

LYCOMING REPORTER

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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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LYCOMING LAW ASSOCIATION

Penn Tower, 25 West Third Street, Suite 803

Williamsport, PA 17701

www.lycolaw.org

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SCHEDULED EVENTS

Additional information about any of these events is available on the Lycoming Law Association website at www.lycolaw.org.

- 1/25/2023** – **Lycoming Law Association Foundation Meeting.** Quarterly LLA meeting. **Time:** 12:00 PM to 1:00 PM.
- 2/6/2023** – **Bench Bar Meeting.** Quarterly meeting of the Bench/Bar Committee. **Time:** 12:00 PM to 1:00 PM.
- 2/8/2023** – **Civil Bar Brown Bag Meeting.** Regularly scheduled brown bag lunch meeting. **Time:** 12:00 PM to 1:00 PM.
- 2/28/2023** – **Criminal Bar Brown Bag Meeting.** Regularly scheduled meeting of the criminal bar. **Time:** 12:00 PM to 1:00 PM.

UPCOMING LYCOMING COUNTY CLE OPPORTUNITY

- 3/15/2023** – **Eat & Earn—Specific Topic TBA:** *Speaker: Hon. Marc F. Lovocchio, retired.* **Time:** 12:00 PM to 1:00 PM.





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

- **Commonwealth vs. Hall** (01/12/2023)—Judge Nancy L. Butts
Criminal: Suppression motion; sufficiency of affidavit to establish probable cause for search warrant; no evidence that individual involved in controlled drug buy had a connection to the property to be searched. (Hall011223bt) (Posted: January 13, 2023)

Please note that the staff at the Register and Recorder's Office is undertaking additional training.

This may result in longer transaction time in the office. Thank you for your anticipated patience.

Dave Huffman
Register and Recorder
J-13, 20, 27

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**Evelhair, William B., Sr.,** dec'd.

Late of Moreland Township.
 Executor: William B. Evelhair, Jr.,
 182 Borderline Road, South Williamsport, PA 17702.
 Attorneys: Thomas D. Hess, Esquire,
 Hess and Hess, P.C., 30 South Main Street, Hughesville, PA 17737.

Miller, Evelyn L. a/k/a Evelyn Louise Miller, dec'd.

Late of 1205 West Front Street, South Williamsport.
 Executor: Buddie L. Miller, 206 Marlin Alley, South Williamsport, PA 17702.
 Attorney: J. Howard Langdon, Esquire, 3 South Main Street, Muncy, PA 17756.

Painter, Donna N. a/k/a Donna J. Painter, dec'd.

Late of the Borough of Hughesville.
 Executrix: Kimball H. Nelson, 398 N. Brooklynside Rd., Port Allegany, PA 16743.
 Attorney: Paul A. Roman, Esquire, 1700 Four Mile Drive, Williamsport, PA 17701.

Zimmerman, Leslie E. a/k/a Leslie E. "Bud" Zimmerman, dec'd.

Late of Pine Township.
 Executors: Joseph L. Zimmerman and Jere L. Zimmerman c/o James W. Appel, Esquire, Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.
 Attorneys: James W. Appel, Esquire, Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.

SECOND PUBLICATION**Fetter, James R.,** dec'd.

Late of Williamsport.
 Executor: Jason Fetter, 5820 Susquehanna Trail, Turbotville, PA 17772.
 Attorney: None.

Heverly, Robert Byron, Jr. a/k/a Robert B. Heverly, Jr., dec'd.

Late of Jersey Shore.
 Executrix: Beth Amundson, P.O. Box 673, Jersey Shore, PA 17740.
 Attorney: None.

Kuzio, Jeffrey A., dec'd.

Late of Trout Run.
 Executor: Tyler J. Bebble 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.

Losell, Yvonne J., dec'd.

Late of the City of Williamsport.
 Administrator: James Losell, Jr., 44 Grandview Road, Williamsport, PA 17701.
 Attorney: Paul A. Roman, Esquire, 1700 Four Mile Drive, Williamsport, PA 17701.

Mann, Willis J., dec'd.

Late of Lock Haven.

Executor: Jason S. Mann c/o Bret J. Southard, Esquire, Casale, Bonner, Hillman & Southard, P.C., 331 Elmira Street, Williamsport, PA 17701.
Attorneys: Bret J. Southard, Esquire, Casale, Bonner, Hillman & Southard, P.C., 331 Elmira Street, Williamsport, PA 17701.

Minier, Harold H., dec'd.

