

LYCOMING REPORTER

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LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY
LYCOMING LAW ASSOCIATION

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SCHEDULED EVENTS

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

- 10/28/2025 – Criminal Brown Bag Lunch Meeting:** *Regularly scheduled Criminal Committee meeting. All members are invited to attend. Time: 12:00 PM to 1:00 PM*
- 10/31/2025 – Last Day for Members to Get Their Free Pumpkin:** *LLA Members are invited to pick a pumpkin/gourd at Carpenter's Pumpkin Farm during the month of October. *Take your coupon*. Time: 9:00 AM to 6:30 PM*
- 11/3/2025 – Bench Bar Committee Meeting:** *Quarterly meeting of the Bench/Bar Committee Time: 12:00 PM to 1:00 PM*
-

UPCOMING LYCOMING COUNTY CLE OPPORTUNITY

- 11/6/2025 – Video Replay—Law & Justice Lecture Series:** *Video Replay from the Law & Justice Lecture series at the Taber Museum: (1) The Career of a Jewish Lawyer in Lycoming County; (2) Leaders of the Pennsylvania Supreme, Superior and Commonwealth Courts; (3) Role of a Lycoming County Senator in Harrisburg. LIVE Credits: 3 Live Substantive Time: 1:00 PM to 4:00 PM.*
- 11/13/2025 – Video Replay—Law & Justice Lecture Series:** *Video Replay from the Law & Justice Lecture series at the Taber Museum: Life and Legacy of Judge Muir; Role of a U.S. Magistrate Judge; Undergraduate Legal Studies; Treatment Courts; History of LLA/PBA; Journey to Judgeship. LIVE Credits: 4 Live Substantive Time: 1:00 PM to 5:00 PM.*

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

► **Bartley, Doe and Colonial Radio Group of Williamsport, LLC vs. Webb, Webb Weekly and Dixon** (10/14/2025)—Judge Eric R. Linhardt

Civil: Preliminary objections; sufficiency of pleading of special damages for interference with contractual relations; pleading material facts, averments of time and place and whether contract is written or oral; specificity of consequential damages' claims; pleading general damages for negligent and intentional emotional distress; failure to comply with previous order to provide specific names of parties involved in contract interference claims; denial of leave to amend; impermissible speaking demurrer to allegations concerning vicarious liability. (bartley101425Li) (Posted: October 18, 2025)

LEGAL ASSISTANT WANTED

Established law firm seeking to hire full time legal assistant. Previous legal experience preferred. Competitive pay and benefits package. Send resumes to McNerney, Page, Vanderlin & Hall Attn: Bobbi Jo Vilello 433 Market Street Williamsport, PA 17701 or bvilello@mpvhlaw.com.

O-24, 31

WILLIAMSPORT SUN-GAZETTE

THURSDAY, October 16, 2025

COMMUNITY CORNER



The Lycoming Law Association recently honored past president Joy Reynolds McCoy for her outstanding contributions to the organization and the legal community. During the presentation of a commemorative plaque, current LLA President Judge Ryan Gardner praised McCoy's leadership, integrity and unwavering commitment to justice. In recognition of her dedication to service and community, the LLA also made a donation to Little League International, earmarked for the Volunteer Excellence Fund, in her honor. Pictured are Reynolds McCoy and Gardner.



This is an in-person CLE offering at the LLA Office. Seating will be limited.
 Submit registration and payment early to secure a seat.

PAYMENT IN ADVANCE IS REQUIRED.

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

3 LIVE Substantive Credits

Class: November 6, 2025 from 1:00 - 4:00 PM

Registration Deadline: October 27, 2025

- The Career of a Jewish Trial Lawyer
- Leaders of the PA Appellate Courts
- The Role of the Senate Judiciary Committee in Connection with Legal Issues

Name: _____

ID Number: _____

Email Address: _____

Phone Number: _____

Video Replay (3 Live Credits)

\$115 – Member

\$150 – Non Member

\$ 75 – Paralegal

4 LIVE Substantive Credits

Class: November 13, 2025 from 1:00 - 5:00 PM

Registration Deadline: November 3, 2025

- The Life and Legacy of Judge Malcolm Muir
- The Role of a US Magistrate Judge
- Opportunities for Undergraduate Legal Studies
- Treatment Courts in Lycoming County
- History of the LLA and PBA
- Journey to Judgeship

Name: _____

ID Number: _____

Email Address: _____

Phone Number: _____

Video Replay (4 Live Credits)

\$150 – Member

\$200 – Non Member

\$100 – Paralegal

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**Bixler, Betsy J.,** dec'd.

Late of Hughesville.

Administratrix: Ivy J. Bixler-Montgomery, 187 Linvic Drive, Muncy, PA 17756.

Attorneys: Layne R. Oden, Esquire, Layne R. Oden, Attorney and Counselor at Law, P.C., Nine South Main Street, Muncy, PA 17756.

Hardy, Charles E., dec'd.

Late of Muncy.

Executrix: Dominique N. Hardy, 116 East Penn Street, Muncy, PA 17756.

Attorneys: Layne R. Oden, Esquire, Layne R. Oden, Attorney and Counselor at Law, P.C., Nine South Main Street, Muncy, PA 17756.

Hauke, John a/k/a John Kennedy

Hauke, dec'd.

Late of the Township of Hepburn. Executrix: Crystal Hauke, 5312 Lycoming Creek Road, Cogan Station, PA 17728.

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

Hutchinson, Kathleen C., dec'd.

Late of the City of Williamsport. Executrix: Natalie Hutchinson Pena, 1522 Walnut Street, Williamsport, PA 17701.

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

Knauer, George C., dec'd.

Late of the Township of Loyalsock. Executor: Michael P. Knauer c/o Elizabeth A. White, Esquire, 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.

Knauer, George C., dec'd.

Late of the Township of Loyalsock. George C. Knauer Living Trust dated June 17, 2021.

Settlor: George C. Knauer.

Trustee: Michael P. Knauer c/o Elizabeth A. White, Esquire, 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.

Roach, Cathy G., dec'd.

Late of Williamsport.

Administrator: Corey Loyal c/o David F. Wilk, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701.

Attorneys: David F. Wilk, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701.

SECOND PUBLICATION**Dickerson, Elizabeth, dec'd.**

Late of Williamsport.

Co-Administrators: Robin Barnes and Jaumeal Dickerson c/o Bradley S. Hillman, Esquire, Casale, Bonner, Hillman & Southard, P.C., 331 Elmira Street, Williamsport, PA 17701.

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

Fuller, Roberta E., dec'd.

Late of Ralston.

Administrator: Wayne D. Fuller c/o Blake C. Marks, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701.

Attorneys: Blake C. Marks, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701.

