

# LYCOMING REPORTER

Vol. 39

January 28, 2022

No. 4

## TABLE OF CONTENTS

BAR NEWS	LEGAL ADVERTISEMENTS
LLA Upcoming Events and Court Opinions..... 3	Estate & Trust Notices..... 6
Notice to Profession..... 4	Confirmation of Account..... 10
	Service by Publication ..... 10
	Sheriff's Sales ..... 12

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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, PA 17701

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Website: [www.lycolaw.org](http://www.lycolaw.org)

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Williamsport, Pennsylvania

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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

# LYCOMING LAW ASSOCIATION

Penn Tower, 25 West Third Street, Suite 803

Williamsport, PA 17701

[www.lycolaw.org](http://www.lycolaw.org)

## LYCOMING LAW ASSOCIATION

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## SCHEDULED EVENTS

Additional information about any of these events is available on the Lycoming Law Association website at [www.lycolaw.org](http://www.lycolaw.org).

- 2/7/2022 – Bench/Bar Meeting.** *Quarterly meeting of Bench/Bar Committee.* **Time:** 12:00 PM to 1:00 PM.
- 2/9/2022 – Civil Brown Bag Meeting.** *Regular meeting of the Civil Bar.* **Time:** 12:00 PM to 1:00 PM.
- 2/22/2022 – Criminal Law Committee Meeting.** *Regularly scheduled Criminal Law Committee “brown bag lunch” meeting.* **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](http://www.lycolaw.org/cases/search.asp)

- ▶ **Commonwealth vs. Prieto** (01/19/2022) Judge Ryan M. Tira  
Criminal: Habeas corpus petition; prima facie case of possessing a concealed, unlicensed weapon where officer observed weapon being tossed into bushes; constructive possession of weapon; sufficiency of evidence of tampering with evidence where defendant conceals weapon in bushes. (Prieto011922t) (Posted: January 22, 2022)
- ▶ **Bank of America, N.A. vs. Ramos** (01/18/2022) Judge Ryan M. Tira  
Civil: Preliminary objections; sufficiency of pleading in credit card case; failure to attach credit card statements showing how claimed amount came to be due including alleged charges and payments. (Ramos011822t) (Posted: January 20, 2022)
- ▶ **Scipp vs. Susquehanna Health Bone & Joint Institute, DiSimone and Galin** (01/18/2022) Judge Ryan M. Tira  
Civil: Preliminary objections; striking general, vague, and boilerplate allegations of negligence; failure to allege any improper conduct or describe specific care that should have been provided but was not. (Scipp011822t) (Posted: January 20, 2022)
- ▶ **Portfolio Recovery Associates, LLC vs. Funk** (01/18/2022) Judge Ryan M. Tira  
Civil: Preliminary objections; verification by attorney; explicit statement that complaint is for breach of contract; objections resolved by representations at argument. (Funk011822t) (Posted: January 20, 2022)
- ▶ **Commonwealth vs. Treese** (01/18/2022) Judge Ryan M. Tira  
Criminal: Post-sentence motion for reconsideration of sentence; coordinate jurisdiction rule; all arguments previously considered by sentencing judge. (Treese011822t) (Posted: January 20, 2022)

Associate Attorney position available. Primarily civil defense litigation work. Two years' litigation or judicial clerkship experience preferred. Salary depending on experience. Health insurance, 401(k)/profit sharing, vacation benefits. Position open immediately. Contact Tammy Baier at: [thb@mitchellgallagher.com](mailto:thb@mitchellgallagher.com).

J-14, 21, 28

## LOOKING FOR ESTATE NOTICES

OR OTHER LEGAL NOTICES  
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IN A PA LEGAL JOURNAL?

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- Judge Lovecchio received the 2020-21 Crowbar Award presented by the Pennsylvania Conference of State Trial Judges.
- Judge Lovecchio was appointed by the Supreme Court to the Pennsylvania Criminal Rules Committee, the ad hoc Pennsylvania Pandemic Trial Court Management Committee, the IFP Committee, and the Pennsylvania representative judge to the National Opioid Task force training.

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**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****Dailey, Dennis A., Sr.,** dec'd.

Late of Cogan Station.

Administrator: Dennis A. Dailey, Jr., 100 Motter Lane, New Berlin, PA 17855.

Administratrix: Dawn Card, 190 Pitch Kettle Court, Magnolia, DE 19962-1593.

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

**Jackson, Dennis L.,** dec'd.

Late of Jersey Shore.

Administratrix: Wanda Buck 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.

**Lusk, Harold A.,** dec'd.

Late of Linden.

Administratrix: Cathy Lusk, 113 W. Campbell Lane, Linden, PA 17744.

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

**Peters, Karl L. a/k/a Karl Leroy Peters,** dec'd.

Late of Unityville.

Executrix: Kimberle L. Davis, 6926 Pine Run Road, Jersey Shore, PA 17740.

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

**Stabley, Jay P. a/k/a Jay Palmer Stabley,** dec'd.

Late of Allenwood.

Executors: Nickolas A. Stabley and Samuel I. Stabley, 1762 Petersburg Road, Allenwood, PA 17810.

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

**Stitzer, Mary Ann,** dec'd.

Late of Montoursville.

