

LYCOMING REPORTER

No. 31

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LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY
LYCOMING LAW ASSOCIATION

EDITOR: Gary L. Weber • BUSINESS MANAGER: Michele S. Frey

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SCHEDULED EVENTS

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

- 8/3/2026 – Bench/Bar Committee Meeting:** *Quarterly meeting of the Bench/Bar Committee. Time: 12:00 PM to 1:00 PM*
- 8/5/2026 – Yoga in the Park:** *All members and their guests are invited to this wellness event! The certified yoga instructor is LLA Member, Matt Welickovitch. Register by August 3—\$5 per person. Download the flyer. Time: 5:30 PM to 6:30 PM*
- 8/11/2026 – Family Law Brown Bag Lunch Meeting:** *Quarterly brown bag lunch meeting for the Family Law Committee. Time: 12:00 PM to 1:00 PM*
- 8/16/2026 – Knoebel’s Grove:** *Time: 12:00 PM to 3:00 PM*
- 8/24/2026 – Executive Committee Meeting:** *Monthly meeting of LLA Executive Committee. Time: 12:00 PM to 1:00 PM*
- 8/24/2026 – LLA to Little League World Series Game:** *LLA members and their guests are again invited to attend a Little League World Series game together at Lamade Stadium! Download the flyer. Time: 7:00 PM to 9:00 PM*
-

UPCOMING LYCOMING COUNTY CLE OPPORTUNITY

The Lycoming Law Association is an approved Continuing Legal Education provider and sponsors a program of regular CLE opportunities—from Eat & Earn sessions, to panel discussions, to cooperative efforts with business and educational entities and not-for-profit organizations.

- 8/20/2026 – Video Replay: 4 Live CLE Credits (2 Ethics & 2 Substantive) Need Live CLE Credits?** *This video replay (considered “live” by the CLE Board) offers: LIVE Credits: 2 Ethics and 2 Substantive. Time: 1:00 PM to 5:00 PM.*

LYCOMING

LAW ASSOCIATION

Need Live CLE Credits?

Join us for "Replay in the Afternoon" to earn credits and catch up on Eat & Earn presentations that you missed!

This offering is considered "live" by the CLE Board.

Video Replay (4 Live Credits)

\$150 – Member

\$200 – Non Member

\$100 – Paralegal

SEATING WILL BE LIMITED

Submit registration and payment early to secure a seat.

This is an in-person CLE offering at the LLA Office.

August 20, 2026 from 1-5:00PM 2 Ethics & 2 Substantive Credits

(1) ETHICS: Ethical Dilemmas and the Impaired Colleague
Presented By: Brian S. Quinn, Esq.

(2) ETHICS: Hot Legal Ethics Topics
Presented By: Victoria White, Esq.

(3) SUBSTANTIVE: Artificial Intelligence in the Practice of Law
Presented By: Julianne E. Steinbacher, Esq.

(4) SUBSTANTIVE: Courtroom Animation and Demonstrative Aids
Presented By: Jeremy Gibson, Digital Trace Forensics

Registration Deadline: August 13, 2026



Name: _____ ID Number: _____

Email Address: _____ Phone Number: _____

PAYMENT IN ADVANCE IS REQUIRED.

Late registrations will not be accepted and no refunds will be given after the cut-off date.

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

Pennsylvania Bar Association
Zone 4 proudly presents

KNOEBELS

Picnic

Sunday, August 16, 2026
Pavillion N



Starting at 1pm
Lunch provided!
RSVP to Blake Marks or Jessica Lehman
blake@rslawyers.net jlehman@journey.com
If you'd like to bring a snack or dessert to share, please feel free!

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**Erdos, John L., dec'd.**

Late of South Williamsport.
Administrators: Rachel Erdos, 1434 Pebblewood Lane, Williamsport, PA 17701 and Paul Erdos, 308 Church Street, River Junction, RI 02894.
Attorneys: Blake C. Marks, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

Hill, Stewart F., dec'd.

Late of the City of Hughesville.
Executor: Michael A. Hill.
Attorneys: Julieanne E. Steinbacher, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

Hiller, Leo Joseph, dec'd.

Late of Williamsport.
Administratrix: Linda McCormick 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.

Lyon, Kathryn Anne a/k/a K. Anne Lyon, dec'd.

Late of Muncy Creek Township.
Executors: Susanne R. Yoder, 196 Dewald Lane, Hughesville, PA 17737, Christine D. Birkenmaier, 707 Pheasant Run Road, West Chester, PA 19382 and Robert L. Lyon, 5 Southwatch Lane, Mechanicsburg, PA 17050.
Attorney: None.

Rose, Lee R., dec'd.

Late of Franklin Township.
Administratrix: Brooke Rose, 27 Michael Avenue, Hughesville, PA 17737.
Attorneys: Thomas D. Hess, Esq., Hess and Hess, P.C., 30 South Main Street, Hughesville, PA 17737.

Scott, Timothy H., dec'd.

Late of Williamsport.
Executrix: Michelle S. McClain, 653 Rock Run Road, Cogan Station, PA 17728.
Attorney: Scott A. Williams, Esquire, 57 East Fourth Street, P.O. Box 3, Williamsport, PA 17701.

SECOND PUBLICATION**Bennett, Donald G., dec'd.**

Late of Penn Township.
Co-Executors: Donald L. Bennett, 5197 State Route 42 Highway, Unityville, PA 17774 and Julie A. Ehrgood, 622 Gardner Road, Muncy, PA 17756.
Attorneys: Thomas D. Hess, Esquire, Hess and Hess, P.C., 30 South Main Street, Hughesville, PA 17737.

Carlisle-Thomas, Faye M., dec'd.

Late of the Township of Hepburn.
Executrix: Cynthia F. Fox, 1157 Isabella Street, Williamsport, PA 17701.
Attorney: Paul A. Roman, Esquire, 1700 Four Mile Drive, Williamsport, PA 17701.

Dougherty, Rosemary J., dec'd.

Late of Cogan Station.

Executrix: Deanna L. Habib 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.

Enders, Ronald R., dec'd.

Late of Jersey Shore.

The Ronald R. and Denise M. Enders Living Trust, dated January 25, 2021. Settlor: Ronald R. Enders.

Trustee: Denise M. Enders.

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

Ergott, Thomas P., dec'd.

Late of Jersey Shore.

Executors: Clifford Eugene Killion and Tracey Dee Killion.

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

Gerber, Joseh A., dec'd.

Late of the City of Williamsport.

Administrator: Paul M. Gerber, 1344 Pennsylvania Avenue, Williamsport, PA 17701.

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

Smith, Rex L., dec'd.

Late of Muncy.

Executrix: Susan Klein, 270 Church Dr., Muncy, PA 17756.

Attorney: None.

THIRD PUBLICATION**Bachman, Dorothy R.,** dec'd.

Late of Montoursville.

Executor: Lynn D. Cartwright and Courtenay S. Day, 1119 Clarence Fry Road, Montoursville, PA 17754.

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

Bryant, Timothy B., dec'd.

Late of Williamsport.

