsylvania, Union County Branch Orphans' Court Division

NO. OC-12-8053

IN RE: ADOPTION OF Dailon Jaiden Merced

Notice of Hearing to Involuntarily Terminate Parental Rights

To: the Unknown Father of Dailon Jaiden Merced, a minor, born March 18, 2011, in Lycoming County, PA to Franchesca Merced

A Petition has been filed asking the Court to put an end to all rights you have to your child, Dailon Jaiden Merced. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in the Courtroom of the Union County Courthouse, located at 103 South 2nd Street,

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Lewisburg, Pennsylvania on January 16, 2013, at 9:00 A.M., prevailing time. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford

one, telephone the office set forth below to find out where you can get legal help.

OFFICE OF THE  
COURT ADMINISTRATOR  
Union County Courthouse  
103 South 2nd Street  
Lewisburg, PA 17837  
(570) 524-8761

AX RUNKLE & HUDOCK, P.C.  
Attorneys for Petitioner  
14 S. Main St.  
Middleburg, PA 17842

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### SHERIFF'S SALE

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By virtue of Writs of Execution issued out of the Court of Common Pleas of Lycoming County, and directed to me, there will be exposed to public sale at the Executive Plaza, 1st Floor Commissioners Board Room, 330 Pine Street, Williamsport, PA 17701 on Friday, JANUARY 4, 2013, at 10:30 A.M., the following described real estate to wit:

#### NO. 1-1

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

BEGINNING at a post o Main Street; thence by said alley twenty (20) feet wide which bounds Lot No. 1, west two hundred and thirteen (213) feet to the east side of Cherry Alley; thence along said Cherry Alley southward fifty-two (52) feet to the northwest corner of Lot No. 3; thence eastward along said Lot No. 3, two hundred and thirteen (213) feet to the said Main Street; thence Northward along said Main Street, fifty-two (52) feet to the place of beginning. Containing one-fourth of an acre, be the same more or less.

FOR IDENTIFICATION PURPOSES ONLY being known in the Office of the Tax Assessor of Lycoming County as Tax Parcel No. 19-1-608.

TAX PARCEL #: 19-001-0608.

BEING KNOWN AS: 418 South Main Street, Jersey Shore, PA 17740.

#### NO. 1-2

ALL those two certain pieces, parcels and lots of land situate in

the Township of Loyalsock, County of Lycoming and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to-wit:

#### PARCEL No. 1

BEGINNING at a point in the east line of a private lane, said point, being one hundred nine (109) feet northeast from an iron rail monument at the east line of said private land; thence in a northeasterly direction along the line of said private lane, seventy-eight and thirty-five hundredths (78.35) feet to the division line extended of a double frame dwelling house; thence south fifty-one (51) degrees east along said division line of said double frame dwelling to a point in the west bank of Mill Creek; thence along the west bank of Mill Creek south forty-seven (47) degrees thirty-seven (37) minutes west, eighty-two (82) feet to lot now or formerly of Floyd H. Bartlett; thence north forty-six (46) degrees fifty (50) minutes west, sixty-eight (68) feet to the east line of the above mentioned private lane, the point and place of beginning.

#### PARCEL No. 2

BEGINNING at a rail monument on the east line of a private lane, said rail monument being about one hundred ninety (190) feet southerly from the centerline of a private bridge over Mill Creek; thence along the western bank of Mill Creek, south twenty-three (23) degrees forty-eight (48) minutes east, one hundred thirty-four and four-tenths (134.4) feet, more or less, to a rail monument on the west bank of said Mill Creek; thence continuing along the said west bank of Mill Creek, south forty-seven (47) degrees thirty-seven (37) minute west, eighty-four

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and five-tenths (84.5), more or less, to a point, said point being at the intersection of the west bank of Mill Creek with the division line of a double frame dwelling house extended to the said west bank of Mill Creek; thence along the said extended division line of the double frame dwelling house, north fifty-one (51) degrees west, eighty-seven and five-tenths (87.5) feet to a point in the eastern line of the aforementioned private lane; thence in a northeasterly direction along the eastern side of said private lane, a distance of one hundred forty-four and eighty-five hundredths (144.85) feet, more or less, to a rail monument, the place of beginning.

FOR IDENTIFICATION PURPOSES ONLY, being known as all of Tax Parcel No. 26-331-1 and No. 26-331-174 in the Office of the Lycoming County Tax Assessor.

THE premises being more accurately described in accordance with a re-survey of Larson Design Group, dated June 23, 1994 as follows:

PARCEL No. 1

BEGINNING at a point in the east line of a private lane or right of way (35.00 feet in width). Said point being 109 feet northeast from an iron rail monument at the east line of said private lane or right of way; thence from said point and place of beginning and along the east line of the private lane or right of way by a computed bearing and distance, north 33 degrees 27 minutes 10 seconds east, 76.49 feet to the division line extended of a double frame dwelling house; thence south 51 degrees 00 minutes 00 seconds east, 87.50 feet; thence south 47 degrees 37 minutes 00 seconds west, 82 feet to an existing iron pipe corner; thence north 46 degrees 50 min-

utes 00 seconds, west 68 feet to the east line of the aforementioned private lane or right of way and the point and place of beginning. Containing 6, 110 square feet as above described.

