

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

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SCHEDULED EVENTS

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

- 1/16/2024 – Family Law Brown Bag Lunch Meeting:** Regularly scheduled Family Law Committee meeting. All interested members are invited to attend. **Time:** 12:00 PM to 1:00 PM.
- 1/17/2024 – Community Outreach Committee Meeting:** Quarterly meeting of the Community Outreach Committee. **Time:** 12:00 PM to 1:00 PM.
- 1/24/2024 – LLA Foundation Meeting:** Quarterly meeting of the Lycoming Law Association Foundation. **Time:** 12:00 PM to 1:00 PM.
- 2/5/2024 – Bench Bar Committee Meeting:** Quarterly meeting of the Bench/Bar Committee. **Time:** 12:00 PM to 1:00 PM.
- 2/27/2024 – Criminal Brown Bag Lunch Meeting:** Regularly scheduled meeting of the Criminal Committee. All interested members are invited to attend. **Time:** 12:00 PM to 1:00 PM.
-

UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES

- 2/7/2024 – E&E Topic Pending:** An Eat and Earn CLE will be presented by Edward Barone. Details are forthcoming. **Time:** 12:00 PM to 1:00 PM.
- 3/20/2024 – Eat & Earn—Changes to PA’s Guardianship Statute:** Presented by: Hon. William P. Carlucci, Elizabeth A. White, Esquire, and Dance F. Drier, Esquire. Details are forthcoming. **Time:** 12:00 PM to 1:00 PM.

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

- ▶ **Commonwealth vs. Cradle** (01/04/2024)—Judge Nancy L. Butts
Criminal: Suppression motion; sufficiency of facts to establish probable cause for issuance of search warrants; habeas corpus petition; sufficiency of evidence of specific intent to kill where defendant shot at victim 4 times. (Cradle010424bt) (Posted: January 9, 2024)
- ▶ **Commonwealth vs. Charlebois** (01/03/2024)—Judge Ryan M. Tira
Criminal: Suppression motion; custodial interrogation; voluntariness of statements; warrantless entry into apartment where consent given; reasonable expectation of privacy of inmate in using telephone; disclosure of promises to witnesses and of witnesses' bad acts; habeas corpus petition; sufficiency of evidence of endangering welfare of child where defendant used fentanyl in apartment she shared with child; disclosure of Children & Youth records; disclosure of expert testimony. (Charlebois010324t) (Posted: January 9, 2024)
- ▶ **Erie Insurance Exchange vs. Harting** (01/08/2024)—Judge Eric R. Linhardt
Civil: Motion for judgment on the pleadings; underinsured motorist insurance coverage; availability of stacked coverage under insurance contract; principles of contract interpretation; mere mention of a person in an insurance policy as causing him to become a "named insured" under the policy; policy ambiguity by use of a virgule; using reasonable expectations of insured to override unambiguous language of the policy; applicability of insured's election of lower benefits to third-party beneficiaries. (harting010824Li) (Posted: January 9, 2024)
- ▶ **Commonwealth vs. Rawls** (01/05/2024)—Judge Nancy L. Butts
Criminal: Post Conviction Relief Act petition; ineffective assistance of counsel for failure to challenge use of peremptory challenges in jury selection, where there were no African-Americans who appeared for jury selection; prejudice in co-defendant's representation by business partner of trial counsel; prejudice in the timing of the giving of the "corrupt and polluted source" relating to co-defendant's testimony; issues previously litigated in Superior Court. (Rawls010524bt) (Posted: January 9, 2024)

