

LYCOMING REPORTER

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No. 28

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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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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.

7/26/2023 – LLA Foundation Meeting: *Quarterly meeting of the LLA Foundation.*
Time: 12:00 PM to 1:00 PM.

7/26/2023 – LLA Annual Picnic: *LLA Annual Picnic, taking place at Nomad Distillery on July 26 from 6 to 8 P.M. RSVP with payment by July 10. LLA members and adult guests: \$30 each.* **Time:** 6:00 PM to 8:00 PM.

8/7/2023 – Bench Bar Meeting: *Quarterly meeting of the Bench/Bar Committee.*
Time: 12:00 PM to 1:00 PM.

8/13/2023 – Crosscutters at Bowman Field: *LLA Members and their guests are invited to attend the Williamsport Crosscutters vs. Mahoning Scrappers at Bowman Field. Cost is \$10 per person (admission to the game plus a ten dollar voucher to spend at the ballpark). Register by July 24.* **Time:** 4:00 PM to ?

UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES

8/14/2023 – Consumer Protection Law and Litigation: *Eat and Earn presented by: Andrew M. Milz, Esquire. Seating is limited. Submit registration and payment early to reserve a seat.* **CLE Credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM.

8/30/2023 – Protection Orders: *Eat and Earn presented by: Danni L. Beinschroth, Esquire, Pennsylvania Coalition Against Domestic Violence. Seating is limited. Submit registration and payment promptly to reserve a seat.* **CLE Credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM.

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

► **AL Adoption** (06/21/2023)—Judge Ryan M. Tira

Adoption: Agency petition for involuntary termination of parental rights; parent failing to perform parental duties for at least six months; parent showing inability to care for child due to drug use, incarceration, inconstant housing, domestic abuse, inconstant employment; concerns about father's ability to parent child after he is released from prison, due to past history; persistence of conditions necessitating placement; existence of bond between child and parents; professional bonding assessment of mother and foster parents. (AdoptionAL062123t) (Posted: July 9, 2023)

► **Commonwealth vs. Carroll** (06/21/2023)—Judge Ryan M. Tira

Criminal: Habeas corpus petition; sufficiency of evidence to establish prima facie case for delivery of drugs; driver of vehicle used to deliver drugs as an accomplice. (Carroll062123t) (Posted: July 9, 2023)

► **Newberry-Williamsport LP vs. Johnson** (07/06/2023)—Judge William P. Carlucci

Civil: Non-jury trial; legal interpretation of lease terms based on stipulated facts; termination of lease due to violation of terms of lease prohibiting possession of gun in leasehold, where rent is subsidized by federal government; Second Amendment right to possess gun; existence of government action to implicate a constitutional right solely by virtue of partial government funding of rent. (Newberry070623C) (Posted: July 6, 2023)

► **Commonwealth vs. Hughes** (07/05/2023)—Judge Nancy L. Butts

Criminal: Suppression motion; knowing, intelligent, and voluntary waiver of *Miranda* rights claimed to have occurred during a diabetic episode; assessment of defendant's reasonable cognitive awareness and understanding during interactions; persuasiveness of bodycam footage of interactions with police; background and experience of defendant, including his prior run-ins with law enforcement; spontaneous utterances; voluntariness of statements under the circumstances. (Hughes07523bt) (Posted: July 6, 2023)

► **Commonwealth vs. Coffey** (07/05/2023)—Judge Nancy L. Butts

Criminal: Motion for allowance of suitable eligible person as participant in the state drug treatment program, treated as Post Conviction Relief Act petition; eligibility for relief when not currently serving sentence; timeliness of petition; jurisdiction of the court; eligibility of defendant under program requirements. (Coffey07523bt) (Posted: July 6, 2023)

The Register and Recorder Office is currently in the process training for two positions, essentially at the same time. One is for a permanent full-time position to fill the vacancy in the Orphans' Court after Deb Pietrovito just took another county position.

We are also training another new person for a temporary full-time position. Also at this time we will be starting Phase I of an exciting office renovation in an effort to modernize and update the office for the benefit of everyone. This is all positive as we continue to move forward in our operations and we thank everyone in advance for their understanding as we work through the process.

Sincerely,
Dave Huffman
Register and Recorder

J-30; Ju-7, 14

When You Need:

- Social Media Searches
- Scene/Vehicle Photos
- Motor Vehicle Searches
- Asset Searches
- Surveillance
- Process/Courier Services

- Background Checks
- Employee Terminations
- Pre-Employment Searches
- Witness Statements
- Litigation Support
- Product Liability Investigations

- Record Searches/Procurement
- Mobile Notary *(in some locations)*
- Skip Tracing
- Insurance Investigations
- Medical Malpractice Investigations
- And Much More!

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LYCOMING

LAW ASSOCIATION



August 13, 2023

4PM Game @ Bowman Field

Williamsport Crosscutters
vs.
Mahoning Scrappers

COST PER ATTENDEE: \$10

This is a family friendly event.
Please note that children under the
age of five do not require a ticket.
Your ticket includes a \$10 food
voucher! Open seating at the
Logger's Landing.

