

# LYCOMING REPORTER

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No. 15

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## LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY  
LYCOMING LAW ASSOCIATION

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## 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).

- 4/18/2023 – Family Bar Brown Bag Committee Meeting:** Regularly scheduled meeting of the Family Bar Committee. **Time:** 12:00 PM to 1:00 PM.
- 4/24/2023 – Executive Committee Meeting:** Monthly Executive Committee meeting. **Time:** 12:00 PM to 1:00 PM.
- 4/25/2023 – Criminal Brown Bag Meeting:** Regularly scheduled meeting of the criminal bar. **Time:** 12:00 PM to 1:00 PM.
- 4/26/2023 – LLA Foundation Meeting:** Quarterly meeting of the LLA Foundation. **Time:** 12:00 PM to 1:00 PM.
- 5/11/2023 – Bench Bar Meeting:** Quarterly meeting of the Bench/Bar Committee. **Time:** 12:00 PM to 1:00 PM.

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## UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES

- 4/19/2023 – Hot Legal Ethics Topics 2023:** Presented by: Victoria White, Esq., PBA Ethics Counsel. **CLE Credits:** 1 Ethics **Time:** 12:00 PM to 1:00 PM.
- 4/27/2023 – 4 Live Credits—2 Ethics & 2 Substantive (Video Replay):** (1) The Ethics of Trial Advocacy; (2) Don't Give Up Minutes Before the Miracle; (3) Dependency and GAL Work in Lycoming County; (4) Polygraph for the Criminal Practitioner. **CLE Credits:** 2 Substantive and 2 Ethics **Time:** 1:00 PM to 5:00 PM.
- 5/17/2023 – Safeguarding Client Funds: IOLTA Accounts 101:** Presented by: Stephanie S. Libhart, PA IOLTA Board. **CLE Credits:** 1 Ethics **Time:** 12:00 PM to 1:00 PM.
- 5/22/2023 – Consumer Protection Law and Litigation:** Presented by: Andrew M. Milz, Esq. **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](http://www.lycolaw.org/cases/search.asp)

- ▶ **Irvin vs. Wegmans Food Market** (04/11/2023)—Judge Eric R. Linhardt  
Civil: Summary judgment motion; slip and fall; hills and ridges doctrine; snow and ice resulting from an entirely natural accumulation; landowner’s undertaking to address slippery conditions on some portion of its property that does not increase the risk of harm. (irvin041123Li) (Posted: April 12, 2023)
- ▶ **Corter vs. Walmart Real Estate Business Trust et al.** (04/11/2023)—Judge Eric R. Linhardt  
Civil: Preliminary objections; scandalous or impertinent allegations; allegation that plaintiff’s decedent died of COVID picked up at a hospital after falling due to icy condition in parking lot; remoteness of causation; striking general allegations of negligence. (corter041123Li) (Posted: April 12, 2023)
- ▶ **Commonwealth vs. Strothers** (04/03/2023)—Judge Nancy L. Butts  
Criminal: Motion to dismiss; Rule 600; excusable delays; COVID restrictions; Commonwealth due diligence; court backlog of criminal cases; waiver of issues not specifically raised; lack of prejudice. (Strothers040323bt) (Posted: April 10, 2023)
- ▶ **Commonwealth vs. Adams** (04/04/2023)—Judge Nancy L. Butts  
Criminal: Suppression motion; parole board home visit; drugs in plain view; suspicious conduct giving agents reasonable suspicion to enter home to conduct a parole search; limited Fourth Amendment rights because of a diminished expectation of privacy; totality of circumstances. (Adama040423bt) (Posted: April 10, 2023)
- ▶ **Commonwealth vs. Strickland** (04/03/2023)—Judge Nancy L. Butts  
Criminal: Habeas corpus petition; evidence not sufficiently specific with regard to dates and locations of illegal sexual encounters; date range established within statute of limitations and limited list of locations. (Strickland040323bt) (Posted: April 10, 2023)



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

Cost (Lunch & Credit)  
\$37.50 - LLA Member  
\$52.50 - Non Member  
\$26.25 - Paralegal

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

**1 ETHICS CREDIT**

**Safeguarding Client Funds:  
IOLTA Accounts 101**

**Presented By:  
Stephanie Libhart  
PA IOLTA Board**

**May 17, 2023 from 12-1:00 PM**  
*Registration Deadline: May 3, 2023*

Name: \_\_\_\_\_  
ID Number: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

**Lunch Selections**  
*(please circle)*

- Sourdough | Wheat | Rye | Cresant Roll | Wrap
- Turkey | Ham | Roasted Chicken | Roast Beef | Chicken Salad | Tuna Salad
- American | Provolone | Swiss
- Lettuce | Tomato | Onion | Hot Peppers | Sweet Peppers
- Mayo | Oil | Mustard



## 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

#### **Mather, James R., Sr.**, dec'd.

Late of Cogan Station.  
 Executor: Richard P. Mather, Sr.,  
 4428 Saybrook Lane, Harrisburg, PA  
 17110.  
 Attorney: Richard P. Mather, Sr.,  
 Esquire, 4428 Saybrook Lane, Har-  
 risburg, PA 17110.

#### **McHenry, Richard E.**, dec'd.

Late of 103 Third Street, Montgom-  
 ery.  
 Executor: Edward R. McHenry, 1020  
 Diggan Road, Muncy, PA 17756.  
 Attorney: J. Howard Langdon, Es-  
 quire, 3 South Main Street, Muncy,  
 PA 17756.

#### **Miller, Jane E.**, dec'd.

Late of the Borough of Jersey Shore.  
 Executor: Janelle D. Miller.  
 Attorneys: Julieanne E. Steinbacher,  
 Esquire, Steinbacher, Goodall & Yur-  
 chak, 413 Washington Boulevard,  
 Williamsport, PA 17701.

