

LYCOMING REPORTER

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TABLE OF CONTENTS

BAR NEWS

LLA Upcoming Events and	
Continuing Legal Education	3
Court Opinions	4
Notice to Profession	5

LEGAL ADVERTISEMENTS

Estate & Trust Notices	9
Confirmation of Accounts	11
Incorporation Notice	11
Sheriff's Sales	12

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.

- 8/4/2025 – Bench Bar Committee Meeting:** *Quarterly meeting of the Bench/Bar Committee. Time: 12:00 PM to 1:00 PM.*
- 8/20/2025 – LLA/Taber Museum Event: Legal Studies at Local Colleges:** *Sixth of a series of lectures co-sponsored by the Lycoming Law Association and the Taber Museum: Sue Alberti, Penn College (with students), Opportunities for Undergraduate Legal Studies and the Future; and Susan Achury Plaza, Lycoming College (with students), Opportunities for Undergraduate Legal Studies and the Future. Time: 5:00 PM to 6:00 PM.*
- 8/25/2025 – Executive Committee Meeting:** *Regularly scheduled monthly meeting of the LLA Executive Committee. Time: 12:00 PM to 1:00 PM.*
- 8/26/2025 – Criminal Brown Bag Lunch Meeting:** *Regularly scheduled Criminal Committee meeting. All members are invited to attend. Time: 12:00 PM to 1:00 PM.*
- 9/14/2025 – PBA Zone 4 Event at Knoebel's:** *Mark your calendars! Details forthcoming. Time: 12:00 PM*

UPCOMING LYCOMING COUNTY CLE OPPORTUNITY

- 8/20/2025 – Eat & Earn—10 Things to be Aware of for Immigrant Clients:** *Hidden Dangers: Top 10 Things for Non-Immigration Lawyers to be Aware of for Immigrant Clients. Presented By: Jody Lantz, DOJ Representative. 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

- ▶ **Commonwealth vs. Orner** (07/15/2025)—Judge Nancy L. Butts
Criminal: Post conviction relief act petition; effectiveness of counsel in connection with advice to plead guilty; trial counsel's advice prior to guilty plea based on evolving questions of whether victim would testify and changes in plea agreement offers; prejudice; defendant knowing and understanding the risks he took in not initially pleading guilty, for a lower plea offer. (Orner071525bt) (Posted: July 18, 2025)
- ▶ **Owen vs. DeHaven** (07/15/2025)—Judge Eric R. Linhardt
Civil: Summary judgment motion; fact issues related to negligent entrustment claim where jury must determine if absent property owners knew or should have known that guests at property would operate dirt bike negligently; reliance on oral testimony; duty of one adult to account for the conduct of another adult; proximate cause; public policy to prevent adults from providing alcohol to minors; liability to one injured due to minor's consumption of alcohol even if accident occurred off defendant's property; negligence per se for furnishing alcohol dependent on factual determination of knowledge of defendants of alcohol consumption by minors. (owen071525Li) (Posted: July 17, 2025)

1. THE REGISTER & RECORDER OFFICE WILL BE CLOSED ON 8/1 AND 8/4 to install new hardware and new software. No recordings July 30, July 31, August 1 and August 4. Refer to the July 4 edition of the Lycoming Reporter and check the R & R web page for updates.

2. There is a new policy change in affect now for submitting the Report of Adoption Form (HI05.091). An announcement has been mailed out and placed in the office mailboxes. We have copies of that letter at the front counter if you need it.

3. The Orphans' Court clerk position is currently vacant but we plan to have the position filled soon. Thank you for your patience and understanding.

4. There will be changes with the R & R "copies" policies coming in August.

David Huffman
Register and Recorder
Lycoming County, PA
July 25

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LYCOMING

LAW ASSOCIATION

On July 9, Lycoming County was honored to host three distinguished jurists, Chief Justice Debra Todd (PA Supreme Court), President Judge Anne Lazarus (PA Superior Court), and President Judge Emerita Bonnie Leadbetter (Commonwealth Court), whose trailblazing journeys as women in the legal profession inspired and moved all in attendance. Their stories highlighted the extraordinary perseverance and determination it took to break barriers and pave the way for future generations.



President Judge Emerita Bonnie Leadbetter (Commonwealth Court), President Judge Nancy Butts (Lycoming County Court of Common Pleas), Chief Justice Debra Todd (PA Supreme Court), and President Judge Anne Lazarus (PA Superior Court) seated in front of members of the Lycoming Law Association after a presentation held at the Taber Museum.