Executrix: Mindy M. Thomas, 140 Bear Run Road, Bellefonte, PA 16823.

Attorney: Rodney A. Beard, Esquire, 220 Regent Court, Suite A, State College, PA 16801.

Griess, Richard F., dec'd.

Late of South Williamsport.

Executors: Michael Griess, 1673 State Route 654, Williamsport, PA 17702 and Brian Griess, 1327 Mosquito Valley Road, Williamsport, PA 17702.

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

Gross, Regina M., dec'd.

Late of the Township of Old Lycoming.

Executors: Virginia Wolfe, 604 E. Emorys Church Rd., Linden, PA 17744 and Mark Sechrist, 285 Grimesville Road, Williamsport, PA 17701.

Attorney: Mark L. Taylor, Esquire, 25 W. Third Street, Suite 701, Williamsport, PA 17701, (570) 320-7100.

Miller, Helen E., dec'd.

Late of the City of Williamsport.

Executors: Michael O. Miller and David W. Miller.

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

Murawski, Mark Richard, dec'd.

Late of Loyalsock Township.

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

Brown, Betty F., Estate—Wayne R. Feerrar, Executor.
David A. Huffman
Register of Wills

Ju-24, 31

Remchak, Alexander, dec'd.

Late of 2140 Warrensville Road, Montoursville.
Executrix: Deborah A. Remchak.
Attorneys: Richard P. Klingerman, Esquire, Kreisher, Marshall & Associates, LLC, 401 S. Market Street, Bloomsburg, PA 17815.

Stuempfle, John F., Jr., dec'd.

Late of Montoursville.
Executrix: Leann M. Ritter, 1612 Elmira Street, Williamsport, PA 17701.
Attorneys: Anthony J. Grieco, Esquire, Elion & Grieco, P.C., 125 East Third Street, Williamsport, PA 17701.

Worthington, Carl Frederick a/k/a Carl F. Worthington a/k/a C. Frederick Worthington and Carl Worthington, dec'd.

Late of Muncy Township.
Executrix: Dody M. Adams, 2198 Rabbittown Road, Muncy, PA 17756.
Attorneys: Thomas D. Hess, Esquire, Hess and Hess, P.C., 30 South Main Street, Hughesville, PA 17737.

**REGISTER OF WILLS
CONFIRMATION OF
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 August 4, 2026 unless exceptions are filed before 5:00 P.M. on that date.

**REGISTRATION OF
FICTITIOUS NAME**

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 June 16, 2026 for:

AEGIS TOWERS
at: 100 Commerce Park Dr., Ste. 305, Williamsport, PA 17701. The individual interested in such business is Aaron Hale at 100 Commerce Park Dr Ste 305, Williamsport, PA 17701 in Lycoming county. This was filed in accordance with 54 PaC.S. 311.

Ju-31

**DISSOLUTION OF
CORPORATION**

NOTICE IS HEREBY GIVEN that the members and directors of PROJECT IMPACT & BRIDGE HAVEN, a Pennsylvania not for profit corporation, with an address of 57 East Fourth Street, Williamsport, Pennsylvania, have approved a proposal that the corporation voluntarily dissolve and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.
SCOTT A. WILLIAMS, ESQUIRE
57 East Fourth Street
P.O. Box 3
Williamsport, PA 17703
(570) 323-8568

Ju-31

**INTENTION TO
CHANGE NAME**

In the Court of Common Pleas
of Lycoming County, Pennsylvania
Civil Action—Law

NO. CV-26-00923

In Re: Name Change of
TIMOTHY JAMES HOSTRANDER

NOTICE TO BE PUBLISHED

NOTICE IS HEREBY GIVEN that on 7th of July, 2026, a Petition for Change of Name was filed in the above-named Court, praying for a decree changing the name of TIMOTHY JAMES HOSTRANDER to THEODORE JAMES COZZI.

The Court has fixed October 2, 2026 at 10:30 A.M. in Courtroom #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.

BRADLEY S. HILLMAN, ESQUIRE
I.D. #63909

CASALE, BONNER, HILLMAN &
SOUTHARD, P.C.

Attorneys for Petitioner
331 Elmira St.

Williamsport, PA 17701
(570) 326-7044

Ju-31

SERVICE BY PUBLICATION

In the Court of Common Pleas of
Lycoming County, PA
Civil Action—Quiet Title

DOCKET NO. CV-

ROGER C. GRAHAM, JR.

Plaintiff

vs.

CALEB L. CARPENTER, DECEASED
AND PERSONS CLAIMING BY OR
THROUGH HIM

Defendant

You, Caleb Carpenter, deceased, and persons claiming by or through you, have been sued in Court, Lycoming County, Pennsylvania, Action CV2026-0848 in the matter of Roger C. Graham Jr. v. Caleb L. Carpenter, deceased, and persons claiming by or through him by Drier Law Office. The lawsuit involves a 1/6 interest in certain property in McNett Township, Lycoming County, Pennsylvania, for which the deed has apparently been lost or misindexed. If you wish to defend against the claims set forth in this lawsuit, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiffs. You may lose money or property or other rights important to you.

IF YOU DO NOT HAVE A LAWYER, CONTACT:

Pennsylvania Bar Association
Lawyer Referral Service
100 South Street
P.O. Box 186
Harrisburg, PA 17108-0186
Telephone (800) 692-7375

IF YOU CANNOT AFFORD A LAWYER, YOU MAY BE ELIGIBLE FOR LEGAL AID THROUGH:

North Penn Legal Service
(800) 326-7436
MARC S. DRIER, ESQUIRE
PA ID: 32513
DRIER LAW OFFICE

Attorneys for Plaintiff
227 Allegheny Street
Jersey Shore, PA 17740
Phone: (570) 398-2020

Ju-31

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, AUGUST 7, 2026 at 10:30 A.M., for the following described real estate to wit:

NO. 25-00498

M&T BANK

vs.

GENO GINOBLE, KAYLEE HOUSER
PROPERTY ADDRESS: 1730 FRED-
NA AVENUE, WILLIAMSPORT, PA
17701.

UPI/TAX PARCEL NUMBER: 26-
013-305.C.

DOCKET # CV-2025-00498.

ALL THAT CERTAIN LOT OF
LAND SITUATE IN LOYALSOCK
TOWNSHIP, COUNTY OF LYCOM-
ING AND COMMONWEALTH OF
PENNSYLVANIA.

IMPROVEMENTS CONSIST OF A
RESIDENTIAL DWELLING.

BEING PREMISES: 1730 FREDNA
AVENUE, WILLIAMSPORT, PA 17701.

SOLD AS THE PROPERTY OF
GENO GINOBLE AND KAYLEE
HOUSER.

TAX PARCEL #26-01300305C-
000-.

ATTORNEYS: KML LAW GROUP, P.C.

NO. 24-00946

U.S. BANK NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY IN ITS CAPACITY AS
INDENTURE TRUSTEE OF CIM
TRUST 2021-R5

vs.

LAWRENCE I. ALLEN a/k/a
LAWRENCE I. ALLEN, JR.,
BRENDA D. ALLEN

PROPERTY ADDRESS: 1675 AN-
DREWS PLACE, WILLIAMSPORT,
PA 17701.