#### **Oeler, Connie M.**, dec'd.

Late of Montoursville.

Executor: Kathleen Meckley, 1518  
 Briarwood Drive, Montoursville, PA  
 17754.

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

#### **Ohlsson, Ronald E., Jr.**, dec'd.

Late of Limestone Township.  
 Administratrix: Mrs. Kimberly A.  
 Ohlsson, 434 Heimer Lane, Jersey  
 Shore, PA 17740.  
 Attorneys: Frank S. Miceli, Esquire,  
 RobertsMiceli, LLP, 146 East Water  
 Street, Lock Haven, PA 17745, (570)  
 748-4059, fmiceli@robertsmiceli.  
 com.

### SECOND PUBLICATION

#### **Barlett, Annetta S.**, dec'd.

Late of Muncy.  
 Administrator: Zachary J. Barlett,  
 103 Coville Drive, Browns Mills, NJ  
 08015.  
 Attorney: Robert E. Benion, Esquire,  
 P.O. Box 356, Milton, PA 17847.

#### **Beck, Linda F. a/k/a Linda Faye Beck**, dec'd.

Late of Linden.  
 Executor: Dennis Beck c/o Matthew  
 J. Parker, Esquire, Marshall, Parker  
 & Weber, LLC, 49 E. Fourth Street,  
 Suite 105, Williamsport, PA 17701.  
 Attorneys: Matthew J. Parker, Es-  
 quire, Marshall, Parker & Weber,  
 LLC, 49 E. Fourth Street, Suite 105,  
 Williamsport, PA 17701.

#### **Frederick, John S.**, dec'd.

Late of the Borough of Jersey Shore.  
 Executor: Amy B. Frederick c/o  
 McCormick Law Firm, 835 West  
 Fourth Street, Williamsport, PA  
 17701.  
 Attorneys: Elizabeth A. White,  
 Esquire, McCormick Law Firm, 835  
 West Fourth Street, Williamsport,  
 PA 17701.

**Nunn, Mary Ellen, dec'd.**

Late of 47 Heatherbrooke Estates,  
Muncy.

Executrix: Loretta M. Bieber, 187  
Henry Avenue, Hughesville, PA  
17737.

Attorney: J. Howard Langdon, Es-  
quire, 3 South Main Street, Muncy,  
PA 17756.

**THIRD PUBLICATION****Fritz, William E., Sr., dec'd.**

Late of Duboistown Borough.

Executor: Robert L. Fritz, 2937 Coch-  
ran Ave., Duboistown, PA 17702.

Attorneys: Jennifer M. Merx, Es-  
quire, Skarlatos Zonarich, 320 Mar-  
ket St., Ste. 600 West, Harrisburg,  
PA 17101.

**Hamman, Sabrina A., dec'd.**

Late of Susquehanna Township.

Co-Administrators: Ji M. Hamman  
and Mindi L. Hoover c/o Tammy A.  
Weber, Esquire, Marshall, Parker &  
Weber, LLC, 49 E. Fourth Street,  
Suite 105, Williamsport, PA 17701.

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

**Herz, Robert H., II, dec'd.**

Late of the Township of Loyalsock.

Executor: Woodlands Bank Trust &  
Investment Services, 2450 E. Third  
St., Williamsport, PA 17701.

Attorneys: Antonio D. Michetti,  
Esquire, Diehl, Dluze, Michetti &  
Michetti, 1070 Market Street, Sun-  
bury, PA 17801.

**LeVan, Norman P., Jr., dec'd.**

Late of Muncy.

Executor: Mark L. James, III, 20432  
SW 87th Court, Cutler Bay, FL  
33189-7399.

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

**Perciballi, Eleanor S., dec'd.**

Late of Williamsport.

Executor: Woodlands Bank c/o  
Perciballi & Williams, LLC, 429 Mar-  
ket Street, Williamsport, PA 17701.

Attorneys: Scott T. Williams, Es-  
quire, Law Offices of Perciballi &  
Williams, LLC, 429 Market Street,  
Williamsport, PA 17701.

**Reed, Carolyn E., dec'd.**

Late of Wolf Township.

Co-Executors: Mary M. Jordan, 212  
Swisher Road, Unityville, PA 17774  
and Walter S. Reed, 165 North Rail-  
road Street, Hughesville, PA 17737.

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

**Rehn, Carol A., dec'd.**

Late of Montoursville.

Executor: Arthur J. Rehn, 163  
Woodland Ct., Montoursville, PA  
17754.

Attorney: Richard G. Scheib, Es-  
quire, 11 Reitz Blvd., Suite 102,  
Lewisburg, PA 17837-9293.

**Sammarco, Frances B., dec'd.**

Late of Loyalsock.

Settlor: Frances B. Sammarco.

Trustees: Leonard S. Sammarco and  
Frank J. Sammarco.

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

**Schurer, Carol A., dec'd.**

Late of Jersey Shore.

Executor: Larry Brickley, 3460  
Neaptide Path, The Villages, FL  
32163.

Attorney: Leroy H. Keiler, III, Es-  
quire, 110 Oliver Street, Ste. 2, P.O.  
Box 263, Jersey Shore, PA 17740,  
(570) 398-2750.

**Zechman, D. Alma**, dec'd.  
Late of the Township of Eldred.  
Executrix: April R. Manley, 32 Caraway Drive, Cogan Station, PA 17728.  
Attorney: Paul A. Roman, Esquire, 1700 Four Mile Drive, Williamsport, PA 17701.

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**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 May 2, 2023 unless exceptions are filed before 5:00 P.M. on that date.