Late of Mill Creek Township.
Administrator: Mary D. Frey, 604 Wilson Street, Williamsport, PA 17701.
Attorneys: Thomas D. Hess, Esquire, Hess and Hess, P.C., 30 South Main Street, Hughesville, PA 17737.

Pittenger, Doris Mae a/k/a Doris M. Pittenger, dec'd.

Late of Eldred Township.
Executor: John D. Pittenger 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.

Smith, Barbara A., dec'd.

Late of the Township of Loyalsock.
Executors: Paula Lilley and William Smith, Jr.
Attorneys: Julieanne E. Steinbacher, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

THIRD PUBLICATION

Berfield, Bessie M., dec'd.

Late of Jersey Shore.
Executor: Robert R. Garis, 15120 Spanish Point Drive, Port Charlotte, FL 33981.
Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

Hess, Ronald L., dec'd.

Late of Montoursville.
Executrix: Sylvia J. Hess, 341 Cedarwood Drive, Montoursville, PA 17754.
Attorneys: Anthony J. Grieco, Esquire, Elion, Grieco & Shipman, P.C., 125 East Third Street, Williamsport, PA 17701.

Hudson, Donald L., Sr., dec'd.

Late of Jersey Shore.
Administrator: Donald L. Hudson, Jr., 422 Dunkard Church Road, Cogan Station, PA 17728.
Attorneys: Mc Nerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17701.

McCarty, Ray E., dec'd.

Late of Muncy.
Co-Executrices: Joyce L. Sivak, 9890 Susquehanna Trail, Muncy, PA 17756 and Janet M. McCarty, 1679 Murry Rd., Muncy, PA 17756.
Attorney: Richard G. Scheib, Esquire, 11 Reitz Blvd., Suite 102, Lewisburg, PA 17837-9293.

Mosteller, Richard P., dec'd.

Late of 337 Winthrop Street, South Williamsport.
Executor: Richard Brian Mosteller c/o G. Scott Gardner, Esquire, 1000 Commerce Park Drive, Suite 310-B, Williamsport, PA 17701.
Attorney: G. Scott Gardner, Esquire, 1000 Commerce Park Drive, Suite 310-B, Williamsport, PA 17701, (570) 971-0090.

Smith, Richard Alan, dec'd.

Late of 308 Charles Road, Muncy.
Executor: Ephrata National Bank, P.O. Box 238, Ephrata, PA 17522.
Attorney: J. Howard Langdon, Esquire, 3 South Main Street, Muncy, PA 17756.

Wolfe, Charles E., dec'd.

Late of Cedar Run.

Executor: Gregory F. Wolfe, 2135 Bernays Drive, York, PA 17404.

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

**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 February 7, 2023 unless exceptions are filed before 5:00 P.M. on that date.

1. Mundrick, Robert L., Estate—Paulhamus, Donna J., Executrix.

2. Berger, Gary W., Trust, Estate—Muncy Bank and Trust Co., Trustee.

David A. Huffman
Register of Wills

J-6, 13, 20, 27

**REGISTRATION OF
FICTITIOUS NAMES**

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on October 13, 2022 for:

3DG3 ENGINEERING

at: 140 Bower Rd., Williamsport, PA 17701. The name and address of the individual interested in the business are Rodney K. Lynch, Jr. at 140 Bower Rd., Williamsport, PA 17701. This was filed in accordance with 54 Pa. C.S. 311.417.

J-20

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 27, 2022 for:

JADE G. LONG ENTERPRISE

at: 677 Campbell Street, Williamsport, PA 17701. The name and address of the individual interested in the business are Linda Whaley at 677 Campbell Street, Williamsport, PA 17701. This was filed in accordance with 54 Pa. C.S. 311.417.

J-20

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 14, 2022 for:

LA MANAGEMENT SERVICES

at: 316 Cypress St., Montoursville, PA 17754. The name and address of the individual interested in the business are Laura Labs at 316 Cypress St., Montoursville, PA 17754. This was filed in accordance with 54 Pa. C.S. 311.417.

J-20

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 15, 2022 for:

MY FRIEND MELISSA DESIGNS

at: 2639 State Route 654, Williamsport, PA 17702. The name and address of the individual interested in the business are Melissa Thompson at 2639 State Route 654, Williamsport, PA 17702. This was filed in accordance with 54 Pa. C.S. 311.417.

