

# LYCOMING REPORTER

Vol. 38

October 29, 2021

No. 45

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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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**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).

- 11/16/2021 – Family Law Committee Meeting.** *Family Law “brown bag” lunch meeting. Time: 12:00 PM to 1:00 PM.*
- 11/17/2021 – Estate, Probate & Elder Law Committee Meeting.** *Committee meeting with Register of Wills and Judge Linhardt. Zoom link: <https://us02web.zoom.us/j/88683042101>. Time: 12:00 PM to 1:00 PM.*
- 11/22/2021 – Executive Committee Meeting.** *Monthly meeting of the LLA’s Executive Committee. Time: 12:00 PM to 1:00 PM.*
- 12/2/2021 – New Attorney Admission Ceremony.** *Motions for admission during the Annual New Attorney Admission Ceremony must be filed with Court Administration by November 19, 2021. Time: 4:00 PM to 5:00 PM.*

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

- ▶ **Commonwealth vs. Outland** (10/22/2021)—Judge Marc F. Lovecchio  
Criminal: Suppression motion; probable cause to make a constitutional vehicle stop; observation of traffic violations; effectuating vehicle stop within reasonable time after viewing violation; probable cause for arrest where marijuana is observed in plain view. (Outland102221L) (Posted: October 23, 2021)
- ▶ **Commonwealth vs. Kellam** (10/22/2021)—Judge Marc F. Lovecchio  
Criminal: Reconsideration of denial of Post Conviction Act petition; failure of counsel to predict future developments or changes in law. (Kellam102221L) (Posted: October 23, 2021)
- ▶ **Twigg vs. Twigg** (10/15/2021)—Judge Ryan M. Tira  
Divorce: Petition for special relief; obligation of spouse living in property to pay mortgage and expenses; agreement for sale of property. (Twigg101521t) (Posted: October 22, 2021)
- ▶ **Lewis Township vs. Gleckner vs. Whelchel** (10/15/2021)—Judge Ryan M. Tira  
Civil: Motion for contempt; proper party to suit; persons responsible to abide by order; garbage accumulation; sanction payable to Township. (Lewis101521t) (Posted: October 22, 2021)
- ▶ **Commonwealth vs. Harris** (10/21/2021)—Judge Marc F. Lovecchio  
Criminal: Suppression motion; probable cause for search warrant to search home; lack of nexus between property searched and criminal activity. (Harris102121L) (Posted: October 22, 2021)
- ▶ **Commonwealth vs. Zimmerman** (10/21/2021)—Judge Marc F. Lovecchio  
Criminal: Habeas corpus petition; sufficiency of evidence of specific intent to perpetrate a serious bodily injury upon another; firing a gun into the ground to attempt to menace, frighten and/or scare another. (zimmerman102121L) (Posted: October 22, 2021)

**LEGAL AID ATTORNEY—WILLIAMSPORT**

North Penn Legal Services has an immediate opening for a full-time staff attorney in its Williamsport office.

Contact [HR@northpennlegal.org](mailto:HR@northpennlegal.org) for a review of the benefits and loan repayment programs available to staff attorneys. For more job details go to [www.northpennlegal.org/about/careers](http://www.northpennlegal.org/about/careers). EOE.

O-29; N-5

**LOOKING FOR ESTATE NOTICES**

**OR OTHER LEGAL NOTICES  
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## 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

**Cillo, Donald P.**, 41-21-0667, dec'd.

Late of the Borough of South Williamsport.

Executor: Steve A. Cillo 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.

**DeRemer, Doris A.**, dec'd.

Late of Lycoming County.

Co-Executors: Larry W. DeRemer, Jerry L. DeRemer and Ernest L. DeRemer 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.

**Foresman, Todd M.**, dec'd.

Late of the City of Williamsport.

Administrator: Scott D. Foresman, 5774 Warrensville Road, Williamsport, PA 17701.

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

**Greenaway, Jane E.**, dec'd.

Late of the Township of Lewis.

Executor: Brian W. Harkness, 1033 N. 17th Street, Allentown, PA 18104.

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

**Hudkins, Donna M. Noah**, dec'd.

Late of Washington Township.

Executors: Kenneth L. Frey, Jr. and Karen E. Frey, 1791 Tombs Run Road, Jersey Shore, PA 17740.

Attorneys: Alvin L. Snowiss, J.D., Esquire, Snowiss, Steinberg & Faulkner, LLP, Attorneys at Law, 333 North Vesper Street, Lock Haven, PA 17745.

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

Late of Loyalsock Township.