Harding, Barbara A., dec'd.

Late of Hughesville.

Settlor: Barbara A. Harding.

Trustees: Cathy E. Harding and Kristie L. Walters.

Attorneys: Jaime M. Leon, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

Laughlin, Kevin P., dec'd.

Late of the Township of Hepburn.

Executrix: Erin J. Laughlin-Karara c/o McCormick Law Firm, 835 West Fourth Street, Williamsport, PA 17701.

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

THIRD PUBLICATION**Apker, John C., dec'd.**

Late of Williamsport.

Administrator C.T.A.: Thomas C. Schnars, 49 Hillcrest Lane, Williamsport, PA 17701.

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

Dugan, Shirley A., dec'd.

Late of Hughesville.

Executrix: Pamela D. Aderhold, 77 Aderhold Drive, Hughesville, PA 17737.

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

Griffith, Richard A., dec'd.

Late of the Township of Loyalsock.

Executor: Thomas R. Griffith c/o Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701.

Attorneys: Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701.

Kough, Lewis, dec'd.

Late of Williamsport.

Co-Executors: Paul Sell and Melody Sell c/o The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

Attorneys: David M. Roth, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

Krah, Kenneth W., dec'd.

Late of the City of Williamsport.

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

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

Kutz, Penny I., dec'd.
Late of 520 S. Market St., Muncy.
Executor: Kevin Kutz, 990 Belgar-
den Lane, Pasadena, MD 21122.
Attorney: None.

Meixel, Helena M., dec'd.
Late of Montoursville.
Executrix: Linda Vining c/o Perci-
balli & Williams LLC.
Attorneys: Scott T. Williams,
Esquire, Law Offices of Perciballi &
Williams, LLC, 429 Market Street,
Williamsport, PA 17701.

Paulhamus, Virginia L., dec'd.
Late of the Borough of Montours-
ville.
Executor: Ross W. Paulhamus,
1132 Cherry Street, Montoursville,
PA 17754.
Attorneys: Andrea P. Pulizzi,
Esquire, Carpenter, Harris & Flay-
hart, 128 South Main Street, Jersey
Shore, PA 17740.

**Swartz, Doris E. a/k/a Doris Ev-
elyn Swartz**, dec'd.
Late of the Township of Wolf.
Executor: David Swartz, 360 Van
Horn Blvd., Muncy, PA 17756.
Attorney: Paul A. Roman, Esquire,
1700 Four Mile Drive, Williams-
port, PA 17701.

Walter, James M., dec'd.
Late of Williamsport.
Executor: Shawn M. Walter c/o
Perciballi & Williams LLC.
Attorneys: Zachary M. DuGan,
Esquire, Law Offices of Perciballi &
Williams, LLC, 429 Market Street,
Williamsport, PA 17701.

Zurinsky, Marie B., dec'd.
Late of Montoursville.
Executrix: Maria V. Zurinsky, 2525
St. Christopher Ave., Apt. 1326,
League City, TX 77573.

Attorney: Michael J. Casale, Jr.,
Esquire, 175 Pine Street, Ste. 106,
Williamsport, PA 17701, (570)
601-1298.

REGISTER OF WILLS CONFIRMATION OF ACCOUNTS

NOTICE IS HEREBY GIVEN to all
parties interested that the following
Accounts together with all Statements
of Proposed Distribution accompanying
the same have been filed in the Office
of the Register of Wills and Clerk of
Orphans' Court are presented to the
Orphans' Court of Lycoming County for
Confirmation Absolute November 4,
2025 unless exceptions are filed before
5:00 P.M. on that date.

1. Yost, Ruth E., Estate—Steven M.
Winner, Administrator.

2. Mase, Richard D., Life Ins. Trust—
Woodlands Bank, Trustee.

David A. Huffman
Register of Wills

O-10, 17, 24, 31

FILING ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that:
NEWBERRY

EDUCATIONAL PROGRAMS
was incorporated on October 1, 2025,
under the provisions of the PA Non-
profit Corp. Law of 1988, as amended.
The corporation is organized exclusively
for charitable, religious, and educational
purposes within the meaning of IRC
Section 501(c)(3).

NEVIN D. BEILER, Solicitor
BEILER LEGAL SERVICES PC
105 S. Hoover Ave.
New Holland, PA 17557

O-24

**TERMINATION OF
PARENTAL RIGHTS**

To: Unknown Natural Father of male child, J.S.B., born on September 27, 2024, to the natural mother, Kimberly Nicole Boyd, conceived in the Williamsport, Lycoming County, Pennsylvania, area, approximately nine (9) months before his birth, approximately December, 2023 to January, 2024

A petition has been filed asking the court to put an end to all rights you have to your child, J.S.B., born on September 27, 2024. The Court has set a pre-trial conference on the matter to be held on the 20th day of November, 2025, at 3:00 o'clock, p.m. in the Courtroom of the Union County Courthouse, 103 South Second Street, Lewisburg, Union County, PA 17837. The Court has also set a hearing to consider ending your rights to your child. That hearing will be

held on the 4th day of December, 2025, at 2:00 o'clock, p.m. in the Courtroom of the Union County Courthouse, 103 South Second Street, Lewisburg, Union County, PA 17837. You are warned that even if you fail to appear at either the pre-trial conference and/or the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without you being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Court Administrator's Office
Union County Courthouse
103 South Second Street
Lewisburg, PA 17837
(570) 524-8792

O-24, 31; N-7

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, NOVEMBER 7, 2025 at 10:30 A.M., for the following described real estate to wit:

NO. 21-00781

THE ARCHITECTURAL ART
RECLAMATION FUND, INC.

vs.

AMOMA LLC

PROPERTY ADDRESS: 421 HIGH STREET, 400 PARK AVENUE, WILLIAMSPORT, PA 17701, AND ATTACHED PARCEL ON ELMIRA STREET.

UPI/TAX PARCEL NUMBER: 72-002-316/72-002-301.