Executor: Scott A. Stitzer 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.

**Zebley, Earl T.,** dec'd.

Late of Williamsport.

Executrix: Kim M. Zebley 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.

**SECOND PUBLICATION****Beck, Robert L.,** dec'd.

Late of Muncy Creek Township.

Administrator: Christine A. Fladd.  
Attorneys: Brittany O. Smith, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

**Bennett, Marian D.,** dec'd.

Late of Williamsport.  
Administrator: Woodlands Bank, 2450 East Third Street, Williamsport, PA 17701.  
Attorneys: Mc Nerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17701.

**Buck, Robert E.,** dec'd.

Late of Montgomery.  
Co-Executrices: Ruth L. Buck, 1969 Pinchtown Rd., Montgomery, PA 17752 and Nancy L. Hill, 97 Hills Lane, Montgomery, PA 17752.  
Attorneys: John A. Smay, Esquire, Williams and Smay, 39 S. Main St., P.O. Box 35, Muncy, PA 17756.

**Bussler, Christy L.,** dec'd.

Late of the Township of Fairfield.  
Administratrix: Jessica A. Peck, 1058 Woodley Hollow Road, Muncy, PA 17756.  
Attorney: Andrea B. Bower, Esquire, 426 Broad Street, Montoursville, PA 17754.

**Heitzenrater, Margaret K.,** dec'd.

Late of the Township of Loyalsock.  
Executrix: Lena M. Bahner, 2140 Hollow Road, Winfield, PA 17889.  
Attorney: Paul A. Roman, Esquire, 1700 Four Mile Drive, Williamsport, PA 17701.

**Olson, William A.,** dec'd.

Late of Williamsport.  
Executrix: Deana Karschner c/o G. Scott Gardner, Esquire, 1000 Commerce Park Drive, Suite 310-B, Williamsport, PA 17701.

Attorney: G. Scott Gardner, Esquire, Attorney at Law, 1000 Commerce Park Drive, Suite 310-B, Williamsport, PA 17701, (570) 971-0090.

**Paulhamus, Mary Ann,** dec'd.

Late of Williamsport.  
Administratrix: Jennifer M. Kuntz, 1047 Dewey Avenue, Williamsport, PA 17701.  
Attorneys: Joseph F. Orso, III, Esquire, Rudinski, Orso & Associates, P.C., 339 Market Street, Williamsport, PA 17701, (570) 321-8090.

**Poust, Grover E.,** dec'd.

Late of Hughesville.  
Executor: Harold E. Poust, 426 Penn Dr., Hughesville, PA 17737.  
Attorneys: John A. Smay, Esquire, Williams and Smay, 39 S. Main St., P.O. Box 35, Muncy, PA 17756.

**Sick, David Leigh,** dec'd.

Late of Linden.  
Executrix: Charisse Renee Sick, 181 Huffman Road, Linden, PA 17744.  
Attorney: Leroy H. Keiler, III, Esquire, 110 Oliver Street, Ste. 2, P.O. Box 263, Jersey Shore, PA 17740, (570) 398-2750.

**Wrench, Mary Ann a/k/a Mary A. Wrench,** dec'd.

Late of Limestone Township.  
Co-Executors: Michael T. Wrench, 65 Hinkal Lane, Williamsport, PA 17702 and Bernard J. Wrench, 7260 St. Rte. 654 Hwy., Williamsport, PA 17702.  
Attorneys: Dale A. Tice, Esquire, Carpenter, Harris & Flayhart, 128 S. Main St., P.O. Box 505, Jersey Shore, PA 17740.

**THIRD PUBLICATION**

**Asiello, Albert J., Sr. a/k/a Albert J. Asiello a/k/a Albert John Asiello,** dec'd.

Late of Loyalsock Township.

Executor: Daniel P. Asiello c/o Mongiovi Law, LLC, 235 North Line Street, Lancaster, PA 17602.  
Attorney: Michael J. Mongiovi, Esquire.

**Aunkst, Ethel L.,** dec'd.

Late of Jersey Shore.  
Administrator: Christopher Aunkst 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.

**Bower, John H.,** dec'd.

Late of Williamsport.  
Executor: J. David Bower 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.

**Carson, George James,** dec'd.

Late of Williamsport.  
Executrix: Cora E. McClarin c/o Dance F. Drier, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740.  
Attorney: Dance F. Drier, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740.

**Cohick, Lester F.,** dec'd.

Late of Trout Run.  
Administratrix: Lynda Pierce c/o Dance F. Drier, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740.  
Attorney: Dance F. Drier, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740.

**Hayes, Gail A. a/k/a Gail Ann Hayes,** 41-21-0780, dec'd.  
Late of the Borough of Muncy.

Administratrix: Gretchen Hayes 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.

**Hayes, Gail A.,** dec'd.

Late of the Borough of Muncy.  
The Gail A. Hayes Irrevocable Trust, Dated January 23, 2015.  
Settlor: Gail A. Hayes.  
Trustee: Gretchen Hayes, 609 Shuttle Hill Road, Muncy, PA 17756.  
Attorneys: James G. Malee, Esquire, Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701, (570) 321-6112.

**Kilgus, Chris,** dec'd.

Late of Lycoming County.  
Executors: Jeffery Kilgus and Greg Kilgus 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.