Register with payment by July 24th to reserve your ticket.

Member Name: _____

Number of Tickets (\$10 each): _____

Amount Enclosed: _____



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**Bower, Marilee E. a/k/a Marilee Elaine Bower**, dec'd.

Late of Hughesville.

Administrator: Matthew S. Kintzer, 74 Bower Lane, Hughesville, PA 17737.

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

Harding, Daniel Blake, dec'd.

Late of Lycoming County.

Co-Administrators: Brad Harding and Melissa Harding c/o Neil T. O'Donnell, Esquire, O'Donnell Law Office, 267 Wyoming Avenue, Kingston, PA 18704.

Attorneys: Neil T. O'Donnell, Esquire, O'Donnell Law Office, 267 Wyoming Avenue, Kingston, PA 18704.

Hyde, Mary E., dec'd.

Late of the Township of Washington. Administrator: Brenda Reed 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.

MacGill, Creighton W., dec'd.

Late of Williamsport.

Co-Executors/Co-Trustees: Geoffrey C. MacGill and Matthew G. MacGill.

Attorneys: Landon R. Hodges, Esquire, Steinbacher, Goodall & Yurchak, 243 Second St., P.O. Box 114, Wyalusing, PA 18853.

McCarty, Connie J., dec'd.

Late of 359 Elm Drive, Hughesville. Administrator c.t.a.: Ephrata National Bank, P.O. Box 238, Ephrata, PA 17522.

Attorney: J. Howard Langdon, Esquire, 3 South Main Street, Muncy, PA 17756.

Nichols, Sandra L., dec'd.

Late of the City of Williamsport.

Executrix: Barbara A. Benshaw, 309 Union Avenue, Williamsport, PA 17701.

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

Sperow, Jane L., dec'd.

Late of Williamsport.

The Jane L. Sperow Protector Trust. Settlor: Jane L. Sperow.

Trustees: Thomas W. Sperow and Jennifer L. Bergen.

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

Wilcox, Debra a/k/a Deborah A. Wilcox a/k/a Deborah Ada Wilcox, dec'd.

Late of the Township of Loyalsock.

Executors: John H. Wilcox, Jr. and Nancy L. Wilcox, 14 Poplar Road, Lewisburg, PA 17837.

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

SECOND PUBLICATION

Landon, Flo L., dec'd.

Late of the City of Williamsport.
Executrix: Lori J. Douglass c/o Tammy A. Weber, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.

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

Paucke, Robert A., dec'd.

Late of Jersey Shore.
Executrix: Mary-Louise Paucke, 1206 Chestnut Grove Rd., Jersey Shore, PA 17740.

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

Rickert, Patricia A. a/k/a Patricia L. Rickert, dec'd.

Late of Muncy.
Executor: George A. Lord, 141 Algerine Street, Afton, NY 13730.
Attorneys: McNerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17701.

THIRD PUBLICATION

Cramer, Pamela E., dec'd.

Late of Hughesville.
Administratrix: Constance L. Enders, 3393 Braemer Drive, Chambersburg, PA 17202.
Attorney: John P. Pietrovito, Esquire, 3 South Main Street, Muncy, PA 17756.

Doebler, Richard C., dec'd.

Late of Porter Township.
Executor: Lenus R. Smith, P.O. Box 66, Woolrich, PA 17779.
Attorneys: Martin A. Flayhart, Esquire, Carpenter, Harris & Flayhart, 128 S. Main St., P.O. Box 505, Jersey Shore, PA 17740.

Nicholson, Thomas J., dec'd.

Late of Williamsport.
Executor: Walter A. Nicholson, III, 1347 Faxon Parkway, Williamsport, PA 17701.
Attorneys: Anthony J. Grieco, Esquire, Elion, Grieco & Shipman, P.C., 125 East Third Street, Williamsport, PA 17701.

Sherwood, Donna K., dec'd.

Late of Clinton Township.
Co-Executors: Charlotte Dudek, 537 Church Drive, Muncy, PA 17756; Cindy McArdle, 40 Judy Lane, Hughesville, PA 17737; and Kim Pressler, 65 Soule Rd., New Bloomfield, PA 17068.
Attorney: None.

Swisher, James D., dec'd.

Late of Loyalsock Township.
Executrix: Katie Anne Clark, 1156 Rural Avenue, Williamsport, PA 17701.
Attorneys: Andrea P. Pulizzi, Esquire, Carpenter, Harris & Flayhart, 128 South Main Street, Jersey Shore, PA 17740.

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 1, 2023 unless exceptions are filed before 5:00 P.M. on that date.

Clark, Harold L., Sr., Estate—Norma J. Laird, Executrix.
David A. Huffman
Register of Wills

Ju-7, 14, 21, 28

**INTENTION TO
CHANGE NAME**

In the Court of Common Pleas
of Lycoming County, Pennsylvania
Civil Action—Law

NO. CV 23-00,706

IN RE: CHANGE OF NAME OF
RANI SHANAYA

Notice is given that on June 30, 2023, a Petition was filed on behalf of Rani Shanaya, a minor, was filed in the above named Court, requesting an Order to change her name from Rani Shanaya to Rani Ameet.