PARCEL A

All that certain piece, parcel and lot of land, together with the improvements thereon erected consisting of a brick face building, situated in the Twelfth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania known as Tract No. 5 as shown on Survey Plat prepared by Smith, Miller & Associates, Inc., of Kingston, Pennsylvania, Drawing No. SP-1, dated May 29, 1987, bounded and described as follows:

BEGINNING at a point at the intersection of the Northerly right-of-way line of Park Avenue with the Westerly right-of-way line of Elmira Street; (1) thence along the Northerly right-of-way line of Park Avenue North eighty-five (85) degrees, thirty-nine (39) minutes, fifty-five (55) seconds West, a distance of one hundred sixty-fix and ninety-two hundredths (165.92) feet to a point; (2) thence along lands now or late of Raymond A. Eck North three (3) degrees, twenty-one (21) minutes, thirty (30) seconds East, a distance of one hundred

thirty-one and twenty-five hundredths (131.25) feet to a point; (3) thence along same South eighty-six (86) degrees, thirty-eight (38) minutes, thirty (30) seconds East, a distance of forty-five (45) feet to a point; (4) thence along same North three (3) degrees, twenty-one (21) minutes, thirty (30) seconds East, a distance of sixty-seven and thirty-seven hundredths (67.37) feet to a point; (5) thence along the Southerly right-of-way line of Bridge Street, South eighty-five (85) degrees, thirty-eight (38) minutes, fifty-five (55) seconds East, a distance of one hundred twenty and fifty-three hundredths (120.53) feet to a point; (6) thence along the Westerly right-of-way line of Elmira Street, South three (3) degrees, fifteen (15) minutes West, a distance of one hundred ninety-nine and thirty-six hundredths (199.36) feet to the place of beginning. Containing a total area of 29,988 square feet of land, more or less, or 0.69 acre.

Together with a private driveway eight (8) feet wide on the Western boundary of said lot, said driveway to be used in common by the owners of the adjoining property for wood and coal, etc.

PARCEL B

All that certain piece, parcel and lot of land, together with the improvement thereon erected consisting of a brick face building and unimproved parking lot, situate in the Twelfth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, known as Tract Nos. 6, 7 and a vacated alley as shown on Survey Plat prepared by Smith, Miller & Associates, Inc., of Kingston, Pennsylvania, Drawing No. SP-1, dated May 29, 1987, bounded and described as follows:

BEGINNING at an old iron rail marking the intersection of the Easterly right-of-way line of Centre Street with the Southerly right-of-way line of High Street; (1) Thence along the Southerly

right-of-way line of High Street South eighty-four (84) degrees, thirty-six (36) minutes, twenty-five (25) seconds East, a distance of one hundred twenty-eight (128) feet to an old iron rail corner; (2) thence along the Westerly side of an alley South five (5) degrees, forty-nine (49) minutes, twenty-five (25) seconds West, a distance of one hundred five (105) feet to a point; (3) thence along the Southerly terminus of the aforementioned alley and following along the rear line of lots owned by others, South eighty-four (84) degrees, thirty-six (36) minutes, twenty-five (5) seconds East, a distance of one hundred sixty-four and six hundredths (164.06) feet to a point; (4) thence continuing along lands of others South three (3) degrees, fifteen (15) minutes West, a distance of thirteen (13) feet to a point; (5) thence along same South eighty-four (84) degrees, thirty-six (36) minutes, twenty-five (25) seconds East, a distance of thirty-eight and seventy-five hundredths (38.75) feet to a point; (6) thence along the Westerly line of lands now or formerly of American Rescue Workers, Inc., South three (3) degrees, fifteen (15) minutes West, a distance of one hundred and seventy-seven hundredths (100.77) feet to a point; (7) thence along the Northerly right-of-way line of Bridge Street North eighty-five (85) degrees, thirty-eight (38) minutes, fifty-five (55) seconds West, a distance of three hundred thirty-six and two hundredths (336.02) feet to a point; (8) thence along the Easterly right-of-way line of Centre Street North five (5) degrees, forty-nine (49) minutes, twenty-five (25) seconds East, a distance of two hundred twenty-four and eighty hundredths (224.80) feet to the place of beginning. Containing a total area of 51,863 square feet of land, more or less, of 1.19 acres.

PARCEL C

All that certain piece, parcel and lot of land, together with the improvements thereon erected consisting of a

two-story structure currently used as a store and an unpaved parking area, situate in the Twelfth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, known as Tract No. 4 as shown on Survey Plat prepared by Smith, Miller & Associates, Inc., of Kingston, Pennsylvania, Drawing No. SP-1, dated May 29, 1987, bounded and described as follows:

BEGINNING at an old concrete monument marking the intersection of the Northerly right-of-way line of Park Avenue with the Easterly right-of-way line of Elmira Street; (1) Thence along the Easterly right-of-way line of Elmira Street North three (3) degrees, fifteen (15) minutes East, a distance of two hundred (200) feet to an old iron pin corner; (2) thence along the Southerly right-of-way line of Bridge Street South eighty-five (85) degrees, thirty-nine (39) minutes, fifty-five (55) seconds East, a distance of seventy-nine (79) feet to an old concrete monument corner; (3) thence along lands now or late of C.A. Schuler and F.J. Schuler, Jr., and lands now or late of F. S. McElhinny, G.L. Tingley, and F.J. Schuler, Jr., South three (3) degrees, fifteen (15) minutes West, a distance of two hundred (200) feet to a point; (4) thence along the Northerly right-of-way line of Park Avenue North eighty-five (85) degrees, thirty-nine (39) minutes, fifty-five (55) seconds West, a distance of seventy-nine (79) feet to the place of beginning. Containing a total area of 15,797 square feet, more or less, or 0.36 acre.

Being Tax Parcels 72-002.0-0316.00-000 (Parcel A), 72-002.0-0301.00-000 (Parcel B), 72-002.0-0100.00-000 (Parcel C).

Being and intending to describe the same premises conveyed to Amoma, LLC from FBTM Properties, LLC, by instrument dated January 29, 2016, and recorded by the Lycoming County Recorder of Deeds on February 16, 2016, in Book 8853 at page 66 (Instrument Number 201600001589).

NO. 22-00314

PHH MORTGAGE CORPORATION
vs.

ANY AND ALL KNOWN AND
UNKNOWN HEIRS, EXECUTORS,
ADMINISTRATORS AND
DEVEISEES OF THE ESTATE OF
SUMMER B. MOORE, DECEASED,
ANY AND ALL KNOWN AND
UNKNOWN HEIRS, EXECUTORS,
ADMINISTRATORS AND
DEVEISEES OF THE ESTATE OF
BRETT A. FREEMAN, DECEASED,
LESLIE BACON, SOLELY IN HER
CAPACITY AS KNOWN HEIR OF
SUMMER B. MOORE, DECEASED,
DANIEL MOORE, SOLELY IN HIS
CAPACITY AS KNOWN HEIR OF
SUMMER B. MOORE, DECEASED

PROPERTY ADDRESS: 1232 ANNE
STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 66-
009-213.

By virtue of Writ of Execution No. _____ U.S. Bank National Association, not in its individual capacity but solely as Trustee for RMTP Trust, Series 2021 Cottage-TT-V v Any and All Known and Unknown Heirs, Executors, Administrators and Devises of the Estate of Summer B. Moore, deceased, Any and All Known and Unknown Heirs, Executors, Administrators and Devises of the Estate of Brett A. Freeman, deceased, Leslie Bacon solely in her capacity as known heir of Summer B. Moore, deceased, Daniel Moore solely in his capacity as known heir of Summer B. Moore, deceased, Summer Moore Docket Number: CV-2022-00314-MF.

