

LYCOMING REPORTER

Vol. 40

July 28, 2023

No. 30

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LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY
LYCOMING LAW ASSOCIATION

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

Penn Tower
25 West Third Street, Suite 803
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Telephone: (570) 323-8287
Fax: (570) 323-9897
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SCHEDULED EVENTS

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

- 8/7/2023 – Bench Bar Meeting:** *Quarterly meeting of the Bench/Bar Committee. Time: 12:00 PM to 1:00 PM.*
- 8/13/2023 – Crosscutters at Bowman Field:** *LLA Members and their guests are invited to attend the Williamsport Crosscutters vs. Mahoning Scrappers at Bowman Field. Cost is \$10 per person (admission to the game plus a ten dollar voucher to spend at the ballpark). Register by July 24. Time: 4:00 PM.*
- 8/28/2023 – Executive Committee Meeting:** *Bar leaders' monthly meeting. Time: 12:00 PM to 1:00 PM.*
- 8/29/2023 – Criminal Brown Bag Meeting:** *Regularly scheduled meeting of the criminal bar. Time: 12:00 PM to 1:00 PM.*
- 8/29/2023 – Memorial Service for John Gummo:** *Lycoming County Court special session to memorialize John Gummo. Time: 4:00 PM to 5:00 PM.*
-

UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES

- 8/10/2023 – Video Replay—4 Live Credits (2 Ethics & 2 Substantive):** *August is a CLE Compliance Month! Earn 2 Live Ethics Credits and 2 Live Substantive Credits at this CLE Replay Offering. Register by August 3. CLE Credits: 2 Ethics and 2 Substantive Time: 1:00 PM to 5:00 PM.*
- 8/14/2023 – Consumer Protection Law and Litigation:** *Eat and Earn presented by: Andrew M. Milz, Esquire. Seating is limited. Submit registration and payment early to reserve a seat. CLE Credits: 1 Substantive Time: 12:00 PM to 1:00 PM.*
- 8/30/2023 – Protection Orders:** *Eat and Earn presented by: Danni L. Beinschroth, Esquire, Pennsylvania Coalition Against Domestic Violence. Seating is limited. Submit registration and payment promptly to reserve a seat. CLE Credits: 1 Substantive Time: 12:00 PM to 1:00 PM.*

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**Litzelman, Terry D.,** dec'd.

Late of Cogan House Township.
 Executor: Hayley M. Moss 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.

Moyer, Nancy J., dec'd.

Late of Williamsport.
 Administratrix: Abby J. Moyer, 900 W. Central Ave., South Williamsport, PA 17702.

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

Musser, Sarah D., dec'd.

Late of the Township of Loyalsock.
 Executrix: Mary Jo Raniero, 721 W. 8th Avenue, S. Williamsport, PA 17702.

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

Nichols, William E., Sr., dec'd.

Late of Williamsport.
 Executor: Andrew W. Nichols, 1109 Hillsdale Drive, Williamsport, PA 17701.

Attorney: Michael J. Casale, Esquire, 1500 Sycamore Road, Montoursville, PA 17754, (570) 601-1298.

Richie, Norma N., dec'd.

Late of Williamsport.
 Executor: Thomas F. Richie, 2026 Sue Creek Dr., Essex, MD 21221.

Attorney: Richard G. Scheib, Esquire, 11 Reitz Blvd., Suite 102, Lewisburg, PA 17837-9293.

Wetzel, Robert H., dec'd.

Late of Fairfield Township.
 Personal Representative: Steven Lynn Wetzel, P.O. Box 793, Candor, NY 13743.

Attorney: Douglas C. Loviscky, Esquire, 1500 West College Avenue, State College, PA 16801.

SECOND PUBLICATION**Charnock, Robert E.,** dec'd.

Late of Williamsport.
 Executrix: Patricia Lusk, 1391 Princeton Ave., Williamsport, PA 17701.

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

Dantonio, Louis A., dec'd.

