

LYCOMING REPORTER

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LYCOMING REPORTER

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LYCOMING LAW ASSOCIATION

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LYCOMING LAW ASSOCIATION

Penn Tower, 25 West Third Street, Suite 803

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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.

- 4/15/2025 – Family Law Brown Bag Lunch Meeting:** Quarterly brown bag lunch meeting. **Time:** 12:00 PM to 1:00 PM.
- 4/16/2025 – Community Outreach Committee Meeting:** Quarterly meeting of the Community Outreach Committee. **Time:** 12:00 PM to 1:00 PM.
- 4/17/2025 – Memorial Service for W. Jeffrey Yates:** Memorial Service for W. Jeffrey Yates. **Time:** 4:00 PM to 5:00 PM.
- 4/23/2025 – LLA Foundation Meeting:** Quarterly meeting of the Lycoming Law Association Foundation. **Time:** 12:00 PM to 1:00 PM.
- 4/28/2025 – Executive Committee Meeting:** Regularly scheduled monthly meeting of the LLA Executive Committee. **Time:** 12:00 PM to 1:00 PM.
- 4/29/2025 – Criminal Brown Bag Lunch Meeting:** Regularly scheduled Criminal Committee meeting. All members are invited to attend. **Time:** 12:00 PM to 1:00 PM.

WILLIAMSPORT SUN-GAZETTE

WEDNESDAY, April 9, 2025

COMMUNITY CORNER



The Lycoming Law Association Foundation recently awarded a grant to the Jersey Shore High School Mock Trial Team. The funds are being used to transport the team to the courthouses to observe actual proceedings. The Jersey Shore High School Mock Trial Team competed in this year's state-wide competition for the first time in several years. The courthouse visits give the team the opportunity to see lawyers and judges at work and to ask questions about real cases being heard in our courts. Pictured, the mock trial team, its attorney adviser, and coach accepted the \$1,000 donation from Robin Read, Lycoming Law Association Foundation president, and Michele Frey, the organization's director.

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

- ▶ **Ranck vs. New Image Homes, LLC** (03/31/2025)—Judge Eric R. Linhardt
Civil: Summary judgment motion; late production of expert report; prejudice; necessity of expert testimony; circumstantial evidence of knowledge of defendant of defective conditions at renovated property; fact issues. (Ranck20250331Li) (Posted: April 7, 2025)
- ▶ **In re: Anderson, an incapacitated person** (04/01/2025)—Judge William P. Carlucci
Wills and Estates: Attorney's fees motion claiming dilatory, obdurate or vexatious conduct for filing petition to remove guardian; petition based on claims believed by petitioner and in good faith. (Anderson040125C) (Posted: April 3, 2025)
- ▶ **Bartley, Doe and Colonial Radio Group of Williamsport, LLC vs. Webb, Webb Weekly and Dixon** (04/03/2025)—Judge William P. Carlucci
Civil: Preliminary objections; propriety of third amended complaint that addressed subject of preliminary objections to the timeliness of the second amended complaint; identifying minor parties as, "John Doe" or "Jane Doe" where the parties are known persons; sufficiency of pleading that does not identify specific statements by defendants that are actionable. (Bartley040325C) (Posted: April 3, 2025)

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**Crouthamel, Terrence L. a/k/a Terrence Lee Crouthamel, dec'd.**

Late of Muncy Borough.

Executrix: Candice Crouthamel c/o James T. Baldwin, Esquire, Baldwin & Baldwin, LLC, 42 South Front Street, Milton, PA 17847.

Attorneys: James T. Baldwin, Esquire, Baldwin & Baldwin, LLC, 42 South Front Street, Milton, PA 17847.

Fox, Earl W., dec'd.

Late of Williamsport.

Executrix: Kimberly M. Heffner, 501 South Market Street, Muncy, PA 17756.

Attorneys: John A. Smay, Esquire, Williams and Smay, 39 S. Main St., P.O. Box 35, Muncy, PA 17756.

Fox, Earl W., dec'd.

Late of Williamsport.