**Konkle, Donald E., Sr.,** dec'd.

Late of the Borough of Montoursville.  
Executor: Donald E. Konkle, Jr., 503 Loyalsock Avenue, Montoursville, PA 17754.  
Attorney: Andrea B. Bower, Esquire, 426 Broad Street, Montoursville, PA 17754.

**Laird, Russell J.,** dec'd.

Late of Williamsport.  
Administratrix: Jane J. Cotner, 529 Heidi Grey Road, Pennsdale, PA 17756.  
Attorneys: Scott A. Williams, Esquire, 57 East Fourth Street, Williamsport, PA 17701.



**McCombs, Esther I. a/k/a Esther Irene McCombs**, dec'd.

Late of Lycoming County.  
Executrix: Martha I. Larson 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.

**Mitstifer, Joyce C.**, dec'd.

Late of Linden.  
Executor: Michael Mitstifer, II, 4665 North Route 220 Highway, Linden, PA 17744.

Attorneys: Joseph F. Orso, III, Esquire, Rudinski, Orso & Lynch, P.C., 339 Market Street, Williamsport, PA 17701, (570) 321-8090.

**Molyneux, Alda J.**, dec'd.

Late of 237 May Drive, Hughesville, Wolf Township.

Executor: Jeffrey Randall, 223 Court Street, Box 88, Laporte, PA 18626.  
Attorney: Kenneth R. Levitzky, Esquire, 125 Churchill Street, P.O. Box 489, Dushore, PA 18614.

**Paulhamus, Sandra L.**, 41-22-0002, dec'd.

Late of Lycoming Township.  
Executor: Jason L. Paulhamus 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.

**Paulhamus, Sandra L.**, dec'd.

Late of the Township of Lycoming.  
The Sandra L. Paulhamus Irrevocable Trust Agreement Dated October 13, 2011.

Settlor: Sandra L. Paulhamus.  
Trustee: Jason L. Paulhamus, 3325 West Route 973 Hwy., Cogan Station, PA 17728.

Attorneys: James G. Malee, Esquire, Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701, (570) 321-6112.

**Swisher, Imogene M.**, dec'd.

Late of Jordan Township.  
Executor: The Muncy Bank and Trust Company, 2 North Main Street, Muncy, PA 17756.

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

**Ukleya, John F.**, dec'd.

Late of Montoursville.  
Executor: Ronald Ukleya, 18 Brown Trail, Hopatcong, NJ 07843.

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

**Weaver, Julia A.**, dec'd.

Late of South Williamsport.  
Administrator: Steven D. Weaver, 319 Valley Street, South Williamsport, PA 17702.

Attorneys: Bret J. Southard, Esquire, Casale & Bonner, P.C., 331 Elmira Street, Williamsport, PA 17701, (570) 326-7044.

**Wertman, Lawrence G. a/k/a Lawrence Gene Wertman**, dec'd.

Late of Muncy.  
Executors: Julie Foresman, 750 Susquehanna Trail Road, Muncy, PA 17756 and Franklin J. Pidcoe, 1935 State Route 405, Muncy, PA 17756.  
Attorneys: Layne R. Oden, Esquire, Layne R. Oden, Attorney and Counselor at Law, P.C., Nine South Main Street, Muncy, PA 17756.

**Yagel, Ross D.**, dec'd.

Late of Muncy Creek Township.  
Executrix: Rene M. Empie, 491 East Lime Bluff Road, Muncy, PA 17756.  
Attorneys: Thomas D. Hess, Esquire, Hess and Hess, P.C., 30 South Main Street, Hughesville, PA 17737.

**REGISTER OF WILLS  
CONFIRMATION OF  
ACCOUNT**

NOTICE IS HEREBY GIVEN to all parties interested that the following Account together with all Statement 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 February 1, 2022 unless exceptions are filed before 5:00 P.M. on that date.

Yartz, Frank C., Estate—Robert Bartoletti, Executor.  
David A. Huffman  
Register of Wills

J-7, 14, 21, 28

**SERVICE BY PUBLICATION**

In the Court of Common Pleas of  
Clearfield County, Pennsylvania  
Civil Division

NO.: 2022-0019 -CD

RONALD B. STRATTAN, JR. and  
CHRISTINE M. STRATTAN  
Plaintiffs

vs.

MARTHA E. HUGHES and  
WILLIAM B. HUGHES, Their heirs,  
successors and assigns  
Defendants

**NOTICE**

TO: MARTHA E. HUGHES and WILLIAM B. HUGHES, Their heirs, successors and assigns

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must

take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any money claim or relief requested by the Plaintiffs. You may lose money or other rights important to you.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE OR CANNOT AFFORD A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND HELP.**

Clearfield County  
Court Administrator  
Clearfield County Courthouse  
230 East Market Street  
Clearfield, PA 16830  
(814) 765-2641, Ext. 5982

An Action to Quiet Title to premises situate in the First Ward of Clearfield Borough, Clearfield County, Pennsylvania, has been filed against you. Said lands are bounded and described as follows:

**BEGINNING** at a mag nail marking the Southeastern corner of the subject real estate, thence South 89° 40' 42" West 30 feet to a mag nail, thence North 0° 10' 33" East 4 feet to a point; thence North 89° 40' 33" East 30 feet to a point on the Western edge of North Healy Avenue; thence along the Northern edge of North Healy Avenue South 0° 10' 33" West 4 feet to a mag nail and **PLACE OF BEGINNING**.