Bower, Bernard P., Estate—Bruce L. Bower, Executor.  
David A. Huffman  
Register of Wills

A-7, 14, 21, 28

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**FILING ARTICLES OF  
INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania on March 13, 2023 for the purpose of forming a non-profit corporation under the

Non-Profit Corporation Law of 1988 of the Commonwealth of Pennsylvania, 15 Pa. C.S. §1101 et seq.

The name of the corporation is:  
**CENTENNIAL CHAPEL  
OF COGAN VALLEY**  
Fred A. Holland, Esquire  
McNerney, Page, Vanderlin & Hall  
433 Market Street  
Williamsport, PA 17701

A-14

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**INTENTION TO  
CHANGE NAME**

In the Court of Common Pleas  
of Lycoming County, Pennsylvania

No. CV23-00305

In re: Name Change of  
Amaris Tiana Smith

NOTICE IS HEREBY GIVEN that on March 21, 2023, a Petition was filed in the above-named Court, praying for a decree changing the name of Amaris Tiana Smith to Amaris Tiana Jackson.

The Court has fixed May 19, 2023 at 3:00 p.m. in Courtroom number 2 of the Lycoming County Courthouse, 48 West Fourth Street, Williamsport, Pennsylvania 17701 as the time and place for the hearing on said petition, when and where all persons interested may appear and show cause, if they have any, why the prayer of the petitioner should not be granted.

A-14



**SHERIFF'S SALE**

By virtue of Writs of Execution issued out of the Court of Common Pleas of Lycoming County, and directed to me, there will be a public sale at 330 Pine Street, Williamsport, PA 17701, on Friday, May 5, 2023 at 10:30 A.M., for the following described real estate to wit:

**No. 22-00929**

SANTANDER BANK, N.A.

vs.

DANIELLE J ABBETT

PROPERTY ADDRESS: 11068 ROUTE 14 HIGHWAY, RALSTON, PA 17763.

UPI/TAX PARCEL NUMBER: 29-001-509.A.

ALL THAT CERTAIN lot or piece of ground situate, lying and being on the East side of McIntyre Street, at a distance of fifty-six (56) feet North of Thompson Street, in that part of the town of Ralston lying West of Lycoming Creek in Lycoming County, Pennsylvania, and marked #132 in the Plan annexed to the partition deed of Archibald McEntyre and wife and others, dated February 10, A.D. 1855, and recorded in Lycoming County aforesaid in Deed Book SS, page 203, etc., of Deed and containing in front or breadth on said McIntyre Street, fifty-six (56) feet and in length or depth Eastward, one hundred and sixty-seven (167) feet to Division Alley. Bounded Northward by Lot #131, now or formerly belonging to said Julia Brigham; Eastward by said Division Alley; Southward by Lot #133 and Westward by McIntyre Street aforesaid, lying and being situate in McIntyre Township.

TOGETHER with the free use, right, liberty and privilege of the said Division Alley, twenty (20) feet wide, as and for a passageway and water course at all times hereafter forever.

BEING THE SAME PREMISES which Harold E. Brannaka, widower, by Deed dated 11/29/2006 and recorded 12/13/2006 in the Office of the Recorder of Deeds in and for the County of Lycoming in Deed Book 6281, Page 179, granted and conveyed unto Danielle J. ABBETT, single, in fee.

Tax Parcel: 29-001-509.A.

Premises Being: 11068 Rt. 14 Hwy., Ralston, PA 17763.

**No. 22-01076**THE MUNCY BANK  
AND TRUST CO.

vs.

JESSE A. BEAN, EMILY R. BEAN

PROPERTY ADDRESS: 104 NORTH MARKET STREET, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 39-001-131.

PROPERTY ADDRESSES: 104 N. Market Street, Muncy, PA 17756.

104 N. Market Street, Muncy, PA:

ALL that certain piece, parcel or lot of land situate in the Third Ward of the Borough of Muncy, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by lot formerly of E.D. Kurtz; on the East by North Market Street; on the South by lot now or formerly of Godfrey Kunz; and on the West by an alley; fronting fifty (50) feet more or less on North Market Street and extending in depth at said frontage or width one hundred seventy-five (175) feet, more or less, from North Market Street on the East to said alley on the West.

BEING the same premises conveyed unto Jesse Alan James Bean and Emily Rose Bean, husband and wife, by deed of Rebecca Smith, single, dated April 26, 2019, and intended to be recorded immediately prior hereto in the Office of the Recorder of Deeds of Lycoming County.

FOR IDENTIFICATION PURPOSES ONLY, being known as tax parcel number 39-001-131 in the office of the Lycoming County Tax Assessor. CLIFFORD A. RIEDERS, ESQUIRE SEAN P. GINGERICH, ESQUIRE RIEDERS, TRAVIS, HUMPHREY, WATERS & DOHRMANN  
161 W. Third Street  
Williamsport, PA 17701

**No. 22-00732**

WEST BRANCH  
REGIONAL AUTHORITY

vs.

LORETTA L. DAY

PROPERTY ADDRESS: 448 OLD ROAD, MONTGOMERY, PA 17752.  
UPI/TAX PARCEL NUMBER: 07-392-232.S.

Property located at: 448 Old Road, Montgomery, Pennsylvania, 17752:

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

BEGINNING at a point in the center of Township Route 801, formerly State Route 54, said point being at the southwest corner of property now or formerly of Richard A. and Cora S. Smith; thence south eighty-four (84) degrees fifteen (15) minutes east through an iron pin and along the property of the land now or formerly of said Smith and other property now or formerly of Alfred J. and Dorothy E. Love, a distance of three hundred thirty-six and three tenths (336.3) feet to an iron pin; thence south zero (00) degrees seventeen (17) minutes west along other property now or formerly of Alfred J. and Dorothy E. Love, a distance of seventy-seven and five tenths (77.5) feet to an iron pin; thence south eighty-six (86) degrees fifty-five (55) minutes west along same, a distance of three hundred forty-eight

and two tenths (348.2) feet through a pipe to the center of Township Route 801; thence north five (05) degrees forty-five (45) minutes east along the center of Township Route 801, a distance of one hundred thirty and zero tenths (130.0) feet to a point, the point and place of beginning.