The Court has fixed the day of July 26, 2023, at 3:00 p.m. in the Courtroom No. 5 of the Lycoming County Courthouse, 48 West Third Street, Williamsport, Pennsylvania, as the time and place for hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

PAUL A. ROMAN, ESQUIRE
1700 Four Mile Drive
Williamsport, PA 17701

Ju-14

**INTENTION TO
CHANGE NAME**

In the Court of Common Pleas
of Lycoming County, Pennsylvania
Civil Action—Law

NO. CV 23-00,707

IN RE: CHANGE OF NAME OF
SPARSH RAJ

Notice is given that on June 30, 2023, a Petition was filed on behalf of Sparsh Raj, a minor, was filed in the above named Court, requesting an Order to change his name from Sparsh Raj to Sparsh Ameet.

The Court has fixed the day of July 26, 2023, at 3:00 p.m. in the Courtroom No. 5 of the Lycoming County Courthouse, 48 West Third Street, Williamsport, Pennsylvania, as the time and place for hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

PAUL A. ROMAN, ESQUIRE
1700 Four Mile Drive
Williamsport, PA 17701

Ju-14

**INTENTION TO
CHANGE NAME**

In the Court of Common Pleas
of Lycoming County, Pennsylvania

No. CV 23-00,375

In re: Name Change of
Rylan Farris and Syllas Farris, minors,
by Lauren Ottaviano

NOTICE IS HEREBY GIVEN that
on June 8, 2023, a Petition was filed in

the above-named Court, praying for a decree changing the names of Rylan Farris and Sylas Farris to Rylan Ottaviano and Sylas Ottaviano.

The Court has fixed August 3, 2023 at 9:30 A.M. in Courtroom number 2 of the Lycoming County Courthouse, 48 West Third Street, Williamsport,

Pennsylvania 17701 as the time and place for the hearing on said petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the petitioner should not be granted.

Ju-14

SHERIFF'S SALE

By virtue of Writs of Execution issued out of the Court of Common Pleas of Lycoming County, and directed to me, there will be a public sale at 330 Pine Street, Williamsport, PA 17701, on Friday, August 4, 2023 at 10:30 A.M., for the following described real estate to wit:

NO. 21-0095**CITIZENS & NORTHERN BANK**

vs.

WADE C. BREON**PROPERTY ADDRESS: 457 SPOOK
HOLLOW ROAD, LINDEN, PA 17744.****UPI/TAX PARCEL NUMBER: 45-
367-186.**

All that certain piece, parcel and lot of land, situate in the Township of Piatt, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of the Public Road known as the Spook Hollow Road, said point of beginning being the northeast corner of the lot of land hereby conveyed and the southeast corner of lot of land now or formerly of Weldon C. Cohick and Wilma R. Cohick; thence south zero (00) degrees and forty-seven (47) minutes west, along the center line of said Spook Hollow Road a distance of one hundred and ninety-one hundredths (100.91) feet to lot of land now or formerly of Dean Bryon Stahl and Anna Paula Stahl, his wife; thence north seventy-six (76) degrees west, along the northern line of said lot of land now or formerly of Dean Bryon Stahl and Anna Paula Stahl, his wife, a distance of three hundred twenty-eight and one tenth (328.1) feet to an iron pin cornering on other land now or formerly of William E. Huffman; thence north fourteen (14) degrees east, along other land now or formerly of the said William E. Huffman, a distance of on hundred (100) feet to an iron pin cornering on lot of land now or formerly of the said Weldon

C. Cohick and Wilma R. Cohick; and thence south seventy-six (76) degrees east, along the southern line of said lot of land now or formerly of Weldon C. Cohick and Wilma R. Cohick, a distance of three hundred four and six tenths (304.6) feet to the center line of the said Spook Hollow Rad, the point and place of beginning.

CONTAINING seventy-three hundredths (0.73) of an acre, more or less.

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

BEING the same premises conveyed unto WADE C. Breon by Deed of LINDA BLAIR RAMIN and JOHN RAMIN, her husband, dated the 30th day of December, 2009, and intended to be recorded herewith.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel #45-367-186, on the maps in the office of the Lycoming County Tax Assessor.

NO. 20-0120**SANTANDER BANK, N.A.**

vs.

GARY L. CLEMENTONI**PROPERTY ADDRESS: 929 WEL-
DON STREET, MONTOURSVILLE,
PA 17754.****UPI/TAX PARCEL NUMBER: 34A-
007-105.**

By Virtue of a Writ of Execution No. 20-0120 Santander Bank, N.A. vs. Gary L. Clementoni.

Being 929 Weldon Street, Montoursville, PA 17754.

Tax Parcel ID # 34A-007-105.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$123,380.29.

