

LYCOMING REPORTER

Vol. 43

July 17, 2026

No. 29

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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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Williamsport, PA 17701

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Website: www.lycolaw.org

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Williamsport, Pennsylvania

LYCOMING REPORTER (ISSN 0884-187X) is published weekly for \$100 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

SCHEDULED EVENTS

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

- 7/22/2026 – Lycoming Law Association Foundation:** *Quarterly meeting of the LLA Foundation. Time: 12:00 PM to 1:00 PM*
- 7/27/2026 – Executive Committee Meeting:** *Monthly meeting of LLA Executive Committee. Time: 12:00 PM to 1:00 PM*
- 8/3/2026 – Bench/Bar Committee Meeting:** *Quarterly meeting of the Bench/Bar Committee. Time: 12:00 PM to 1:00 PM*
- 8/5/2026 – Yoga in the Park:** *All members and their guests are invited to this wellness event! The certified yoga instructor is LLA Member, Matt Welickovitch. Register by August 3—\$5 per person. Time: 5:15 PM to 6:30 PM*
- 8/11/2026 – Family Law Brown Bag Lunch Meeting:** *Quarterly brown bag lunch meeting for the Family Law Committee. Time: 12:00 PM to 1:00 PM*
- 8/16/2026 – Knoebel's Grove:** *All members of the PBA Zone 4 are invited to attend! Pavilion N. Details forthcoming. Time: 12:00 PM to 3:00 PM*
-

UPCOMING LYCOMING COUNTY CLE OPPORTUNITY

The Lycoming Law Association is an approved Continuing Legal Education provider and sponsors a program of regular CLE opportunities—from Eat & Earn sessions, to panel discussions, to cooperative efforts with business and educational entities and not-for-profit organizations.

- 7/29/2026 – Eat & Earn: ETHICS CLE—Drawing the Line: Setting Client Boundaries in the Digital Age:** *Presented by Lawyers Concerned for Lawyers. LIVE Credits: 1 Ethics. Time: 12:00 PM to 1:00 PM.*
- 8/20/2026 – Video Replay: 4 Live CLE Credits (2 Ethics & 2 Substantive) Need Live CLE Credits?** *This video replay (considered “live” by the CLE Board) offers. LIVE Credits: 2 Ethics and 2 Substantive. Time: 1:00 PM to 5:00 PM.*

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

- **Commonwealth vs. Lamade** (06/29/2026)—Judge Ryan C. Gardner
Criminal: Habeas corpus petition; sufficiency of evidence of possession with intent to deliver based on expert testimony that amount of drugs was inconsistent with personal use; suppression motion; legality of traffic stop where officer started following defendant's vehicle because it applied its brakes, but did not initiate a traffic stop until confirming that the driver's license was suspended; probable cause for search warrant of vehicle based on strong odor of raw marijuana in vehicle and passenger's possession of a bag of marijuana. (lamade062926-Opinion not received) (Posted: July 13, 2026)
- **Commonwealth v. Tyrick Moy II** (06/29/2026)—Judge Ryan C. Gardner
Criminal: Suppression motion; reasonableness of vehicle stop for partially open trunk; prolonging vehicle stop because of lack of vehicle registration; reasonable suspicion of criminal activity where officer observed bloodshot eyes; voluntariness of consent to draw blood. (Moy062926-Opinion not received) (Posted: July 13, 2026)
- **Commonwealth v. Tyree Moy** (06/30/2026)—Judge Ryan C. Gardner
Criminal: Habeas corpus petition; sufficiency of evidence of offenses related to possible distribution of contraband to Lycoming County prison inmates, where defendant solicited a letter discussing how to apply wasp spray to paper to sell to inmates. (moy063026G-Opinion not received) (Posted: July 13, 2026)
- **Doe vs. Williamsport Area School District, Freed, Pulizzi and Walker** (07/07/2026)—Judge William P. Carlucci
Civil: Preliminary objections of Freed, Pulizzi and Walker; duty to assert separate counts for different defendants where underlying facts against each defendant are different; separation of facts supporting intentional conduct from those asserting negligent conduct; asserting negligence per se as a separate count; pleading and admissibility of plea of nolo contendere to criminal charges; necessity of amended complaint. (Doe070726C-I) (Posted: July 9, 2026)

► **Doe vs. Williamsport Area School District, Freed, Pulizzi and Walker** (07/07/2026)—Judge William P. Carlucci

Civil: Preliminary objections of Williamsport Area School District; governmental immunity; exception for crimes and sexual assault; duty to assert separate counts for different defendants where underlying facts against each defendant are different; vicarious liability of school district where acts were intentional and not committed while doing the work of employer; foreseeability of harm to plaintiff; viability of claim of failure to warn; failure to assert facts supporting award of punitive damages; asserting negligence per se as a separate count; pleading and admissibility of plea of nolo contendere to criminal charges; pleading facts not necessary to support causes of action; necessity of amended complaint. (Doe070726C-2) (Posted: July 9, 2026)

NOTICE OF SUSPENSION

Notice is hereby given that by Order of the Supreme Court of Pennsylvania dated July 6, 2026, Timothy Reitz (#94707), of Lycoming, PA, is Suspended on Consent from the Bar of this Commonwealth for a period of three years, effective August 5, 2026.

Marcee D. Sloan
Board Prothonotary
The Disciplinary Board of the
Supreme Court of Pennsylvania
Ju-17

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**Bachman, Dorothy R.,** dec'd.

Late of Montoursville.

Executor: Lynn D. Cartwright and Courtenay S. Day, 1119 Clarence Fry Road, Montoursville, PA 17754.

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

Bryant, Timothy B., dec'd.

Late of Williamsport.

Executrix: Mindy M. Thomas, 140 Bear Run Road, Bellefonte, PA 16823.

Attorney: Rodney A. Beard, Esquire, 220 Regent Court, Suite A, State College, PA 16801.

Griess, Richard F., dec'd.

Late of South Williamsport.

Executors: Michael Griess, 1673 State Route 654, Williamsport, PA 17702 and Brian Griess, 1327 Mosquito Valley Road, Williamsport, PA 17702.

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

Gross, Regina M., dec'd.

Late of the Township of Old Lycoming.

Executors: Virginia Wolfe, 604 E. Emorys Church Rd., Linden, PA 17744 and Mark Sechrist, 285 Grimesville Road, Williamsport, PA 17701.

Attorney: Mark L. Taylor, Esquire, 25 W. Third Street, Suite 701, Williamsport, PA 17701, (570) 320-7100.

Miller, Helen E., dec'd.

Late of the City of Williamsport.

Executors: Michael O. Miller and David W. Miller.

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

Murawski, Mark Richard, dec'd.

Late of Loyalsock Township.

Administratrix: Rachael Murawski.

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

Remchak, Alexander, dec'd.

Late of 2140 Warrensville Road, Montoursville.

Executrix: Deborah A. Remchak.

Attorneys: Richard P. Klingerman, Esquire, Kreisher, Marshall & Associates, LLC, 401 S. Market Street, Bloomsburg, PA 17815.

Stuempfle, John F., Jr., dec'd.

Late of Montoursville.

Executrix: Leann M. Ritter, 1612 Elmira Street, Williamsport, PA 17701.

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

Worthington, Carl Frederick a/k/a Carl F. Worthington a/k/a C. Frederick Worthington and Carl Worthington, dec'd.

Late of Muncy Township.