BEING the same premises granted and conveyed unto LORETTA L. UL-RICH by Deed of DEBRA C. WRIGHT, formerly known as DEBRA C. REIMEN-SNYDER, and TODD M. WRIGHT, her husband, dated February 7, 2007, and recorded February 13, 2007, in the Office of the Recorder of Deeds in and for the County of Lycoming, Pennsylvania, in Record Book 5926, Page 1.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel #07-392-232.S on the maps in the office of the Lycoming County Tax Assessor.

**No. 22-633**

U.S. BANK NATIONAL  
ASSOCIATION AS LEGAL TITLE  
TRUSTEE FOR TRUMAN 2016 SC6  
TITLE TRUST

vs.

BRYON R. EISWERTH,  
DIANE L. EISWERTH  
PROPERTY ADDRESS: 824 MEADE  
ST., WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 76-001-114.

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

BEGINNING at an iron pin on the southern line of Meade Street, said beginning point being north eighty-five (85) degrees thirty (30) minutes west, one hundred forty (140) feet from the intersection of the southern line of said Meade Street and the western line of

Almond Street; thence from the said place of beginning and along the western line of land now or formerly of Rita A. Engle, south four (04) degrees thirty (30) minutes west one hundred (100) feet to an iron pin on the northern line of a ten (10) foot alley; thence along the northern line of said alley, north eighty-five (85) degrees thirty (30) minutes west, thirty (30) feet to an iron pin; thence along the eastern lot of land now or formerly of Martha E. Russell, north four (04) degrees thirty (30) minutes east, one hundred (100) feet to an iron pin on the southern line of the aforesaid Meade Street; thence along the southern line of said Meade Street, south eighty-five (85) degrees thirty (30) minutes east, thirty (30) feet to the place of beginning.

BEING known as 824 Meade Street, Williamsport, PA 17701.

BEING Tax Parcel #76-001.0-0114.00-000.

BEING THE SAME PREMISES which Bryon R. Eiswerth and Diane L. Eiswerth, his wife, by Deed from Vincente R. Anceravage, single dated November 30, 2005, recorded December 1, 2005, in the Lycoming County Clerk's/Register's Office in Deed Book 5507, Page 343.

Lycoming County Docket No. CV 22-00633

**No. 22-665**

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CIM 2021-NR4

vs.

ROBYN L. GIACOMI  
PROPERTY ADDRESS: 1750 SOUTHARD ROAD, TROUT RUN, PA 17771.

UPI/TAX PARCEL NUMBER: 14-251-126.A.

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1750 Southard Road, Trout Run, PA 17771.

SOLD as the property of ROBYN L. GIACOMI.

TAX PARCEL #14-25100126A-000. KML LAW GROUP, P.C.

**No. 22-837**

NATIONSTAR MORTGAGE LLC  
d/b/a MR. COOPER

vs.

BRETT MICHAEL HARER  
PROPERTY ADDRESS: 1616 LOUISA 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 d/b/a MR. COOPER v. BRETT MICHAEL HARER owner(s) of property situate in the 10TH WARD OF THE CITY OF WILLIAMSPORT, LYCOMING County, Pennsylvania, being 1616 LOUISA ST., WILLIAMSPORT, PA 17701.

Tax ID No. 70-004-832.

Improvements thereon: RESIDENTIAL DWELLING.

Judgement Amount: \$99,497.92.  
BROCK & SCOTT, PLLC

Attorneys for Plaintiff

**No. 22-174**

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F c/o CARRINGTON MORTGAGE SERVICES, LLC

vs.

BROOKE A. KAMERER  
PROPERTY ADDRESS: 422 KEPNER HILL RD., MUNCY, PA 17756.

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

Docket No. 22-174.

Description: All that certain lot, piece or parcel of land with the buildings and improvements thereon, situate, in the Township of Muncy Creek, County of Lycoming and Commonwealth of Pennsylvania shown and designated as Lot No. 4, on Subdivision of Land of Clyde G. Kiess, dated October 13, 1970, recorded in Lycoming County Deed Book 560 page 781.

Parcel No. 40-394-169.S.

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

Improvements: Residential Property.

**No. 19-1307**

PENNYMAC LOAN SERVICES LLC

vs.

DYLAN S. KIBLER

PROPERTY ADDRESS: 326 SMITH STREET, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 20-001-603.

ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF JERSEY SHORE, COUNTY OF LYCOMING AND COMMONWEALTH OF PENNSYLVANIA.

IMPROVEMENTS CONSIST OF A RESIDENTIAL DWELLING.

BEING PREMISES: 326 SMITH STREET, JERSEY SHORE, PA 17740.

SOLD AS THE PROPERTY OF DYLAN S. KIBLER.

TAX PARCEL #20-001-603.

KML LAW GROUP, P.C.

**No. 22-622**

THE MONEY SOURCE INC

vs.

SCOTT E. KLINGER,

TINA M. KLINGER

PROPERTY ADDRESS: 97 BACK STREET, MONTOURSVILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 56-001-214.

DOCKET NO: CV22-00622.

ALL THAT CERTAIN lot or piece of ground situate in the Village of Loyalsock Township, Township of Upper Fairfield, County of Lycoming and Commonwealth of Pennsylvania.

