

# LYCOMING REPORTER

Vol. 43

April 17, 2026

No. 16

## TABLE OF CONTENTS

<b>BAR NEWS</b>	<b>LEGAL ADVERTISEMENTS</b>
LLA Upcoming Events and Continuing Legal Education ..... 2	Estate & Trust Notices ..... 7
Court Opinions and ..... 3	Corporate Dissolution ..... 8
Notice to Profession..... 3	Name Change Notice ..... 9
	Sheriff's Sales ..... 10

---

---

## 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

Penn Tower  
25 West Third Street, Suite 803  
Williamsport, PA 17701

Telephone: (570) 323-8287  
Fax: (570) 323-9897  
Website: [www.lycolaw.org](http://www.lycolaw.org)

Copyright © 2026, Lycoming Law Association  
Williamsport, Pennsylvania

---

---

LYCOMING REPORTER (ISSN 0884-187X) is published weekly for \$100 per annum by the Lycoming Law Association, Penn Tower, 25 West Third Street, Suite 803, Williamsport, PA 17701.

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

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

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

Library of Congress Catalog Card Number 61 – 18866

### SCHEDULED EVENTS

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

- 4/22/2026 – Lycoming Law Association Foundation:** *Quarterly meeting of the LLA Foundation. Time: 12:00 PM to 1:00 PM*
- 4/27/2026 – Executive Committee Meeting:** *Monthly meeting of LLA Executive Committee. Time: 12:00 PM to 1:00 PM*
- 5/1/2026 – Law Day Celebration:** *Lycoming County Law Day Celebration in Ctrm. #1! Time: 4:00 PM to 5:00 PM*
- 5/4/2026 – Bench/Bar Committee Meeting:** *Quarterly meeting of the Bench/Bar Committee. Time: 12:00 PM to 1:00 PM*
- 5/12/2026 – Family Law Brown Bag Lunch Meeting:** *Quarterly brown bag lunch meeting of the Family Law Committee. Time: 12:00 PM to 1:00 PM*
- 5/15/2026 – Project Linus Blanket Collection Concludes:** *Homemade blanket drive for Project Linus. All donations are earmarked to benefit Lycoming County Children and Youth Services and local children in the Court Appointed Special Advocates program. In addition to homemade blankets, please consider donating blanket making supplies (yarn, quilting products, fabric, etc.) and/or no-sew blanket making kits. Gift cards to craft stores are also accepted. Time: 12:00 PM*
- 5/19/2026 – Memorial Services for Gary Harris:** *A Memorial Service for Gary Harris will be held in Courtroom #1 of County Courthouse. Time: 4:00 PM to 5:00 PM*
- 

### UPCOMING LYCOMING COUNTY CLE OPPORTUNITY

- 4/15/2026 – Eat & Earn: Improving Outcomes for Families with Structured Co-Parenting Communication:** *Presented By: Our Family Wizard. LIVE Credits: 1 Substantive. Time: 12:00 PM to 1:00 PM.*
- 5/13/2026 – Eat & Earn: Cliff's Notes—Annual Update of the Law:** *Presented By: Clifford A. Rieders, Esq. LIVE Credits: 1 Substantive. Time: 12:00 PM to 1:00 PM.*
- 5/20/2026 – Eat & Earn: Recent Changes to the Administration of Small Estates in PA:** *Presented By: Elizabeth A. White, Esquire & Hon. William P. Carlucci. LIVE Credits: 1 Substantive. Time: 12:00 PM to 1:00 PM.*

The full text of the following Lycoming County Court opinion is reported at [www.lycolaw.org/cases/search.asp](http://www.lycolaw.org/cases/search.asp)