Executor: Stosh Kowalski c/o Daniel K. Mathers, Esquire, Mathers Law Firm, PC, 416 Pine St., Ste. 308, Williamsport, PA 17701.

Attorneys: Daniel K. Mathers, Esquire, Mathers Law Firm, PC, 416 Pine St., Ste. 308, Williamsport, PA 17701.

**Schmouder, Thomas C.**, dec'd.

Late of Trout Run.

Executor: David Schmouder, 982 State Route 284, Trout Run, PA 17771.

Attorneys: Bret S. Southard, Esquire, Casale & Bonner, P.C., 331 Elmira Street, Williamsport, PA 17701, (570) 326-7044.

**Short, Glenda A.**, dec'd.

Late of Williamsport.

Administrators: Kevin Short, Annette Short and Margery Short c/o Perciballi & Williams, LLC, 429 Market Street, Williamsport, PA 17701.

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

**Trautner, David A., Sr.**, dec'd.

Late of the Township of Hepburn.  
 Executor: David A. Trautner, Jr., 111 Elizabeth Street, Cogan Station, PA 17728.

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

**Wertman, Robert L. a/k/a Robert Louis Wertman a/k/a Robert Lewis Wertman**, dec'd.

Late of Wolf Township.  
 Executrix: Leslie C. Berger, 37 Airport Road, Millville, PA 17846.

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

**White, Lori A.**, dec'd.

Late of the City of Williamsport.  
 Executors: Derek A. Frantz, 343 Jerome Avenue, Williamsport, PA 17701, Brittany L. Colombo, 505 Eden Street, Jersey Shore, PA 17740 and Caleb A. White, 85 Round Hill Road, Williamsport, PA 17701.

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

**Wilson, Connie**, dec'd.

Late of Lycoming County.  
 Executor: Robert Rothermel, 67 Watson Road, Allenwood, PA 17810.

Attorney: Michael D. Suders, Esquire, Attorney at Law, 3 West First Street, Watsontown, PA 17777, (570) 538-3360.

**SECOND PUBLICATION**

**Clark, Robert L.**, dec'd.

Late of Williamsport.

Executors: Jane M. Moore and Gayle R. Willits c/o Perciballi & Williams, LLC, 429 Market Street, Williamsport, PA 17701.

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

**Deuel, George V., Jr.**, dec'd.

Late of Williamsport.  
 Executrix: Michelle L. Deuel c/o Perciballi & Williams, LLC, 429 Market Street, Williamsport, PA 17701.  
 Attorneys: Scott T. Williams, Esquire, Law Offices of Perciballi & Williams, LLC, 429 Market Street, Williamsport, PA 17701.

**Kowalchik, Susan M.**, dec'd.

Late of the Township of Nisbet.  
 Executors: Katie M. Kilmer and Kelly L. Rios.

Attorneys: Christopher S. Bradley, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

**THIRD PUBLICATION**

**Bower, Robert L.**, dec'd.

Late of East Hepburn Township.  
 Executrix: Shelly Jo Schaffer c/o Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.

Attorneys: Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.

**Galligher, Lee**, dec'd.

Late of Williamsport.  
 Co-Administratrices: Linda J. Galligher and Nancy Galligher, 2101 Cummings Street, Williamsport, PA 17701.

Attorneys: Joseph F. Orso, III, Esquire, Rudinski, Orso & Associates, P.C., 339 Market Street, Williamsport, PA 17701, (570) 321-8090.

**Lowe, Harold E.,** dec'd.

Late of 577 Old Lairdsville Road,  
Muncy.

Executors: Michael E. Lowe, 2093  
State Route 442, Muncy, PA 17756  
and Mathew E. Lowe, 861 Five Points  
Road, Muncy, PA 17756.

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

**Phillips, Wilma L.,** dec'd.

Late of Montoursville.

The Wilma L. Phillips Primary Resi-  
dence Protector Trust Dated April  
16, 2015.

Settlor: Wilma L. Phillips.

Trustee: Roderick L. Phillips.

Attorneys: Christopher S. Bradley,  
Esquire, Steinbacher, Goodall & Yur-  
chak, 413 Washington Boulevard,  
Williamsport, PA 17701.

**Schultz, Anne Christine a/k/a Ann  
Christine Schultz,** dec'd.

Late of Loyalsock Twp.

Administratrix: Shanna Chavez c/o  
Rebecca Rosenberger Smolen, Es-  
quire, 1 Bala Plaza, Suite 623, Bala  
Cynwyd, PA 19004.