TAX PARCEL NO: 56-001-214.

PROPERTY ADDRESS: 97 Back Street, Montoursville, Pennsylvania 17754.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Scott E. Klinger AND Tina M. Klinger. POWERS KIRN, LLC

**No. 22-00889**

PENNSYLVANIA HOUSING FINANCE AGENCY

vs.

THOMAS A. KNEPP,

KELLY L. KNEPP

PROPERTY ADDRESS: 648 CEMETERY STREET, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 19-002-954.

BY VIRTUE OF A WRIT OF EXECUTION NO. CV-22-00889.

PLAINTIFF: PENNSYLVANIA HOUSING FINANCE AGENCY vs. DEFENDANTS: THOMAS A. KNEPP AND KELLY L. KNEPP.

REAL ESTATE: 648 CEMETERY STREET, JERSEY SHORE, PA 17740.

MUNICIPALITY: FIRST WARD OF THE BOROUGH OF JERSEY SHORE, LYCOMING COUNTY, PENNSYLVANIA.

DIMENSIONS: LOT NO. 19 OF GAMBLE'S SECOND ADDITION TO JERSEY SHORE AND BEING APPROXIMATELY 50 X 180.

TAX I.D. 19-02-954.

INSTRUMENT NO.:2016-00014982.

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

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**No. 22-335**

FREEDOM MORTGAGE  
CORPORATION

vs.

ADAM S. LOVETT,  
DESTINY H. LOVETT

PROPERTY ADDRESS: 8667 STATE  
ROUTE 184, TROUT RUN, PA 17771.  
UPI/TAX PARCEL NUMBER: 08-  
246-110.C.

By virtue of a Writ of Execution No.  
CV22-00335.

FREEDOM MORTGAGE CORPO-  
RATION v. ADAM S. LOVETT; DES-  
TINY H. LOVETT owner(s) of property  
situate in the TOWNSHIP OF COGAN  
HOUSE, LYCOMING County, Penn-  
sylvania, being 8667 STATE RTE. 184,  
TROUT RUN, PA 17771.

Tax ID No. 08-246-110.C.

Improvements thereon: RESIDEN-  
TIAL DWELLING.

Judgment Amount: \$267,498.49.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**No. 22-01106**

MCLP ASSET COMPANY INC.

vs.

BONNIE J. MYERS

PROPERTY ADDRESS: 368 ELM  
DRIVE, HUGHESVILLE, PA 17737.

UPI/TAX PARCEL NUMBER: 59-  
354-191.B.

All that certain piece, parcel and  
lot of land situate in the Township of  
Wolf, County of Lycoming and Com-  
monwealth of Pennsylvania, bounded  
and described as follows:

BEGINNING at a point in the middle  
of Pennsylvania Legislative Route No.  
41066, said point being north 31 de-  
grees west 197 feet from the original  
southwest corner of the farm of Rol-

land Poust, thence from said beginning  
point and continuing along the middle  
of Pennsylvania Legislative Route No.  
41066 north 31 degrees west 123 feet,  
more or less, to line of land now or  
formerly of Albert Lewis Rider and wife;  
thence line of land of said Rider north  
81 degrees, 30 feet east 252.03 feet  
to line of land of Robert Murray and  
wife; thence by line of said Murray land  
south 7 degrees west 114 feet, more or  
less, to line of land now or formerly of  
Donna E. Haynes; thence by line of said  
Haynes land south 80 degrees, 15 feet  
west 162 feet to the middle of Pennsyl-  
vania Legislative Route No. 41066 and  
the place of beginning.

Containing .561 of an acre, more  
or less.

The improvements thereon being  
known as 368 Elm Drive, Hughesville,  
Pennsylvania 17737.

Docket Number: CV 22-01106.

Tax Parcel Number: 59-354-191.B.

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**No. 22-00731**

WEST BRANCH  
REGIONAL AUTHORITY

vs.

MICHAEL PARADIS,  
KIMBERLY L. PARADIS

PROPERTY ADDRESS: 281 OLD  
ROAD, MONTGOMERY, PA 17752.

UPI/TAX PARCEL NUMBER: 07-  
392-236.

Property located at: 281 Old Road,  
Montgomery, Lycoming County, Penn-  
sylvania, 17752:

ALL that certain piece, parcel and  
lot of land situate in the Township of  
Clinton, County of Lycoming and Com-  
monwealth of Pennsylvania, bounded  
and described as follows:

BEGINNING at a stone in the  
public road, it being the eastern point  
of the farm now or formerly owned  
by Homer Runyan, of which this was  
formerly a part and the eastern point of  
the lot herein described; thence along  
said road, two hundred seventy (270)

feet, more or less, to the northwestern corner of said lot; thence southerly along the western fence of said lot, two hundred nine (209) feet, more or less, to the southern corner of said lot; thence northeasterly along the southeastern line of said lot, three hundred (300) feet, more or less, to the place of beginning.

EXCEPTING THEREFROM AND THEREOUT, the following described parcel of land granted and conveyed unto Florella G. Stryker by Deed of Sarah E. Staddon and George M. Staddon, her husband, dated November 13, 1916 and recorded June 2, 1917 as set forth in Lycoming County Deed Book Volume 224, page 369 and Map Book 41, page 171, bounded and described as follows:

BEGINNING at an iron pin in the corner of the above described land now or formerly of Daniel F. George, et ux., and the southern line of the public road; thence along said land now or formerly of Daniel F. George, et ux., south thirty and one-half (30 1/2) degrees east (erroneously stated as west in deed) thirty-two (32) feet six (6) inches to an iron pin; thence south eighty-eight (88) degrees east sixty (60) feet to a stone; thence north fifty-five and one-half (55 1/2) degrees west fifty-three (53) feet to an iron pin, the place of beginning. Containing eight hundred fifty-eight (858) square feet of land, more or less.

