

LYCOMING REPORTER

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LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY
LYCOMING LAW ASSOCIATION

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

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Williamsport, PA 17701

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Penn Tower, 25 West Third Street, Suite 803
Williamsport, PA 17701
www.lycolaw.org



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SCHEDULED EVENTS

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

- 7/15/2025 – Family Law Brown Bag Lunch Meeting:** *Quarterly brown bag lunch meeting. Time: 12:00 PM to 1:00 PM.*
- 7/16/2025 – Community Outreach Committee Meeting:** *Quarterly meeting of the Community Outreach Committee. Time: 12:00 PM to 1:00 PM.*
- 7/16/2025 – LLA/Taber Museum Event: Judges Arbuckle, Brann and Attorney Humphrey:** *Fifth of a series of lectures co-sponsored by the Lycoming Law Association and the Taber Museum: Jack Humphrey, “The Life and Legacy of Judge Malcolm Muir;” Judge Skip Arbuckle, “The Role of a US Magistrate Judge and My Life Journey to Get There. Time: 5:00 PM to 6:00 PM.*
- 7/23/2025 – LLA Foundation Meeting:** *Quarterly meeting of the Lycoming Law Association Foundation. Time: 12:00 PM to 1:00 PM.*
- 7/28/2025 – Executive Committee Meeting:** *Regularly scheduled monthly meeting of the LLA Executive Committee. Time: 12:00 PM to 1:00 PM.*

UPCOMING LYCOMING COUNTY CLE OPPORTUNITY

- 7/24/2025 – 4 Live CLE Credits (2 Ethics & 2 Substantive):** *Video Replay: Need credits? 4 Live Credits. CLE Credits: 2 Substantive/2 Ethics 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

- ▶ **KS Adoption** (06/30/2025)—Judge Ryan M. Tira
Adoption: Agency petition for involuntary termination of parental rights; no settled purpose to relinquish parental claim; parent failing to perform parental duties for at least six months; parental incapacity that cannot be remedied due to extended incarceration; minimal or no compliance with the permanency plan; existence of bond between child and parent that is worth saving. (AdoptionKS063025t) (Posted: July 2, 2025)
- ▶ **Commonwealth vs. Rinker** (06/30/2025)—Judge Ryan M. Tira
Criminal: Motion in limine challenging notice of intent to introduce prior bad acts evidence; evidence of other incidents that show common, scheme, plan, or design; remoteness in time; prejudice; admissibility of evidence that shows criminal propensity; evidence of prior incidents subject to a no contest plea, without reference to the plea; use by defendant of prior statement by victim, made in previous sentencing hearing, with context explained. (Rinker063025t) (Posted: July 2, 2025)
- ▶ **Commonwealth vs. Rainier** (06/27/2025)—Judge Nancy L. Butts
Criminal: Suppression motion; reasonable suspicion to stop vehicle; vehicle stop where police observed no illegal conduct and the vehicle was stopped due to a hunch or unparticularized suspicion of drug activity. (Rainier062725bt) (Posted: June 30, 2025)
- ▶ **Commonwealth vs. Burrage** (06/27/2025)—Judge Nancy L. Butts
Criminal: Habeas corpus petition; prima facie evidence of multiple sexual offenses with minor, based on reasonable inferences from conduct described by victim; sufficiency of evidence of endangering the welfare of a child where one who has a duty of care, protection or support played inappropriate games and placed the child in a dangerous situation. (Burrage062725bt) (Posted: June 30, 2025)

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NOTICE OF PROPOSED TERMINATION OF CIVIL COURT CASES

The Court intends to terminate the following cases without further notice because the docket shows no activity for at least two (2) years. An official notice under Rule 1901 was previously mailed to all respective parties, but same was returned for at least one of the parties in each of the listed cases. Therefore, this advertisement will serve as the official notice to those unserved parties.

To stop the termination, a Statement of Intent to Proceed or a Praecipe to Settle and Discontinue, must be filed with the Prothonotary before Friday, August 15, 2025.

Thomas D. Heap
Prothonotary
County of Lycoming

<u>CAPTION</u>	<u>Docket Number</u>	<u>Attorney</u>
	CV 2021-00009	
National Collegiate Student Loan Trust 2007-4 vs Brook M. Gordner, et al.		Michelle L. Sanginiti, Esq. Defendant
	CV 2021-00861	
Kelley Aviation Consultants LLC vs Craig R. Hoyt		Jonathan L. DeWald, Esq. Gary L. Weber, Esq.
	CV 2022-00117	
Sarah M. Taylor, et. al. vs Xun Zheng		Plaintiff Defendant
	CV 2022-00494	
TJMA Investments LLC vs Justin Rosenthal		Plaintiff Defendant
	CV 2022-00589	
Mark Sales and Leasing, Inc. vs Brethren Mutual Insurance Company		Austin White, Esq. Defendant
	CV 2022-00957	
Keystone OMFS vs Stuart Caruso		Plaintiff Defendant



Need CLE Credits?

Join us for "Replay in the Afternoon" to earn credits and catch up on Eat & Earn presentations that you missed!

This offering is considered "live" by the CLE Board.

This is an in-person CLE offering at the LLA Office.