- **Pratt vs. Shahid, Geisinger Medical Center and Geisinger Clinic** (04/14/2026)—Judge William P. Carlucci  
Civil: Defendant’s motion in limine; Frye issue related to scientific soundness of expert opinions; no use of novel methodology; methodology generally accepted in the scientific community; different conclusions by plaintiff and defendant experts not a proper basis to exclude one party’s expert. (Pratt041426C-1) (Posted: April 14, 2026)
- **Pratt vs. Shahid, Geisinger Medical Center and Geisinger Clinic** (04/14/2026)—Judge William P. Carlucci  
Civil: Defendant’s motion in limine to preclude testimony of expert; qualifications of doctor certified in internal medicine and infectious disease to offer testimony against gastroenterologist, under the MCARE Act; need for supporting evidentiary record; court’s waiver of the “same subspeciality” requirement based on expert’s training, certifications and experience, where issue relates to use of medication to to treat C. difficile infection. (Pratt041426C-2) (Posted: April 14, 2026)
- **In Re: Sherwood Estate Irrevocable Trust** (04/10/2026)—Judge William P. Carlucci  
Wills and Estates: Petition of trustee to sell property to herself; ability of beneficiaries of trust to force public sale where trustee has discretion to sell property privately or expose to public sale; intent of trust determined by examining all the language of the instrument; duty of trustee to obtain current appraised value before private sale to protect the interests of all beneficiaries. (Sherwood041026C) (Posted: April 14, 2026)

Real Estate Paralegal needed for employee-friendly law firm in Jersey Shore. Contact Marc Drier, Esquire at (570) 398-2020 or e-mail: [marcdrier@aol.com](mailto:marcdrier@aol.com). Full-Time or Part-Time.

Apr. 17



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)  
 \$40 – LLA Member  
 \$55 – Non Member  
 \$30 – Paralegal

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

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

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

**Substantive CLE Credit**

**Cliff's Notes - Annual Update  
Of the Law**

**Presented By:**  
**Clifford A. Rieders, Esquire**

**Class: May 13, 2026, 12-1:00PM**  
*Registration Deadline: April 29, 2026*

Name: \_\_\_\_\_

ID Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

**Substantive CLE Credit**

**Recent Changes to the Administration  
of Small Estates in PA**

**Presented By:**  
**Elizabeth A. White, Esquire and  
Hon. William P. Carlucci**

**Class: May 20, 2026, 12-1:00PM**  
*Registration Deadline: May 6, 2026*

Name: \_\_\_\_\_

ID Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

**Lycoming Law Association | 25 West Third Street, Suite 803 | Williamsport, PA 17701  
 Tele: 570-323-8287 | www.lycolaw.org | MFrey@lycolaw.org**



Now until  
**May 15th**

# BLANKET DRIVE



to benefit  
**Project ♥ Linus**

## ITEMS NEEDED

- Homemade blankets
- Blanket making supplies (Think yarn, quilt batting, cotton & fleece fabric etc.)
- "No-sew" blanket kits
- Gift cards to craft stores



All donations will be earmarked to benefit Lycoming County CYS & local children in the CASA program

**DROP-OFF / MAIL**



LLA Office  
25 W. Third Street, Suite 803, Williamsport, PA

For More Information : 570-321-0709 (Blake Marks) [blake@rslawyers.net](mailto:blake@rslawyers.net)



Apply for 2026

## ***LAW SCHOOL SCHOLARSHIP***

- Are you enrolled in Law School?
- Are you a resident of Lycoming County?
- Are you in need of financial support?

**Applications are available at:**  
**[www.LycoLaw.org/lla-foundation](http://www.LycoLaw.org/lla-foundation)**



The Joseph L. Rider Law School Scholarship, established in 2023, annually provides a \$1,000 grant to three Lycoming County residents attending law school .

**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****Burch, Georgia S.,** dec'd.

Late of Williamsport.

Executor: Susan B. Caravaggio, 600 Grampian Boulevard, Williamsport, PA 17701.

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

**Dangle, Bernadine H.,** (41-26-0162) dec'd.

Late of Washington Township.

Executrix: Karen L. Dangle 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.

**Freezer, Frank H.,** dec'd.

Late of Montoursville.

Executor: Shelly F. Karschner, 1391 Cemetery Road, Montoursville, PA 17754.

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

**Geier, Drew Mitchell,** dec'd.

Late of Williamsport City.

Administratrices: Clair Geier and Susan Reck 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.

**Marks, Ralph F.,** dec'd.

Late of Hughesville.

Executors: Frederick R. Marks, 760 Dr. Poust Road, Hughesville, PA 17737 and Deborah K. Gianetto, 265 S. 2nd Street, Hughesville, PA 17737.

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

**Sholder, Mary A.,** dec'd.

Late of Williamsport.

Executor: Stephen C. Sholder, 1650 Graham Road, Williamsport, PA 17701.