UNDER AND SUBJECT to a Right of Way Agreement by and between Lowell S. Gay and Nancy E. Gay, his wife, to Pennsylvania Power & Light Company, dated July 12, 1971 and recorded April 11, 1971 as set forth in Lycoming County Deed Book Volume 604, page 202.

ALSO UNDER AND SUBJECT to an Agreement Waiving Encroachment by and between Lowell S. Gay and Nancy E. Gay, and Leroy C. Moser and Ruth E. Moser, recorded January 2, 2003 as set forth in Lycoming County Record Book Volume 4424, page 172.

ALSO UNDER AND SUBJECT to a Right-of-Way and Maintenance Agreement by and between Leroy C. Moser and Ruth E. Moser, husband and wife, and Lowell S. Gay and Nancy E. Gay, husband and wife, dated March 29, 2011 and recorded April 26, 2011 as set forth in Lycoming County Record Book Volume 7263, page 237.

ALSO UNDER AND SUBJECT to any and all other conditions, restrictions, rights-of-way, easements, etc. as heretofore contained in the prior chain of title.

BEING the same premises granted and conveyed unto Lowell S. Gay and Nancy E. Gay, his wife, by Deed of Doyle L. Bergerstock and Judith M. Bergerstock, his wife, dated September 5, 1968 and recorded September 5, 1968 in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book Volume 541, page 930.

FOR identification purposes only, being known as all of Tax Parcel No. 07-392-236 in the Office of the Lycoming County Tax Assessor.

**No. 22-00909**

**MIDFIRST BANK**

vs.

**AIDEN E. PFLEEGOR**

PROPERTY ADDRESS: 107 DIVISION STREET, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 39-002-618.

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 107 Division Street, Muncy, PA 17756.

SOLD as the property of AIDEN E. PFLEEGOR.

TAX PARCEL #39,002.0-0618.00-000.

KML LAW GROUP, P.C.

**No. 22-779**

THE MUNCY BANK  
AND TRUST COMPANY

vs.

TAMMY S. POTE MRA

PROPERTY ADDRESS: 717 SEVENTH AVENUE, WILLIAMSPORT, PA 17701.

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

THE MUNCY BANK AND TRUST CO. vs. TAMMY S. POTE MRA.

PROPERTY ADDRESSES: 717 Seventh Ave., Williamsport, PA 17701.

UPI/TAX PARCEL NUMBER(S): 66-005-218.

DOCKET NUMBER: 22-00779.

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. POTE MRA, 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.

CLIFFORD A. RIEDERS, ESQUIRE

SEAN P. GINGERICH, ESQUIRE

RIEDERS, TRAVIS, HUMPHREY,

WATERS & DOHRMANN

161 W. Third Street

Williamsport, PA 17701

**No. 22-00709**

21ST MORTGAGE CORPORATION,

ASSIGNEE OF RESIDENTIAL

FUNDING COMPANY, LLC,

ASSIGNEE OF PNC BANK

NATIONAL ASSOCIATION

SUCCESSOR BY MERGER

TO COMMUNITY BANK OF

NORTHERN VIRGINIA

vs.

JOHN T. PULVER, TINA M. PULVER,

UNITED STATES OF AMERICA,

INTERNAL REVENUE SERVICE,

UNITED STATES INTERNAL

REVENUE SERVICE,

TAX LIENS c/o UNITED STATES

ATTORNEY'S OFFICE

PROPERTY ADDRESS: 2883 EUCLID AVENUE, WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 10-002-213.01

ALL THAT CERTAIN piece, parcel or lot of land situate in the Borough of DuBoistown, Lycoming County, Pennsylvania, being known as Parcel No. 1B, Sub-Division of land of Louis A. and Bernadine A. Plankenhorn, prepared by Vassallo Engineering & Surveying, Inc., dated July 16, 1999, approved September 8, 1999, and recorded October 13, 1999, in Lycoming County Record Book 3413, page 083, and Map Book 55, Page 501, as follows:

BEGINNING at an iron pin, at the intersection of the Southern Right-of-Way line of PA. State Highway, State Route No. 0654, (also known as Euclid Avenue) and the Northwestern corner

of land of Scott A. & Patricia D. Bailey, said beginning point being referenced from an existing Iron Pin, at the intersection of the Southern Right-of-Way line of said Pa. State Highway, State Route No. 0654, and the Northwestern corner of land of Robert M. & Pearl S. Twigg, by the two(2) following Courses and Distances. First: South 67 degrees 05 minutes West—217.92 feet to an existing Iron Pin. Second: By a curve to the right, having a Radius of 1940.08 feet, an arc distance of 112.35 feet, (long chord = South 68 degrees 44 minutes 32 seconds West—112.34 feet), to the place of beginning.

Thence from the said place of beginning and along the lines of land of said Scott A. & Patricia D. Bailey, by the Two (2) following Courses and Distances. First: South 22 degrees 55 minutes East—123.25 feet to an existing Iron Pin. Second: North 67 degrees 05 minutes East—60.00 feet to an Iron Pin, at the intersection of the Southern line of land of said Scott A. & Patricia D. Bailey, and the Northwestern corner of other land of said Louis A. & Bernadine A. Plankenhorn, Thence along the Western line of land of said Louis A. & Bernadine A. Plankenhorn, South 18 Degrees 57 minutes East—112.55 feet to an Iron Pin, at the intersection of the Western line of land of said Louis A. & Bernadine A. Plankenhorn, and the Northeastern corner of Parcel No. 1A of this Sub-Division. Thence along the lines of said Parcel No. 1A of this Sub-Division, by the Five (5) following Courses and Distances. First South 71 Degrees 03 minutes West—150.00 feet to an Iron Pin. Second: North 57 Degrees 12 minutes West—42.22 feet to an Iron Pin. Third: North 13 degrees 20 minutes West—85.60 feet to an Iron Pin. Fourth: North 71 degrees 03 minutes East 78.81 feet to an Iron Pin. Fifth: North 22 degrees 55 minutes