J-20

Lycoming County Tax Claim Bureau**JUDICIAL TAX SALE****DATE AND TIME: 10:00 a.m. - FEBRUARY 8, 2023**

LOCATION: LYCOMING COUNTY EXECUTIVE PLAZA
 CONFERENCE ROOM - 1ST FLOOR
 330 PINE STREET
 Williamsport, PA 17701

NOTICE: The following properties will be sold, freed and cleared of their respective tax, municipal claims, liens, mortgages, charges and estates, except separately taxed ground rents. These properties were previously advertised in the Williamsport Sun-Gazette on August 8, 2019 and the Lycoming Reporter on August 9, 2019

2023 JUDICIAL SALE			
Map Number	Owner	Property Desc	Sale Price
12-3520-0119Z T123	MCANDREW, FRANCIS & SANDRA	528 RUBEN KEHRER RD LT 123	\$ 3,408.66
28-2640-0112	MILLER, ERNEST L & DALE D	RT 414 HWY	\$ 1,643.51
35-0060-0214	SHANNON, PAUL	MONTGOMERY ST	\$ 1,173.66
55-0020-0303 T001	FEIST, GARY	58 SHERWOOD LN	\$ 1,043.97
59-3740-0150 T054	GATZ, SAMMUEL	152 BOAK AVE LT 73	\$ 835.80
60-0030-0530 T024A	PROBST, JOHN W	45 AMANDA AVE	\$ 595.45
70-0170-0306	MARZZACCO, FRED R & SUSAN E	REAR W THIRD ST	\$ 5,501.41
72-0030-0503	OTTENMILLER TERRY	725 CENTER ST	\$ 2,729.13

These properties were not paid as of July 31, 2020.

ATTENTION: PRE-REGISTRATION IS REQUIRED PER ACT 33 PASSED AND SIGNED JUNE 30, 2021.
All bidders are to deliver the Registration packet, in person to the Lycoming County Tax Claim Bureau at 33 West Third St, Williamsport, PA 17701. Applications will not be accepted if incomplete, delivered via mail, email, or fax. Registration will be open until February 3, 2023. No registration packets will accepted after February 3, 2023. No day of sale registration.

Austin White, Esquire
 Solicitor – Tax Claim Bureau

Brooke Wright, Director
 Tax Claim Bureau
 County of Lycoming

Lycoming County Tax Claim Bureau**JUDICIAL TAX SALE****DATE AND TIME: 10:00 a.m. - FEBRUARY 8, 2023**

**LOCATION: LYCOMING COUNTY EXECUTIVE PLAZA
CONFERENCE ROOM - 1ST FLOOR
330 PINE STREET
Williamsport, PA 17701**

NOTICE: The following properties will be sold, freed and cleared of their respective tax, municipal claims, liens, mortgages, charges and estates, except separately taxed ground rents. These properties were previously advertised in the Williamsport Sun-Gazette on August 14, 2020 and the Lycoming Reporter on August 14, 2020

2023 JUDICIAL SALE			
Map Number	Owner	Property Desc	Sale Price
11-3100-0136.10 T033	DIZARD, JOE	170 PINECREST DR LT 33	\$ 1,795.54
49-0050-0200	SHANNON, PAUL	CEMENT DR	\$ 362.27
71-0020-0810	BIGELOW, JILLIAN M & GEORGE R	2218 MOSSER AVE	\$ 10,798.77
73-0060-0404Z	SPLAIN, GERALD & JACQUELINE	RAFFERTY LN	\$ 515.97

These properties were not paid as of July 31, 2021.

ATTENTION: PRE-REGISTRATION IS REQUIRED PER ACT 33 PASSED AND SIGNED JUNE 30, 2021. All bidders are to deliver the Registration packet, in person to the Lycoming County Tax Claim Bureau at 33 West Third St, Williamsport, PA 17701. Applications will not be accepted if incomplete, delivered via mail, email, or fax. Registration will be open until February 3, 2023. No registration packets will accepted after February 3, 2023. No day of sale registration.