**BEING** a portion of the same premises conveyed to the Plaintiffs by deed in Clearfield County Record Volume 940, page 478.

You are notified further to appear and answer the Complaint in said Action within thirty (30) days of this Notice, otherwise judgment will be entered against you, barring you from all claims, rights, and interests inconsistent with the Plaintiffs' claim of title, as set forth in the Complaint.

PETER F. SMITH, ESQUIRE  
Attorney for Plaintiffs  
30 South Second Street  
P.O. Box 130  
Clearfield, PA 16830

J-28

**SHERIFF'S SALE**

By virtue of Writs of Execution issued out of the Court of Common Pleas of Lycoming County, and directed to me, there will be a public sale at 330 Pine Street, Williamsport, PA 17701, on on **Friday, February 4, 2022, at 10:30 A.M.**, for the following described real estate to wit:

**NO. 18-0392**

THE BANK OF NEW YORK  
MELLON TRUST COMPANY  
NA NOT IN ITS INDIVIDUAL  
CAPACITY BUT SOLELY AS  
TRUSTEE ON BEHALF OF THE  
FDIC 2013-R2 ASSET TRUST c/o  
NATIONSTAR MORTGAGE LLC

vs.

JOHAN F. BASTIAANS,  
CHARLENE A. BASTIAANS  
PROPERTY ADDRESS: 470 RIDGE  
ROAD, MONTGOMERY, PA 17752.  
UPI/TAX PARCEL NUMBER: 04-  
410-104.11.

Docket #: 18-0392.

ALL that certain piece, parcel or lot of land situate in the Township of Brady, County of Lycoming and Commonwealth of Pennsylvania, being Lot No. 11 on the Plan of White Deer Meadows, said Plan being recorded in Lycoming County Deed Book 698, page 234, and Lycoming County Map Book 35, page 264, and being more particularly bounded and described in accordance with a survey of Robert W. Ferrell, Jr., P.E., dated July 1, 1974 as follows, to-wit:

BEGINNING at an iron pin in the northern right of way line [twenty-five (25) feet from center line] of Township Route No. 413 said iron pin marking the southeast corner of Lot No. 10 on the Plan of White Deer Meadows and being two thousand two hundred fifty-nine and ninety-three hundredths (2259.93) feet east of an iron pin, the eastern line of land now or formerly of Lester Lukenbill, as measured along said northern right of way line; thence

along the eastern line of Lot No. 10 north twenty-two (22) degrees sixteen (16) minutes west two hundred twenty (220) feet; thence along the southern line of Lot No. 27 North sixty-seven (67) degrees forty-four (44) minutes east two hundred twenty (220) feet; thence along the western line of Lot No. 12 south twenty-two (22) degrees sixteen (16) minutes east two hundred twenty (220) feet to an iron pin in the northern right of way line of Township Route No. 413; thence along the northern right of way line of Township Route No. 413 south sixty-seven (67) degrees forty-four (44) minutes west two hundred twenty (220) feet to the place of beginning. Containing 48,400 square feet or 1.111 acres.

EXCEPTING AND RESERVING therefrom a right of way fifteen (15) in width, lying along the western line of said lot, said right of way being the eastern half of a right of way thirty (30) feet in width, to be used for access to Lots. No. 10, 27 and 28 as well as the within lot. The full thirty (30) feet width of said road to be for the benefit of the Grantors, the Grantees, their heirs, successors and assigns.

The premises are conveyed under and subject to those certain covenants and restrictions, Set forth in Lycoming County Deed Book 1082, page 290, the observance of which shall Form a part of the consideration and run with the title to the land.

FOR IDENTIFICATION PURPOSES ONLY, being known as 470 Ridge Road, Montgomery, Pennsylvania, 17752.

Tax Parcel #4-410-104.11.

BEING the same premises conveyed unto JOHAN F. BASTIAANS and CHARLENE BASTIAANS, Husband and Wife, by Deed of CONSTANCE P. HAGAN, Widow, dated the 26th day of August, 2005, and intended to be recorded herewith.

**NO. 19-2051**

SANTANDER BANK, N.A.

vs.

SANDRA P. CAPWELL

PROPERTY ADDRESS: 2701 WEST  
FOURTH ST., WILLIAMSPORT, PA  
17701.UPI/TAX PARCEL NUMBER: 67-  
014-400.By Virtue of a Writ of Execution  
No. 19-2051 Santander Bank, N.A. vs.  
Sandra P. Capwell.Being 2701 West Fourth Street,  
Williamsport, PA 17701, Tax Parcel ID  
# 67+,014.0-0400.00-000+.Improvements thereon: Residential  
Dwelling.

Judgment Amount: \$40,411.76.

Attorney for Plaintiff: PRESSMAN &  
DOYLE, LLC, by Michael S. Bloom,  
Esquire, 712 W. MacDade Boulevard,  
Milmont Park, PA 19033, (610) 532-  
4222, mbloom@pressmandoyle.com.**NO. 19-0526**PRIMELENDING, A  
PLAINSCAPITAL COMPANY

vs.