Attorneys: Rebecca Rosenberger  
Smolen, Esquire, Bala Law Group,  
LLC, 1 Bala Plaza, Suite 623, Bala  
Cynwyd, PA 19004.

**Waltman, Donald E., Jr.,** dec'd.

Late of Washington Township.

Executor: Thomas E. Waltman c/o  
Ann S. Pepperman, Esquire, McCor-  
mick Law Firm, 835 West Fourth  
Street, Williamsport, PA 17701.

Attorneys: Ann S. Pepperman, Es-  
quire, McCormick Law Firm, 835  
West Fourth Street, Williamsport,  
PA 17701.



**SHERIFF'S SALE**

By virtue of Writs of Execution issued out of the Court of Common Pleas of Lycoming County, and directed to me, there will be a public sale at 330 Pine Street, Williamsport, PA 17701, on on **Friday, November 5, 2021, at 10:30 A.M.**, for the following described real estate to wit:

**NO. 18-1851**

WOODLANDS BANK

vs.

ROBERT S. SCHNARS,  
LEEANN M. SICKELS

PROPERTY ADDRESS: 1345  
TALLMAN HOLLOW ROAD, MON-  
TOURSVILLE, 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 property 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.

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 coalbed 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. 21-00609**

GLTR EQUITIES, LLC

vs.

149 AND 152 LLC

PROPERTY ADDRESS: 71 YODER ROAD AND YODER ROAD, COGAN STATION, PA 17728.

UPI/TAX PARCEL NUMBER: 24-268-152.

PROPERTY DESCRIPTION

LYCOMING COUNTY DOCKET NO. CV 21-00609.

PARCEL NO.: 24-268-149 KNOWN AS YODER ROAD:

ALL THAT CERTAIN piece, parcel and lot of land situate, lying and being in the Township of Lewis, County Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at an iron pin located N 12°E 47.6 feet from Northern Pennsylvania Power & Light Company Pole Z 61X21. From said iron pin N 18° E 83 feet to a 6 inch poplar; thence N. 37° 30' W 94.3 feet to a wood stake; thence N 28° 30' E 149 feet to an iron pin; thence S 85° E 45 feet to the low water mark of Branch of Lycoming Creek; thence along low water mark 300 feet to a tree and wood stake; thence N. 80°W 117 feet to the place of BEGINNING.

PARCEL NO.: 24-268-152 KNOWN AS 71 YODER ROAD:

ALL THOSE four (4) certain pieces, parcels and lots of land situate, lying and being in the Township of Lewis, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a birch tree in the center of land; thence east twenty (20) degrees north ninety-three (93) feet, more or less, to low water mark of Lycoming Creek; thence up said Creek two hundred seventeen (217) feet to Dougherty's Run; thence up said Run to Pennsylvania Railroad right of way; thence southerly along said Railroad two hundred sixty (260) feet, more or less, to an elm tree; thence east sixty-two feet to a birch tree, the place of BEGINNING.

This plot of ground being known as the upper part of Fern Island.

AND

BEGINNING at a post along the right of way of the Northern Central Railroad, said post being one hundred seventy (170) feet north of the ten mile post along same railroad; thence south along right of way three hundred eighty-five feet, six inches (385.6) more or less, to a twenty (20) foot Railroad Crossing; thence south twenty (20) degrees east along said road to Spring Run and to land now or formerly of Amos and Clifford Glosser; thence northeast along Spring Run to its end; thence northerly to a cornerstone by an electric light pole; thence along land now or formerly of Otto C. Brown two hundred and two (202) feet to a post on land now or formerly of Otto C. Brown, thence west (5) degrees south one hundred twenty-three (123) feet along land now or formerly of Otto C. Brown, to the Place of BEGINNING.

Reserving therefrom a 16 foot roadway or use of the public as laid out and now used along the southern line of tract.

AND

BEGINNING at an iron stake on lower corner of an Island known as Fern Island; thence northerly along said Island one hundred ninety-four (194) feet to an iron stake; thence west five (5) degrees south one hundred forth (140) feet to the east line of the

Pennsylvania Railroad; thence along east line of said Pennsylvania Railroad one hundred fifty-eight (158) feet to a stone pile; thence east five (5) degrees north sixty-six (66) feet along land now or formerly of Albert Dewitt to a birch tree; thence north forty (40) degrees east eighty-seven (87) feet, more or less to a low water mark on the west side of Lycoming Creek; thence down the course of west side of Lycoming Creek, one hundred fifty-eight (158) feet, more or less, to a post on the line of lands now or formerly of Carter & Komman; thence along land now or formerly of Carter & Komman, south (10) degrees east one hundred seventy-eight (178) feet to the place of BEGINNING.