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

**Wright, JoAnn R.,** dec'd.

Late of Williamsport.

The Wright Family Protector Trust, dated October 24, 2012.

Settlor: JoAnn R. Wright.

Trustee: Evalyn J. Sitler.

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

**SECOND PUBLICATION****Deparlos, Patricia A.,** dec'd.

Late of Cogan Station.

Executrix: Patti Howard 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.

**Fisher, Ruth Eileen, dec'd.**

Late of Jersey Shore.  
Executors: Debra A. Edmonston and Robert M. Thomas.  
Attorneys: Julieanne E. Steinbacher, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

**Haynes, Charles A., dec'd.**

Late of Williamsport.  
Executor: Tammy Rae Thomas 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.

**Joyce, Cecelia M., dec'd.**

Late of Williamsport.  
Executor: Thomas Joyce.  
Attorneys: Julieanne E. Steinbacher, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

**Koczarski, Doris T., dec'd.**

Late of Williamsport.  
Executor: William A. Cooper, Jr.  
Attorneys: Julieanne E. Steinbacher, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

**Merrill, Michele M., dec'd.**

Late of Montgomery.  
Administratrix: Melissa Astin.  
Attorneys: McNerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17701.

**Tubbs, Dale E., dec'd.**

Late of Muncy.  
Executrix: Michelle A. Aul, 70 Boak Avenue, Hughesville, PA 17737.  
Attorneys: John A. Smay, Esquire, Williams and Smay, 39 S. Main St., P.O. Box 35, Muncy, PA 17756.

**Yerger, Tony J., dec'd.**

Late of South Williamsport.  
Executrix: Leigh Ann Yerger, 575 East 2nd Avenue, Williamsport, PA 17702.  
Attorneys: Anthony J. Grieco, Esquire, Elion & Grieco, P.C., 125 East Third Street, Williamsport, PA 17701.

**THIRD PUBLICATION**

**Elliott, Greta K., dec'd.**

Late of Loyalsock Township.  
Executrix: Kathy Cimini.  
Attorneys: McNerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17701.

**Leidhecker, Richard A., dec'd.**

Late of Williamsport.  
Administratrix: Gail Leidhecker, 54 Kinley Road, Williamsport, PA 17701.  
Attorneys: Lisa M. Glick, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

**Sullivan, Judith A., dec'd.**

Late of Susquehanna Township.  
Administrator: John J. Miller.  
Attorneys: Laci E. Freas, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701.

**DISSOLUTION OF CORPORATION**

NOTICE IS HEREBY GIVEN that Hughesville Villens', a Pennsylvania non-profit corporation having its registered

office located at 780 Horn Hill Road, Hughesville PA 17737, has filed articles of dissolution with the Department of State of the Commonwealth of Pennsylvania, and that the said corporation is winding up its affairs in the manner prescribed by said law, so that its corporation existence shall cease.

A-17

---

**INTENTION TO  
CHANGE NAME**

---

In the Court of Common Pleas  
of Lycoming County, Pennsylvania

---

NO. CV-2025-01499

---

In Re: Name Change of  
Jazmyn Rayne Richard,  
a minor, by Sasha Skhye Valencia

---

NOTICE IS HEREBY GIVEN that on October 31, 2026, a Petition was filed in the above-named Court, praying for a decree changing the name of Jazmyn Rayne Richard to Jazmyn Rayne Valencia.

The Court has fixed June 2, 2026, at 11:30 a.m. in Courtroom number 4 of the Lycoming County Courthouse, 48 West Third 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 any they have, why the prayer of the petitioner should not be granted.

A-17

**INTENTION TO  
CHANGE NAME**

---

In the Court of Common Pleas  
of Lycoming County, Pennsylvania

---

NO. CV26-00370

---

In Re: Name Change of  
Evalyn Aubrey Scheerer,  
a minor, by Andrea Newton

---

NOTICE IS HEREBY GIVEN that on March 25, 2026, a Petition was filed in the above-named Court, praying for a decree changing the name of Evalyn Aubrey Scheerer to Evalyn Aubrey Newton.

The Court has fixed June 2, 2026, at 3:00 p.m. in Courtroom number 4 of the Lycoming County Courthouse, 48 West Third 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 any they have, why the prayer of the petitioner should not be granted.