Executrix: Dody M. Adams, 2198 Rabbittown Road, Muncy, PA 17756.

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

SECOND PUBLICATION

Callahan, Richard James, Jr., dec'd.

Late of the City of Williamsport.

Administratrix: Janet B. Callahan c/o McCormick Law Firm, 835 West Fourth Street, Williamsport, PA 17701.

Attorneys: C. Edward S. Mitchell, Esquire, McCormick Law Firm, 835 West Fourth Street, Williamsport, PA 17701.

Crawford, Betty R., dec'd.

Late of Williamsport.

Executrix: Vanessa Barr, III College Street, Ashland, OH 44805.

Attorneys: Joseph F. Orso, III, Esquire, Rudinski, Orso & Associates, 339 Market Street, Williamsport, PA 17701, (570) 321-8090.

Patterson, Anna Jane K., dec'd.

Late of South Williamsport.

Executor: Ethan Tyler Knepp.

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

THIRD PUBLICATION

Agnoni, Fred, Jr., dec'd.

Late of Montgomery.

Executor: Christopher R. Agnoni 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.

Heitmann, Jacqueline Ruth, dec'd.

Late of the Township of Muncy Creek.

Executrix: Joni M. Johnson 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.

Keene, Norman L. a/k/a Norman Leroy Keene, dec'd.

Late of Williamsport.

Executor: John Keene, 873 Fogelman Road, Muncy, PA 17756.

Attorney: Richard G. Scheib, Esquire, 11 Reitz Blvd., Suite 102, Lewisburg, PA 17837-9293.

Kyle, Sandra E., dec'd.

Late of Lycoming County.

Executrix: Denise Dieter, 428 Wilson Street, Jersey Shore, PA 17740.

Attorney: None.

Mayer, Dennis a/k/a Dennis D. Mayer, dec'd.

Late of Lycoming Township.

Executor: Dennis David Mayer, II, 526 Fairmont Avenue, South Williamsport, PA 17702.

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

Whipple, Leland A., dec'd.

Late of the Borough of Montoursville.

Executor: Steven N. Whipple, 1420
Broad Street, Montoursville, PA
17754.

Attorney: Andrea B. Bower, Esquire,
426 Broad Street, Montoursville,
PA 17754.

**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 July 20, 2026 unless exceptions are filed before 5:00 P.M. on that date.

1. Dougherty, John F., Estate—Brian K. Dougherty, Executor.

2. Rupert, Duane E., Estate—Deborah E. Bierly, Administratrix.
David A. Huffman
Register of Wills

Ju-10, 17

**INTENTION TO
CHANGE NAME**

In the Court of Common Pleas
of Lycoming County, Pennsylvania

NO. CV-2026-00614

In Re: Name Change of
Hunter James Reynolds,
a minor, by Kristi Bruno

NOTICE IS HEREBY GIVEN that on May 14, 2026, a Petition was filed in the above-named Court, praying for a decree changing the name of Hunter James Reynolds to Hunter James MacGregor.

The Court has fixed September 2, 2026 at 3:00 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.

Ju-17

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, AUGUST 7, 2026 at 10:30 A.M., for the following described real estate to wit:

NO. 25-00498

M&T BANK

vs.

GENO GINOBLE, KAYLEE HOUSER
PROPERTY ADDRESS: 1730 FREDNA AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 26-013-305.C.

DOCKET # CV-2025-00498.

ALL THAT CERTAIN LOT OF LAND SITUATE IN LOYALSOCK TOWNSHIP, COUNTY OF LYCOMING AND COMMONWEALTH OF PENNSYLVANIA.

IMPROVEMENTS CONSIST OF A RESIDENTIAL DWELLING.

BEING PREMISES: 1730 FREDNA AVENUE, WILLIAMSPORT, PA 17701.

SOLD AS THE PROPERTY OF GENO GINOBLE AND KAYLEE HOUSER.

TAX PARCEL #26-01300305C-000-.

ATTORNEYS: KML LAW GROUP, P.C.

NO. 24-00946

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-R5

vs.

LAWRENCE I. ALLEN a/k/a
LAWRENCE I. ALLEN, JR.,
BRENDA D. ALLEN

PROPERTY ADDRESS: 1675 ANDREWS PLACE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 70-008-515.

By virtue of Writ of Execution No. CV-2024-00946-CV.

U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-R5 v Lawrence I. Allen, Jr. a/k/a Lawrence I. Allen and Brenda D. Allen.

Docket Number: CV-2024-00946-CV.

Property to be sold is situated in the 10th Ward (formerly the Sixth Ward) in the City Williamsport, County of Lycoming and Commonwealth of Pennsylvania.

Commonly known as: 1675 Andrews Place, Williamsport, PA 17701.

Parcel Number: 70-8-515 (70-008.0-0515.00-0000).

Improvements thereon of the residential dwelling or lot (if applicable): Residential.

Judgment Amount: \$82,108.72.

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

NO. 25-01699

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY

vs.

BETSY A. BAIER, MILES R. MOORE
PROPERTY ADDRESS: 524 HIGH STREET, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 22-001-806.

By virtue of a Writ of Execution No. CV-2025-01699-CV.

Plaintiff: US BANK NATIONAL ASSOCIATION as Trustee for the Pennsylvania Housing Finance Agency vs. Defendant: Betsy A. Baier and Miles R. Moore.

Real Estate: 524 HIGH STREET,
JERSEY SHORE, PA 17740.

Municipality: Fourth Ward, Borough
of Jersey Shore, Lycoming County,
Pennsylvania.

Dimensions: 208 x 52; Lot No. 10
Plan of Samuel Thomas.

Tax I.D. 22-01-806.

Deed Book/Inst#: 2007-00011835.

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. 25-01405

NORTHWEST BANK SUCCESSOR
BY MERGER TO JERSEY SHORE
STATE BANK

vs.

BASIN STREET ASSOCIATES, INC.
PROPERTY ADDRESS: BASIN
STREET ASSOCIATES, INC, 227
ACADEMY STREET, 200 AND 230
EAST STREET, WILLIAMSPORT, PA
17701.

UPI/TAX PARCEL NUMBER: 62-
003-700.

DOCKET NO. CV-2025-01405.

ALL those certain pieces, parcels and
lots of land situate in the Second Ward
of the City of Williamsport, County
of Lycoming and Commonwealth of
Pennsylvania, bounded and described
as follows, to-wit:

PARCEL NO. 1 BEGINNING at a
post on the west side of the Academy
Street, adjoining lot, formerly of the
heirs of Reuben Ruch, deceased, now
or formerly of Marian Ruch, thence
westerly by said lot, formerly of William
G. Elliott, now or formerly of John J.
Coleman, two hundred and eight (208)
feet to East Alley; now East Street;
thence southerly along East Street,
fifty-one (51) feet to a post and land

now or formerly of William Edler, now
or formerly of Joseph McMinn's Estate;
thence easterly by the same, on line
parallel with the northern boundary
on this lot, one hundred and four (104)
feet to a post; thence northerly in a line
parallel with the west line of Academy
Street, twenty-five (25) feet and six (6)
inches to a post; thence easterly along
land now or formerly of William Edler
and along the north line of the wall of
a brick house, erected thereon, one
hundred and four (104) feet to Acad-
emy Street; and thence northerly along
Academy Street, twenty-five (25) feet
and six (6) inches, more or less, to the
place of beginning.

