

LYCOMING REPORTER

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LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY
LYCOMING LAW ASSOCIATION

EDITOR: Gary L. Weber • BUSINESS MANAGER: Michele S. Frey

Penn Tower
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Telephone: (570) 323-8287
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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.

- 5/11/2026 – Law Day Celebration:** *Lycoming County Law Day Celebration!* **Time:** 4:00 PM to 5:00 PM
- 5/4/2026 – Bench/Bar Committee Meeting:** *Quarterly meeting of the Bench/Bar Committee.* **Time:** 12:00 PM to 1:00 PM
- 5/12/2026 – Family Law Brown Bag Lunch Meeting:** *Quarterly brown bag lunch meeting of the Family Law Committee.* **Time:** 12:00 PM to 1:00 PM
- 5/15/2026 – Project Linus Blanket Collection Concludes:** *Homemade blanket drive for Project Linus. All donations are earmarked to benefit Lycoming County Children and Youth Services and local children in the Court Appointed Special Advocates program. In addition to homemade blankets, please consider donating blanket making supplies (yarn, quilting products, fabric, etc.) and/or no-sew blanket making kits. Gift cards to craft stores are also accepted.* **Time:** 12:00 PM
- 5/19/2026 – Memorial Services for Gary Harris:** *A Memorial Service for Gary Harris will be held in Courtroom #1 of County Courthouse.* **Time:** 4:00 PM to 5:00 PM

UPCOMING LYCOMING COUNTY CLE OPPORTUNITY

- 5/13/2026 – Eat & Earn: Cliff's Notes—Annual Update of the Law:** Presented By: Clifford A. Rieders, Esq. **LIVE Credits:** 1 Substantive. **Time:** 12:00 PM to 1:00 PM.
- 5/20/2026 – Eat & Earn: Recent Changes to the Administration of Small Estates in PA:** Presented By: Elizabeth A. White, Esquire & Hon. William P. Carlucci. **LIVE Credits:** 1 Substantive. **Time:** 12:00 PM to 1:00 PM.

NOTICE OF ADMINISTRATIVE SUSPENSION

NOTICE IS HEREBY GIVEN that Timothy Reitz of Lycoming County has been Administratively Suspended by Order of the Supreme Court of Pennsylvania dated March 18, 2026, pursuant to Rule 111 (b), Pa.R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective April 17, 2026, for Compliance Group 2.

Dana Belella
Assistant Director
The Disciplinary Board of the
Supreme Court of Pennsylvania
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Apply for 2026

LAW SCHOOL SCHOLARSHIP

- Are you enrolled in Law School?
- Are you a resident of Lycoming County?
- Are you in need of financial support?

Applications are available at:
www.LycoLaw.org/lla-foundation



The Joseph L. Rider Law School Scholarship, established in 2023, annually provides a \$1,000 grant to three Lycoming County residents attending law school.

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**Harer, C. Robert a/k/a Charles R.**

Harer, dec'd.

Late of Jersey Shore Borough.

Executor: Robert A. Harer, 81 Valley View Drive, Jersey Shore, PA 17740.

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

Hunter, Gertrude Ellen, dec'd.

Late of Montoursville.

Co-Executors: Stephen A. Hunter and John W. Hunter.

Attorneys: Mc Nerney, Page, Vandervline & Hall, 433 Market Street, Williamsport, PA 17701.

Kreisher, Sedley E., dec'd.

Late of Williamsport.

Executor: Lance E. Kreiser, 1410 Dunkleberger Road, Williamsport, PA 17701.

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

Nitschke, June A., dec'd.

Late of Duboistown.

Executor: Robert E. Nitschke, 2504 Riverside Drive, Duboistown, PA 17702.

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

SECOND PUBLICATION**Burch, Georgia S.**, dec'd.

Late of Williamsport.

Executor: Susan B. Caravaggio, 600 Grampian Boulevard, Williamsport, PA 17701.

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

Dangle, Bernadine H., (41-26-0162) dec'd.