Austin White, Esquire
Solicitor - Tax Claim Bureau

Brooke Wright, Director
Tax Claim Bureau
County of Lycoming

Lycoming County Tax Claim Bureau**JUDICIAL TAX SALE****DATE AND TIME: 10:00 a.m. - FEBRUARY 8, 2023**

**LOCATION: LYCOMING COUNTY EXECUTIVE PLAZA
CONFERENCE ROOM - 1ST FLOOR
330 PINE STREET
Williamsport, PA 17701**

NOTICE: The following properties will be sold, freed and cleared of their respective tax, municipal claims, liens, mortgages, charges and estates, except separately taxed ground rents. These properties were previously advertised in the Williamsport Sun-Gazette on August 13, 2021 and the Lycoming Reporter on August 16, 2021

2023 JUDICIAL SALE			
Map Number	Owner	Property Desc	Sale Price
15-0030-0206B	GARDNER, RANDY S	SAWMILL RD	\$ 7,103.13
26-3310-018003	HULL, JASON C	WARRENSVILLE RD	\$ 1,222.75
26-0230-0109 T020	WIER TIMOTHY	2461 LYC CK RD LT 20	\$ 351.71
43-0060-0209 T025	HOUSER JOSEPH	1920 GREEN AVE LT 25	\$ 480.98
45-3660-0177 T005	FAUSEY DAVID & KIMBERLY	343 OLD RT 220 HWY LT 5	\$ 354.70
56-0010-0207	BAUSINGER CHRISTI J	4212 RT 87 HWY	\$ 6,605.55
60-3670-0125G T060	RUSSELL RHODA	60 HARVEST MOON PK	\$ 3,452.96
72-0010-0303	MYERS RAYMOND E & LILLIAN	426 LOUISA ST	\$ 14,864.16

These properties were not paid as of July 31, 2022.

ATTENTION: PRE-REGISTRATION IS REQUIRED PER ACT 33 PASSED AND SIGNED JUNE 30, 2021. All bidders are to deliver the Registration packet, in person to the Lycoming County Tax Claim Bureau at 33 West Third St, Williamsport, PA 17701. Applications will not be accepted if incomplete, delivered via mail, email, or fax. Registration will be open until February 3, 2023. No registration packets will accepted after February 3, 2023. No day of sale registration.

**Austin White, Esquire
Solicitor - Tax Claim Bureau**

**Brooke Wright, Director
Tax Claim Bureau
County of Lycoming**

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, February 3, 2023 at 10:30 A.M., for the following described real estate to wit:

NO. 22-533

PNC BANK NATIONAL
ASSOCIATION

vs.

CHARLES S. BEST,
STEPHANIE L. BEST

PROPERTY ADDRESS: 1516 LOCUST STREET, WILLIAMSPORT, PA 17701-2027.

UPI/TAX PARCEL NUMBER: 74-012-510.

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

Parcel No.: 74-0120051000000-

BEING known and numbered as: 1516 Locust Street, Williamsport, PA 17701.

Being the same property conveyed to Charles S. Best and Stephanie L. Best, his wife who acquired title, as tenants by the entirety, by virtue of a deed from Gail R. Simon and Roger M. Simon, Co-Executors of the Estate of Edith L. Schneider, f/k/a Edith L. Meltzer, deceased and Co-Trustees of the Trust Agreement of August 2, 1984 established by Edith L. Schneider, dated August 20, 2003, recorded August 25, 2003, at Book 4698, Page 224, Office of the Recorder of Deeds, Lycoming County, Pennsylvania.

NO. 22-336

LAKEVIEW LOAN SERVICING, LLC

vs.

MATTHEW BREWER,
KAYTIE L. HELSEL-BREWER

PROPERTY ADDRESS: 218 CALVERT STREET, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 20-002-419.

DOCKET# CV-2022-00336.

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: 218 Calvert Street, Jersey Shore, PA 17740

SOLD as the property of MATTHEW M. BREWER and KAYTIE L. HELSEL-BREWER.

TAX PARCEL #20.002.0-0419.00-000.

KML LAW GROUP, P.C.

NO. 19-1325

WELLS FARGO BANK, N.A.

vs.

LORI A. COLEMAN,
ROBERT G. McCLOSKEY
PROPERTY ADDRESS: 155 APSEN LANE, TROUT RUN, PA 17771-9245.
UPI/TAX PARCEL NUMBER: 08-226-121.C.

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

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

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

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$91,479.84.
BROCK & SCOTT, PLLC
Attorneys for Plaintiff

NO. 19-1879

NAVY FEDERAL CU

vs.

KENNETH DYER a/k/a
KENNETH J. DYER, SHEKETH DYER
PROPERTY ADDRESS: 210 WEST HOUSTON AVE., MONTGOMERY, PA 17752.

UPI/TAX PARCEL NUMBER: 07-412-103.A.

All that certain piece or parcel or Tract of land situate in the TOWNSHIP OF CLINTON, Lycoming County, Pennsylvania, and being known as 210 West Houston Avenue, Montgomery, Pennsylvania 17752.