Late of Allenwood.
 Co-Executors: Patricia Jo Wolfe, 1621 Petersburg Rd., Allenwood, PA 17810; Terry L. Dantonio, 2337 Millers Bottom Rd., New Columbia, PA 17856; and Rita A. Foreman, 2100 Homily Ridge Rd., Newport, PA 17074.

Attorney: Richard G. Scheib, Esquire, 11 Reitz Blvd., Suite 102, Lewisburg, PA 17837-9293.

Douglass, Jean Ann, dec'd.
Late of the Community of Linden.
Executors: Richard Douglass and Randy Douglass c/o W. Jeffrey Yates, Esquire, 425 Market Street, Williamsport, PA 17701.
Attorney: W. Jeffrey Yates, Esquire, 425 Market Street, Williamsport, PA 17701.

Thompson, Newell I., III, dec'd.
Late of Williamsport.
Executrix: Cathy T. Rush, 425 Mayr Street, Montoursville, PA 17754.
Attorneys: McNerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17701.

THIRD PUBLICATION

Bower, Marilee E. a/k/a Marilee Elaine Bower, dec'd.
Late of Hughesville.
Administrator: Matthew S. Kintzer, 74 Bower Lane, Hughesville, PA 17737.
Attorneys: McNerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17701.

Harding, Daniel Blake, dec'd.
Late of Lycoming County.
Co-Administrators: Brad Harding and Melissa Harding c/o Neil T. O'Donnell, Esquire, O'Donnell Law Office, 267 Wyoming Avenue, Kingston, PA 18704.
Attorneys: Neil T. O'Donnell, Esquire, O'Donnell Law Office, 267 Wyoming Avenue, Kingston, PA 18704.

Hyde, Mary E., dec'd.
Late of the Township of Washington.
Administrator: Brenda Reed 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.

MacGill, Creighton W., dec'd.
Late of Williamsport.
Co-Executors/Co-Trustees: Geoffrey C. MacGill and Matthew G. MacGill.
Attorneys: Landon R. Hodges, Esquire, Steinbacher, Goodall & Yurchak, 243 Second St., P.O. Box 114, Wyalusing, PA 18853.

McCarty, Connie J., dec'd.
Late of 359 Elm Drive, Hughesville.
Administrator c.t.a.: Ephrata National Bank, P.O. Box 238, Ephrata, PA 17522.
Attorney: J. Howard Langdon, Esquire, 3 South Main Street, Muncy, PA 17756.

Nichols, Sandra L., dec'd.
Late of the City of Williamsport.
Executrix: Barbara A. Benschaw, 309 Union Avenue, Williamsport, PA 17701.
Attorney: Andrea B. Bower, Esquire, 426 Broad Street, Montoursville, PA 17754.

Sperow, Jane L., dec'd.
Late of Williamsport.
The Jane L. Sperow Protector Trust.
Settlor: Jane L. Sperow.
Trustees: Thomas W. Sperow and Jennifer L. Bergen.
Attorneys: Julieanne E. Steinbacher, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

Wilcox, Debra a/k/a Deborah A. Wilcox a/k/a Deborah Ada Wilcox, dec'd.
Late of the Township of Loyalsock.
Executors: John H. Wilcox, Jr. and Nancy L. Wilcox, 14 Poplar Road, Lewisburg, PA 17837.
Attorney: Paul A. Roman, Esquire, 1700 Four Mile Drive, Williamsport, PA 17701.

**REGISTER OF WILLS
CONFIRMATION OF
ACCOUNTS**

NOTICE IS HEREBY GIVEN to all parties interested that the following Accounts together with all Statements of Proposed Distribution accompanying the same have been filed in the Office of the Register of Wills and Clerk of Orphans' Court are presented to the Orphans' Court of Lycoming County for Confirmation Absolute August 1, 2023 unless exceptions are filed before 5:00 P.M. on that date.