Late of Washington Township.

Executrix: Karen L. Dangle 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.

Freezer, Frank H., dec'd.

Late of Montoursville.

Executor: Shelly F. Karschner, 1391 Cemetery Road, Montoursville, PA 17754.

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

Geier, Drew Mitchell, dec'd.

Late of Williamsport City.

Administratrices: Clair Geier and Susan Reck c/o Bess M. Collier, Esquire, 820 Homestead Rd., Jenkintown, PA 19046.

Attorneys: Bess M. Collier, Esquire, Feldman & Feldman, LLP, 820 Homestead Rd., Jenkintown, PA 19046.

Marks, Ralph F., dec'd.

Late of Hughesville.

Executors: Frederick R. Marks, 760 Dr. Poust Road, Hughesville, PA 17737 and Deborah K. Gianetto, 265 S. 2nd Street, Hughesville, PA 17737. Attorneys: Blake C. Marks, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

Sholder, Mary A., dec'd.

Late of Williamsport.

Executor: Stephen C. Sholder, 1650 Graham Road, Williamsport, PA 17701.

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

Wright, JoAnn R., dec'd.

Late of Williamsport.

The Wright Family Protector Trust, dated October 24, 2012.

Settlor: JoAnn R. Wright.

Trustee: Evalyn J. Sitler.

Attorneys: Julieanne E. Steinbacher, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

THIRD PUBLICATION**Deparlos, Patricia A.,** dec'd.

Late of Cogan Station.

Executrix: Patti Howard c/o Bradley S. Hillman, Esquire, Casale, Bonner, Hillman & Southard, P.C., 331 Elmira Street, Williamsport, PA 17701.

Attorneys: Bradley S. Hillman, Esquire, Casale, Bonner, Hillman & Southard, P.C., 331 Elmira Street, Williamsport, PA 17701.

Fisher, Ruth Eileen, dec'd.

Late of Jersey Shore.

Executors: Debra A. Edmonston and Robert M. Thomas.

Attorneys: Julieanne E. Steinbacher, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

Haynes, Charles A., dec'd.

Late of Williamsport.

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

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

Joyce, Cecelia M., dec'd.

Late of Williamsport.

Executor: Thomas Joyce.

Attorneys: Julieanne E. Steinbacher, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

Koczarski, Doris T., dec'd.

Late of Williamsport.

Executor: William A. Cooper, Jr.

Attorneys: Julieanne E. Steinbacher, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

Merrill, Michele M., dec'd.

Late of Montgomery.

Administratrix: Melissa Astin.

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

Tubbs, Dale E., dec'd.

Late of Muncy.

Executrix: Michelle A. Aul, 70 Boak Avenue, Hughesville, PA 17737.

Attorneys: John A. Smay, Esquire, Williams and Smay, 39 S. Main St., P.O. Box 35, Muncy, PA 17756.

Yerger, Tony J., dec'd.

Late of South Williamsport.
 Executrix: Leigh Ann Yerger, 575
 East 2nd Avenue, Williamsport, PA
 17702.

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

The name of the Corporation is:
 SUSQUEHANNA FILM FESTIVAL
 PETER G. FACEY, ESQUIRE
 McNERNEY, PAGE, VANDERLIN
 & HALL
 433 Market Street
 Williamsport, PA 17701

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**FILING ARTICLES OF
 INCORPORATION**

NOTICE IS HEREBY GIVEN that
 Articles of Incorporation were filed
 with the Pennsylvania Department of
 State on April 6, 2026 for the purpose
 of incorporating a nonprofit corpora-
 tion under the Nonprofit Corporation
 Law of 1988, 15 Pa. C.S. Section 5306,
 et seq., known as:

**MUNCY HILLS
 CONGREGATION INC.**

The corporation is organized as
 a church for religious, educational,
 scientific, and charitable purposes as
 defined in Section 501(c)(3) of the In-
 ternal Revenue Code, including, but not
 limited to, any such activity which may
 be permitted by corporations formed
 under and pursuant to the Pennsylvania
 Nonprofit Corporation Law of 1988.
 SMOKER GARD ASSOCIATES LLP

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NOTICE IS HEREBY GIVEN that
 Articles of Incorporation, having an
 effective date of April 1, 2026, were
 filed with the Department of State of
 the Commonwealth of Pennsylvania at
 Harrisburg, Pennsylvania, on the 25th
 day of March, 2026, for the purpose
 of incorporating a nonprofit corpora-
 tion organized under the Nonprofit Cor-
 poration Law of 1988 of the Com-
 monwealth of Pennsylvania.

