

LYCOMING REPORTER

Vol. 40

October 13, 2023

No. 41

TABLE OF CONTENTS

BAR NEWS	LEGAL ADVERTISEMENTS
LLA Upcoming Events and Continuing Legal Education 3	Estate & Trust Notices 6
Court Opinions 4	Confirmation of Account 8
Notice to Profession 5	Sheriff's Sales 9

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
25 West Third Street, Suite 803
Williamsport, PA 17701

Telephone: (570) 323-8287
Fax: (570) 323-9897
Website: www.lycolaw.org

Copyright © 2023, Lycoming Law Association
Williamsport, Pennsylvania

LYCOMING REPORTER (ISSN 0884-187X) is published weekly for \$75 per annum by the Lycoming Law Association, Penn Tower, 25 West Third Street, Suite 803, Williamsport, PA 17701.

Legal Notices must be received by 1:00 p.m. on the Tuesday preceding the date of publication. The *Lycoming Reporter* reserves the right to require earlier deadlines for lengthy or multi-part advertisements due to publication requirements. Deadlines are subject to change because of holidays. Deadline modifications are posted in the Reporter.

Periodical postage paid at Williamsport, PA 17701-9998 and additional mailing offices.

POSTMASTER: Send address changes to LYCOMING REPORTER, Penn Tower, 25 West Third Street, Suite 803, Williamsport, PA 17701.

Library of Congress Catalog Card Number 61 – 18866

LYCOMING LAW ASSOCIATION

Penn Tower, 25 West Third Street, Suite 803

Williamsport, PA 17701

www.lycolaw.org

LYCOMING LAW ASSOCIATION

EXECUTIVE COMMITTEE

Elizabeth A. White, President

Joy Reynolds McCoy,
President-Elect

Jeana A. Longo, Secretary

Ryan C. Gardner, Treasurer

Corey J. Mowrey, Past President

Marc S. Drier

Jennifer E. Linn

Jonathan L. DeWald

Christopher H. Kenyon

EDITOR OF LYCOMING REPORTER

Gary L. Weber

EXECUTIVE DIRECTOR

Michele S. Frey

COMMITTEE CHAIRS

Bench Bar: *C. Edward Mitchell*

Customs and Rules: *Gary Weber*

Community Activities and

Outreach: *Tammy Weber*

Criminal Law: *Rob Hoffa*

Education: *John Pietrovito*

Social: *Dance Drier*

Young Lawyers Division:

Taylor Beucler

Fee Dispute: *Michael Collins*

Legal Services for the Indigent:

John Pietrovito

Bar History: *Charles Greevy, III*

Technology and LLA Web Site:

Gary Weber

Law Day: *Hon. Christian D. Frey*

Family Law: *Christina Dinges*

Estate, Probate and Elder Law:

Elizabeth A. White

Real Estate: *Marc Drier*



FOUNDATION BOARD

Robin A. Read, President

Fred A. Holland, Treasurer

Sean P. Gingerich, Secretary

Hon. William Arbuckle

Paul A. Roman

Julianne E. Steinbacher

Nicole M. Ippolito

Elizabeth A. White

Joy Reynolds McCoy

SCHEDULED EVENTS

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

- 10/17/2023 – Family Bar Brown Bag Committee Meeting:** Regularly scheduled meeting of the Family Bar Committee. **Time:** 12:00 PM to 1:00 PM.
- 10/17/2023 – Memorial Service for Bill Nichols:** Lycoming County Court's Special Session memorializing LLA Member Bill Nichols. **Time:** 4:00 PM to 5:00 PM.
- 10/23/2023 – Executive Committee Meeting:** Bar leaders' monthly meeting. **Time:** 12:00 PM to 1:00 PM.
- 10/25/2023 – LLA Foundation Meeting:** Quarterly meeting of the LLA Foundation. **Time:** 12:00 PM to 1:00 PM.
- 10/30/2023 – Bench Bar Meeting:** Quarterly meeting of the Bench/Bar Committee. **Time:** 12:00 PM to 1:00 PM.
- 10/31/2023 – Criminal Brown Bag Meeting:** Regularly scheduled meeting of the criminal bar. **Time:** 12:00 PM to 1:00 PM.
- 10/31/2023 – Carpenter's Pumpkin Farm:** Carpenter's Pumpkin Farm (75 Carpenter Lane, Linden). Last day for members to get their free pumpkin! **Time:** 4:00 PM.

UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES

- 10/18/2023 – Eat & Earn—Computer Generated Animations for Trial:** Presented by: Jeremy Gibson, Digital Trace Forensics. Seating is limited. Register early to reserve a seat. **CLE Credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM.
- 11/29/2023 – Eat & Earn—What Every Lawyer Should Know About POA Documents:** Presented by: Julieanne E. Steinbacher, Esquire. Submit registration and payment early to reserve a seat. **CLE Credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM.
- 12/6/2023 – Eat & Earn—Civility in the Profession:** Presented by: Paul C. Troy, Esq. & Andrew Lamberton, Esq. More information and registration 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. Swales** (10/04/2023)—Judge Ryan M. Tira
Criminal: Omnibus pretrial motion; suppression of recorded prison calls; reasonable expectation of privacy where notice of recording is given; habeas corpus petition or to remand for new preliminary hearing; precluding reference to complainant as “victim;” reasonable time for providing advance notice of intent to introduce other crimes, wrongs, or acts evidence; time for providing names and addresses of and substance of all persons who have been offered immunity, favorable consideration, leniency, or favorable treatment; timely notice of potential expert testimony; compelling production of records of Children’s Advocacy Center and Children and Youth Services agencies; child testimony unduly influenced by techniques employed by interviewers. (Swales100423t) (Posted: October 7, 2023)
- ▶ **Commonwealth vs. Swales** (10/07/2023)—Judge Ryan M. Tira
Criminal: Habeas corpus petition; sufficiency of evidence. (Swales 100423t2) (Posted: October 7, 2023)
- ▶ **Aviation Holdings, L.P. vs. DeGOL Jet Center, L.P.** (10/05/2023)—
Judge William P. Carlucci
Civil: Preliminary objections; raising affirmative defense of statute of limitations by preliminary objection; certainty of lack of right to recover on contract claim warranting grant of demurrer; right of plaintiff to plead inconsistent claims in the alternative; failure to name necessary party; right to recover attorney’s fees. (Aviation100523C) (Posted: October 7, 2023)

LLA PUMPKIN COUPON



WHERE: Carpenter’s Pumpkin Farm
75 Carpenter Ln, Linden, PA 17744

WHEN: October 1 - October 31, 2023

WHAT: Redeem for one FREE pumpkin/gourd at “checkout”

Carpenter’s Farm is open daily from 9am – 6:30pm. The corn maze is up, and hayrides are offered on the weekends.

See you at the farm!

LLA Attorney Name: _____

Attorney ID: _____

LYCOMING
LAW ASSOCIATION

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**Day, Rebecca L.,** dec'd.

Late of Lycoming County.

Executor: Edward A. Day c/o Marshall Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.

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

Kaye, Diane M., dec'd.

Late of the Township of Loyalsock.
Executrix: Debra A. Martinuzzi, 202 Green Pine Rd., Montgomery, PA 17752.

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

Knight, Cicily M., dec'd.

Late of Williamsport.
Executrix: Joan E. Knight, 90 Gramplan Blvd., Williamsport, PA 17701.
Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

Lundy, Frank B., II, dec'd.

Late of Loyalsock Twp.

Executors: Anne L. Paisley and Frank B. Lundy, III c/o Jill R. Fowler, Esquire, 1001 Conshohocken State Rd., #1-300, W. Conshohocken, PA 19428.