JANELLE K. DIPARLO

PROPERTY ADDRESS: 345 FISHER  
STREET, SOUTH WILLIAMSPORT,  
PA 17702.UPI/TAX PARCEL NUMBER: 53-  
001-166.ALL that certain piece, parcel or lot  
of land situate in the Third Ward of the  
Borough of South Williamsport, County  
of Lycoming and Commonwealth of  
Pennsylvania, bounded and described  
as follows:BEGINNING at a point on the  
eastern side of Fisher Street, said point  
being sixty-five (65) feet south of the  
southeast corner of said Fisher Street  
and the first alley south of Southern  
Avenue; thence along the eastern line  
of said Fisher Street in a southerly  
direction sixty-five (65) feet to lands  
now or formerly of J. W. Talley et ux;  
thence in an easterly direction along thenorthern line of said land one hundred  
twenty-five (125) feet, more or less, to  
the western side of another alley run-  
ning north and south and parallel with  
Fisher Street; thence along the western  
side of said last mentioned alley in a  
northerly direction sixty-five (65) feet  
to a point, said point.BEGINNING at a point on the  
eastern side of Fisher Street, said point  
being sixty-five (65) feet south of the  
southeast corner of said Fisher Street  
and the first alley south of Southern  
Avenue; thence along the eastern line  
of said Fisher Street in a southerly  
direction sixty-five (65) feet to lands  
now or formerly of J. W. Talley et ux;  
thence in an easterly direction along the  
northern line of said land one hundred  
twenty-five (125) feet, more or less, to  
the western side of another alley run-  
ning north and south and parallel with  
Fisher Street; thence along the western  
side of said last mentioned alley in a  
northerly direction sixty-five (65) feet  
to a point, said point being the southeast  
corner of land now or formerly owned  
by Max Thomas et ux; thence along the  
southern side of said Thomas' land one  
hundred twenty-five (125) feet, more or  
less, to the eastern side of Fisher Street,  
the point and place of beginning.UNDER AND SUBJECT to any and  
all conditions, restrictions, covenants,  
rights of way, easements, etc., as hereto-  
fore contained in the prior chain of title.BEING the same premises granted  
and conveyed unto Janelle K. Diparlo,  
single, by Robert J. Haefner, Jr., Execu-  
tor for the Estate of Carmen L. Haef-  
ner a/k/a Carmen Haefner, deceased,  
by Deed intended to be herewith  
recorded.FOR identification purposed only,  
being known as all of Tax Parcel No.  
53-001-166 in the Office of the Ly-  
coming County Tax Assessor. This  
is intended to be a first lien purchase  
money mortgage on the herein above  
described premises.

BEING KNOWN AS 345 Fisher Street, South Williamsport, PA 17702. PARCEL ID: 53-0010-0166-00000.

Fee Simple Title Vested in JANELLE K. DIPARLO, by deed from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PRIMELENDING, A PLAINCAPITAL COMPANY, dated 2/17/1999, recorded 3/1/1999, in the Lycoming County Clerk's Office in Deed Book 3238, Page 176.

**NO. 15-2744**

WF MASTER REO, LLC

vs.

ERIC V. FRENCH,  
STACEY L. FRENCH

PROPERTY ADDRESS: 1533 HIDDEN VALLEY DRIVE, MONTOURS-VILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 26-330-126.60.

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Loyalsock, County of Lycoming, Commonwealth of Pennsylvania, being Tax Parcel Number 26-330-126.60, title to said premises is vested in Eric V. French and Stacey L. French, by deed from Alcat-Brown, Inc. by William C. Brown, President, and by Allen E. Ertel, Trustee for Allen E. Ertel, Inc., Pension Plan Trustee for Reg Scan Rollover Account No. 1 and Banca, by Allen E. Ertel, General Partner, dated July 15, 2002, and recorded July 19, 2002, in Deed Book 4240, at Page 68.

**NO. 19-0293**

WELLS FARGO USA  
HOLDINGS, INC.

vs.

ANONA J. FREY, HOLLEY J. MOYER,  
ANONA J. FREY (DECEASED);  
HOLLEY J. MOYER

PROPERTY ADDRESS: 1464 WEST FOURTH STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 70-011-113.

All that certain message, tenement and lot of land situate in the Tenth Ward of the City of Williamsport, County of Lycoming and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the Northern side of West Fourth Street, fifty (50) feet Westerly from the Southwestern corner of lot of land now or formerly of Sarah Baiellett; thence North sixteen and one-fourth (16 1/4) degrees East two hundred thirty-nine (239) feet, more or less, to a point in the line of land now or formerly of John Burger; thence by land now or formerly of John Burger, North seventy-four (74) degrees West sixty (60) feet to a point; thence by land now or formerly of H. B. Andrus South sixteen and one-fourth (16 1/4) degrees West two hundred forty (240) feet to West Fourth Street; thence Easterly along West Fourth Street sixty (60) feet to the place of beginning.

Tax Parcel Number: 70+,011.0-0113.00-000+.

Docket No. 19-0293.