AND

ALL THAT PROPERTY situate in the Township of Lewis, County of Lycoming and Commonwealth of Pennsylvania, being all the land and easements, right of ways and any other right of any kind whatsoever appurtenance thereto or used in conjunction therewith on and along that portion of the former Elmira and Williamsport Railroad which is described as follows: BEGINNING at the southerly line of that strip or parcel of land which has been conveyed by Penn Central Properties, Inc., to David R. Rothrock by Instrument dated June 3, 1986, said southerly line being the centerline of a stream known as Dougherty's Run extended across the right of way of said railroad through a point in the centerline thereof at Chaining Station 535+03, more or less, and thence extending southwestwardly for a distance of 1,800 feet measured along the centerline of said former Elmira and Williamsport Railroad to a line extended perpendicularly across the right of way of said railroad through a point in the centerline thereof at Chaining Station 517+03, more or less, said perpendicular line being the place of ending for the property herein conveyed.

EXCEPTING THEREOUT AND THEREFROM so much of the aforesaid property this is located at the southern-most 200 feet therefrom and which lies westerly of a line that is parallel with the centerline of said former Elmira and Williamsport Railroad and distant 33 feet at right angles from said centerline.

TOGETHER with all Grantor's right, title, and interest of, in and to the adjoining bridge over the Dougherty's Run, (Bridge No. 10.13).

Being Parcels Nos. 24-268-149 and 14-268-152.

SEIZED IN EXECUTION AS THE PROPERTY OF 149 AND 152 LLC.

**NO. 20-0835**

SANTANDER BANK, N.A.

vs.

SHELBY R. BORING, IN HER CAPACITY AS HEIR OF TIMOTHY R. BARBER, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER TIMOTHY R. BARBER, DECEASED

PROPERTY ADDRESS: 739 WHIPPLE ROAD, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 11-310-104.C.

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Eldred, County of Lycoming and Commonwealth of Pennsylvania, more particularly bounded and described according to survey of Grant K. Maneval, R.P.E. dated June 12, 1974, as follows, to wit:

BEGINNING at an iron stake in the south right-of-way line of the dirt right-of-way leading from T-512 to the land herein described, said spike being the twenty-one (21) following courses and distances from the intersection of

T-512 and T-514 which leads to Warrens ville: (1) In an easterly direction along the center of T-512 a distance of one-tenth (0.1) mile to a point; (2) north thirty- eight (38) degrees thirty (30) minutes east, sixty and four tenths (60.4) feet along the center of said dirt right-of-way; (3) north fifty (50) degrees thirty (30) minutes east, three hundred (300) feet along the center of same; (4) north fifty-five (55) degrees forty (40) minutes east, two hundred forty-nine and eighty-five hundredths (249.85) feet along the center of same; (5) north fifty-five (55) degrees ten (10) minutes east, three hundred fifteen (315) feet along the center of same; (6) north seventeen (17) degrees forty-five (45) minutes east; seventy-four and forty-five hundredths (74.45) feet along the center of same; (7) north fifty-two (52) degrees twenty (20) minutes west, one hundred twenty-nine and two tenths (129.2) feet along the center of same; (8) north seventy-one (71) degrees thirty-five (35) minutes west, two hundred five and two tenths (205.2) feet along the center of same; (9) north fifty (50) degrees forty-five (45) minutes west, ninety-five (95) feet along the center of same; (10) north twenty-three (23) degrees thirty (30) minutes west, two hundred fifty-six and nine tenths (256.9) feet along the center of same; (11) north forty-four (44) degrees west, one hundred twenty-five (125) feet along the center of same; (12) north fourteen (14) degrees (30) minutes, east, two hundred seventy-eight and one tenth (278.1) feet along the center of same; (13) north four (4) degrees ten (10) minutes west, seventy-eight and two tenths (78.2) feet along the center of same; (14) north thirteen (13) degrees fifty (50) minutes east, one hundred ten and eight tenths (110.8) feet along center of same; (15) north fifty-nine (59) degrees fifty-five (55) minutes east, sixty-five and five tenths (65.5) feet along the center of same; (16)