Attorneys: Jill R. Fowler, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 1001 Conshohocken State Rd., #1-300, W. Conshohocken, PA 19428.

Stauffer, Evelyn M., 41-23-0559, dec'd.

Late of the City of Williamsport.

Administrator: William David Brumbaugh 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.

SECOND PUBLICATION**Boyles, Rodney L. a/k/a Rodney Leon Boyles,** dec'd.

Late of the Township of Eldred.

Executor: Keith L. Boyles, 344 Lick Run Road, Williamsport, PA 17701.

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

Digan, Elvin G., dec'd.

Late of South Williamsport.

Co-Administratrices: Debbie J. Heim, 1122 Park Ave., Williamsport, PA 17701 and Lori Noble, 40 Robb Lane, Turbotville, PA 17772.

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

Forsburg, Natalie D., dec'd.

Late of Susquehanna Township.

The Richard D. Forsburg, Sr. and Natalie D. Forsburg Revocable Living Trust, dated June 24, 1999.

Settlor: Natalie D. Forsburg.
Trustee: Gregory W. Forsburg.
Attorneys: Julieanne E. Steinbacher,
Esquire, Steinbacher, Goodall & Yur-
chak, 413 Washington Boulevard,
Williamsport, PA 17701.

Hoy, Thomas J., dec'd.

Late of Muncy.
Executrix: Barbara B. Lister, 317
South Main Street, Muncy, PA 17756.
Attorney: Richard G. Scheib, Esquire,
11 Reitz Blvd., Suite 102, Lewisburg,
PA 17837-9293.

Moore, Gary A., dec'd.

Late of Williamsport.
Administratrix: Melba A. Moore,
1139 Park Ave., Williamsport, PA
17701.
Attorneys: Stephen C. Sholder,
Esquire, Raup & Sholder, P.C., 445
Elmira Street, Williamsport, PA
17701, (570) 321-0709.

Ward, Elizabeth K., dec'd.

Late of Williamsport.
The Elizabeth K. Ward Income Only
Protector Trust, dated December 29,
2006.
Settlor: Elizabeth K. Ward.
Trustee: Kathleen E. Thompson.
Attorneys: Julieanne E. Steinbacher,
Esquire, Steinbacher, Goodall & Yur-
chak, 413 Washington Boulevard,
Williamsport, PA 17701.

THIRD PUBLICATION

Bigger, Clair E., dec'd.

Late of Montoursville.
Executors: Mark E. Bigger, 426
Old Ferry Rd., Millerstown, PA
17062 and Michael C. Bigger, 1810
Hawthorne Terrace, Cumming, GA
30041.
Executrix: DeAnn C. Bigger, 3 Micah
Court, Montoursville, PA 17754.
Attorneys: Stephen C. Sholder,
Esquire, Raup & Sholder, P.C., 445
Elmira Street, Williamsport, PA
17701, (570) 321-0709.

Cesa, Joseph B., dec'd.

Late of the City of Williamsport.
Executrix: Julieanne E. Steinbacher.
Attorneys: Julieanne E. Steinbacher,
Esquire, Steinbacher, Goodall & Yur-
chak, 413 Washington Boulevard,
Williamsport, PA 17701.

Coleman, Vera S., dec'd.

Late of Muncy.
Executor: ENB Wealth Solutions, a
Division of Ephrata National Bank,
47 E. Main Street, Ephrata, PA
17522.
Attorneys: McNerney, Page, Vander-
lin & Hall, 433 Market Street, Wil-
liamsport, PA 17701.

Crager, Carl R., dec'd.

Late of Williamsport.
Executor: Carlton E. Crager.
Attorneys: Scott T. Williams, Es-
quire, Law Offices of Perciballi &
Williams, LLC, 429 Market Street,
Williamsport, PA 17701.

**Gair, Shirley Jean a/k/a S. Jean Gair
a/k/a Shirley J. Gair,** dec'd.

Late of Montoursville.
Executor: Gregory Tyson Gair, 3843
West Turner Street, Allentown, PA
18104.
Attorney: Scott A. Williams, Esquire,
57 East Fourth Street, Williamsport,
PA 17701.