Seating will be limited.
Submit registration and payment early to secure a seat.

Video Replay (4 Live Credits)

\$150 – Member
\$200 – Non Member
\$100 – Paralegal

July 24, 2025 from 1-5:00PM 2 Ethics & 2 Substantive Credits

(1) ETHICS: The Ethics of Trial Advocacy
Presented By: Veronica J. Finkelstein, Esq.

(2) ETHICS: Safeguarding Client Funds: IOLTA Accounts 101
Presented By: Stephanie Libhart, PA IOLTA Board

(3) SUBSTANTIVE: Skill Games: Gambling or Not?
Presented By: Hon. Marc F. Lovecchio, Retired

(4) SUBSTANTIVE: Introduction to Human Trafficking
Presented By: Korrin Moon, Esq.

Registration Deadline: July 17, 2025



Name: _____ ID Number: _____

Email Address: _____ Phone Number: _____

PAYMENT IN ADVANCE IS REQUIRED.

Late registrations will not be accepted and no refunds will be given after the cut-off date.

Lycoming Law Association | 25 West Third Street, Suite 803 | Williamsport, PA 17701
Tele: 570-323-8287 | www.lycolaw.org | MFrey@lycolaw.org

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**Hopkins, Leroy J.,** dec'd.

Late of Penn Township.

Executor: Lance J. Hopkins, 563 South Market Street, Elysburg, PA 17824.

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

Lario, Robert J., dec'd.

Late of South Williamsport.

Executor: Robert A. Lario, 1233 Hillside Drive, Williamsport, PA 17701.

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

Paulhamus, Letha B., dec'd.

Late of Loyalsock Township.

Co-Executors: Richard E. Paulhamus and Nancy P. Menne c/o Tammy Weber, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.

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

SECOND PUBLICATION**Airgood, Elizabeth H. a/k/a Betty Airgood,** dec'd.

Late of Williamsport.

Executor: John G. Airgood, Jr., 1747 Bruffeys Creek Road, Hillsboro, WV 24946.

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

Cillo, Mary Jo a/k/a Mary J. Cillo, dec'd.

Late of the Township of Loyalsock.

Executors: Curtis J. Cillo and Cindy Jo Cillo 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.

Fisher, Tia Y., Jr., dec'd.

Late of Montoursville.

Administrators: Zachery Fisher and Nate Fisher, 264 Broad Street, Montoursville, PA 17754.

Attorney: Michael J. Zicoello, Esquire, 333 Market Street, Williamsport, PA 17701, (570) 321-7554, Fax: (570) 321-7845, mike@sz-law.com.

Irion, John, dec'd.

Late of Montoursville.

Administrator: Holly Irion, 257 Drive, Montoursville, PA 17754.

Attorney: Michael J. Zicoello, Esquire, 333 Market Street, Williamsport, PA 17701, (570) 321-7554, Fax: (570) 321-7845, mike@sz-law.com.

Lenhart, David A., dec'd.

Late of Trout Run.

Executor: John Zaktansky c/o Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701.

Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445

Elmira Street, Williamsport, PA 17701, (570) 321-0709.

Meuse, Yvonne M., dec'd.

Late of Trout Run.

Administrator: Sierra Meuse, 900 Spook Hollow Rd., Cogan Station, PA 17728.

Attorney: Michael J. Zicoello, Esquire, 333 Market Street, Williamsport, PA 17701, (570) 321-7554, Fax: (570) 321-7845, mike@sz-law.com.

Remchak, Janet E. a/k/a Janet M.

Remchak, dec'd.

Late of Calvert Road, Trout Run.

Executrix: Deborah A. Remchak.

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

Stabler, Dorothy R., dec'd.

Late of Lewis Township.

Executor: Kevin Stabler c/o Tammy Weber, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.

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

THIRD PUBLICATION

Bischof, Doris A., dec'd.

Late of Williamsport.

Executrix: Susan E. Evans c/o Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701.

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

Eck, Leo H., dec'd.

Late of Williamsport.

Executrix: Barbara J. Eck, 1500 Lafayette Parkway, Williamsport, PA 17701.

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

Haynes, Jay M., dec'd.

Late of Pennsdale.

Executrix: Leslie M. Kepner, 177 Trinity Drive, Hughesville, PA 17737. Attorneys: McNerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17701.

Kirkwood, William L., dec'd.

Late of Jersey Shore.

Executrices: Pamela E. White, 325 Pine Street, Jersey Shore, PA 17740 and Barbara A. VanEmon, 336 Glover Street, Jersey Shore, PA 17740.

Attorney: Scott A. Williams, Esquire, 57 East Fourth Street, P.O. Box 3, Williamsport, PA 17701.

Naugle, Jane S., dec'd.

Late of Montoursville.

Co-Executors: Kirk Naugle and Kristine Frederick c/o Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701.

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

**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 August 5, 2025 unless exceptions are filed before 5:00 P.M. on that date.