Being the same property conveyed to Anona J. Frey and Holley J. Moyer who acquired title, with rights of survivorship, by virtue of a deed from Mary E. Durkee, single, dated July 23, 1999, recorded July 23, 1999, at Instrument Number 14689, and recorded in Book 3353, Page 28, Office of the Recorder of Deeds, Lycoming County, Pennsylvania.

**NO. 21-00775**

WOODLANDS BANK

vs.

KEVIN T. GLENN

PROPERTY ADDRESS: 676 SIXTH AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 66-003-205.

ALL that tract or parcel of land, situate in the Sixth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BOUNDED on the North by an alley; on the West by Sixth Avenue; on the South by lands now or formerly of S.C. and C.A. Thomas; and on the East by an Alley. Being lot Number 48 on the Map of the Addition of McCormick and others to the City of Williamsport, which said Map or Plot has been duly recorded in the proper office of the recording of the same in and for the County of Lycoming at Williamsport, PA in the Office of the Recorder of Deeds in Deed Book Volume 102, page 318, as upon reference thereunto being had will more fully and at large appear.

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

BEING the same premises granted and conveyed unto Kevin T. Glenn, single and Monique M. Keiser, single, by deed of Gerald L. Way and Jan M. Way, husband and wife, dated October 30, 1998 and recorded in Lycoming County Record Book 3143 at Page 184.

TOGETHER with improvements thereon, which include but may not be limited to a 2 1/2 story dwelling and detached garage.

Tax Parcel No. 66-003-205.

Docket No. CV-21-00775.

**NO. CV21-00610**

THE MUNCY BANK  
AND TRUST COMPANY

vs.

IN RE ESTATE OF  
BEVERLY A. McNETT

PROPERTY ADDRESS: 349 WIL-  
LOW BROOK ROAD, WILLIAMS-  
PORT, PA 17701.

UPI/TAX PARCEL NUMBER: 26-019-106.

THE MUNCY BANK AND TRUST CO. vs. IN RE ESTATE OF BEVERLY A. McNETT.

PROPERTY ADDRESSES: 349 Wil-  
low Brook Road, Williamsport, PA  
17701.

UPI/TAX PARCEL NUMBER(S):  
26-019-106.

DOCKET NUMBER: 21-00610.

ALL that certain piece, parcel and lot of land situate in Loyalsock Township, Lycoming County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the northerly line of Willow Brook Road, which point in on the northerly line of Willow Brook Road 38.5 feet westerly from the corner of lot of land of Alma O. Hart, thence south 60 degrees 32 minutes west along said northerly line of Willow Brook Road a distance of 103 feet to a point; thence north 38 degrees ten minutes west along line of lot #70 a distance of 480 feet to land of said Cloyd Doebler a distance of 109.5 feet; thence south 38 degrees ten minutes east 456 feet to the place of beginning. Being lots No. 69 and 68 and a parallel strip of lot No. 67 with a frontage of ten feet on Willow Brook Road, of plot known as Willow Brook Acres.

SUBJECT to any covenants, conditions, restrictions and reservations which may be contained in prior deeds in the chain of title.

FOR IDENTIFICATION PURPOSES ONLY, being known as Parcel Number 26-019-106 in the Office of the Lycoming County Assessor.

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

**NO. 18-0483**

US BANK NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
THE PENNSYLVANIA HOUSING  
FINANCE AGENCY

vs.

CYRUS JACKSON

PROPERTY ADDRESS: 423 STE-  
VENS STREET, WILLIAMSPORT, PA  
17701.

UPI/TAX PARCEL NUMBER: 70-  
012-202.

ALL THAT CERTAIN lot situate in  
the Tenth Ward of the City of Williams-  
port, County of Lycoming, Pennsylvania,  
being approximately 40'6" x 115', and  
HAVING THEREON ERECTED a frame  
dwelling known and numbered as: 423  
STEVENS STREET, WILLIAMSPORT,  
PENNSYLVANIA 17701.

TAX PARCEL: TP-70-12-202.

Reference Lycoming County Deed  
Book 2651, Page 26.

TO BE SOLD AS THE PROPERTY  
OF CYRUS JACKSON ON JUDG-  
MENT NO. 2018-0483.

**NO. 20-0467**

PNC BANK, NATIONAL  
ASSOCIATION

vs.

JUDY M. HAFER a/k/a JUDY M.  
BAKER a/k/a JUDY WESTBROOK,  
SARATOGA PARTNERS, LP,  
ROBERT BAKER AS KNOWN  
HEIR OF WILLIAM D. BAKER a/k/a  
WILLIAM D. BAKER, SR., CRYSTAL  
M. GOTTSCHALL AS KNOWN  
HEIR OF WILLIAM D. BAKER a/k/a  
WILLIAM D. BAKER, SR., JUDY M.  
HAFER a/k/a JUDY M. BAKER a/k/a  
JUDY M. WESTBROOK AS KNOWN  
HEIR OF WILLIAM D. BAKER  
a/k/a WILLIAM D. BAKER, SR.,  
RODNEY A. BAKER AS KNOWN  
HEIR OF WILLIAM D. BAKER a/k/a  
WILLIAM D. BAKER, SR., RICHARD  
W. BAKER AS KNOWN HEIR OF  
WILLIAM D. BAKER a/k/a WILLIAM