Clark, Harold L., Sr., Estate—Norma J. Laird, Executrix.
David A. Huffman
Register of Wills

Ju-7, 14, 21, 28

**FILING ARTICLES OF
INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation—Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on June 7, 2023, for the purpose of forming a non-profit business corporation under the Non-Profit Corporation Law of 1988 of the Commonwealth of Pennsylvania, 15 Pa. C.S.A. 1101 et seq., as amended. The name of the corporation is:

DUBOISTOWN CHURCH

The registered office of said corporation is: 133 Summer Street, Duboistown, PA 17702. The purpose for which it is organized are: To have unlimited power to engage in and do any lawful action concerning any or all lawful non-profit business for which non-profit corporations may be incorporated, including religious views, under the Pennsylvania Business Corporation Law of 1988 as amended.

JOSEPH F. ORSO, III, ESQUIRE
RUDINSKI, ORSO &
ASSOCIATES, P.C.
339 Market Street
Williamsport, PA 17701
(570) 321-8090

Ju-28

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania on July 20, 2023 for the purpose of forming a business corporation under the Business Corporation Law of 1988 of the Commonwealth of Pennsylvania, 15 Pa. C.S. §1101 et seq.

The name of the corporation is:

**LOVELL & STROUBLE
MACHINE WORKS, INC.**

Fred A. Holland, Esquire
McNerney, Page, Vanderlin & Hall
433 Market Street
Williamsport, PA 17701

Ju-28

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania on June 27, 2023, for the purpose of obtaining a Certificate of Incorporation of a proposed business corporation to be organized under the Business Corporation Law of the Commonwealth of Pennsylvania, approved December 21, 1988 (P.L. 1444, No. 177) and its amendments and supplements.

The name of the Corporation is:

**SUSQUEHANNA SHIRATI
HOSPICE AND PALLIATIVE
CARE PARTNERSHIP**

whose registered office is located at: 1217 Wheatfield Drive, Williamsport, PA 17701.

The purpose for which the corporation is organized is to engage in any lawful act or activity for which corporations may be organized, and the corporation

shall have unlimited power to engage in and to do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law. JULIEANNE E. STEINBACHER, ESQUIRE
 STEINBACHER, GOODALL & YURCHAK
 413 Washington Boulevard
 Williamsport, PA 17701

Ju-28

SERVICE BY PUBLICATION

Court of Common Pleas
 Civil Division
 Lycoming County

NO.: cv22-00742

Bank of America, N.A.
 PLAINTIFF

vs.

Amanda Kalat, known Heir of Leonard W. Taylor, deceased and Alyson Antolick, known Heir of Leonard W. Taylor, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Leonard W. Taylor, deceased
 DEFENDANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Leonard W. Taylor, deceased, 303 Oak Street, Jersey Shore, PA 17740

Your house (real estate) at: 303 Oak Street, Jersey Shore, PA 17740, Parcel ID: 22-1-444, is scheduled to be sold at Sheriff's Sale at Lycoming County Sheriff's Office, Executive Plaza, 1st Floor, Commissioner's Boardroom, 330 Pine Street, Williamsport, PA 17701 on November 3, 2023 at 10:30 A.M. to enforce the court judgment of \$126,113.44 obtained by Bank of America, N.A. against you.

**NOTICE OF OWNER'S RIGHTS
 YOU MAY BE ABLE TO PREVENT
 THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to Bank of America, N.A. the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: LOGS Legal Group, LLP., (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

Ju-28

SHERIFF'S SALE

By virtue of Writs of Execution issued out of the Court of Common Pleas of Lycoming County, and directed to me, there will be a public sale at 330 Pine Street, Williamsport, PA 17701, on Friday, August 4, 2023 at 10:30 A.M., for the following described real estate to wit:

NO. 21-0095

CITIZENS & NORTHERN BANK

vs.

WADE C. BREON

PROPERTY ADDRESS: 457 SPOOK HOLLOW ROAD, LINDEN, PA 17744.