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**Clark, Denise M.,** dec'd.

Late of Montoursville.

Executor: Richard T. Clark, 452 Meadowview Dr., Montoursville, PA 17754.

Attorneys: John J. Warring, Esquire, O'Malley & Perry P.C., 345 Wyoming Avenue, Scranton, PA 18503, (570) 348-3711.

Kirkwood, William L., dec'd.

Late of Lycoming County.

William L. Kirkwood Income Only Trust, dated March 25, 2022.

Trustees: Pamela E. White, 352 Pine Street, Jersey Shore, PA 17740 and Barbara A. VanEmon, 336 Glover Street, Jersey Shore, PA 17740.

Attorney: Scott A. Williams, Esquire, 57 East Fourth Street, Williamsport, PA 17701.

Knecht, Alfred C., dec'd.

Late of Lycoming County.

Co-Executors: Keith A. Knecht and Wilfred K. Knecht 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.

Shick, Dale Allen, Sr. a/k/a Dale A. Shick and Dale Shick, dec'd.

Late of McHenry Township.

Administratrix: Susan K. Zoeller, 486 Sunrise Drive, Leechburg, PA 15656.

Attorneys: Justin K. Houser, Esquire, Coploff, Ryan & Houser, 136 East Water Street, Lock Haven, PA 17745.

Sponenberg, Allen L., I., dec'd.

Late of the City of Williamsport.

Administrator: Allen L. Sponenberg, II, 410 Burke St., Jersey Shore, PA 17740.

Attorney: Leroy H. Keiler, III, Esquire, 110 Oliver Street, Ste. 2, Jersey Shore, PA 17740, (570) 398-2750.

Straub, Joan Apgar a/k/a Joan Ellen Apgar, dec'd.

Late of Montoursville.

Administratrix: Janet A. Tootell, 1129 1st Street, Hermosa Beach, CA 90254.

Attorneys: Daniel F. Monahan, Esquire, Brandywine Estate and Elder Law, 535 N. Church Street, Suite 170, West Chester, PA 19380.

Ulmer, Barbara A., dec'd.

Late of Trout Run.

Executor: Matthew P. Bower.

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

Ulmer, Barbara A., dec'd.

Late of Trout Run.

The Barbara A. Ulmer Irrevocable Trust, dated November 21, 2019.

Trustee: Susan M. Bower.

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

Worthington, Howard L., dec'd.
Late of the Township of Fairfield.
Administrator: Devon Worthington, 1778 Mordan Hollow Road, Unityville, PA 17774.
Attorney: Paul A. Roman, Esquire, 1700 Four Mile Drive, Williamsport, PA 17701.

SECOND PUBLICATION

Butters, Donald W., dec'd.
Late of Williamsport.
Executrix: Barbara S. Hoover, 202 Grove St., S. Williamsport, PA 17702.
Attorneys: Lisa M. Glick, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

Eiswerth, Lawrence R., dec'd.
Late of South Williamsport.
Co-Executors: Melissa A. Baier, 1218 Faxon Parkway, Williamsport, PA 17701 and Christopher L. Eiswerth, 420 Lowe Street, Williamsport, PA 17702.
Attorneys: Anthony J. Grieco, Esquire, Elion & Grieco, P.C., 125 East Third Street, Williamsport, PA 17701.

Muller, Ann M., dec'd.
Late of Loyalsock Township.
Personal Representative: Dean P. Muller, 1214 Bonair Drive, Williamsport, PA 17701.
Attorney: Douglas C. Loviscky, Esquire, 1500 West College Avenue, State College, PA 16801.

Shipman, Gerald G., Sr., dec'd.
Late of Montoursville Borough.
Executor: Gary E. Shipman.

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

Steele, Anna M., dec'd.
Late of Jersey Shore.
Executrix: Michelle Deuel c/o Perciballi & Williams LLC, 429 Market Street, Williamsport, PA 17701.
Attorneys: Scott T. Williams, Esquire, Law Offices of Perciballi & Williams, LLC, 429 Market Street, Williamsport, PA 17701.

Stubler, Joan F., dec'd.
Late of the City of Williamsport.
Executrix: Amy L. Buffington, 250 Quaker Hill Road, Cogan Station, PA 17728.
Attorney: Paul A. Roman, Esquire, 1700 Four Mile Drive, Williamsport, PA 17701.