PARCEL No. 2

BEGINNING at a point on the east line of a private lane or right of way. Said point being about 190 feet southerly from the center line of the former private bridge over Mill Creek; thence from said point and place of beginning, south 23 degrees 48 minutes 00 seconds east, 134.40 feet, more or less; thence south 47 degrees 37 minutes 00 seconds west, 84.5, more or less to a point; thence along the extended division line of the double frame house, north 51 degrees 00 minutes 00 seconds west, 87.50 feet to a point on the eastern line of said private land or right of way; thence along the east line of the private lane or right of way by a computed bearing and distance north 31 degrees 23 minutes 14 seconds east, 146.27 feet to the point and place of beginning. Containing 11,725 square feet as above described.

BEING the same premises which Paul Beard and Judith L. Beard, husband and wife, by Deed dated August 5, 1994 and recorded in the Lycoming County Recorder of Deeds Office on August 5, 1994 in Deed Book 2298, page 306, granted and conveyed unto Dwyre S. McComsey and Angela D. McComsey, husband and wife.

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**NO. 1-4**

LEGAL DESCRIPTION

ALL that certain lot of land situate on the south side of the public road leading from Williams-

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port to Jersey Shore, being on the Township of Woodward, County of Lycoming, and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

BEGINNING at a post at the corner of lot now or formerly of Welman Cohick and said public road, thence, along the line of said lot in a southerly course 184 feet to a post, thence, by land now or formerly of Alexander Cohick in an easterly course 65 feet to a post, thence, by lot now or formerly of William M. Cohick in a northerly course 164 feet to a post at said public road, thence in a westerly course along said public road 66 feet to the post, the place of beginning and containing 1/4 of a 1 acre, more or less.

BEING the same premises granted and conveyed unto Clair E. Clark, Jr. and Debbie A. Clark, his wife, by deed of Elenor Marie Campana, as executor for the estate of Jay A. Moore, Sr.; Elenor Marie Campana, individually and Joseph F. Campana, her husband, Galen Beach and Christina Moore Beach, his wife, Jay A. Moore Jr., single; and Robert A. Moore, single; dated the 28th day of March, 1990, and recorded in the Office of the Recorder of Deeds of Lycoming County on the 10th day of April, 1990, in Deed Book 1530, Page 227.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN IN THE OFFICE OF THE TAX ASSESSOR OF LYCOMING COUNTY AS TAX PARCEL NO. 60-3-527.

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### NO. 1-6

#### EXHIBIT "A"

#### LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or lot of land situate in the

First Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, being known as Lot No. 55 on the plot or plan of Tepel's Addition to the City of Williamsport, bounded and described as follows, to-wit:

BEGINNING at a point two hundred eighty-six (286) feet west from the southwest corner of Grove and Sheridan Streets; thence westward along the southern line of Sheridan Street, forty (40) feet to Lot No. 54; thence southwardly along the eastern line of said Lot No. 54, one hundred twenty-nine (129) feet to an eighteen (18) foot alley; thence eastwardly along the line of said eighteen (18) foot alley, forty (40) feet to Lot No. 56; thence northwardly along the western line of said Lot No. 56, one hundred twenty-nine (129) feet to a point and place of Beginning.

BEING the same premises which Eileen V. Yeagle, single, by deed dated December 23, 2008 and recorded January 8, 2009 in and for Lycoming County, Pennsylvania, in Deed Book Volume 6534, Page 122, granted and conveyed unto Stephen S. Soha, single.

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### NO. 1-8

ALL that certain piece, parcel and lot of land situate in the Township of Limestone, County of Lycoming and Commonwealth of Pennsylvania and being more particularly bounded and described in accordance with survey of Kerry A. Drake, Registered Surveyor, dated August 18, 1983 as follows, to-wit:

BEGINNING at a point in the center of L.R. 176 (T.R. 44), the road leading from Jersey Shore to Collomsville, said point being one hundred six (106) feet southeast of the intersection of L.R. 41013



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and L.R. 176; thence along the center line of the said L.R. 176, north seventy-one (71) degrees six (06) minutes fifteen (15) seconds west, three hundred thirty-six and four hundredths (336.04) feet to a point in the same; thence along land now or formerly of Thompson and passing through an iron pin on the northern right of way line of L.R. 176, north six (06) degrees thirty-seven (37) minutes zero (00) seconds east, one hundred thirty-six and seventeen hundredths (136.17) feet to an iron pin with an angle iron post; thence along other land now or formerly of Thompson south seventy-nine (79) degrees twenty-three (23) minutes zero (00) seconds east, three hundred twenty-four and seventy-hundredths (324.70) feet to an iron pin with an angle iron post; thence along the western side of the lane leading to the farm now or formerly of Thompson, south five (05) degrees fourteen (14) minutes thirty (30) seconds west one hundred eighty-five and four hundredths (185.04) feet to the place of beginning, and containing 1.20 acres.

HAVING THEREON ERECTED A DWELLING KNOWN AS 6699 STATE ROUTE 44 HIGHWAY JERSEY SHORE, PA 17740.

PARCEL: 25+427.0-0128.00-000+

BEING THE SAME PREMISES WHICH Lisa M. Hauser et al by deed dated 08/17/09 and recorded 08/31/09 in Lycoming County Record Book 6740, Page 321, granted and conveyed unto Joshua J. Laubscher.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reser-

vations of record, as the same may appear in this or prior instruments of record.

