

# LYCOMING REPORTER

Vol. 38

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No. 16

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

## LYCOMING LAW ASSOCIATION

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*Elizabeth A. White*  
Real Estate: *Marc Drier*



### 2021 FOUNDATION BOARD

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## SCHEDULED EVENTS

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

- 4/26/2021 – Executive Committee Meeting.** *Monthly meeting of the LLA’s Executive Committee. Time: 12:00 PM to 1:00 PM.*
- 4/26/2021 – Memorial Service for Don M. Larrabee.** *Special session of court to honor the memory of Don M. Larrabee. Zoom link: <https://lycomingcountypa.zoom.us/j/96248504327>. Time: 4:00 PM to 5:00 PM.*
- 4/27/2021 – Criminal Law Committee Meeting.** *Criminal Law “brown bag” lunch meeting. Time: 12:00 PM to 1:00 PM.*
- 4/28/2021 – Lycoming Law Association Foundation.** *Quarterly meeting of the LLA Foundation. Time: 12:00 PM to 1:00 PM.*
- 5/3/2021 – Bench/Bar Meeting.** *Quarterly meeting of the Bench/Bar Committee. Time: 12:00 PM to 1:00 PM.*
- 5/4/2021 – Memorial Service for Richard J. Callahan.** *Special session of court to honor the memory Richard J. Callahan. Zoom meeting information will be circulated closer to the time of the session. Time: 4:00 PM to 5:00 PM.*

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

- **Williamsport vs. Henry Dunn Incorporated, Moraski and Zigmund Co., Ltd.** (04/01/2021)—Judge Ryan M. Tira  
Civil: Preliminary objections; sufficiency of pleading of fiduciary duty; relationship between an insurance broker/agent and insured; pleading causes of action in the alternative; catchall allegations; pleading material facts; gist of the action; pleading contract and negligence claims in the alternative; sufficiency of pleading of act or omission. (City040121t) (Posted: April 9, 2021)

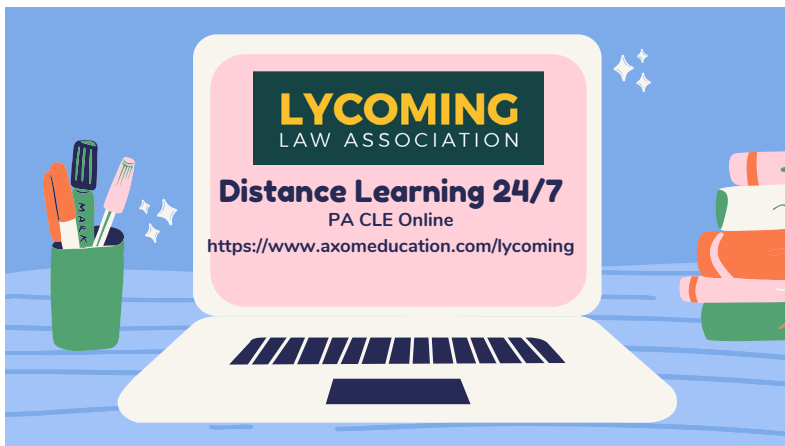
Casale & Bonner is looking to hire an associate attorney for general practice work. Salary DOE. Please send resume to Bret Southard, 331 Elmira St., Williamsport, PA 17701 or Bret@Cbatty.com.

A-2, 9, 16

### **RFP FOR JOINDER AND MH/ID LEGAL SERVICES**

The Lycoming-Clinton Joinder Board is issuing a Request for Proposals (RFP) for a professional services agreement to provide legal services for the Lycoming-Clinton Joinder Board and its Lycoming-Clinton Mental Health/Intellectual Disability Program. The RFP may be obtained by e-mail request to cbennett@joinder.org or by contacting the Joinder's Administrative Office at (570) 326-7895. Proposals must be submitted as outlined in the RFP by no later than 4:00 p.m. on Friday, May 7, 2021.

A-2, 9, 16, 23



WILLIAMSPORT SUN-GAZETTE

THURSDAY, APRIL 8, 2021

# Talk of the Town

## LLAF gives back



Every year the Lycoming Law Association Foundation (LLAF) receives a substantial sum of money from county attorneys who have chosen to donate their arbitration fees to the LLAF. The LLAF then uses these funds to make a sizable annual donation to North Penn Legal Services (NPLS) to be used for the benefit of indigent residents of Lycoming County. Donations generated in 2020 allowed the LLAF to grant \$7,320 to NPLS. The LLAF was represented by its President, Hon. William "Skip" Arbuckle, LLAF Trustee Corey Mowrey and Executive Director Michele Frey. Top arbitration donors, Tricia Shipman, John Pietrovito and Marc Drier were also present. Jen Heverly accepted the donation on behalf of NPLS. Photo from left to right: Corey Mowrey, Skip Arbuckle, John Pietrovito, Trisha Shipman, Michele Frey, Jen Heverly and Marc Drier.

## 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

#### **Dewald, Ralph R., Jr.**, dec'd.

Late of 1167 East Penn Street, Muncy.

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

Attorney: J. Howard Langdon, Esquire, 3 South Main Street, Muncy, PA 17756.

#### **Eck, Jane C.**, dec'd.

Late of Muncy.

Executor: Joseph H. Byerly, 129 Woodbine Road, Hughesville, PA 17737.

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

#### **Girton, John A.**, dec'd.

Late of Williamsport.

The John A. Girton Protector Trust, Dated April 30, 2009 and The Mary V. Girton Supplemental Needs Trust, Dated April 30, 2009.

Settlor: John A. Girton.

Trustee: Linda K. Houseal.

Attorneys: Brittany O.L. Smith, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

#### **Gore, Sylvia Ann**, dec'd.

Late of the Township of Loyalsock. Administratrix: Sylvia G. Reeder, 480 E. Fifth Avenue, Apt. 2, South Williamsport, PA 17702.

Attorney: Andrea B. Bower, Esquire, 426 Broad Street, Montoursville, PA 17754.

#### **Hartman, Floyd L. a/k/a Floyd Lewis Hartman**, dec'd.

Late of Montoursville.

The Hartman Family Protector Trust, dated September 24, 2013.

Settlor: Floyd L. Hartman.

Executors/Trustees: Floyd Hartman, Jr. and Betty Hartman.

Attorneys: Brittany O.L. Smith, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

#### **Heintzelman, Laurie R.**, dec'd.

Late of the City of Montgomery.

Executrix: Colby J. Heintzelman.

Attorneys: Brittany O.L. Smith, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

#### **Huff, Leitha Mae**, dec'd.

Late of Muncy.

Administrator: Jeffery C. Huff, 134 Highland Drive, Hughesville, PA 17737.

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

#### **Morris, Margaret E.**, dec'd.

Late of Montoursville.

The Margaret E. Morris Supplemental Needs Trust, dated April 21, 2014.

Settlor: William J. Morris, Jr.  
Executor: Michael J. Morris.  
Trustees: Michael J. Morris and James L. Morris.  
Attorneys: Brittany O.L. Smith, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

**Phillips, Mary E.,** dec'd.

Late of Unityville.  
Co-Executrices: Susan K. Moon, 672 White Hall Rd., Danville, PA 17821 and Jean J. Englert, 179 Old Cement Rd., Montoursville, PA 17754.  
Attorneys: John A. Smay, Esquire, Williams and Smay, 39 S. Main St., P.O. Box 35, Muncy, PA 17756.

**Robb, Robert T., Jr.,** dec'd.

Late of Muncy.  
Executrix: Stacie R. Hart.  
Attorneys: Brittany O.L. Smith, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

**Swope, Ina B.,** dec'd.

Late of Linden.  
Executrix: Sharon D. Snook c/o Leroy H. Keiler, III, Esquire, 110 Oliver Street, Ste. 2, P.O. Box 263, Jersey Shore, PA 17740.  
Attorney: Leroy H. Keiler, III, Esquire, 110 Oliver Street, Ste. 2, P.O. Box 263, Jersey Shore, PA 17740, (570) 398-2750.