A-17

**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 1, 2026 at 10:30 A.M., for the following described real estate to wit:

**NO. 25-00990**

CARRINGTON MORTGAGE SERVICES, LLC

vs.

STEVEN G. BOWMAN, SECRETARY OF HOUSING AND URBAN DEVELOPMENT C/O UNITED STATES OF AMERICA UNITED STATES ATTORNEY OF THE MIDDLE DISTRICT OF PENNSYLVANIA SYLVIA H. RAMBO, UNITED STATES COURTHOUSE PROPERTY ADDRESS: 1969 SHERIDAN STREET, WILLIAMSPORT, PA 17701-3856.

UPI/TAX PARCEL NUMBER: 26-012-417.

By virtue of a Writ of Execution No. CV-2025-00990-CV.

CARRINGTON MORTGAGE SERVICES, LLC v. STEVEN G BOWMAN AND SECRETARY OF HOUSING AND URBAN DEVELOPMENT.

All that certain piece, parcel and lot of land situate in the Township of Loyalsock, County of Lycoming and Commonwealth of Pennsylvania.

Parcel ID: 26-012-417.

Property Address: 1969 Sheridan Street, Williamsport, PA 17701.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$215,944.24.

Attorney for Plaintiff:

McCalla Raymer Leibert Pierce, LLP  
485F Route 1 South  
Suite 300  
Iselin, NJ 08830-3072

**NO. 25-01252**

CITIGROUP MORTGAGE LOAN TRUST 2024-RP1

vs.

TODD A. DESEAU

PROPERTY ADDRESS: 227 CHURCH ST., SOUTH WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 51-001-300.

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF SOUTH WILLIAMSPORT, LYCOMING COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 227 CHURCH ST., SOUTH WILLIAMSPORT, PA 17702.

BEING PARCEL NUMBER: 51-0010030000000.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

**NO. 25-01251**

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

vs.

ALLEN M. GRIMES a/k/a ALLEN GRIMES, DEBBIE S. GRIMES a/k/a DEBBIE GRIMES

PROPERTY ADDRESS: 21 LEUCK DRIVE, COGAN STATION, PA 17728.

UPI/TAX PARCEL NUMBER: 27-328-112.

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF LYCOMING, LYCOMING COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 21 LEUCK DRIVE COGAN STATION, PA 17728

BEING PARCEL NUMBER: 27-3280011200000-.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

**NO. 24-00909**

FIRST COMMONWEALTH BANK

vs.

JESS P. HACKENBERG, II,  
LORAIN E HACKENBURG

PROPERTY ADDRESS: 337 JORDAN AVENUE, MONTOURSVILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 33-001-110.

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

BEGINNING at corner of lot now or formerly of Ella E. Bennett; thence Northward along the same one hundred eighty feet (180 ft.) to Church Alley; thence Eastward along said alley fifty-one feet (51 ft.), more or less, to Lloyd Alley; thence Southward along same one hundred eighty feet (180 ft.) to Jordan Street; and thence Westward along said street fifty-one feet (51 ft.), more or less, to the place of beginning. Containing 9,180 square feet, more or less.

HAVING erected thereon a residential single-family dwelling known as 337 Jordan Avenue, Montoursville, PA 17754 and designated as Assessment No. 33-001-110.

SUBJECT to all exceptions, reservations and covenants, conditions, easements, rights of way, oil and gas leases, and coal and/or mining rights, set forth in any prior instruments of record or the recorded plan.

BEING the same premises which Clarence F. Longacre and Martha L. Longacre, by Deed dated October 30, 1984, and recorded with the Recorder of Deeds Office of Lycoming County, Pennsylvania, on December 13, 1984, at Deed Book Volume 1094, Page 325, granted and conveyed unto Jess P. Hackenberg, II and Loraine E. Hackenburg.

**NO. 23-00931**

UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE OF PRL TITLE TRUST II

vs.

DONALD E. HAMMOND  
PROPERTY ADDRESS: 1118 ISABELLA STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 66-007-207.

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN THE SIXTH WARD OF THE CITY OF WILLIAMSPORT, COUNTY OF LYCOMING AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE NORTHERN LINE OF ISABELLA STREET, SAID BEGINNING POINT BEING NORTH 85 DEGREES 00 MINUTES WEST—195.00 FEET FROM THE INTERSECTION OF THE NORTHERN LINE OF SAID ISABELLA STREET AND THE WESTERN LINE OF SEVENTH AVENUE.