- **Commonwealth vs. Ellman (12/29/2023)**—Judge Kenneth D. Brown
Criminal: Post-sentence motion; admissibility of video at trial of defendant packaging marijuana; probative value outweighing prejudice; authentication of video where parole agent identified defendant in video; suppression motion; reasonableness of delay in conducting search based on 3-day old information; staleness. (ellman122923Br.) (Posted: January 3, 2024)
- **Commonwealth vs. Lakes (12/28/2023)**—Judge Ryan M. Tira
Criminal: Suppression motion; knowing, voluntary and intelligent waiver of *Miranda* rights; Wiretap Act violation; reasonable expectation of privacy in a room in a police station; motion to dismiss due to 9-year delay in filing charges; proof of actual prejudice; disclosure of Children & Youth exculpatory records; motion to prevent complainants from being referred to as “victim” during trial; disclosure of evidence of other crimes, wrongs or acts or of witnesses being offered immunity, favorable consideration, leniency, or favorable treatment; habeas corpus petition; sufficiency of evidence of crimes of corruption of minors or indecent assault where there are issues of credibility. (Lakes122823t) (Posted: January 2, 2024)
- **LGN Management, LLC vs. Williamsport Zoning Hearing Board (12/29/2023)**—Judge William P. Carlucci
Administrative Appeal: Appeal of denial of variance; scope of review; support in the record for findings of fact; combination of unique physical circumstances and conditions creating a “perfect storm” of hardship; abuse of discretion in not considering facts of record; decision based on legal conclusions and not proper factual findings. (LGN122923C) (Posted: January 2, 2024)

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**Apelian, Ani, dec'd.**

Late of Williamsport.
 Executor: Lisa M. Glick, 115 S. Kish St., Bellville, PA 17004.
 Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

Bernardi, Shirley H., dec'd.

Late of Williamsport.
 Executrix: Cathee A. Frey, 1941 Mount View Ave., Montoursville, PA 17754.
 Attorneys: Mark L. Taylor, Esquire, Greevy & Taylor Law Offices, Lycoming Executive Plaza, 330 Pine Street, Suite 403, Williamsport, PA 17701, (570) 320-7100.

Boudman, Roxanne L., dec'd.

Late of Hughesville.
 Executor: Tony R. Boudman, 60 South Second Street, Hughesville, PA 17737.
 Attorneys: John A. Smay, Esquire, Williams and Smay, 39 S. Main St., P.O. Box 35, Muncy, PA 17756.

Corson, Dale R., dec'd.

Late of Williamsport.
 Executor: Scott D. Corson, 335 Oak St., Jersey Shore, PA 17740.
 Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

Feaster, Kenneth S., dec'd.

Late of 200 West Houston Avenue, Montgomery.
 Administratrix: Lora J. Malloy-Feaster, 200 West Houston Avenue, Montgomery, PA 17752.
 Attorney: J. Howard Langdon, Esquire, 3 South Main Street, Muncy, PA 17756.

Girio, Richard J., dec'd.

Late of Old Lycoming Township.
 Co-Executors: David M. Girio and Suzanne Girio-Judge.
 Attorneys: Douglas N. Engelman, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701.

Harman, Dennis G., dec'd.

Late of Hughesville.
 Executor: Layton J. Harman, 498 Broadway, Hughesville, PA 17737.
 Attorneys: Thomas D. Hess, Esquire, Hess and Hess, P.C., 30 South Main Street, Hughesville, PA 17737.

Koch, Craig A., 41-23-0712, dec'd.

Late of the City of Williamsport.
 Executrix: Lori A. Berninger 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.

Neiderer, Evelyn G., dec'd.

Late of the Borough of Montoursville.
 Executor: Robert D. Neiderer, 1125 Bradford Drive, Point Pleasant Beach, NJ 08742.

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

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

**Sullenberger, Paul K. a/k/a Paul
Kenneth Sullenberger**, dec'd.

Late of the Borough of Hughesville.
Executrix: Suzanne J. Neatrou, 282
Broadway Street, Hughesville, PA
17737.

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

Peters, Vera B., dec'd.

Late of Montoursville.

Executor: David Peters, P.O. Box
1491, Williamsport, PA 17701.

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

Temple, Leo J., dec'd.

Late of Wolf Township.

Administrator: Steven O. Temple,
662 Elm Drive, Hughesville, PA
17737.

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

Ross, Stephen R., Sr., dec'd.

Late of Jersey Shore.

Administratrix: Bethany G. Ross,
5242 State Route 184, Trout Run,
PA 17771.

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

SECOND PUBLICATION

Boring, Lawrence D., dec'd.