Manley, Frederica A., Estate—Gregg
A. Manley, Administrator.
David A. Huffman
Register of Wills

Ju-4, 11, 18, 25

**REGISTRATION OF
FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN, pursuant to Section 311 of Act 1982-295 (54 Pa. C.S. §311), there was filed in the Office of the Secretary of the Commonwealth of Pennsylvania, on July 1, 2025, a certificate for the conduct of business in Lycoming County, Pennsylvania, under the assumed or fictitious name, style or designation of:

SmuTea

with its principal place of business at:
5451 State Route 654, Williamsport,
PA 17702.

The name and address of the entity owning and interested in the aforementioned fictitious name and business is:
Kelly Suites on Broadway LLC, 5451
State Route 654, Williamsport, PA
17702.

McNERNEY PAGE VANDERLIN
& HALL
433 Market Street
Williamsport, PA 17701

Ju-11

**INTENTION TO
CHANGE NAME**

In the Court of Common Pleas
of Lycoming County, Pennsylvania

NO. CV25-00604

In re: Name Change of
John Lavelle

NOTICE IS HEREBY GIVEN that on
May 13, 2025, a Petition was filed in the
above-named Court, praying for a de-
cree changing the name of John Lavelle
to John Edward Lavelle III.

The Court has fixed July 31, 2025
at 1:30 PM 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.

Ju-11

**INTENTION TO
CHANGE NAME**

In the Court of Common Pleas
of Lycoming County, Pennsylvania

NO. CV25-00462

In re: Name Change of
Hunter Laird

NOTICE IS HEREBY GIVEN that
on June 10, 2025, a Petition was filed
in the above-named Court, praying for
a decree changing the name of Hunter
Laird to Hunter Lewis.

The Court has fixed July 31, 2025
at 4:00 PM 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.

Ju-11

SERVICE BY PUBLICATION

NOTICE OF DEEMED APPROVAL
SHREWSBURY TOWNSHIP,
LYCOMING COUNTY,
PENNSYLVANIA

NOTICE IS HEREBY GIVEN pur-
suant to Section 908(9) of the Penn-

sylvania Municipalities Planning Code, 53 P.S. § 10908(9), that the conditional use zoning application submitted by Pennsylvania General Energy Company, L.L.C. to the Board of Supervisors of Shrewsbury Township, Lycoming County, Pennsylvania, on March 30, 2025, is deemed approved by operation of law.

The application requested approval to operate a Mineral Extraction Operation and accessory freshwater impoundment on a 100.00-acre tract of land located on Birch Still Road, Shrewsbury Township, identified as Lycoming County Tax Parcel ID Number 54-295-130.

The subject property is located in the Conservation District, where such

uses are permitted by conditional use, subject to the standards set forth in Section 420 of the Shrewsbury Township Zoning Ordinance.

Pursuant to 53 P.S. § 10908, the Township Board of Supervisors failed to conduct a hearing on the application within sixty (60) days of its submission. Therefore, the application is deemed approved effective May 30, 2025, by operation of law.

This notice is published in compliance with 53 P.S. § 10908(9).

Pennsylvania General Energy Company, L.L.C.

Ju-11, 18

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 1, 2025 at 10:30 A.M., for the following described real estate to wit:

NO. 24-00853

WELLS FARGO BANK, N.A.

vs.

DUSTI L. BERNINGER,
CHRISTOPHER BERNINGER
PROPERTY ADDRESS: 930 VAL-
LAMONT DRIVE, WILLIAMSPORT,
PA 17701.

UPI/TAX PARCEL NUMBER: 74-
004-406.

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

BEGINNING at a point on the north side of Vallamont Drive, said point being six hundred thirty-eight (638) feet east of the northwest corner of Fifth Avenue and Vallamont Drive, said point being designated by an iron pin; thence in a northerly direction, a distance of one hundred fifty-six (156) feet to an iron pin in the southern line of proposed Vista Road; thence in an easterly direction along the south line of Vista Road, a distance of one hundred twenty-four (124) feet to an iron pin; thence in a southerly direction, a distance of one hundred forty (140) feet, more or less, to the north side of Vallamont Drive; thence in a westerly direction along the north side of Vallamont Drive, a distance of one hundred twenty (120) feet, more or less, to the point and place of beginning.

BEING the same premises granted and conveyed unto Parker R. Metcalf, married, and Ryan P. Metcalf, single, by deed of Howard W. Freezer and Edwina J. Freezer, husband and wife, dated and recorded October 22, 2008 in Lycoming County Record Book 6486, Page 37. The said Sylvia S. Metcalf joins in this conveyance to relinquish any marital interest she may have in the subject premises by virtue of her marriage to Parker R. Metcalf.

NO. 24-01203

JOURNEY BANK f/k/a THE MUNCY BANK AND TRUST CO.

vs.

MELISSA S. CAMPBELL,
SUSQUEHANNA
COMMUNITY BANK

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

UPI/TAX PARCEL NUMBER:
12.002.311.

U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2021-R1, Mortgage-Backed Notes, Series 2021-R1 v Nicholas Holliday, Known Heir Of Benjamin M. Fox, Deceased; Lorrie Anne Chaapel, Known Heir Of Benjamin M. Fox, Deceased; Edward Malvern Fox, Known Heir Of Benjamin M. Fox, Deceased; Benjamin E. Fox, Known Heir Of Benjamin M. Fox, Deceased; Unknown Heirs, Successors, Assigns And All Persons, Firms Or Associations Claiming Right, Title Or Interest Form Or Under Benjamin M. Fox, Deceased
Docket Number: CV24-00376.