PARCEL NO. 2 BOUNDED on the
east by Academy Street; on the south
by lot now or formerly of William Edler;
on the west by lot now or formerly of
Gottschall, Ring & Cable; on the north
by what was formerly called Black
Horse Alley; containing fifty-two (52)
feet in front on Academy Street and
in depth ninety-five (95) feet two (2)
inches, more or less.

PARCEL NO. 3 BEGINNING at a
point located one hundred four (104)
feet west of a post on the west side of
Academy Street, adjoining lot now or
formerly of Marian Ruch; thence west-
erly by lot now or formerly of John J.
Coleman one hundred four (104) feet
to East Alley, now East Street; thence
southerly along East Street fifty-one
(51) feet to a post and land now or
formerly of Joseph McMinn Estate;
thence easterly by the same, on line
parallel with the northern boundary on
this lot one hundred four (104) feet to a
post; thence northerly in a line parallel
with the west line of Academy Street,
fifty-one (51) feet to a post, the point
of beginning.

PARCEL NO. 4 BEGINNING at
the southeast corner of East Church
and East Streets thence east along the
south side of East Church Street 112

feet 10 inches; thence south by land formerly of Reuben Ruch, deceased, and parallel with East Street 52 feet to line of land now or formerly of William Edler; thence by the same west 112 feet 10 inches to the east side of East Street; thence by the same north 52 feet to the beginning.

BEING the same premises granted and conveyed to Basin Street Associates, Inc. by Deed of Jay Two Associates, Inc. dated August 11, 1999 and which is recorded in Lycoming County Deed Book 3368, Page 001.

Parcel #62-003-700.

TO BE SOLD as the property of
BASIN STREET ASSOCIATES, INC.

NO. 25-01751

JOURNEY BANK f/k/a THE MUNCY
BANK AND TRUST COMPANY

vs.

MELISSA S. CAMPBELL,
SUSQUEHANNA
COMMUNITY BANK

PROPERTY ADDRESS: 141 CON-
FAIR PARKWAY, MONTTOURSVILLE,
PA 17754.

UPI/TAX PARCEL NUMBER: 12-
002-311.

JOURNEY BANK f/k/a THE MUN-
CY BANK AND TRUST CO., vs.
MELISSA S. CAMPBELL AND SUSQUE-
HANNA COMMUNITY BANK.

PROPERTY ADDRESSES: 141 Con-
fair Pkwy, Montoursville, PA 17754.

UPI/TAX PARCEL NUMBER(S):
12-002-311.

DOCKET NUMBER: 25-01751.

ALL that certain piece, parcel, and lot of land situate in the Township of Fairfield, County of Lycoming and Commonwealth of Pennsylvania, and being part of Block B, Bella Vista Village, dated September 18, 1956, and recorded in the Office of the Recorder of Deeds of Lycoming County, Pennsylvania, in Deed Book 395, Page 427, and being more particularly bounded and described as follows:

BEGINNING at a point in the South line of Confair Parkway (50 feet wide), said point being at the intersection of the northern line of Confair Parkway with the centerline of a 20 foot pedestrian walk, said pedestrian walk being located between Lots No. 9 and No. 10 in Block B and being 615.2 feet West of the intersection of the southern line of Confair Parkway with the western line of Bella Vista Road as measured along the southern line of Confair Parkway; thence along the centerline of the said pedestrian walk South 38 degrees 4 minutes 10 seconds West 155 feet to a point; thence South 51 degrees 55 minutes 50 seconds East 90 feet to an iron pin at the southwestern corner of said Lot No. 11 in Block B; thence along the western line of said Lot No. 11 in Block B, North 38 degrees 4 minutes 10 seconds East 155 feet to an iron pin in the southern line of Confair Parkway; thence along the southern line of Confair Parkway North 51 degrees 55 minutes 50 seconds West 90 feet to the place of beginning. (For identification purposes only, this lot is known on the aforementioned plan as Lot No. 10 in Block B together with the eastern 10 feet of the pedestrian walk which is adjacent thereto on the West.)

RIEDERS, TRAVIS, DOHRMANN,
MOWREY, HUMPHREY & WATERS
BY: CLIFFORD A. RIEDERS, ESQ.
SEAN P. GINGERICH, ESQ.
161 W. Third Street
Williamsport, PA 17701

NO. 25-01053

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

TIERNEY L. CLARK

PROPERTY ADDRESS: 207 DEPOT
STREET, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 21-
003-606.

By virtue of a Writ of Execution No.
CV-2025-01053-CV.

Plaintiff: Pennsylvania Housing Finance Agency vs. Defendant: Tierney L. Clark.

Real Estate: 207 Depot Street, Jersey Shore, PA 17740.

Municipality: Borough of Jersey Shore, Lycoming County, Pennsylvania.

Dimensions: 60-1/2 x 180—EXCEPTING and RESERVING the portion conveyed to Alvin L. Hauser, et ux., November 7, 1986, Deed Book 1168, Page 331.

Tax I.D. 21-003-606.

Deed Book/Inst#: 2022-00012298.

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. 26-00019

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE ON BEHALF OF HTE HOLDERS OF THE ACCREDITED MORTGAGE LOAN TRUST 2005-1 ASSET-BACKED NOTES

vs.

SANDRA K. DOANE

PROPERTY ADDRESS: 2409 BRUSHY RIDGE ROAD, MONTTOURSVILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 12-332-148.B.

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

BEING KNOWN AS: 2409 BRUSHY RIDGE ROAD, MONTTOURSVILLE, PA 17754.

BEING PARCEL NUMBER: 12-332-148.B.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

NO. 25-00832

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING

vs.

CRISTIN HAMILTON,

JEFFREY HAMILTON

PROPERTY ADDRESS: 240 BURKE STREET, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 20-001-303.

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN VELEY'S ADDITION IN THE SECOND WARD OF THE BOROUGH OF JERSEY SHORE, COUNTY OF LYCOMING AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO—WIT:

BEGINNING AT A POST IN THE NORTHERN LINE OF BURKE STREET, EIGHTY-SEVEN (87) FEET, MORE OR LESS, FROM THE EASTERN LINE OF CAMPBELL STREET, SAID POINT OF BEGINNING BEING THE SOUTH-WEST CORNER OF THE LOT HEREBY DESCRIBED AND THE SOUTH-EAST CORNER OF LAND NOW OR FORMERLY OF GUY C. HUNTER; THENCE NORTH TWENTY-TWO (22) DEGREES EAST, ALONG SAID HUNTER LAND, ONE HUNDRED FIFTY (150) FEET TO A POST IN LINE OF LAND NOW OR FORMERLY OF CHARLES E. TOWNSEND; THENCE SOUTH SIXTY-EIGHT (68) DEGREES EAST ALONG SAID TOWNSEND LAND, FIFTY (50) FEET TO A POST IN LINE OF LAND NOW OR FORMERLY OF JACK PRINCE ET UX; THENCE SOUTH TWENTY-TWO (22) DEGREES WEST ALONG SAID PRINCE LAND, ONE HUNDRED FIFTY (150) FEET TO A POST IN THE NORTHERN LINE OF BURKE STREET; THENCE NORTH SIXTY-EIGHT (68) DEGREES WEST ALONG THE NORTHERN LINE OF BURKE STREET, FIFTY (50) FEET TO THE PLACE OF BEGINNING.

Property Address: 240 Burke Street,
Jersey Shore, PA 17740.