south seventy-seven (77) degrees east, eighty-two (82) feet along the center of same; (17) south sixty-one (61) degrees east, two hundred forty-two and six tenths (242.6) feet along the center of same; (18) south sixty-nine (69) degrees seven (7) minutes east, one hundred seventy-three and three tenths (173.3) feet along center of same; (19) south sixty-five (65) degrees thirty-eight (38) minutes east, thirty-one and forty-six hundredths (31.46) feet along center of same; (20) south eighty-four (84) degrees east, one hundred forty-two and one-tenth (142.1) feet along the center of same to a spike in the south line of same; and (21) north fifty-seven (57) degrees thirty-three (33) minutes east, one hundred ninety-three and fifty-six hundredths (193.56) feet along the south line of same; thence along the land now or formerly of Tyson Whipple, et ux, north fifty-two (52) degrees eleven (11) minutes twenty (20) seconds west, two hundred eighty-nine and four tenths (289.4) feet to an iron stake; thence along the land now or formerly of Tyson Whipple, et ux, north fifty-two (52) degrees twenty-five (25) minutes east, eleven and four tenths (11.4) feet to a fence post corner; thence along the land now or formerly of Tyson Whipple, et ux, north thirty-three (33) degrees fifteen (15) minutes east, one hundred two and six tenths (102.6) feet to an iron stake; thence along same south seventy-four (74) degrees fifteen (15) minutes east, two hundred sixty-seven (267) feet to a stake; thence along the land now or formerly of Donald Farnsworth; south thirty-eight (38) degrees west, eighty-six and six tenths (86.6) feet to a stake; thence along the land now or formerly of Tyson Whipple, et ux, south seventeen (17) degrees seventeen (17) minutes west, one hundred thirty-five and fifty-eight hundredths (135.58) feet to an iron stake or the place of beginning.

BEING the same premises conveyed to Timothy R. Barber by deed from Timothy R. Barber, single, and Karen L. Barber, single, dated April 8, 2019, and intended to be recorded herewith.

Tax Parcel: 11-310-104.C.

Premises Being: 739 WHIPPLE ROAD, Williamsport, PA 17701.

**NO. 20-1152**

PINPOINT FEDERAL  
CREDIT UNION

vs.

TERRY KNIGHT SURVIVING  
HEIR OF SANDRA M. STEERS,  
LAWRENCE H. KNIGHT,  
SURVIVING HEIR OF SANDRA M.  
STEERS, MARY JANE PFIRMAN,  
HEIR OF SANDRA M. STEERS  
PROPERTY ADDRESS: 1292  
DUTCHTOWN RD., MUNCY, PA  
17756.

UPI/TAX PARCEL NUMBER: 59-  
294-158.

LONG FORM DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF WOLF, COUNTY OF LYCOMING AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED IN ACCORDANCE WITH A SURVEY MADE THE 17TH DAY OF JULY 1998, BY THOMAS A. BAFILE, R.S. RECORDED IN LYCOMING COUNTY MAP BOOK 54, 168, BEING KNOWN AS PARCEL "A" BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR SET ON THE SOUTHERN RIGHT-OF-WAY LINE OF TOWNSHIP ROUTE 120, SAID REBAR BEING AT THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF TERRY A. WHIPPLE AND BETSEY S. WHIPPLE ET. UX. (LYCOMING COUNTY DEED BOOK 1078, PAGE 270); THENCE SOUTH TWENTY-TWO (22) DEGREES ELEVEN (11) MINUTES

THIRTY-SIX (36) SECONDS EAST, THREE HUNDRED FIFTY (350) FEET TO A REBAR SET ALONG THE SOUTH WEST CORNER OF LANDS NOW OR FORMERLY OF DALE L. BAYSORE AND MARGARET L. BAYSORE ET. UX. AND THE EASTERN BOUNDARY OF LANDS NOW OR FORMERLY OF TERRY A. WHIPPLE AND BETSEY S. WHIPPLE ET. UX; THENCE ALONG THE LANDS OF DALE L. BAYSORE AND MARGARET L. BAYSORE THE FOLLOWING TWO COURSES AND DISTANCES: (1) SOUTH FIFTY-THREE (53) DEGREES FIFTYTHREE (53) MINUTES FOURTEEN (14) SECONDS WEST A DISTANCE OF THREE HUNDRED FIFTY AND THREE ONE HUNDREDTHS (350.03) FEET TO A REBAR SET, (2) THENCE NORTH THIRTY-THREE (33) DEGREES FORTY (40) MINUTES FIFTEEN (15) SECONDS WEST A DISTANCE OF THREE HUNDRED AND THIRTY (330) FEET TO A REBAR SET; THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF TOWNSHIP ROUTE 120 THE FOLLOWING TWO COURSES AND DISTANCES: (1) SOUTH FIFTY-SIX (56) DEGREES NINETEEN (19) MINUTES FORTY-FIVE (45) SECONDS WEST A DISTANCE OF ONE HUNDRED TEN (110) FEET TO A REBAR SET; (2) SOUTH FIFTY-FIVE (55) DEGREES FORTY-ONE (41) MINUTES FIVE (5) SECONDS WEST A DISTANCE OF ONE HUNDRED SEVENTY AND EIGHT ONE HUNDREDTHS (170.08) FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING 2.4282 ACRES.