West—123.14 feet to an Iron Pin, at the intersection of the Northeastern corner of said Parcel No. 1A of this Sub-Division, and the Southern Right-of-Way line of the aforesaid Pa. State Highway, State Route No. 0654 (also known as Euclid Avenue). Thence along the Southern Right-of-Way line of said Pa State Highway, State Route 0654 (also known as Euclid Avenue), by a curve to the left, having a radius of 1940.08 feet, an arc distance of 30.07 feet (Long Chord = North 70 degrees 50 minutes 43 seconds East—30.06 feet), to the place of beginning. Said property being known as 2883 Euclid Avenue, DuBoistown, PA 17702.

CONTAINING 22,200 Sq. Ft. or 0.510 of an Acre.

TAX PARCEL NO. 10-002-213.01.

BEING THE SAME PREMISES which Louis A. Plankenhorn and Bernadine A. Plankenhorn, husband and wife, by Deed dated April 5, 2000 and recorded on the same date in the Office for the Recording of Deeds in and for the County of Lycoming at Deed Book Volume 3517, Page 275, granted and conveyed unto John T. Pulver and Tina M. Pulver, husband and wife, as tenants by the entirety.

**No. 17-1504**

NATIONSTAR MORTGAGE LLC

vs.

CYNTHIA A. SAUTER a/k/a

CYNTHIA ANN SAUTER

PROPERTY ADDRESS: 73 HILL-CREST DR., MONTOURSVILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 12-331-124.

ALL THAT CERTAIN lot or piece of ground situate in Fairfield Township, County of Lycoming, and Commonwealth of Pennsylvania.

TAX PARCEL NO: 12+,331.0-0124.00-000+, UPI #: 12-331-124.



PROPERTY ADDRESS: 73 Hillcrest Drive, Montoursville, PA 17754.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Cynthia A. Sauter a/k/a Cynthia Ann Sauter. ROGER FAY, ESQUIRE

**No. 20-0020**

U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2018-B, MORTGAGE- BACKED NOTES

vs.

ROBERT J. STEPPE, JR.

PROPERTY ADDRESS: 312 CAMPBELL STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 65-003-235.

ALL that certain piece of land situated in the City of Williamsport, Lycoming County, Pennsylvania described, to wit:

BEGINNING at a point on the east side of Campbell Street twenty-seven and forty-six one-hundredths (27.24) feet south of the southwest corner of lot now or formerly of the Grace M.E. Church, said point being opposite the center line of said double frame dwelling house; thence east through and along the center line of said double frame dwelling house one hundred forty-four and five tenths (144.5) feet to the west side of an alley; thence south along the same twenty eight and twenty-four one-hundredths (28.24) feet to land now or formerly of E. Gray; thence west along the same one hundred forty-four and five tenths (144.5) feet to the east side of Campbell Street, and thence north along the same twenty-five and fifty-four one-hundredths (25.54) feet to the place of beginning. Being known and numbered as 312 Campbell Street (erroneously noted previously as "316").

**No. 22-00951**

WOODLANDS BANK

vs.

VESTED ESTATES, LLC

PROPERTY ADDRESS: 1431-1433 SCOTT STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 70-010-607.

ALL that certain piece, parcel and lot of land situate in the Tenth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, and bounded and described according to a survey made by John A. Bubb, Registered Engineer, dated February 10, 1964, as follows:

BEGINNING at an iron pin in the southern line of Scott Street [fifty (50) feet wide], said iron pin being situate north seventy-four (74) degrees west (erroneously referred to in prior deeds as east), three hundred twenty-four and fifty-one hundredths (324.51) feet from the southwest corner of the intersection of Scott Street and Cemetery Street as measured along the southern line of Scott Street; thence from the place of beginning and along western line of land now or formerly of Robert L. Livingstone, south sixteen (16) degrees zero (00) minutes west, ninety-nine (99) feet to an iron pin in the northern line of land now or formerly of Charles R. Hamm; thence along the northern line of land now or formerly of said Charles R. Hamm and also the northern line of lands now or formerly of W. Kramer and M. A. Hinkle, north seventy-four (74) degrees zero (00) minutes west, forty-five and fifty hundredths (45.50) feet to an iron pin; thence along the eastern line of land now or formerly of J. E. Wertman, north sixteen (16) degrees zero (00) minutes east, ninety-nine (99) feet to an iron pin in the southern line of Scott Street; thence along the southern line of Scott Street, south seventy-four (74) degrees east, forty-five and fifty hundredths (45.50) feet to an iron pin, the point and place of beginning. Being

known and numbered as 1431-1433 Scott Street.

BEING the same premises granted and conveyed unto Vested Estates, LLC, a Pennsylvania limited liability company, by deed of Dennis W. Hosey, married, said deed dated December 22, 2015 and recorded December 28, 2015 in Lycoming County Record Book 8821, page 108.

FOR identification purposes only, being known as all of Tax Parcel No. 70-010-607 in the office of the Lycoming County Tax Assessor.

Improvements on the premises include a two-story two family residential building being known as 1431-1433 Scott Street, Williamsport, PA 17701.

SEIZED, TAKEN IN EXECUTION, and to be sold as the property of Defendant under a Judgment entered against them in the Court of Common Pleas of Lycoming County filed to Docket No. CV 22-00951

**No. 22-00734**

WEST BRANCH  
REGIONAL AUTHORITY

vs.