UPI/TAX PARCEL NUMBER: 70-
008-515.

By virtue of Writ of Execution No.
CV-2024-00946-CV.

U.S. Bank National Association, not
in its individual capacity but solely in its
capacity as Indenture Trustee of CIM
Trust 2021-R5 v Lawrence I. Allen, Jr.
a/k/a Lawrence I. Allen and Brenda D.
Allen.

Docket Number: CV-2024-00946-
CV.

Property to be sold is situated in
the 10th Ward (formerly the Sixth
Ward) in the City Williamsport, County
of Lycoming and Commonwealth of
Pennsylvania.

Commonly known as: 1675 An-
drews Place, Williamsport, PA 17701.

Parcel Number: 70-8-515 (70-008.0-
0515.00-0000).

Improvements thereon of the resi-
dential dwelling or lot (if applicable):
Residential.

Judgment Amount: \$82,108.72.

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

NO. 25-01699

U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE FOR
THE PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

BETSY A. BAIER, MILES R. MOORE
PROPERTY ADDRESS: 524 HIGH
STREET, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 22-
001-806.

By virtue of a Writ of Execution No.
CV-2025-01699-CV.

Plaintiff: US BANK NATIONAL
ASSOCIATION as Trustee for the
Pennsylvania Housing Finance Agency
vs. Defendant: Betsy A. Baier and Miles
R. Moore.

Real Estate: 524 HIGH STREET,
JERSEY SHORE, PA 17740.

Municipality: Fourth Ward, Borough
of Jersey Shore, Lycoming County,
Pennsylvania.

Dimensions: 208 x 52; Lot No. 10
Plan of Samuel Thomas.

Tax I.D. 22-01-806.

Deed Book/Inst#: 2007-00011835.

Improvement thereon: a residential
dwelling house as identified above.

LEON P. HALLER, ESQUIRE
PURCELL KRUG & HALLER

1719 N. Front Street

Harrisburg, PA 17102

(717) 234-4178

NO. 25-01405

NORTHWEST BANK SUCCESSOR
BY MERGER TO JERSEY SHORE
STATE BANK

vs.

BASIN STREET ASSOCIATES, INC.
PROPERTY ADDRESS: BASIN
STREET ASSOCIATES, INC, 227
ACADEMY STREET, 200 AND 230
EAST STREET, WILLIAMSPORT, PA
17701.

UPI/TAX PARCEL NUMBER: 62-
003-700.

DOCKET NO. CV-2025-01405.

ALL those certain pieces, parcels and
lots of land situate in the Second Ward
of the City of Williamsport, County
of Lycoming and Commonwealth of
Pennsylvania, bounded and described
as follows, to-wit:

PARCEL NO. 1 BEGINNING at a
post on the west side of the Academy
Street, adjoining lot, formerly of the
heirs of Reuben Ruch, deceased, now
or formerly of Marian Ruch, thence
westerly by said lot, formerly of William
G. Elliott, now or formerly of John J.
Coleman, two hundred and eight (208)
feet to East Alley; now East Street;
thence southerly along East Street,
fifty-one (51) feet to a post and land

now or formerly of William Edler, now
or formerly of Joseph McMinn's Estate;
thence easterly by the same, on line
parallel with the northern boundary
on this lot, one hundred and four (104)
feet to a post; thence northerly in a line
parallel with the west line of Academy
Street, twenty-five (25) feet and six (6)
inches to a post; thence easterly along
land now or formerly of William Edler
and along the north line of the wall of
a brick house, erected thereon, one
hundred and four (104) feet to Acad-
emy Street; and thence northerly along
Academy Street, twenty-five (25) feet
and six (6) inches, more or less, to the
place of beginning.

PARCEL NO. 2 BOUNDED on the
east by Academy Street; on the south
by lot now or formerly of William Edler;
on the west by lot now or formerly of
Gottschall, Ring & Cable; on the north
by what was formerly called Black
Horse Alley; containing fifty-two (52)
feet in front on Academy Street and
in depth ninety-five (95) feet two (2)
inches, more or less.

PARCEL NO. 3 BEGINNING at a
point located one hundred four (104)
feet west of a post on the west side of
Academy Street, adjoining lot now or
formerly of Marian Ruch; thence west-
erly by lot now or formerly of John J.
Coleman one hundred four (104) feet
to East Alley, now East Street; thence
southerly along East Street fifty-one
(51) feet to a post and land now or
formerly of Joseph McMinn Estate;
thence easterly by the same, on line
parallel with the northern boundary on
this lot one hundred four (104) feet to a
post; thence northerly in a line parallel
with the west line of Academy Street,
fifty-one (51) feet to a post, the point
of beginning.

PARCEL NO. 4 BEGINNING at
the southeast corner of East Church
and East Streets thence east along the
south side of East Church Street 112

feet 10 inches; thence south by land formerly of Reuben Ruch, deceased, and parallel with East Street 52 feet to line of land now or formerly of William Edler; thence by the same west 112 feet 10 inches to the east side of East Street; thence by the same north 52 feet to the beginning.

BEING the same premises granted and conveyed to Basin Street Associates, Inc. by Deed of Jay Two Associates, Inc. dated August 11, 1999 and which is recorded in Lycoming County Deed Book 3368, Page 001.

Parcel #62-003-700.

TO BE SOLD as the property of
BASIN STREET ASSOCIATES, INC.

NO. 25-01053

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

TIERNEY L. CLARK

PROPERTY ADDRESS: 207 DEPOT
STREET, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 21-
003-606.

By virtue of a Writ of Execution No.
CV-2025-01053-CV.

Plaintiff: Pennsylvania Housing Fi-
nance Agency vs. Defendant: Tierney
L. Clark.

Real Estate: 207 Depot Street, Jersey
Shore, PA 17740.

Municipality: Borough of Jersey
Shore, Lycoming County, Pennsylvania.

Dimensions: 60-1/2 x 180—EX-
CEPTING and RESERVING the portion
conveyed to Alvin L. Hauser, et ux.,
November 7, 1986, Deed Book 1168,
Page 331.

Tax I.D. 21-003-606.

Deed Book/Inst#: 2022-00012298.

Improvement thereon: a residential
dwelling house as identified above.

LEON P. HALLER, ESQUIRE
PURCELL KRUG & HALLER
1719 N. Front Street
Harrisburg, PA 17102
(717) 234-4178

NO. 26-00019

DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS INDENTURE
TRUSTEE ON BEHALF OF HTE
HOLDERS OF THE ACCREDITED
MORTGAGE LOAN TRUST 2005-1
ASSET-BACKED NOTES

vs.

SANDRA K. DOANE

PROPERTY ADDRESS: 2409
BRUSHY RIDGE ROAD, MONTTOURS-
VILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 12-
332-148.B.

ALL THOSE CERTAIN LOTS OR
PIECES OF GROUND SITUATE IN
THE TOWNSHIP OF FAIRFIELD,
LYCOMING COUNTY, PENNSYL-
VANIA:

BEING KNOWN AS: 2409 BRUSHY
RIDGE ROAD, MONTTOURSVILLE,
PA 17754.