Tax Parcel ID: 20-0010030300000-
(20-001-303).

Docket Number: CV-2025-00832.

NO. 25-01398

PHH ASSET SERVICES, LLC

vs.

ALLISON HILLING

PROPERTY ADDRESS: 403 EDEN
ST., JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 20-
002-214.

The improvements thereon being
known as 403 Eden St, Jersey Shore,
PA 17740.

HAVING ERECTED THEREON a
Residential Real Estate__.

ALL THAT CERTAIN LOT OF
LAND, SITUATE IN THE SECOND
WARD OF THE BOROUGH OF JER-
SEY SHORE, COUNTY OF LYCOM-
ING AND COMMONWEALTH OF
PENNSYLVANIA, BEING KNOWN
AS LOT NO. 140 ON THE PLOT OR
PLAN OF LOTS KNOWN AS DR. S.
E. BICKELL'S ADDITION TO JERSEY
SHORE, PENNSYLVANIA, RECORDED
JANUARY 30, 1904 AS SET FORTH
IN LYCOMING COUNTY DEED
BOOK VOLUME 184, PAGE 582,
MORE PARTICULARLY BOUNDED
AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH-
EAST CORNER THEREOF, BEING
THE POINT OF INTERSECTION OF
THE SOUTHERN LINE OF EDEN
STREET AND THE WESTERN LINE
OF LINCOLN AVENUE; THENCE IN
A SOUTHERLY COURSE ALONG
THE WESTERN LINE OF LINCOLN
AVENUE A DISTANCE OF ONE
HUNDRED FIFTY (150) FEET TO THE
NORTHERN LINE OF A TWENTY
(20) FOOT ALLEY; THENCE IN A
WESTERLY COURSE, ALONG THE
NORTHERN LINE OF SAID ALLEY,

A DISTANCE OF FORTY-FIVE (45)
FEET TO LINE OF LOT NO. 139 ON
SAID PLOT OR PLAN; THENCE IN A
NORTHERLY COURSE AND PARAL-
LEL WITH THE WESTERN LINE OF
LINCOLN AVENUE, A DISTANCE
OF ONE HUNDRED FIFTY (150)
FEET TO THE SOUTHERN LINE OF
EDEN STREET; AND THENCE IN AN
EASTERLY COURSE ALONG THE
SOUTHERN LINE OF EDEN STREET,
A DISTANCE OF FORTY-FIVE (45)
FEET TO THE PLACE OF BEGINNING.

CONTAINING SIX THOUSAND
SEVEN HUNDRED FIFTY (6,750)
SQUARE FEET, MORE OR LESS.

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 which
Dustin W. Swartwood and Crissie
L. Miller-Swartwood by Deed dated
August 6, 2020 and recorded in the Of-
fice of Recorder of Deeds of Lycoming
County on August 11, 2020 at Book
9221, Page 3061.

Instrument # 202000009023 granted
and conveyed unto Allison P. Hilling.

TAX PARCEL NO. 20-002-214.

NO. 25-00843

JOURNEY BANK

vs.

JOSHUA LEIDHECKER,
SUSQUEHANNA SMART FUEL, LLC,
JOSHLAND COMPANY, LLC

PROPERTY ADDRESS: c/o JOSH-
UA D. LEIDHECKER, 87 QUAKER
CHURCH ROAD, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 41-
001-308.

JOURNEY BANK f/k/a THE MUN-
CY BANK AND TRUST COMPANY
vs. SUSQUEHANNA SMART FUEL,
LLC, JOSHLAND COMPANY, LLC,
AND JOSHUA D. LEIDHECKER d/b/a
SUSQUEHANNA SMART FUEL, LLC,
AND JOSHLAND COMPANY, LLC.

PROPERTY ADDRESSES: 87 Quaker Church Rd., PA 17756.

UPI/TAX PARCEL NUMBER(S): 41-001-308.

DOCKET NUMBER: 25-00843.

Parcel # 41-001-308.

Assessed Address is 87 Quaker Church Road, Pennsdale, PA 17756.

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

ON the North by lot of land now or formerly of Samuel Minier; On the East by the public Road leading from Pennsdale to Huntersville; On the South by land now or late of Willow Pewterbaugh; On the West by land now late of William Pewterbaugh. Containing 2 1/2 acres, be the same more or less.

EXCEPTING AND RESERVING from the above-described property, ALL that certain piece, parcel and lot of land situate in the Township of Muncy, County of Lycoming and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a stone on the western line of a public road leading from Pennsdale to Huntersville, said stone being in the southeast corner of land now or formerly of Eugene R. Rook; thence along the western line of the aforesaid public road South five (5) degrees zero (00) minutes East twenty (20) feet to a post; thence along other land now or formerly of Paul Bubb South eighty (80) degrees eleven (11) minutes West three hundred seven and sixty-seven one-hundredths (307.67) feet to a post, said post being the southwest corner of land now or formerly of Eugen R. Rook, aforesaid; thence along the southern line of land now or formerly of the said Eugene R. Rook, North seventy-six (76) degrees thirty (30) minutes East, three

hundred ten (310) feet to the place of beginning. Being triangular in shape and containing 0.07 acres.

SUBJECT to any restrictions, easements and/or adverse that pertain to this property.

RIEDERS, TRAVIS, DOHRMANN, MOWREY, HUMPHREY, AND WATERS

BY: CLIFFORD A. RIEDERS, ESQ.

Sean P. Gingerich, Esq.

161 W. Third Street

Williamsport, PA 17701

NO. 25-00548

WELLS FARGO BANK, N.A.

vs.

WAYNE MILLER,

CATHY Y. MILLER

PROPERTY ADDRESS: 37 EDNA LANE, MONTGOMERY, PA 17752.

UPI/TAX PARCEL NUMBER: 04-391-199.

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

Parcel No.: 04-3910019900000-.

BEING known and numbered as: 37 Edna Lane, Montgomery, PA 17752.

Being the same property conveyed to Wayne E. Miller and Cathy Y. Crist who acquired title, with rights of survivorship, by virtue of a deed from Harold E. Fisher and Norma F. Fisher, husband and wife, dated October 29, 2004, recorded October 29, 2004, as Instrument Number 200400019673, and recorded in Book 5132, Page 188, Office of the Recorder of Deeds, Lycoming County, Pennsylvania

NO. 25-00973

LAKEVIEW LOAN SERVICING LLC

vs.

KARI MONTOYA,
MARCUS MONTOYA

PROPERTY ADDRESS: 1490 FOX HOLLOW ROAD, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 43-014-100.

ALL THAT CERTAIN that certain piece, parcel, message and tract of land situate in the Township of Old Lycoming, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin, the Northwest corner of land now or formerly of August E. Edkins, at the private road, by said road, South forty-one (41) degrees West two hundred and seventy-five (275) feet to an iron pin in said road; thence by said road and other land now or formerly of Daniel E. Berry and Anna May Berry, his wife, South ten (10) degrees East five hundred (500) feet to Public Road; thence by said public road North seventy-three (73) degrees East four hundred and seventy-eight (478) feet to an iron pin in an abandoned road; thence by spring run and other land now or formerly of Daniel E. Berry and Anna May Berry, his wife, North fifty-one (51) degrees West two hundred (200) feet; thence North fifteen (15) degrees West, four hundred and seventy-five (475) feet to corner of land now or formerly of August W. Edkins; thence South forty-three (43) degrees West fifty (50) feet to an iron pin; and thence North twenty-four and one-half (24 1/2) degrees West one hundred (100) feet to the place of beginning. Containing four (4) acres and twenty-two (22) perches, be the same more or less. The last two courses being along the land now or formerly of August W. Edkins, as surveyed by H. H. Lundy, June 16, 1939.