Property to be sold is situated in the borough of South Williamsport, County of Lycoming and State of Pennsylvania.

Commonly known as: 4944 US
Highway 15, Montgomery, PA 17752.

Parcel Number: 07-3910015500000.

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

Judgment Amount: \$105,030.06.

Attorneys for the Plaintiff:
1325 Franklin Avenue
Suite 160
Garden City, NY 11530
(212) 471-5100

NO. 24-00230

WEST BRANCH VALLEY
FEDERAL CREDIT UNION

vs.

ZACHARY CIPRIANI

PROPERTY ADDRESS: 2222 LINCOLN STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 71-002-841.

Tax Parcel No.: 71-002-841 Docket No.: 2024-00230.

ALL THAT CERTAIN lot of land situate in the 11th ward of the city of Williamsport County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point two hundred fifty (250) feet west of the northwest corner of Howard and Lincoln Streets; thence in a westerly direction along Lincoln Street fifty (50) feet to a point; thence in a northerly direction one hundred fifty (150) feet to a sixteen (16) foot alley; thence in an easterly direction along said alley fifty (50) feet; thence in a southerly direction one hundred fifty (150) feet to Lincoln Street, the point and place of beginning.

FOR IDENTIFICATION PURPOSES ONLY, the above-described parcel is known as parcel # 71-002-841 in the Office of the Lycoming County Tax Assessor and also as 2222 Lincoln Street.

BEING the same premises granted and conveyed unto Grantor and Grantee herein by deed dated October 15, 2010 and recorded on October 27, 2010 in Lycoming County Record Book 7101, Page 269.

NO. 24-01397

JERSEY SHORE STATE BANK

vs.

RODNEY W. CONFER,
SOLELY IN THE CAPACITY AS
HEIR FOR ANNA M. CONFER,
DECEASED, CLARISSA L. HART,
SOLELY IN THE CAPACITY AS
HEIR FOR ANNA M. CONFER,
DECEASED

PROPERTY ADDRESS: 322 SOUTH LINCOLN AVENUE, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 19-002-717.

All THAT CERTAIN piece, parcel and lot of land situate in the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made by Daniel A. Vassallo, on May 26, 1990, which is recorded in the Office for the Recording of Deeds in and for Lycoming County in map Book 49, Page 380, as follows, to wit:

BEGINNING at a drill hold in the western line of South Lincoln Avenue; thence along said South Lincoln Avenue, south eight (8) degrees forty-eight (48) minutes thirty-four (34) seconds west, forty-eight (48) feet to an iron pin in the northern line of land of the Jersey Shore Area School District; thence along said School District land, north eighty-one (81) degrees zero (0) minutes forty-nine (49) seconds west, one hundred sixty-seven (167) feet to a point; thence continuing along said School District land, north eight (8) degrees forty-eight (48) minutes thirty-four (34) seconds east, forty-four (44) feet to a point in land now or formerly of Joseph K. Feerrar et ux.; thence along said Feerrar land, by the three (3) following courses and distances: (1) south eightyone (81) degrees zero (0) minutes forty-nine (49) seconds east, thirty-six (36) feet to a point; (2) north eight (8) degrees, forty-eight (48) minutes thirty-four (34) seconds east, four (4) feet to a point;

and (3) south eighty-one (81) degrees zero (0) minutes forty-nine (49) seconds east, one hundred thirty-one (131) feet to a drill hold, the point and place of beginning; containing 7,872 square feet.

FOR IDENTIFICATION PURPOSES ONLY, the above described premises is known and designated as Parcel #19-2-717 on the maps of the Lycoming County Tax Assessor.

BEING the same premises which Lisa C. Glunk et vir. et al., did by their deed dated the 6th day of May, 2003, grant and convey unto David R. Palski and Melanie M. Palski, his wife; said deed being recorded in the Office for the Recording of Deeds in and for Lycoming County on the 7th day of May, 2003, in Record Book 4555, Page 105.

NO. 22-00723

LAKEVIEW LOAN SERVICING, LLC

vs.

PATRICK F. CUMMINGS

PROPERTY ADDRESS: 1290 WINDFIELD DRIVE, WILLIAMSPORT, PA 17701.

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

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 #26-3300014500000- /26-330-145.

ATTORNEY:

KML Law Group, P.C.

NO. 23-01410

NEW RESIDENTIAL MORTGAGE
LOAN TRUST 2017-6 c/o
NATIONSTAR MORTGAGE LLC

vs.

GARY FEDEROWICZ, IN HIS CAPACITY AS EXECUTOR AND HEIR OF THE ESTATE OF MARIAN E. FEDEROWICZ AND AS HEIR OF JEFFERY A.