**MICHAEL S. BLOOM, ESQUIRE
PRESSMAN & DOYLE, LLC**

Attorneys for Plaintiff
712 W. MacDade Boulevard
Milmont Park, PA 19033
(610) 532-4222

mbloom@pressmandoyle.com

NO. 22-601

TOWD POINT MORTGAGE
TRUST 2019-4, US BANK
NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE

vs.

DANIEL TAWNEY, JR., SOLELY IN
HIS CAPACITY AS HEIR OF
DANIEL L. TAWNEY;
DANIEL TAWNEY, JR., SOLELY IN
HIS CAPACITY AS HEIR OF
DANIEL L. TAWNEY, DECEASED
PROPERTY ADDRESS: 349 SHER-
WOOD AVENUE, SOUTH WILLIAMS-
PORT, PA 17702.

UPI/TAX PARCEL NUMBER: 51-
004-268.

ALL THAT CERTAIN lot of land
situate in Borough of South Williams-
port, County of Lycoming and Com-
monwealth of Pennsylvania.

IMPROVEMENTS consist of a resi-
dential dwelling.

BEING PREMISES: 349 Sherwood
Avenue, South Williamsport, PA 17702.

SOLD as the property of DANIEL
TAWNEY, JR., Solely in His Capac-
ity as Heir of DANIEL L. TAWNEY,
Deceased.

TAX PARCEL #51-004-268.
KML LAW GROUP, P.C.

NO. 22-01296

PNC BANK,
NATIONAL ASSOCIATION

vs.

SAMUEL E. DOTTS
PROPERTY ADDRESS: 353 LOUISE
AVENUE, MONTGOMERY, PA 17752.

UPI/TAX PARCEL NUMBER: 07-
004-148.

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

Parcel No.: 07-0040014800000-.

BEING known and numbered as: 353
Louise Avenue, Montgomery, PA 17752.

Being the same property conveyed
to Connie M. Dotts and Samuel E.
Dotts, her husband who acquired title,
as tenants by the entirety, by virtue of
a deed from Elwood L. Miller and Vera
S. Miller, his wife, dated November 21,
1979, recorded November 21, 1979,
at Document ID 06561, and recorded
in Book 927, Page 85, Office of the
Recorder of Deeds, Lycoming County,
Pennsylvania.

NO. 21-01265

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

WENDY GUINN, SOLELY IN HER
CAPACITY AS KNOWN HEIR OF
BEVERLY J. OHNMEISS, DECEASED

AND GWENDY OHNMEISS,
SOLELY IN HER CAPACITY AS
KNOWN HEIR OF BEVERLY J.

OHNMEISS, DECEASED AND THE
UNKNOWN HEIRS OF BEVERLY
J. OHNMEISS, DECEASED, THE
UNKNOWN HEIRS OF BEVERLY J.
OHNMEISS, DECEASED, GWENDY

OHNMEISS, SOLELY IN HER
CAPACITY AS KNOWN HEIR OF
BEVERLY J. OHNMEISS, DECEASED,
WENDY GUINN, SOLELY IN HER
CAPACITY AS KNOWN HEIR OF
BEVERLY J. OHNMEISS, DECEASED
PROPERTY ADDRESS: 208 RAIL-
ROAD STREET, JERSEY SHORE, PA
17740.

UPI/TAX PARCEL NUMBER: 21-
004-109.

By virtue of a Writ of Execution
No. CV-21-01265, Plaintiff: Penn-
sylvania Housing Finance Agency vs.
Defendant(s): WENDY GUINN, SOLE-
LY IN HER CAPACITY AS KNOWN
HEIR OF BEVERLY J. OHNMEISS,
DECEASED, AND GWENDY OHN-
MEISS, SOLELY IN HER CAPACITY
AS KNOWN HEIR OF BEVERLY J.
OHNMEISS, DECEASED; and THE
UNKNOWN HEIRS OF BEVERLY J.
OHNMEISS, DECEASED.

Real Estate: 208 RAILROAD STREET, JERSEY SHORE, PA 17740.

(Tax Parcel #21-004-109) and ADJACENT VACANT LOT OF LAND IDENTIFIED AS MARCY STREET, JERSEY SHORE, PA 17740 (Tax Parcel #21-004-105).

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

Dimensions: #1 approximately 25 x 150, #2 approximately 25 x 50.

Tax I.D. #1 Tax Parcel #21-004-109

#2 Tax Parcel #21-004-105.

Deed Book/Inst#: #1—20200001-2329, #2—202000012330.

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. 23-00011

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

vs.

DENNIS M. HOLT

PROPERTY ADDRESS: 310 CHERY STREET, MONTTOURSVILLE, PA 17754.

ALL THOSE TWO CERTAIN PIECES, PARCELS OR LOTS OF LAND SITUATE IN THE FIRST WARD OF THE BOROUGH OF MONTTOURSVILLE, COUNTY OF LYCOMING AND COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 310 CHERRY ST., MONTTOURSVILLE, PA 17754.

BEING PARCEL NUMBER: 33-2-229.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

NO. 23-00047

WEST BRANCH
REGIONAL AUTHORITY

vs.