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

Commonly known as: 1232 Anne Street, Williamsport, PA 17701.

Parcel Number: 66-009-213.

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

Judgment Amount: \$58,895.21.

Attorneys for the Plaintiff:

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

NO. 25-00256

WELLS FARGO USA
HOLDINGS, LLC

vs.

THOMAS P. BODNAR,
BAMBI L. MCKEE

PROPERTY ADDRESS: 120 EAST
WATER STREET, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 38-
002-843.

ALL that certain piece, parcel and lot of land situate in the Second Ward of the Borough of Muncy. County of Lycoming and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

ON the north by East Water Street; on the east by lot now or formerly of Thomas W. Robb; on the south by an alley; on the west by lot now or formerly of Fiora Buck; having a frontage of fifty (50) feet on East Water Street and extending in depth the same width one hundred eighty (180) feet from East Water Street on the north to the said alley on the south.

BEING the same premises conveyed to Bambi L. McKee by deed of Billie D. McKee and Bambi L. McKee; husband and wife, dated August 23, 1996 and recorded in Lycoming County Deed Book 2668 at page 296.

BEING KNOWN AS: 120 E WATER ST., MUNCY, PA 17756.

PROPERTY ID: 38-0020-0843-000.

TITLE TO SAID PREMISES IS VESTED IN BAMBI L. MCKEE, SINGLE, AND THOMAS P. BODNAR, JR., SINGLE BY DEED FROM BAMBI L. MCKEE, SINGLE, DATED JULY 17, 1998 RECORDED JULY 27, 1998 IN BOOK NO. 3068 PAGE 157.

NO. 25-00696

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

DAKOTA J. CHAMPAIGN,
SIERRA C. YOUNG

PROPERTY ADDRESS: 512 SOUTH
MARKET STREET, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 37-
002-101.

By virtue of a Writ of Execution No.
CV-2025-00696-CV.

Plaintiff: Pennsylvania Housing Fi-
nance Agency vs. Defendant: Dakota J.
Champaign and Sierra C. Young.

Real Estate: 512 South Market
Street, Muncy, PA 17756.

Municipality: First Ward, Borough of
Muncy, Lycoming County, Pennsylvania.

Dimensions: 50 x 252.

Tax I.D. 37-002-101.

Deed Book/Inst#: 2023-00007933.

Improvement thereon: a residential
dwelling house as identified above.

TO BE SOLD AS THE PROPERTY
OF DAKOTA J. CHAMPAIGN AND
SIERRA C. YOUNG ON JUDGMENT
NO. CV-2025-00696-CV.

LEON P. HALLER, ESQUIRE
PURCELL KRUG & HALLER

1719 N. Front Street
Harrisburg, PA 17102

(717) 234-4178

NO. 23-01416

WOODLANDS BANK

vs.

MATTHEW T. COWDEN

PROPERTY ADDRESS: 2117 WEBB
STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 71-
002-446.

ALL those two (2) certain pieces,
parcels or lots of land situate in the
Eleventh Ward of the City of William-
sport, County of Lycoming and Com-
monwealth of Pennsylvania, bounded
and described as follows:

PARCEL NO. 1:

BEGINNING at a post on the south
side of Webb Street at the west line
of land now or formerly of George
Swartz; thence southerly along the line
now or formerly of said Swartz lot, one
hundred forty-four (144) feet, more or
less, to an alley; thence west along the
north side of said alley, two hundred
(200) feet to a post; thence northerly
at right angles to said alley, one hundred
fifty (150) feet to Webb Street; thence
along the south line of Webb Street,
two hundred (200) feet to the place of
beginning. Being known as Lot Nos. 97,
98, 99 and 100 on the Plan of what is
known as Thompson's Second Addition
to the City of Williamsport.

PARCEL NO. 2:

BOUNDED on the north by Webb
Street; on the east by an alley; on the
south by an alley, and on the west by
Lot No. 100 in Thompson's Second
Addition to the City of Williamsport.
Being forty-three (43) feet in width
or frontage on Webb Street and one
hundred forty and one-half (140 1/2)
feet in length on the east side, fifty-six
and one-half (56 1/2) feet in width along
the alley in the rear and one hundred
forty-five (145) feet along the line of Lot
No. 100 aforesaid.

EXCEPTING AND RESERVING
THEREFROM all that certain piece,
parcel or lot of land situate in the
Eleventh Ward of the City of William-
sport, County of Lycoming and Com-
monwealth of Pennsylvania, conveyed
unto Earl E. Herriman and Bernice L.
Herriman, his wife, by Deed of Good's
City Mills, Inc., dated September 15,
1972, recorded in Lycoming County,
Pennsylvania, in Deed Book 623, Page
151, being more particularly bounded
and described as follows:

BEGINNING at an iron pin on the
south line of Webb Street, said iron
pin being one hundred fifty (150) feet

easterly from the east line of Howard Street; thence north eighty-one (81) degrees thirty-five (35) minutes east along the south line of Webb Street, a distance of sixty-seven (67) feet to an iron pin; thence south eight (8) degrees twenty-five (25) minutes east along other property of Good's City Mills, Inc., a distance of one hundred fifty (150) feet to an iron pin; thence south eighty-one (81) degrees thirty-five (35) minutes west along the north line of a sixteen foot alley, a distance of sixty-seven (67) feet to an iron pin; thence north eight (8) degrees twenty-five (25) minutes west along the property now or formerly of E. Pfirmen Estate, a distance of one hundred fifty (150) feet to an iron pin, the point and place of beginning.

TOGETHER with the right of use in common with Earl E. Herriman and Bernice L. Herriman, his wife, their successors and assigns, the present railroad siding which serves the premises hereby conveyed and the premises previously conveyed to Herriman referred to above.

UNDER AND SUBJECT to any and all restrictions, covenants and easements which may appear in the chain of title.

BEING the same premises conveyed unto Matthew T. Cowden, single, by Deed of Kenneth L. Frey, Jr., single, dated September 14, 2015 and recorded September 15, 2015 in Lycoming County Record Book 8729, page 170.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel #71-002-446, on the Maps in the Office of the Lycoming County Tax Assessor.

Improvements on the premises include a commercial warehouse building being known as 2117 Webb Street, Williamsport, PA 17701.

SEIZED, TAKEN IN EXECUTION, and to be sold as the property of Defendant under a Judgment entered against him in the Court of Common Pleas of Lycoming County filed to Docket No. CV23-01416.

NO. 23-00700

**GREATER LYCOMING HABITAT
FOR HUMANITY, INC.**

vs.