FEDEROWICZ, DECEASED HEIR OF MARIAN E. FEDEROWICZ, UNKNOWN HEIRS,

SUCCESSORS, ASSIGNS AND

ALL PERSONS, FIRMS, OR

ASSOCIATIONS CLAIMING RIGHT,

TITLE, OR INTEREST FROM OR

UNDER MARIAN E FEDEROWICZ,

UNKNOWN HEIRS, SUCCESSORS,

ASSIGNS, AND ALL PERSONS,

FIRMS OR ASSOCIATIONS,

CLAIMING RIGHT, TITLE OR

INTEREST FROM OR UNDER

JEFFREY A FEDEROWICZ,

DECEASED HEIR OF

MARIAN E. FEDEROWICZ

PROPERTY ADDRESS: 2620 BOT-

TLE RUN ROAD, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 43.349.129.E.

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

BEING KNOWN AS: 2620 BOTTLE RUN RD., WILLIAMSPORT, PA 17701.

BEING PARCEL NUMBER: 43-34900129E-000.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

NO. 24-00510

MYCUMORTGAGE, LLC

vs.

MATTHEW R GRIBBIN,

TRACIE BUSH

PROPERTY ADDRESS: 1416 BLOOMINGROVE ROAD, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 75-005-205.

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

Parcel No.: 75-0050020500000-.

BEING known and numbered as: 1416 Bloominggrove Road, Williamsport, PA 17703.

Being the same property conveyed to Matthew R. Gribbin who acquired title by virtue of a deed from William T. Holt and Susan M. Holt, husband and wife, dated March 27, 2019, recorded June 11, 2019, as Instrument Number 201900022098, and recorded in Book 9188, Page 1756, Office of the Recorder of Deeds, Lycoming County, Pennsylvania.

NO. 22-00837

NATIONSTAR MORTGAGE LLC
d/b/a MR. COOPER

vs.

BRETT MICHAEL HARER
PROPERTY ADDRESS: 1616 LOUISA STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 70-004-832.

By virtue of a Writ of Execution No. CV-2022-00837-CV.

NATIONSTAR MORTGAGE LLC DBA MR. COOPER v. BRETT MICHAEL HARER owner(s) of property situate in the 10TH WARD OF THE CITY OF WILLIAMSPORT, LYCOMING County, Pennsylvania, being 1616 LOUISA ST., WILLIAMSPORT, PA 17701.

Tax ID No. 70-004-832.

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$99,497.92.

Attorneys for Plaintiff

BROCK & SCOTT, PLLC

NO. 23-00096

FIRST COLUMBIA
BANK & TRUST CO.

vs.

MICHAEL L. HARVEY,
JENI L. NASH-HARVEY

PROPERTY ADDRESS: 5691 ELIMSPORT ROAD, MONTGOMERY, PA 17752.

UPI/TAX PARCEL NUMBER: 57-430-142.A.

ALL that certain parcel of land situate in the Township of Washington, County of Lycoming and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by John A. Bubbs, Reg. P.E., on November 9, 1976, in accordance with Sub-Division Plan approved February 7, 1977, by the Washington Township Planning Commission and recorded in Map Plan Book 38, Page 107, as follows:

BEGINNING at the point of intersection of the centerline of Pennsylvania Legislative Route 41004 with the eastern line of land now or formerly of Merle Farley; thence along the centerline of said Route 41004 north forty-seven (47) degrees forty-five (45) minutes east, two hundred thirty (230) feet to a point; thence by the two (2) following courses and distances:

(1) south forty [40] degrees forty-five [45] minutes east, three hundred ninety-six and fifty-hundredths [396.50] feet to an iron stake; and (2) south forty-seven [47] degrees forty-five [45] minutes west, two hundred thirty [230] feet to an iron stake; thence along the aforementioned eastern line of land now or formerly of Merle Farley, north forty (40) degrees forty-five (45) minutes west, three hundred ninety-six and fifty-hundredths (396.50) feet to the place of beginning, containing 2.09 acres.

NO. 23-00879

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

RODNEY G. HESS

PROPERTY ADDRESS: 1787 MEMORIAL AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 70-013-117.

All that certain lot of land situate in the Tenth, formerly Sixth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the South side of Memorial Avenue, formerly Erie Avenue, one hundred eighteen (118) feet from the southwest corner of Memorial Avenue, formerly Erie Avenue, and Newcomer Avenue; thence Southerly at right angles to the South line of Memorial Avenue, formerly Erie Avenue, and along another lot of land now or formerly of Hoyt B. Cupp, one hundred ten (110) feet to land now or formerly of Newcomer and Hammond (intended for an alley); thence Westerly parallel with the South line of Memorial Avenue, formerly Erie Avenue, forty (40) feet to other land now or formerly of Newcomer and Hammond; thence Northerly at right angles to the South line of said Memorial Avenue, formerly Erie Avenue, one hundred ten (110) feet to the South line of said Memorial Avenue, formerly Erie Avenue, and thence Easterly forty (40) feet to the corner of pipe, the place of beginning.

TAX PARCEL No.: 70-13-117.

HAVING erected thereon a dwelling known as 1787 Memorial Avenue, Williamsport, PA 17701.

BEING the same premises granted and conveyed by Erin R. Kaiser f/k/a Erin R. Moon, and Jeremy E. Kaiser, wife and husband, to Rodney G. Hess, single by deed August 21, 2014 and recorded on August 26, 2014 in the Lycoming County.

Recorder of Deeds Office at Book 8405, Page 189 or Instrument No. 201400010841.