Trustee: Kimberly M. Heffner, 501 South Market Street, Muncy, PA 17756.

Attorneys: John A. Smay, Esquire, Williams and Smay, 39 S. Main St., P.O. Box 35, Muncy, PA 17756.

Fox, Margaret V. a/k/a Margaret Virginia Fox, dec'd.

Late of Williamsport City.

Executor: Andrew B. Box c/o James T. Baldwin, Esquire, Baldwin & Baldwin, LLC, 42 South Front Street, Milton, PA 17847.

Attorneys: James T. Baldwin, Esquire, Baldwin & Baldwin, LLC, 42 South Front Street, Milton, PA 17847.

Haefner, Robert J., Sr., dec'd.

Late of South Williamsport.

Executor: Lawrence J. Haefner, 705 Wyoming Street, Williamsport, PA 17701.

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

Haldeman, Cecelia V. a/k/a Cecilia V. Haldeman, dec'd.

Late of the Bastress Township.

Co-Executors: Karen A. Fisher and Scott M. Haldeman 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.

Lynch, Brian J., dec'd.

Late of Armstrong Township.

Executrix: Kathie L. Sinibaldi, 2077 West Southern Avenue, South Williamsport, PA 17702.

Attorney: None.

Miller, Janet Helen, dec'd.

Late of Williamsport.

Executrix: Michele M. Harvey, 976 Vallamont Drive, Williamsport, PA 17701.

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

Tice, Teresa R., dec'd.

Late of Williamsport.

Executrix: Mary Turner, 816 Northway Road, Williamsport, PA 17701.
Attorney: Richard G. Scheib, Esquire, 11 Reitz Blvd., Suite 102, Lewisburg, PA 17837-9293.

SECOND PUBLICATION

Belle, Samuel E., dec'd.

Late of Williamsport.

Co-Executors: Jordan Fillman and Cameron J. Belle c/o Bradley S. Hillman, Esquire, Casale, Bonner, Hillman & Southard, P.C., 331 Elmira Street, Williamsport, PA 17701.

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

Casbeer, Dorothy M., dec'd.

Late of Jersey Shore.

Executrix: Cindy J. Bertoli c/o Marc S. Drier, Esquire, Drier Law Office, 227 Allegheny Street, Jersey Shore, PA 17740.

Attorneys: Marc S. Drier, Esquire, Drier Law Office, 227 Allegheny Street, Jersey Shore, PA 17740.

Corcoran, Mary S. a/k/a Mary Sue Corcoran, dec'd.

Late of the Township of Williamsport.

Executor: Laura E. Capel c/o Kathleen V. Yurchak, Esquire, Steinbacher, Goodall & Yurchak, 328 South Atherton Street, State College, PA 16801.

Attorneys: Kathleen V. Yurchak, Esquire, Steinbacher, Goodall & Yurchak, 328 South Atherton Street, State College, PA 16801.

Dailey, Ronald E., Jr., dec'd.

Late of Jersey Shore.

Administratrix: Linda Starr c/o Gary Black, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701.

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

Dolley, Mary Jane, dec'd.

Late of Lycoming County.

Administrator: Lorin Dolley c/o Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 East Fourth Street, Suite 105, Williamsport, PA 17701.

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

Getgen, Idamaye, dec'd.

Late of Lycoming County.

Executrix: Anne Marie Getgen 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.

Hughes, John D., dec'd.

Late of Jersey Shore.

Executor: Shawn Hummer c/o Bret J. Southard, Esquire, Casale, Bonner, Hillman & Southard, P.C., 331 Elmira Street, Williamsport, PA 17701.

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

Metzker, Dale Andrew, dec'd.

Late of Williamsport.

Co-Executor: Steven D. Metzker, 2318 Longs Gap Road, Carlisle, PA 17013.

Co-Executrix: Susan M. Gehrum, 480 Hullcrest Blvd., Muncy, PA 17756.

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

Moon, Anita L., dec'd.

Late of the Township of Plunketts Creek.