Gilmore, Mary Ellen, dec'd.

Late of Williamsport.
Executrix: Terry Bradley-Ventrello.
Attorneys: Scott T. Williams, Es-
quire, Law Offices of Perciballi &
Williams, LLC, 429 Market Street,
Williamsport, PA 17701.

Lloyd, Maralyn E., dec'd.

Late of 1374 Egli Hill Road, Muncy.
Executor: Richard H. Lloyd, 1374
Egli Hill Road, Muncy, PA 17756.
Attorney: J. Howard Langdon, Es-
quire, 3 South Main Street, Muncy,
PA 17756.

Lyon, Elizabeth M. a/k/a Mae Elizabeth Lyon, dec'd.

Late of Montoursville.

Co-Executors: Jennie Lyon Weitzel and Zachary Lyon.

Attorneys: Landon R. Hodges, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

Miller, Richard L., Jr., dec'd.

Late of the City of Williamsport.

Executrix: Deborah A. Miller.

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

Moore, Constance L., dec'd.

Late of the City of Williamsport.

Administratrix: Alissa D. Day, 1225 Park Avenue, Williamsport, PA 17701.

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

Peterman, Lonny J., dec'd.

Late of Hughesville.

Executor: Jody Lynn Peterman c/o Luschas, Naparsteck & Crane, LLP, 120 W. Main Street, Bloomsburg, PA 17815.

Attorneys: Charles B. Pursel, Esquire, Law Offices of Luschas, Naparsteck & Crane, LLP, 120 West Main Street, Bloomsburg, PA 17815.

Smith, Mary K., dec'd.

Late of South Williamsport.

Executrix: Nicole L. Oeler, 440 Main Street, Williamsport, PA 17702.

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

Ventrello, Robert D., dec'd.

Late of Williamsport.

Executor: Robert L. Ventrello.

Attorneys: Scott T. Williams, Esquire, Law Offices of Perciballi & Williams, LLC, 429 Market Street, Williamsport, PA 17701.

**REGISTER OF WILLS
CONFIRMATION OF
ACCOUNTS**

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 November 7, 2023 unless exceptions are filed before 5:00 P.M. on that date.

1. Bennett, Carol M., Estate—Canda Murphy, Administratrix.

2. Nichols, Sandra L., Estate—Barbara A. Benschaw, Executrix.

David A. Huffman
Register of Wills

O-6, 13, 20, 27

SHERIFF'S SALE

By virtue of Writs of Execution issued out of the Court of Common Pleas of Lycoming County, and directed to me, there will be a public sale at 330 Pine Street, Commissioners Board Room, Williamsport, PA 17701, on Friday, November 3, 2023 at 10:30 A.M., for the following described real estate to wit:

NO. 22-01222

TRUIST BANK FORMERLY KNOWN
AS BRANCH BANKING
& TRUST COMPANY

vs.

E. RAIMUND FAIRFAX, JR. a/k/a
EMERSON R. FAIRFAX, JR.

PROPERTY ADDRESS: 12 TERRACE LANE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 67-026-701.46.

All that certain piece or parcel or Tract of land situate in the Seventh Ward of the City of Williamsport, Lycoming County, Pennsylvania, and being known as 12 Terrace Lane, Williamsport, Pennsylvania 17701.

TAX MAP AND PARCEL NUMBER: 67-026-701.46.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$52,154.81.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: E. Raimund Fairfax, Jr. a/k/a Emerson R. Fairfax, Jr.

McCABE, WEISBERG &
CONWAY, LLC
1420 Walnut Street
Suite 1501
Philadelphia, PA 19102

NO. 23-00192

GITSIT SOULUTIONS

vs.