TO BE SOLD AS THE PROPERTY OF JOSHUA J. LAUBSCHER ON JUDGMENT NO. 12-00916.

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### NO. 1-9

All that certain piece of land situate in the Borough of South Williamsport, County of Lycoming and Commonwealth of Pennsylvania, described as follows, to wit:

Beginning at a point on the south side of the Duboistown Road forty-five (45) feet and one (1) inch east of the south east corner of said road, and Elm Street; thence easterly along said road forty-five (45) feet; thence southerly parallel to Elm Street one hundred sixty-five (165) feet and nine (9) inches to an alley; thence westerly along said alley forty-five (45) feet; thence northerly one hundred sixty-three (163) feet and six (6) inches to the place of beginning.

Under and subject to the conditions, restrictions, covenants, rights-of-way, etc. as heretofore contained in the prior chain of title.

Being the same premises granted and conveyed unto Robert W. Yoas and Jennifer R. Yoas, his wife, by Deed of Anthony H. Evans, Executor of the Estate of Aleda I. Knauff, deceased, and Christina A. Dieterich, Single, dated December 5, 1990 and recorded December 10, 1990 in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book Volume 1031 page 61.

For identification purposes only, being known as all of Tax Parcel No. 53-3-313 in the Office of the Lycoming County Tax Assessor.



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Title to said premises vested in Timothy D. Doebler, single by Deed from Robert W. Yoas and Jennifer R. Yoas, husband and wife dated 08/06/98 and recorded on 08/06/98 in the Lycoming County Recorder of Deeds in Book 3078, Page 031.

Being known as 2133 Riverside Drive, South Williamsport, PA 17702.

Tax Parcel Number: 53-3-313.

**NO. 1-11**

EXHIBIT "A"

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

BEGINNING at a post on the North side of Second Avenue forty-six (46) feet west from the Northwest corner of said Avenue and Fleming Street; thence Northerly on a line parallel with said Fleming Street and forty-six (46) feet distant therefrom one hundred fifty (150) feet to a twenty (20) foot alley; thence Westerly along Southern line of said alley forty-six (46) feet to a post; thence Southerly on a line parallel with the Eastern line of this lot one hundred fifty (150) feet to said Second Avenue; thence Easterly (long said Avenue forty-six (46) feet to the place of beginning, Being lot No. 106 on the Plan of Allens Addition to the Borough of South Williamsport.

SAID PROPERTY being known as 395 E. Second Avenue, South Williamsport, PA 17701 and bearing Tax Parcel Number 51-1-127.

Improvements to the property include a house, garage with attached shop.

**NO. 1-12**

EXHIBIT "A"

PARCEL NUMBER ONE:

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

BEGINNING at a stake in the northern line of land now or formerly of Carl Whitmoyer, said stake being South eighty-five (85°) degrees forty (40') minutes West, two hundred forty (240') feet from the center of Pennsylvania State Highway Route #405; thence along the land now or formerly of Robert T. Shipman, by the two (2) following courses and distances: First—North thirty (30°) degrees thirty (30') minutes East four hundred (400') feet to a stake; Second—North eighty-five (85°) degrees forty (40') minutes East two hundred forty (240') feet to a point in the center of said Route #405; thence along the center of Route #405 by a curve to the left, an arc distance of four hundred and eighty-five hundredths (400.85') feet to a point; thence along the northern line of land now or formerly of Carl Whitmoyer South eighty-five (85°) degrees forty (40') minutes West two hundred forty (240') feet to the place of beginning.

EXCEPTING AND RESERVING a 0.8375 acre parcel previously conveyed by Cramer Auto Parts, Inc., to John R. Zurinsky and Marie B. Zurinsky, his wife, by deed dated and recorded on 4/16/86, and recorded in Lycoming County Deed Book 1070 at page 123.

FOR IDENTIFICATION PURPOSES ONLY, BEING ALL OR PART OF PARCEL NUMBER 40-374-269A IN THE OFFICE OF THE LYCOMING COUNTY ASSESSOR. PARCEL NUMBER TWO:

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ALL that certain piece, parcel or lot of land situate in the Township of Muncy Creek, County of Lycoming and Commonwealth of Pennsylvania, known as Parcel No. 2 of the Subdivision of Muncy Auto Parts, Inc., being more particularly bounded and described in accordance with a survey by John A. Bubb, P.E., dated February 18, 1984, as follows, to wit:

BEGINNING at an iron pin at the point of intersection of the eastern line of land now or formerly of Robert Shipman with the northern line of land now or formerly of Carl Whitmoyer; thence along the eastern line of land now or formerly of Robert Shipman, North thirty (30) degrees thirty (30) minutes East, two hundred fifty (250.00) feet to an iron pin; thence along the southern line of Parcel No. 1, North sixty-five (65) degrees thirty (30) minutes East, one hundred eighty and seven hundredths (180.07) feet to a point in the centerline of Pennsylvania Route No. 405; thence along the centerline of Route No. 405 by a curve to the left having a radius of nine hundred fifty-five and thirty-seven hundredths (955.37) feet, an arc distance of sixty-seven and ninety-eight hundredths (67.98) feet to a point; thence continuing along the centerline of Route No. 405, South twenty-one (21) degrees twenty-three (23) minutes West, sixty-five (65.00) feet to a point; thence along land now or formerly of Carl Whitmoyer, South eighty-five (85) degrees forty (40) minutes West, two hundred forty (240.00) feet to the place of beginning. Containing 0.8375 acres.