CHRISTIE L. JULIAN

PROPERTY ADDRESS: 8 BROAD STREET, MONTGOMERY, PA 17752.

UPI/TAX PARCEL NUMBER: 35-003-301.

Parcel No. 35-003-301.

Property located at: 8 Broad Street, Montgomery, Pennsylvania 17752:

ALL that certain lot of land situate in the Borough of Montgomery, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point (post) in the center of Front Street now Broad Street in the said Borough; thence by lot formerly of Henry Decker, now or formerly of John Buck, North 31.5 degrees West [13.5 degrees West as erroneously described in prior deed of conveyance] 176 feet to an alley; thence by said alley, North 53 1/4 degrees East, 45 feet 9 inches to a pin; thence by land formerly of William Welshans, now or formerly of Vern Stover South 34 1/2 degrees East, 175 feet to the center of Front Street, now Broad Street aforesaid; thence by same South 53 1/4 degrees West, 55 feet to the place of beginning. Containing 8,750 square feet of land, more or less.

BEING the same premises conveyed unto Stephen E. Gray and Diane M. Gray, husband and wife, by Deed of Betty J. Grimm, widow, dated April 27, 2005, and recorded on May 2, 2005, in Lycoming County Record Book 5285 at page 21.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS LYCOMING COUNTY TAX PARCEL NUMBER 35-003-301 IN THE OFFICE OF THE LYCOMING COUNTY TAX ASSESSOR.

NO. 20-0442

U.S. BANK, N.A., SUCCESSOR
TRUSTEE TO LaSALLE BANK
NATIONAL ASSOCIATION, ON
BEHALF OF THE HOLDERS OF
BEAR STEARNS ASSET BACKED
SECURITIES I TRUST 2004-HEI I,
ASSET-BACKED CERTIFICATES
SERIES 2004-HEI I

vs.

EDWARD J. MANLEY,
AS EXECUTOR OF THE ESTATE OF
GRACE M. MANLEY a/k/a
GRACE MANLEY

PROPERTY ADDRESS: 93 MAN-
LEYS LANE, WILLIAMSPORT, PA
17702.

By virtue of Writ of Execution No.
20-0442, U.S. Bank, N.A., successor
trustee to LaSalle Bank National Asso-
ciation, on behalf of the holders of Bear
Stearns Asset Backed Securities I Trust
2004-HEI I, Asset-Backed Certificates
Series 2004-HEI I (Plaintiff) vs. Edward
J. Manley, as Executor of the Estate of
Grace M. Manley a/k/a Grace Manley,
(Defendant).

Property Address 93 Manleys Lane,
Williamsport, PA 17702.

Parcel I.D. No. 55-368-102.B.

Improvements thereon consist of a
residential dwelling.

Judgment Amount: \$67,433.54.

HLADIK, ONORATO
& FEDERMAN, LLP
Attorneys for Plaintiff
298 Wissahickon Avenue
North Wales, PA 19454

NO. 21-1161

WELLS FARGO BANK, NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL OR BANKING
CAPACITY, BUT SOLELY AS
TRUSTEE ON BEHALF OF THE
LAKE COUNTRY MORTGAGE
LOAN TRUST 2006-HEI

vs.

JULIAN D. MENTZ

PROPERTY ADDRESS: 87 WEST
HOUSTON AVENUE, MONTGOM-
ERY, PA 17752.

UPI/TAX PARCEL NUMBER: 35-
002-409.

DOCKET # CV-2021-01161.

ALL THAT CERTAIN LOT OF
LAND SITUATE IN BOROUGH OF
MONTGOMERY, COUNTY OF LY-
COMING AND COMMONWEALTH
OF PENNSYLVANIA.

IMPROVEMENTS CONSIST OF A
RESIDENTIAL DWELLING.

BEING PREMISES: 87 WEST HOU-
STON AVENUE, MONTGOMERY, PA
17752.

SOLD AS THE PROPERTY OF
JULIAN D. MENTZ.

TAX PARCEL #35-2-409.

KML LAW GROUP, P.C.

NO. 22-455

US BANK TRUST NATIONAL
ASSOCIATION, AS TRUSTEE
OF THE LB-CABANA SERIES IV
TRUST c/o RUSHMORE LOAN
MANAGEMENT SERVICES LLC

vs.

STEVIE L. MERRIFIELD, SURVIVING
HEIR OF STEPHEN M. MERRIFIELD,
DECEASED; BRIAN REYNOLDS,
SURVIVING HEIR OF
STEPHEN M. MERRIFIELD,
DECEASED; UNKNOWN
SURVIVING HEIRS OF STEPHEN M.
MERRIFIELD, DECEASED

PROPERTY ADDRESS: 60 NORTH
MAIN STREET, MONTGOMERY, PA
17752.

By virtue of Writ of Execution
No. CV-2022-00455, U.S. Bank Trust
National Association, as Trustee of the
LB-Cabana Series IV Trust (Plaintiff) vs.
Stevie L. Merrifield, Surviving Heir of
Stephen M. Merrifield, Deceased; Brian
Reynolds, Surviving Heir of Stephen M.
Merrifield, Deceased; and Unknown
Surviving Heirs of Stephen M. Merrifield,
Deceased (Defendants).