Walker, William L., dec'd.
Late of Jersey Shore.
Co-Administrators: James R. Walker, 39 High Street, Beech Creek, PA 16822 and Joseph A. Walker, 110 Whitman Circle, Pleasant Gap, PA 16823.
Attorneys: C. Rocco Rosamilia, Esquire, The Rosamilia Law Firm, 241 West Main Street, Lock Haven, PA 17745.

THIRD PUBLICATION

Hopkins, Leroy J., dec'd.
Late of Penn Township.
Executor: Lance J. Hopkins, 563 South Market Street, Elysburg, PA 17824.
Attorneys: Thomas D. Hess, Esquire, Hess & Hess, P.C., 30 South Main Street, Hughesville, PA 17737.

Lario, Robert J., dec'd.
Late of South Williamsport.

Executor: Robert A. Lario, 1233 Hill-
sdale Drive, Williamsport, PA 17701.
Attorney: Richard G. Scheib, Es-
quire, 11 Reitz Blvd., Suite 102,
Lewisburg, PA 17837-9293.

Paulhamus, Letha B., dec'd.

Late of Loyalsock Township.

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

Attorneys: Tammy Weber, Esquire,
Marshall, Parker & Weber, LLC, 49
E. Fourth Street, Suite 105, William-
sport, 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 August 5, 2025
unless exceptions are filed before 5:00
P.M. on that date.

Manley, Frederica A., Estate—Gregg
A. Manley, Administrator.

David A. Huffman

Register of Wills

Ju-4, 11, 18, 25

**FILING ARTICLES OF
INCORPORATION**

NOTICE IS HEREBY GIVEN that
Articles of Incorporation—Nonprofit
have been filed with the Department
of State of the Commonwealth of Penn-
sylvania, at Harrisburg, PA on or about
July 17, 2025, for:

NEXT STEP MINISTRIES OF
WILLIAMSPORT, INC.

1253 Deerfield Drive, Williamsport,
PA 17701.

The corporation has been incor-
porated under the provisions of the
Pennsylvania Nonprofit Corporation
Law of 1988, as amended.

Ju-25

SHERIFF'S SALE

By virtue of Writs of Execution issued out of the Court of Common Pleas of Lycoming County, and directed to me, there will be a public sale at a NEW LOCATION—33 West Third Street Williamsport PA 17701, 3rd Floor, Commissioner's Board Room, on Friday, AUGUST 1, 2025 at 10:30 A.M., for the following described real estate to wit:

NO. 24-00853

WELLS FARGO BANK, N.A.

vs.

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

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

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

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

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

NO. 24-00230

WEST BRANCH VALLEY
FEDERAL CREDIT UNION

vs.

ZACHARY CIPRIANI
PROPERTY ADDRESS: 2222 LIN-
COLN STREET, WILLIAMSPORT, PA
17701.

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

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

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

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

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

BEING the same premises granted and conveyed unto Grantor and Grant-

ee herein by deed dated October 15, 2010 and recorded on October 27, 2010 in Lycoming County Record Book 7101, Page 269.

NO. 24-01397

JERSEY SHORE STATE BANK

vs.

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

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

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

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

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

degrees zero (0) minutes forty-nine (49) seconds east, thirty-six (36) feet to a point; (2) north eight (8) degrees, forty-eight (48) minutes thirty-four (34) seconds east, four (4) feet to a point; and (3) south eighty-one (81) degrees zero (0) minutes forty-nine (49) seconds east, one hundred thirty-one (131) feet to a drill hold, the point and place of beginning; containing 7,872 square feet.

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

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

NO. 22-00723

LAKEVIEW LOAN SERVICING, LLC

vs.

PATRICK F. CUMMINGS

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

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

ALL THAT CERTAIN lot of land situate in Township of Loyalsock, County of Lycoming and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1290 Windfield Drive, Williamsport, PA 17701.

SOLD as the property of PATRICK F. CUMMINGS.

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

ATTORNEY:

KML Law Group, P.C.

NO. 23-01410

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

vs.

GARY FEDEROWICZ, IN HIS
CAPACITY AS EXECUTOR AND
HEIR OF THE ESTATE OF
MARIAN E. FEDEROWICZ AND
AS HEIR OF JEFFERY A.
FEDEROWICZ, DECEASED HEIR
OF MARIAN E. FEDEROWICZ,
UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR
UNDER MARIAN E. FEDEROWICZ,
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS,
FIRMS OR ASSOCIATIONS,
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
JEFFREY A. FEDEROWICZ,
DECEASED HEIR OF
MARIAN E. FEDEROWICZ

PROPERTY ADDRESS: 2620 BOT-
TLE RUN ROAD, WILLIAMSPORT,
PA 17701.