TAX MAP AND PARCEL NUMBER: 07-412-103.A.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$215,701.68.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Kenneth Dyer a/k/a Kenneth J. Dyer and Sheketh Dyer.

McCABE, WEISBERG & CONWAY, LLC

123 South Broad Street
Suite 1400
Philadelphia, PA 19109

NO. 22-00438

WOODLANDS BANK

vs.

DANIEL E. FOULKROD, JR.,
KNOWN SURVIVING HEIR OF
DANIEL E. FOULKROD, EVAN A.
FOULKROD, KNOWN SURVIVING
HEIR OF DANIEL E. FOULKROD,
FELECIA M. FOULKROD, KNOWN
SURVIVING HEIR OF DANIEL
E. FOULKROD, PATRICA A.
CACCIA, KNOWN SURVIVING
HEIR OF DANIEL E. FOULKROD,
EDWARD A. FOULKROD, KNOWN
SURVIVING HEIR OF DANIEL
E. FOULKROD, STEPHEN R.
FOULKROD, KNOWN SURVIVING
HEIR OF DANIEL E. FOULKROD,
KENNETH L. FOULKROD,
KNOWN SURVIVING HEIR OF
DANIEL E. FOULKROD, KELLY L.
WINNER, KNOWN SURVIVING
HEIR OF DANIEL E. FOULKROD,
UNKNOWN SURVIVING HEIRS
OF DANIEL E. FOULKROD
PROPERTY ADDRESS: 344 WEST
SOUTHERN AVENUE, SOUTH WIL-
LIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 52-
001-358.

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

BEGINNING at a point in the northern line of West Southern Avenue, said point being north seventy-two (72) degrees east, forty-five (45) feet from the dividing line now or formerly of Rev. C. F. Heim and Mrs. Beryl Deneil; thence along the east line of land now or formerly of the said Mrs. Deneil, north eighteen (18) degrees west, one hundred forty (140) feet to the southern line of the right-of-way of the Pennsylvania Railroad; thence along same north seventy-two (72) degrees east, twenty-two and five tenths (22.5) feet to a point; thence along land now or formerly of Harry A. Rhian, Jr. and wife, south eighteen (18) degrees east, one hundred forty (140) feet, the same being also through the center wall of a brick dwelling house thereon to the northern line of West Southern Avenue aforesaid; thence along the same south seventy-two (72) degrees west, twenty-two and five tenths (22.5) to the point or place of beginning.

BEING the same premises granted and conveyed unto Daniel E. Foulkrod, Sr., by deed of Citibank, N.A., as Trustee for the Registered Holders of Bear Stearns Asset Back Securities I Trust 2005-CL1, Asset-Backed Certificates, Series 2005-CL1, by its Attorney-in-fact Ocwen Loan Servicing LLC f/k/a Ocwen Federal Bank FSB, said deed dated September 22, 2008 and recorded October 13, 2008 in Lycoming County record Book 6480, page 204.

FOR identification purposes only, being known as all of Tax Parcel No. 52-001-358 in the office of the Lycoming County Tax Assessor.

Improvements on the premises include a two-story one-half of duplex and being known as 344 West Southern Avenue, South Williamsport, PA 17702.

SEIZED, TAKEN IN EXECUTION, and to be sold as the property of Defendants under a Judgment entered against them in the Court of Common Pleas of Lycoming County filed to Docket No. CV 22-00438.

NO. 18-0656

M&T BANK

vs.

WILLIAM H. GREEN, JR.

PROPERTY ADDRESS: 201 HEMLOCK ROAD, UNITYVILLE, PA 17774.

UPI/TAX PARCEL NUMBER: 13-336-105.H.

DOCKET# 18-0656.

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 201 Hemlock Road, Unityville, PA 17774.

SOLD as the property of WILLIAM H. GREEN, JR.

TAX PARCEL #13-336-105H.
KML LAW GROUP, P.C.

NO. 19-1936

US BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST

vs.

CONNIE H. HALE, SHAWN P. HALE

PROPERTY ADDRESS: 3342 NICHOLS RUN RD., JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 31-346-146.

ALL THOSE FOUR (4) CERTAIN MESSAGES OR TENEMENTS AND LOTS OF LAND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: TRACT NO. 1: ALL THAT CERTAIN PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF MIFFLIN, COUNTY OF LYCOMING AND COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AND NUMBERED 3342 NICHOLS RUN ROAD, JERSEY SHORE, PA 17740.

PARCEL NUMBER: 31-346-146.