TOGETHER with the free and uninterrupted use, liberty and privilege of and passage in and along a certain existing passage-

way twenty-five (25) feet in width and extending along the southern boundary of Parcel No. 1 of the Subdivision of Cramer Auto Parts, Inc., from Pennsylvania Route No. 405 to the northern entrance to the commercial building on the premises herein conveyed, Said passage to be used in common with the owners of Parcel No. 1 with maintenance expenses to be shared equally.

ALSO TOGETHER with a perpetual easement for the purpose of keeping and maintaining an on-lot sewage system on premises herein described, as conveyed by Tri-Lateral Investment Corp., to Harold W. Cramer and Linda A. Cramer and recorded in Lycoming County Record Book 2751 at page 301.

UNDER AND SUBJECT to the right of the grantors, their heirs and assigns to obtain water for single family residential use for the building situate on Parcel Number 1 from the well and water system on Parcel Number 2, above described and being conveyed to grantees. The expense of the maintenance of said water system shall be divided equally between the owners of Parcel Number 1 and Parcel Number 2. However, the owners of Parcel Number 1 shall be responsible for maintaining the pipeline from the dwelling to the well.

FOR IDENTIFICATION PURPOSES ONLY, BEING ALL OR PART OF LYCOMING COUNTY PARCEL NUMBER 40-374.1-169C IN THE OFFICE OF THE LYCOMING COUNTY ASSESSOR.

BEING the same premises granted and conveyed unto Gregory A. Barto, by deed of Gregory A. Barto and Shelia M. Barto, his

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wife, dated April 18, 2001 and recorded on April 24, 2001 in Lycoming County Record Book 3768 at page 338.

**NO. 1-13**

ALL that certain piece, parcel and lot of land situate in the Township of Eldred, County of Lycoming and Commonwealth of Pennsylvania, more fully bounded and described on a survey and drawing #M-527-94 by Malcolm R. English, R.S. 255770-E as follows, to-wit:

BEGINNING in an iron pin set in the eastern right-of-way line of S.R. 2029; said pin being 3/10 of a mile in a northerly direction from the Loyalsock and Eldred Township line; said point being the northwest corner of Lot 1; said right-of-way Line being 25.00 feet (the word "feet" erroneously omitted in prior deed) East of the centerline of S.R. 2029; thence from the point of beginning and along lands now or formerly of Margaret A. Ellison and Keith R. Ellison, her husband, the next three (3) courses and distances: 1. North eighty-nine (89) degrees thirty-nine (39) minutes forty-four (44) seconds East, three hundred sixty-four and seventy-two hundredths (364.72) feet to an iron pin: 2. South eight (8) degrees four (04) minutes thirty (30) seconds West, four hundred seventy-two and eight hundredths (472.08) feet to an iron pin: 3. North sixty (60) degrees fourteen (14) minutes thirty-seven (37) seconds West three hundred sixty and twelve hundredths (360.12) feet to an iron pin set in the Eastern right-of-way line of S.R. 2029; thence by said right-of-way line, North two (02) degrees fifty (50) minutes forty-five (45) seconds East, two hundred

eighty-six and eighty-seven hundredths (286.87) feet to a set iron pin, being the point and place of beginning. Containing three and twelve thousandths acres (3.012). Base of bearing for this survey is Magnetic North 1994.

EXCEPTING AND RESERVING therefrom and thereout a right-of-way contained in Deed to Keith R. Ellison and Margaret A. Ellison, his wife, by Sterling L. Thompson and Freda E. Thompson a/k/a Freda E. Thompson, his wife, dated August 6, 1993 and duly recorded in the Recorder's office in and for Lycoming County in recorded book 2100 at page 241.

PARCEL No. 11-310-134.

BEING the same premises which Michael A. Buck, married, by Deed dated September 1, 2005 and recorded in the Lycoming County Recorder of Deeds Office on September 1, 2005 in Deed Book 5414, page 220 granted and conveyed unto Lynda L. Buck, married.

**NO. 1-14**

LEGAL DESCRIPTION

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

BEGINNING at an iron pin in the west line of Canterbury Road, said pin being due south three hundred thirty-seven and twenty-nine hundredths (337.29) feet from an iron pin at the southwest corner of Canterbury Road and Reed Street; thence continuing along the west line of Canterbury Road, due south one hundred fifteen (115) feet to an iron pin in

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line of other land now or formerly of Faxon Construction Company; thence along the same due west one hundred ten (110) feet to an iron pin in line of other land now or formerly of Faxon Construction Company; thence along the same due north one hundred fifteen (115) feet to an iron pin in line of other land now or formerly of said Faxon Construction Company; thence along the same due east one hundred ten (110) feet to an iron pin, the place of beginning. (For identification purposes only, this lot formerly known on the original Plan of Lymehurst as part of Lot 9, part of Lot 10, part of Lot 11 and part of Lot 12, in Block 15).