D. BAKER, SR., MARILYN SUMMERS  
AS KNOWN HEIR OF WILLIAM D.  
BAKER a/k/a WILLIAM D. BAKER,  
SR., PAUL SUMMERS AS KNOWN  
HEIR OF WILLIAM D. BAKER a/k/a  
WILLIAM D. BAKER, SR., SUSAN  
FURMAN AS KNOWN HEIR OF  
WILLIAM D. BAKER a/k/a WILLIAM  
D. BAKER, SR., BONNIE BUNCE AS  
KNOWN HEIRS OF WILLIAM D.  
BAKER a/k/a WILLIAM D. BAKER,  
SR., KATHY FURMAN AS KNOWN  
HEIR OF WILLIAM D. BAKER  
a/k/a WILLIAM D. BAKER, SR., ALL  
UNKNOWN HEIRS OF  
WILLIAM D. BAKER a/k/a  
WILLIAM D. BAKER, SR.

PROPERTY ADDRESS: 3535 OBER-  
LIN AVENUE, COGAN STATION,  
PA 17728.

UPI/TAX PARCEL NUMBER: 27-  
001-202.

ALL THE RIGHT, TITLE, INTEREST  
AND CLAIM OF ALL KNOWN AND  
UNKNOWN HEIRS OF WILLIAM D.  
BAKER a/k/a WILLIAM D. BAKER, SR.  
AND SARATOGA PARTNERS, LP, IN  
AND TO:

ALL THE FOLLOWING DE-  
SCRIBED REAL ESTATE SITUATED  
IN THE TOWNSHIP OF LYCOMING,  
COUNTY OF LYCOMING, COM-  
MONWEALTH OF PENNSYLVANIA.  
HAVING ERECTED THEREON A  
DWELLING KNOWN AND NUM-  
BERED AS 3535 OBERLIN AVENUE,  
COGAN STATION, PA 17728. TAX  
ID # 27-1-202.

BEING THE SAME PROPERTY  
AS CONVEYED FROM TAX CLAIM  
BUREAU OF THE COUNTY OF  
LYCOMING PENNSYLVANIA AS  
TRUSTEE TO SARATOGA PARTNERS  
LP, AS DESCRIBED IN DEED BOOK  
9203, PAGE 2068, DATED 12/2/2019,  
RECORDED 12/12/2019.

Property Address: 3535 Oberlin  
Avenue, Cogan Station, PA 17728.

Assessment Number: 27-1-202.

Judgment Amount: \$47,397.96.



**NO. 19-1459**

PENNSYLVANIA HOUSING  
FINANCE AGENCY

vs.

COURTNEY

MONTGOMERY-ZURINSKY

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

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

By virtue of a Writ of Execution No.  
CV-2019-0001459-CV.

Plaintiff: Pennsylvania Housing Fi-  
nance Agency vs. Defendant: Courtney  
Montgomery-Zurinsky.

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

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

Dimensions: 45 x 80.

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

UPI No. 53-003-217.

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

Improvement thereon: a residential  
dwelling house as identified above.

LEON P. HALLER, ESQUIRE  
PURCELL KRUG & HALLER

1719 N. Front Street  
Harrisburg, PA 17102  
(717) 234-4178

**NO. 20-0093**

NEWREZ LLC d/b/a SHELLPOINT  
MORTGAGE SERVICING

vs.

PETER J. RIDER

PROPERTY ADDRESS: 1210 CHER-  
RY STREET, WILLIAMSPORT, PA  
17701.

UPI/TAX PARCEL NUMBER: 74-  
005-214.

By virtue of Writ of Execution No.  
CV-2020-0000093-MF.

Newrez LLC d/b/a Shellpoint Mort-  
gage Servicing (Plaintiff) vs. Peter J.  
Rider, (Defendant).

Property Address 1210 Cherry  
Street, Williamsport, PA 17701.

Parcel I.D. No. 74-0050021400000.

Improvements thereon consist of a  
residential dwelling.

Judgment Amount: \$83,791.66.

HLADIK, ONORATO &  
FEDERMAN, LLP

Attorneys for Plaintiff  
298 Wissahickon Avenue  
North Wales, PA 19454

**NO. 18-1851**

WOODLANDS BANK

vs.

ROBERT S. SCHNARS,  
LEEANN M. SICKELS

PROPERTY ADDRESS: 1345  
TALLMAN HOLLOW ROAD, MON-  
TOURSVILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 56-  
311-103.B.