BEING PARCEL NUMBER: 12-332-
148.B.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

NO. 25-00832

NEWREZ LLC d/b/a SHELLPOINT
MORTGAGE SERVICING

vs.

CRISTIN HAMILTON,

JEFFREY HAMILTON

PROPERTY ADDRESS: 240 BURKE
STREET, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 20-
001-303.

ALL THAT CERTAIN PIECE, PAR-
CEL AND LOT OF LAND SITUATE
IN VELEY'S ADDITION IN THE SEC-
OND WARD OF THE BOROUGH
OF JERSEY SHORE, COUNTY OF LY-
COMING AND COMMONWEALTH
OF PENNSYLVANIA, BOUNDED
AND DESCRIBED AS FOLLOWS,
TO—WIT:

BEGINNING AT A POST IN THE
NORTHERN LINE OF BURKE STREET,

EIGHTY-SEVEN (87) FEET, MORE OR LESS, FROM THE EASTERN LINE OF CAMPBELL STREET, SAID POINT OF BEGINNING BEING THE SOUTH-WEST CORNER OF THE LOT HEREBY DESCRIBED AND THE SOUTH-EAST CORNER OF LAND NOW OR FORMERLY OF GUY C. HUNTER; THENCE NORTH TWENTY-TWO (22) DEGREES EAST, ALONG SAID HUNTER LAND, ONE HUNDRED FIFTY (150) FEET TO A POST IN LINE OF LAND NOW OR FORMERLY OF CHARLES E. TOWNSEND; THENCE SOUTH SIXTY-EIGHT (68) DEGREES EAST ALONG SAID TOWNSEND LAND, FIFTY (50) FEET TO A POST IN LINE OF LAND NOW OR FORMERLY OF JACK PRINCE ET UX; THENCE SOUTH TWENTY-TWO (22) DEGREES WEST ALONG SAID PRINCE LAND, ONE HUNDRED FIFTY (150) FEET TO A POST IN THE NORTHERN LINE OF BURKE STREET; THENCE NORTH SIXTY-EIGHT (68) DEGREES WEST ALONG THE NORTHERN LINE OF BURKE STREET, FIFTY (50) FEET TO THE PLACE OF BEGINNING.

Property Address: 240 Burke Street, Jersey Shore, PA 17740.

Tax Parcel ID: 20-0010030300000- (20-001-303).

Docket Number: CV-2025-00832.

NO. 25-00843

JOURNEY BANK

vs.

JOSHUA LEIDHECKER,
SUSQUEHANNA SMART FUEL, LLC,
JOSHLAND COMPANY, LLC
PROPERTY ADDRESS: c/o JOSHUA D. LEIDHECKER, 87 QUAKER CHURCH ROAD, MUNCY, PA 17756.
UPI/TAX PARCEL NUMBER: 41-001-308.

JOURNEY BANK f/k/a THE MUNCY BANK AND TRUST COMPANY

vs. SUSQUEHANNA SMART FUEL, LLC, JOSHLAND COMPANY, LLC, AND JOSHUA D. LEIDHECKER d/b/a SUSQUEHANNA SMART FUEL, LLC, AND JOSHLAND COMPANY, LLC.

PROPERTY ADDRESSES: 87 Quaker Church Rd., PA 17756.

UPI/TAX PARCEL NUMBER(S): 41-001-308.

DOCKET NUMBER: 25-00843.

Parcel # 41-001-308.

Assessed Address is 87 Quaker Church Road, Pennsdale, PA 17756.

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

ON the North by lot of land now or formerly of Samuel Minier; On the East by the public Road leading from Pennsdale to Huntersville; On the South by land now or late of Willow Pewterbaugh; On the West by land now late of William Pewterbaugh. Containing 2 1/2 acres, be the same more or less.

EXCEPTING AND RESERVING from the above-described property, ALL that certain piece, parcel and lot of land situate in the Township of Muncy, County of Lycoming and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a stone on the western line of a public road leading from Pennsdale to Huntersville, said stone being in the southeast corner of land now or formerly of Eugene R. Rook; thence along the western line of the aforesaid public road South five (5) degrees zero (00) minutes East twenty (20) feet to a post; thence along other land now or formerly of Paul Bubb South eighty (80) degrees eleven (11) minutes West three hundred seven and sixty-seven one-hundredths (307.67) feet to a post,

said post being the southwest corner of land now or formerly of Eugen R. Rook, aforesaid; thence along the southern line of land now or formerly of the said Eugene R. Rook, North seventy-six (76) degrees thirty (30) minutes East, three hundred ten (310) feet to the place of beginning. Being triangular in shape and containing 0.07 acres.

SUBJECT to any restrictions, easements and/or adverse that pertain to this property.

RIEDERS, TRAVIS, DOHRMANN, MOWREY, HUMPHREY, AND WATERS

BY: CLIFFORD A. RIEDERS, ESQ.

Sean P. Gingerich, Esq.

161 W. Third Street

Williamsport, PA 17701

NO. 25-00548

WELLS FARGO BANK, N.A.

vs.

DWAYNE MILLER,

CATHY Y. MILLER

PROPERTY ADDRESS: 37 EDNA LANE, MONTGOMERY, PA 17752.

UPI/TAX PARCEL NUMBER: 04-391-199.

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

Parcel No.: 04-3910019900000-.

BEING known and numbered as: 37 Edna Lane, Montgomery, PA 17752.

Being the same property conveyed to Dwayne E. Miller and Cathy Y. Crist who acquired title, with rights of survivorship, by virtue of a deed from Harold E. Fisher and Norma F. Fisher, husband and wife, dated October 29, 2004, recorded October 29, 2004, as Instrument Number 200400019673, and recorded in Book 5132, Page 188, Office of the Recorder of Deeds, Lycoming County, Pennsylvania

NO. 25-00973

LAKEVIEW LOAN SERVICING LLC

vs.

KARI MONTOYA,

MARCUS MONTOYA

PROPERTY ADDRESS: 1490 FOX HOLLOW ROAD, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 43-014-100.

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

BEGINNING at an iron pin, the Northwest corner of land now or formerly of August E. Edkins, at the private road, by said road, South forty-one (41) degrees West two hundred and seventy-five (275) feet to an iron pin in said road; thence by said road and other land now or formerly of Daniel E. Berry and Anna May Berry, his wife, South ten (10) degrees East five hundred (500) feet to Public Road; thence by said public road North seventy-three (73) degrees East four hundred and seventy-eight (478) feet to an iron pin in an abandoned road; thence by spring run and other land now or formerly of Daniel E. Berry and Anna May Berry, his wife, North fifty-one (51) degrees West two hundred (200) feet; thence North fifteen (15) degrees West, four hundred and seventy-five (475) feet to corner of land now or formerly of August W. Edkins; thence South forty-three (43) degrees West fifty (50) feet to an iron pin; and thence North twenty-four and one-half (24 1/2) degrees West one hundred (100) feet to the place of beginning. Containing four (4) acres and twenty-two (22) perches, be the same more or less. The last two courses being along the land now or formerly of August W. Edkins, as surveyed by H. H. Lundy, June 16, 1939.