EXCEPTING AND RESERVING NEVERTHELESS, from and out of the real estate hereinabove described, a perpetual easement of ingress, egress and regress through, over and under a portion of the real estate hereinabove described, and being described as a strip of land five (5) feet in width and extending along the entire west boundary and five (5) feet along the north boundary line of said premises for the purpose of erecting and constructing electric, telephone and any other public utility poles, lines and equipment, as well as gas, water and sewer lines and equipment, together with the right on the part of any utility company or owner or any other person or party thereof making said installations, its servants, agents and employees, to make use of said easement for the purpose of construction, reconstruction, maintenance and repairs and together with the right on the part of the Grantor, its successors and assigns to make use of said easements for said purposes;

providing, however, that Grantor, its successor and assigns, shall not be liable in any way or in any nature whatsoever for any damage which might be caused by any utility company or owner, or its servants, agents and employees in making use of said easement for the said purposes hereinabove stated.

UNDER AND SUBJECT to covenants and restrictions recorded 28 August 1991 in Lycoming County Record Book 1734, Page 347.

IT IS specifically agreed between the Grantor and Grantees that if there has ever been any prior severance of coal underneath the surface of the land described herein, then this deed may not sell, convey, transfer or include the title to the coal and right of support underneath the surface land described and referred to herein, and the owner or owners of such coal may have the complete legal right to remove all of such coal, and in that connection, damage may result to the surface of the land any house, building or other structure on or in such land.

TITLE TO SAID PREMISES IS VESTED IN John M. Raptis and Stephanie Raptis, his wife, by Deed from Richard D. Rossi and Lee Anna K. Rossi, his wife, dated 08/01/2003, recorded 08/05/2003 in Book 4670, Page 291.

Seized in execution as the property of JOHN M. RAPTIS and STEPHANIE RAPTIS on No.: 10-02067.

Parcel No.: 26+,006.0-0326.00-000+.

Premises being: 1065 CANTERBURY ROAD, WILLIAMSPORT, PA 17701-4069.

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**NO. 1-15**

LEGAL DESCRIPTION

THE following described real property situate in the township of Susquehanna, city of south Williamsport, county of Lycoming and commonwealth of Pennsylvania, to wit:

ALL THOSE TWO (2) CERTAIN parcels of land situate in Susquehanna township, Lycoming county, Pennsylvania, bounded and described as follows, to-wit:

PARCEL no. 1

BEGINNING at an iron pin at corner of land now or formerly of Harry Colston; thence by the same due west two hundred thirty-six (236.00) feet to the center of the public road leading from Nisbet to Bastress; thence by the center of said public road south five (5) degrees west seventy-five (75) feet to a point; thence by land now or formerly of Caroline Hine Ohl, et vir, due east two hundred thirty-six (236.00) feet to an iron pin; thence by the same north four (4) degrees east, seventy-five (75) feet to the point and place of beginning, containing 17,700 sq. ft. as surveyed August 20, 1937 by H.H. Lundy.

PARCEL no. 2:

BEGINNING at an iron pin at the northeast corner of parcel no. 1 herein described; thence by land now or formerly of Clyde Parris due east two hundred fourteen (214.00) feet to the Pennsylvania state highway; thence by the same south seventy-five (75) feet to a point; thence by land now or formerly of Caroline Hine Ohl, et vir, due west two hundred twelve (212.00) feet to an iron pin at the southeast corner of parcel no. 1 herein described; thence by the same due north or north four (4)

degrees east, seventy-five (75.00) feet to the place of beginning. Containing 15.975 sq. ft.

Title vested in Shirley Pfirman, married and Tammy M. Beck, as Joint Tenants with Right of Survivorship and not as Tenants in Common by Deed Shirley Pfirman dated 11/09/2005 and recorded 11/14/2005 in Deed Book 5491, Page 185 and Instrument # 200500018864.

Seized in execution as the property of SHIRLEY PFIRMAN and TAMMY M. BECK on No.: 12-00652.

Parcel No.: 55+,001.0-0106.00-000+.

Premises being: 743 VALLEY ROAD, SOUTH WILLIAMSPORT, PA 17702-8057.

**NO. 1-16**

LEGAL DESCRIPTION

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

BEGINNING at the intersection of Garden Street with Maxwell Place, formerly Maple Alley, at the northwest corner of the lot herein described; thence in an easterly direction along Maxwell Place two hundred ten (210) feet to White Alley; thence in a southerly direction along White Alley ninety-two (92) feet to a post, thence in a westerly direction along lands now or formerly of John J. Bender two hundred ten (210) feet to Garden Street; thence in a northerly direction along Garden Street ninety-two (92) feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kathleen A. Lowe,

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single, by Deed from Nancy E. Carnes, single, dated 05/10/1988, recorded 05/10/1988 in Book 1265, Page 145.

Seized in execution as the property of KATHLEEN A. LOWE a/k/a CATHY A. LOWE a/k/a KATHLEEN ANNE LOWE on No.: 2012-00289.

Parcel No.: 69+,002.0-0105.00-000+.

Premises being: 1018-1020 GARDEN STREET, WILLIAMSPORT, PA 17701-3528.