**EXHIBIT A**

ALL THAT CERTAIN piece, parcel  
and lot of land situate in the Township  
of Upper Fairfield, County of Lycoming  
and Commonwealth of Pennsylvania,  
bounded and described according to a  
survey made by Leigh H. Herman, R.E.,  
dated April 21, 1981, as follows:

BEGINNING at a point in the center  
of Township Route T-623 opposite an  
iron pin, said point being approximately  
one and eighteen hundredths (1.18) mile  
easterly from State Highway Route 87  
as measured along Route T-623, and being  
the northwest corner property now  
or formerly of Joseph Keppick; thence  
north six (06) degrees fifty (50) minutes  
east through said iron pin and along  
property now or formerly of John J. Bel-  
zer, a distance of one hundred thirty-six  
and eighty-three hundredths (136.83)  
feet to a pipe; thence north seventy-  
eight (78) degrees five (05) minutes  
west along same, distance of seven hundred  
eighty (780) feet to an iron pin; thence  
north nine (09) degrees fifteen (15) min-  
utes east along the property line now or  
formerly of William F. Miller, a distance

of six hundred seventy (670) feet to an iron pin and stones; thence south seventy-two (72) degrees forty-five (45) minutes east along same, a distance of three hundred sixty-three (363) feet to an iron pin and post; thence north thirteen (13) degrees thirty-five (35) minutes east along same, a distance of five hundred ninety-four (594) feet to an iron pin; thence north seventy-six (76) degrees forty (40) minutes east along an old wire fence and property now or formerly of Henry Thomas, a distance of nine hundred twenty-seven and fifty-six hundredths (927.56) feet to an iron pin, witnessed; thence south eleven (11) degrees three (03) minutes east along other property now or formerly of Robert H. Olmstead, distance of nine hundred forty-seven and eighty-six hundredths (947.86) feet to an iron pin at the edge of Route T-623, at a sharp curve; thence south eighty-one (81) degrees twenty-five (25) minutes east along the center of Route T-623, a distance of six hundred (600) feet to an iron pin at a curve; thence south thirty-six (36) degrees zero (00) minutes east along same, a distance of two hundred thirty-two (232) feet to a point in said road, said point being twenty-four (24) feet north of an iron pin on the south bank; thence south ten (10) degrees zero (00) minutes west along the property now or formerly of Dwight L. Hermann, a distance of one thousand four hundred eighty-three (1,483) feet to an iron pin and stones; thence north eighty-three (83) degrees fifteen (15) minutes west along the properties now or formerly of Kathryn Brownell and John J. Belzer, a distance of one thousand one hundred two and ninety-three hundredths (1,102.93) feet to an iron pin; thence north seven (07) degrees twenty-two (22) minutes twenty-eight (28) seconds east along property now or formerly of Joseph D. Keppick, a distance of one thousand two hundred nineteen and fifty-seven hundredths (1,219.57) feet through an iron

pin to the center of Route T-623; thence along the center of said Route T-623 by the following four (4) courses and distances: (1) South sixty-four (64) degrees eleven (11) minutes fourteen (14) seconds west, a distance of sixty-two and forty-seven hundredths (62.47) feet; (2) south fifty-five (55) degrees ten (10) minutes fifty-one (51) seconds west, a distance of one hundred thirty-one and eighty-seven hundredths (131.87) feet; (3) south fifty-two (52) degrees nineteen (19) minutes thirty-one (31) seconds west, a distance one hundred forty-four and one hundredth (144.01) feet; and (4) south fifty-five (55) degrees twenty-five (25) minutes sixteen (16) seconds west, a distance of two hundred twenty-six and thirty-seven hundredths (226.37) feet to the point and place of beginning. Containing eighty and forty-seven hundredths (80.47) acres.

UNDER AND SUBJECT to any covenants and/or restrictions contained in prior deeds in the chains of title.

EXPECTING AND RESERVING THEREFORM, that parcel containing 39.67 acres conveyed unto Kenneth R. Michael and Lynette Y. Michaels, his wife, by Deed of Charles M. Pagana, single, dated August 19, 1993 and recorded August 25, 1993 in Lycoming County Record Book 2112, Page 343.

EXPECTING AND RESERVING unto Dennis A. Perry and Kerry L. Perry, husband and wife, Grantors herein, their heir, successors and assigns, any and all oil and gas rights, (including coal-bed methane gas, liquid hydrocarbons and the like including any utilization thereof) and any and all mineral rights, including any and all rents from the date of this Deed forward, royalties, fees and entitlements, including entitlements from all production from wells and/or mines or other operations arising out of any lease and/or joint operating agreement of and from the property described above.

FOR IDENTIFICATION PURPOSES ONLY, being know as Tax Parcel No. 56-311-103.B on the maps in the office of the Lycoming County Tax Assessor.

Improvements on the property include, but are not necessarily limited to, a 1 1/2 story residence, detached garage, 2 barns, a stable, various sheds and an arena.

**NO. 19-1338**

COLONIAL SAVINGS, F.A.

vs.

UNKNOWN HEIRS, PERSONAL REPRESENTATIVES, AND DEVISEES OF EDWARD C. KIESSLING, DECEASED

PROPERTY ADDRESS: 2019 ROOSEVELT AVE., WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 43-002-604.

ALL THAT CERTAIN piece, parcel or lot of land lying and situate in the Township of Old Lycoming, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

OWNERS: Edward C. Kiessler.

BEING Parcel ID 43-002-604.

BEING KNOWN for informational purposes only as 2019 Roosevelt Avenue, Williamsport, PA 17701.

BEING THE SAME premises granted and conveyed unto Edward C. Kiessler, by Deed of Gregory J. Oliver, dated 10-1-18 and recorded 10-1-18 in the Office for the Recorder of Deeds in and for Lycoming County as Instrument No. 201800011817.

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 FEBRUARY 14, 2022, 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

J-14, 21, 28



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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, January 31, 2022**