Grantors hereby covenant and agree to and with Grantor herein that said Grantees, their heirs and assigns, shall have the right and privilege of using the water piped from the well on the premises adjoining and owned by said grantors.

It is further agreed by and between Grantors and Grantee herein that in the event that the pipe now connected from the well of the premises of said Grantor with that of the premises of the Grantees hereby conveyed shall require or need replacing or a renewal of the pipe, said Grantees hereby agrees to replace or furnish new pipe therefore at their own expense and place the ground where said pipe shall run in the same conduit on as the same now is.

EXCEPTING AND RESERVING FROM, HOWEVER, out of the above-described, a Deed from Craig Reno Clark and Anna Henninger Clerk, his wife, to Clyde E. Weigle, dated November 12, 1942 and recorded in Lycoming County Deed Book 322, page 596. The above-described premises are more particularly bounded and described as follows:

ALL that certain message or tenement of land situate in the Township of Old Lycoming, County of Lycoming and Commonwealth of Pennsylvania, as described by a survey performed by William C. Hilling, PLS, dated June 1, 1998, based on a magnetic bearing and bounded and described as follows:

BEGINNING at a point, which point is North 42 degrees 51 minutes a distance of 22.80 feet from the intersection of the centerline of State Road No. 3017, (a/k/a Fox Hollow Road) and the centerline of Township Road No. 370, (a/k/a Hoover Road) and at the Southwest corner of the lot of land herein described; thence North 09 degrees 49 minutes West general twenty (20) feet East of and parallel to

the township road a distance of 500.00 feet to a set No. 6 iron pin and cap; thence North 38 degrees 52 minutes East along the lands now or formerly of Harry Lewis Fenderson and Anna Lee Fenderson and April A. Trice a distance of 275.00 feet to a set No. 6 iron pin and cap, (this course passes through a found iron pipe 104.21 feet Northeast of the Northwest corner); thence along the lands now or formerly of Max C. Miller and Helen M. Miller, his wife, the two (2) following courses and distances: (1) South 16 degrees 55 minutes East a distance of 100.00 feet to set No. 6 iron pin and cap; (2) North 73 degrees 05 minutes East a distance of 46.55 feet to a point, (this course passes through a set No. 6 iron pin and cap on the top of the bank 5 feet West of the corner); thence along the West right of way line of Township Road No. 426 the following six (6) courses and distances: (1) South 07 degrees 05 minutes East a distance of 67.46 feet to a point; (2) South 05 degrees 57 minutes East a distance of 116.73 feet to a point; (3) South 08 degrees 52 minutes East a distance of 88.28 feet to a point; (4) South 19 degrees 41 minutes East a distance of 41.39 feet to a point; (5) South 26 degrees 12 minutes East a distance of 49.05 feet to a point; (6) South 40 degrees 50 minutes East a distance of 59.03 feet to set railroad spike; thence along the lands now or formerly of Norman L. Weigle and Nancy A. Weigle, his wife, the following two (2) courses and distances: (1) South 18 degrees 16 minutes East a distance of 156.57 feet to a point, (which point falls South of the North right of way line of State Road No. 3017), (this course passes through a set railroad spike 24.5 feet Northwest of the center of the state road); thence along the North line of the state road approximately 14.5 feet parallel to the

center of the same the following two (2) courses and distances: (1) South 75 degrees 43 minutes west a distance of 88.58 feet to a point at the beginning of a curve to the right; (2) along said curve having a radius of 1,233.36 feet an arc length of 151.42 feet and a chord which bears South 78 degrees 13 minutes West a chord length of 151.32 feet to the point of beginning. Containing 3.42 acres, of which 0.14 acres is roadway right of way leaving a usable area of 3.28 acres.

BEING THE SAME PREMISES which Melissa L. Hunter, by Deed dated November 20, 2017 and recorded on November 29, 2017, in the Lycoming County Recorder of Deeds Office at Deed Book Volume 9148 at Page 2925, Instrument No. 201700014986, granted and conveyed unto Marcus Montoya and Kari Montoya, As Tenants by the Entirety.

Being Known as 1490 Fox Hollow Road, Williamsport, PA 17701.

Parcel I.D. No. 43-0140010000000.

NO. 24-01009

LYCOMING COUNTY WATER
AND SEWER AUTHORITY
vs.

JAMES MOYER, III, TRACEY MOYER
PROPERTY ADDRESS: 150 LAKE-
SIDE DRIVE LOT 39, MUNCY VALLEY,
PA 17758.

UPI/TAX PARCEL NUMBER: 44-
316.1-239.

Docket No. CV24-01009; Municipal
Lien Claim No. 24-90061.

Tax Parcel #44-316.1-239.

150 Lakeside Drive, Lot 39, Muncy
Valley, Lycoming County, Pennsylvania.

ALL that certain lot, piece, or parcel
of land situate in the Township of Penn,
County of Lycoming and Common-
wealth of Pennsylvania, bounded and
described as follows, to wit:

BEGINNING at an iron pin corner in
the centerline of a fifty (50) foot public
road designated as Lakeside Drive, said
point being the southwest corner of Lot
No. 31, the northwest corner of this lot
and in the easterly line of Lot No. 32.

Thence along the center line of said
Lakeview Drive and along the easterly
line of a portion of said Lot No. 32 and
a portion of Lot No. 35, the following
three (3) courses and distances:

1. South twenty-five (25) degrees
twenty (20) minutes forty (40) seconds
West one hundred twelve and seven-
teen hundredths (112.17) feet;

2. South eighteen (18) degrees
thirty-eight (38) minutes zero (00)
seconds West one hundred fifteen and
thirty-nine hundredths (115.39) feet;

3. South nineteen (19) degrees eight
(08) minutes zero (00) seconds West
ninety-three and eighty-seven hun-
dredths (93.87) feet to the northwest
corner of Lot No. 38;

Thence leaving said public road and
along the northerly line of said Lot No.
38, the following two (2) courses and
distances:

1. South seventy-three (73) degrees
thirty-six (36) minutes twenty (20)
seconds East (erroneously referred
to as West in prior Deeds) one hun-
dred fourteen and ninety hundredths
(114.90) feet;

2. South seventy-four (74) degrees
forty-nine (49) minutes twenty (20)
seconds East (erroneously referred to
as West in prior Deeds) forty (40) feet
to a corner common to Lots No. 38,
39, 41 and 40;

Thence along the easterly line of Lot
No. 41 North twenty (20) degrees zero
(00) minutes zero (00) seconds East
two hundred ninety-six and forty-three
hundredths (296.43) feet to a corner in
the southerly line of Lot No. 31;

Thence along the southerly line of
a portion of said Lot No. 31 North

sixty-four (64) degrees thirty-nine (39) minutes twenty (20) seconds West one hundred forty eight and nine tenths (148.9) (erroneously referred to as 290.34 feet in prior Deed) feet to a corner in the center line of Lakeside Drive and the easterly line of Lot No. 32, the place of beginning.