Executors: Barbara Irion, 3325 Reeder Road, Montoursville, PA 17754 and Keith Moon, 41 Reed Road, Muncy, PA 17756.

Attorney: None.

Steinbacher, Mary Jane, dec'd.

Late of the Borough of Jersey Shore. Executrix: Terri L. Wasson, 143 Kendall Ave., Jersey Shore, PA 17740.

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

Yost, Ruth E., dec'd.

Late of the Borough of Jersey Shore. Executor: Steven M. Winner, 635 Woods Avenue, Lock Haven, PA 17745.

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

THIRD PUBLICATION**Belzer, John J.,** dec'd.

Late of Montoursville.

Co-Executors: Daniel J. Belzer, 1952 Kellyburg Rd., Trout Run, PA 17771 and Martin J. Belzer, 6171 Pleasant Valley Rd., Cogan Station, PA 17728. Attorneys: McNerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17701.

Colburn, Jeanette A., dec'd.

Late of Muncy.

Executor: James F. Colburn, P.O. Box 355, Muncy, PA 17756.

Attorneys: Benjamin F. Colburn, Esquire, Dickie McCamey & Chilcote, P.C., 460 Market Street, Suite 160, Williamsport, PA 17701.

Dvorak, Janice F., dec'd.

Late of the City of Montoursville.

Executor: Richard S. Dvorak.

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

Fitzwater, Barbara, dec'd.

Late of South Williamsport.

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

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

Gruden, Kenneth W. a/k/a Kenneth William Grunden, dec'd.

Late of Morris.

Administratrix: Sarah L. Grunden, 12 Delview Drive, Halifax, PA 17032.

Attorneys: Andrew S. Withers, Esquire, Etzweiler and Withers, LLC, 105 N. Front Street, Harrisburg, PA 17101.

Attorneys: Andrew S. Withers, Esquire, Etzweiler and Withers, LLC, 105 N. Front Street, Harrisburg, PA 17101, (717) 234-5600.

Haddix, James E., dec'd.

Late of Williamsport City.

Administratrix: Maria A. Haddix c/o Bess M. Collier, Esquire, 820 Homestead Rd., Jenkintown, PA 19046.

Attorneys: Bess M. Collier, Esquire, Feldman & Feldman, LLP, 820 Homestead Rd., Jenkintown, PA 19046.

Lorson, Philip H., dec'd.

Late of Montoursville.

Co-Administrators: Lori A. Ulmer and Denise M. Lorson c/o Bradley S. Hillman, Esquire, Casale, Bonner, Hillman & Southard, P.C., 331 Elmira Street, Williamsport, PA 17701.

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

Marshall, Frances L. a/k/a Frances Lillian Marshall, dec'd.

Late of the City of Williamsport.
Executrix: Nancy L. Walker, 861 E. Third Street, Williamsport, PA 17701.

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

Stere, Robert S., Jr. a/k/a Robert S. Stere, dec'd.

Late of the Township of Loyalsock.
Executor: Jimmy S. Pyle, Jr., 1930 W FM 550, Rockwall, TX 75032.

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

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, MAY 2, 2025 at 10:30 A.M., for the following described real estate to wit:

NO. 24-00277

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

vs.

SHAWN BAUMAN,
FELICIA BAUMAN
PROPERTY ADDRESS: 115 CARPENTER ST, MUNCY, PA 17756.
UPI/TAX PARCEL NUMBER: 38-002-806.

By virtue of a Writ of Execution No. CV-2024-00277.

ROCKET MORTGAGE, LLC f/k/a
QUICKEN LOANS, LLC f/k/a QUICKEN LOANS INC. v. SHAWN BAUMAN; FELICIA BAUMAN owner(s) of property situate in the BOROUGH OF MUNCY, LYCOMING County, Pennsylvania, being 115 CARPENTER ST, MUNCY, PA 17756.

Tax ID No. 38-002.0-0806.00-000 a/k/a 38-002-806.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$85,903.04.

Attorneys for Plaintiff
BROCK & SCOTT, PLLC

NO. 19-1325

WELLS FARGO BANK, N.A.

vs.