**NICOLE GONZALEZ
PROPERTY ADDRESS: 1610
SCOTT ST., WILLIAMSPORT, PA
17701.**

**UPI/TAX PARCEL NUMBER: 70-
007-103.D.**

Tax Parcel No. 70-007-103.C.

**1610 Scott Street, Williamsport,
PA 17701.**

ALL that certain tract or parcel of land situate in the City of Williamsport, County of Lycoming, and Commonwealth of Pennsylvania, identified Parcel No. 1 on the Subdivision on land of Greater Lycoming Habitat for Humanity, Inc., recorded December 13, 2017 in Lycoming County Record Book 9149, page 2600 (Map Book 63, page 508), as described as follows:

BEGINNING at an iron pin, on the northern line of Scott Street, at the intersection of the southeastern corner of land of Redevelopment Authority of the City of Williamsport, known as Tax Parcel No. 70-007-103, and the southwestern corner of the Parcel herein described, said beginning being south seventy-nine (79) degrees eleven (11) minutes twenty-six (26) seconds east, three hundred ninety-five and thirty-eight hundredths (395.38) feet from a point, at the intersection of the northern line of said Scott Street, the eastern line of Oliver Street, and the southwestern corner of said Redevelopment Authority; thence from the said place of beginning, and along the eastern line of land of said Redevelopment Authority, and along the eastern line of land now or formerly of Memorial Homes, LP, known as Tax Parcel No. 70-007-103.A, north ten (10) degrees fifty-seven (57) minutes seven (07) seconds east, passing through an existing iron pin, at a

distance of one hundred eighteen and seventy-one hundredths (118.71) feet, for a total distance of one hundred twenty-four and seventy hundredths (124.70) feet, to an existing iron pin, at the intersection of the eastern line of land now or formerly of said Memorial Homes, LP, the southwestern corner of land now or formerly of Carrie A. Kong, known as Tax Parcel No. 70-007-103.B, and the northwestern corner of the Parcel herein described; thence along the southern line of land now or formerly of said Kong, south seventy-nine (79) degrees two (02) minutes fifty-three (53) seconds east, thirty-four and fourteen hundredths (34.14) feet, to an iron pin, at the intersection of the southern line of land now or formerly of said Kong, the northwestern corner of Parcel No. 2 of this subdivision, and the north-eastern corner of the Parcel herein described; thence along the western line of said Parcel No. 2, south ten (10) degrees fifty-seven (57) minutes seven (07) seconds west, one hundred twenty-four and sixty-one hundredths (124.61) feet, to an iron pin, on the northern line of the aforesaid Scott Street, at the intersection of the southwestern corner of said Parcel No. 2, and the southeastern corner of the Parcel herein described; thence along the northern line of said Scott Street, north seventy-nine (79) degrees eleven (11) minutes twenty-six (26) seconds west, thirty-four and fourteen hundredths (34.14) feet, to an iron pin, the said place of beginning. Containing 4,256 Square Feet

The improvements thereon erected consist of a one-half double two story dwelling.

FOR identification purposes only, being known as Part of Tax Parcel No. 70-007-103.D in the Office of the Lycoming County Tax Assessor.

SEIZED, TAKEN IN EXECUTION, and to be sold as the property of Defen-

dant under a Judgment entered against her in the Court of Common Pleas of Lycoming County filed to Docket No. CV23-00700.

NO. 25-00152

**UMB BANK NATIONAL
ASSOCIATION**

vs.

**DEWAYNE A. HARRIS,
RHONDA L. HARRIS, UNITED
STATES OF AMERICA**

**c/o DEPARTMENT OF JUSTICE,
c/o U.S. ATTORNEY FOR THE
MIDDLE DISTRICT**

**PROPERTY ADDRESS: 1254-1256
PARK AVE., WILLIAMSPORT, PA
17701.**

**UPI/TAX PARCEL NUMBER: 66-
010-119.**

ALL THAT CERTAIN piece, parcel and lot of land situate in the sixth ward of the city of Williamsport, county of Lycoming and commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the north side of park avenue eighty-five (85) feet east of rose street; thence north in a line parallel with rose street, one hundred forty (140) feet to the south side of an alley; thence by the same, east forty (40) feet; thence south in a line parallel with rose street, one hundred forty (140) feet to the north side of park avenue; thence by the same, west forty (40) feet to the point and place of beginning.

BEING known as 1254-1256 Park Avenue, Williamsport, PA 17701.

BEING Tax Parcel #66-010001190-0000.

BEING THE SAME PREMISES which Frances Kay Reamsnyder also known as Frances K. Reamsnyder, widow and single, by Deed dated March 20, 2006, and recorded March 23, 2006, in the office of the Recorder of Deeds in and for Lycoming County, Pennsylvania, at

Record Book Volume 5604, page 138, granted and conveyed unto Dewayne A. Harris and Rhonda L. Harris, Husband and Wife, as Tenants by the entireties.

Docket No. CV-2025-00152-CV

NO. 25-00290

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

vs.

ELIZABETH HAUBRICK,
KEVIN HAUBRICK

PROPERTY ADDRESS: 1141 ISABELLA ST., WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 66-007-313.

By virtue of Writ of Execution No. CV-2025-00290-CV.

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC v. Elizabeth Haubrick and Kevin Haubrick 1141 Isabella St., Williamsport, PA 17701-4628 Tax Parcel No. 66-007-003-130. Improvements thereon consisting of a Residential Real Estate sold to satisfy judgment in the amount of \$127,294.02.

Attorneys for Plaintiff:

STEVEN P. KELLY, ESQ.

STERN & EISENBERG, PC

1581 Main Street, Ste. 200

The Shops at Valley Square

Warrington, PA 18976

Phone: (215) 572-8111

NO. 25-00309

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

vs.

JASON C. HULL

PROPERTY ADDRESS: 800 RURAL AVE., WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 74-003-300.

ALL that certain piece, parcel and lot of land situate, lying and being in the Fourteenth Ward of the City of Williamsport (formerly Loyalsock

Township), County of Lycoming and Commonwealth of Pennsylvania, being known in the Plan of Vallamont as Lot No.1, Block No. 53, bounded and described as follows:

BEGINNING at a point on the Northwest corner of Rural Avenue and Campbell Street; thence Northward along the West line of Campbell Street, one hundred fifty (150) feet to a point; thence Westward along the South line of an alley sixty-eight (68) feet to a point; thence Southward along a line parallel with the West line of Campbell Street one hundred fifty (150) feet to a point; thence Eastward along the North line of Rural Avenue, sixty-eight (68) feet to the place of beginning.

SUBJECT to the covenants and restrictions which appear in the prior deeds in the chain of title.