**Thrash-Foster, Judith A.,** dec'd.

Late of Williamsport.  
Executor: Douglas A. Foster, 10 Pine Grove Circle, Williamsport, PA 17701.  
Attorneys: John A. Smay, Esquire, Williams and Smay, 39 S. Main St., P.O. Box 35, Muncy, PA 17756.

**Walters, Beverly J.,** dec'd.

Late of Wolf Township.  
Co-Executors: Deborah I. Whitmoyer, 12243 Route 220 Highway,

Hughesville, PA 17737, Galen R. Walters, 1091 Dr. Poust Road, Hughesville, PA 17737 and Gloria L. Kepner, 92 Bill Sones Road, Muncy, PA 17756.

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

**Weakland, Veronica A.,** dec'd.

Late of Lycoming County.  
Executor: John Robert Ninosky, Sr. c/o Rosemarie Gavin-Casner, Esquire, Johnson, Duffie, Stewart & Weidner, 301 Market Street, P.O. Box 109, Lemoyne, PA 17043.  
Attorneys: Rosemarie Gavin-Casner, Esquire, Johnson, Duffie, Stewart & Weidner, 301 Market Street, P.O. Box 109, Lemoyne, PA 17043.

**Wertz, Kathleen M.,** dec'd.

Late of Montoursville.  
Executors: Richard T. Wertz, I Georgian Road, Verona, NJ 07044 and Cindy A. Wentzler, 90 Quaker State Road, Montoursville, PA 17754.  
Attorneys: Bret J. Southard, Esquire, Casale & Bonner, P.C., 331 Elmira Street, Williamsport, PA 17701, (570) 326-7044.

**Wicks, John Leroy,** dec'd.

Late of Old Lycoming Township.  
Executrix: Kum K. Wicks 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.

**Wingfield, William H., Jr.,** dec'd.

Late of Lycoming County.  
Executor: Robert C. Wingfield, 10 Foust Hill Rd., Hughesville, PA 17737.  
Attorney: None.

**SECOND PUBLICATION**

**Dickerman, William O. a/k/a William Olin Dickerman**, 41-21-0157, dec'd.  
Late of the Township of Loyalsock.  
Executrix: Carolyn P. Herman 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.

**Flook, Dorothy E. a/k/a Dorothy Flook**, 41-21-0228, dec'd.  
Late of the Township of Bastress.  
Executor: Robert F. Flook 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.

**Hoover, Justin Douglas**, dec'd.  
Late of Wolf Township.  
Executor: Carol Hoover c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.  
Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

**Knipe, Lester C.**, dec'd.  
Late of South Williamsport.  
Administrator: Kevin Knipe, 11 Blue Spruce Drive, Enola, PA 17025.  
Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

**Sykes, Robert A., Sr.**, dec'd.  
Late of Williamsport.  
Executor: Robert A. Sykes, Jr. c/o Tammy A. Weber, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.  
Attorneys: Tammy A. Weber, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.

**Temple, Helen L.**, dec'd.  
Late of Franklin Township.  
Executrix: Raine K. Ohnmeiss, 2449 German Road, Muncy, PA 17756.  
Attorneys: Thomas D. Hess, Esquire, Hess and Hess, P.C., 30 South Main Street, Hughesville, PA 17737.

**Wertz, Ricky L.**, dec'd.  
Late of 978 Bitler Hill Road, Muncy.  
Executor: Randy C. Wertz, 1287 Muncy Exchange Road, Muncy, PA 17756.  
Attorney: J. Howard Langdon, Esquire, 3 South Main Street, Muncy, PA 17756.

**THIRD PUBLICATION**

**Crawford, Nellie M.**, dec'd.  
Late of Muncy.  
The Nellie M. Crawford Protector Trust, Dated July 11, 2019 and The Donna M. Rinker Supplemental Needs Trust, Dated July 11, 2019.  
Settlor: Nellie M. Crawford.  
Trustees: Douglas G. Crawford and Lori J. Crawford.  
Attorneys: Brittany O. L. Smith, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

**Foust, Frank D.**, dec'd.  
Late of 607 South Main Street, Muncy.  
Co-Executors: Donald F. Foust, 1 Spring Valley Circle, Glenville, NY 12302 and Constance L. Heard, 245 River House Lane, Boyce, VA 22620.  
Attorney: J. Howard Langdon, Esquire, 3 South Main Street, Muncy, PA 17756.

**Gleason, Harriet L.**, dec'd.  
Late of Muncy.  
The Harriet L. Gleason Income Only Protector Trust, Dated February 7, 2007.  
Settlor: Harriet L. Gleason.



Trustee: Elizabeth A. Yerg.  
 Attorneys: Brittany O. L. Smith,  
 Esquire, Steinbacher, Goodall & Yur-  
 chak, 413 Washington Boulevard,  
 Williamsport, PA 17701.

**Guerrero-Bell, Rosario a/k/a Ro-  
 sario Mendoza Guerrero-Bell,**  
 dec'd.

Late of the City of Picture Rocks.  
 Executor: Leorosa G. Schmitt a/k/a  
 Lara G. Schmitt.  
 Attorneys: Brittany O. L. Smith,  
 Esquire, Steinbacher, Goodall & Yur-  
 chak, 413 Washington Boulevard,  
 Williamsport, PA 17701.

**Holliday, Shirley M.,** dec'd.

Late of Williamsport.  
 The Shirley M. Holliday Supplemen-  
 tal Needs Trust, Dated February 29,  
 2016.  
 Settlor: Shirley M. Holliday.  
 Trustees: Lauri A. Pierce and Cath-  
 erine A. Oehrig.  
 Attorneys: Brittany O. L. Smith,  
 Esquire, Steinbacher, Goodall & Yur-  
 chak, 413 Washington Boulevard,  
 Williamsport, PA 17701.

**Leberto, Nancy A.,** dec'd.

Late of Williamsport.  
 Executrix: Celeste M. Woytko,  
 304 Slowick Hill Road, Berwick, PA  
 18603.  
 Attorneys: Anthony J. Grieco, Es-  
 quire, Elion, Grieco, Carlucci &  
 Shipman, P.C., 125 East Third Street,  
 Williamsport, PA 17701.

**Machinski, Stephanie W.,** dec'd.

Late of Williamsport.  
 Executor: Jason E. Clark, 736-738  
 Pine St., Unit D, Philadelphia, PA  
 19106.  
 Attorneys: Stephen C. Sholder,  
 Esquire, Raup & Sholder, P.C., 445  
 Elmira Street, Williamsport, PA  
 17701, (570) 321-0709.

**Rogers, Gary D.,** dec'd.

Late of Cogan Station.  
 Executrix: Angela T. Waldman, 8055  
 S. State Route 44, Williamsport, PA  
 17702.  
 Attorneys: McNerney, Page, Vander-  
 lin & Hall, 433 Market Street, Wil-  
 liamsport, PA 17701.

**Roman, Donald G.,** dec'd.

Late of the Township of Loyalsock.  
 Executors: Paul A. Roman, 1400  
 Harding Avenue, Williamsport, PA  
 17701 and Sean P. Roman, 1811  
 Campbell Street, Williamsport, PA  
 17701.  
 Attorney: Paul A. Roman, Esquire,  
 1700 Four Mile Drive, Williamsport,  
 PA 17701.

**Weisel, Jane M. a/k/a Jane Marie  
 Weisel,** dec'd.

Late of South Williamsport.  
 The Harry M. and Jane M. Weisel  
 Income Only Protector Trust, dated  
 January 16, 2017, The Harry M. and  
 Jane M. Weisel Primary Residence  
 Protector Trust, dated January 16,  
 2017 and The Harry M. and Jane M.  
 Weisel Protector Trust, dated Janu-  
 ary 16, 2017.  
 Settlor: Jane M. Weisel a/k/a Jane  
 Marie Weisel.  
 Executor/Trustee: Scott M. Weisel.  
 Attorneys: Brittany O. L. Smith,  
 Esquire, Steinbacher, Goodall & Yur-  
 chak, 413 Washington Boulevard,  
 Williamsport, PA 17701.