CONTAINING one and one hundred three thousandths (1.103) acres and being Lot No. 39 of Beaver Lake Forest, Inc.

Subdivision as prepared by L. Wayne Laidacker P.L.S. dated May 10, 1985, and revised on November 29, 1989, March 19, 1990, and April 6, 1990 and recorded on May 10, 1990 in Lycoming County Record Book 1543, page 28 and Lycoming County Map Book 49, page 232.

UNDER AND SUBJECT, however, to all restrictions, reservations, covenants and conditions contained in prior instruments in the chain of title, including but not limited to the Building Restrictions and Covenants for Beaver Lake Forest, Inc. Subdivision of Penn Township, Lycoming County, Pennsylvania, dated.

No. 26-00260

JOURNEY BANK f/k/a THE MUNCY BANK AND TRUST COMPANY

vs.

PRCM HOLDINGS, LLC, GERARD W. LARIVIERE, II, CRAIG S. MILLER
PROPERTY ADDRESS: 135 WEST THIRD STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 63-002-600.

JOURNEY BANK f/k/a THE MUNCY BANK AND TRUST CO., vs. PRCM HOLDINGS, LLC, AND GERARD W. LARIVIERE II AND CRAIG S. MILLER D/B/A PRCM HOLDINGS, LLC.

PROPERTY ADDRESSES: 135 West Third Street, Williamsport, Pennsylvania 17701.

UPI/TAX PARCEL NUMBER(S): 63-002-600.

DOCKET NUMBER: 26-00260.

Property Address: 135 West Third Street, Williamsport, PA 17701.

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

BEGINNING at a point at the southwest corner of Laurel Street (formerly called Pine Alley) and West Third Street, twenty-two (22) feet, more or less, to the line of the lot now or formerly of Emmanuel Andrews; thence on the line of the said lot now or formerly of Emmanuel Andrews, southerly eighty-nine (89) feet, more or less, to the south side of the south wall of a four story brick, store building; thence east along the south side of said wall twenty-two (22) feet, more or less, to the west side of Laurel Street eighty-nine (89) feet to the south line of said West Third Street at the corner, the place of beginning.

Upon which is erected a four-story brick store building.

BEING the same premises conveyed to PRCM Holdings, LLC, a Pennsylvania limited liability company, by Deed from Temple Bar LLC, a Pennsylvania limited liability company, and intended to be recorded herewith.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 63-002-600 in the Office of the Lycoming County Tax Assessor.

RIEDERS, TRAVIS, DOHRMANN, MOWREY, HUMPHREY & WATERS
CLIFFORD A. RIEDERS, ESQ.
SEAN P. GINGERICH, ESQ.

161 W. Third Street
Williamsport, PA 17701

NO. 26-00259

JOURNEY BANK f/k/a THE MUNCY BANK AND TRUST COMPANY

vs.

PRCM HOLDINGS, LLC, CRAIG S. MILLER, GERALD W. LARIVIERE
PROPERTY ADDRESS: 1091, 1093-1095 BROAD STREET, MONTOURS-VILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 34-006-122/34-006-125.

JOURNEY BANK f/k/a THE MUNCY BANK AND TRUST CO. vs. PRCM HOLDINGS, LLC, AND GERARD W. LARIVIERE II AND CRAIG S. MILLER D/B/A PRCM HOLDINGS, LLC.

PROPERTY ADDRESSES: 1091—1093—1095 Broad Street, Montoursville, Pennsylvania 17754.

UPI/TAX PARCEL NUMBER(S): 34-006-122 and 34-006-125.

DOCKET NUMBER: 26-00259.

ALL those certain parcels or lots of land situate in the East Lawn Development, Borough of Montoursville, County of Lycoming and Commonwealth of Pennsylvania and more particularly known as Lots 20, 21, 22, 23, 24 and part of 25 on the plot or plan of East Lawn Development recorded in the Office for the Recording of deeds of Lycoming County in Deed Book 279, at Page 458, more specifically bounded and described as follows:

Lot No. 20

BEGINNING at the intersection of the north line of Broad Street with the west line of Willow Street; thence westerly along the north line of Broad Street, fifty (50) feet to the east line of Lot 21 on said Plan of East Lawn; thence northerly along the east line of Lot 21, one hundred seventy-five (175) feet to the south line of the first alley north of Broad Street; thence easterly along the south line of Willow Street, one hundred seventy-five (175) feet to the north line of Broad Street and the place of beginning. Being Lot No. 20 on the Plan of East Lawn Addition to the Borough of Montoursville.

Lots No. 21 and 22

BEGINNING at a point on the north line of Broad Street fifty (50) feet west of the intersection of the north line of

Broad Street with the west line of Willow Street, at the west line of Lot No. 20 on said plan; thence northerly along the west line of Lot No. 20 on a line parallel with the west line of Willow Street, one hundred seventy-five (175) feet to the south line of the first alley north of Broad Street; thence westerly along the south line of said alley, one hundred and six tenths (100.6) feet to the east line of Lot No. 23 on said plan; thence southerly along the east line of Lot No. 23 on a line parallel with the west line of Willow Street, one hundred seventy-five (175) feet to the north line of Broad Street; and thence easterly along the north line of Broad Street, one hundred (100) feet to the point and place of beginning. Being Lots No. 21 and 22 on the Plan of East Lawn Addition to the Borough of Montoursville.

Lots No. 23, 24, and 25

BEGINNING at the southwest corner of Lot No. 22; thence in a northerly direction along the western side of Lot 22, one hundred seventy-five (175) feet to a point in the south side of an unnamed alley, said point being the northwest corner of Lot No. 22 and being marked by a wooden stake; thence in a western direction along the south side of said alley, one hundred ninety-three and two tenths (193.2) feet to a point marked by a wooden stake, said point being the point of intersection of the south side of said alley with the eastern boundary of lands, now or formerly of John Converse; thence in a southerly direction along the eastern line of lands now or formerly of John Converse; one hundred eighty and three-tenths (180.3) feet to a wooden stake and the north side of East Broad Street; thence in an easterly direction along the north side of East Broad Street a distance of one hundred fifty (150) feet to a wooden stake, the point and place of beginning. Being Lots No. 23, 24, and 25 on the

Plan of East Lawn Addition to the Borough of Montoursville.

EXCEPTING AND RESERVING from Lot No. 25 a triangular portion of land which was conveyed unto Susquehanna Valley Corporation, by Celia R. Birchard, Widow, by deed dated April 15, 1975 and recorded in Lycoming County Deed Book 723, Page 263, and as shown on Lycoming County Map Book 36, Page 172.

The above conveyances are made subject to the restrictions and conditions which are found in the chain of title.

Pursuant to Praecept to Enter Default Judgment entered to CV 2017-001298-CV, the fourth restrictive covenant on the deeds in the chain of title, dated May 2, 1945, recorded May 10, 1945 in Book 335, Page 557, and June 1, 1945, recorded July 7, 1945 in Book 334, Page 521, was extinguished to permit the premises to be utilized for the commercial purpose of a professional office building.