NO. 24-00376

US BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R1, MORTGAGE-BACKED NOTES, SERIES 2021-R1

vs.

NICHOLAS HOLLIDAY, KNOWN HEIR OF BENJAMIN M. FOX, DECEASED, LORRIE ANNE CHAAPEL, KNOWN HEIR OF BENJAMIN M. FOX, DECEASED, EDWARD MALVERN FOX, KNOWN HEIR OF BENJAMIN M. FOX, DECEASED, BENJAMIN E. FOX, KNOWN HEIR OF BENJAMIN M. FOX, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BENJAMIN M. FOX, DECEASED
PROPERTY ADDRESS: 4944 US HIGHWAY 15, MONTGOMERY, PA 17752.

UPI/TAX PARCEL NUMBER: 07-391-155.

U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2021-R1, Mortgage-Backed Notes, Series 2021-R1 v Nicholas Holliday, Known Heir Of Benjamin M. Fox, Deceased; Lorrie Anne Chaapel, Known Heir Of Benjamin M. Fox, Deceased; Edward Malvern Fox, Known Heir Of Benjamin M. Fox, Deceased; Benjamin E. Fox, Known Heir Of Benjamin M. Fox, Deceased; Unknown Heirs, Successors, Assigns And All Persons, Firms Or Associations Claiming Right, Title Or Interest Form Or Under Benjamin M. Fox, Deceased.

Docket Number: CV24-00376.

Property to be sold is situated in the borough of South Williamsport, County of Lycoming and State of Pennsylvania.

Commonly known as: 4944 US Highway 15, Montgomery, PA 17752.

Parcel Number: 07-3910015500000.

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

Judgment Amount: \$105,030.06.

—————
NO. 18-1590

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF DWELLING SERIES IV TRUST

vs.

MARK A. JOLIN, SHELLY A. JOLIN
PROPERTY ADDRESS: 2205 GRIMESVILLE ROAD, WILLIAMSPORT, PA 17701-8537.

UPI/TAX PARCEL NUMBER: 43-348-148.04.

U.S. Bank Trust National Association, as Trustee of Dwelling Series IV Trust v Mark A. Jolin, Shelly A. Jolin.

Docket Number: 18-1590.

Property to be sold is situated in the borough/township of Old Lycoming, County of Lycoming and State of Pennsylvania.

Commonly known as: 2205 Grimesville Road, Williamsport, PA 17701.

Parcel Number: 43+348.0-0148.04-000+.

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

Judgment Amount: \$61,546.19.

Attorneys for the Plaintiff:

1325 Franklin Avenue

Suite 160

Garden City, NY 11530

(212) 471-5100

—————
NO. 24-00815

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F

vs.

BROOKE A. KAMERER
PROPERTY ADDRESS: 422 KEPNER HILL ROAD, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 40-394-169.S.

Docket No. CV-2024-00815-CV.

Description: ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Muncy, County of Lycoming and Commonwealth of Pennsylvania, being bounded:

UPI: 40-394-169. S.

Property: 422 Kepner Hill Road, Muncy, PA 17756.

Parcel No: 40-394-169. S.

Improvements: Residential Property.

—————
NO. 24-01279

JOURNEY BANK

vs.

LEVI N. KIMBLE, DANA M. KIMBLE
PROPERTY ADDRESS: 244 CHURCH STREET, SOUTH WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 51-001-506.

PROPERTY ADDRESSES: 244 Church Street, South Williamsport, PA 17702.

UPI/TAX PARCEL NUMBER(S): 51-001-506.

DOCKET NUMBER: 24-01279.

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

BEGINNING at the Southwest corner of Church Street and a twenty (20) foot alley running East and West; thence along the West line of Church Street in a Southerly direction, fifty-three (53) feet to a point on the North line of land now or formerly of Dominick Mazzante; thence along same and in a Westerly direction, eighty-five and eight

tenths (85.8) feet to an iron pipe on the East line of land now or formerly of the Weigel Estate; thence along same and in a Northerly direction fifty-three (53) feet to an iron pipe in the South line of a twenty (20) foot alley; thence along same [twenty (20) foot alley] and in an Easterly direction eighty-five and eight tenths (85.8) feet to a point in the West line of the aforesaid Church Street or the place of beginning.

BEING the same premises granted and conveyed to Robert B. Boob, Jr., single, by Deed of Rober E. Broadhurst and Cindy P. Broadhurst, a married couple, dated March 14, 2022, and recorded March 24, 2022, in Lycoming County, Pennsylvania, in Record Book 9277, Page 900.

FOR identification purposes only, being known as Real Estate Tax Parcel Number 51-001-506 in the office of the Lycoming County Tax Assessor and having a physical address of 244 Church Street, South Williamsport, Pennsylvania.

Residential units within the Borough of South Williamsport which are occupied other than by the owner thereof are subject to the inspection requirements of the South Williamsport Borough Code.

The above premises are conveyed under and subject to all restrictions, covenants and easements appearing in the chain of title.

Rieders, Travis, Dohrmann, Mowrey, Humphrey, and Waters

By: Clifford A. Rieders, Esq.

Sean P. Gingerich, Esq.

161 W. Third Street
Williamsport, PA 17701

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.