Late of the Borough of Montours-
ville.

Administrator: Troy A. Boring c/o
McCormick Law Firm, 835 West
Fourth Street, Williamsport, PA
17701.

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

THIRD PUBLICATION

Kriner, Hazel M., dec'd.

Late of Cogan Station.

Executrix: Robin Fink, 2218 Mahaffey
Lane, Williamsport, PA 17701.

Attorney: Scott A. Williams, Esquire,
57 East Fourth Street, Williamsport,
PA 17701.

**REGISTER OF WILLS
CONFIRMATION OF
ACCOUNTS**

Eck, John P., dec'd.

Late of the Township of Porter,
Jersey Shore.

Administrator: Stephanie A. Oakes,
310 S. Main St., Jersey Shore, PA
17740.

Attorney: None.

NOTICE IS HEREBY GIVEN to all
parties interested that the following
Accounts together with all Statements
of Proposed Distribution accompanying
the same have been filed in the Office
of the Register of Wills and Clerk of
Orphans' Court are presented to the
Orphans' Court of Lycoming County
for Confirmation Absolute February 6,
2024 unless exceptions are filed before
5:00 P.M. on that date.

Knecht, William G., dec'd.

Late of the Township of Loyalsock.
Executrix: Vicki Synoracki, 286
Grimesville Road, Williamsport, PA
17701.

Pentz, Bonnie Sue, Estate—Tamera Tripoli, Administratrix.
David A. Huffman
Register of Wills

J-5, 12, 19, 26

FILING ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on March 27, 2023 with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation for a domestic non-profit corporation to be organized under the Pennsylvania Non-Profit Corporation Law of 1988, as amended. The name of the corporation is:

NORTH MOUNTAIN STONE HEAP
CHRISTIAN CHURCH
290 State Route 39, Unityville, Lycoming County, Pennsylvania 17774. The corporation has been organized exclusively as a church for religious and missionary purposes and to engage in and do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Non-Profit Corporation Law of 1988, as amended.

LAYNE R. ODEN
ATTORNEY AND COUNSELOR
AT LAW, P.C.
Nine South Main Street
Muncy, PA 17756
(570) 546-5188

J-12

REGISTRATION OF FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that an application to conduct business under an assumed or fictitious name was filed on December 20, 2023 in the Bureau of Corporations and Charitable Organizations with the Pennsylvania Department of State in accordance with the Ficti-

tious Names Act (Act of Assembly No. 1982-295, effective March 16, 1983). The fictitious name under which the business will be conducted is:

FRIULMAC SELECT

and the principal place of business is: 201 Boak Avenue, Hughesville, PA 17737.

The name and address of the entity are as follows: RT Machine Imports, Inc., 201 Boak Avenue, Hughesville, PA 17737.

The purpose or purposes of this business will be Machine Importing.
EDWARD P. SEEBER, ESQUIRE
JSDC LAW OFFICES
555 Gettysburg Pike
Suite C-400
Mechanicsburg, PA 17055

J-12

INTENTION TO CHANGE NAME

In the Court of Common Pleas
of Lycoming County, Pennsylvania

No. CV23-00979

In Re: Name Change of
Mason Lynch, a minor, by
Courtney Jesse and Dustin Jesse

NOTICE IS HEREBY GIVEN that on September 14, 2023, a Petition was filed in the above-named Court, praying for a decree changing the name of Mason Lynch to Mason Jesse.

The Court has fixed February 20, 2024 at 3:30 P.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.

J-12

In the Court of Common Pleas
of Lycoming County, Pennsylvania

NO. CV 23-01, 310

In Re: Name Change of
Alexander Nikolai Strong, a minor, by
David and Karen Strong

NOTICE IS HEREBY GIVEN that
on November 28, 2023, a Petition was
filed in the above-named Court, pray-
ing for a decree changing the name of
Alexander Nikolai Strong to Nikolai
Alexander Strong.

The Court has fixed February 7,
2024 at 4:00 P.M. in Courtroom number
2 of the Lycoming County Courthouse,
48 West Third Street, Williamsport,
Pennsylvania 17701 as the time and
place for the hearing on said petition,
when and where all persons interested
may appear and show cause, if any they
have, why the prayer of the petitioner
should not be granted.