UPI/TAX PARCEL NUMBER: 45-367-186.

All that certain piece, parcel and lot of land, situate in the Township of Piatt, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of the Public Road known as the Spook Hollow Road, said point of beginning being the northeast corner of the lot of land hereby conveyed and the southeast corner of lot of land now or formerly of Weldon C. Cohick and Wilma R. Cohick; thence south zero (00) degrees and forty-seven (47) minutes west, along the center line of said Spook Hollow Road a distance of one hundred and ninety-one hundredths (100.91) feet to lot of land now or formerly of Dean Bryon Stahl and Anna Paula Stahl, his wife; thence north seventy-six (76) degrees west, along the northern line of said lot of land now or formerly of Dean Bryon Stahl and Anna Paula Stahl, his wife, a distance of three hundred twenty-eight and one tenth (328.1) feet to an iron pin cornering on other land now or formerly of William E. Huffman; thence north fourteen (14) degrees east, along other land now or formerly of the said William E. Huffman, a distance of on hundred (100) feet to an iron pin cornering on lot of land now or formerly of the said Weldon

C. Cohick and Wilma R. Cohick; and thence south seventy-six (76) degrees east, along the southern line of said lot of land now or formerly of Weldon C. Cohick and Wilma R. Cohick, a distance of three hundred four and six tenths (304.6) feet to the center line of the said Spook Hollow Rad, the point and place of beginning.

CONTAINING seventy-three hundredths (0.73) of an acre, more or less.

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

BEING the same premises conveyed unto WADE C. Breon by Deed of LINDA BLAIR RAMIN and JOHN RAMIN, her husband, dated the 30th day of December, 2009, and intended to be recorded herewith.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel #45-367-186, on the maps in the office of the Lycoming County Tax Assessor.

NO. 20-0120

SANTANDER BANK, N.A.

vs.

GARY L. CLEMENTONI

PROPERTY ADDRESS: 929 WELDON STREET, MONTOURSVILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 34A-007-105.

By Virtue of a Writ of Execution No. 20-0120 Santander Bank, N.A. vs. Gary L. Clementoni.

Being 929 Weldon Street, Montoursville, PA 17754.

Tax Parcel ID # 34A-007-105.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$123,380.29.

MICHAEL S. BLOOM, ESQUIRE
PRESSMAN & DOYLE, LLCAttorneys for Plaintiff
712 W. MacDade Boulevard
Milmont Park, PA 19033
(610) 532-4222

mbloom@pressmandoyle.com

NO. 22-601

TOWD POINT MORTGAGE
TRUST 2019-4, US BANK
NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE

vs.

DANIEL TAWNEY, JR., SOLELY IN
HIS CAPACITY AS HEIR OF
DANIEL L. TAWNEY;
DANIEL TAWNEY, JR., SOLELY IN
HIS CAPACITY AS HEIR OF
DANIEL L. TAWNEY, DECEASED
PROPERTY ADDRESS: 349 SHER-
WOOD AVENUE, SOUTH WILLIAMS-
PORT, PA 17702.

UPI/TAX PARCEL NUMBER: 51-
004-268.

ALL THAT CERTAIN lot of land
situate in Borough of South Williams-
port, County of Lycoming and Com-
monwealth of Pennsylvania.

IMPROVEMENTS consist of a resi-
dential dwelling.

BEING PREMISES: 349 Sherwood
Avenue, South Williamsport, PA 17702.

SOLD as the property of DANIEL
TAWNEY, JR., Solely in His Capac-
ity as Heir of DANIEL L. TAWNEY,
Deceased.

TAX PARCEL #51-004-268.
KML LAW GROUP, P.C.

NO. 22-01296

PNC BANK,
NATIONAL ASSOCIATION

vs.

SAMUEL E. DOTTS
PROPERTY ADDRESS: 353 LOUISE
AVENUE, MONTGOMERY, PA 17752.

UPI/TAX PARCEL NUMBER: 07-
004-148.

