

LYCOMING REPORTER

Vol. 40

October 27, 2023

No. 43

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LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY
LYCOMING LAW ASSOCIATION

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

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Williamsport, Pennsylvania

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

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

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

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

Library of Congress Catalog Card Number 61 – 18866

SCHEDULED EVENTS

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

- 10/31/2023 – Criminal Brown Bag Meeting:** Regularly scheduled meeting of the criminal bar. Ctrm. #1. **Time:** 12:00 PM to 1:00 PM.
- 10/31/2023 – Carpenter’s Pumpkin Farm:** Carpenter’s Pumpkin Farm (75 Carpenter Lane, Linden). Last day for members to get their free pumpkin/gourd at the farm!
- 11/20/2023 – Motions for Admission:** All newly admitted attorneys, and attorneys new to the area, are invited to participate in the New Attorney Admission Ceremony on Dec. 7th at 4 P.M. To participate, file the Motion for Admission with Court Administration no later than November 20, 2023. The motion form can be found at: <https://www.lycolaw.org/join>. **Time:** 4:00 PM.
-

UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES

- 11/29/2023 – Eat & Earn—What Every Lawyer Should Know About POA Documents:** Presented by: Julieanne E. Steinbacher, Esquire. Submit registration and payment early to reserve a seat. **CLE Credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM.
- 12/6/2023 – Eat & Earn—Civility in the Profession:** Presented by: Paul C. Troy, Esq. & Andrew Lamberton, Esq. More information and registration details are forthcoming. **CLE Credits:** 1 Ethics **Time:** 12:00 PM to 1:00 PM.

**IN THE COURT OF COMMON PLEAS
OF LYCOMING COUNTY, PENNSYLVANIA**

**IN RE: RESOLUTIONS IN MEMORY OF :
WILLIAM E. NICHOLS, ESQUIRE : NO. 23-00004**

REPORT AND RESOLUTIONS OF COMMITTEE

**TO THE HONORABLE JUDGES OF THE ABOVE-NAMED
COURT:**

On the 19th day of July, 2023, the Honorable Nancy L. Butts, President Judge of the 29th Judicial District of the Commonwealth of Pennsylvania, appointed the undersigned Committee to prepare a Report and Resolutions memorializing the life of William E. Nichols for submission to the Court at a public ceremony on October 17, 2023.

Accordingly, your Committee respectfully submits the following Report and Resolutions:

1. William Ezra "Bill" Nichols, Sr., 94, a proud lifelong resident of Williamsport, died peacefully at home, surrounded by his loving family on June 4, 2023. He was born in Williamsport on March 15, 1929, a son to the late William and Beulah (Walker) Nichols.
2. Bill was a lawyer, veteran, husband, father, grandfather, great-grandfather, friend, and leader. He was a community activist in the old-school sense, actively participating in numerous organizations and giving back to the community he served.
3. Bill graduated Williamsport High School in 1947, before graduating from Pennsylvania State University in 1951 and Dickinson School of Law in 1957. While attending his beloved Penn State, Bill met the woman who would become his wife, Patricia A. (Thompson) Nichols, and they married on Dec. 26, 1951. They spent 59 wonderful years together, before her passing on March 19, 2010.
4. Bill and Pat created a large, accomplished, and loving family. Bill is survived by his six children: William E. Nichols, Jr., Stephen F. Nichols, Andrew W. Nichols, Bradley G.

Nichols, Sharon L. Nichols, and Christopher B. Nichols; nine grandchildren: Jonathan Nichols, Elizabeth Ahern, Rebecca Nichols, Katherine Nichols, Benjamin Nichols, Elliot Nichols, Zachary Nichols, Chloe Sabo-Nichols, and Emma Sabo-Nichols; and two great-grandchildren: Ava and Jack Nichols.