Being Parcel Number: 59-294-158.

BEING the same premises which Dale L. Baysore and Margaret L. Baysore, his wife, by Deed dated June 20, 2000, and recorded June 20, 2000, in the

Office of the Recorder of Deeds in and for the County of Lycoming, Deed Book 3567, Page 58, granted and conveyed unto Grant Steers and Sandra Steers, his wife, in fee.

**NO. 19-1931**

SERVICE 1ST FEDERAL  
CREDIT UNION

vs.

LORIBETH RYDER, JASON RYDER  
PROPERTY ADDRESS: 14 BRUNER  
STREET, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 38-  
002-702.

ALL that certain piece, parcel and lot of land situate in the Second Ward of the Borough of Muncy, County of Lycoming, and Commonwealth of Pennsylvania, known as 14 Bruner Street, bounded and described as follows:

BEGINNING at a point on the south side of Bruner Street at the west line of land now or formerly of William P. Merrill;

Thence in a southerly direction in a line along the west line of land now or formerly of William P. Merrill, one hundred ninety-six (196) feet, more or less, to the north line of an alley;

Thence in a westerly direction along the north line of said alley fifty (50) feet, more or less, to land now or formerly of Fred C. Rickolt and George W. Poust;

Thence in a northerly direction along line of land now or formerly of Fred C. Rickolt and George W. Poust, one hundred ninety-six (196) feet, more or less, to the south line of Bruner Street;

Thence in an easterly direction along the south side of said street to the point and place of beginning.

BEING the same premises conveyed unto Jason G. Ryder and LoriBeth Ryder, husband and wife, by Deed of Jeffrey M. Sampsell and Krista R. Sampsell,

husband and wife, dated July 27th, 2012 and recorded in the Office of the Recorder of Deeds in and for the County of Lycoming on August 3, 2012 in Book 7698, Page 297 as Instrument Number 201200011846.

"For identification purposes only, being known as Real Estate Tax Parcel No. 38-2-702 in the Office of the Lycoming County Tax Assessor."

**NO. 19-0934**

BRANCH BANKING AND  
TRUST COMPANY AS SUCCESSOR  
IN INTEREST TO  
SUSQUEHANNA BANK f/k/a  
SUSQUEHANNA BANK PA

vs.

NORMA SMITH, IN HER CAPACITY  
AS HEIR OF SHIRLEY MAE MOON  
a/k/a SHIRLEY MOON a/k/a SHIRLEY  
M. MOON, DECEASED, BARRY  
MOON, IN HIS CAPACITY AS HEIR  
OF SHIRLEY MAE MOON a/k/a  
SHIRLEY MOON a/k/a SHIRLEY  
M. MOON, DECEASED, SHELLY  
BILBAY, IN HER CAPACITY AS  
HEIR OF SHIRLEY MAE MOON a/k/a  
SHIRLEY MOON a/k/a  
SHIRLEY M. MOON, DECEASED,  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS  
OR ASSOCIATION CLAIMING  
RIGHT, TITLE OR INTEREST FROM  
OR UNDER SHIRLEY MAE MOON  
a/k/a SHIRLEY MOON a/k/a  
SHIRLEY M. MOON, DECEASED  
PROPERTY ADDRESS: 827 SAINT  
MICHAELS RD., COGAN STATION,  
PA 17728.

UPI/TAX PARCEL NUMBER: 24-  
268-186.A.

BEGINNING at a point in the center of the dirt road Route No. 41115 which leads from the State Highway Route No. 14 and 15 to the Quiggleville-Bobst Mountain Road, said point be-

ing in a northeasterly direction along the center of said Route No. 41115 a distance of six hundred and seventy-one (671) feet from the center of said Quiggleville-Bobst Mountain Road, and said point also being in a north-westerly direction along the center of said Route No. 41115 a distance of eight hundred seventy-nine and five-tenths (879.5) feet from the dividing line between Clifford Carson (grantor) and Sallada; thence along the center of said Route No. 41115 north forty-seven (47) degrees forty-five (45) minutes east one hundred fifty (150) feet to a point in the center of same; thence along the land of the grantor (Clifford Carson) south thirty-one (31) degrees east one hundred fifty (150) feet to a stake; thence along same (grantor) south forty-seven (47) degrees forty-five (45) minutes west one hundred fifty (150) feet to a stake; thence along same (grantor) north thirty-one (31) degrees west one hundred fifty (150) feet to a point in the center of the aforesaid Route No. 41115 or the place of beginning. Containing fifty-two one hundredths (.52) acres.