**Wise, Mary C. a/k/a Mary Elizabeth  
 Wise,** dec'd.

Late of Loyalsock Twp.  
 Executor: Gregory S. Chelap c/o  
 Elizabeth B. Place, Esquire, 320  
 Market St., Ste. 600W, Harrisburg,  
 PA 17101.  
 Attorneys: Elizabeth B. Place, Es-  
 quire, Skarlatos Zonarich, 320  
 Market St., Ste. 600W, Harrisburg,  
 PA 17101.

**REGISTER OF WILLS  
CONFIRMATION OF  
ACCOUNTS**

NOTICE IS HEREBY GIVEN to all parties interested that the following Accounts together with all Statement of Proposed Distribution accompanying the same have been filed in the Office of the Register of Wills and Clerk of Orphans' Court are presented to the Orphans' Court of Lycoming County for Confirmation Absolute May 4, 2021 unless exceptions are filed before 5:00 P.M. on that date.

1. Huffman, Linda D., Estate—Debra L. Mills, Executrix.

2. Klees, Mary E., Estate—Jamie Klees Hoffa, Executrix.

David A. Huffman  
Register of Wills

A-9, 16, 23, 30

**INTENTION TO  
CHANGE NAME**

In the Court of Common Pleas of  
Lycoming County, Pennsylvania

NOTICE IS HEREBY GIVEN that a Petition for Change of Name was filed by Lauren Hammack seeking to change her name from Lauren Montgomery Kearns Hammack to Lauren Montgomery. A hearing is scheduled for May 17, 2021 at 2:00 p.m. at the Lycoming County Courthouse, Williamsport. All persons having an interest are invited to attend.

A-16

**SERVICE BY PUBLICATION**

Court of Common Pleas  
Lycoming County  
Civil Division—Law

No. 90-01896

Laurel Hill Game and Forestry Club  
Plaintiff

vs.

W.F. Brion, E.L. Brion, Charles S. Horton, Helen R. Landfield, Jerome B. Landfield, Harry Olympia Brion, Clarence W. Moore, Elvira Moore, Samuel Jackson Brion, Hanna Reed Brion, James Davidge, Fred C. Snyder, Jacob P. Crist, John B. Davidge, Rosalia Davidge, M. Ella Davidge, Sally W. Davidge, Samuel P. Davidge, Sherwood B. Davidge, Stella M. Horton, Timothy Alan Morphy, Catherine Morphy, James Zachary Morphy, Addison Davidge Morphy, Rachel H. Morphy, Graehme Morphy, Adrienne Alice Morphy Ladd, Jack Ladd, Christopher Evans Morphy, Taylor Evans Morphy, Hayden Thomas Morphy, Kendall Elizabeth Morphy, Harper Allyn Morphy, Matthew Davidge Morphy, Shelagh Morphy, Makaio Morphy, Katherine C. Firestone, Adam Firestone, Nick Firestone, Samantha Firestone, Madeline Firestone Giebink, Tim Giebink, Matthew Curtis Firestone, Peter Firestone, Sarah C. Preston, Robert S. Preston, Hallie Preston Greene, Phillip Greene, Elizabeth Claire Preston, Robert Sheffey Preston, Scott Gifford Colmery, Jeanne Colmery, Harry C. Colmery, Frederick P. Colmery, William Colmery, Louise D. Raimondi, Linda P. Davidge, Seeing Eye, Inc., James M. Huebner, Constance (Connie) Huebner, Suzanne Davidge Huebner Gulick, Christopher Gulick, James M. Huebner, III, Jean Huebner, David DeWolf Huebner, Andrea Bryson, John Pratt Huebner, Jr., Daniel Morgan Brigham, Louis Grout, Cindy Hambleton, Robert Hambleton, Elizabeth (Libby) Brigham Huyck, Jim Huyck, Constance (Connie) Markovich, Mike Markovich, Elizabeth

MacLeod Spindler, Eric Stephen Spindler, Christine Ann Spears, Robert Matthew Spears, Corinne MacLeod Spears, Connor Matthew Spears, Tucker Davidge Spears, Carolyn Lee Cornforth f/k/a Carolyn Lee Spears, Matthew Cornforth, Judy Brigham, Betsy (Elizabeth) Tarbell, Donald Morgan Tarbell, Harvey D. Hinman, Margaret S. Hinman, George L. Hinman, II, Ann Hunsinger Hinman, Sarah H. Whittle, Marguerite B. Hinman, Martha H. Vaughn, George A. Vaughn, III, Barbara D. Vaughn, Phoebe H. Outerbridge, Andrew W. Outerbridge, Virginia D. Cummings, Harlan Cummings, Winthrop A. Robinson, Sanger P. Robinson, Constance H. Getz, H. Leland Getz, Peter Getz, Robert Getz, George Getz, Elizabeth Cornell Davidge LaMie, Jeffery Lynn La Mie, James MacLeod Davidge, Anna Louise Windle Davidge, Carolyn Sherwood Davidge Demtrak, Christopher Starson Demtrak, Elizabeth S. Demtrak Akina, Sarah S. Demtrak Rogers, Caroline S. Demtrak, Jeanne Barrett Peck, Sumner H. Waters, Jr., Cynthia Stanton-McKenney, Mountain Development Group, Inc. c/o Tom Lambert, Mountain Development Group, Inc., Julie Hemenway Webb, Allan Curtis Webb, William Hemenway, Janice Rena Prough, Leslie Barrett Hemenway, Patrick Nolan, John Lawrence Hemenway, Kelly Anne Hemenway, Virginia A. Beck, Winona C. Brion, Boyd A. Mitstifer, Judy A. Mitstifer, Clyde Mitstifer, Gail Kibler, Tom Mitstifer, Lynn Mitstifer, Dayton W. Mitstifer, Lee A. Mitstifer, Barbara Ann Prentiss, Earlene Marie Colson, Donald Guy Shinn, Alan Lee Shinn, Ray Eugene Wheeland, Duane Allen Wheeland, Patricia Kimble, Barbara J. Loudenslager, Nancy Kimble, Rod A. Cochran, Tanya Ernest, Daniel L. Brion, Lola Mertes,

Sidney F. Brion, Sara Joyce Beaver, Tom Bailey Brion, Rita K. Grimes, Sally F. Maneval, Jean L. Thomas, Betty Holcomb, Jane V. Major, Becky Stille, Mona Keller, Denise Sanderson, Joseph Michael Roupp, Lela Wood, James Roupp, Leda Clark, William Roupp, June E. Blackwell, Richard A. Wheeland, Richard L. Kimble, Jr., Lori Hayes, Michele L. Calistri, Howard Brion Kimble, Carol Louise Byrne, William "Bill" R. Byrne, Todd A. Brion, Crystal E. Brion, Troy Brion, Lisa Brown, June F. Brion, Lois Edna Welshans, Ernest L. Brion, Jr., Eugene Allen Brion, Betty J. Beck, Margaret Ellen "Peggy" Howe, Terry L. Schanbacher, Robert L. Schanbacher, Sarah Bryan Severance, Malcomb Bruce Severance, Malcolm B. Severance, Benjamin L. Severance, Kerry Lamb Brokaw, Bayard Field Brokaw, Rosalind L. Brokaw, Winslow Brokaw, William Brokaw, Shea Brokaw, Sandra T. Weatherall, Robert L. Weatherall, Grace Landfield Weatherall, Hayden R. Weatherall, Margot Tweedy Egan, W. Eric Egan, Clare Tweedy McMorris, Howard McMorris, II, Gordon Bradford McMorris, Elizabeth T. McMorris, John Leland McKeithen, Pamela C. McKeithen, John Leland McKeithen, Ashley Tuell McKeithen, Charleen Wilston, Floyd Hilfiger, Melvin Hilfiger, Melva Kee, Mary Lucille Mase, Jean A. Russ, Sandra Louise Beagan, Barbara Jo Milton, Patti Lynn Bradshaw, Jill Anne Howarth, Greta LaVelle Edelman, Neil Young Gilbert, Jean Kay Grimme, Patricia Cleveland, James Black, Jan Lee Pequignot, Linda Maneval, Cynthia Kreger, Marcille Williams, Bonnie Lou Tully, Thomas Schanbacher, Glen Robert Pross, John Richard Schanbacher, Amy Beth Lightner, JoAnne Davis, Mark Lester Norwood, Lawrence Floyd Mase, Hazel Jean Schanbacher,