Grantors hereby covenant and agree to and with Grantor herein that said Grantees, their heirs and assigns, shall have the right and privilege of using

the water piped from the well on the premises adjoining and owned by said grantors.

It is further agreed by and between Grantors and Grantee herein that in the event that the pipe now connected from the well of the premises of said Grantor with that of the premises of the Grantees hereby conveyed shall require or need replacing or a renewal of the pipe, said Grantees hereby agrees to replace or furnish new pipe therefore at their own expense and place the ground where said pipe shall run in the same conduit on as the same now is.

EXCEPTING AND RESERVING FROM, HOWEVER, out of the above-described, a Deed from Craig Reno Clark and Anna Henninger Clerk, his wife, to Clyde E. Weigle, dated November 12, 1942 and recorded in Lycoming County Deed Book 322, page 596. The above-described premises are more particularly bounded and described as follows:

ALL that certain message or tenement of land situate in the Township of Old Lycoming, County of Lycoming and Commonwealth of Pennsylvania, as described by a survey performed by William C. Hilling, PLS, dated June 1, 1998, based on a magnetic bearing and bounded and described as follows:

BEGINNING at a point, which point is North 42 degrees 51 minutes a distance of 22.80 feet from the intersection of the centerline of State Road No. 3017, (a/k/a Fox Hollow Road) and the centerline of Township Road No. 370, (a/k/a Hoover Road) and at the Southwest corner of the lot of land herein described; thence North 09 degrees 49 minutes West general twenty (20) feet East of and parallel to the township road a distance of 500.00 feet to a set No. 6 iron pin and cap; thence North 38 degrees 52 minutes East along the lands now or formerly

of Harry Lewis Fenderson and Anna Lee Fenderson and April A. Trice a distance of 275.00 feet to a set No. 6 iron pin and cap, (this course passes through a found iron pipe 104.21 feet Northeast of the Northwest corner); thence along the lands now or formerly of Max C. Miller and Helen M. Miller, his wife, the two (2) following courses and distances: (1) South 16 degrees 55 minutes East a distance of 100.00 feet to set No. 6 iron pin and cap; (2) North 73 degrees 05 minutes East a distance of 46.55 feet to a point, (this course passes through a set No. 6 iron pin and cap on the top of the bank 5 feet West of the corner); thence along the West right of way line of Township Road No. 426 the following six (6) courses and distances: (1) South 07 degrees 05 minutes East a distance of 67.46 feet to a point; (2) South 05 degrees 57 minutes East a distance of 116.73 feet to a point; (3) South 08 degrees 52 minutes East a distance of 88.28 feet to a point; (4) South 19 degrees 41 minutes East a distance of 41.39 feet to a point; (5) South 26 degrees 12 minutes East a distance of 49.05 feet to a point; (6) South 40 degrees 50 minutes East a distance of 59.03 feet to set railroad spike; thence along the lands now or formerly of Norman L. Weigle and Nancy A. Weigle, his wife, the following two (2) courses and distances: (1) South 18 degrees 16 minutes East a distance of 156.57 feet to a point, (which point falls South of the North right of way line of State Road No. 3017), (this course passes through a set railroad spike 24.5 feet Northwest of the center of the state road); thence along the North line of the state road approximately 14.5 feet parallel to the center of the same the following two (2) courses and distances: (1) South 75 degrees 43 minutes west a distance of 88.58 feet to a point at the beginning of a curve to the right; (2) along said curve

having a radius of 1,233.36 feet an arc length of 151.42 feet and a chord which bears South 78 degrees 13 minutes West a chord length of 151.32 feet to the point of beginning. Containing 3.42 acres, of which 0.14 acres is roadway right of way leaving a usable area of 3.28 acres.

BEING THE SAME PREMISES which Melissa L. Hunter, by Deed dated November 20, 2017 and recorded on November 29, 2017, in the Lycoming County Recorder of Deeds Office at Deed Book Volume 9148 at Page 2925, Instrument No. 201700014986, granted and conveyed unto Marcus Montoya and Kari Montoya, As Tenants by the Entirety.

Being Known as 1490 Fox Hollow Road, Williamsport, PA 17701.

Parcel I.D. No. 43-0140010000000.

NO. 24-01009

**LYCOMING COUNTY WATER
AND SEWER AUTHORITY**

vs.

**JAMES MOYER, III, TRACEY MOYER
PROPERTY ADDRESS: 150 LAKE-
SIDE DRIVE LOT 39, MUNCY VALLEY,
PA 17758.**

**UPI/TAX PARCEL NUMBER: 44-
316.1-239.**

**Docket No. CV24-01009; Municipal
Lien Claim No. 24-90061.**

Tax Parcel #44-316.1-239.

**150 Lakeside Drive, Lot 39, Muncy
Valley, Lycoming County, Pennsylvania.**

**ALL that certain lot, piece, or parcel
of land situate in the Township of Penn,
County of Lycoming and Common-
wealth of Pennsylvania, bounded and
described as follows, to wit:**

**BEGINNING at an iron pin corner in
the centerline of a fifty (50) foot public
road designated as Lakeside Drive, said
point being the southwest corner of Lot
No. 31, the northwest corner of this lot
and in the easterly line of Lot No. 32.**

Thence along the center line of said Lakeview Drive and along the easterly line of a portion of said Lot No. 32 and a portion of Lot No. 35, the following three (3) courses and distances:

1. South twenty-five (25) degrees twenty (20) minutes forty (40) seconds West one hundred twelve and seven-tenths (112.17) feet;

2. South eighteen (18) degrees thirty-eight (38) minutes zero (00) seconds West one hundred fifteen and thirty-nine hundredths (115.39) feet;

3. South nineteen (19) degrees eight (08) minutes zero (00) seconds West ninety-three and eighty-seven hundredths (93.87) feet to the northwest corner of Lot No. 38;

Thence leaving said public road and along the northerly line of said Lot No. 38, the following two (2) courses and distances:

1. South seventy-three (73) degrees thirty-six (36) minutes twenty (20) seconds East (erroneously referred to as West in prior Deeds) one hundred fourteen and ninety hundredths (114.90) feet;

2. South seventy-four (74) degrees forty-nine (49) minutes twenty (20) seconds East (erroneously referred to as West in prior Deeds) forty (40) feet to a corner common to Lots No. 38, 39, 41 and 40;

Thence along the easterly line of Lot No. 41 North twenty (20) degrees zero (00) minutes zero (00) seconds East two hundred ninety-six and forty-three hundredths (296.43) feet to a corner in the southerly line of Lot No. 31;

Thence along the southerly line of a portion of said Lot No. 31 North sixty-four (64) degrees thirty-nine (39) minutes twenty (20) seconds West one hundred forty eight and nine tenths (148.9) (erroneously referred to as 290.34 feet in prior Deed) feet to a corner in the center line of Lakeside

Drive and the easterly line of Lot No. 32, the place of beginning.

CONTAINING one and one hundred three thousandths (1.103) acres and being Lot No. 39 of Beaver Lake Forest, Inc.