**FILING OF CERTIFICATE OF
 ORGANIZATION OF LLC**

NOTICE IS HEREBY GIVEN that
 a Certificate of Organization was filed
 with the Department of State of the
 Commonwealth of Pennsylvania, Har-
 risburg, Pennsylvania on March 31,
 2026, for the purpose of obtaining a
 Certificate of Organization for a do-
 mestic business corporation, organized
 under the Business Corporation Law
 of the Commonwealth of Pennsylvania,
 approved December 21, 1988 (P.L.
 1444, No. 177) and its amendments and
 supplements. The name of the limited
 liability company is:

**STETTS OUTDOOR SERVICES
 AND HAULING, LLC**

whose registered office is located at:
 238 Shadle Road, Jersey Shore, PA
 17740.

The purpose for which the corpora-
 tion is organized is to engage in any law-
 ful act or activity for which corporations
 may be organized, and the corporation
 shall have unlimited power to engage in
 and to do any lawful act concerning any
 or all lawful business for which corpora-
 tions may be incorporated under the
 Pennsylvania Business Corporation Law.
 JULIEANNE E. STEINBACHER,
 ESQUIRE
 STEINBACHER, GOODALL
 & YURCHAK
 413 Washington Boulevard
 Williamsport, PA 17701

A-24

**INTENTION TO
CHANGE NAME**

In the Court of Common Pleas
of Lycoming County, Pennsylvania

NO. CV26-00431

In Re: Name Change of
Oriyan Howell, a minor,
by Al T. Frierson

NOTICE IS HEREBY GIVEN that
on April 2, 2026, a Petition was filed
in the above-named Court, praying for
a decree changing the name of Oriyan
Howell to Oriyan Frierson.

The Court has fixed May 29, 2026
at 9:00 a.m. in Courtroom number 4
of the Lycoming County Courthouse,
48 West Third Street, Williamsport,
Pennsylvania 17701 as the time and
place for the hearing on said petition,
when and where all persons interested
may appear and show cause, if any they
have, why the prayer of the petitioner
should not be granted.

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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 a NEW LOCATION—33 West Third Street, Williamsport, PA 17701, 3rd Floor, Commissioner's Board Room, on Friday, MAY 1, 2026 at 10:30 A.M., for the following described real estate to wit:

NO. 25-00990

CARRINGTON MORTGAGE SERVICES, LLC

vs.

STEVEN G. BOWMAN, SECRETARY OF HOUSING AND URBAN DEVELOPMENT C/O UNITED STATES OF AMERICA UNITED STATES ATTORNEY OF THE MIDDLE DISTRICT OF PENNSYLVANIA SYLVIA H. RAMBO, UNITED STATES COURTHOUSE PROPERTY ADDRESS: 1969 SHERIDAN STREET, WILLIAMSPORT, PA 17701-3856.

UPI/TAX PARCEL NUMBER: 26-012-417.

By virtue of a Writ of Execution No. CV-2025-00990-CV.

CARRINGTON MORTGAGE SERVICES, LLC v. STEVEN G BOWMAN AND SECRETARY OF HOUSING AND URBAN DEVELOPMENT.

All that certain piece, parcel and lot of land situate in the Township of Loyalsock, County of Lycoming and Commonwealth of Pennsylvania.

Parcel ID: 26-012-417.

Property Address: 1969 Sheridan Street, Williamsport, PA 17701.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$215,944.24.