RENEE C. WAGNER

PROPERTY ADDRESS: 2092 PINCHTOWN ROAD, 2098 PINCHTOWN ROAD, MONTGOMERY, PA 17752.

UPI/TAX PARCEL NUMBER: 07-003-108.

Property located at: 2092 Pinchtown Road, Montgomery, PA 17752:

ALL that certain piece, parcel and lot of land situate in the Township of Clinton, County of Lycoming and Commonwealth of Pennsylvania, being bounded and described in accordance with the Subdivision between Susan Weller and George Eck, prepared by Larson Design Group, Inc., dated November 7, 1994 and recorded March 27, 1995 in Lycoming County Record Book 2399, Page 344, and Map Book 53, Page 270, as follows:

BEGINNING at a point on the Western right of way line [twenty-five (25) feet from the center line] of State Route 2005 at the intersection of the division

line between lands now or formerly of Susan Weller and lands now or formerly of George Eck; said point also being South forty-one (41) degrees zero (00) minutes zero (00) seconds West. eight and fifty-nine hundredths (8.59) feet from an existing RR spike; thence from said point and place of beginning and along the Western right of way line of State Route 2005, Southeasterly by a line curving to the left with a central angle of one (0) degree ten (0) minutes five (05) seconds, a radius of five hundred twenty-seven and thirty-eight hundredths (527.38) feet, an arc length often and seventy-five hundredths (10.75) feet and a chord of South forty-one (41) degrees twenty (20) minutes fifty-three (53) seconds East, ten and seventy-five hundredths (10.75) feet; thence along 'ands now or formerly of George Eck, South fifty (50) degrees fifty-nine (59) minutes thirty-nine (39) seconds West, sixty-one and forty hundredths (61.40) feet; thence along lands now or formerly of Susan Weller, North forty-one (41) degrees zero (00) minutes zero (00) seconds East, sixty-one and ninety hundredths (61.90) feet to the point and place of beginning. Containing 330 square feet as above described.

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

BEGINNING at a steel pin located on the West side of Pennsylvania State Legislative Route No. 404, said pin being five and eighty-seven hundredths (5.87) feet South from the Southeast corner of the West parapet of the concrete bridge over Black Hole Creek; thence along the West side of said highway in a curve to the left having a radius of five hundred seventy-four (574.0) feet, a distance of one hundred sixty-four (164) feet to a steel pin at the Northwest corner of a lot now or formerly owned by Elmer Charles Hoff; thence along the West line of said Hoff lot, South forty-one (41) degrees West, two hundred

eighteen (218) feet to a steel pin in the East bank of Black Hole Creek; thence along the East bank of Black Hole Creek, North five (5) degrees eleven (11) minutes West, one hundred eighty-four and thirty hundredths (184.30) feet to a steel pin; thence along same, North thirty-one (31) degrees four (04) minutes East, one hundred thirty-eight and twenty hundredths (138.20) feet to a steel pin, the place of beginning. Containing fifty-six hundredths (0.56) of an acre, according to a survey made by Mark C. Krause, Engineer.

The above two (2) described parcels are more particularly bounded and described as one (1) parcel as shown upon a Plan by Larson Design Group, Inc., file 9400-591, dated November 7, 1994 and recorded March 27, 1995 in Lycoming County Record Book 2399, Page 344, and Map Book 53, Page 270, as follows:

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

BEGINNING at a point on the Western right of way line [twenty-five (25) feet from the center line] of State Route 2005 at the intersection of the division line between lands now or formerly of Susan Weller and lands now or formerly of George Eck; thence along lands now or formerly of George Eck, South fifty (50) degrees fifty-nine (59) minutes thirty-nine (39) seconds West, one hundred ninety-two and ninety-nine hundredths (192.99) feet to Black Hole Creek; thence along Black Hole Creek, North five (05) degrees eleven (11) minutes zero (00) seconds West, one hundred fifty-two and sixty-five hundredths (152.65) feet; thence along the same, North thirty-one (31) degrees four (04) minutes zero (00) seconds East, one hundred thirty-six and twenty hundredths (136.20) feet to the Western right of way line of State Route 2005; thence along the Western right of way line of State Route 2005, Southeasterly

by a line curving to the left with a central angle of nineteen (19) degrees two (02) minutes zero (00) seconds, a radius of five hundred twenty-seven and thirty-eight hundredths (527.38) feet and an arc length of one hundred seventy-five and nineteen hundredths (175.19) feet to the point and place of beginning. Containing 22,019 square feet as above described by a survey by the Larson Design Group, Inc.

TOGETHER with a ten (10) foot wide perpetual easement for utilization and maintenance of the existing sewer line situate on land now or formerly of George Eck, as more specifically set forth in Sewer Line Easement Agreement referenced below. SUBJECT TO a Sewer Line Easement Agreement between George Eck and Susan A. Weller, dated April 11, 1995 and recorded April 18, 1995 in Lycoming County Record Book 2407 Page 314.

BEING the same premises conveyed by Deed of Susan A. Weller and Benjamin F. Weller, also known as Benjamin F. Weller, Jr., her husband, to Timothy E. Bower and Linda L. Bower, husband and wife, dated September 21, 2007 and recorded September 24, 2007 in Lycoming County Record Book 6141 Page 182.

FOR identification purposes only, being known as Real Estate Tax Parcel Number 0703-108 in the office of the Lycoming County Assessor and having a physical address of 2092, 2096 and 2098 Pinchtown Road, Montgomery, Pennsylvania.

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 15, 2023, and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten days thereafter. R. MARK LUSK, Sheriff Lycoming County, PA



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**PERIODICAL PUBLICATION**

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