Then from the point of beginning and along the centerline of SR 3029, St. Michaels Road, North forty-nine (49) degrees twenty-nine (29) minute twenty-eight (28) seconds East, ninety-four and fifty-seven hundredths (94.57) feet to a point in the center of SR 3029, St. Michaels Road;

Then along lands of residual lands of Florence I. Carson, by the two (2) following courses and distances:

1. South twenty-nine (29) degrees fifty (50) minutes twenty (20) seconds East, one hundred fifty-one and thirty-four hundredths (151.34) feet to a steel pin;

2. South forty-eight (48) degrees fifty-nine (59) minutes ten (10) seconds West, ninety-four and seventy-three hundredths (94.73) feet to a steel pin;

Then along the existing lands of William and Shirley Moon, North twenty-nine (29) degrees fifty (50)

minutes twenty (20) seconds West, one hundred fifty-two and nineteen hundredths (152.19) feet to the point and place of beginning.

Containing 0.324 acres as described as above.

THIS PARCEL IS CONVEYED AS AN ADDITION TO EXISTING LAND OF GRANTEES, WILLIAM MOON AND SHIRLEY MOON, HIS WIFE, AS MORE PARTICULARLY DESCRIBED IN LYCOMING COUNTY DEED BOOK 499, PAGE 56. FOR SUBDIVISION PURPOSES THESE PARCELS SHALL BE CONSIDERED AS ONE PARCEL AND SHALL NOT BE CONVEYED SEPARATELY WITHOUT PRIOR LYCOMING COUNTY PLANNING COMMISSION APPROVAL AND ACT 537 STIPULATION REGARDING SEPTIC, PLANNING AND PERMITTING APPROVALS.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS PART OF REAL ESTATE TAX PARCEL NUMBER 24-268-186 IN THE OFFICE OF THE LYCOMING TAX ASSESSOR.

Tax Parcel: 24-268-186.A.

Premises Being: 827 St Michaels Road, Cogan Station, PA 17728.

**NO. 19-1749**

NATIONSTAR MORTGAGE LLC  
d/b/a MR. COOPER

vs.

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS,  
FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER ALICE  
J. BARBEE, DECEASED, LATASHA  
BARBEE, KNOWN HEIR OF ALICE  
J. BARBEE, DECEASED, ALPHONSO  
BARBEE a/k/a ALPHONSO  
GREATHOUSE, KNOWN HEIR OF  
ALICE J. BARBEE, DECEASED  
PROPERTY ADDRESS: 620 GREEN  
STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 73-  
001-318.

All that certain piece, parcel and lot of land (now being known as 620 Green Street, Williamsport, Pennsylvania) situate in the Thirteenth Ward (formerly Fourth Ward) of the City of Williamsport, County of Lycoming, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a post on the East side of Green Street one hundred fifty (150) feet South of the southeast corner of Green Street and Park Avenue; thence South along Green Street fifty (50) feet to a post corner of lot now or formerly of John Smeades; thence East along said lot now or formerly of John Smeades one hundred ten (110) feet, more or less, to an alley; thence North along said alley fifty (50) feet to a post; thence West in a line parallel with Park Avenue one hundred ten (110) feet to a post, the place of beginning.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 620 Green Street, Williamsport, PA 17701.

PARCEL # 73+.001.0-0318.00-000+.

BEING THE SAME PREMISES which William E. Stroup and Norma Grace Stroup, his wife, by Deed dated October 2, 1957 and recorded October 3, 1957 in the Office of the Recorder of Deeds in and for the County of Lycoming, Pennsylvania in Book 433, Page 458, granted and conveyed unto John A. Barbee and Alice J. Barbee, his wife, in fee.

AND THE SAID John A. Barbee departed this life on or about July 29, 2007 thereby vesting title unto Alice J. Barbee by operation of law.

AND THE SAID Alice H, Barbee departed this life on or about August 31, 2019 thereby vesting title unto Latasha Barbee and Alphonso Barbee a/k/a Alphonso Greathouse, Known Heirs of Alice J. Barbee, deceased, and any Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Alice J. Barbee, deceased.



**NO. 20-0118**

SANTANDER BANK, N.A.

vs.