CYNTHIA GRESH, SOLELY IN HER CAPACITY AS HEIR OF SHIRLEY H. PETTS, DECEASED, SUSAN HART,

SOLELY IN HER CAPACITY AS HEIR OF SHIRLEY H. PETTS, DECEASED, SANDRA KRAUS, SOLELY IN HER CAPACITY AS HEIR OF SHIRLEY H. PETTS, DECEASED, BRIAN PETTS, SOLELY IN HIS CAPACITY AS HEIR OF SHIRLEY H. PETTS, DECEASED, THE UNKNOWN HEIRS OF SHIRLEY H. PETTS

PROPERTY ADDRESS: 125 VALLEY STREET, WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 10-003-708.

ALL THAT CERTAIN lot of land situate in Borough of Duboistown, County of Lycoming and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 125 Valley Street, Williamsport, PA 17702.

SOLD as the property of CYNTHIA GRESH, Solely in Her Capacity as Heir of SHIRLEY H. PETTS, Deceased, SUSAN HART, Solely in Her Capacity as Heir of SHIRLEY H. PETTS, Deceased, SANDRA KRAUS, Solely in Her Capacity as Heir of SHIRLEY H. PETTS, Deceased and BRIAN PETTS, Solely in His Capacity as Heir of SHIRLEY H. PETTS, Deceased.

TAX PARCEL #10-3-708.
KML LAW GROUP, P.C.

NO. 21-1218

TURBOTVILLE NATIONAL BANK

vs.

JERROD A. HEIL, TAYLOR C. HEIL
PROPERTY ADDRESS: 1596 POND ROAD, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 41-353-186.B.

By virtue of a Writ of Execution issued by the Court of Common Pleas of Lycoming County, Pennsylvania, Case Number CV-21-01218, Plaintiff, The Turbotville National Bank, vs. Defendants, Jerrod A. Heil and Taylor C. Heil.

Owner(s) of ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Muncy, County of Lycoming and Commonwealth of Pennsylvania, being Parcel No. 41-353-186.B.

Property being known as: 1596 Pond Road, Muncy, PA 17756.

17tle to said premises is vested in Jerrod A. Heil and Taylor C. Heil.

Improvements thereon:

Seized and taken in execution as the property of: Jerrod A. Heil and Taylor C. Heil.

LINDSEY E. SNAVELY, ESQUIRE

Attorney I.D. No. 308145

lsnavely@piltaraught.com

ANGELA MCGOWAN, ESQUIRE

Attorney I.D. No. 206890

amcgowan@pillaraught.com

Attorneys for Plaintiff,

The Turbotville National Bank

4201 E. Park Circle

Hanisburg, PA 17111

(717) 308-9910

NO. 22-01260

FREEDOM MORTGAGE CORPORATION

vs.

DAKOTA M. JAMES

PROPERTY ADDRESS: 2760 FIELD-CREST DRIVE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 26-329-168.E.

FREEDOM MORTGAGE CORPORATION v. DAKOTA M. JAMES owner(s) of property situate in the TOWNSHIP OF LOYALSOCK, LYCOMING County, Pennsylvania, being 2760 FIELDCREST DRIVE, WILLIAMSPORT, PA 17701.

Tax ID No. 26-329-168.B.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$248,467.10.

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

NO. 22-00742

BANK OF AMERICA, N.A.

vs.

AMANDA KALAT, KNOWN HEIR OF LEONARD W. TAYLOR, DECEASED, ALYSON ANTOLICK, KNOWN HEIR OF LEONARD W. TAYLOR, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LEONARD W. TAYLOR, DECEASED

PROPERTY ADDRESS: 303 OAK STREET, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 22-001-444.