ALL that certain lot, piece, or parcel of land situate in the Township of Penn, County of Lycoming and Commonwealth 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 seventeen hundredths (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 October 15, 1987 and recorded on September 21, 1988 in Lycoming County Record Book 1321, Page 314 and the First Amendment to Building Restrictions and Covenants of the Beave.

NO. 24-00508

TRUIST BANK

vs.

KYLE S. PERSUN

PROPERTY ADDRESS: 134 WEST 2ND AVENUE, SOUTH WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 52-001-110.

All that certain piece or parcel or Tract of land situate in the Borough of South Williamsport—2nd Ward, Ly-

coming County, Pennsylvania, and being known as 134 West 2nd Avenue, South Williamsport, Pennsylvania 17702.

TAX MAP AND PARCEL NUMBER: 52+0010011000000+.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$84,331.48.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Kyle S. Persun and Autumn R. Persun. McCabe, Weisberg & Conway, LLC
1420 Walnut Street
Suite 1501
Philadelphia, PA 19102

NO. 25-00058

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS INDENTURED TRUSTEE, FOR THE AT LX 2024-RPLI TRUST MORTGAGE-BACKED NOTES, SERIES 2024 RPLI

vs.

RICHARD K. PLEASANT, a/k/a
RICHARD PLEASANT

PROPERTY ADDRESS: 2249 WEST THIRD STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 71-002-512.

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

Parcel No.: 71-002.0-0512.00-000.

BEING known and numbered as: 2249 West Third St, Williamsport, PA 17701.

Being the same property conveyed to Richard Pleasant, no marital status shown who acquired title by virtue of a deed from Kathleen Keown, single, dated August 15, 2006, recorded September 15, 2006, as Instrument Number 200600015776, and recorded in Book 5788, Page 308, Office of the Recorder of Deeds, Lycoming County, Pennsylvania.

NO. 24-01255

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

ALEXANDER L. QUINTERO-
HUDSON, MORRISSA VICK
PROPERTY ADDRESS: 563 GRANT
STREET, WILLIAMSPORT, PA 17701.
UPI/TAX PARCEL NUMBER: 69-
004-508.

By virtue of a Writ of Execution No.
CV-24-01255.

Plaintiff: Pennsylvania Housing Fi-
nance Agency vs. Defendants: Alexan-
der L. Quintero-Hudson and Morrissa
Vick.

Real Estate: 563 Grant Street, Wil-
liamspport, PA 17701.

Municipality: 9th Ward—City of
Williamsport, Lycoming County, Penn-
sylvania.

Dimensions: 129 x 24.

Tax I.D. 69-004-508.

Deed Book/Inst#: 2022-00001550.

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. 23-00861

WELLS FARGO BANK, NA

vs.

SHELLY SCHAFFER a/k/a
SHELLY JO SCHAFFER, IN HER
CAPACITY AS ADMINISTRATRIX
AND HEIR OF THE ESTATE OF
ROBERT LARUE BOWER a/k/a
ROBERT L BOWER

PROPERTY ADDRESS: 3004 RT 973
EAST, COGAN STATION, PA 17728.

UPI/TAX PARCEL NUMBER: 15-
289-120.

By virtue of a Writ of Execution No.
CV-2023-00861-CV.

WELLS FARGO BANK, N.A. v.
SHELLY SCHAFFER a/k/a SHELLY JO
SCHAFFER, IN HER CAPACITY AS
ADMINISTRATRIX AND HEIR OF
THE ESTATE OF ROBERT LARUE
BOWER a/k/a ROBERT L. BOWER
owner(s) of property situate in the
HEPBURN TOWNSHIP, LYCOM-
ING County, Pennsylvania, being 3004
STATE RT 973 E. COGAN STATION,
PA 17728.

Tax ID No. 15-289-120.

(Acreage or street address)

Improvements thereon: RESIDEN-
TIAL DWELLING.

Judgment Amount: \$11,996.59.

Attorneys for Plaintiff
Brock & Scott, PLLC

NO. 24-01428

EQUITY PRIME MORTGAGE LLC c/o
SERVBANK, SB

vs.

BILLIEJEAN SCONE
PROPERTY ADDRESS: 1806 ME-
MORIAL AVENUE, WILLIAMSPORT,
PA 17701.

UPI/TAX PARCEL NUMBER: 70-
009-400.

DOCKET NO: CV-2024-01428.

ALL THAT CERTAIN lot or piece of
ground situate in the Tenth Ward of the
City of Williamsport, County of Lycom-
ing and Commonwealth of Pennsylvania.

TAX PARCEL NO: 70-009004000
0000-.

UPI NO. 70-009-400.

PROPERTY ADDRESS: 1806 Memo-
rial Avenue, Williamsport, Pennsylvania
17701.

IMPROVEMENTS: a Residential
Dwelling.

SOLD AS THE PROPERTY OF: Bil-
liejean Scone.

ATTORNEY'S NAME:

Powers Kirn, LLC

SHERIFF'S NAME: Mark Lusk

NO. 25-00083

PHH MORTGAGE CORPORATION
vs.
ROCKY STUGART

PROPERTY ADDRESS: 120 UNION AVENUE, WILLIAMSPORT, PA 17701.
UPI/TAX PARCEL NUMBER: 75-004-421.