Property Address 60 North Main Street, Montgomery, PA 17752.

Parcel I.D. Nos. 35-004-707 / 35-004-710.

Improvements thereon consist of a residential dwelling.

Judgment Amount: \$102,789.86.

HLADIK, ONORATO
& FEDERMAN, LLP
Attorneys for Plaintiff
298 Wissahickon Avenue
North Wales, PA 19454

NO. 19-1459

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

COURTNEY
MONTGOMERY-ZURINSKY
PROPERTY ADDRESS: 2083 RIVER-
SIDE DRIVE, SOUTH WILLIAMSPORT,
PA 17702.

UPI/TAX PARCEL NUMBER: 53-
003-217.

By virtue of a Writ of Execution
No. CV-2019-0001459-CV, Plaintiff:
Pennsylvania Housing Finance Agency
vs. Defendant: Courtney Montgomery-
Zurinsky.

Real Estate: 2083 RIVERSIDE DRIVE,
SOUTH WILLIAMSPORT, PA 17702.

Municipality: Borough of South
Williamsport, Lycoming County, Penn-
sylvania.

Dimensions: 45 x 80.

Parcel No. 53+.,003.0-0217.00-
000+.

UPI No. 53-003-217.

Deed Book/Inst#: Deed Book 9159,
page 3018.

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. 23-00073

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

vs.

JESSICA NEITZ a/k/a
JESSICA M. NEITZ; SETH NEITZ a/k/a
SETH S. NEITZ

PROPERTY ADDRESS: 417 SPRUCE
STREET, MONTTOURSVILLE, PA 17754.
UPI/TAX PARCEL NUMBER: 34A-
003-707.

ALL THAT CERTAIN lot of land
situate in BOROUGH OF MON-
TOURSVILLE, County of Lycoming and
Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a resi-
dential dwelling.

BEING PREMISES: 417 Spruce
Street, Montoursville, PA 17754.

SOLD as the property of JESSICA
NEITZ and SETH NEITZ.

TAX PARCEL #34A,003.0-0707.00-
000.

KML LAW GROUP, P.C.

NO. 23-00062

AURORA FINANCIAL GROUP, INC.

vs.

BROOKE A. NELSON
PROPERTY ADDRESS: 932 RACE
STREET, WILLIAMSPORT, PA 17701.
UPI/TAX PARCEL NUMBER: 67-
008-320.

ALL THAT CERTAIN lot of land
situate in Seventh Ward of the City of
Williamsport, County of Lycoming and
Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a resi-
dential dwelling.

BEING PREMISES: 932 Race Street,
Williamsport, PA 17701.

SOLD as the property of BROOKE
A. NELSON.

TAX PARCEL #67-0080032000000-
KML LAW GROUP, P.C.

NO. 22-00882

DEUTSCHE BANK TRUST
COMPANY AMERICAS, AS TRUSTEE

FOR RESIDENTIAL ACCREDIT
LOANS, INC., MORTGAGE
ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2006-QS12

vs.

ANNETTE S. NICHOLAS, SOLELY
IN HER CAPACITY AS KNOWN
HEIR OF PATRICIA A. TAYLOR,
DECEASED; ROBERT G. TAYLOR,
SOLELY IN HIS CAPACITY AS
KNOWN HEIR OF PATRICIA
A. TAYLOR, DECEASED; THE
UNKNOWN HEIRS OF PATRICIA A.
TAYLOR, DECEASED

PROPERTY ADDRESS: 27 NORTH
MARKET STREET, MUNCY, PA 17756.
UPI/TAX PARCEL NUMBER: 39-
001-209.

By virtue of Writ of Execution
No. CV 22-00882, Deutsche Bank
Trust Company Americas, as Trustee
for Residential Accredit Loans, Inc.,
Mortgage Asset-Backed Pass-Through
Certificates, Series 2006-QS12 v. An-
nette S. Nicholas, solely in her capacity
as known heir of Patricia A. Taylor,
deceased; and The Unknown Heirs of
Patricia A. Taylor, deceased, 27 North
Market Street, Muncy, PA 17756, Tax
Parcel No. 39-001-209. Improvements
thereon consisting of a Residential
Dwelling, sold to satisfy judgment in the
amount of \$68,452.24.

KENYA BATES, ESQUIRE
STERN & EISENBERG, PC
Attorneys for Plaintiff
The Shops at Valley Square
1581 Main Street
Suite 200
Warrington, PA 18976
Phone: (215) 572-8111

NO. 22-00850

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

vs.

ANSON R. PAULHAMUS
PROPERTY ADDRESS: 1215 BALD-
WIN STREET, WILLIAMSPORT, PA
17701.