BEING the same premises conveyed to PRCM Holdings, LLC by Deed of Lycoming Physical Therapy, LLC, dated November 17, 2020 and intended to be recorded herewith.

FOR IDENTIFICATION PURPOSES ONLY, being known as Parcel No. 34-006-122 and 34-006-125 in the Office of the Lycoming County Tax Assessor. RIEDERS, TRAVIS, DOHRMANN, MOWREY, HUMPHREY & WATERS CLIFFORD A. RIEDERS, ESQ. SEAN P. GINGERICH, ESQ. 161 W. Third Street Williamsport, PA 17701

NO. 25-00956

JOURNEY BANK f/k/a THE MUNCY BANK AND TRUST COMPANY

vs.

ISAIAH SCHRINER

PROPERTY ADDRESS: 713 TUCKER STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 61-002-316.

JOURNEY BANK f/k/a THE MUNCY BANK AND TRUST CO. vs. ISAIAH J. SCHRINER.

PROPERTY ADDRESSES: 713 Tucker Street, Williamsport, PA 17701.

UPI/TAX PARCEL NUMBER(S): 61-002-316.

DOCKET NUMBER: 25-00956.

Assessed Address is 713 Tucker Street, Williamsport, PA 17701.

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

ON the south by Tucker Street; on the north by Maple Alley; on the east by lot now or formerly of Anna Maria Vohl; and on the west by lot now or formerly of Margaret E. Wilhelm. Containing in front and on said Tucker Street, forty-two (42) feet and extending back to said Maple Alley, a distance of one hundred sixty-four (164) feet, more or less.

BEING the same premises granted and conveyed unto Isaiah J. Schriener, a single adult individual, by deed from Jessica J. Waltz, a single adult individual, and intended to be recorded herewith.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 61-002-316 in the office of the Lycoming County Tax Assessor.

RIEDERS, TRAVIS, DOHRMANN, MOWREY, HUMPHREY & WATERS CLIFFORD A. RIEDERS, ESQ. SEAN P. GINGERICH, ESQ.

161 W. Third Street Williamsport, PA 17701

NO. 25-01757

DEUTSCHE BANK TRUST COMPANY AMERICAS AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2004-1 MORTGAGE LOAN ASSET BACKED NOTES AND CERTIFICATIONS, SERIES 2004-1

vs.

JAMES WALTER STABLEY
PROPERTY ADDRESS: 709 WILD-
WOOD BLVD, WILLIAMSPORT, PA
17701.

UPI/TAX PARCEL NUMBER: 70-
004-304.

ALL THAT CERTAIN LOT OF
LAND SITUATE NOW OR FORMER-
LY IN THE TENTH WARD OF THE
CITY OF WILLIAMSPORT, LYCOM-
ING COUNTY, PENNSYLVANIA,
KNOWN AS LOTS NOS. 82 AND 83
IN SAWYER PARK PLAN OF LOTS,
BOUNDED AND DESCRIBED AS
FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON
THE EAST LINE OF AN ALLEY BE-
TWEEN KROUSE AVENUE AND
WILDWOOD BOULEVARD, SAID
POINT BEING EIGHTY-SEVEN AND
FIVE TENTHS (87.5) FEET NORTH
OF THE NORTH LINE OF HIGH
STREET, THENCE EAST PARALLEL
WITH HIGH STREET EIGHTY-TWO
(82) FEET TO THE WEST LINE OF
WILDWOOD BOULEVARD; THENCE
NORTH FORTY (40) FEET ALONG
SAID WILDWOOD BOULEVARD
TO LAND NOW OR FORMERLY
OF W.H. EDKIN, THENCE WEST
EIGHTY-TWO (82) FEET SIX (6)
INCHES, MORE OR LESS, TO THE
EAST LINE OF AN ALLEY, THENCE
SOUTH FORTY (40) FEET ALONG
THE EAST SIDE OF SAID ALLEY TO
THE PLACE OF.

The improvements thereon being
known as 709 Wilwood Boulevard
a/k/a 709 Wildwood Boulevard, Wil-
liamspport, PA 17701

HAVING ERECTED THEREON a
Residential Real Estate.

BEING the same premises which
Sharon R. Kinley by Deed dated April
15, 2004 and recorded in the Office
of Recorder of Deeds of Lycoming
County on April 22, 2004 at Book 4935,

Page 272 Instrument # 200400006595
granted and conveyed unto Camille Ann
Perry-Stabley, James Walter Stabley.

TAX PARCEL NO. 70-4-304.

Docket No. CV-2025-01757-CV.

NO. 25-01483

CITIZENS AND NORTHERN BANK
AS SUCCESSOR IN INTEREST TO
SUSQUEHANNA COMMUNITY
BANK

vs.

THE RIDGE AT MILL CREEK, LLC,
PRCM HOLDINGS, LLC

PROPERTY ADDRESS: HEIM HILL
ROAD-26-331-201.F, HEIM HILL
ROAD-26-331-201.G, MONTOURS-
VILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 26-
331-201.F, 26-331-201.G.

By virtue of a Writ of Execution
issued by the Court of Common Pleas
of Lycoming County, Pennsylvania, Case
No. CV-2025-01483-CV:

Property being known as: Heim
Hill Rd., Montoursville, Pennsylvania
17754 (Parcel I.D. 26-331-201.F and
26-331-201.G)

LAW FIRM/ATTORNEY:

PILLAR AUGHT LLC

KATE DERINGER SALLIE, ESQUIRE

LINDSEY E. SNAVELY, ESQUIRE

ABIGAIL KASPSZYK, ESQUIRE

4201 E. Park Circle

Harrisburg, PA 17111

Telephone Number: (717) 308-9910

NO. 25-01698

JOURNEY BANK f/k/a THE MUNCY
BANK AND TRUST COMPANY

vs.

GEORGEA A. THOMAS

PROPERTY ADDRESS: 6143 ROSE
VALLEY ROAD, TROUT RUN, PA
17771.

UPI/TAX PARCEL NUMBER: 14-
249-100.04.

JOURNEY BANK f/k/a THE MUNCY BANK AND TRUST COMPANY vs. GEORGE A. THOMAS.

PROPERTY ADDRESSES: 6143 Rose Valley Road, Trout Run, PA 17771.

UPI/TAX PARCEL NUMBER(S): 14-249-100.04.

DOCKET NUMBER: 25-01698.

Assessed Address is 6143 Rose Valley Road, Trout Run, PA 17771.