William Randolph Bradshaw, Maryanne Schanbacher, Donna Birks, Jeffrey Stone, Jamie Stone, Jr., Ellen Reed, Deborah Wesley, Laura Rae Wells, Cyntia Ann Pross, Bailey Outerbridge, Susan P. O'Brien, Whitney Outerbridge, George H. Robinson, Kathy Rae Ulmer, Peter Preston Huebner, Davidge & Company, Aaron J. Mitstifer, Christopher Mitstifer, Cheryl Ann Ketcham, Allan Krotzer, Dorothy K. Broughton, Jerrie Bell-Brion, Carolyn Barnes, Leon Kreger, Jr., Jane Elizabeth Weaver, John Pivnichny, Sean Hall Pross, Ethen Richard Pross, Lauren Marie Pross, Keiren Margaret Pross, Arthur Alan Broughton, Scott Lee Broughton, Teri Davis, Sheri Griffis, Holli Smith, Robert Lee Kramm, Jr., Gay Elizabeth Seward, William Bruce Seitzer, Jr., Sarah Kantzes, Timothy Seitzer, Rebecca Matsko, Frances J. Turner, Messiah Lutheran Church, Lycoming County Chapter of the American Red Cross, Lycoming County SPCA, Lycoming County Historical Society & Museum, Ancient Accepted Scottish Rite, Dietrech Lamade Lodge 755 c/o Donald Metzger, Union County Beagle Club, James Seitzer, Richard Seitzer, Diane Weaver, Mark Pfeiffer, John Skeebey, Rita Jean Russell, Matthew S. Russell, Lucas T. Russell, Walter Lee Crist, David Crist, Maryellen Schwartz, Richard Crist, Barbara Ellen Brossok, Chloe Alexander, Joseph Nicolosi, Peter Nicolosi, Robert Wheeland, Laura J. Steele, Janet R. Dobson, Tiffany Allison, Gregory Glenn Allison, Laura Elizabeth Allison, John Wesley Edwards, II, Louise Beddall Leprohon, Melissa Birch Leprohon, Angie Sands Leprohon, Mary Lee Sillman, Nathan Sillman, Gary Bartishofski, Jeremy Bartishofski, Curtis Lea, Jaquelyn R. Wigginton, Thomas Lange, Toni Lee Hunt, Christina M. Springer, Lee Brion, John S. Brion, Chesley Brion Jones, Barbara Brion Rogers, Patricia Brion McLarry Hill, Dennis Brion, Dale Brion, Michelle Brion, Michael Brion, Douglas S. Brion, Robert Jay Brion, Gordon C. Brion, Jennifer Johnson, Amy Neff, Kristina Cochran, Robert Lowe, Peter Koch, Phillip Koch, Verne Alexander, Joyce Reed, Gloria Repard, Diann Schmoyer, Bonnie Baker, Charles Alexander, Patricia Lou O'Brien, John Brion, William Theodore Brion, Sandra Lee Taylor, Linda Sue Brion Cagle, Gerard J. Barrios, Charlotte Calderone, Ted D. Anthony Springer, Cayla Carr Slorp, Amy Carter, J.D. Hunt, Scott Jensen, Theresa Elizabeth Brion Shaffer, Tracy Brion Castellucci, Robert J. Brion, II, Steven Brion, Greg Brion, Jeremy Brion, Wendy Webb, Mark Rogers, Elizabeth Rogers Gitzendanner, Christopher Rogers, Samuel Alan Morphy, Carol C. Morphy, Mark Louis Morphy, Cynthia B. Morphy, Mary Morphy Makinney, Elizabeth Morphy Monroe, Laura Lee Allison Hassell, Davidge Eldridge McNutt, JoAnn Shinn, Barbara Conaway, Donald Tiffany Brion, Calann Louise Domman, Brion Theodore Domman, Cheryl D. Mose, Robert Repard, Troy Repard, Goodwill Industries of Akron, Ohio, Incorporated, Akron-Summit County Public Library, Jean Lott, Jessica Parker, Nicole Springer, Judith Quick Brion, Melvin McEldowney, Lynne Stieb, Gail Ulmer, Heath Allen Repard, Tinecia Elaine Repard, Brett Michael Repard, Natasha Marie Repard, James Gilbert, Lynette Gilbert Pitisci, Gerald Gilbert, Joseph Gilbert, Lori Gilbert, Janette Brion Kimball, Dorothy Brion Hugomeyer, Robert Arnet, Marcia Constance Woofster Rhodes Brion, Michael Dennis Sheehan, Timothy Jay Sheehan, Joel Patrick Sheehan, Jennifer Sheehan, Tessie Bilbrey, Janet Lee Blum,

Louis P. Nicolosi, Louis S. Nicolosi, Kelly McCord Nicolosi, Timothy Andrew Nicolosi, Virginia White Gilbert, Brenda Repard Zender, Rae Slingerland, Susan Seitzer Fortuno, Gillian Gower, Michael Donald Savage, Mariana Savage, Deborah Lange, Richard A. Lange, Dawn Lange, Gregory W. Lange, Seth Autrey, Shelby Elizabeth Autrey, Glen Autrey, Maria Galletti, Kay James, Gail Barth, Gay Papas, Martin Willard, George Willard, Betty Lou Sloan, International Development Corporation, Margaret O.F. Proctor Trust, SWN Production Company, LLC, Thomas E. Proctor Heirs Trust, Lycoming County c/o Matthew McDermott, Director of Administration and Chief Clerk, Elk Tanning Company, Central Pennsylvania Lumber Company, Pennlyco, Ltd. c/o Edwin L. Yates, O.L. Schanbacher, Richard Henry Lange, William Urmann, James Urmann, James Daugherty, Catherine Frick, The Frontier Group, LLC  
(Christopher Banik)

Defendants

vs.

Range Resources Appalachia, LLC, and Williamson Trail Resources, LP.