5. Bill served in the Navy for three years during the Korean War as an Anti-Submarine Warfare Officer. After his service and time at Dickinson, Bill began practicing law in 1957 with Furst, McCormick, Muir, Lynn and Reeder, which is now McCormick Law Firm. Bill practiced with that firm for 51 years, focusing in the areas of wills, estates, taxes, and corporate organization and planning.
6. Bill was well known for his positive outlook on life, often stating: "It's just another day to excel." Bill was extremely active in the community, belonging to many clubs, including the Dunwoody Fish and Game Club, the Mason Ivy Lodge No. 106, the Ross Club, the Williamsport Country Club, and the Williamsport Tennis Club. With particular respect to golf and tennis, Bill never hesitated to remind us that he was a natural athlete.
7. Bill's list of community endeavors is eye opening in its scope. Bill was named the young man of the year by the Lycoming County Jaycees in 1964, where he served as past president, and he was the Cancer Crusade Chairman on the Lycoming County Lung and Respiratory Disease Board for over 20 years. Bill started Meals on Wheels during his time on the Visiting Nurses Board. He also received the IOLTA Award in 1993.
8. Bill was the proud founding father of STEP, Inc., an organization that has grown to employ more than 350 people. His contributions to STEP led to Bill's receipt of the Outstanding Contribution Award in 2011.
9. Bill also took great pride in his work at the James V. Brown Library over the 50 years he served on its board. In 2002, he received the Carile Cone Brown Distinguished Service Award.

10. Bill ventured into politics and served as president of the Williamsport City Council in 1972, during the transition to the current Mayor/Council form of Government. As part of the Commission appointed to change the City's form of government, Bill worked towards developing a more unified and efficient administrative code.
11. In addition to his work with STEP, Bill founded the Williamsport Symphony. That musical connection fit nicely with Bill's deep love for singing, serving as a choir member for over 50 years at the Trinity Episcopal Church, and for a time with the Williamsport Civic Chorus. He was especially proud to sing in the church choir with his entire family for many years.
12. Bill was the chairman of the Williamsport Municipal Water Authority for 38 years, and he also served on the Sewer Authority Board. He was honored when the Authority's new water filtration plant was named after him in 2017.
13. Bill was a member of the board of the former Williamsport Hospital. He was a member and the past president of the Lycoming Law Association, from which he received the Community Service Award in 2012, an award that has been named in his honor ever since. During his tenure, Bill co-founded the Lycoming Law Association Charitable Foundation and was also past editor of the **Lycoming Reporter**.
14. Bill also served on the boards of the Lycoming United Way, Lycoming Tuberculosis and Respiratory Disease Association, the American Cancer Society, the Lycoming Housing Authority, and the Williamsport Rotary Club, where he was a Paul Harris Society Member and was named Rotarian of the Year in 2017.
15. Bill served as the past chair of both the Williamsport Chamber of Commerce and the Williamsport Lycoming Foundation, now First Community Foundation of PA. In 2002, he received the Community Service Award from the Foundation, and he was granted the Lifetime Achievement Award by the Lycoming County Historical Society in 2010. In 2016, he received the Lycoming County Brotherhood Alliance Award.

16. When he was not attending local associations and community meetings, William enjoyed reading historical non-fiction, gardening, golf, playing tennis, and fly-fishing. He often shared with his partners and coworkers at the firm lunch table his extensive knowledge and philosophical insights.
17. Bill and his wife, Pat, were added to the mural of prominent leaders alongside the Bullfrog Brewery, where they will forever overlook the community they cared for so deeply. Of his many accomplishments, Bill proudly stated that his greatest happiness was his family.
18. Bill lived a full life. We knew him as a loving family man, a consummate professional and gentleman, and a selfless leader. We will continue to remember him not only for all those things, but also the lasting organizations that survive him.

NOW THEREFORE, be it resolved, that we, the undersigned, joined by the Bar of Lycoming County, do recognize the passing of William E. Nichols, Esquire, and recommend adopting the following resolutions:

BE IT RESOLVED that in the passing of William E. Nichols on June 4, 2023, there has been a loss to the Law Association of Lycoming County of an able and conscientious member who epitomizes the highest traditions of the legal profession, a loss to the community of a valued participant, a loss to his family of a devoted, kind and loving husband, father, grandfather, and great-grandfather and a sincere and caring man, and

BE IT FURTHER RESOLVED that this Court and this Bar do hereby extend to Bill's children, grandchildren, and great-grandchildren a deep and heartfelt expression of gratitude, and

BE IT FURTHER RESOLVED that these Resolutions be spread at length upon the minutes of the Court of Common Pleas of Lycoming County and that copies be given to Bill's family.