THENCE FROM THE SAID PLACE OF BEGINNING AND CONTINUING ALONG THE NORTHERN LINE OF SAID ISABELLA STREET, NORTH 85 DEGREES 00 MINUTES WEST—45.00 FEET TO AN IRON PIN. THENCE ALONG THE EASTERN LINE OF LAND OF FLOYD H. EDDINGER, NORTH 5 DEGREES 00 MINUTES EAST—145.00 FEET TO AN IRON PIN ON THE SOUTHERN LINE OF FREED PLACE. THENCE ALONG THE SOUTHERN LINE OF FREED PLACE, SOUTH 85 DEGREES 00 MINUTES EAST—45.00 FEET TO AN IRON PIN. THENCE ALONG THE WESTERN LINE OF LAND OF HERBERT S. CRIDER, SOUTH 5 DEGREES 00 MINUTES WEST—145.00 FEET TO THE PLACE OF BEGINNING.

THE ABOVE PREMISES ARE DESCRIBED IN ACCORDANCE WITH A SURVEY MADE BY DANIEL F. VASSALLO, REGISTERED SURVEYOR, DATED AUGUST 9, 1972.

NOTE: THE LEGAL DESCRIPTION ON THE SUBJECT MORTGAGE REFERENCES BACK TO THE LEGAL CONTAINED ON THE VESTING DEED, WHICH HAS BEEN SHOWN ABOVE.

BEING known as 1118 Isabella St., Williamsport, PA 17701

BEING Tax Parcel # 66-007-207.

BEING THE SAME PREMISES which Keith A. Costley and Elizabeth J. Costley, husband and wife, by Deed dated August 24th, 1972, and recorded August 25th, 1972, in the office of the Recorder of Deeds in and for Lycoming County, Pennsylvania, at Record Book Volume 621, page 52, instrument #04952. Granted and conveyed unto Donald E. Hammond and Linda P. Hammond, husband and wife.

**NO. 25-01009**

AMERIHOM MORTGAGE  
COMPANY, LLC

vs.

JOHN F HICKEY,  
UNKNOWN HEIRS OF  
JOHN F. HICKEY DECEASED  
PROPERTY ADDRESS: 222  
HUGHES STREET, WILLIAMSPORT,  
PA 17701.

UPI/TAX PARCEL NUMBER: 68-007-808.

DOCKET # CV-2025-01009

ALL THAT CERTAIN lot of land situate in City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 222 Hughes Street, Williamsport, PA 17701.

SOLD as the property of The Unknown Heirs of JOHN F. HICKEY Deceased.

TAX PARCEL #68-0070080800000- /68-007-808.

ATTORNEYS:  
KML LAW GROUP, P.C.

**NO. 24-00984**

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

vs.

JOSH KAPP, CRISTEL SMITH  
PROPERTY ADDRESS: 343 SOUTH  
SECOND STREET, HUGHESVILLE,  
PA 17737.

UPI/TAX PARCEL NUMBER: 17-002-620.

By virtue of Writ of Execution No. CV-2024-00984-CV.

Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust O v. Cristel Smith and Joshua Kapp, 343 S. 2nd St., Hughesville, PA 17737-1603 Tax Parcel No. 17-0020062000000. Improvements thereon consisting of a Residential Real Estate sold to satisfy judgment in the amount of \$225,177.02.

Attorneys for Plaintiff:  
STEVEN P. KELLY, ESQUIRE (308573)  
STERN & EISENBERG, PC  
1581 Main Street, Ste. 200  
The Shops at Valley Square  
Warrington, PA 18976  
Phone: (215) 572-8111

**NO. 22-00503**

WELLS FARGO BANK, N.A.

vs.

MICHAEL KNORR, aka MICHAEL V.  
KNORR, CHRISTIANE E. KNORR  
PROPERTY ADDRESS: 435 SOUTH  
HOWARD STREET, WILLIAMSPORT,  
PA 17702.

UPI/TAX PARCEL NUMBER: 52-001-721.

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

Parcel No.: 52-0010072100000.  
BEING known and numbered as: 435 South Howard Street, a/k/a 435 Howard Street, Williamsport, a/k/a South Williamsport, PA 17702.