Intervenors

—————  
To: all persons claiming any right, lien, title or interest in the within described real property

AND

To: Matthew Davidge Morphy; Shelagh Morphy; Makaio Morphy; Matthew Curtis Firestone; Elizabeth Claire Preston; Jeanne Colmery; Harry C. Colmery; Frederick P. Colmery; William Colmery; Seeing Eye, Inc.; James M. Huebner; Constance (Connie) Huebner; Jean Huebner; John Pratt Huebner, Jr.; Cindy Hambleton; Elizabeth (Libby) Brigham Huyck; Jim Huyck; Mike Markovich; Elizabeth

MacLeod Spindler; Eric Stephen Spindler; Robert Matthew Spears; Corinne MacLeod Spears; Connor Matthew Spears; Tucker Davidge Spears; Virginia D. Cummings; Harlan Cummings; Winthrop A. Robinson; Sanger P. Robinson; Constance H. Getz; H. Leland Getz; George Getz; Christopher Starson Demtrak; Sumner H. Waters, Jr.; Cynthia Stanton-McKenney; Mountain Development Group, Inc. c/o Tom Lambert; Mountain Development Group, Inc.; Julie Hemenway Webb; William Hemenway; Janice Rena Prough; Patrick Nolan; John Lawrence Hemenway; Kelly Anne Hemenway; Judy A. Mitstifer; Clyde Mitstifer; Gail Kibler; Tom Mitstifer; Earlene Marie Colson; Donald Guy Shinn; Patricia Kimble; Nancy Kimble; Daniel L. Brion; Tom Bailey Brion; Richard L. Kimble, Jr.; Crystal E. Brion; Lisa Brown; Eugene Allen Brion; Malcomb Bruce Severance; Benjamin L. Severance; Bayard Field Brokaw; Winslow Brokaw; William Brokaw; Shea Brokaw; Clare Tweedy McMorris; Howard McMorris, II; Gordon Bradford McMorris; Elizabeth T. McMorris; Ashley Tuell McKeithen; Jamie Stone, Jr.; Ellen Reed; Bailey Outerbridge; Susan P. O'Brien; Whitney Outerbridge; George H. Robinson; Peter Preston Huebner; Davidge & Company; Aaron J. Mitstifer; Cheryl Ann Ketcham; Dorothy K. Broughton; Teri Davis; Sheri Griffiths; Holli Smith; Matthew S. Russell; Peter Nicolosi; Robert Wheeland; Laura J. Steele; Tiffany Allison; Gregory Glenn Allison; Laura Elizabeth Allison; John Wesley Edwards, II; Louise Beddall Leprohon; Melissa Birch Leprohon; Angie Sands Leprohon; Jeremy Bartishofski; Jaquelyn R. Wigginton; Thomas Lange; Toni Lee Hunt; Lee Brion; Chesley Brion Jones; Barbara Brion Rogers; Patricia Brion McLarry Hill; Michelle Brion;

Michael Brion; Robert Jay Brion; Jennifer Johnson; Amy Neff; Robert Lowe; Peter Koch; Phillip Koch; Patricia Lou Brion; John Brion; William Theodore Brion; Sandra Lee Taylor; Linda Sue Brion Cagle; Ted D. Anthony Springer; J.D. Hunt; Scott Jensen; Robert J. Brion, II; Steven Brion; Greg Brion; Jeremy Brion; Wendy Webb; Elizabeth Rogers Gitzendanner; Christopher Rogers; JoAnn Shinn; Barbara Conway; Calann Louise Domman; Brion Theodore Domman; Cheryl D. Mose; Robert Repard; Troy Repard; Akron-Summit County Public Library; Jean Lott; Jessica Parker; Nicole Springer; Judith Quick Brion; Lynne Stieb; Gail Ulmer; Heath Allen Repard; Tinecia Elaine Repard; Brett Michael Repard; Natacha Marie Repard; James Gilbert; Lynette Gilbert Pitisci; Gerald Gilbert; Joseph Gilbert; Lori Gilbert; Janette Brion Kimball; Dorothy Brion Hugomeyer; Robert Arnet; Marcia Constance Woofter Rhodes Brion; Michael Dennis Sheehan; Timothy Jay Sheehan; Joel Patrick Sheehan; Jennifer Sheehan; Tessie Bilbrey; Janet Lee Blum; Louis P. Nicolosi; Louis S. Nicolosi; Kelly McCord Nicolosi; Timothy Andrew Nicolosi; Virginia White Gilbert; Brenda Repard Zender; Rae Slingerland; Susan Seitzer Fortuno; Gillian Gower; Michael Donald Savage; Mariana Savage; Deborah Lange; Richard A. Lange; Dawn Lange; Gregory W. Lange; Seth Autrey; Shelby Elizabeth Autrey; Glen Autrey; Maria Galletti; Kay James; Gail Barth; Gay Papas; Martin Willard; George Willard; Betty Lou Sloan; William Urmann; James Urmann; James Daugherty; Catherine Frick; The Frontier Group, LLC (Christopher Banik); AND the heirs, executors, and assigns of, including all persons claiming by, through, or under, the foregoing named defendants

AND

To: the heirs, successors, and assigns, including all persons claiming by, through, or under, the following: Davidge & Co.; Central Pennsylvania Lumber Company; Elk Tanning Company; Samuel P. Davidge; Sally W. Davidge; M. Ella Davidge; Sherwood B. Davidge; James Davidge; Rosalia Davidge; John B. Davidge; Charles S. Horton; Stella M. Horton; W.F. Brion; Edwin W. Brion; E.L. Brion; O.L. Schanbacher; Fred C. Snyder; Jacob P. Crist; Jackson Brion; Jerome B. Landfield; Helen R. Landfield; Clarence W. Moore; and Elvira Moore

You are hereby notified that Intervenor, Range Resources Appalachia, LLC, has filed a Complaint to quiet title in and to a certain 210 acres of oil, gas, and minerals in Lycoming County, Pennsylvania (the "Property"). The Complaint also includes a claim for declaratory relief regarding the rights of the parties to the Property. The Property was conveyed to Laurel Hill Game and Forestry Club by deed from the The Central Pennsylvania Lumber Company, dated April 1, 1919, and recorded at Book 230, Page 337. The Property is described as:

Tract 1: 105 acres, 136 perches, more or less, known as Brady Lot 9 of the Hewes and Fisher Warrant 1615, in Lycoming County, Pennsylvania, being part of the land described in the Mineral Rights Deed, dated December 11, 2009, from Laurel Hill Game and Forestry Club to Williamson Trail Resources, LP, recorded as Book 6873, Page 16, in the official records of Lycoming County, Pennsylvania; and

Tract 2: 105 acres, more or less, known as Brady Lot 11 of the Hewes and Fisher Warrant 1615, in Lycoming County, Pennsylvania, being part of the land described in the Mineral Rights Deed, dated December 11, 2009, from Laurel Hill Game and Forestry Club

to Williamson Trail Resources, LP, recorded as Book 6873, Page 16, in the official records of Lycoming County, Pennsylvania.

—————  
NOTICE  
—————

You have been sued in Court. If you wish to defend against the claims asserted against you, you must enter a written appearance personally or by attorney and file your defenses and objections in writing with the Court within thirty (30) days after this Notice is served. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Intervenor. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

PENNSYLVANIA BAR  
ASSOCIATION  
LAWYER REFERRAL SERVICE  
P.O. Box 186  
Harrisburg, PA 17108-0186  
Telephone: (800) 692-7375

- or -

NORTH PENN LEGAL SERVICES  
Penn Tower Bldg.  
25 West Third Street  
Suite 400  
Williamsport, PA 17701  
Telephone: (570) 323-8741

J. DAVID SMITH, ESQUIRE  
PA Bar No. 27813  
McCORMICK LAW FIRM  
Attorneys for Intervenor  
Range Resources Appalachia, LLC  
835 West Fourth Street  
P.O. Box 577  
Williamsport, PA 17703  
(570) 326-5131



## 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 the Executive Plaza, 1st Floor, Commissioners Board Room, 330 Pine Street, Williamsport, PA 17701 on MAY 7, 2021, at 10:30 A.M., for the following described real estate to wit:

### NO. 19-1001

GREATER LYCOMING HABITAT  
FOR HUMANITY, INC.

vs.

LIBBY WILLIAMS

PROPERTY ADDRESS: 2801 LINN  
STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 67-  
006-207.A.