RESPECTFULLY SUBMITTED,
Resolutions Committee

J. David Smith, Esquire, Chairperson
The Honorable Matthew W. Brann
Elizabeth White, Esquire
David Bahl, Esquire
Thomas Burkholder, Esquire



LYCOMING LAW ASSOCIATION FOUNDATION

The Lycoming Law Association Foundation expresses its great appreciation for the following contributions to the William E. Nichols Fund:

Contribution by J. Michael Wiley, Esquire

Contribution by McCormick Law Firm

Contribution by John E. Person, III, Esquire

Contribution by Hon. William I. Arbuckle, III

Contribution by the Lycoming Law Association

These contributions assist the LLA Foundation in furthering its purpose of providing access to justice for civil legal services needed by low-income people in Lycoming County and supporting law-related community events.

The LLA Foundation is funded almost entirely through the support of the LLA Members. Thank you.

—**The Lycoming Law Association Foundation**

BOARD OF ELECTIONS SOLICITOR

Lycoming County Government is seeking to establish a professional service agreement with a contractor (individual attorney or law firm) to serve as the Lycoming County Solicitor for the Board of Elections. Successful candidates must have a law degree and current bar status in the State of Pennsylvania. This contract would be effective January 1, 2024 and run through December 31, 2025.

Interested candidates should forward a letter of interest, resume, fee schedule and references prior to Friday, November 3, 2023, addressed to Lycoming County Purchasing Office, 330 Pine Street, 4th Floor, Williamsport, PA 17701.

EOE/AA.

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Does Your Law Firm's Online Marketing Strategy Match Up with Your Firm's Offline Image?

SEO, Social Media, Directories, Google Ad Words, Local Service Ads and Reviews – these are all ways legal consumers validate and vet your services.

- ✓ Contact our our dedicated, Lycoming County & Pennsylvania reps to set up a free consultation and learn about the various ways law firm marketing has changed.
- ✓ LLA members may be eligible for discounts.

MARK MELAGO
412.601.0734
Mark.Melago@TR.com

MAURA THOMSON
215.817.0862
Maura.Thomson@TR.com

the answer company™
THOMSON REUTERS®
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THOMSON REUTERS PRACTICAL LAW
THOMSON REUTERS WESTLAW
FindLaw.



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

Cost (Lunch & Credit)

\$37.50 - LLA Member

\$52.50 - Non Member

\$26.25 - Paralegal

PAYMENT IN ADVANCE IS REQUIRED.
Late registrations will not be accepted and
no refunds will be given after the cut-off date.

1 Substantive Credit

**What Every Lawyer
Should Know About
POA Documents**

Presented By:

Julianne E. Steinbacher, Esq.

Lunch Selections

(please circle)

Sourdough | Wheat | Rye | Cresant Roll | Wrap

Turkey | Ham | Roasted Chicken | Roast Beef | Chicken Salad | Tuna Salad

American | Provolone | Swiss

Lettuce | Tomato | Onion | Hot Peppers | Sweet Peppers

Mayo | Oil | Mustard

November 29, 2023 from 12-1:00 PM

Registration Deadline: November 13, 2023

Name: _____

ID Number: _____

E-mail Address: _____

Phone Number: _____



Lycoming Law Association | 25 West Third Street, Suite 803 | Williamsport, PA 17701

Tele: 570-323-8287 | www.lycolaw.org | MFrey@lycolaw.org

ESTATE AND TRUST NOTICES

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

FIRST PUBLICATION**Calvert, Lura, dec'd.**

Late of Sacramento, Sacramento County, CA.

Executrix: April Lucinda Butcher Javist c/o Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.

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

Chandler, Judith L., dec'd.

Late of Muncy Creek Township.
Executor: Gina E. Stackhouse, 257 Clarks Road, Benton, PA 17814.