Being the same property conveyed to Michael V. Knorr and Christiane E. Knorr, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Gregg T. Balawajder and Christine A. Balawajder, husband and wife, dated September 25, 2014, recorded September 26, 2014, at Instrument Number 201400012518, and recorded in Book 8435, Page 105, Office of the Recorder of Deeds, Lycoming County, Pennsylvania

**NO. 25-01481**

WELLS FARGO BANK, N.A.

vs.

DENEEN A. PRENTER  
PROPERTY ADDRESS: 76 MONTGOMERY STREET, MONTGOMERY, PA 17752.

UPI/TAX PARCEL NUMBER: 35-004-304.

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF MONTGOMERY, LYCOMING COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 76 MONTGOMERY STREET, MONTGOMERY, PA 17752.

BEING PARCEL NUMBER: 35-004-304.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

**NO. 25-00562**

FIRST COMMONWEALTH BANK

vs.

PROCESS CONTROL SPECIALITIES, INC  
PROPERTY ADDRESS: 2595 LYCOMING CREEK ROAD, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 26-022-411.

By virtue of a Writ of Execution No. CV-25-00562.

FIRST COMMONWEALTH BANK v. PROCESS CONTROL SPECIALITIES, INC.

Owner of property situate in the TOWNSHIP OF LOYALSOCK, LYCOMING County, Pennsylvania, being 2595 LYCOMING CREEK ROAD, WILLIAMSPORT, PA 17701.

Parcel No. 26-022-411.

Improvements thereon: COMMERCIAL BUILDING.

Judgment Amount: \$279,233.45.

Attorneys for Plaintiff  
McGRATH MCCALL, P.C.

**NO. 25-01489**

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

vs.

JOSHUA C. WILK, SHILOH M. WILK  
PROPERTY ADDRESS: 2114 WHEATLAND AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 43-002-609.

By virtue of a Writ of Execution No. CV-2025-01489-CV.

ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS, LLC v. JOSHUA C. WILK; SHILOH M. WILK.

Owner(s) of property situate in the OLD LYCOMING TOWNSHIP, LYCOMING County, Pennsylvania, being 2114 WHEATLAND AVENUE, WILLIAMSPORT, PA 17701.

Tax ID No. 43-0020060900000-a/k/a 43-002-609 a/k/a 43-002.0-.

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$91,796.80.

Attorneys for Plaintiff  
BROCK & SCOTT, PLLC

**NO. 25-01317**

BCF FUND I, LLC

vs.

MIRACLE WILLIAMS,  
WILLIAM BROOKS a/k/a  
WILLIAM BROOKS, JR.PROPERTY ADDRESS: 428 AN-  
THONY STREET, WILLIAMSPORT,  
PA 17701.UPI/TAX PARCEL NUMBER: 69-  
004-503, 69-004-502.BY VIRTUE OF WRIT OF EXECU-  
TION issued by BCF FUND I, LLC.

To Case No. CV-2025-01317.

The land referred to herein below  
is situated in the County of Lycoming  
Commonwealth of Pennsylvania, and is  
described as follows:

All those two certain pieces, parcels  
or lots of land situate in the 9th Ward  
of the City of Williamsport, County of  
Lycoming and Commonwealth of Penn-  
sylvania, more particularly bounded and  
described as follows, to-wit:

PARCEL NO. 1: BEGINNING on  
the North by Anthony Street; on the  
East by property now or formerly of  
John Miller, on the South by property  
now or formerly of Charles Nuencke,  
and on the West by an alley, being fifty-  
one(51) feet in width on Anthony Street  
and seventy-five (75) feet in depth.

PARCEL NO. 2: BEGINNING at the  
Southwest corner of Anthony Street  
and Edler Alley; thence in a Southerly  
direction along the Western line of  
said Edler Alley, seventy-five (75) feet;  
thence in a Westerly direction in a line  
parallel with the Southern line of said  
Anthony Street fifty-one (51) feet to  
the Eastern line of Lot No. 26 on the  
Plan of Billman's Addition to the City  
of Williamsport, thence in a Northerly  
direction along the Eastern line of said  
Lot No. 26. Seventy-five (75) feet to the  
Southern line of said Anthony Street;  
thence in an Easterly direction along the

Southern line of said Anthony Street,  
fifty-one (51) feet to the Western line  
of said Edler Alley, at the point and place  
of beginning. Being known as Lot No.  
25 of Billman's Addition to the City of  
Williamsport.