ALL that certain piece, parcel and lot of land situate in the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania and shown as Lot #5 upon a plan by the Larson Design Group, Inc. file 5348-012, entitled Subdivision Plan of Linn Street Development, a copy of which is recorded in the Lycoming County Office of the Recorder of Deeds at Map Book 60, page 445, bounded and described as follows:

BEGINNING at a steel pin at the northwesterly corner of Lot #5, said pin being north eighty-four (84) degrees forty-four (44) minutes thirty-nine (39) seconds east, three hundred ninety-four and seventy hundredths (394.70) feet from a steel pin at the intersection of the easterly line of Foresman Street [forty (40) feet wide] with the southerly line of Linn Street [fifty (50) feet wide]; thence north eighty-four (84) degrees forty-four (44) minutes thirty-nine (39) seconds east along the southerly line of Linn Street, for a distance of one hundred five (105) feet to a steel pin;

thence south five (05) degrees six (06) minutes forty-eight (48) seconds east along and through lands now or formerly of Lycoming Housing Authority, for a distance of eighty-five and four hundredths (85.04) feet to a steel pin; thence along the northerly line of Unnamed Alley, by a curve to the right, having a radius of fifteen (15) feet, a central angle of eighty-nine (89) degrees fifty-one (51) minutes twenty-seven (27) seconds, a tangent length of fourteen and ninety-six hundredths (14.96) feet, the long chord of which bears south thirty-nine (39) degrees forty-eight (48) minutes fifty-five (55) seconds west, for a distance of twenty-one and nineteen (21.19) hundredths (21.19) feet, for an arc length of twenty-three and fifty-two hundredths (23.52) feet to a steel pin; thence south eighty-four (84) degrees forty-four (44) minutes thirty-nine (39) seconds west along the northerly line of said Unnamed Alley [twenty (20) feet wide], for a distance of ninety and four hundredths (90.04) feet to a steel pin; thence north five (05) degrees six (06) minutes forty-eight (48) seconds west along the easterly line of Lot #6, for a distance of one hundred (100) feet to a steel pin, the place of beginning. Containing 10,452 square feet or 0.240 acre of land, more or less.

SUBJECT to a ten (10) foot wide drainage easement along the westerly line as shown on said plan.

ALSO SUBJECT to any and all rights of way, easements, covenants, restrictions and agreements on record.

INCLUDING all improvements erected thereon, which include, but are not necessarily limited to a one story residence known as 2801 Linn Street, Williamsport, PA 17701.

FOR identification purposes only, being known as Part of Tax Parcel No. 67-006-207.A on the maps in the Office of the Lycoming County Tax Assessor.



**NO. 20-0368**

AMERICAN ADVISORS GROUP

vs.

GLENN MITCHELL, KNOWN HEIR  
OF MARY MITCHELL, DECEASED,  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS  
OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER MARY  
MITCHELL, DECEASED

PROPERTY ADDRESS: 367 SOUTH  
HOWARD STREET, 367 HOWARD  
STREET, WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 52-  
001-651.

Tax Id Number(s): 52-001-651.

Land Situated in the Borough of  
South Williamsport in the County of  
Lycoming in the State of PA.

BEGINNING AT THE NORTH-  
EASTERN CORNER OF CENTRAL  
AVENUE AND HOWARD STREET;  
THENCE NORTHERLY ALONG  
THE SAID HOWARD STREET 100.00  
FEET TO A POINT, THE PLACE OF  
BEGINNING THENCE NORTHERLY  
ALONG HOWARD STREET 50.00  
FEET TO THE SOUTHERN LINE  
OF AN ALLEY; THENCE EASTERLY  
ALONG THE SOUTHERN LINE OF  
SAID ALLEY 90.00 FEET TO LOT  
NOW OR FORMERLY OF EZRA  
RATHMELL; THENCE SOUTHERLY  
ALONG THE WEST LINE OF SAID  
RATHMELL LOT 50.00 FEET TO A  
POINT; THENCE WESTERLY ALONG  
THE NORTHERN LINE OF LAND  
NOW OR FORMERLY OF OTTO  
G. HUME, ET UX, A DISTANCE OF  
90.00 FEET TO THE EASTERN LINE  
OF HOWARD STREET, THE POINT  
AND PLACE OF BEGINNING.

THE PROPERTY ADDRESS AND  
TAX PARCEL IDENTIFICATION  
NUMBER LISTED ARE PROVIDED  
SOLELY FOR INFORMATIONAL  
PURPOSES.

Commonly known as: 367 S. How-  
ard St., Williamsport, PA 17702-7338.

BEING THE SAME PREMISES which  
Patricia A. Quigley by Deed dated  
11/15/2004 and recorded 11/16/2004, in  
the Office of the Recorder of Deeds in  
and for the County of Lycoming, Penn-  
sylvania in Book 546, Page 94 Instru-  
ment number 200400020612 granted  
and conveyed unto Mary L. Mitchell and  
Ruby A. Duffield, in fee.

AND THE SAID Ruby A. Duffield  
departed this life on or about 4/3/2009  
thereby vesting title unto Mary L. Mitch-  
ell by operation of law.

AND THE SAID Mary L. Mitchell  
departed this life on or about 11/1/2019  
thereby vesting title unto Glenn Mitch-  
ell, Known Heir of Mary L. Mitchell,  
deceased and any Unknown Heirs,  
Successors, Assigns and All Persons,  
Firms or Associations Claiming Right,  
Title or Interest from or under Mary L.  
Mitchell, Deceased.

**NO. 20-0998**THE MUNCY BANK & TRUST  
COMPANY

vs.

JAMES L. BUTLER,

DEBORAH A. BUTLER

PROPERTY ADDRESS: 4602 PINE  
RUN ROAD, LINDEN, PA 17744.

UPI /TAX PARCEL NUMBER:  
1-327-131.A.

PROPERTY ADDRESSES: 4602 Pine  
Run Road, Linden, PA 17744.

UPI/TAX PARCEL NUMBER(S):  
01-327-131.A.

DOCKET NUMBER: 20-0998.

ALL that certain messuage, tract or  
plot of land situated in the Township  
of Anthony, County of Lycoming and  
Commonwealth of Pennsylvania, bound-  
ed and described as follows, to-wit:

BEGINNING at a point in the center  
of State Highway Route 41026, known  
as the Pine Run Road, said point being

three hundred ninety-one (391) feet Northerly from the north line of the Raymond Pepperman farm and being approximately five (5) miles from Route 220; thence North twelve degrees 15 minutes West (N 12 degrees 15' W) along the center line of said Route 41026 a distance of one hundred ninety-seven and six tenths (197.6) feet to a point; thence 77 degrees 30' E through an iron pin along the property of Donald Miller a distance of one hundred twenty-six (126) feet to an iron pin; thence S 12 degrees 15' E along property now or formerly of William A. Pepperman a distance of one hundred ninety-seven and six tenths (197.6) feet to an iron pin; thence S 77 degrees 30' W along the property now or formerly of Harry William Pepperman, a distance of one hundred twenty-six (126) feet through an iron pin to a point in the center of said Route 41026, to the point and place of beginning. Containing .57 of an acre.

BEING the same premises conveyed unto Harold D. Heck and Linda M. Pepperman, a/k/a Linda M. Bardo, as tenants in common, dated the 29th day of August, 1990 and dully recorded in the Office for the Recording of Deeds in and for Lycoming County in Deed Book Volume 1590, Page 210.

FOR IDENTIFICATION PURPOSES ONLY, being known as Parcel No. 1-327-131.A in the Office of the Lycoming County Assessor.

**NO. 18-1132**

WILMINGTON SAVINGS FUND  
SOCIETY, FSB d/b/a CHRISTIANA  
TRUST NOT IN ITS INDIVIDUAL  
CAPACITY BUT SOLELY AS TRUSTEE  
FOR BANTAM FUNDING TRUST  
2018-1

vs.

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS,  
FIRMS OR ASSOCIATES CLAIMING

RIGHT, TITLE OR INTEREST FROM  
OR UNDER JOHN R. DREVENAK,  
DECEASED, PENNY L. SINES,  
KNOWN HEIR OF JOHN R.  
DREVENAK, DECEASED, THOMAS J.  
DREVENAK, KNOWN HEIR OF JOHN  
R. DREVENAK, DECEASED  
PROPERTY ADDRESS: 167 NORTH  
4TH STREET, HUGHESVILLE, PA  
17737.

UPI/TAX PARCEL NUMBER: 16-  
001-517.A.