NO. 22-480

MIDFIRST

vs.

BRAD L. HORNBERGER, JR.

PROPERTY ADDRESS: 918 MORRISON DRIVE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 43-329-235.A.

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

Parcel No.: 43-32900235A-000-.

BEING known and numbered as: 918 Morrison Drive, Williamsport, PA 17701.

Being the same property conveyed to Brad L. Hornberger, a married man who acquired title by virtue of a deed from Brad L. Hornberger, Jr. and Kayla R. Martinez, husband and wife, dated June 29, 2018, recorded July 10, 2018, at Instrument Number 201800008170, and recorded in Book 9164, Page 3248, Office of the Recorder of Deeds, Lycoming County, Pennsylvania.

NO. 22-00724

SANTANDER BANK, N.A.

vs.

LINDA J. KINKEAD

PROPERTY ADDRESS: 137 GRIMESVILLE ROAD, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 43-015-218.

By virtue of a Writ of Execution No. CV-2022-00724-CV.

SANTANDER BANK, N.A. vs. LINDA J. KINKEAD owner(s) of property situate in the TOWNSHIP OF OLD LYCOMING, LYCOMING County, Pennsylvania, being 137 GRIMESVILLE RD., WILLIAMSPORT, PA 17701.

Tax ID No. 43-015-218.
 Improvements thereon: RESIDENTIAL DWELLING.
 Judgment Amount: \$170,598.52.
 BROCK & SCOTT, PLLC
 Attorneys for Plaintiff

NO. 22-287

WELLS FARGO BANK, N.A.

vs.

ROBERT S. KIPA, JR.
 PROPERTY ADDRESS: 496 TOMBS
 RUN ROAD, JERSEY SHORE, PA
 17740.

UPI/TAX PARCEL NUMBER: 31-
 345-104.A.

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

Parcel No.: 31-345-104.A.

BEING known and numbered as:
 496 Tombs Run Road, Jersey Shore,
 PA 17740.

Being the same property conveyed
 to Robert S. Kipa, Jr. who acquired
 title by virtue of a deed from Frances
 M. Bacchieri, widow and single, dated
 June 11, 2015, recorded June 22, 2015,
 at Instrument Number 201500007639,
 and recorded in Book 8653, Page 251,
 Office of the Recorder of Deeds, Ly-
 coming County, Pennsylvania.

NO. 21-1032

REVERSE MORTGAGE
 SOLUTIONS, INC.

vs.

MYRAL C. KITTLE a/k/a
 MYRAL KITTLE

PROPERTY ADDRESS: 587 TUR-
 KEY PATH ROAD, LINDEN, PA 17744.

UPI/TAX PARCEL NUMBER: 01-
 328-145.

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

BEING KNOWN AS: 587 TURKEY
 PATH ROAD, LINDEN, PA 17744.

BEING PARCEL NUMBER: 01-
 3280014500000.

IMPROVEMENTS: RESIDENTIAL
 PROPERTY.

NO. 19-0554

NATIONSTAR MORTGAGE LLC
 d/b/a MR. COOPER

vs.

JUSTINE R. LEICHT
 PROPERTY ADDRESS: 2124 LIN-
 COLN DRIVE, WILLIAMSPORT, PA
 17701.

UPI/TAX PARCEL NUMBER: 26-
 012-567.

All that certain lot of land situate
 in the Township of Loyalsock, County
 of Lycoming and Commonwealth of
 Pennsylvania, as shown on the replot-
 ting of a portion of Faxon and approved
 by the Planning Commission, of the
 City of Williamsport, dated the 11th
 day of April, 1940 and to be found of
 record in Deed Book Volume 312 at
 Page 600, bounded and described as
 follows, to wit:

Beginning at an iron pin in the South
 line of Lincoln Road 240 feet East of the
 Southeast corner of Lincoln Road and
 Tinsman Avenue; thence continuing
 easterly along the South line of Lincoln
 Road 60 feet to an iron pin; thence
 southerly in a line at right angles with
 Lincoln Road 150 feet to an iron pin in
 the North line of Magnolia Lane; thence
 westerly along the same 60 feet to an
 iron pin; thence northerly in a line
 parallel with the East line of the herein
 described lot 150 feet to an iron pin in
 the South line of Lincoln Road, the place
 of beginning.

For identification purposes only, this
 lot formerly known on the original Plan
 of Faxon as Lot 7, and West 20' Lot 8,
 in Block 118.