ALL those two (2) certain parcels of land situate in the Fifteenth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, and being known as Lots Nos. 35 and 36 on the Plot or Plan of the Jesse S. Ball Addition to the City of Williamsport, which Plan is recorded in Lycoming County Deed Book 234, Page 598, and more particularly described as follows:

LOT NO. 35: BEGINNING at a point on the south side of Union Avenue two hundred (200) feet east from the intersection of Union Avenue with Mulberry Street; thence south on a line parallel with Mulberry Street along Lot No. 34, ninety (90) feet to a fifteen (15) foot alley; thence east along the same on a line parallel with Union Avenue fifty (50) feet to Lot No. 36; thence north along the same on a line parallel with Mulberry Street ninety (90) feet to Union Avenue; thence west (erroneously listed as east in prior deed) along the same fifty (50) feet to the place of beginning.

EXCEPTING and reserving out of the above described parcel of land a lot of land conveyed by Foster B. McCloskey, Jr., et ux, to Lawrence J. Billodeau, et ux, by Deed dated April 27, 1983 and recorded in Lycoming County Deed Book 187, Page 264.

LOT NO. 36: BEGINNING at a point on the south side of Union Avenue two hundred fifty (250) feet east of the intersection of Union Avenue with Mulberry Street; thence east along the south side of Union Avenue fifty (50)

feet to Lot No. 37; thence south along the same ninety (90) feet to a fifteen (15) foot alley; thence west along the same fifty (50) feet to Lot No. 35; thence north along the same ninety (90) feet to Union Avenue, the place of beginning.

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

BEING the same premises granted and conveyed by Ernest E. Stugart and Sheila A. Stugart, his wife, to Ernest E. Stugart, by Deed dated September 1, 1999 and recorded September 1, 1999 in Lycoming County to Record Book 3384, Page 152.

NO. 23-01238

MORTGAGE ASSETS
MANAGEMENT, LLC

vs.

THE UNKNOWN HEIRS OF
SUE LOUISE DUNLAP
PROPERTY ADDRESS: 133 MAPLE STREET, JERSEY SHORE, PA 17740.
UPI/TAX PARCEL NUMBER: 22-001-309.

By virtue of Writ of Execution No. CV-2023-01238.

PHH Mortgage Corporation v. The Unknown Heirs of Sue Louise Dunlap 133 Maple Street, Jersey Shore, PA 17740 Tax Parcel No. 22-001.0-309.00-000. Improvements thereon consisting of a Residential Real Estate sold to satisfy judgment in the amount of \$115,265.18.

Attorneys for Plaintiff:
Matthew C. Fallings, Esq.
Stern & Eisenberg, PC
1581 Main Street, Ste. 200
The Shops at Valley Square
Warrington, PA 18976
Phone: 215-572-8111

NO. 24-00274

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

JERRY LEE WEAVER, III
PROPERTY ADDRESS: 954 CEM-
ETERY STREET, WILLIAMSPORT, PA
17701.

UPI/TAX PARCEL NUMBER: 26-
018-141.

BY VIRTUE OF A WRIT OF EX-
ECUTION NO. CV-2024-00274.

PLAINTIFF: PENNSYLVANIA
HOUSING FINANCE AGENCY vs.
DEFENDANT: JERRY LEE WEAVER, III.

REAL ESTATE: 954 CEMETERY
STREET, WILLIAMSPORT, PA 17701.

MUNICIPALITY: LOYALSOCK
TOWNSHIP.

LYCOMING COUNTY, PENN-
SYLVANIA.

DIMENSIONS: 236 X 145 X 404 X
284 X 154 X 479 X 101 X 195.

CONTAINING 4.06 ACRES.

TAX I.D. 26-018-141.

DEED BOOK/INST#: 2023-
00007521.

IMPROVEMENT THEREON: A
RESIDENTIAL DWELLING HOUSE AS
IDENTIFIED ABOVE.

TO BE SOLD AS THE PROPERTY
OF JERRY LEE WEAVER, III ON JUDG-
MENT NO. CV-2024-00274.

LEON P. HALLER, ESQUIRE
PURCELL KRUG & HALLER
1719 N. FRONT STREET
HARRISBURG, PA 17102
(717) 234-4178

NO. 24-01010

LYCOMING COUNTY WATER
AND SEWER AUTHORITY

vs.

WILLIAM YOUNG, JR,
MYUNGSOOK YOUNG

PROPERTY ADDRESS: 600 EAST
SECOND AVENUE, SOUTH WIL-
LIAMSPORT, PA 17702.

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

Tax Parcel No. 51-003-506.

600 E. Second Avenue, South Wil-
liamsport, Lycoming County, Pennsylv-
ania.

ALL those two certain pieces,
parcels and lots of land situate in the
First Ward of the Borough of South
Williamsport, Lycoming County, Pennsylv-
ania, 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 Com-
pany; 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 Av-
enue, forty-five (45) feet to the point
and place of beginning.

PARCEL NO. 2: BEGINNING at
a point at the southeast corner of Al-
len 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 12, 2025 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

July 11, 18, 25



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, July 14, 2025