BEING KNOWN AS: 800 RURAL AVE., WILLIAMSPORT, PA 17701.

PROPERTY ID: 74-00300300000000-

TITLE TO SAID PREMISES IS VESTED IN Jason C. Hull, single BY DEED FROM Thomas C. Montgomery and Judith A. Montgomery, his wife, DATED September 20, 2002 RECORDED September 30, 2002 IN BOOK NO. 4317 PAGE 348

NO. 25-00497

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

RICHARD C. JONES

PROPERTY ADDRESS: 633 FIFTH AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 66-002-108.

By virtue of a Writ of Execution No. CV-2025-00497-CV.

Plaintiff: Pennsylvania Housing Finance Agency vs. Defendant: Richard C. Jones.

Real Estate: 633 FIFTH AVENUE, WILLIAMSPORT, PA 17701.

Municipality: 6th Ward of the City of Williamsport, Lycoming County, Pennsylvania.

Dimensions: 50 x 181.

Tax I.D. 66-002-108.

Deed Book/Inst#: 2014-00008915.

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. 25-00569

CARRINGTON MORTGAGE
SERVICES, LLC

vs.

GALEN M. LUCAS,
HEATHER M. LUCAS

PROPERTY ADDRESS: 107 VALLEY
ROAD, SOUTH WILLIAMSPORT, PA
17702.

UPI/TAX PARCEL NUMBER: 55-
002-404.

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

BEGINNING at the post at the line of the public road leading from Nisbet to Bastress and corner of lands now or formerly of Mrs. R.S. Compton; thence South seventy-eight (78) degrees East, one hundred eighty-two (182) feet to a post at corner of lands now or formerly of Mrs. R.S. Compton and lands now or formerly of Jacob Grieb; thence North nineteen (19) degrees East, sixty-seven (67) feet to a post at corner of said lands now or formerly of Jacob Grieb and lands now or formerly of C. Heively; thence North seventy-eight (78) degrees West, one hundred eighty-two (182) feet to said public road; and thence along line of said public road, South nineteen (19) degrees West,

sixty-seven (67) feet to the place of beginning. Containing twelve thousand one hundred ninety-four (12,194) square feet of land, more or less.

TOGETHER with the buildings and improvements thereon erected, more particularly bounded and described according to a survey made by Leigh E. Herman, R.P.E. on September 6, 1958, as follows, to wit:

BEGINNING at an iron pin in the eastern line of Township Route 392, leading from Bastress to Nisbet, said Township Route also being known as Valley Road, said point of beginning being four hundred eighty-seven and two tenths (487.2) feet south of the southern line of Township Route 5489; thence from the place of beginning and along the southern line of land now or formerly of Clarence Pfirman, South seventy-five (75) degrees thirty-five (35) minutes East, one hundred eighty-two (182) feet to an iron pin in the western line of land now or formerly of Y.J. Rova, thence along the western line of land now or formerly of the said Y. J. Rova, South twenty (20) degrees twenty-five (25) minutes West, sixty-seven (67) feet to an iron pin in the northern line of land now or formerly of Lester Pfirman; thence along the northern line of land now or formerly of the said Lester Pfirman, North seventy-five (75) degrees thirty-five (35) minutes West, one hundred eighty-two (182) feet to a post in the eastern line of the aforesaid Township Route 392, also being known as Valley Road; thence along the eastern line of said road, North twenty (20) degrees twenty-five (25) minutes East, sixty-seven (67) feet to an iron pin, the place of beginning.

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

BEING the same premises granted and conveyed unto Dustin P. Eck and Emily V. Eck, husband and wife, by Deed of Michael A. Long, Single, dated and recorded October 22, 2018 in the Office of the Recorder of Deeds in and for Lycoming County in Record Book 9172, Page 2726.

FOR identification purposes only, being known as all of Tax Parcel No. 55-002-404 in the Office of the Lycoming County Tax Assessor.

ALSO BEING the same premises granted and conveyed unto Galen M. Lucas and Heather M. Lucas, husband and wife, by Deed of Dustin P. Eck and Emily V. Eck, husband and wife, dated March 19, 2020 and recorded March 20, 2020 in the Office for the Recorder of Deeds in and for Lycoming County in Record Book 9210, Page 1357.

BEING known as 107 Valley Road, Williamsport, PA 17702.

NO. 24-01074

U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION NOT
IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS INDENTURE TRUSTEE
OF CIM TRUST 2023-R4

vs.

DEBRA MALLOTT a/k/a
DEBRA PARKER, SOLELY IN HER
CAPACITY AS KNOWN HEIR FOR
LOUIS J MALLOTT SR, DECEASED,
JENNIFER J. MALLOTT, UNKNOWN
HEIRS OF LOUIS J. MALLOTT, SR.
PROPERTY ADDRESS: 2020 LIN-
COLN STREET, WILLIAMSPORT, PA
17701.

UPI/TAX PARCEL NUMBER: 71-
002-618.

By virtue of Writ of Execution No.
CV-2024-01074-CV.

U.S. Bank Trust Company, National
Association not in its individual capacity
but solely as Indenture Trustee of CIM
Trust 2023-R4 v. Debra Mallott a/k/a

Debra Parker, solely in her capacity as
known Heir for Louis J. Mallott Sr, de-
ceased and Jennifer J. Mallott a/k/a Jen-
nifer Mallott and The Unknown Heirs of
Louis J. Mallott, Sr., 2020 Lincoln Street,
Williamsport, PA 17701 Tax Parcel No.
7100200618. Improvements thereon
consisting of a Residential Real Estate
sold to satisfy judgment in the amount
of \$49,492.25.

NO. 24-01302

JANET L. WOLYNIEC, SUCCESSOR
IN INTEREST TO FRANK
WOLYNIEC, JR.

vs.

DONOVAN WAYNE POPKIN
PROPERTY ADDRESS: 360 FISHER
STREET, SOUTH WILLIAMSPORT,
PA 17702.

UPI/TAX PARCEL NUMBER: 53-
001-201.

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

BEGINNING at a point on the west
side of Fisher Street, fifty (50) feet north
of Bald Eagle Avenue; thence north
along the west side of Fisher Street,
fifty (50) feet; thence west and parallel
with Southern Avenue, one hundred
forty-seven and thirteen hundredths
(147.13) feet to line of land now or
formerly of Plankenhorn; thence now
or formerly along Plankenhorn's line,
south fifty (50) feet to line of land now
or formerly of Dr. George L. Schneider,
thence east and parallel with Southern
Avenue, one hundred forty-seven and
thirteen hundredths (147.13) feet to the
place of beginning; and being known as
No. 360-362 Fisher Street.