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### NO. 1-17

#### LEGAL DESCRIPTION

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

BEGINNING at an iron pin at a corner of lands now or formerly of Niles Case and Merion Case his wife, said iron pin being a distance of seventeen (170 feet West of the Western edge of Legislative Route 289, also known as Pennsylvania Traffic Route Number 554; thence North seventy-nine (79) degrees forty-seven (47) minutes West, a distance of two hundred twenty-nine and sixty-eight hundredths (229.68) feet to an iron pin at the base of a double tree, at the corner of lands now or formerly of Edwin B. Sampsel, Jr., and Wilhelmina J. Sampsel, his wife; thence North sixty (60) degrees fifty-two (52) minutes East, a distance of two hundred thirty-three and fifty-one hundredths (233.51) feet to a number four iron pin, said iron pin being a distance of thirty-nine (39) feet West of the Western edge of Legislative Route 289; thence South eight (8) degrees eight (8)

minutes East, a distance of one hundred fifty-six (156) feet to an iron pin, being the point and place of beginning.

CONTAINING 17.004 square feet of .39 of an acre, according to survey of Thomas A. Bafile, P.R.E. dated November 17, 1971.

TOGETHER WITH and all existing rights of way leading from the Legislative Route 289 to the above described parcel of land.

Title vested in Casey Foulds, an adult individual by Deed from Joanne B. Auchenbach, correctly known as Joanne B. Achenbach and Delmar L. Achenbach, wife and husband dated 12/23/2004 and recorded 12/30/2004 in Book 5188, Page 61.

Seized in execution as the property of CASEY FOULDS on No.: 12-00277.

Parcel No.: 57+409.0-0111.000-000+.

Premises being: 6960 SULPHUR SPRINGS ROAD, MONTGOMERY, PA 17752-8743.

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### NO. 1-18

#### LEGAL DESCRIPTION

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:

BEGINNING at the intersection of the Western line of Wildwood Boulevard with the division line between Lot Nos. 281 and 282 of the Williamsport Improvement Company Plan of Sawyer Park; thence along said division line between Lot Nos. 281 and 282, North eighty-eight degrees forty-five minutes West, ninety-seven and three-tenths feet (N 88° 45' W, 97.3 Ft.) to a fifteen foot (15 Ft.)



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wide alley; thence by the same, North one hundred four feet (104 Ft.) to Rural Avenue; thence along the Southern line of Rural Avenue; South eighty-nine degrees fourteen minutes East, eighty-four and five-tenths feet (S 89° 14' E, 84.5 Ft.) to a point; thence in a Southeasterly direction by a line curving to the right with a radius of fourteen feet (14Ft.), a distance of twenty-four and five-tenths feet (24.5 Ft.) to a point on the Western line of Wildwood Boulevard; thence by the same, South one degree fifteen minutes West, ninety feet (S 1 degree 15' W, 90 Ft.) to the place of beginning.

EXCEPTING AND RESERVING from and out of the premises above described, all that portion thereof which by Deed dated March 14, 1956, and recorded in Lycoming County Deed Book 414, page 288, M. Louis Caporaletti, et ux, granted and conveyed unto John P. Gibbons and James E. Gibbons, Jr.

TITLE TO SAID PREMISES IS VESTED IN Duwain A. Dillard, by Deed from Louis J. Paulauski, Jr. and Pearl L. Paulauski, his wife, dated 08/25/2005, recorded 08/26/2005 in Book 5407, Page 153.

Seized in execution as the property of DUWAIN A. DILLARD on No.: 12-01052.

Parcel No.: 70+,004.0-0102.00-000+.

Premises being: 827 WILDWOOD BOULEVARD, WILLIAMS-PORT, PA 17701-1604.

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### NO. 1-19

#### LEGAL DESCRIPTION

ALL that certain piece, parcel or lot of land situate in the Township of Fairfield, County of Lycoming

and Commonwealth of Pennsylvania, being more particularly bounded and described in accordance with a survey by Peter J. Uhl, Professional Surveyor, dated November 1975, as follows:

BEGINNING at a steel marker in the western line of Lot No. 2 in Fiorini's Acres, said steel marker being south twenty (20) degrees twenty-one (21) minutes west, two hundred thirteen and sixty hundredths (213.60) feet from steel marker in the southern right-of-way line of Township Route No. 545; thence from the place of beginning south twenty (20) degrees twenty-one (21) minutes west, two hundred four and fifty hundredths (204.50) feet to a steel marker in the northern line of lands now or formerly of James Newpher; thence along the same north eighty-three (83) degrees fifty-eight (58) minutes west, two hundred forty-two and sixty-nine hundredths (242.69) feet to a steel marker in the eastern line of land now or formerly of William McKinley; thence along said land north twenty-four (24) degrees seventeen (17) minutes east, two hundred twenty-eight and zero hundredths (228.00) feet to a steel marker; thence south seventy-nine (79) degrees fourteen (14) minutes east, two hundred twenty-two and sixty-three hundredths (222.63) feet to a steel marker, the point and place of BEGINNING.

TOGETHER WITH a right of ingress, egress and regress to and for the said Grantees herein, their heirs and assigns, over and along a certain thirty-three (33) foot right-of-way or private road extending from the southern right-of-way line of Township Route No. 545 to the hereinabove described premises,

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the eastern line of said right-of-way being the eastern line of land now or formerly of Jerry R. Hoffman and Sharon I. Hoffman, his wife, and also being the western line of Lot No. 2 in Fiorini's Acres.