Subdivision as prepared by L. Wayne Laidacker P.L.S. dated May 10, 1985, and revised on November 29, 1989, March 19, 1990, and April 6, 1990 and recorded on May 10, 1990 in Lycoming County Record Book 1543, page 28 and Lycoming County Map Book 49, page 232.

UNDER AND SUBJECT, however, to all restrictions, reservations, covenants and conditions contained in prior instruments in the chain of title, including but not limited to the Building Restrictions and Covenants for Beaver Lake Forest, Inc. Subdivision of Penn Township, Lycoming County, Pennsylvania, dated.

No. 26-00260

JOURNEY BANK f/k/a THE MUNCY BANK AND TRUST COMPANY

vs.

PRCM HOLDINGS, LLC, GERARD W. LARIVIERE, II, CRAIG S. MILLER
PROPERTY ADDRESS: 135 WEST THIRD STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 63-002-600.

JOURNEY BANK f/k/a THE MUNCY BANK AND TRUST CO., vs. PRCM HOLDINGS, LLC, AND GERARD W. LARIVIERE II AND CRAIG S. MILLER D/B/A PRCM HOLDINGS, LLC.

PROPERTY ADDRESSES: 135 West Third Street, Williamsport, Pennsylvania 17701.

UPI/TAX PARCEL NUMBER(S): 63-002-600.

DOCKET NUMBER: 26-00260.

Property Address: 135 West Third Street, Williamsport, PA 17701.

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

BEGINNING at a point at the southwest corner of Laurel Street (formerly called Pine Alley) and West Third Street, twenty-two (22) feet, more or less, to the line of the lot now or formerly of Emmanuel Andrews; thence on the line of the said lot now or formerly of Emmanuel Andrews, southerly eighty-nine (89) feet, more or less, to the south side of the south wall of a four story brick, store building; thence east along the south side of said wall twenty-two (22) feet, more or less, to the west side of Laurel Street eighty-nine (89) feet to the south line of said West Third Street at the corner, the place of beginning.

Upon which is erected a four-story brick store building.

BEING the same premises conveyed to PRM Holdings, LLC, a Pennsylvania limited liability company, by Deed from Temple Bar LLC, a Pennsylvania limited liability company, and intended to be recorded herewith.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 63-002-600 in the Office of the Lycoming County Tax Assessor.

RIEDERS, TRAVIS, DOHRMANN,
MOWREY, HUMPHREY & WATERS
CLIFFORD A. RIEDERS, ESQ.
SEAN P. GINGERICH, ESQ.

161 W. Third Street
Williamsport, PA 17701

NO. 26-00259

JOURNEY BANK f/k/a THE MUNCY
BANK AND TRUST COMPANY

vs.

PRCM HOLDINGS, LLC, CRAIG S.
MILLER, GERALD W. LARIVIERE

PROPERTY ADDRESS: 1091, 1093-1095 BROAD STREET, MONTOURS-VILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 34-006-122/34-006-125.

JOURNEY BANK f/k/a THE MUNCY BANK AND TRUST CO. vs. PRM HOLDINGS, LLC, AND GERARD W. LARIVIERE II AND CRAIG S. MILLER D/B/A PRM HOLDINGS, LLC.

PROPERTY ADDRESSES: 1091—1093—1095 Broad Street, Montoursville, Pennsylvania 17754.

UPI/TAX PARCEL NUMBER(S): 34-006-122 and 34-006-125.

DOCKET NUMBER: 26-00259.

ALL those certain parcels or lots of land situate in the East Lawn Development, Borough of Montoursville, County of Lycoming and Commonwealth of Pennsylvania and more particularly known as Lots 20, 21, 22, 23, 24 and part of 25 on the plot or plan of East Lawn Development recorded in the Office for the Recording of deeds of Lycoming County in Deed Book 279, at Page 458, more specifically bounded and described as follows:

Lot No. 20

BEGINNING at the intersection of the north line of Broad Street with the west line of Willow Street; thence westerly along the north line of Broad Street, fifty (50) feet to the east line of Lot 21 on said Plan of East Lawn; thence northerly along the east line of Lot 21, one hundred seventy-five (175) feet to the south line of the first alley north of Broad Street; thence easterly along the south line of Willow Street, one hundred seventy-five (175) feet to the north line of Broad Street and the place of beginning. Being Lot No. 20 on the Plan of East Lawn Addition to the Borough of Montoursville.

Lots No. 21 and 22

BEGINNING at a point on the north line of Broad Street fifty (50) feet west

of the intersection of the north line of Broad Street with the west line of Willow Street, at the west line of Lot No. 20 on said plan; thence northerly along the west line of Lot No. 20 on a line parallel with the west line of Willow Street, one hundred seventy-five (175) feet to the south line of the first alley north of Broad Street; thence westerly along the south line of said alley, one hundred and six tenths (100.6) feet to the east line of Lot No. 23 on said plan; thence southerly along the east line of Lot No. 23 on a line parallel with the west line of Willow Street, one hundred seventy-five (175) feet to the north line of Broad Street; and thence easterly along the north line of Broad Street, one hundred (100) feet to the point and place of beginning. Being Lots No. 21 and 22 on the Plan of East Lawn Addition to the Borough of Montoursville.

Lots No. 23, 24, and 25

BEGINNING at the southwest corner of Lot No. 22; thence in a northerly direction along the western side of Lot 22, one hundred seventy-five (175) feet to a point in the south side of an unnamed alley, said point being the northwest corner of Lot No. 22 and being marked by a wooden stake; thence in a western direction along the south side of said alley, one hundred ninety-three and two tenths (193.2) feet to a point marked by a wooden stake, said point being the point of intersection of the south side of said alley with the eastern boundary of lands, now or formerly of John Converse; thence in a southerly direction along the eastern line of lands now or formerly of John Converse; one hundred eighty and three-tenths (180.3) feet to a wooden stake and the north side of East Broad Street; thence in an easterly direction along the north side of East Broad Street a distance of one hundred fifty (150) feet to a wooden stake, the point and place of beginning.

Being Lots No. 23, 24, and 25 on the Plan of East Lawn Addition to the Borough of Montoursville.

EXCEPTING AND RESERVING from Lot No. 25 a triangular portion of land which was conveyed unto Susquehanna Valley Corporation, by Celia R. Birchard, Widow, by deed dated April 15, 1975 and recorded in Lycoming County Deed Book 723, Page 263, and as shown on Lycoming County Map Book 36, Page 172.

The above conveyances are made subject to the restrictions and conditions which are found in the chain of title.

Pursuant to Praecept to Enter Default Judgment entered to CV 2017-001298-CV, the fourth restrictive covenant on the deeds in the chain of title, dated May 2, 1945, recorded May 10, 1945 in Book 335, Page 557, and June 1, 1945, recorded July 7, 1945 in Book 334, Page 521, was extinguished to permit the premises to be utilized for the commercial purpose of a professional office building.

BEING the same premises conveyed to PRCM Holdings, LLC by Deed of Lycoming Physical Therapy, LLC, dated November 17, 2020 and intended to be recorded herewith.

FOR IDENTIFICATION PURPOSES ONLY, being known as Parcel No. 34-006-122 and 34-006-125 in the Office of the Lycoming County Tax Assessor. RIEDERS, TRAVIS, DOHRMANN, MOWREY, HUMPHREY & WATERS CLIFFORD A. RIEDERS, ESQ. SEAN P. GINGERICH, ESQ.