ALL THAT CERTAIN PIECE, PAR-
CEL AND LOT OF LAND SITUATE IN
THE FIFTEENTH WARD OF THE CITY
OF WILLIAMSPORT, LYCOMING
COUNTY, PENNSYLVANIA, BEING
THE NORTHERN ONE-HALF OF LOT
NO. 57 IN GILMORE'S ADDITION,
MORE PARTICULARLY BOUNDED
AND DESCRIBED IN ACCORDANCE
WITH A SURVEY PREPARED BY
DANIEL F. VASSALLO, REGISTERED
SURVEYOR, DATED DECEMBER 20,
1967, AS FOLLOWS:

BEGINNING AT AN OLD IRON
PIN ON THE WESTERN LINE OF
BALDWIN STREET, SAID BEGIN-
NING POINT BEING NORTH 2
DEGREES 00 MINUTES EAST, A
DISTANCE OF ONE HUNDRED
SEVENTY-FIVE (175) FEET FROM THE
INTERSECTION OF THE WESTERN
LINE OF BALDWIN STREET AND
THE NORTHERN LINE OF HUFFMAN
AVENUE; THENCE FROM THE SAID
PLACE OF BEGINNING AND ALONG
THE NORTHERN LINE OF LAND
NOW OR FORMERLY OF FRED M.
SNYDER NORTH 88 DEGREES 00
MINUTES WEST, A DISTANCE OF
TWO HUNDRED (200) FEET TO AN
IRON PIN ON THE EASTERN LINE OF
CALVERT AVENUE; THENCE ALONG
THE EASTERN LINE OF CALVERT
AVENUE NORTH 2 DEGREES, 00
MINUTES EAST, A DISTANCE OF
TWENTY-FIVE (25) FEET TO AN
IRON PIN AT THE INTERSECTION
OF THE EASTERN LINE OF CAL-
VERT AVENUE AND THE SOUTH-
ERN LINE OF BERNDT AVENUE;
THENCE ALONG THE SOUTHERN
LINE OF BERNDT AVENUE SOUTH
88 DEGREES 00 MINUTES EAST, A
DISTANCE OF TWO HUNDRED
(200) FEET TO AN IRON PIN AT THE
INTERSECTION OF THE SOUTHERN

LINE OF BERNDT AVENUE AND THE WESTERN LINE OF THE AFORESAID BALDWIN STREET; THENCE ALONG THE WESTERN LINE OF BALDWIN STREET SOUTH 2 DEGREES 00 MINUTES WEST, A DISTANCE OF TWENTY-FIVE (25) FEET TO THE PLACE OF BEGINNING.

KNOWN AS 1215 BALDWIN STREET.

Being the same premises that Glenn B. Sakiadis and Alma L. Sakiadis, his wife by deed dated 12/2/1998 and recorded 2/5/1999 in the office of the Recorder of Deeds in the County of Lycoming, Commonwealth of Pennsylvania in Book 3223, Page 63 and as Instrument No. 199900002558.

Mary Ann Paulhamus departed this life on 1/15/2019.

Parcel No. 75-001-507.

This document does not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein, and the owner or owners of such coal have the complete legal right to remove all of such coal and, in that connection, damage may result to the surface of the land and any house, building or other structure on or in such land. The inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument.

NO. 23-00058

WEST BRANCH
REGIONAL AUTHORITY

vs.

CHRISTOPHER J. REYNOLDS
PROPERTY ADDRESS: 93 BROAD
STREET, MONTGOMERY, PA 17752.
UPI/TAX PARCEL NUMBER: 35-
005-312.

Property located at: 93 Broad Street,
Montgomery, Pennsylvania 17752:

ALL that certain piece, parcel and lot
of land situate in the Borough of Mont-
gomery, County of Lycoming and Com-

monwealth of Pennsylvania, bounded
and described as follows, to wit:

BEGINNING at the corner of lot
now or formerly owned by the J. K.
Koons Estate and Southerly side of
Broad Street; thence along the South-
erly side of Broad Street North 54 1/2
degrees East 55 feet to corner of lot
now formerly owned by Anna Deitrick,
known as Lot No. 2; thence along the
said lot formerly owned by Anna Deit-
rick, South 37 1/2 degrees East 150
feet to an alley; thence by said alley
South 54 1/2 degrees West 55 feet to
lot now or formerly owned by the J.
K. Koons Estate, aforesaid; thence by
said lot formerly owned by J. K. Koons,
North 37 1/2 degrees West 150 feet to
Broad Street and the place of beginning;
containing 8250 square feet of land, be
the same more or less.

WHEREON is erected a two story
dwelling house known as No. 93 Broad
Street, Montgomery, Pa.

BEING the same premises that
Glenn F. Rovenolt and Beatrice H.
Rovenolt, his wife, by their deed dated
December 29, 1967, granted and con-
veyed unto Robert N. Ravert and Helen
L. Ravert, his wife. Said deed recorded in
the Office for the Recording of Deeds in
and for Lycoming County, Pa., in Deed
Book 534, Page 500. Robert N. Ravert
died on July 15, 1978, whereupon full
fee simple title to said premises imme-
diately vested in Helen L. Ravert, the
Granter herein.

FOR IDENTIFICATION PURPOSES
ONLY, the above parcel is known as
Tax Parcel No. 35-5-312 in the Office
of the Lycoming County Tax Assessor.