LORI A. COLEMAN,
ROBERT G. McCLOSKEY
PROPERTY ADDRESS: 155 ASPEN LANE, TROUT RUN, PA 17771.
UPI/TAX PARCEL NUMBER: 08-226-121.C.

By virtue of a Writ of Execution No. 19-1325.

WELLS FARGO BANK, N.A. v. ROBERT G. McCLOSKEY; LORI A. COLEMAN owner(s) of property situate in the TOWNSHIP OF COGAN HOUSE, LYCOMING County, Pennsylvania, being 155 ASPEN LANE, TROUT RUN, PA 17771.

Tax ID No. 8-226-121.C.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$91,479.84.

Attorneys for Plaintiff
BROCK & SCOTT, PLLC

NO. 23-00080

SERVIS ONE, INC. d/b/a
BSI FINANCIAL SERVICES
vs.

JAN L. HALL, JR.

PROPERTY ADDRESS: 189 SOUTH 2ND STREET, HUGHESVILLE, PA 17737.

UPI/TAX PARCEL NUMBER: 17-002-519.

ALL that certain piece, parcel and lot of land situate in the Second Ward of the Borough of Hughesville, County of Lycoming and State of Pennsylvania, bounded and described as follows:

ON the easterly side of South Second Street, bounded on the northeast by lot formerly of Charles F. Hill, and formerly of Benjamin F. Thomas and wife; On the southwest by lot formerly of Frank Feigles, deceased; having a frontage on Second Street of 68 feet, more or less, and extending the same width 176 feet to an alley in the rear.

UPI: 17-2-519.

Being the same property as transferred by deed dated 12/09/2011, recorded 12/15/2011, from David G. Myers, Executor of the Estate of A. lantha Myers, a/k/a Annie lantha Myers, a/k/a lantha Myers, deceased, to Leonard R. Filipkowski, recorded in book 7483, page 232.

Being further conveyed by deed dated 04/05/2019, recorded 05/03/2019, from Leonard R. Filipkowski, single, to Jan L. Hall, Jr., recorded in book 9185, page 2156.

Property: 189 South 2nd Street, Hughesville, PA 17737.

Parcel No: 17-002.0-0519.00-000.

NO. 22-00426

M&T BANK

vs.

JAMES E. HEVERLY

PROPERTY ADDRESS: 286 COTTAGE AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 43-010-507.

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 286 Cottage Avenue, Williamsport, PA 17701.

SOLD as the property of JAMES E. HEVERLY.

TAX PARCEL #43-010.0-0507.00-000.

ATTORNEY

KML LAW GROUP, P.C.

NO. 17-01509

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

vs.

SHAWN KILLIAN

PROPERTY ADDRESS: 1619 NICOLA CROSSWAY ROAD, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 26-3300032800000.

By virtue of Writ of Execution No. 17-01509.

U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For RCF 2 Acquisition Trust (Plaintiff) vs. Shawn Killian, (Defendant).

Property Address 1619 Nicola Crossway Road, Williamsport, PA 17701
Parcel I.D. No. 26-3300032800000-.

Improvements thereon consist of a residential dwelling.

Judgment Amount: \$148,925.26.

Attorney for Plaintiff

HLADIK, ONORATO & FEDERMAN, LLP

298 Wissahickon Avenue North
Wales, PA 19454

NO. 24-01171

WOODLANDS BANK

vs.

MARK T. J. MACKAY,

KARI M. MACKAY

PROPERTY ADDRESS: 1885 RAVINE ROAD, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 74-14-500.12.