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

Parcel No.: 07-0040014800000-.

BEING known and numbered as: 353
Louise Avenue, Montgomery, PA 17752.

Being the same property conveyed
to Connie M. Dotts and Samuel E.
Dotts, her husband who acquired title,
as tenants by the entirety, by virtue of
a deed from Elwood L. Miller and Vera
S. Miller, his wife, dated November 21,
1979, recorded November 21, 1979,
at Document ID 06561, and recorded
in Book 927, Page 85, Office of the
Recorder of Deeds, Lycoming County,
Pennsylvania.

NO. 21-01265

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

WENDY GUINN, SOLELY IN HER
CAPACITY AS KNOWN HEIR OF
BEVERLY J. OHNMEISS, DECEASED

AND GWENDY OHNMEISS,
SOLELY IN HER CAPACITY AS
KNOWN HEIR OF BEVERLY J.

OHNMEISS, DECEASED AND THE
UNKNOWN HEIRS OF BEVERLY
J. OHNMEISS, DECEASED, THE

UNKNOWN HEIRS OF BEVERLY J.
OHNMEISS, DECEASED, GWENDY
OHNMEISS, SOLELY IN HER

CAPACITY AS KNOWN HEIR OF
BEVERLY J. OHNMEISS, DECEASED,
WENDY GUINN, SOLELY IN HER

CAPACITY AS KNOWN HEIR OF
BEVERLY J. OHNMEISS, DECEASED
PROPERTY ADDRESS: 208 RAIL-
ROAD STREET, JERSEY SHORE, PA
17740.

UPI/TAX PARCEL NUMBER: 21-
004-109.

By virtue of a Writ of Execution
No. CV-21-01265, Plaintiff: Penn-
sylvania Housing Finance Agency vs.
Defendant(s): WENDY GUINN, SOLE-
LY IN HER CAPACITY AS KNOWN
HEIR OF BEVERLY J. OHNMEISS,
DECEASED, AND GWENDY OHN-
MEISS, SOLELY IN HER CAPACITY
AS KNOWN HEIR OF BEVERLY J.
OHNMEISS, DECEASED; and THE
UNKNOWN HEIRS OF BEVERLY J.
OHNMEISS, DECEASED.

Real Estate: 208 RAILROAD STREET, JERSEY SHORE, PA 17740.

(Tax Parcel #21-004-109) and ADJACENT VACANT LOT OF LAND IDENTIFIED AS MARCY STREET, JERSEY SHORE, PA 17740 (Tax Parcel #21-004-105).

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

Dimensions: #1 approximately 25 x 150, #2 approximately 25 x 50.

Tax I.D. #1 Tax Parcel #21-004-109
#2 Tax Parcel #21-004-105.

Deed Book/Inst#: #1—20200001-2329, #2—202000012330.

Improvement thereon: a residential dwelling house as identified above.

LEON P. HALLER, ESQUIRE
PURCELL KRUG & HALLER

1719 N. Front Street
Harrisburg, PA 17102
(717) 234-4178

NO. 23-00011

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST c/o US BANK TRUST NATIONAL ASSOCIATION

vs.

DENNIS M. HOLT

PROPERTY ADDRESS: 310 CHERRY STREET, MONTOURSVILLE, PA 17754.

ALL THOSE TWO CERTAIN PIECES, PARCELS OR LOTS OF LAND SITUATE IN THE FIRST WARD OF THE BOROUGH OF MONTOURSVILLE, COUNTY OF LYCOMING AND COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 310 CHERRY ST., MONTOURSVILLE, PA 17754.

BEING PARCEL NUMBER: 33-2-229.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

NO. 23-00047

WEST BRANCH REGIONAL AUTHORITY

vs.

CHRISTIE L. JULIAN

PROPERTY ADDRESS: 8 BROAD STREET, MONTGOMERY, PA 17752.
UPI/TAX PARCEL NUMBER: 35-003-301.

Parcel No. 35-003-301.