SUBJECT to a right of way as con-
tained in an Agreement recorded in
Lycoming County Deed Book 514, page
668, which Agreement extinguishes
all previous rights of way and conveys

one (1) fifteen (15) foot right of way on the western end of the property hereby conveyed, which is shown on the Plan as contained in the above recited Agreement.

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.

BEING the same premises granted and conveyed unto Donovan W. Popkin, single, by Betty L. Steinbacher, single, by Deed intended to be herewith recorded.

FOR identification purposes only, being known as all of Tax Parcel No. 53-1-201 in the Office of the Lycoming County Tax Assessor.

TOGETHER with any and all buildings, and appurtenances thereon, if any, with an address of 360-362 Fisher Street, South Williamsport, Pennsylvania. Improvements on the premises include, but are not limited to, a three story residential building being known as 360-362 Fisher Street, South Williamsport, PA 17702.

NO. 25-00252

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

vs.

DEAN A. REEDER

PROPERTY ADDRESS: 516 VINE
STREET, MONTOURSVILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 34-01-
115, 34A-003-205.

PROPERTY ADDRESSES: 437
Church Alley, Montoursville, PA 17754,
436 Broad Street, Montoursville, PA
17754 and 516 Vine Street, Montours-
ville, PA 17754.

UPI/TAX PARCEL NUMBER(S): 34-
01-115 AND 34A-003-205.

DOCKET NUMBER: 25-00252.

Parcel Number 34-01-115.

Assessed Addresses: 437 Church
Alley and 436 Broad Street.

ALL those two (2) certain pieces,
parcels and lots of land situate in the
Borough of Montoursville, County
of Lycoming, and Commonwealth of
Pennsylvania, bounded and described
as follows:

PARCEL NO. 1

BEGINNING at a point in the
southeasterly line of land now or for-
merly of Christine C. Hayes and the
westerly line of land now or formerly
of Madeline E. Whitelock; thence in a
southerly direction along the western
line of land now or formerly of said
Madeline E. Whitelock, seventy (70) feet
to the northerly line of an alley (known
as Church Alley) running in an easterly
and westerly direction and parallel with
Broad Street; thence in a westerly direc-
tion along the northerly line of said alley,
twenty-nine (29) feet, six (6) inches to
a point; thence in a northerly direction
and parallel with the western line of
land now or formerly of said Madeline
E. Whitelock, seventy (70) feet to the
southerly line of land now or formerly
of Christine C. Hayes; and thence in an
easterly direction and in a line parallel
with Broad Street, twenty-nine (29)
feet, six (6) inches to the point and place
of beginning.

BEING the same premises conveyed
to Dean A. Reeder by deed from Chris-
tine C. Hayes and Michael J. Hayes, her
husband, dated February 5, 2007, and
recorded February 13, 2007, in Lycom-
ing County Deed Book 5926, page 30.

FOR IDENTIFICATION PURPOSES
ONLY, BEING KNOWN AS TAX
PARCEL NO. 34-1-115 IN THE OFFICE
OF THE LYCOMING COUNTY TAX
ASSESSOR.

SUBJECT to any restrictions, ease-
ments, and/or adverbs that pertain to
this property.

PARCEL NO. 2

BEGINNING at a point on the southerly line of Broad Street and on the westerly line of lot of land now or formerly of Madeline E. Whitelock, said point of beginning also being twenty (20) feet, six (6) inches west of the north-west corner of land now or formerly of Charles A. Konkle; thence in a southerly direction along the westerly line of land now or formerly of Madeline E. Whitelock, one hundred ten (110) feet to the northeasterly corner of land now or formerly of Clifford Casselberry; thence in a westerly direction along the same and in a line parallel with Broad Street, twenty-nine (29) feet, six (6) inches to a point; thence in a northerly direction and in a line parallel with the easterly line hereof, one hundred ten (110) feet to the southerly line of Broad Street; thence in an easterly direction along the southerly line of Broad Street, twenty-nine (29) feet, six (6) inches to the point and place of beginning.

BEING the same premises conveyed to Dean A. Reeder by deed from Christine C. Hayes and Michael J. Hayes, her husband, dated February 5, 2007, and recorded February 13, 2007, in Lycoming County Deed Book 5926, page 30.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS TAX PARCEL NO. 34-1-115 IN THE OFFICE OF THE LYCOMING COUNTY TAX ASSESSOR.

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

Parcel number 34A-003-205.

Assessed Address: 516 Vine Street

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

BEGINNING at a point on the East side of Vine Street, said point being two hundred eighteen (218.00) feet

Northerly from the North side of Weldon Street and being at the point where the North side of an eighteen (18) foot alley intersects the East side of Vine Street; thence Northerly along the East side of said Vine Street, fifty (50.00) feet to a point; thence Easterly at right angles with said Vine Street, two hundred (200.00) feet to an alley; thence Southerly along the West side of said alley and parallel with Vine Street, fifty (50.00) feet to an alley; thence Westerly along the North side of said alley, two hundred (200.00) feet to the East side of Vine Street, the point and place of beginning.

BEING the same premises conveyed to Dean A. Reeder by deed from Donna M. Barto, dated March 5, 2018, and recorded March 7, 2018, in Lycoming County Deed Book 9155, Page 371.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS TAX PARCEL NUMBER 34A-003-205 IN THE OFFICE OF THE LYCOMING COUNTY ASSESSOR.

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

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

PROPERTY ADDRESS: 437 CHURCH ALLEY, MONTTOURSVILLE, PA 17754.

NO. 24-00723

DEUTSCHE BANK TRUST
COMPANY AMERICAS AS
INDENTURE TRUSTEE FOR THE
REGISTERED HOLDERS OF SAXON
ASSET SECURITIES TRUST 2006-3
MORTGAGE LOAN ASSET-BACKED
NOTES, SERIES 2006-3

vs.

JOHN REITENBACH,
COLIN P. HARTMAN
PROPERTY ADDRESS: 346 LOUISA
STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 72-001-103.A.

By virtue of Writ of Execution No. CV-2024-00723.

Deutsche Bank Trust Company Americas as Indenture Trustee for the registered holders of Saxon Asset Securities Trust 2006-3 Mortgage Loan Asset Backed Notes, Series 2006-3 v. Colin P. Hartman 346 Louisa Street, Williamsport, PA 17701.

Tax Parcel No. 72-1-103.A. Improvements thereon consisting of a Residential Real Estate sold to satisfy judgment in the amount of \$47,193.00. Attorneys for Plaintiff:

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

NO. 25-00567

NATIONSTAR MORTGAGE LLC

vs.

TYLER S. ROY, UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE USDA, ATTORNEY GENERAL OF THE UNITED STATES, U.S. DEPARTMENT OF JUSTICE

PROPERTY ADDRESS: 324 BRUCE ROAD, COGAN STATION, PA 17728.