J-12

In the Court of Common Pleas
of Lycoming County, Pennsylvania

No. CV23-01409

IN RE: NAME CHANGE OF
DOMINIC D. TAORMINA-MEYER

NOTICE IS HEREBY GIVEN that
on December 20, 2023 the Petition of
Dominic D. Taormina-Meyer was filed
in the above-named Court, praying for a
decree to change his name from DOMI-
NIC DANIEL TAORMINA-MEYER to
DOMINIC DANIEL TAORMINA.

The Court has fixed March 13,
2024 at 4:30 P.M. in Courtroom No. 2
of the Lycoming County Courthouse,
48 West Third Street, Williamsport,
Pennsylvania, as the time and place for
the hearing on said Petition, when and
where all persons interested may ap-
pear and show cause, if any they have,
why the prayer of the Petitioner should
not be granted.

CHRISTINA L. DINGES, ESQUIRE
1307 Sheridan Street
Williamsport, PA 17701
(570) 279-4763

J-12

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—THE TRADE & TRANSIT CENTRE, 3rd floor Michael Ross Event Center, 144 West Third Street, Williamsport, PA 17701, on Friday, FEBRUARY 2, 2024 at 10:30 A.M., for the following described real estate to wit:

NO. 23-00421

CARRINGTON MORTGAGE SERVICES, LLC

vs.

LAURA A. CROOKS,
TIMMY S. CROOKS

PROPERTY ADDRESS: 2388 ROUTE 405 HIGHWAY, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 40-374.1-184.D.

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 2388 Route 405 Highway, Muncy, PA 17756.

SOLD as the property of LAURA A. CROOKS and TIMMY S. CROOKS
TAX PARCEL #40-37410184D-000
ATTORNEY: KML Law Group, P.C.

NO. 22-01279

M & T BANK

vs.

DAVID CROUCHER, SOLELY IN HIS CAPACITY AS HEIR OF LOUIS C. CROUCHER, DECEASED, THOMAS CROUCHER, SOLELY IN HIS CAPACITY AS HEIR OF LOUIS C. CROUCHER, DECEASED, KAREN WHIPPLE, SOLELY IN HER CAPACITY AS HEIR OF LOUIS C. CROUCHER, DECEASED,

AMY WINTER, SOLELY IN HER CAPACITY AS HEIR OF LOUIS C. CROUCHER, DECEASED, THE UNKNOWN HEIRS OF LOUIS C. CROUCHER
PROPERTY ADDRESS: 1236 WEST 3RD STREET a/k/a 1236 3RD STREET W., WILLIAMSPORT, PA 17701.
UPI/TAX PARCEL NUMBER: 66-014-226.

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: 1236 West 3rd Street a/k/a 1236 3rd Street W., Williamsport, PA 17701.

SOLD as the property of DAVID CROUCHER Solely in His Capacity as Heir of LOUIS C. CROUCHER, Deceased, THOMAS CROUCHER Solely in His Capacity as Heir of LOUIS C. CROUCHER, Deceased, The Unknown Heirs of LOUIS C. CROUCHER, Deceased, KAREN WHIPPLE Solely in Her Capacity as Heir of LOUIS C. CROUCHER, Deceased, and AMY WINTER Solely in Her Capacity as Heir of LOUIS C. CROUCHER, Deceased.

TAX PARCEL #66-014.0-0226.00-000.

KML LAW GROUP, P.C.

NO. 22-00723

CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP

vs.

PATRICK F. CUMMINGS
PROPERTY ADDRESS: 1290 WINDFIELD DRIVE, WILLIAMSPORT, PA 17701

UPI/TAX PARCEL NUMBER: 26-330-145.

DOCKET # CV-2022-00723.

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1290 Windfield Drive, Williamsport, PA 17701

SOLD as the property of PATRICK F. CUMMINGS.

TAX PARCEL / MAP # 26 - 3300014500000/-26-330-145.

KML LAW GROUP, P.C.