Property located at: 8 Broad Street, Montgomery, Pennsylvania 17752:

ALL that certain lot of land situate in the Borough of Montgomery, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point (post) in the center of Front Street now Broad Street in the said Borough; thence by lot formerly of Henry Decker, now or formerly of John Buck, North 31.5 degrees West [13.5 degrees West as erroneously described in prior deed of conveyance] 176 feet to an alley; thence by said alley, North 53 1/4 degrees East, 45 feet 9 inches to a pin; thence by land formerly of William Welshans, now or formerly of Vern Stover South 34 1/2 degrees East, 175 feet to the center of Front Street, now Broad Street aforesaid; thence by same South 53 1/4 degrees West, 55 feet to the place of beginning. Containing 8,750 square feet of land, more or less.

BEING the same premises conveyed unto Stephen E. Gray and Diane M. Gray, husband and wife, by Deed of Betty J. Grimm, widow, dated April 27, 2005, and recorded on May 2, 2005, in Lycoming County Record Book 5285 at page 21.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS LYCOMING COUNTY TAX PARCEL NUMBER 35-003-301 IN THE OFFICE OF THE LYCOMING COUNTY TAX ASSESSOR.

NO. 20-0442

U.S. BANK, N.A., SUCCESSOR TRUSTEE TO LaSALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2004-HEI I, ASSET-BACKED CERTIFICATES SERIES 2004-HEI I

vs.

EDWARD J. MANLEY,
AS EXECUTOR OF THE ESTATE OF
GRACE M. MANLEY a/k/a
GRACE MANLEY

PROPERTY ADDRESS: 93 MAN-
LEYS LANE, WILLIAMSPORT, PA
17702.

By virtue of Writ of Execution No. 20-0442, U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2004-HEI I, Asset-Backed Certificates Series 2004-HEI I (Plaintiff) vs. Edward J. Manley, as Executor of the Estate of Grace M. Manley a/k/a Grace Manley, (Defendant).

Property Address 93 Manleys Lane,
Williamsport, PA 17702.

Parcel I.D. No. 55-368-102.B.

Improvements thereon consist of a
residential dwelling.

Judgment Amount: \$67,433.54.

HLADIK, ONORATO
& FEDERMAN, LLP
Attorneys for Plaintiff
298 Wissahickon Avenue
North Wales, PA 19454

NO. 21-1161

WELLS FARGO BANK, NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL OR BANKING
CAPACITY, BUT SOLELY AS
TRUSTEE ON BEHALF OF THE
LAKE COUNTRY MORTGAGE
LOAN TRUST 2006-HEI

vs.

JULIAN D. MENTZ

PROPERTY ADDRESS: 87 WEST
HOUSTON AVENUE, MONTGOM-
ERY, PA 17752.

UPI/TAX PARCEL NUMBER: 35-
002-409.

DOCKET # CV-2021-01161.

ALL THAT CERTAIN LOT OF
LAND SITUATE IN BOROUGH OF
MONTGOMERY, COUNTY OF LY-
COMING AND COMMONWEALTH
OF PENNSYLVANIA.

IMPROVEMENTS CONSIST OF A
RESIDENTIAL DWELLING.

BEING PREMISES: 87 WEST HOU-
STON AVENUE, MONTGOMERY, PA
17752.

SOLD AS THE PROPERTY OF
JULIAN D. MENTZ.

TAX PARCEL #35-2-409.

KML LAW GROUP, P.C.

NO. 22-455

US BANK TRUST NATIONAL
ASSOCIATION, AS TRUSTEE
OF THE LB-CABANA SERIES IV
TRUST c/o RUSHMORE LOAN
MANAGEMENT SERVICES LLC

vs.

STEVIE L. MERRIFIELD, SURVIVING
HEIR OF STEPHEN M. MERRIFIELD,
DECEASED; BRIAN REYNOLDS,
SURVIVING HEIR OF
STEPHEN M. MERRIFIELD,
DECEASED; UNKNOWN
SURVIVING HEIRS OF STEPHEN M.
MERRIFIELD, DECEASED

PROPERTY ADDRESS: 60 NORTH
MAIN STREET, MONTGOMERY, PA
17752.