Attorney for Plaintiff:

McCalla Raymer Leibert Pierce, LLP
485F Route 1 South
Suite 300
Iselin, NJ 08830-3072

NO. 25-01252

CITIGROUP MORTGAGE LOAN TRUST 2024-RP1

vs.

TODD A. DESEAU

PROPERTY ADDRESS: 227 CHURCH ST., SOUTH WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 51-001-300.

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF SOUTH WILLIAMSPORT, LYCOMING COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 227 CHURCH ST., SOUTH WILLIAMSPORT, PA 17702.

BEING PARCEL NUMBER: 51-0010030000000.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

NO. 25-01251

U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST

vs.

ALLEN M. GRIMES a/k/a ALLEN GRIMES, DEBBIE S. GRIMES a/k/a DEBBIE GRIMES

PROPERTY ADDRESS: 21 LEUCK DRIVE, COGAN STATION, PA 17728.

UPI/TAX PARCEL NUMBER: 27-328-112.

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF LYCOMING, LYCOMING COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 21 LEUCK DRIVE COGAN STATION, PA 17728

BEING PARCEL NUMBER: 27-3280011200000-.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

NO. 24-00909

FIRST COMMONWEALTH BANK

vs.

JESS P. HACKENBERG, II,
LORAIN E HACKENBURG

PROPERTY ADDRESS: 337 JORDAN AVENUE, MONTOURSVILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 33-001-110.

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

BEGINNING at corner of lot now or formerly of Ella E. Bennett; thence Northward along the same one hundred eighty feet (180 ft.) to Church Alley; thence Eastward along said alley fifty-one feet (51 ft.), more or less, to Lloyd Alley; thence Southward along same one hundred eighty feet (180 ft.) to Jordan Street; and thence Westward along said street fifty-one feet (51 ft.), more or less, to the place of beginning. Containing 9,180 square feet, more or less.

HAVING erected thereon a residential single-family dwelling known as 337 Jordan Avenue, Montoursville, PA 17754 and designated as Assessment No. 33-001-110.

SUBJECT to all exceptions, reservations and covenants, conditions, easements, rights of way, oil and gas leases, and coal and/or mining rights, set forth in any prior instruments of record or the recorded plan.

BEING the same premises which Clarence F. Longacre and Martha L. Longacre, by Deed dated October 30, 1984, and recorded with the Recorder of Deeds Office of Lycoming County, Pennsylvania, on December 13, 1984, at Deed Book Volume 1094, Page 325, granted and conveyed unto Jess P. Hackenberg, II and Loraine E. Hackenburg.

NO. 23-00931

UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE OF PRL TITLE TRUST II

vs.

DONALD E. HAMMOND
PROPERTY ADDRESS: 1118 ISABELLA STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 66-007-207.

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN THE SIXTH WARD OF THE CITY OF WILLIAMSPORT, COUNTY OF LYCOMING AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE NORTHERN LINE OF ISABELLA STREET, SAID BEGINNING POINT BEING NORTH 85 DEGREES 00 MINUTES WEST—195.00 FEET FROM THE INTERSECTION OF THE NORTHERN LINE OF SAID ISABELLA STREET AND THE WESTERN LINE OF SEVENTH AVENUE.

THENCE FROM THE SAID PLACE OF BEGINNING AND CONTINUING ALONG THE NORTHERN LINE OF SAID ISABELLA STREET, NORTH 85 DEGREES 00 MINUTES WEST—45.00 FEET TO AN IRON PIN. THENCE ALONG THE EASTERN LINE OF LAND OF FLOYD H. EDDINGER, NORTH 5 DEGREES 00 MINUTES EAST—145.00 FEET TO AN IRON PIN ON THE SOUTHERN LINE OF FREED PLACE. THENCE ALONG THE SOUTHERN LINE OF FREED PLACE, SOUTH 85 DEGREES 00 MINUTES EAST—45.00 FEET TO AN IRON PIN. THENCE ALONG THE WESTERN LINE OF LAND OF HERBERT S. CRIDER, SOUTH 5 DEGREES 00 MINUTES WEST—145.00 FEET TO THE PLACE OF BEGINNING.