NO. 22-426

M & T BANK

vs.

JAMES E. HEVERLY,

CAROL A. HEVERLY

PROPERTY ADDRESS: 286 COTTAGE AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 43-010-507.

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 286 Cottage Avenue, Williamsport, PA 17701.

SOLD as the property of JAMES E. HEVERLY.

TAX PARCEL #43-010.0-0507.00-000.

KML LAW GROUP, P.C.

NO. 19-0643

BARBARA JARMOSKA

vs.

HIDDEN ACORN PROPERTIES, LLC,

DR. JENNIFER PRYOR

PROPERTY ADDRESS: c/o DR. JENNIFER PRYOR, 113 PERSUN ROAD, MONTGOMERY, PA 17752.

UPI/TAX PARCEL NUMBER: 57-410-139.A.

Lycoming County Docket CV19-0643.

LEGAL DESCRIPTION OF PROPERTY TO BE LIEVED

As recorded in the Lycoming County Deed Book 9137 page 1877 and described as follows:

All that certain piece, parcel or lot of land situate in the Township of Washington, County of Lycoming and Commonwealth of Pennsylvania shown on Subdivision on land of Allen S. & Patricia Persun, prepared by Daniel A. Vassallo, P.L.S., dated November 29, 1995, and recorded June 4, 1996 in Lycoming County Record Book 2620, page 93, and Map Book 54, page 59, bounded and described as follows:

BEGINNING at an iron pin at the intersection of the western line of a private road, the northwestern corner of land now or formerly of Samuel W. Jr., and Dorothy A. Wise and the southwestern corner of Parcel NO. 1 of this subdivision, and beginning point being north eighteen (18) degrees fifty-seven (57) minutes west, four hundred nine and seventy-two hundredths (409.72) feet from an iron pin at the intersection of the southern corner of land now or formerly of Samuel W. Jr., and Dorothy A. Wise, the eastern line of a private road and the northwestern right-of-way line of PA State Highway, State Route No. 2001; thence from said place of beginning and crossing said private road, south fifty-six (56) degrees forty-eight (48) minutes east, eight and twenty-two hundredths (8.22) feet to an iron pin at the intersection of the center of said private road and the eastern line now or formerly of David A. Wynn; thence along the eastern line of land now or formerly of said David A. Wynn, and along the eastern line of land now or formerly of Dorothy A. and Samuel W. Wise, Jr., north twenty-one (21) degrees twenty-seven (27) minutes west, two hundred sixteen and sixteen hundredth (216.16) feet to an iron pin at the norther corner of land now or formerly of said Dorothy A and Samuel W. Wise, Jr., and the western corner of Parcel No. 1 of this subdivision, then continuing along the lines of land now or

formerly of said Dorothy A. and Samuel W. Wise, Jr. by the four (4) following Courses and distances: (1) South six (6) degrees thirty (30) minutes east, ninety-six and seventy-two hundredths (96.72) feet to an iron pin; (2) north eighty-eight (88) degrees fifty-nine (59) minutes west, one hundred ninety-eight (198) feet to an existing iron pin; (3) north forty-eight (48) degrees twenty-six (26) minutes west, one hundred forty-nine and seventy-eight hundredths (149.78) feet to an iron pin; (4) north fourteen (14) degrees forty-nine (49) minutes east, six hundred ninety-four and eighty-one hundredths (694.81) feet to an existing stone (painted), at the intersection of the eastern line of land now or formerly of said Dorothy A. and Samuel W. Wise, Jr., and the southwestern corner of land now or formerly of William J. and Thelma J. Bashista; thence along the southern line of land now or formerly of said William J. and Thelma J. Bashista, south eighty-seven (87) degrees eight (08) minutes east three hundred six and forty-four hundredths (306.44) feet to an iron pin at the intersection of the southeastern corner of land now or formerly of said William J. and Thelma J. Bashista and the northwestern corner of other land now or formerly of said William J. and Thelma J. Bashista, south twenty-six (26) degrees fifty-seven (57) minutes east, three hundred thirty-eight and sixteen hundredths (338.16) feet to an iron pin at the intersection of the western line of land now or formerly of said William J. and Thelma J. Bashista and the northeastern corner of the aforesaid Parcel No. 1 of this subdivision; thence along the lines of said Parcel No. 1 of this subdivision by the four (4) following courses and distances: (1) south sixty (60) degrees fifty-eight (58) minutes west, three hundred twenty and eighty-two hundredths (328.82) feet to an iron pin; (2) south thirty-eight (38) degrees five (05) minutes west, one hundred seventy-seven and ninety-seven hundredths (177.97)