ALL THAT CERTAIN piece, parcel and lot of land situate in the Fourteenth Ward of the City of Williamsport, Lycoming County and the Commonwealth of Pennsylvania, as shown on a plat of survey by Hilling Land Surveying, said plat dated February 2013, and being identified as Parcel No. 1 on a subdivision of lands for Victoria E. Stillman and Kim K. Andrews, said subdivision being recorded in Lycoming County Record Book 8008 Page 331 and Map Book 62 Page 230, as follows:

BEGINNING at a point on the southwest line of Ravine Road (50' wide), common to the lands now or formerly of the Wildwood Cemetery Company and at the northeast corner of the parcel of land herein described; thence Southerly along the southwest

line of Ravine Road along a curve to the left, said curve having a radius 520.98 feet with an arc length of 150.13 feet and a chord bearing of South 45 degrees 02 minutes 20 seconds East, a chord length of 149.81 feet to a found iron pin; thence along land now or formerly of Victoria E. Stillman and Kim Karl Andrews and identified as the residual tract on the above referenced subdivision, the following two (2) courses and distances: 1. South 31 degrees 43 minutes West, a distance of 128.03 feet a set No. 6 steel pin capped; 2. South 78 degrees 18 minutes 05 seconds West, a distance of 176.86 feet to a set No. 6 steel pin/capped; thence North 29 degrees 13 minutes 00 seconds West by the lands now or formerly of Anna R. Carey, a distance of 389.30 feet to a found steel pin; thence by lands now or formerly of Wildwood Cemetery Company the following two (2) courses and distances: 1. South 65 degrees 37 minutes 30 seconds East, a distance of 304.73 feet to a reset No. 6 steel pin/capped; 2 North 52 degrees 14 minutes 40 seconds East, a distance of 59.57 feet to the point of beginning (this course passes through a found steel pin 8.39 feet southwest of the point of beginning). Containing 1.52 Acres.

BEING the same premises granted and conveyed unto Kenny L. Woodling and Donna J. Woodling by Deed of Victoria E. Stillman and Kim Karl Andrews, her husband, dated June 10, 2013 and recorded August 6, 2013 in Lycoming County Record Book 8081, Page 285. Kenny L. Woodling died on October 20, 2017, thereby vesting his title in and to Donna J. Woodling, by right of survivorship.

SUBJECT to any restrictions, easement and/or adverbs that pertain to this property.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS TAX PARCEL NUMBER 74-14-500.12 IN THE OFFICE OF THE LYCOMING COUNTY TAX ASSESSOR.

RIEDERS, TRAVIS, DOHRMANN, MOWREY, HUMPHREY & WATERS
CLIFFORD A. RIEDERS, ESQUIRE
SEAN P. GINGERICH, ESQUIRE
161 W. Third Street
Williamsport, PA 17701

NO. 24-01194

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

vs.

TAMMY S. POTEMRA
PROPERTY ADDRESS: 717 SEVENTH AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 66-005-218.

ALL that certain piece, parcel and lot of land situate in the Sixth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, being known as Lot No. 1 on the Plan of Edkin Addition to the City of Williamsport, as set forth in the Lycoming County Deed Book 268, page 354 and Map Book 46, page 379-A, more particularly bounded and described as follows:

BEGINNING at a point on the western side of Seventh Avenue, said point being on hundred forty-five (145) feet south of the southwest corner of Seventh Avenue and Louisa Street; thence west one hundred (100) feet in the eastern line of a fifteen (15) foot public alley; thence south along the eastern line of said public alley forty (40) feet to a point being the northern line of an alley; thence east one hundred (100) feet to Seventh Avenue; thence north along the western side of Seventh Avenue forty (40) feet to the point and place of beginning.

BEING the same premises conveyed unto TAMMY S. POTEMRA, by Deed of DAVID P. JONES and TAMMY M. JONES, dated the 29th day of July, 2021 and intended to be recorded herewith.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel #66-

005-218, on the Maps in the Office of the Lycoming County Tax Assessor. RIEDERS, TRAVIS, DOHRMANN, MOWREY, HUMPHREY, AND WATERS
CLIFFORD A. RIEDERS, ESQUIRE
SEAN P. GINGERICH, ESQUIRE
161 W. Third Street
Williamsport, PA 17701

NO. 23-00571

PHH MORTGAGE CORPORATION

vs.

MATTHEW D. QUAY a/k/a
MATTHEW QUAY,
PATSY M. QUAY

PROPERTY ADDRESS: 2406 PROSPECT LANE, WILLIAMSPORT, PA 17701-4299.