ALL THOSE CERTAIN pieces, parcels and lots of land situate in the 1st Ward of the Borough of Hughesville, County of Lycoming, and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL ONE: ON the North by other lands by Grantees; On the East by Fourth Street; On the South by other lands of Grantors; On the West by an alley parallel with Fourth Street. Being one lot 50 feet in front and 176 feet in depth.

BEING Part of Parcel ID 16-1-517A.

PARCEL TWO: BOUNDED on the South by lot now or formerly of James Bartlow; on the West by an alley running parallel with Fourth Street; on the North by Lot No. 98 now or formerly of Harry W. Derick; and on the East by Fourth Street, having a frontage of 50 feet, more or less, on Fourth Street and extending a depth of 176 to the alley aforesaid, and known as Lot No. 97 of the Plot or Plan of Stock's Addition to the Borough of Hughesville.

BEING Part of Parcel ID 16-1-517A.

SAID PARCELS ONE AND TWO, are more fully bounded and described as follows:

BOUNDED on the South by lot now or formerly of William Edner; on the West by an alley running parallel with Fourth Street; on the North by a lot now or formerly of Thomas and Ethel E. Kilcoyne; and on the East by Fourth

Street, having a frontage along Fourth Street of 100 feet and a depth of 176 feet to the alley aforementioned and being known as Lot Nos. 97 and 98 in the Plot or Plan of Stock's Addition to the Borough of Hughesville, whereon is erected a single family ranch-style dwelling.

BEING ALL of Parcel ID 16-001.0-0517.A-000 AND BEING KNOWN for informational purposes as 167 North 4th Street, Hughesville, PA.

BEING THE SAME PREMISES which was conveyed to Patricia A. Drevenak and John R. Drevenak, her husband, by Deed of Patricia A. Drevenak, a married person, dated 06/25/2008 and recorded 06/25/2008 as Instrument 200800010154 Book 6378 Page 60 in the Lycoming County Recorder of Deeds Office, in fee. AND THE SAID Patricia A. Drevenak departed this life on or about March 13, 2010, whereby title vested solely unto John R. Drevenak, by operation of law. AND THE SAID John R. Drevenak departed this life on or about October 12, 2016 thereby vesting title unto Thomas J. Drevenak, Known Heir of John R. Drevenak, Deceased and any Unknown Heirs, Successors, or Assigns of John R. Drevenak, deceased.

**NO. 20-1034**

BANK OF NEW YORK MELLON  
TRUST COMPANY, N.A. AS  
TRUSTEE FOR MORTGAGE ASSETS  
MANAGEMENT SERIES I TRUST

vs.

JANE B. SOPER

PROPERTY ADDRESS: 10298  
ROUTE 14 HIGHWAY, RALSTON,  
PA 17763.

UPI/TAX PARCEL NUMBER: 29-  
170-112.A.

ALL those two (2) certain pieces, parcels and lots of land situate in the Township of McIntyre, County

of Lycoming and Commonwealth of Pennsylvania, bounded and described in accordance with a survey of Grantland K. Maneval, Registered Land Surveyor, dated July 27, 1966 and recorded September 1, 1966 as set forth in Lycoming County Deed Book Volume 522, page 597 and Map Book 48, page 124, as follows:

PARCEL NO. 1: BEGINNING at an iron pipe in or near the east line of Lycoming Creek, said iron pipe being the two (2) following courses and distances from the face line of the south abutment of Bridge No. 22.64 (18) which carries the railroad of the Elmira and Williamsport Railroad Company over the said Lycoming Creek; 1) north forty-three (43) degrees east, one hundred ten (110) feet along the centerline of the main track of the said railroad to a point; and 2) in a southeasterly direction and at right angles to said main track, a distance of thirty-three (33) feet; thence along the land now or formerly of the Pennsylvania Lumber Company, the two (2) following courses and distances: 1) south sixteen (16) degrees thirty-four (34) minutes east, one hundred eighty-two and six-tenths (182.6) feet to an iron pipe; and 2) south seventy-five (75) degrees four (04) minutes east, five hundred twenty-eight (528) feet to an iron pipe; thence south thirty-eight (38) degrees fifty-six (56) minutes west, eight hundred twenty-five (825) feet to an iron pipe in the east bank of Lycoming Creek; thence south fifteen (15) degrees fifty-six (56) minutes west, five hundred sixty-one (561) feet to an iron pipe; thence along the land now or formerly of T. E. Proctor, south fifty (50) degrees twenty-six (26) minutes west, eighty-four (84) feet to an iron pipe; thence along land now or formerly of Lottie H. Hertel, north forty-seven (47) degrees thirty-four (34) minutes west, nine hundred twenty-eight (928)

feet to a tall angle iron in the east right of way line of the aforesaid Elmira and Williamsport Railroad Company; thence along the east right of way line of same, north forty-three (43) degrees east, one thousand two hundred sixty (1260) feet to an iron pipe or the place of beginning. Containing 21.45 acres.

PARCEL NO. 2: BEGINNING at an iron stake in the east right of way line of the State Highway, Route No. 14, which leads from Trout Run to Ralston, said iron stake being in a southwesterly direction along said Route No. 14, a distance of five-tenths (0.5) mile from the steel bridge over Lycoming Creek which leads to South Ralston; thence along land now or formerly of Max L. Schaefer, et ux., south forty-seven (47) degrees fifty (50) minutes east, forty-eight and one-tenth (48.1) feet to an iron stake in the west right of way line of the Pennsylvania Railroad Company, Elmira Division; thence along the west right of way line of same, south forty-three (43) degrees west, one hundred seventy (170) feet to an iron stake opposite the opening of a culvert carrying two concrete pipes under said railroad tracks; thence north forty-seven (47) degrees west, thirty-two (32) feet (erroneously set forth as 323 feet in prior deeds) to an iron stake in the east right of way line of the aforesaid Route No. 14; thence along the east right of way line of same, north thirty-seven (37) degrees thirty-five (35) minutes east, one hundred seventy (170) feet to an iron stake or the place of beginning. Containing 0.15 acre.

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

PARCEL # 29-170-112.A.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 10298 Route 14 Highway, Ralston, Pennsylvania 17763.

BEING THE SAME PREMISES which George H. Gray by Deed dated July 20, 2007 and recorded October 18, 2007 in the Office of the Recorder of Deeds in and for the County of Lycoming, Pennsylvania in Book 6165, at Pge 232, Instrument number 200700016576 granted and conveyed unto Nelson R. Buckwalter, single, in fee.

BEING THE SAME PREMISES which Nelson R. Buckwalter, also known as Nelson R. Buckwalter, single by Deed dated October 12, 2007 and recorded October 18, 2007 in the Office of the Recorder of Deeds in and for the County of Lycoming, Pennsylvania in Book 6165, at Page 236, Instrument Number 200700016577 granted and conveyed unto Nelson R. Buckwalter, single, and Jane B. Soper, single, in fee.

AND THE SAID Nelson R. Buckwalter departed this life on or about July 18, 2019 thereby r and any Unkown Heirs, Successors, Assigns, and All persons, Firms, or Associations Claiming Right, Title or Interest from or under Nelson R. Burckwalter, deceased.

**NO. 20-0329**

U.S. BANK NATIONAL  
ASSOCIATION, AS INDENTURE  
TRUSTEE, FOR THE CIM TRUST  
2016-2, MORTGAGE-BACKED NOTES,  
SERIES 2016-2

vs.

BONNIE R. WERTMAN  
PROPERTY ADDRESS: 663-665  
CENTER STREET, WILLIAMSPORT,  
PA 17701.

UPI/TAX PARCEL NUMBER: 72-  
04-102.

DOCKET # 20-0329.

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: 663-665 Center Street, Williamsport, PA 17701.

SOLD as the property of BONNIE R. WERTMAN.

TAX PARCEL #72+.004.0-0102.00-000+.