feet to an iron pin; (3) south thirty-eight (38) degrees thirty-six (36) minutes east, eight-four and twenty-one hundredths (84.21) feet to an iron pin; (4) south twenty-three (23) degrees twenty-seven (27) minutes east, two hundred fourteen and sixty-four hundredths (214.64) feet to the place of beginning. Containing 6.330 acres.

ALSO, ALL that certain right-of-way over lands now or formerly of Harry Millington Jr. et ux, and Henry L. Keifer, et ux, situate in Washington Township, and said right-of-way extending in a northerly direction from L.R. 41008 across the lands now or formerly of the said Henry Millington, Jr., et ux., and Henry L. Keifer, et ux., and to the lands now or formerly of James A. Fry and Isabelle Fry, his wife, being the same premises conveyed unto the same James A. Fry et ux., by Deed of Harry Millington, Jr., and Laura A. Millington, his wife, dated February 19, 1965, and recorded in Lycoming County in Deed Book 507, Page 282, said right-of-way being the same right-of-way as has existed for more than 50 years.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS TAX PARCEL NUMBER 57-410-139.A IN THE OFFICE OF THE LYCOMING COUNTY TAX ASSESSOR

NO. 23-00454
MIDFIRST BANK

vs.

SHELLEY HILL, SECRETARY
OF HOUSING AND URBAN
DEVELOPMENT, MICHAEL J. HILL
PROPERTY ADDRESS: 29 EAST
CENTRAL AVENUE, SOUTH WIL-
LIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 51-
001-684.

By virtue of a Writ of Execution No.
CV-23-00454.

Plaintiff: Midfirst Bank vs. Defendant(s):
SHELLEY HILL, MICHAEL J. HILL and
THE SECRETARY OF HOUSING AND
URBAN DEVELOPMENT.

Real Estate: 29 EAST CENTRAL AVENUE, SOUTH WILLIAMSPORT, PA 17702.

Municipality: First Ward of the Borough of South Williamsport, Lycoming County, Pennsylvania.

Dimensions: 82 x 45.

Tax I.D. 51-001-684.

Deed Book/Inst#: 2010-00011539.

Improvement thereon: a residential dwelling house as identified above.

LEON P. HALLER, ESQUIRE
PURCELL KRUG & HALLER

1719 N. Front Street
Harrisburg, PA 17102
(717) 234-4178

NO. 23-00596

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST
c/o NEWREZ LLC f/k/a NEW PENN FINANCIAL LLC, d/b/a SHELLPOINT MORTGAGE SERVICING

vs.

BETTY J. MOREHART
PROPERTY ADDRESS: 800-802 WILDWOOD BLVD., WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 70-001-618.

All that certain piece, parcel and Lot of Land Situate in the Tenth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows. to-wit;

Beginning at a point, the same being the Northeast corner of the intersection of Louisa Street and Wildwood Boulevard; thence Northwardly along the East line of Wildwood Boulevard to a point opposite the center line of the double frame dwelling house; thence in an Easterly direction along the center line of said double frame dwelling house

a distance of one hundred thirty-two (132) feet more or less to the West line of an eighteen foot alley; thence Southwardly along the West line of said alley to the Northwest corner of the intersection of said alley and said Louisa Street and thence Westwardly along the North line of Louisa Street one hundred thirty-two (132) feet to the Northeast corner of Wildwood Boulevard and Louisa Street, the point and place of beginning.

Parcel Numbers: 70-0010C61800000- and 70-0010C61700000-.