BEING THE SAME PREMESIS which  
Thousand Keys Acquisitions 2a LLC, by  
deed dated, May 11, 2021 and recorded  
in the Recorder of Deeds Office of Ly-  
coming County, Pennsylvania, in Deed  
Book 9255, Page 1284, granted and  
conveyed unto Miracle Williams and  
William Brooks a/k/a William Brooks, Jr.

BEING known as 428 ANTHONY  
STREET, WILLIAMSPORT, PA 17701

Improvements Thereon Consist of:  
RESIDENTIAL PROPERTY.

SEIZED AND TAKEN IN EX-  
ECUTION AS THE PROPERTY OF:  
MIRACLE WILLIAMS and WILLIAM  
BROOKS a/k/a WILLIAM BROOKS JR.

Parcel No.: 69-004-502 and 69-  
004-503.

**NO. 25-01232**

WELLS FARGO BANK, NATIONAL  
ASSOCIATION AS TRUSTEE FOR  
OPTION ONE MORTGAGE LOAN  
TRUST 2006-3,  
ASSET-BACKED CERTIFICATES,  
SERIES 2006-3

vs.

MARK E. WOLFE, TIFFANY WOLFE  
PROPERTY ADDRESS: 708 SEMI-  
NARY ST., JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 21-  
003-202.A.

ALL THAT CERTAIN piece, parcel  
and lot of land situate in the Third Ward  
of the Borough of Jersey Shore, County  
of Lycoming and Commonwealth of  
Pennsylvania, being more particularly  
bounded and described in accordance  
with a survey of H. Richard Ohl, Reg-  
istered Surveyor, dated February 14,  
1983, as follows, to-wit:

BEGINNING at an iron pin in the northern line of Seminary Street, said iron pin being the southwestern corner of land now or formerly of Floyd White and the southeastern corner of the lot herein described; thence along the northern line of Seminary Street, north seventy-two (72) degrees west, twenty-four (24) feet to a cross-cut in the center of a private walk separating and dividing the properties known as 708 and 710 Seminary Street; thence along the center line of said walkway, north eighteen (18) degrees thirty (30) minutes east, one hundred eighty-five (185) feet to an iron pin in the southern line of an alley, thence along the southern line of said alley, south seventy-two (72) degrees east, twenty four (24) feet to an iron pin in the western line of said Floyd White land; thence along said White land, south eighteen (18) degrees thirty (30) minutes west, one hundred eighty-five (185) feet to an iron pin, being the point and place of beginning; said lot being commonly refereed to as the eastern one-half (1/2) portion of Lot No. 18 on the Plan of lots known as the Wilson Plan.

FOR IDENTIFICATION PURPOSES ONLY, the above described premises is known and designated as Parcel #21-3-202A on the maps of the Lycoming County Tax Assessor.

BEING the same premises which William J. Nearhoff and Lacey E. Near-

hoff, formerly known as Lacey E. Hegginstaller, his wife, did by their deed dated the 21st day of August, 2006, grant and convey unto Mark E. Wolfe; said deed being recorded in the Office for the Recording of Deeds in and for Lycoming County on the 22nd day of August, 2006, in Record Book 5765, Page 35, Instrument #200600014207.

The improvements thereon being known as 708 Seminary St., Jersey Shore, PA 17740-1219.

HAVING ERECTED THEREON a Residential Real Estate\_\_.

BEING the same premises which William J. Nearhoof, a/k/a William J. Nearhoff, and and Lacey E. Nearhoff, a/k/a Lacey Nearhoff, Formerly Know as Lacey E. Hegginstaller by Deed dated August 21, 2006 and recorded in the Office of Recorder of Deeds of Lycoming County on August 22, 2006 at Book 5765, Page35 Instrument#200600014207granted and conveyed unto Mark E. Wolfe.

TAX PARCEL NO. 21-003-202.A.

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 11, 2026 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten days thereafter. ERIC SPIEGEL, Sheriff Lycoming County, PA

Apr. 10, 17, 24



---

---

**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, April 20, 2026