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

Edkin, Robert Lee, dec'd.

Late of Sallasdaburg.
Administrator: Adam Ross, 137 Pine Crest Road, Jersey Shore, PA 17740.
Attorneys: Mark L. Taylor, Esquire, Greevy & Taylor Law Office, 330 Pine Street, Suite 403, Williamsport, PA 17701, (570) 320-7100.

Foucart, James E., dec'd.

Late of Williamsport.
Administratrix: Nancy J. Foucart, 2013 Blair St., Williamsport, PA 17701.

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

Francis, Rita C., dec'd.

Late of Williamsport.
Executor: Paul A. Francis, 2041 Poco Farm Road, Williamsport, PA 17701.
Attorneys: Mark L. Taylor, Esquire, Greevy & Taylor Law Office, 330 Pine Street, Suite 403, Williamsport, PA 17701, (570) 320-7100.

Harlan, Don A., dec'd.

Late of Cogan Station.
Executor: Waylon A. Harlan, 1858 Weber Way, Selinsgrove, PA 17870.
Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

Hicks, Norman L., dec'd.

Late of Old Lycoming Township.
Executrix: Tammy L. Taylor, 548 Grimesville Road, Williamsport, PA 17701.

Attorneys: Mark L. Taylor, Esquire, Greevy & Taylor Law Office, 330 Pine Street, Suite 403, Williamsport, PA 17701, (570) 320-7100.

Hughes, Terry W., dec'd.

Late of Hepburn Township.
Personal Representatives: Lisa A. Lusk, 826 South Main Street, South Williamsport, PA 17702 and Lori L. Young a/k/a Lori L. Frattini, P.O. Box 130, Cogan Station, PA 17728.

Attorney: Douglas C. Loviscky, Esquire, 1500 West College Avenue, State College, PA 16801.

Ney, Donna L., dec'd.

Late of Williamsport.

Executor: Douglas J. Ney, 15 Rolling Ridge Drive, Milton, PA 17847.
Attorney: Richard G. Scheib, Esquire, 11 Reitz Blvd., Suite 102, Lewisburg, PA 17837-9293.

Sterner, Gerald Lee, dec'd.

Late of Montoursville.
Executors: Heath Sterner and Kane Sterner c/o Gary L. Black, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, P.O. Box 127, Canton, PA 17724.
Attorneys: Gary L. Black, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, P.O. Box 127, Canton, PA 17724.

SECOND PUBLICATION

Barlett, John F. a/k/a John Franklin Barlett, dec'd.

Late of Muncy.
Administrator: Zach Barlett, 103 Coville Drive, Browns Mills, NJ 08015.
Attorneys: Layne R. Oden, Esquire, Layne R. Oden, Attorney and Counselor at Law, P.C., Nine South Main Street, Muncy, PA 17756.

Best, Gary L., dec'd.

Late of the Township of Porter, Jersey Shore.
Executor: John D. Best, 114 Shady Lane, Jersey Shore, PA 17740.
Attorney: None.

Compton, Robert L., dec'd.

Late of Lycoming County.
Executor: Robert C. Shepherd c/o W. Jeffrey Yates, Esquire, 425 Market Street, Williamsport, PA 17701.
Attorney: W. Jeffrey Yates, Esquire, 425 Market Street, Williamsport, PA 17701.

Hammond, Florence J., dec'd.

Late of Williamsport.
Executor: Bruce C. Hammond, 296 Keller Loop, Williamsport, PA 17701.
Attorneys: Anthony J. Grieco, Esquire, Elion, Grieco & Shipman, P.C.,

125 East Third Street, Williamsport, PA 17701.

Marzzacco, Flora, dec'd.

Late of Loyalsock Township.
The Marzzacco Income Only Trust, dated April 14, 2003.
Settlor: Flora Marzzacco.
Trustees: Rita Marzzacco, Cynthia Martin and Brenda Larson.
Attorneys: Julieanne E. Steinbacher, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

Neidig, Thomas E., dec'd.