UPI/TAX PARCEL NUMBER:
43.349.129.E.

ALL THOSE CERTAIN LOTS OR
PIECES OF GROUND SITUATE IN
THE TOWNSHIP OF OLD LYCOM-
ING, COUNTY OF LYCOMING AND
COMMONWEALTH OF PENNSYL-
VANIA

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

BEING PARCEL NUMBER: 43-
34900129E-000.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

NO. 24-00510

MYCUMORTGAGE, LLC

vs.

MATTHEW R GRIBBIN,
TRACIE BUSH

PROPERTY ADDRESS: 1416
BLOOMINGROVE ROAD, WILLIAM-
SPORT, PA 17701.

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

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

Parcel No.: 75-0050020500000-.

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

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

NO. 22-00837

NATIONSTAR MORTGAGE LLC
d/b/a MR. COOPER

vs.

BRETT MICHAEL HARER
PROPERTY ADDRESS: 1616 LOU-
ISA STREET, WILLIAMSPORT, PA
17701.

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

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

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

Tax ID No. 70-004-832.
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$99,497.92.

Attorneys for Plaintiff

BROCK & SCOTT, PLLC

NO. 23-00096

FIRST COLUMBIA
BANK & TRUST CO.

vs.

MICHAEL L. HARVEY,
JENI L. NASH-HARVEY

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

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

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

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

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

NO. 23-00879

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

RODNEY G. HESS

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

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

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

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

TAX PARCEL No.: 70-13-117.

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

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

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

NO. 24-00376

US BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R1, MORTGAGE-BACKED NOTES, SERIES 2021-R1
vs.
NICHOLAS HOLLIDAY, KNOWN HEIR OF BENJAMIN M. FOX, DECEASED, LORRIE ANNE CHAAPEL, KNOWN HEIR OF BENJAMIN M. FOX, DECEASED, EDWARD MALVERN FOX, KNOWN HEIR OF BENJAMIN M. FOX, DECEASED, BENJAMIN E. FOX, KNOWN HEIR OF BENJAMIN M. FOX, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BENJAMIN M. FOX, DECEASED
PROPERTY ADDRESS: 4944 US HIGHWAY 15, MONTGOMERY, PA 17752.
UPI/TAX PARCEL NUMBER: 07-391-155.
U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2021-R1, Mortgage-Backed Notes, Series 2021-R1 v Nicholas Holliday, Known Heir Of Benjamin M. Fox, Deceased; Lorrie Anne Chaapel, Known Heir Of Benjamin M. Fox, Deceased; Edward Malvern Fox, Known Heir Of Benjamin M. Fox, Deceased; Benjamin E. Fox, Known

Heir Of Benjamin M. Fox, Deceased; Unknown Heirs, Successors, Assigns And All Persons, Firms Or Associations Claiming Right, Title Or Interest Form Or Under Benjamin M. Fox, Deceased.
Docket Number: CV24-00376.

Property to be sold is situated in the borough of South Williamsport, County of Lycoming and State of Pennsylvania.
Commonly known as: 4944 US Highway 15, Montgomery, PA 17752.
Parcel Number: 07-3910015500000.
Improvements thereon of the residential dwelling or lot (if applicable):
Judgment Amount: \$105,030.06.

NO. 18-1590

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF DWELLING SERIES IV TRUST
vs.
MARK A. JOLIN, SHELLY A. JOLIN
PROPERTY ADDRESS: 2205 GRIMESVILLE ROAD, WILLIAMSPORT, PA 17701-8537.
UPI/TAX PARCEL NUMBER: 43-348-148.04.
U.S. Bank Trust National Association, as Trustee of Dwelling Series IV Trust v Mark A. Jolin, Shelly A. Jolin.
Docket Number: 18-1590.
Property to be sold is situated in the borough/township of Old Lycoming, County of Lycoming and State of Pennsylvania.
Commonly known as: 2205 Grimesville Road, Williamsport, PA 17701.
Parcel Number: 43+348.0-0148.04-000+.
Improvements thereon of the residential dwelling or lot (if applicable):
Judgment Amount: \$61,546.19.
Attorneys for the Plaintiff:
1325 Franklin Avenue
Suite 160
Garden City, NY 11530
(212) 471-5100

NO. 24-00815

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

vs.