ATTORNEY: KML Law Group, P.C.

All That Certain Property Situated in the City of Williamsport, Ward 12, in the County of Lycoming and Commonwealth of Pennsylvania, Being More Fully Described in a Deed Dated 05/27/2004 and Recorded 05/27/2004, among the Land Records of the County and State Set Forth Above, in Deed Volume 4973 and Page 336. Tax Map or Parcel ID No.: 72-04-102.

ALSO DESCRIBED AS:

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

COMMENCING at a point in the western line of Center Street one hundred twenty (120) feet south of the corner of High and Center Streets; thence westward by line parallel with High Street and along the line of lot now or formerly of the High Street Methodist Episcopal Church, seventy-three (73) feet five (05) inches, more or less, to a ten (10) foot wide alley laid out by the West Branch Building & Loan Association and the High Street Methodist Episcopal Church; thence southward along the east side of said alley, forty-two (42) feet, more or less, to the northern line of lot now or formerly of Henry S. Wenzel; thence east along the northern line of the said lot, seventy-three (73) feet five (05) inches, more or less, to the western line of Center Street; thence northward along the western line of Center Street, forty-two (42) feet, more or less, to the place of beginning.

BEING KNOWN AS: 663-665 CENTER STREET, WILLIAMSPORT, PA 17701.

PROPERTY ID NUMBER: 72+.004.0-0102.00-000+.

BEING THE SAME PREMISES WHICH MARY O. BRITT, WIDOW AND SINGLE BY DEED DATED 5/27/2004 AND RECORDED 5/27/2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 4973 AT PAGE 336, GRANTED AND CONVEYED UNTO JESSE W. WERTMAN, SR., NOW DECEASED AND BONNIE R. WERTMAN, HUSBAND AND WIFE.

**NO. 18-1851**

WOODLANDS BANK

vs.

ROBERT S. SCHNARS,

LEEANN M. SICKELS

PROPERTY ADDRESS: 1345 TALLMAN HOLLOW ROAD, MONTOURSVILLE, PA 17754.

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

EXHIBIT A

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

BEGINNING at a point in the center of Township Route T-623 opposite an iron pin, said point being approximately one and eighteen hundredths (1.18) mile easterly from State Highway Route 87 as measured along Route T-623, and being the northwest corner properly now or formerly of Joseph Keppick; thence north six (06) degrees fifty (50) minutes east through said iron pin and along property now or formerly of John J. Belzer, a distance of one hundred thirty-six and eighty-three hundredths (136.83)

feet to a pipe; thence north seventy-eight (78) degrees five (05) minutes west along same, distance of seven hundred eighty (780) feet to an iron pin; thence north nine (09) degrees fifteen (15) minutes east along the property line now or formerly of William F. Miller, a distance of six hundred seventy (670) feet to an iron pin and stones; thence south seventy-two (72) degrees forty-five (45) minutes east along same, a distance of three hundred sixty-three (363) feet to an iron pin and post; thence north thirteen (13) degrees thirty-five (35) minutes east along same, a distance of five hundred ninety-four (594) feet to an iron pin; thence north seventy-six (76) degrees forty (40) minutes east along an old wire fence and property now or formerly of Henry Thomas, a distance of nine hundred twenty-seven and fifty-six hundredths (927.56) feet to an iron pin, witnessed; thence south eleven (11) degrees three (03) minutes east along other property now or formerly of Robert H. Olmstead, distance of nine hundred forty-seven and eighty-six hundredths (947.86) feet to an iron pin at the edge of Route T-623, at a sharp curve; thence south eighty-one (81) degrees twenty-five (25) minutes east along the center of Route T-623, a distance of six hundred (600) feet to an iron pin at a curve; thence south thirty-six (36) degrees zero (00) minutes east along same, a distance of two hundred thirty-two (232) feet to a point in said road, said point being twenty-four (24) feet north of an iron pin on the south bank; thence south ten (10) degrees zero (00) minutes west along the property now or formerly of Dwight L. Hermann, a distance of one thousand four hundred eighty-three (1,483) feet to an iron pin and stones; thence north eighty-three (83) degrees fifteen (15) minutes west along the properties now or formerly of Kathryn

Brownell and John J. Belzer, a distance of one thousand one hundred two and ninety-three hundredths (1,102.93) feet to an iron pin; thence north seven (07) degrees twenty-two (22) minutes twenty-eight (28) seconds east along property now or formerly of Joseph D. Keppick, a distance of one thousand two hundred nineteen and fifty-seven hundredths (1,219.57) feet through an iron pin to the center of Route T-623; thence along the center of said Route T-623 by the following four (4) courses and distances: (1) South sixty-four (64) degrees eleven (11) minutes fourteen (14) seconds west, a distance of sixty-two and forty-seven hundredths (62.47) feet; (2) south fifty-five (55) degrees ten (10) minutes fifty-one (51) seconds west, a distance of one hundred thirty-one and eighty-seven hundredths (131.87) feet; (3) south fifty-two (52) degrees nineteen (19) minutes thirty-one (31) seconds west, a distance one hundred forty-four and one hundredth (144.01) feet; and (4) south fifty-five (55) degrees twenty-five (25) minutes sixteen (16) seconds west, a distance of two hundred twenty-six and thirty-seven hundredths (226.37) feet to the point and place of beginning. Containing eighty and forty-seven hundredths (80.47) acres.

EXHIBIT A (continued)

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

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

EXPECTING AND RESERVING unto Dennis A. Perry and Kerry L. Perry, husband and wife, Grantors herein, their heir, successors and assigns, any and all oil and gas rights, (including coal-

bed methane gas, liquid hydrocarbons and the like including any utilization thereof) and any and all mineral rights, including any and all rents from the date of this Deed forward, royalties, fees and entitlements, including entitlements from all production from wells and/or mines or other operations arising out of any lease and/or joint operating agreement of and from the property described above.

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

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

—————  
**NO. 20-1067**

WOODLANDS BANK

vs.

JEREMY SPLAIN

PROPERTY ADDRESS: 59 LIBERTY STREET, TROUT RUN, PA 17771.

UPI/TAX PARCEL NUMBER: 24-001-601.

ALL that certain piece, parcel and lot of land situate, lying and being in the Township of Lewis, County of Lycoming and Commonwealth of Pennsylvania, being more particularly bounded, as follows:

BEGINNING at an iron pin in the southern line of Liberty Street, said iron pin being located and referenced from the western right of way line of U.S. Highway Route 14 by the following courses and distances: north forty-three (43) degrees thirty-six (36) minutes west, one hundred ninety-three and fifty hundredths (193.50) feet; thence along land now or formerly of J. Rolfe Maynard, south forty-six (46) degrees

twenty-four (24) minutes west, ninety (90) feet to an iron pin in the northern bank of Trout Run; thence along the northern bank of Trout Run, north twenty-three (23) degrees forty-nine (49) minutes west, fifty-nine (59) feet to an iron pin in the northern bank of Trout Run; thence along land now or formerly of Walter D. Parker, north forty-six (46) degrees twenty-four (24) minutes east, seventy-four and thirty hundredths (74.30) feet to an iron pin in the southern line of Liberty Street; thence along the southern line of Liberty Street, south forty-three (43) degrees thirty-six (36) minutes east, fifty-six and fifty hundredths (56.50) feet to an iron pin the point and place of beginning.

BEING the same premises conveyed by virtue of a deed from Ronald D. Dawes, Barbara Dawes Rupp and Terry L. Dawes, dated August 14, 2013, and recorded August 26, 2013, in the Office of the Recorder of Deeds for the County of Lycoming, in Book 8102, at page 189.

Improvements on the premises include a one-story residence known as 59 Liberty Street, Trout Run, PA 17771.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 24-001-601 in the Office of the Lycoming County Tax Assessor.

—————  
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 17, 2021, 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

A-16, 23, 30



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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, April 19, 2021**