UPI/TAX PARCEL NUMBER: 01-307-114.B.

By virtue of a Writ of Execution Case Number CV-2025-00567-CV.

Nationstar Mortgage, LLC v. Tyler S. Roy, The United States of America, Acting through the rural housing service USDA.

Property Being Known As: 324 Bruce Road, Cogan Station, PA 17728.

Tax ID/Parcel No: 01-307.0-0144.B.

Improvements thereon: Single-Family Residential Dwelling.

Judgment Amount: \$179,997.28.

Attorney for Plaintiff:

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

NO. 24-00143

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST
vs.

BARBARA A RUSSELL, AS SURVIVING HEIR OF ROBERT W. RUSSELL, DECEASED, UNKNOWN SURVIVING HEIRS OF ROBERT W RUSSELL, DECEASED

PROPERTY ADDRESS: 330 WINTERS LANE, MONTOURSVILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 34-005-301.

By virtue of a Writ of Execution No. CV24-00143.

U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Owner Trustee for RCF 2 Acquisition Trust v. Barbara A. Russell, as surviving Heir of Robert W. Russell Deceased and Unknown Surviving Heirs of Robert W. Russell, Deceased owner(s) of property situate in the Borough of Montoursville, Lycoming County, Pennsylvania, being 330 Winters Lane, Montoursville, PA 17754.

Parcel No. 34-0050030100000.

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$36,661.23.

NO. 23-00597

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE

FOR RCF 2 ACQUISITION TRUST
c/o US BANK TRUST NATIONAL
ASSOCIATION, c/o
SELENE FINANCE LP

vs.

TIMOTHY A. SCOTT a/k/a TIMOTY
A SCOTT, NICO SCOTT
PROPERTY ADDRESS: 510 DYLAN
DRIVE, COGAN STATION, PA 17728.
UPI/TAX PARCEL NUMBER: 15-
269-134.C.

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

BEING KNOWN AS: 510 DYLAN
DR., COGAN STATION, PA 17728.

BEING PARCEL NUMBER: 15-
26900134C-000-.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

NO. 25-00650

CARRINGTON MORTGAGE
SERVICES, LLC

vs.

MICHAEL SHEILDS,
FELICIA SHEILDS

PROPERTY ADDRESS: 700 MAIN
STREET, SOUTH WILLIAMSPORT,
PA 17702.

UPI/TAX PARCEL NUMBER: 51-
004-564.

By virtue of a Writ of Execution No.
CV-2025-00650-CV.

Carrington Mortgage Services, LLC
v. Michael Shields, Felicia Shields.

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.

Parcel No.: 51-0040056400000.

Property Address: 700 Main Street
South Williamsport, PA 17702.

Improvements thereon: Single-
Family Residential Dwelling.

Judgment Amount: \$187,203.82.
Attorney for Plaintiff:
McCalla Raymer Leibert Pierce, LLP
485F Route 1 South, Suite 300
Iselin, NJ 08830-3072

NO. 24-00620

PENNYMAC LOAN SERVICES LLC

vs.

WILLIAM T. SMITH
PROPERTY ADDRESS: 329 NORTH
MAIN STREET, PICTURES ROCKS, PA
17762.

UPI/TAX PARCEL NUMBER: 46-
003-210.

ALL THAT CERTAIN lot or piece of
ground situate in the Borough of Picture
Rocks, County of Lycoming and Com-
monwealth of Pennsylvania.

TAX PARCEL NO: 46-003-210.

PROPERTY ADDRESS: 329 North
Main Street, Picture Rocks, PA 17762
a/k/a 329 North Main Street PR,
Hughesville, PA 17762.

IMPROVEMENTS: a Residential
Dwelling.

SOLD AS THE PROPERTY OF:
William T. Smith.

ATTORNEY'S NAME:

POWERS KIRN, LLC

NO. NO. 25-00253

WELLS FARGO BANK, N.A.

vs.

DAWN M. TROJAN
PROPERTY ADDRESS: 2809 CO-
CHRAN AVENUE, SOUTH WILLIAM-
SPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 10-
001-501.

By virtue of a Writ of Execution No.
CV-2025-00253-CV.

WELLS FARGO BANK, N.A. v.
DAWN M. TROJAN a/k/a DAWN
TROJAN owner(s) of property situate
in the BOROUGH OF DUBOISTOWN,
LYCOMING County, Pennsylvania,
being 2809 COCHRAN AVENUE,
SOUTH WILLIAMSPORT, PA 17702.

Tax ID No. 10-0010050100000 a/k/a
10-001.0-0501.00-000.

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$70,787.81.

Attorneys for Plaintiff

BROCK & SCOTT, PLLC

NO. 23-00781

CARRINGTON MORTGAGE
SERVICES, LLC

vs.

DANIEL CHARLES WALZ,
AMY L. WALZ

PROPERTY ADDRESS: 843 CENTER STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 72-003-110.

ALL THAT CERTAIN lot, tract, piece and parcel of land with the mesuages and appurtenances thereunto belonging, situate in the Twelfth Ward (formerly the Fourth Ward) of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to wit;

BEGINNING at the southwest corner of Center Street and Rural Avenue; thence westwardly along said Rural Avenue, seventy-nine and eight-tenths (79.8) feet to an alley; thence southwardly along said alley, thirty-two (32) feet, more or less, to other land now or formerly of John P. Smith; thence eastwardly along the land now or formerly of the said John P. Smith in a line parallel with Rural Avenue, seventy-nine and

eight-tenths (79.8) feet to said Center Street; thence northwardly along said Center Street, thirty-two (32) feet, more or less, to corner and place of BEGINNING.

BEING the same premises granted and conveyed unto Daniel Charles Walz and Amy L. Walz, his wife, by Deed of Thomas D. Dieffenbach and Anna Y. Dieffenbach, his wife, dated and intended to be herewith recorded.

FOR identification purposes only, being known as Tax Parcel No. 72-003-110 in the Office of the Lycoming County Tax Assessor.

Being known as 843 Center Street, Williamsport, PA 17701.

BEING THE SAME PREMISES which GRANTORS Thomas D. Dieffenbach and Anna Y. Diffenbach, by Deed dated June 9, 2020 and recorded July 13, 2020 in the Office of the Recorder of Deeds in and for the County of Lycoming, Pennsylvania in Book 9218, Page 2858, Instrument No. 202000007417 granted and conveyed unto Daniel Charles Walz and Amy L. Walz in fee.

Take notice that a schedule of proposed distribution of the proceeds of the above sale will be on file in the Prothonotary of Lycoming County, Pennsylvania, on November 17, 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

Oct. 17, 24, 31



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, October 27, 2025