TITLE TO SAID PREMISES IS VESTED IN Corey A Metzger and Amber Metzger, h/w, by Deed from Robert K Klotz and Pamela J Klotz, h/w, dated 07/29/2005, recorded 07/29/2005 in Book 5380, Page 321, Instrument # 200500012022.

Seized in execution as the property of AMBER METZGER a/k/a AMBER L. METZGER and COREY A. METZGER on No.: 10-01163.

Parcel No.: 12+,331.0-0144. F+-000+.

Premises being: 964 RADIO CLUB ROAD, MONTOURSVILLE, PA 17754-8413.

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**NO. 1-20**

LEGAL DESCRIPTION

ALL that certain piece, parcel and tract of land situate in the Borough of Montgomery, County Lycoming and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to-wit:

BEGINNING at a point on the south side of Warren Street in line of land now or formerly of Emma Hall; thence southerly one hundred fifty (150) feet to the north side of an alley; thence westerly along the north side of said alley seventy (70) feet six (06) inches to the outside of the curb line located on the eastern side of School Street; thence northward along the outside of said curb one hundred fifty (150) feet to the south side of Warren Street; thence eastwardly along the south side of Warren Street sixty-five (65) feet to a point

at the northwest corner of the aforesaid land now or formerly of Emma Hall, the place of beginning; being Lot 12 and the western portion of Lot 11 on the Plan of H.N. Weller Addition.

UNDER AND SUBJECT to all right-of-way, easements, covenants and conditions of record.

TITLE TO SAID PREMISES IS VESTED IN Nancy L. Flick, a single person, by Deed from Sharon L. Severson, a single person, dated 06/14/2007, recorded 06/25/2007 in Book 6052, Page 127.

Seized in execution as the property of NANCY L. FLICK on No.: 12-00946.

Parcel No.: 35+,004.0-0731.00-000+.

Premises being: 67 WARREN STREET, MONTGOMERY, PA 17752-1117.

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**NO. 1-21**

LEGAL DESCRIPTION

All that certain message or tenement and lot of land situate in the Second Ward of the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, known and designated on the plot of plan of Veley's Addition to the Borough of Jersey Shore, as Lot No. 5, being more particularly bounded and described as follows:

Beginning at a post on the Western line of Campbell Street, said post being fifty (50) feet North of the intersection of the Western line of Campbell Street with the Northern line of a twenty (20) foot alley; thence in a Westerly direction along the Northern line of Lot No. 4 on said plot or plan, a distance of one hundred (140) feet to a post, along the Northwestern



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corner of said Lot No. 4; thence in a Northerly direction, in a line parallel with the Western line of Campbell Street, a distance of fifty (50) feet, more or less, to Lot No. 6 on said plot or plan; thence in an Easterly direction, along the Southern line of said Lot No. 6, a distance of one hundred forty (140) feet, more or less, to Campbell Street; and thence in a Southerly direction, along the Western line of Campbell Street, a distance of fifty (50) feet, more or less, to the place of beginning.

Improvements consist of a two story, frame dwelling house.

TITLE TO SAID PREMISES IS VESTED IN Richard C. Bloom, single, by Deed from James H. Snyder, Jr. and Kimberly P. Snyder, h/w, dated 10/23/1998, recorded 10/27/1998 in Volume 3140, Page 062, Instrument # 20733.

Seized in execution as the property of RICHARD C. BLOOM on No.: 09-03016.

Parcel No. : 20+,001.0-0418,00-000+.

Premises being: 321 CAMPBELL STREET, JERSEY SHORE, PA 17740-1417.

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**NO. 1-22**

LEGAL DESCRIPTION

ALL that certain piece, parcel and lot of land situate in the 7th Ward of the City of Williamsport, County of Lycoming, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the intersection of Church Alley and Centre Street, now Dewey Avenue; thence in a southerly direction along said Dewey Avenue, forty-two (42) feet to land now or formerly of Adam Follmer; thence in a westerly direction along land now or formerly of said Adam Follmer, one hundred feet to a small stream

of water and line of land now or formerly of George W. Youngman; (thence in a northerly direction along said stream and line of land now or formerly of said George W. Youngman) (this course was erroneously omitted from the prior two (2) deeds in the chain of title), forty-two (42) feet to Church Alley aforesaid; thence in an easterly direction along said Church Alley, one hundred (100) feet to Dewey Avenue aforesaid, the point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Stephen A. Condo, II, by Deed from Mountainside Realty, a Pennsylvania Partnership, dated 10/25/2005, recorded 11/03/2005 in Book 5482, Page 251.

Seized in execution as the property of STEPHEN A. CONDO, II on No.: 11-02392.

Parcel No.: 67+,018.0-0602.00-000+.

Premises being: 1037 DEWEY AVENUE, WILLIAMSPORT, PA 17701-5634.

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**NO. 1-23**

LEGAL DESCRIPTION

All that certain piece, parcel or lot of and situate in the Borough of Picture Rocks, County of Lycoming and Commonwealth of Pennsylvania, being more fully described as follows:

The same being known as Lot no. 22 in south division adjoining Lot No. 21 on the north and lot no. 23 on the south and lot no. 11 on the east; and on the west by Centre Street as shown on Town plot.