161 W. Third Street
Williamsport, PA 17701

NO. 25-00956

JOURNEY BANK f/k/a THE MUNCY
BANK AND TRUST COMPANY
vs.

ISIAH SCHRINER

PROPERTY ADDRESS: 713 TUCKER STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 61-002-316.

JOURNEY BANK f/k/a THE MUNCY BANK AND TRUST CO. vs. ISAIAH J. SCHRINER.

PROPERTY ADDRESSES: 713 Tucker Street, Williamsport, PA 17701.

UPI/TAX PARCEL NUMBER(S): 61-002-316.

DOCKET NUMBER: 25-00956.

Assessed Address is 713 Tucker Street, Williamsport, PA 17701.

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

ON the south by Tucker Street; on the north by Maple Alley; on the east by lot now or formerly of Anna Maria Vohl; and on the west by lot now or formerly of Margaret E. Wilhelm. Containing in front and on said Tucker Street, forty-two (42) feet and extending back to said Maple Alley, a distance of one hundred sixty-four (164) feet, more or less.

BEING the same premises granted and conveyed unto Isaiah J. Schriener, a single adult individual, by deed from Jessica J. Waltz, a single adult individual, and intended to be recorded herewith.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 61-002-316 in the office of the Lycoming County Tax Assessor.

RIEDERS, TRAVIS, DOHRMANN, MOWREY, HUMPHREY & WATERS
CLIFFORD A. RIEDERS, ESQ.
SEAN P. GINGERICH, ESQ.
161 W. Third Street
Williamsport, PA 17701

NO. 25-01757

DEUTSCHE BANK TRUST
COMPANY AMERICAS AS
INDENTURE TRUSTEE FOR THE
REGISTERED HOLDERS OF SAXON
ASSET SECURITIES TRUST 2004-I

MORTGAGE LOAN ASSET BACKED
NOTES AND CERTIFICATIONS,
SERIES 2004-I

vs.

JAMES WALTER STABLEY
PROPERTY ADDRESS: 709 WILDWOOD BLVD, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 70-004-304.

ALL THAT CERTAIN LOT OF LAND SITUATE NOW OR FORMERLY IN THE TENTH WARD OF THE CITY OF WILLIAMSPORT, LYCOMING COUNTY, PENNSYLVANIA, KNOWN AS LOTS NOS. 82 AND 83 IN SAWYER PARK PLAN OF LOTS, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE EAST LINE OF AN ALLEY BETWEEN KROUSE AVENUE AND WILDWOOD BOULEVARD, SAID POINT BEING EIGHTY-SEVEN AND FIVE TENTHS (87.5) FEET NORTH OF THE NORTH LINE OF HIGH STREET, THENCE EAST PARALLEL WITH HIGH STREET EIGHTY-TWO (82) FEET TO THE WEST LINE OF WILDWOOD BOULEVARD; THENCE NORTH FORTY (40) FEET ALONG SAID WILDWOOD BOULEVARD TO LAND NOW OR FORMERLY OF W.H. EDKIN, THENCE WEST EIGHTY-TWO (82) FEET SIX (6) INCHES, MORE OR LESS, TO THE EAST LINE OF AN ALLEY, THENCE SOUTH FORTY (40) FEET ALONG THE EAST SIDE OF SAID ALLEY TO THE PLACE OF.

The improvements thereon being known as 709 Wilwood Boulevard a/k/a 709 Wildwood Boulevard, Williamsport, PA 17701

HAVING ERECTED THEREON a Residential Real Estate.

BEING the same premises which Sharon R. Kinley by Deed dated April 15, 2004 and recorded in the Office of Recorder of Deeds of Lycoming County on April 22, 2004 at Book 4935,

Page 272 Instrument # 200400006595
granted and conveyed unto Camille Ann
Perry-Stabley, James Walter Stabley.
TAX PARCEL NO. 70-4-304.
Docket No. CV-2025-01757-CV.

NO. 25-01483

CITIZENS AND NORTHERN BANK
AS SUCCESSOR IN INTEREST TO
SUSQUEHANNA COMMUNITY
BANK

vs.

THE RIDGE AT MILL CREEK, LLC,
PRCM HOLDINGS, LLC
PROPERTY ADDRESS: HEIM HILL
ROAD-26-331-201.F, HEIM HILL
ROAD-26-331-201.G, MONTOURS-
VILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 26-
331-201.F, 26-331-201.G.

By virtue of a Writ of Execution
issued by the Court of Common Pleas
of Lycoming County, Pennsylvania, Case
No. CV-2025-01483-CV:

Property being known as: Heim
Hill Rd., Montoursville, Pennsylvania
17754 (Parcel I.D. 26-331-201.F and
26-331-201.G)

LAW FIRM/ATTORNEY:

PILLAR AUGHT LLC

KATE DERINGER SALLIE, ESQUIRE

LINDSEY E. SNAVELY, ESQUIRE

ABIGAIL KASPSZYK, ESQUIRE

4201 E. Park Circle

Harrisburg, PA 17111

Telephone Number: (717) 308-9910

NO. 25-01698

JOURNEY BANK f/k/a THE MUNCY
BANK AND TRUST COMPANY

vs.

GEORGEA A. THOMAS
PROPERTY ADDRESS: 6143 ROSE
VALLEY ROAD, TROUT RUN, PA
17771.

UPI/TAX PARCEL NUMBER: 14-
249-100.04.

JOURNEY BANK f/k/a THE MUN-
CY BANK AND TRUST COMPANY
vs. GEORGEA A. THOMAS.

PROPERTY ADDRESSES: 6143 Rose
Valley Road, Trout Run, PA 17771.

UPI/TAX PARCEL NUMBER(S):
14-249-100.04.

DOCKET NUMBER: 25-01698.

Assessed Address is 6143 Rose Val-
ley Road, Trout Run, PA 17771.

ALL THAT CERTAIN piece, parcel
and lot of land situate in Gamble Town-
ship, Lycoming County, Pennsylvania,
being situated along Legislative Route
41047 and being sub-divided from lands
now or formerly of Daniel W. Easton
as Lot No. 4, deed being recorded in
the Office of the Recorder of Lycom-
ing County in Deed Book 791 Page 146
and being more particularly described
as follows:

BEGINNING at a found iron pipe
common corner with land now or for-
merly of Sellers as found in Deed Book
498 Page 352; thence with the line of
said tract, North fifty-five (55) degrees
twenty-two (22) minutes thirty-five (35)
seconds East, two hundred fifty-eight
and forty-three hundredths (258.43)
feet to a found iron pin common corner
with aforesaid Sellers and common with
Lot No. 4A of subdivision; thence with
the line of said Lot No. 4A and through
a referenced pin, South eighty-nine (89)
degrees fifty-nine (59) minutes fifty-
eight (58) seconds East, one hundred
sixty-two and sixty-three hundredths
(162.63) feet to a point in the center line
of Legislative Route 41047 (proposed 50
foot right of way) and being thirty and
sixty-two hundredths (30.62) feet from
a reference pin; thence with the center
line of said road, South two (2) degrees
five (5) minutes forty (40) seconds East,
two hundred three and nine hundredths
(203.09) feet to a point in the center
line of said road; thence with a center
line curve to the left in said road, an arc
distance of three hundred seven and
twenty-eight (307.28) feet to a point
in the enter line of said road and being

on the northern edge of a private road (50 foot right of way) and being twenty-five (25) feet from a reference pin, said curve has a radius of six hundred sixty and eighty-nine hundredths (660.89) feet, an internal angle of twenty-six (26) degrees thirty-eight (38) minutes twenty-three (23) seconds, and a chord distance and chord bearing of three hundred four and fifty-two hundredths (304.52) feet at south twelve (12) degrees twenty-four (24) minutes fifty-two (52) seconds east; thence leaving said Legislative Route with the northern line of said private road and through said reference pin, south fifty-seven (57) degrees twenty-eight (28) minutes forty-six (46) seconds West, one hundred five and seventy-one hundredths (105.71) feet to a point on the northern edge of said private road; thence along the edge of said road with a curve to the right, an arc distance of one hundred sixty-eight and ten hundredths (168.10) feet to a point on the northern edge of said road, said curve has a radius of one hundred four (104) feet, an internal angle of ninety-two (92) degrees thirty-six (36) minutes thirty-seven (37) seconds and a chord distance and chord.