For identification purposes only, be-
 ing known as Tax Parcel No. 26-12-567
 in the Office of the Lycoming County
 Tax Assessor.

FOR INFORMATIONAL PUR-
 POSES ONLY: Being known as 2124
 Lincoln Drive, Williamsport, PA 17701.

BEING THE SAME PREMISES which William Reighard, Sr. and Rosalie D. Reighard, his wife, by Deed dated November 23, 2004 and recorded November 30, 2004 in the Office of the Recorder of Deed in and for the County of Lycoming, Pennsylvania in Book 5159, Page 235 as Instrument Number 200400021502, granted and conveyed unto Charles R. Leicht and Justine R. Leicht, his wife, in fee.

AND THE SAID Charles R. Leicht departed this life on or about July 21, 2006 thereby vesting title unto Justine R. Leicht by operation of law.

NO. 19-0283

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HBI

vs.

JAMES E. MARSHALL

PROPERTY ADDRESS: 1573 KINLEY ROAD, COGAN STATION, PA 17728.

UPI/TAX PARCEL NUMBER: 27-308-122.Z.

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

BEING KNOWN AS: 1573 KINLEY ROAD COGAN STATION, PA 17728.

BEING PARCEL NUMBER: 27-308.0-0122.Z-000

NO. 19-0144

SANTANDER BANK, N.A.

vs.

JUDITH B. McCARTY,

LISA D. McCARTY

PROPERTY ADDRESS: 47 GREEN STREET, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 39-002-628.

By Virtue of a Writ of Execution No. 19-0144.

Santander Bank, N.A. vs. Judith B. McCarty and Lisa D. McCarty.

Being 47 Green Street, Muncy, PA 17756.

Tax Parcel ID# 39-002-628.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$50,480.25.

MICHAEL S. BLOOM, ESQUIRE

PRESSMAN & DOYLE, LLC

Attorneys for Plaintiff

712 W. MacDade Boulevard

Milmont Park, PA 19033

(610) 532-4222

mbloom@pressmandoyle.com

NO. 22-565

BANK OF AMERICA, N.A.

vs.

WILLIAM L. NEWMAN

PROPERTY ADDRESS: 5983 WARRENSVILLE ROAD, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 11-001-512.

ALL that certain piece, parcel and lot of land situate in the Village of Warrenton, Township of Eldred, County of Lycoming and Commonwealth of Pennsylvania, bounded on the east by a public road, it being fifty-two (52) feet front and two hundred eight (208) feet back from the public road along lands now or formerly of Joseph W. Milnor to a parallel with other lots to contain one-fourth (1/4) acre net.

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

BEING the same premises conveyed unto WILLIAM L. NEWMAN by Deed of ROBERT A. PRESTON, widower, dated the 17 day of June, 2010, and intended to be recorded herewith.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel #11-1-512, on the maps in the office of the Lycoming County Tax Assessor.

PARCEL# 11-001005120000.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 5983 Warrensville Road, Williamsport, PA 17701.

BEING THE SAME PREMISES which Robert A. Preston, widower, by Deed dated June 17, 2010 and recorded June 18, 2010 in the Office of the Recorder of Deeds in and for the County of Lycoming, Pennsylvania in Book 6973, Page 146, Instrument No. 201000008261 granted and conveyed unto William L. Newman, married, in fee.

BEING THE SAME PREMISES which William L. Newman, single and Lindsey Radeski-Newman, single, by Deed dated May 24, 2019 and recorded July 24, 2019 in the Office of the Recorder of Deeds in and for the County of Lycoming, Pennsylvania in Book 9191, Page 3154, Instrument No. 201900023997 granted and conveyed unto William L. Newman, single, in fee.

NO. 21-1288

SPECIALIZED LOAN
SERVICING, LLC

vs.

MEGAN ROSELLE, IN HER
CAPACITY AS HEIR OF DIANA
R. YEAGLE, UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND
ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER DIANA R. YEAGLE
PROPERTY ADDRESS: 2910 Mc-
KINNEY STREET, WILLIAMSPORT,
PA 17701.

UPI/TAX PARCEL NUMBER: 26-
021-602.