Property Address: 800-802 Wildwood Boulevard, Williamsport, PA 17701.

NO. 19-1682

USAA FEDERAL SAVINGS BANK
C/O NATIONSTAR MORTGAGE
LLC d/b/a MR. COOPER

vs.

ROBERT S. SCHNARS
PROPERTY ADDRESS: 1435 SCOTT STREET, WILLIAMSPORT, PA 17701.
UPI/TAX PARCEL NUMBER: 70-010-608.

DOCKET # CV-2019-01682-MF.
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: 1435 SCOTT STREET, WILLIAMSPORT, PA 17701.

SOLD AS THE PROPERTY OF ROBERT S. SCHNARS.

TAX PARCEL #70+,010.0-0608.00-.000+.

KML LAW GROUP, P.C.

NO. 23-00901

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

TIA DAWN STARKS
 PROPERTY ADDRESS: 319 CARPENTER STREET, MUNCY, PA 17756.
 UPI/TAX PARCEL NUMBER: 40-002-513.

By virtue of a Writ of Execution No. CV-23-00901.

Plaintiff: Pennsylvania Housing Finance Agency vs. Defendant: Tia Dawn Starks.

Real Estate: 319 CARPENTER STREET MUNCY, PA 17756.

Municipality: Township of Muncy Creek, Lycoming County, Pennsylvania.

Dimensions: 50 x 175.

Tax I.D. 40-002-513.

Deed Book/Inst#: 2022-00002045.

Improvement thereon: a residential dwelling house as identified above.

LEON P. HALLER, ESQUIRE

PURCELL KRUG & HALLER

1719 N. Front Street

Harrisburg, PA 17102

(717) 234-4178

NO. 23-00564

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST c/o NEWREZ LLC f/k/a NEW PENN FINANCIAL LLC, d/b/a SHELLPOINT MORTGAGE SERVICING

vs.

SELENA R. STETTS

PROPERTY ADDRESS: 315 EAST 7TH AVENUE, SOUTH WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 51-004-405.

ALL that certain parcel 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 An iron pin In the north line of East Seventh Avenue, said iron pin being located 237.4 feet easterly

from the northeast corner of the intersection of Main Street and East Seventh Avenue, said distance being measured along the north side of East Seventh Avenue; thence North 23 degrees 12 minutes West 132.4 feet to an iron pin; thence North 66 degrees 48 minutes East along other land now or formerly of Clyde A. Eck, et al., 55 feet to an iron pin; thence South 23 degrees 12 minutes East 135 feet to an iron pin in the northern line of East Seventh Avenue; thence South 69 degrees West 55.1 feet to an iron pin, the place of beginning.

THESE PREMISES are sold under and subject to the following covenants and restrictions rite observance of which shall form part of the consideration and run with the title to the land:

First. No buildings shall be erected on said premises nearer to East Seventh Avenue than 25 feet, for which distance back the said premises shall at no time be built upon or obstructed, except by unenclosed porches, steps, fences, statuary, trees, or shrubbery.

Second. No dwelling shall be erected on said premises at a cost of less than Forty-Five Hundred Dollars (\$4,500.00). Third. Not more than one dwelling or house shall be erected on said premises, said dwelling or house when erected, to be of the one family type.

PARCEL IDENTIFICATION NUMBER 51-4-405.

BEING the same premises which John D. Thome and Sharon J. Thome, his wife, and Gary R. Thorne and Donna Thorne, his wife, by deed dated December 7, 1999 and recorded December 9, 1999 in Lycoming County in Deed Book Volume 345, at Page 18, granted and conveyed unto Gary E. Stetts and Selena R. Stetts, husband and wife. Gary E. Stetts departed this life on September 19, 2015, at which time all interest passed to Selena R. Stetts by operation of law.

NO. 22-264

COLONIAL SAVINGS F.A
vs.

STEVEN J. TAYLOR

PROPERTY ADDRESS: 319 N. LOY-
ALSOCK AVE., MONTOURSVILLE, PA
17754.

UPI/TAX PARCEL NUMBER: 33-
002-144.B.

The following described property
located in the County of Lycoming, State
of Pennsylvania.