THE ABOVE PREMISES ARE DESCRIBED IN ACCORDANCE WITH A SURVEY MADE BY DANIEL F. VASSALLO, REGISTERED SURVEYOR, DATED AUGUST 9, 1972.

NOTE: THE LEGAL DESCRIPTION ON THE SUBJECT MORTGAGE REFERENCES BACK TO THE LEGAL CONTAINED ON THE VESTING DEED, WHICH HAS BEEN SHOWN ABOVE.

BEING known as 1118 Isabella St., Williamsport, PA 17701

BEING Tax Parcel # 66-007-207.

BEING THE SAME PREMISES which Keith A. Costley and Elizabeth J. Costley, husband and wife, by Deed dated August 24th, 1972, and recorded August 25th, 1972, in the office of the Recorder of Deeds in and for Lycoming County, Pennsylvania, at Record Book Volume 621, page 52, instrument #04952. Granted and conveyed unto Donald E. Hammond and Linda P. Hammond, husband and wife.

NO. 25-01009

AMERIHOM MORTGAGE
COMPANY, LLC

vs.

JOHN F HICKEY,
UNKNOWN HEIRS OF
JOHN F. HICKEY DECEASED
PROPERTY ADDRESS: 222
HUGHES STREET, WILLIAMSPORT,
PA 17701.

UPI/TAX PARCEL NUMBER: 68-007-808.

DOCKET # CV-2025-01009

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 222 Hughes Street, Williamsport, PA 17701.

SOLD as the property of The Unknown Heirs of JOHN F. HICKEY Deceased.

TAX PARCEL #68-0070080800000- /68-007-808.

ATTORNEYS:
KML LAW GROUP, P.C.

NO. 24-00984

ROCKET MORTGAGE, LLC f/k/a
QUICKEN LOANS, LLC

vs.

JOSH KAPP, CRISTEL SMITH
PROPERTY ADDRESS: 343 SOUTH
SECOND STREET, HUGHESVILLE,
PA 17737.

UPI/TAX PARCEL NUMBER: 17-002-620.

By virtue of Writ of Execution No. CV-2024-00984-CV.

Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust O v. Cristel Smith and Joshua Kapp, 343 S. 2nd St., Hughesville, PA 17737-1603 Tax Parcel No. 17-0020062000000. Improvements thereon consisting of a Residential Real Estate sold to satisfy judgment in the amount of \$225,177.02.

Attorneys for Plaintiff:
STEVEN P. KELLY, ESQUIRE (308573)
STERN & EISENBERG, PC
1581 Main Street, Ste. 200
The Shops at Valley Square
Warrington, PA 18976
Phone: (215) 572-8111

NO. 22-00503

WELLS FARGO BANK, N.A.

vs.

MICHAEL KNORR, aka MICHAEL V.
KNORR, CHRISTIANE E. KNORR
PROPERTY ADDRESS: 435 SOUTH
HOWARD STREET, WILLIAMSPORT,
PA 17702.

UPI/TAX PARCEL NUMBER: 52-001-721.

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

Parcel No.: 52-0010072100000.
BEING known and numbered as: 435 South Howard Street, a/k/a 435 Howard Street, Williamsport, a/k/a South Williamsport, PA 17702.

Being the same property conveyed to Michael V. Knorr and Christiane E. Knorr, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Gregg T. Balawajder and Christine A. Balawajder, husband and wife, dated September 25, 2014, recorded September 26, 2014, at Instrument Number 201400012518, and recorded in Book 8435, Page 105, Office of the Recorder of Deeds, Lycoming County, Pennsylvania

NO. 25-01481

WELLS FARGO BANK, N.A.

vs.

DENEEN A. PRENTER
PROPERTY ADDRESS: 76 MONTGOMERY STREET, MONTGOMERY, PA 17752.