ALL THAT CERTAIN piece, parcel and lot of land situate in the Fourth Ward of the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, bounded and described in accordance with a survey of Daniel F. Vassallo, Registered Surveyor, dated April 16, 1977, as follows, to wit:

BEGINNING at an iron pin at the intersections of the southern line of Locust Street and the eastern line of Oak Street; thence from said place of beginning and along the southern line of said Locust Street, North seventy-four (74) degrees East, one hundred seventy-five (175) feet to an existing iron pin at the intersection of the southern line of said Locust Street and the western line of a sixteen (16) foot alley; thence along the western line of said alley, South sixteen (16) degrees fifteen (15) minutes East, fifty (50) feet to an existing iron pin; thence along the northern line of land now or formerly of Alice Yeager, South seventy-four (74) degrees West, one hundred seventy-five (175) feet to an iron pin on the eastern line of said Oak Street; thence along the eastern line of Oak Street, North sixteen (16) degrees fifteen (15) minutes West, fifty (50) feet to the place of beginning.

UNDER AND SUBJECT, NEVERTHELESS, to the conditions, restrictions,

covenants, rights-of-way, etc., as heretofore contained in the prior chain of title.
PARCEL# 22-1-444.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 303 Oak Street, Jersey Shore, PA 17740.

BEING that parcel of land conveyed or assigned to Leonard W. Taylor and Sonia L. Taylor, his wife, as tenants by the entireties from by dated 05/17/2002 and recorded 05/17/2002 in deed volume 4179 on page 092 of the Lycoming County, Pennsylvania Public Registry.

AND THE SAID Sonia L. Taylor departed this life on or about December 20, 2020 thereby vesting title unto Leonard W Taylor by operation of law.

AND THE SAID Leonard W Taylor departed this life on or about December 21, 2020 thereby vesting title unto Amanda Kalat and Alyson Antolick, known Heirs of Leonard W. Taylor and any Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, title or Interest from or under Leonard W. Taylor, deceased.

NO. 23-00095

PENNYMAC LOAN SERVICES LLC

vs.

KIRK D. MILLER

PROPERTY ADDRESS: 307 GLOVER STREET, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 21-004-801.

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, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A STAKE (OR IRON PIN) ON THE EAST SIDE OF GLOVER STREET, AT THE SOUTHWEST CORNER OF LOT FORMERLY OWINED BY WARREN E. STUTZMAN, NOW OR FORMERLY OWINED BY FRANK RIGGLE; THENCE, IN AN EASTERLY DIRECTION ALONG THE

SOUTHERN BOUNDARY NOW OR FORMERLY OF SAID RIGGLE LOT, A DISTANCE OF ONE HUNDRED EIGHT -FIVE (185) FEET, MORE OR LESS, TO AN ALLEY: THENCE, IN A SOUTHERLY DIRECTION, A DISTANCE OF THIRTY-THREE AND ONE-HALF (33 1/2) FEET ALONG THE WESTERN SIDE OF SAID ALLEY; THENCE, IN A WESTERLY DIRECTION ALONG THE NORTHERN LINE OF LOT NOW OR FORMERLY OWINED BY J. H. RORABAUGH, A DISTANCE OF ONE HUNDRED EIGHTY-FIVE (185) FEET, MORE OR LESS, TO THE EASTERN LINE OF GLOVER STREET; THENCE, IN A NORTHERLY DIRECTION, A DISTANCE OF THIRTY-THREE AND ONE-HALF (33 1/2) FEET ALONG THE EASTERN LINE OF SAID GLOVER STREET TO THE PLACE OF BEGINNING.

BEING THE SAME PREMISES which Nancie J. English, Administratrix of the Estate of Richard L. English, deceased, Wlliiam C. English and Sandra K. English, a married couple, and Robert L. English, single by Deed dated August 3, 2018 and recorded in the Office of the Recorder of Deeds of Lycoming County on August 9, 2018 in Deed Book Volume 9167, Page 1338, Instrument Number 201800009583 granted and conveyed unto Kirk D. Miller.

BEING known as 307 Glover Street, Jersey Shore, Pennsylvania 17740.
PARCEL # 21 004 801.

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 November 13, 2023, 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

O-13, 20, 27



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, October 16, 2023