ALL THAT CERTAIN piece, parcel and lot of land situate in Gamble Township, Lycoming County, Pennsylvania, being situated along Legislative Route 41047 and being sub-divided from lands now or formerly of Daniel W. Easton as Lot No. 4, deed being recorded in the Office of the Recorder of Lycoming County in Deed Book 791 Page 146 and being more particularly described as follows:

BEGINNING at a found iron pipe common corner with land now or formerly of Sellers as found in Deed Book 498 Page 352; thence with the line of said tract, North fifty-five (55) degrees twenty-two (22) minutes thirty-five (35) seconds East, two hundred fifty-eight and forty-three hundredths (258.43) feet to a found iron pin common corner with aforesaid Sellers and common with Lot No. 4A of subdivision; thence with the line of said Lot No. 4A and through a referenced pin, South eighty-nine (89) degrees fifty-nine (59) minutes fifty-eight (58) seconds East, one hundred sixty-two and sixty-three hundredths (162.63) feet to a point in the center line of Legislative Route 41047 (proposed 50 foot right of way) and being thirty and sixty-two hundredths (30.62) feet from a reference pin; thence with the center line of said road, South two (2) degrees five (5) minutes forty (40) seconds East, two hundred three and nine hundredths (203.09) feet to a point in the center line of said road; thence with a center line curve to the left in said road, an arc

distance of three hundred seven and twenty-eight (307.28) feet to a point in the enter line of said road and being on the northern edge of a private road (50 foot right of way) and being twenty-five (25) feet from a reference pin, said curve has a radius of six hundred sixty and eighty-nine hundredths (660.89) feet, an internal angle of twenty-six (26) degrees thirty-eight (38) minutes twenty-three (23) seconds, and a chord distance and chord bearing of three hundred four and fifty-two hundredths (304.52) feet at south twelve (12) degrees twenty-four (24) minutes fifty-two (52) seconds east; thence leaving said Legislative Route with the northern line of said private road and through said reference pin, south fifty-seven (57) degrees twenty-eight (28) minutes forty-six (46) seconds West, one hundred five and seventy-one hundredths (105.71) feet to a point on the northern edge of said private road; thence along the edge of said road with a curve to the right, an arc distance of one hundred sixty-eight and ten hundredths (168.10) feet to a point on the northern edge of said road, said curve has a radius of one hundred four (104) feet, an internal angle of ninety-two (92) degrees thirty-six (36) minutes thirty-seven (37) seconds and a chord distance and chord.

NO. 25-01532

FIRST HERITAGE FINANCIAL, LLC

vs.

DEAN J. WILLIAMS

PROPERTY ADDRESS: 97 MOUNT EQUITY ROAD, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 41-353-149.M.

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

BEGINNING at an iron pin on the North line of Township Route T-570, said iron pin being five hundred fifteen and one tenth (515.1) feet from the center of Route T-555 as measured along Route T-570; thence South seventy-five (75) degrees zero (0) minutes West, along the North line of Route T-570, a distance of one hundred twenty (120) feet to an iron pin; thence North twenty-one (21) degrees five (5) minutes East along Lot 20 of Pennsdale Heights, a distance of two hundred eighty-four and four tenths (284.4) feet to an iron pin; thence South eighty-two (82) degrees ten (10) minutes East along the property now or formerly of John H. Hessler, a distance of eighty (80) feet to an iron pin; thence South sixteen (16) degrees thirty-five (35) minutes West, along Lot No. 18, a distance of two hundred thirty-six and three tenths (236.3) feet to an iron pin; the point and place of beginning. Being Lot No. 19.

IDENTIFIED AS PARCEL NUMBER 41-35300149M-000.

BEING KNOWN AS 97 Mount Equity Road, Muncy, PA 17756.

BEING the same premises which David E. Beck, widower, by Deed dated October 27, 2017 and recorded November 1, 2017 in the office of the Recorder of Deeds in and for Lycoming County, Pennsylvania, in Record Book 9146, Page 1690, Instrument Number 201700013573, granted and conveyed unto Dean J. Williams, single man.

NO. 25-00801

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

ALLANTE M WILSON, OCCUPANT
PROPERTY ADDRESS: 507 LOUISA
STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 72-003-507.

By virtue of a Writ of Execution No. CV-2025-00801.

Plaintiff: Pennsylvania Housing Finance Agency vs. Defendant: Allante M. Wilson.

Real Estate: 507 Louisa Street, Williamsport, PA 17701.

Municipality: Lycoming County, Pennsylvania.

Dimensions: 12th Ward, City of Williamsport.

Tax I.D. 72-003-507.

Deed Instrument#: 2021-00015783.

Improvement thereon: a residential dwelling house as identified above.

LEON P. HALLER, ESQUIRE
PURCELL KRUG & HALLER
1719 N. Front Street
Harrisburg, PA 17102
(717) 234-4178

NO. 24-01216

SERVION, INC.

vs.

TODD M. WOOD

PROPERTY ADDRESS: 129 WEST
WATER STREET, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 39-001-109.

By virtue of a Writ of Execution No. CV-2024-01216-CV.

SERVION, INC. v. TODD M. WOOD owner(s) of property situate in the THIRD WARD OF THE BOROUGH OF MUNCY, LYCOMING County, Pennsylvania, being 129 W. WATER ST., MUNCY, PA 17756.

Tax ID No. 39-0010010900000-a/k/a 39-001-109.

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$115,611.86.

Attorneys for Plaintiff
BROCK & SCOTT, PLLC

NO. 24-01010

LYCOMING COUNTY WATER
AND SEWER AUTHORITY

vs.

WILLIAM YOUNG, JR.,
MYUNGSOOK YOUNG
PROPERTY ADDRESS: 600 EAST
SECOND AVENUE, SOUTH WIL-
LIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 51-
003-506.

ALL those two certain pieces, parcels and lots of land situate in the First Ward of the Borough of South Williamsport, Lycoming County, Pennsylvania, known as Lots No. 57 and 56 respectively on the Plan of Malloy Estate, which Plan is recorded in the office for the recording of deeds in and for Lycoming County, in Deed Book Vol. 260, at page 427, and being more particularly bounded and described as follows:

PARCEL NO. 1: BEGINNING at a point on the southern line of Second Avenue, which point forms the northeastern corner of Lot No. 56; thence southerly along the eastern line of Lot No. 56, one hundred eighty-four (184) feet to the northern line of the right of way of the Pennsylvania Railroad Company; thence easterly along the same, forty-six and forty-nine one-hundredths (46.49) feet to the southwestern corner of Lot No. 58; thence northerly along the western line of said Lot 58, one hundred ninety-two and seven-tenths (192.7) feet to the southern line of Second Avenue; and thence westerly along the southern line of Second Avenue, forty-five (45) feet to the point and place of beginning.

PARCEL NO. 2: BEGINNING at a point at the southeast corner of Allen Street and East Second Avenue; thence in an easterly direction along the southern line of said East Second Avenue, forty-five (45) feet to a point; thence in a southerly direction, in a line at right angles to said East Second Avenue, and along the western line of land now or formerly of Walter A. Malloy, one hundred eighty-four (184) feet to a point in the northern line of the right of way of the Linden Branch of the Pennsylvania Railroad Company; thence in a westerly direction along the northern line of the aforesaid right of way, eighty-one and five-tenths (81.5) feet to a point; and thence in a northerly direction, one hundred seventy-five (175) feet to a point in the southern line of East Second Avenue, the point and place of beginning.

FOR IDENTIFICATION PURPOSES ONLY, being known as Lycoming County Tax Parcel No. 51-003-506.

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 August 17, 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

July 17, 24, 31



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, August 3, 2026