All that certain piece, parcel, or lot of land situate in the Township of Loyalsock, County of Lycoming, and Commonwealth of Pennsylvania, being part of Lot No. 54 on plot or plan of Heshbon Park, said plan being recorded in Deed Book Volume 256, Page 394, bounded and described as follows:

Beginning at an iron pin on the east side of McKinney Street, said pin being at the southwest corner of lot of land,

now or formerly of Robert John Sharrow and Pauline Evelyn Sharrow, his wife; Thence continuing in a southerly direction along the East side of McKinney Street, fifty-eight and two-tenths (58.2) feet to line of Lot No. 53; Thence in an easterly direction along line of Lot No. 53 a distance of three hundred thirty-six and three-tenths (336.3) feet to an iron pin on the West line of Lot No. 50; Thence in a northerly direction along the West line of Lot No. 50, fifty-eight and two-tenths (58.2) feet to the South line of lot now or formerly of Robert John Sharrow, et ux.; Thence in a westerly direction along the southern line of lot now or formerly of Robert John Sharrow, et ux., three hundred thirty-six and three-tenths (336.3) feet to East line of McKinney Street, the point and place of beginning.

Being the same property as conveyed from Roberta L. Yeagle, II divorced and Diana R. Yeagle, divorced to Diana R. Yeagle, divorced as set forth in Deed Book 8836 Page 215 dated 01/19/2016, recorded 01/21/2016, LYCOMING County, PENNSYLVANIA.

Tax ID: 26-021.0-0602.00-000.

NO. 22-80

COLONIAL SAVINGS, F.A.

vs.

EMILY STEINKE SOLELY IN HER
CAPACITY AS HEIR OF WAYNE
STEINKE, DECEASED, THE
UNKNOWN HEIRS OF WAYNE
STEINKE, DECEASED
PROPERTY ADDRESS: 1105 HEP-
BURN STREET, WILLIAMSPORT, PA
17701.

UPI/TAX PARCEL NUMBER: 75-
001-402.

ALL THAT CERTAIN lot of land situate in WILLIAMSPORT TOWNSHIP, County of Lycoming and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1105 Hepburn Street, Williamsport, PA 17701.

SOLD as the property of EMILY STEINKE Solely in Her Capacity as Heir of WAYNE STEINKE, Deceased and The Unknown Heirs of WAYNE STEINKE, Deceased.

TAX PARCEL #75-0010040200000-.
KML LAW GROUP, P.C.

NO. 20-0015

MORTGAGE ASSETS
MANAGEMENT, LLC

vs.

UNKNOWN HEIR(S) OF THE ESTATE OF HILDA E. CAMPBELL a/k/a HILDA C. STONER, DECEASED, LARRY R. STONER, IN HIS CAPACITY AS KNOWN HEIR, DEVISEE AND/OR DISTRIBUTE OF THE ESTATE OF HILDA E. CAMPBELL a/k/a HILDA C. STONER, DECEASED, ROYCE C. STONER, IN HIS CAPACITY AS KNOWN HEIR, DEVISEE AND/OR DISTRIBUTE OF THE ESTATE OF HILDA E. CAMPBELL a/k/a HILDA C. STONER, DECEASED
PROPERTY ADDRESS: 208 LOWER BARBOURS ROAD, WILLIAMSPORT. PA 17701.

UPI/TAX PARCEL NUMBER: 48-253.1-167.

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND, SITUATE IN THE TOWNSHIP OF PLUNKETTS CREEK, COUNTY OF LYCOMING, AND COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AND NUMBERED AS 208 LOWER BARBOURS ROAD, WILLIAMSPORT, PA 17701.

PARCEL NUMBER: 48-253.1-167.

NO. 21-00790

TOWD POINT MASTER FUNDING
TRUST 2021-PMI

vs.

KARISSA WELLS, KARISSA MARIE WELLS, KARISSA M. WELLS a/k/a KARISSA WELLS, ROBERT WAYNE WELLS, JR. a/k/a ROBERT W. WELLS, JR. a/k/a ROBERT WELLS, JR.

PROPERTY ADDRESS: 1856 MOTTERS LANE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 26-021-115.

By virtue of a Writ of Execution No. CV21-00790.

TOWD POINT MASTER FUNDING TRUST 2021-PMI vs. KARISSA MARIE WELLS a/k/a KARISSA M. WELLS a/k/a KARISSA WELLS; ROBERT WAYNE WELLS, JR. a/k/a ROBERT W. WELLS, JR. a/k/a ROBERT WELLS, JR. owner(s) of property situate in the TOWNSHIP OF LOYALSOCK, LYCOMING County, Pennsylvania, being 1856 MOTTERS LN., WILLIAMSPORT, PA 17701.

Tax ID No. 26-021-115.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$134,865.07.

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

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 13, 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

J-13, 20, 27

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PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, January 23, 2023**