UPI/TAX PARCEL NUMBER: 35-004-304.

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF MONTGOMERY, LYCOMING COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 76 MONTGOMERY STREET, MONTGOMERY, PA 17752.

BEING PARCEL NUMBER: 35-004-304.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

NO. 25-00562

FIRST COMMONWEALTH BANK

vs.

PROCESS CONTROL SPECIALITIES, INC
PROPERTY ADDRESS: 2595 LYCOMING CREEK ROAD, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 26-022-411.

By virtue of a Writ of Execution No. CV-25-00562.

FIRST COMMONWEALTH BANK v. PROCESS CONTROL SPECIALITIES, INC.

Owner of property situate in the TOWNSHIP OF LOYALSOCK, LYCOMING County, Pennsylvania, being 2595 LYCOMING CREEK ROAD, WILLIAMSPORT, PA 17701.

Parcel No. 26-022-411.

Improvements thereon: COMMERCIAL BUILDING.

Judgment Amount: \$279,233.45.

Attorneys for Plaintiff
McGRATH MCCALL, P.C.

NO. 25-01489

ROCKET MORTGAGE, LLC, f/k/a QUICKEN LOANS, LLC

vs.

JOSHUA C. WILK, SHILOH M. WILK
PROPERTY ADDRESS: 2114 WHEATLAND AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 43-002-609.

By virtue of a Writ of Execution No. CV-2025-01489-CV.

ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS, LLC v. JOSHUA C. WILK; SHILOH M. WILK.

Owner(s) of property situate in the OLD LYCOMING TOWNSHIP, LYCOMING County, Pennsylvania, being 2114 WHEATLAND AVENUE, WILLIAMSPORT, PA 17701.

Tax ID No. 43-0020060900000-a/k/a 43-002-609 a/k/a 43-002.0-.

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$91,796.80.

Attorneys for Plaintiff
BROCK & SCOTT, PLLC

NO. 25-01317

BCF FUND I, LLC

vs.

MIRACLE WILLIAMS,
WILLIAM BROOKS a/k/a
WILLIAM BROOKS, JR.PROPERTY ADDRESS: 428 AN-
THONY STREET, WILLIAMSPORT,
PA 17701.UPI/TAX PARCEL NUMBER: 69-
004-503, 69-004-502.BY VIRTUE OF WRIT OF EXECU-
TION issued by BCF FUND I, LLC.

To Case No. CV-2025-01317.

The land referred to herein below
is situated in the County of Lycoming
Commonwealth of Pennsylvania, and is
described as follows:

All those two certain pieces, parcels
or lots of land situate in the 9th Ward
of the City of Williamsport, County of
Lycoming and Commonwealth of Penn-
sylvania, more particularly bounded and
described as follows, to-wit:

PARCEL NO. 1: BEGINNING on
the North by Anthony Street; on the
East by property now or formerly of
John Miller, on the South by property
now or formerly of Charles Nuencke,
and on the West by an alley, being fifty-
one(51) feet in width on Anthony Street
and seventy-five (75) feet in depth.

PARCEL NO. 2: BEGINNING at the
Southwest corner of Anthony Street
and Edler Alley; thence in a Southerly
direction along the Western line of
said Edler Alley, seventy-five (75) feet;
thence in a Westerly direction in a line
parallel with the Southern line of said
Anthony Street fifty-one (51) feet to
the Eastern line of Lot No. 26 on the
Plan of Billman's Addition to the City
of Williamsport, thence in a Northerly
direction along the Eastern line of said
Lot No. 26. Seventy-five (75) feet to the
Southern line of said Anthony Street;
thence in an Easterly direction along the

Southern line of said Anthony Street,
fifty-one (51) feet to the Western line
of said Edler Alley, at the point and place
of beginning. Being known as Lot No.
25 of Billman's Addition to the City of
Williamsport.