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS  
OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR  
INTEREST FROM OR UNDER  
DELBERT RUSSELL BLAKELY, II,  
DECEASED

PROPERTY ADDRESS: 1830 VESTA  
AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 43-  
006-511.

FRONTING on the North side of  
Vesta Avenue between Lot No. 138 on  
the East and Lot No. 140 on the West,  
having a frontage on said Vesta Avenue  
of 50 feet, and extending Northerly of  
even width 133.75 feet to an alley.

THE ABOVE PREMISES are more  
particularly bounded and described  
in accordance with a survey made by  
Daniel A. Vassallo, Registered Surveyor,  
dated June 14, 1991 as follows:

BEGINNING at an Iron Pin at the  
intersection of the Northeastern line  
of Vesta Avenue and the Southwestern  
corner of land now or formerly of Niko-  
lay and Joan Kaczurkin; thence from  
the said place of beginning and along  
the Southeastern line of land now or  
formerly of said Nikolay and Joan Kacz-  
urkin, North 32 degrees 35 minutes  
East 133.75 feet to an Iron Pin, on the  
Southwestern line of an 18 foot alley;  
thence along the Southwestern line of  
said Alley, South 57 degrees 00 minutes  
East 50.00 feet to an existing Iron Pipe;  
thence along the Northwestern line of  
land now or formerly of Doris J. Jones,  
Nadine E. Jones and Ruthann M. Rupp,  
South 33 degrees 00 minutes West  
133.75 feet to an existing Iron Pipe, on  
the Northeastern line of the aforesaid  
Vesta Avenue; thence along the North-  
eastern line of said Vesta Avenue, North

57 degrees 00 minutes West 49.03 feet  
to the place of beginning.

UPI NO. 43-006-511.

BEING the same premises which  
Katherine D. Vose, widow and single  
by her agent and attorney in fact Betty  
J. Wilson, by Deed dated 07/14/1991  
and recorded 07/19/1991 in the Office  
of the Recorder of Deeds in and for the  
County of Lycoming in Record Book  
1716, Page 300, granted and conveyed  
unto Delbert Russell Blakely, II.

Tax Parcel: 43-006-511.

Premises Being: 1830 Vesta Avenue,  
Williamsport, PA 17701.

**NO. 19-0836**

PNC BANK, NATIONAL  
ASSOCIATION, SUCCESSOR IN  
INTEREST TO NATIONAL CITY  
REAL ESTATE SERVICES, LLC,  
SUCCESSOR BY MERGER TO  
NATIONAL CITY MORTGAGE,  
INC., FORMERLY KNOWN AS  
NATIONAL CITY MORTGAGE CO.

vs.

LINDA WAGNER a/k/a

LINDA L. WAGNER

PROPERTY ADDRESS: 2817 WEST  
FOURTH STREET, WILLIAMSPORT,  
PA 17701.

UPI/TAX PARCEL NUMBER: 67-  
016-304.

SHORT DESCRIPTION

DOCKET # 19-0836.

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

IMPROVEMENTS consist of a resi-  
dential dwelling.

BEING PREMISES: 2817 West  
Fourth Street a/k/a 2817 West 4th  
Street, Williamsport, PA 17701.

SOLD as the property of LINDA  
WAGNER a/k/a LINDA L. WAGNER.

TAX PARCEL #67+,016.0-0304.00-  
000+.

ATTORNEY: KML Law Group, P.C.

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 November 15, 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

O-15, 22, 29

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has done to improve the delivery of legal services in our community, facilitate learning about the legal system, and enhance the image of the organized Bar?

**From 2003 to Present,  
the LLAF gave more than \$197,630 to worthy causes:**

**\$138,749** to provide free legal services to the residents of Lycoming County;

**\$23,241** to preserve and provide access to legal materials for the public;

**\$17,000** to train attorneys and other service providers in different areas of the law;

**\$11,400** to fund legal education and Mock Trial Teams for high school students;

**\$7,237.04** to provide funding for court-appointed child advocates.

Request for Grant Funding should be directed to the LLA Community Activities and Outreach Committee. Information is available on the LLA website at <http://www.lycolaw.org/lla-foundation>.

Please consider the Lycoming Law Association Foundation when making planned gifts.

Donations to the Lycoming Law Association Foundation are tax deductible.

The Lycoming Law Association Foundation is a tax-exempt, not-for-profit, 501(c)(3) corporation. Its mission is to cultivate the science of jurisprudence, improve the legal and judicial system, and facilitate the administration of justice for residents of Lycoming County.



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**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, November 1, 2021