Late of Lycoming County.
Administrator: Jo Ann Neidig c/o Perciballi & Williams, LLC, 429 Market Street, Williamsport, PA 17701.
Attorneys: Lindsay M. Scheller, Esquire, Law Offices of Perciballi & Williams, LLC, 429 Market Street, Williamsport, PA 17701.

Smith, Shelly K., dec'd.

Late of Jersey Shore.
Executrix: Heather Cummings c/o Marc S. Drier, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740.
Attorney: Marc S. Drier, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740.

VanValin, Kathleen L., dec'd.

Late of Loyalsock Township.
The VanValin Living Trust, dated August 26, 1996.
Settlor: Kathleen L. VanValin.
Trustees: Thomas J. Marnon and Kristin S. Ivers.
Attorneys: Julieanne E. Steinbacher, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

THIRD PUBLICATION

Day, Rebecca L., dec'd.

Late of Lycoming County.

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

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

Kaye, Diane M., dec'd.

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

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

Knight, Cicily M., dec'd.

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

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

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

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

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

Late of the City of Williamsport. Administrator: William David Brumbaugh c/o Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701.

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

**REGISTER OF WILLS
CONFIRMATION OF
ACCOUNTS**

NOTICE IS HEREBY GIVEN to all parties interested that the following Accounts together with all Statements of Proposed Distribution accompanying the same have been filed in the Office of the Register of Wills and Clerk of Orphans' Court are presented to the Orphans' Court of Lycoming County for Confirmation Absolute November 7, 2023 unless exceptions are filed before 5:00 P.M. on that date.

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

2. Nichols, Sandra L., Estate—Barbara A. Benschaw, Executrix.
David A. Huffman
Register of Wills

O-6, 13, 20, 27

**FILING ARTICLES OF
INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation, having an effective date of October 10, 2023, were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on October 10, 2023, for the purpose of incorporating a nonprofit corporation organized under the Nonprofit Corporation Law of 1988 of the Commonwealth of Pennsylvania.

The name of the Corporation is:
GREATER HUGHESVILLE
BUSINESS ASSOCIATION
McNerney, Page, Vanderlin & Hall
433 Market Street
Williamsport, PA 17701

O-27

SHERIFF'S SALE

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

NO. 22-01222

TRUIST BANK FORMERLY KNOWN
AS BRANCH BANKING
& TRUST COMPANY

vs.

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

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

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

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

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

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$52,154.81.

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

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

NO. 23-00192

GITSIT SOULUTIONS

vs.

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

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

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

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

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

IMPROVEMENTS consist of a residential dwelling.

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

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

TAX PARCEL #10-3-708.

KML LAW GROUP, P.C.

NO. 21-1218

TURBOTVILLE NATIONAL BANK

vs.

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

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

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

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

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

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

Improvements thereon:

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

LINDSEY E. SNAVELY, ESQUIRE

Attorney I.D. No. 308145

lsnavely@piltaraught.com

ANGELA MCGOWAN, ESQUIRE

Attorney I.D. No. 206890

amcgowan@pillaraught.com

Attorneys for Plaintiff,

The Turbotville National Bank

4201 E. Park Circle

Hanisburg, PA 17111

(717) 308-9910

NO. 22-01260

FREEDOM MORTGAGE CORPORATION

vs.

DAKOTA M. JAMES

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

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

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

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

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$248,467.10.

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

NO. 22-00742

BANK OF AMERICA, N.A.

vs.

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

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

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

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

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

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

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

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

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

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

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

NO. 23-00095

PENNYMAC LOAN SERVICES LLC

vs.

KIRK D. MILLER

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

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

ALL THAT CERTAIN PIECE, PARCEL, AND LOT OF LAND SITUATE IN THE THIRD WARD OF THE BOROUGH OF JERSEY SHORE; COUNTY OF LYCOMING, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

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

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

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

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

Take notice that a schedule of proposed distribution of the proceeds of the above sale will be on file in the Prothonotary of Lycoming County, Pennsylvania, on November 13, 2023, and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten days thereafter.

R. MARK LUSK,
Sheriff
Lycoming County, PA

O-13, 20, 27



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, October 30, 2023**