All those two (2) pieces, parcels and
lots of land situate in the Borough of
Montoursville, bounded and described
as follows.

Real Owners: Steven J. Taylor.

Property: 319 N. Loyalsock Avenue,
Montoursville, PA 17754.

The following described property
located in the County of Lycoming, State
of Pennsylvania.

All those two (2) pieces, parcels and
lots of land situate in the Borough of
Montoursville, bounded and described
as follows.

Judgment Amount: \$111,633.46.

NO. 22-01099

TOWD POINT MORTGAGE
TRUST 2017-1, U.S. BANK
NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE

vs.

THE UNKNOWN HEIRS OF JAMES
H. PHILLIPS, DECEASED

PROPERTY ADDRESS: 876 PARK
AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 73-
008-115.

DOCKET # CV-2022-01099.

ALL THAT CERTAIN lot of land situ-
ate in 13TH WARD OF THE CITY OF
WILLIAMSPORT, County of Lycoming
and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a resi-
dential dwelling.

BEING PREMISES: 876 Park Avenue,
Williamsport, PA 17701.

SOLD as the property of The Un-
known Heirs of JAMES H. PHILLIPS,
Deceased.

TAX PARCEL #73-008.0-115.0-000.
KML LAW GROUP, P.C.

NO. 23-00976

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

DOMINIQUE E.L. WATSON
PROPERTY ADDRESS: 1116 MUL-
BERRY STREET, WILLIAMSPORT, PA
17701.

UPI/TAX PARCEL NUMBER: 68-
009-201.

By virtue of a Writ of Execution No.
CV-23-00976.

Plaintiff: Pennsylvania Housing Fi-
nance Agency vs. Defendant: Dominique
E. L. Watson.

Real Estate: 1116 Mulberry Street,
Williamsport, PA 17701

Municipality: Eighty Ward of the
City of Williamsport, Lycoming County,
Pennsylvania.

Dimensions: 50 x 140.

Tax I.D. 68-009-201.

Deed Book/Inst#: 2021-00010033.

Improvement thereon: a residential
dwelling house as identified above.

LEON P. HALLER, ESQUIRE
PURCELL KRUG & HALLER

1719 N. Front Street
Harrisburg, PA 17102
(717) 234-4178

NO. CV-21-00446

U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR
REO TRUST 2017-RPLI

vs.

JOHN H. WILTON, JR., AS
EXECUTOR AND DEVISEE OF THE
ESTATE OF JOHN H. WILTON,
SR. a/k/a JOHN H. WILTON, SR.,

DECEASED, DENA J. WILTON
PROPERTY ADDRESS: 1925/1927
BLAINE STREET, WILLIAMSPORT,
PA 17701.

UPI/TAX PARCEL NUMBER: 67-
019-802.

By virtue of Writ of Execution No.
CV-2021-00446-MF.

U.S. Bank Trust National Association,
not in its individual capacity, but solely
as owner trustee for REO Trust 2017-
RPL1 (Plaintiff) vs. John H. Wilton, Jr.,
Individually and as Executor of the Estate
of John H. Wilton, Sr. a/k/a John H. Wil-
son, Sr., Deceased and Dena J. Wilton
(Defendants).

Property Address 1925 Blaine Street
f/k/a 1925-1927 Blaine Street, Williams-
port, PA 17701.

Parcel I.D. Nos. 67-019-802 and 67-
019-802.A.

Improvements thereon consist of a
residential dwelling.

Judgment Amount: \$99,582.54.

HLADIK, ONORATO &
FEDERMAN, LLP

Attorney for Plaintiff
298 Wissahickon Avenue
North Wales, PA 19454

Take notice that a schedule of
proposed distribution of the proceeds
of the above sale will be on file in the
Prothonotary of Lycoming County,
Pennsylvania, on February 12, 2024,
and that distribution will be made in
accordance with said schedule unless
exceptions are filed thereto within ten
days thereafter.

R. MARK LUSK,
Sheriff
Lycoming County, PA

J-12, 19, 26



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Tuesday, January 16, 2024