The same parcel being described in a survey dated Novem-

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ber of 1983, by Robert W. Ferrell, Jr., P.F., as follows:

Beginning at an existing iron pipe on the easterly right of way line of center street, said iron pipe being south 43 degrees 00 minutes 00 seconds west, 300.00 feet from an existing iron pin at the intersection of the easterly right of way line of center street with the southerly right of way line of Elm Street; thence from said place of beginning and along the southerly line of land now or formerly of William N. Dorman and Nancy Dorman, south 49 degrees 36 minutes 51 seconds east, 118.39 feet to an existing iron pipe; thence along the westerly line of land now or formerly of Emma M. Walters, south 51 degrees 31 minutes 20 seconds west 60.48 feet to an existing angle iron; thence along the northerly line of land now or formerly of Daniel W. Miller and Debra E. Miller, north 49 degrees 55 minutes 43 seconds West, 109.45 feet to a set iron pin; thence along the easterly right of way line of Center Street, north 43 degrees 00 minutes 00 seconds east, 60.00 feet to the point and place of beginning. Containing 6,792 square feet as above described.

TITLE TO SAID PREMISES IS VESTED IN Kirk W. McCandless and Antoinette M. Gehr, as joint tenants with rights of survivorship, by Deed from Michael B. Frazier and Heather D. Frazier, dated 05/08/2007, recorded 05/24/2007 in Book 6021, Page 22.

Seized in execution as the property of KIRK W. McCANDLESS and ANTOINETTE M. GEHR on No.: 10-02044.

Parcel No.: 46-002-111.

Premises being: 54 CENTER STREET, PICTURE ROCKS, PA 17762.

### NO. 1-24

#### LEGAL DESCRIPTION

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

BEGINNING at a point in the center line of Pennsylvania Traffic Route #654 and opposite the south line of a private land, said point being 0.65 miles southwestly from the intersection of said Route #654, and Pennsylvania Legislative Route #41045 at Bastress; thence South 32 degrees 30 minutes West, along the center line of said Route #654, a distance of 149.0 feet to a point opposite an iron pin in the western right of way line of said Route #654; thence North 37 degrees 10 minutes West, through said pin and along the line of an old wire fence, a distance of 290.0 feet to an iron pin at a fence post; thence North 32 degrees 30 minutes East, along the line of a wire fence a distance of 135.0 feet to an iron pin at a pine tree and in the south line of the private lane aforementioned; thence by the south line of said private lane South 39 degrees 50 minutes East, a distance of 284.0 feet, to the point and place of beginning. Containing 0.82 acre, according to the survey of Leigh Herman, R.P.E., dated December 14, 1972.

The water right and right to maintain or renew water lines expressly granted and conveyed unto Christopher A. Franki and Denise L. Franki, their heirs, assigns and successors, as recorded in Lycoming County Record Book 2135, page 101, are included in this conveyance to the Grantees herein.

TITLE TO SAID PREMISES IS VESTED IN Lawrence A. Galusha and Dorothy L. Galusha, h/w, by

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Deed from Christopher A. Franki and Denise L. Franki, his wife, dated 01/16/2001, recorded 02/01/2001 in Book 3711, Page 209.

Seized in execution as the property of LAWRENCE A. GALUSHA and DOROTHY L. GALUSHA on No.: 12-00495.

Parcel No.: 25+,408.0-0162. A+-000+.

Premises being: 7136 STATE ROUTE 654, WILLIAMSPORT, PA 17702-8432.

**NO. 1-25**

EXHIBIT "A"

ALL that certain piece of land situate in the Borough of South Williamsport, County of Lycoming and Commonwealth of Pennsylvania, described as follows, to-wit:

BEGINNING at a point on the south side of the Duboistown road forty-five (45) feet and one (1) inch east of the south east corner of said road, and Elm Street; thence easterly along said road forty five (45) feet; thence southerly parallel to Elm Street one hundred sixty-five (165) feet and nine (9) inches to an alley; thence westerly along said alley forty-five (45) feet; thence northerly one hundred sixty-three (163) feet and six (6) inches to the place of beginning.

For identification purposes only, being all or part of Real Estate Tax Parcel 53-3-313 in the Office of the Lycoming County Tax Assessor.

SEIZED in execution as the property of Timothy Doebler, under a judgment against him on May 29, 2012 in the Court of Common Pleas of Lycoming County, Pennsylvania to No. 12-01054.

**NO. 1-33**

All that certain piece, parcel and lot of land situate in the First

Ward of the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

Beginning on the East side of Broad Street at corner of land now or formerly of Edgar E. Corson; thence in an easterly direction along said Corson land, ninety-three (93) feet to land now or formerly of James M. Hollick; thence in a northerly direction along said Hollick land, fifty (50) feet to corner of land now or formerly of Eugene Riddell; thence in a westerly direction along said Riddell land, ninety-three (93) feet to Broad Street; thence in a southerly direction along said Broad Street, fifty (50) feet to the place of beginning; containing forty-six (46) square feet, be the same, more or less.

Tax ID No. 19-1-402.

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

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

Take notice that a schedule of proposed distribution of the proceeds of the above sale will be on file by the Sheriff of Lycoming County, Pennsylvania, in his office on January 14, 2013, and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten days thereafter.

R. MARK LUSK,  
Sheriff  
Lycoming County, PA

D-14, 21, 28



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## **PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, December 17, 2012**