BEING THE SAME PREMESIS which
Thousand Keys Acquisitions 2a LLC, by
deed dated, May 11, 2021 and recorded
in the Recorder of Deeds Office of Ly-
coming County, Pennsylvania, in Deed
Book 9255, Page 1284, granted and
conveyed unto Miracle Williams and
William Brooks a/k/a William Brooks, Jr.

BEING known as 428 ANTHONY
STREET, WILLIAMSPORT, PA 17701

Improvements Thereon Consist of:
RESIDENTIAL PROPERTY.

SEIZED AND TAKEN IN EX-
ECUTION AS THE PROPERTY OF:
MIRACLE WILLIAMS and WILLIAM
BROOKS a/k/a WILLIAM BROOKS JR.

Parcel No.: 69-004-502 and 69-
004-503.

NO. 25-01232

WELLS FARGO BANK, NATIONAL
ASSOCIATION AS TRUSTEE FOR
OPTION ONE MORTGAGE LOAN
TRUST 2006-3,
ASSET-BACKED CERTIFICATES,
SERIES 2006-3

vs.

MARK E. WOLFE, TIFFANY WOLFE
PROPERTY ADDRESS: 708 SEMI-
NARY ST., JERSEY SHORE, PA 17740.
UPI/TAX PARCEL NUMBER: 21-
003-202.A.

ALL THAT CERTAIN piece, parcel
and lot of land situate in the Third Ward
of the Borough of Jersey Shore, County
of Lycoming and Commonwealth of
Pennsylvania, being more particularly
bounded and described in accordance
with a survey of H. Richard Ohl, Reg-
istered Surveyor, dated February 14,
1983, as follows, to-wit:

BEGINNING at an iron pin in the northern line of Seminary Street, said iron pin being the southwestern corner of land now or formerly of Floyd White and the southeastern corner of the lot herein described; thence along the northern line of Seminary Street, north seventy-two (72) degrees west, twenty-four (24) feet to a cross-cut in the center of a private walk separating and dividing the properties known as 708 and 710 Seminary Street; thence along the center line of said walkway, north eighteen (18) degrees thirty (30) minutes east, one hundred eighty-five (185) feet to an iron pin in the southern line of an alley, thence along the southern line of said alley, south seventy-two (72) degrees east, twenty four (24) feet to an iron pin in the western line of said Floyd White land; thence along said White land, south eighteen (18) degrees thirty (30) minutes west, one hundred eighty-five (185) feet to an iron pin, being the point and place of beginning; said lot being commonly refereed to as the eastern one-half (1/2) portion of Lot No. 18 on the Plan of lots known as the Wilson Plan.

FOR IDENTIFICATION PURPOSES ONLY, the above described premises is known and designated as Parcel #21-3-202A on the maps of the Lycoming County Tax Assessor.

BEING the same premises which William J. Nearhoff and Lacey E. Near-

hoff, formerly known as Lacey E. Hegginstaller, his wife, did by their deed dated the 21st day of August, 2006, grant and convey unto Mark E. Wolfe; said deed being recorded in the Office for the Recording of Deeds in and for Lycoming County on the 22nd day of August, 2006, in Record Book 5765, Page 35, Instrument #200600014207.

The improvements thereon being known as 708 Seminary St., Jersey Shore, PA 17740-1219.

HAVING ERECTED THEREON a Residential Real Estate__.

BEING the same premises which William J. Nearhoof, a/k/a William J. Nearhoff, and and Lacey E. Nearhoff, a/k/a Lacey Nearhoff, Formerly Know as Lacey E. Hegginstaller by Deed dated August 21, 2006 and recorded in the Office of Recorder of Deeds of Lycoming County on August 22, 2006 at Book 5765, Page35 Instrument#200600014207 granted and conveyed unto Mark E. Wolfe.

TAX PARCEL NO. 21-003-202.A.

Take notice that a schedule of proposed distribution of the proceeds of the above sale will be on file in the Prothonotary of Lycoming County, Pennsylvania, on May 11, 2026 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten days thereafter. ERIC SPIEGEL, Sheriff Lycoming County, PA

Apr. 10, 17, 24



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, April 27, 2026