UPI/TAX PARCEL NUMBER: 67-005-322.02.

By virtue of Writ of Execution No. CV23-00571.

PHH Mortgage Corporation v. Matthew D. Quay a/k/a Matthew Quay and Patsy M. Quay 2406 Prospect Lane, Williamsport, PA 17701-4299 Tax Parcel No. 67-005003220200. Improvements thereon consisting of a Residential Real Estate sold to satisfy judgment in the amount of \$94,370.10.

Attorneys for Plaintiff:

MATTHEW C. FALLINGS, ESQUIRE
STERN & EISENBERG, PC
1581 Main Street
Ste. 200
The Shops at Valley Square
Warrington, PA 18976
Phone: (215) 572-8111

NO. 24-00916

CITIZENS & NORTHERN BANK

vs.

ROAD KNIGHTS MOTORCYCLE CLUB, INC

PROPERTY ADDRESS: 361-365 HALEEKA ROAD, COGAN STATION, PA 17728.

UPI/TAX PARCEL NUMBER: 15-4-100/15-4-103.

361-365 Haleeka Road, Cogan Station

361 Haleeka Road, Cogan Station, PA

ALL that certain piece, parcel or lot of land situate in the Township of Hepburn, County of Lycoming and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

BEGINNING at an iron pin one hundred forty-five (145) feet east of Lycoming Creek on the eastern line of private road of former grantors; thence along said private road south forty-five (45) degrees west, four hundred (400) feet to an iron pin; thence by other land of folmer grantors, south sixty (60) degrees east, three hundred forty (340) feet to an iron pin; thence by other land of former grantors, north forty (40) degrees east, four hundred thirty (430) feet to an iron pin, corner of land now or formerly of the Elmira and Williamsport Railroad; thence along land now or formerly of said Railroad, north two (2) degrees east, ninety (90) feet to an iron pin; thence along road leading from Route 15 towards Lycoming Creek, north eighty-five (85) degrees west two hundred eighty-five (285) feet to an iron pin, the point of beginning. Containing two (2) acres and one hundred thirty-eight (138) perches, more or less.

BEING the same premises granted and conveyed unto Road Knights Motorcycle Club, Inc., a Pennsylvania non-profit corporation, by Deed of Susquehanna Bank PA, successor to Williamsport National Bank, dated and intended to be recorded herewith.

FOR IDENTIFICATION PURPOSES ONLY, being known as all of Tax Parcel No. 15-4-100 in the Office of the Lycoming County Tax Assessor.

365 Haleeka Road, Cogan Station, PA

ALL that certain piece, parcel and lot of land situate, lying and being in the Township of Hepburn, County of Lycoming and Commonwealth of Pennsylvania, bounded and described in accordance with a survey made by David F. Vassallo, Registered Surveyor, dated July 26, 1968, as follows, to-wit:

BEGINNING at an iron pin on the western line of a twenty (20) foot dirt road, said beginning point being south forty-five (45) degrees no (00) minutes west, one hundred fifty and no hundredths (150.00) feet from an old iron pipe at the southeastern corner of land now or formerly of Eugene Fuller; thence from the said place of beginning and continuing along the western line of said dirt road, south forty-five (45) degrees no (00) minutes west, one hundred and no hundredths (100.00) feet to an iron pin; thence along the northern line of land now or formerly of Mathias C. Bixler and Mary W. Bixler, north sixty-six (66) degrees no (00) minutes west, one hundred twenty-five and no hundredths (125.00) feet, more or less, to a point on the eastern bank of Lycoming Creek; thence along the eastern line of said Creek, north forty-five

(45) degrees no (00) minutes east, one hundred and no hundredths (100.00) feet to a point; thence along the southern line of land now or formerly of Donald L. and Joan L. Fischer and Herman W. and Marion Fischer, south sixty-six (66) degrees no (00) minutes east, one hundred twenty-five and no hundredths (125.00) feet, more or less, to the place of beginning.