NO. 25-01532

FIRST HERITAGE FINANCIAL, LLC

vs.

DEAN J. WILLIAMS

PROPERTY ADDRESS: 97 MOUNT EQUITY ROAD, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 41-353-149.M.

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Muncy, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the North line of Township Route T-570, said iron pin being five hundred fifteen and one tenth (515.1) feet from the cen-

ter of Route T-555 as measured along Route T-570; thence South seventy-five (75) degrees zero (0) minutes West, along the North line of Route T-570, a distance of one hundred twenty (120) feet to an iron pin; thence North twenty-one (21) degrees five (5) minutes East along Lot 20 of Pennsdale Heights, a distance of two hundred eighty-four and four tenths (284.4) feet to an iron pin; thence South eighty-two (82) degrees ten (10) minutes East along the property now or formerly of John H. Hessler, a distance of eighty (80) feet to an iron pin; thence South sixteen (16) degrees thirty-five (35) minutes West, along Lot No. 18, a distance of two hundred thirty-six and three tenths (236.3) feet to an iron pin; the point and place of beginning. Being Lot No. 19.

IDENTIFIED AS PARCEL NUMBER 41-35300149M-000.

BEING KNOWN AS 97 Mount Equity Road, Muncy, PA 17756.

BEING the same premises which David E. Beck, widower, by Deed dated October 27, 2017 and recorded November 1, 2017 in the office of the Recorder of Deeds in and for Lycoming County, Pennsylvania, in Record Book 9146, Page 1690, Instrument Number 201700013573, granted and conveyed unto Dean J. Williams, single man.

NO. 25-00801

PENNSYLVANIA HOUSING FINANCE AGENCY

vs.

ALLANTE M WILSON, OCCUPANT PROPERTY ADDRESS: 507 LOUISA STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 72-003-507.

By virtue of a Writ of Execution No. CV-2025-00801.

Plaintiff: Pennsylvania Housing Finance Agency vs. Defendant: Allante M. Wilson.

Real Estate: 507 Louisa Street, Williamsport, PA 17701.

Municipality: Lycoming County, Pennsylvania.

Dimensions: 12th Ward, City of Williamsport.

Tax I.D. 72-003-507.

Deed Instrument#: 2021-00015783.

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. 24-01216

SERVION, INC.

vs.

TODD M. WOOD

PROPERTY ADDRESS: 129 WEST WATER STREET, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 39-001-109.

By virtue of a Writ of Execution No. CV-2024-01216-CV.

SERVION, INC. v. TODD M. WOOD owner(s) of property situate in the THIRD WARD OF THE BOROUGH OF MUNCY, LYCOMING County, Pennsylvania, being 129 W. WATER ST., MUNCY, PA 17756.

Tax ID No. 39-0010010900000-a/k/a 39-001-109.

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$115,611.86.

Attorneys for Plaintiff

BROCK & SCOTT, PLLC

NO. 24-01010

LYCOMING COUNTY WATER AND SEWER AUTHORITY

vs.

WILLIAM YOUNG, JR.,

MYUNGSOOK YOUNG

PROPERTY ADDRESS: 600 EAST SECOND AVENUE, SOUTH WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 51-003-506.

ALL those two certain pieces, parcels and lots of land situate in the First Ward of the Borough of South Williamsport, Lycoming County, Pennsylvania, known as Lots No. 57 and 56 respectively on the Plan of Malloy Estate, which Plan is recorded in the office for the recording of deeds in and for Lycoming County, in Deed Book Vol. 260, at page 427, and being more particularly bounded and described as follows:

PARCEL NO. 1: BEGINNING at a point on the southern line of Second Avenue, which point forms the north-eastern corner of Lot No. 56; thence southerly along the eastern line of Lot No. 56, one hundred eighty-four (184) feet to the northern line of the right of way of the Pennsylvania Railroad Company; thence easterly along the same, forty-six and forty-nine one-hundredths (46.49) feet to the southwestern corner of Lot No. 58; thence northerly along the western line of said Lot 58, one hundred ninety-two and seven-tenths (192.7) feet to the southern line of Second Avenue; and thence westerly along the southern line of Second Avenue, forty-five (45) feet to the point and place of beginning.

PARCEL NO. 2: BEGINNING at a point at the southeast corner of Allen Street and East Second Avenue; thence in an easterly direction along the southern line of said East Second Avenue, forty-five (45) feet to a point; thence in a southerly direction, in a line at right angles to said East Second Avenue, and along the western line of land now or formerly of Walter A. Malloy, one hundred eighty-four (184) feet to a point in the northern line of the right of way of the Linden Branch of the Pennsylvania Railroad Company;

thence in a westerly direction along the northern line of the aforesaid right of way, eighty-one and five-tenths (81.5) feet to a point; and thence in a northerly direction, one hundred seventy-five (175) feet to a point in the southern line of East Second Avenue, the point and place of beginning.

FOR IDENTIFICATION PURPOSES ONLY, being known as Lycoming County Tax Parcel No. 51-003-506.

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 August 17, 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

July 17, 24, 31



The poster features a light blue background with a decorative border of green leafy branches. At the top center, a dark green rectangle contains the text "LYCOMING" in large, bold, yellow capital letters, with "LAW ASSOCIATION" in smaller, white capital letters below it. Below this, the text "REDUCE STRESS | ENJOY THE OUTDOORS | RELAX YOUR BODY" is written in dark blue. The word "YOGA" is prominently displayed in large, bold, yellow capital letters. Each letter of "YOGA" contains a black silhouette of a person in a different yoga pose: a side angle pose for 'Y', a lotus pose for the first 'O', a triangle pose for 'G', and a meditative lotus pose for 'A'. Below "YOGA", the text "Way's Garden | Wednesday, August 5 | 5:15-6:30PM" is written in bold black. A dashed line separates this from the registration information below. On the left, it says "Registration: Members and their guests must register by August 3rd \$5 registration fee per person". On the right, it says "Rain Location: Penn Tower, 1st Floor For more information contact Michele Frey at MFrey@lycolaw.org".

LYCOMING
LAW ASSOCIATION

REDUCE STRESS | ENJOY THE OUTDOORS | RELAX YOUR BODY

YOGA

Way's Garden | Wednesday, August 5 | 5:15-6:30PM

Registration: Members and their guests must register by August 3rd
\$5 registration fee per person

Rain Location: Penn Tower, 1st Floor
For more information contact
Michele Frey at MFrey@lycolaw.org



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, July 20, 2026