NO. 23-00054

WEST BRANCH
REGIONAL AUTHORITY

vs.

GEORGE A. RICHNER, III
PROPERTY ADDRESS: 178 BUCK
STREET, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 40-001-115.

Parcel No. 40-001-115.

Property located at: 178 Buck Street, Muncy, Pennsylvania 17756:

ALL those two certain pieces, parcels and lots of land situate in the Village of Clarkstown, Township of Muncy Creek, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL NUMBER 1:

BEGINNING at an iron pin on the southern line of a sixteen and fifty hundredths (16.50) foot alley, said beginning point being referenced from the intersection of the southern line of Main Street and the center line of Township Road Number 439, by the two (2) following courses and distances:

1. In an easterly Direction along the southern line of aforesaid Main Street three hundred forty (340) feet to an iron pin at the intersection of the southern line of said Main Street and the northeastern corner of land now or formerly of Kenneth Shook;

2. Thence along the eastern line of land now or formerly of Kenneth Shook and crossing aforesaid sixteen and fifty hundredths (16.50) foot alley, South forty (40) degrees forty-five (45) minutes West, one hundred ninety-two and fifty hundredths (192.50) feet to the place of beginning;

Thence from said place of beginning and along the southern line of said alley, South forty-nine (49) degrees fifty-three (53) minutes East, one hundred fifty and fifty hundredths (150.50) feet to an iron pin;

Thence along the western line of land now or formerly of Alfred Snyder, South forty (40) degrees forty-five (45) minutes West, one hundred twenty-seven and no hundredths (127.00) feet to an iron pin;

Thence along the northern line of land now or formerly of Max Fraley, North forty-three (43) degrees forty-

nine (49) minutes West, one hundred fifty-two and no hundredths (152.00) feet to an iron pin;

Thence along the eastern line of land now or formerly of Kenneth Shook, North forty (40) degrees forty-five (45) minutes East, one hundred eleven and no hundredths (111.00) feet to the place of beginning.

PARCEL NUMBER. 2:

BEGINNING at an iron pin on the southern line of Main Street, said beginning point being three hundred forty (340.00) feet from the intersection of the southern line of said Main Street and the center line of Township Road Number 439;

Thence from the said place of beginning and continuing along the southern line of said Main Street, South forty-nine (49) degrees fifty-three (53) minutes East, fifty-one and no hundredths (51.00) feet to an iron pin;

Thence along the western line of land now or formerly of Hurley A. Temple, South forty (40) degrees forty-five (45) minutes West, one hundred seventy-six and no hundredths (176.00) feet (erroneously typed 1776.00 in prior Deed) to an iron pin on the northern line of a sixteen and fifty hundredths (16.50) foot alley;

Thence along the northern line of said alley, North forty-nine (49) degrees fifty-- three (53) minutes West, fifty-one and no hundredths (51.00) feet to an iron pin;

Thence along the eastern line of land now or formerly of Kenneth Shook, North forty (40) degrees forty-five (45) minutes East, one hundred seventy-six and no hundredths (176.00) feet to the place of beginning.

TOGETHER WITH the free and common use, right, liberty, and privilege of said alley as and for a passage and watercourse at all times hereafter, forever.

THE ABOVE described parcels of land are conveyed subject to restrictions; covenants, easements, assess-

ments and right-of-ways appearing in the chain of title.

BEING the same premises conveyed unto George A. Richner, III, single, by Deed of George A. Richner, III and John A. Smay, Co-Executors for the Estate of Nancy M. Schweitzer, dated February 21st, 2016 and recorded February 28th, 2017 in Lycoming County Record Book 9127, page 557.

For identification purposes only, being known as Real Estate Tax Parcel Number 40-001-115 in the Office of the Lycoming County Tax Assessor.

NO. 22-00869

FLAGSTAR BANK, FSB

vs.

RUTH A. STARKS;

JOSEPH M. STARKS

PROPERTY ADDRESS: 720 WYOMING STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 61-002-305.

ALL THAT CERTAIN lot of land situate in CITY OF WILLIAMSPORT, County of Lycoming and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 720 Wyoming Street, Williamsport, PA 17701.

SOLD as the property of RUTH A. STARKS and JOSEPH M. STARKS.

TAX PARCEL #61-002-305.

KML LAW GROUP, P.C.

NO. 22-294

FREEDOM MORTGAGE
CORPORATION

vs.

TAMIKA D. TRACY

PROPERTY ADDRESS: 1124 ALMOND STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 76-001-509.

DOCKET # cv 2022-00294.

ALL THAT CERTAIN lot of land situate in CITY OF WILLIAMSPORT, County of Lycoming and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1124 Almond Street, Williamsport, PA 17701.

SOLD as the property of TAMIKA D. TRACY.

TAX PARCEL #76-001-509.

KML LAW GROUP, P.C.

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 14, 2023, and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten days thereafter.

R. MARK LUSK,

Sheriff

Lycoming County, PA

Ju-14, 21, 28



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, July 17, 2023