UNDER AND SUBJECT to the restrictions and reservations contained in Deed of Edna A. Stopper, et vir., to Mary W. Bixler, said Deed dated June 1, 1954 and recorded in Lycoming County Deed Book 398, Page 269.

ALSO, ALL that certain piece, parcel or lot of land situate, lying and being in the Township of Hepburn, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin, twenty-five (25) feet south of an iron rail in the southern line of land now or formerly of George C. Balzer, et ux.; thence north eighty-five (85) degrees west over an iron pin one hundred twenty-five (125) feet, more or less, to Lycoming Creek; thence down Lycoming Creek on the eastern bank south forty-five (45) degrees west, one hundred (100) feet; thence south sixty-six (66) degrees east over an iron pin, one hundred twenty-five (125) feet, more or less, to an iron pin; thence north forty-five (45) degrees east, one hundred fifty (150) feet to a point of beginning. Containing fifty six and one-fourth ($56 \frac{1}{4}$) perches, more or less.

ALL UNDER AND SUBJECT to the conditions, covenants and restrictions as contained in prior Deeds and documents in the chain of title.

AND the above two (2) pieces, parcels and lots of land being more particularly described in accordance to a survey prepared by William C. Hilling, P.L.S., dated October 1, 2001, based on magnetic bearings, and recorded in Lycoming County Record Book 4048, Page 77, and Map Book 57, Page 564, bounded and described as follows.

NO. 24-00906

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION c/o
CARRINGTON MORTGAGE
SERVICES, LLC

vs.

HAZEL L. SCHAFFER
PROPERTY ADDRESS: 344 LOWER
BARBOURS ROAD, WILLIAMSPORT,
PA 17701.

UPI/TAX PARCEL NUMBER: 48-253.1-194.

ALL THAT CERTAIN message or tenement of land situate on the Southeast side of State Road No. 1005 (a/k/a Lower Barbours Road), in Plunketts Creek Township, Lycoming County, Pennsylvania, as shown on a survey plat prepared by William C. Hilling, PLS, made a part of this description, dated December 16, 2001, based on a magnetic bearing, bounded and described as follows;

BEGINNING at a found iron pipe, said pipe common to the lands now or formerly of John E. Blair and Carolyn B. Calkins, John F. McCarty and Donna M. McCarty and at the Southwest corner of the lot of land herein described; thence North $44^{\circ} 11'$ West generally along the lands now or formerly of John F. McCarty and Donna M. McCarty, crossing State Road No. 1005, a distance of 423 feet to the low water mark of the Loyalsock Creek, (this course passes through a set No. 6 iron pin and cap on the East right-of-way line of the state road); thence along the East side of Loyalsock Creek the following two (2) courses and distances: (1) North $30^{\circ} 15'$ East a distance of 104.81 feet; (2) North $28^{\circ} 7'$ East a distance of 10.70 feet; thence South $45^{\circ} 59'$ East crossing State Road No. 1005 and along the lands now or formerly of Connie L. Probst a distance of 180 feet to a found iron pin, (this course passes through a set No. 6 iron pin and cap 61.42 feet Southeast of the Northeast corner); thence along the lands now or formerly of Hazel L. Schaffer, the following two (2) courses and distances: (1) South $39^{\circ} 59'$ East a distance of 216.10 feet to a set No. 6 iron pin and cap; (2) South $44^{\circ} 11'$ East a distance of 63.81 feet to a White Pine Stump; thence South $48^{\circ} 34'$ West along the lands now or formerly of John E. Blair and Carolyn B. Calkins a

distance of 101.08 feet to the point of BEGINNING.

CONTAINING 1.11 acres.

BEING the same 1.02 acre parcel conveyed unto Clarence R. Schaffer, Jr. and Hazel L. Schaffer, his wife, by deed of Clarence R. Schaffer Jr., a/k/a Clarence Schaffer, Jr. and Hazel L. Schaffer, a/k/a Hazel L. Schaffer, husband and wife, dated August 31, 1995 and recorded to Lycoming County Record Book 2477 at Page 053, known as Tax parcel No. 48-253-194.