BROOKE A. KAMERER

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

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

Docket No. CV-2024-00815-CV.

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

UPI: 40-394-169. S.

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

Parcel No: 40-394-169. S.

Improvements: Residential Property.

NO. 24-01279

JOURNEY BANK

vs.

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

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

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

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

DOCKET NUMBER: 24-01279.

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

BEGINNING at the Southwest cor-
ner of Church Street and a twenty (20)
foot alley running East and West; thence
along the West line of Church Street

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

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

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

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

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

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

By: Clifford A. Rieders, Esq.

Sean P. Gingerich, Esq.

161 W. Third Street
Williamsport, PA 17701

NO. 24-01009**LYCOMING COUNTY WATER
AND SEWER AUTHORITY**

vs.

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

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

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

BEGINNING at an iron pin corner in
the centerline of a fifty (50) foot public
road designated as Lakeside Drive, said
point being the southwest corner of Lot
No. 31, the northwest corner of this
lot and in the easterly line of Lot No.
32. Thence along the center line of said
Lakeview Drive and along the easterly
line of a portion of said Lot No. 32 and
a portion of Lot No. 35, the following
three (3) courses and distances:

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

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

3. South nineteen (19) degrees eight
(08) minutes zero (00) seconds West
ninety-three and eighty-seven hun-
dredths (93.87) feet to the northwest
corner of Lot No. 38; Thence leaving
said public road and along the northerly
line of said Lot No. 38, the following two
(2) courses and distances:

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

2. South seventy-four (74) degrees
forty-nine (49) minutes twenty (20)
seconds East (erroneously referred to

as West in prior Deeds) forty (40) feet
to a corner common to Lots No. 38,
39, 41 and 40; Thence along the easterly
line of Lot No. 41 North twenty (20)
degrees zero (00) minutes zero (00)
seconds East two hundred ninety-six
and forty-three hundredths (296.43)
feet to a corner in the southerly line of
Lot No. 31; Thence along the southerly
line of a portion of said Lot No. 31
North sixty-four (64) degrees thirty-
nine (39) minutes twenty (20) seconds
West one hundred forty eight and nine
tenths (148.9) (erroneously referred
to as 290.34 feet in prior Deed) feet to
a corner in the center line of Lakeside
Drive and the easterly line of Lot No.
32, the place of beginning.

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

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

UNDER AND SUBJECT, however,
to all restrictions, reservations, cov-
enants and conditions contained in
prior instruments in the chain of title,
including but not limited to the Building
Restrictions and Covenants for Beaver
Lake Forest, Inc.

Subdivision of Penn Township,
Lycoming County, Pennsylvania, dated
October 15, 1987 and recorded on Sep-
tember 21, 1988 in Lycoming County
Record Book 1321, Page 314 and the
First Amendment to Building Restric-
tions and Covenants of the Beave.

NO. 24-00508**TRUIST BANK**

vs.

KYLE S. PERSUN

PROPERTY ADDRESS: 134 WEST
2ND AVENUE, SOUTH WILLIAMS-
PORT, PA 17702.

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

All that certain piece or parcel of Tract of land situate in the Borough of South Williamsport—2nd Ward, Lycoming County, Pennsylvania, and being known as 134 West 2nd Avenue, South Williamsport, Pennsylvania 17702.

TAX MAP AND PARCEL NUMBER: 52+0010011000000+.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$84,331.48.

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

NO. 25-00058

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

vs.

RICHARD K. PLEASANT, a/k/a RICHARD PLEASANT PROPERTY ADDRESS: 2249 WEST THIRD STREET, WILLIAMSPORT, PA 17701.

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

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

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

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

Being the same property conveyed to Richard Pleasant, no marital status shown who acquired title by virtue of a deed from Kathleen Keown, single, dated August 15, 2006, recorded

September 15, 2006, as Instrument Number 200600015776, and recorded in Book 5788, Page 308, Office of the Recorder of Deeds, Lycoming County, Pennsylvania.

NO. 24-01255

PENNSYLVANIA HOUSING FINANCE AGENCY

vs.

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

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

Plaintiff: Pennsylvania Housing Finance Agency vs. Defendants: Alexander L. Quintero-Hudson and MorriSSa Vick.

Real Estate: 563 Grant Street, Williamsport, PA 17701.

Municipality: 9th Ward—City of Williamsport, Lycoming County, Pennsylvania.

Dimensions: 129 x 24.

Tax I.D. 69-004-508.