ALSO BEING a part of that premises conveyed unto Hazel L. Schaffer by deed of Pauline E. Lewis, dated June 7, 2001, as recorded to Lycoming County Recorded Book 3816, at Page 319 and formerly being known as Lycoming County Tax Parcel No. 48-253-164.

BEING THE SAME PREMISES which Hazel L. Schaffer, by Deed dated May 14, 2003 and recorded June 19, 2003 in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book Volume 4608, Page 23, granted and conveyed unto Clarence R. Schaffer, Jr. and Hazel L. Schaffer.

Clarence R. Schaffer, Jr. departed this life on April 4, 2016.

BEING KNOWN AS: 344 Lower Barbours Road, Williamsport, PA 17701
PARCEL #48-253.1-194

NO. 22-01080

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

vs.

BRIAN WALSH, INDIVIDUALLY
AND AS BELIEVED HEIR TO THE
ESTATE OF JUNE C. WALSH,
CATHY LYONS, AS BELIEVED HEIR
AND/OR ADMINISTRATOR TO
THE ESTATE OF JUNE C. WALSH,

KAREN KEPNER, AS BELIEVED HEIR
AND/OR ADMINISTRATOR TO
THE ESTATE OF JUNE C. WALSH,
UNKNOWN HEIRS AND/OR
ADMINISTRATOR TO THE ESTATE
OF JUNE C. WALSH

PROPERTY ADDRESS: 614 HIGH-
LAND LAKE ROAD, HUGHESVILLE,
PA 17737.

UPI/TAX PARCEL NUMBER: 54-
315-122.A.

By virtue of Writ of Execution No.
CV-2022-01080-CV.

US Bank Trust National Association,
Not In Its Individual Capacity But Solely
As Owner Trustee For VRMTG Asset
Trust v Brian Walsh, Individually and as
Believed Heir to the Estate of June C.
Walsh; Cathy Lyons, as Believed Heir
and/or Administrator to the Estate of
June C. Walsh; Karen Kepner as Be-
lieved Heir and/or Administrator to the
Estate of June C. Walsh; Unknown Heirs
and/or Administrators to the Estate of
June C. Walsh.

Docket Number: CV-2022-01080-
CV.

Property to be sold is situated in
the Township of Shrewsbury, County
of Lycoming and State of Pennsylvania.
Commonly known as: 614 Highland
Lake Road, Hughesville, PA 17737.

Parcel Number: 54-315-122.A.

Improvements thereon of the resi-
dential dwelling or lot (if applicable): Res-
idential Judgment Amount:\$54,092.83
Attorneys for the Plaintiff:

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

NO. 24-00541

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION

vs

JOHN D YOCUM, JR, THERESA
BENJAMIN-YOCUM

PROPERTY ADDRESS: 1162 CEM-
ETERY RD, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 13-
355-101.E

ALL that certain piece or parcel of
land, situate, lying and being in Franklin
Township, Lycoming County, Pennsyl-
vania, known as the subdivision of Paul
L. McClemons said subdivision having
been recorded in Lycoming County
map Book 42, page 351, bounded and
described as follows:

BEGINNING at an iron pin on the
eastern side of Township route 682,
1040 feet from the southeast corner
of lands now or formerly of Paul L.
McClemons; thence North 17 degrees
53 minutes West 200.60 feet; thence
North 72 degrees 07 minutes East
217.80 feet; thence South 15 degrees 09
minutes East 196.31 feet; thence South
70 degrees 52 minutes West 208.50
feet to the point and place of beginning.
Containing .9702 acres.

Under and subject to any and all
covenants, conditions, reservations,
restrictions, limitations, right-of-ways,
objections, easements, agreements, etc.,
as they appear of record.

With the appurtenances: TO HAVE
AND TO HOLD the same unto and
for the use of Grantees, their heirs and
assigns forever,

BEING KNOWN AS: 1162 CEM-
ETERY RD MUNCY, PA 17756 PROP-
ERTY ID: 13-355-101.E

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 May 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

Apr. 11, 18, 25



PERIODICAL PUBLICATION

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