Deed Book/Inst#: 2022-00001550.

Improvement thereon: a residential dwelling house as identified above.

LEON P. HALLER, ESQUIRE PURCELL KRUG & HALLER 1719 N. Front Street Harrisburg, PA 17102 (717) 234-4178

NO. 23-00861

WELLS FARGO BANK, NA

vs.

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

PROPERTY ADDRESS: 3004 RT 973
EAST, COGAN STATION, PA 17728.
UPI/TAX PARCEL NUMBER: 15-
289-120.

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

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

Tax ID No. 15-289-120.

(Acreage or street address)

Improvements thereon: RESIDEN-
TIAL DWELLING.

Judgment Amount: \$11,996.59.

Attorneys for Plaintiff
Brock & Scott, PLLC

NO. 24-01428

EQUITY PRIME MORTGAGE LLC c/o
SERVBANK, SB

vs.

BILLIEJEAN SCONE

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

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

DOCKET NO: CV-2024-01428.

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

TAX PARCEL NO: 70-009004000
0000-.

UPI NO. 70-009-400.

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

IMPROVEMENTS: a Residential
Dwelling.

SOLD AS THE PROPERTY OF: Bil-
liejean Scone.

ATTORNEY'S NAME:

Powers Kirn, LLC

SHERIFF'S NAME: Mark Lusk

NO. 25-00083

PHH MORTGAGE CORPORATION

vs.

ROCKY STUGART

PROPERTY ADDRESS: 120 UNION
AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 75-
004-421.

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

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

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

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

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

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

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

NO. 23-01238

MORTGAGE ASSETS
MANAGEMENT, LLC

vs.

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

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

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

Attorneys for Plaintiff:

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

NO. 24-00274

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

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

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

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

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

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

MUNICIPALITY: LOYALSOCK
TOWNSHIP.

LYCOMING COUNTY, PENN-
SYLVANIA.

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

CONTAINING 4.06 ACRES.

TAX I.D. 26-018-141.

DEED BOOK/INST#: 2023-
00007521.

IMPROVEMENT THEREON: A
RESIDENTIAL DWELLING HOUSE AS
IDENTIFIED ABOVE.

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

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

NO. 24-01010

LYCOMING COUNTY WATER
AND SEWER AUTHORITY

vs.

WILLIAM YOUNG, JR.,
MYUNGSOOK YOUNG
PROPERTY ADDRESS: 600 EAST
SECOND AVENUE, SOUTH WIL-
LIAMSPORT, PA 17702.

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

Tax Parcel No. 51-003-506.

600 E. Second Avenue, South Williamsport, Lycoming County, Pennsylvania.

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

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

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

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

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

NO. 24-01203

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

vs

MELISSA S. CAMPBELL,
SUSQUEHANNA
COMMUNITY BANK

PROPERTY ADDRESS: 141 CONFAIR PARKWAY, MONTTOURSVILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 12.002.311.

PROPERTY ADDRESSES: 141 Confair Pkwy., Montoursville, PA 17754.

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

DOCKET NUMBER: 24-01203

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

BEGINNING at a point in the South line of Confair Parkway (50 feet wide), said point being at the intersection of the northern line of Confair Parkway with the centerline of a 20 foot pedestrian walk, said pedestrian walk being located between Lots No. 9 and No. 10

in Block B and being 615.2 feet West of the intersection of the southern line of Confair Parkway with the western line of Bella Vista Road as measured along the southern line of Confair Parkway; thence along the centerline of the said pedestrian walk South 38 degrees 4 minutes 10 seconds West 155 feet to a point; thence South 51 degrees 55 minutes 50 seconds East 90 feet to an iron pin at the southwestern corner of said Lot No. 11 in Block B; thence along the western line of said Lot No. 11 in Block B, North 38 degrees 4 minutes 10 seconds East 155 feet to an iron pin in the southern line of Confair Parkway; thence along the southern line of Confair Parkway North 51 degrees 55 minutes 50 seconds West 90 feet to

the place of beginning. (For identification purposes only, this lot is known on the aforementioned plan as Lot No. 10 in Block B together with the eastern 10 feet of the pedestrian walk which is adjacent thereto on the West.)

Take notice that a schedule of proposed distribution of the proceeds of the above sale will be on file in the Prothonotary of Lycoming County, Pennsylvania, on August 12, 2025 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten days thereafter.

R. MARK LUSK, Sheriff
Lycoming County, PA

July 11, 18, 25



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, July 28, 2025