By virtue of Writ of Execution
No. CV-2022-00455, U.S. Bank Trust
National Association, as Trustee of the
LB-Cabana Series IV Trust (Plaintiff) vs.
Stevie L. Merrifield, Surviving Heir of
Stephen M. Merrifield, Deceased; Brian
Reynolds, Surviving Heir of Stephen M.
Merrifield, Deceased; and Unknown
Surviving Heirs of Stephen M. Merrifield,
Deceased (Defendants).

Property Address 60 North Main Street, Montgomery, PA 17752.

Parcel I.D. Nos. 35-004-707 / 35-004-710.

Improvements thereon consist of a residential dwelling.

Judgment Amount: \$102,789.86.

HLADIK, ONORATO
& FEDERMAN, LLP

Attorneys for Plaintiff
298 Wissahickon Avenue
North Wales, PA 19454

NO. 19-1459

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

COURTNEY

MONTGOMERY-ZURINSKY

PROPERTY ADDRESS: 2083 RIVERSIDE DRIVE, SOUTH WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 53-003-217.

By virtue of a Writ of Execution No. CV-2019-0001459-CV, Plaintiff: Pennsylvania Housing Finance Agency vs. Defendant: Courtney Montgomery-Zurinsky.

Real Estate: 2083 RIVERSIDE DRIVE, SOUTH WILLIAMSPORT, PA 17702.

Municipality: Borough of South Williamsport, Lycoming County, Pennsylvania.

Dimensions: 45 x 80.

Parcel No. 53+.,003.0-0217.00-000+.

UPI No. 53-003-217.

Deed Book/Inst#: Deed Book 9159, page 3018.

Improvement thereon: a residential dwelling house as identified above.

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

NO. 23-00073

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

vs.

JESSICA NEITZ a/k/a

JESSICA M. NEITZ; SETH NEITZ a/k/a
SETH S. NEITZ

PROPERTY ADDRESS: 417 SPRUCE STREET, MONTOURSVILLE, PA 17754.
UPI/TAX PARCEL NUMBER: 34A-003-707.

ALL THAT CERTAIN lot of land situate in BOROUGH OF MONTOURSVILLE, County of Lycoming and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 417 Spruce Street, Montoursville, PA 17754.

SOLD as the property of JESSICA NEITZ and SETH NEITZ.

TAX PARCEL #34A,003.0-0707.00-000.

KML LAW GROUP, P.C.

NO. 23-00062

AURORA FINANCIAL GROUP, INC.

vs.

BROOKE A. NELSON

PROPERTY ADDRESS: 932 RACE STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 67-008-320.

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 932 Race Street, Williamsport, PA 17701.

SOLD as the property of BROOKE A. NELSON.

TAX PARCEL #67-0080032000000-.
KML LAW GROUP, P.C.

NO. 22-00882

DEUTSCHE BANK TRUST
COMPANY AMERICAS, AS TRUSTEE

FOR RESIDENTIAL ACCREDIT
LOANS, INC., MORTGAGE
ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2006-QS12

vs.

ANNETTE S. NICHOLAS, SOLELY
IN HER CAPACITY AS KNOWN
HEIR OF PATRICIA A. TAYLOR,
DECEASED; ROBERT G. TAYLOR,
SOLELY IN HIS CAPACITY AS
KNOWN HEIR OF PATRICIA
A. TAYLOR, DECEASED; THE
UNKNOWN HEIRS OF PATRICIA A.
TAYLOR, DECEASED

PROPERTY ADDRESS: 27 NORTH
MARKET STREET, MUNCY, PA 17756.
UPI/TAX PARCEL NUMBER: 39-
001-209.

By virtue of Writ of Execution
No. CV 22-00882, Deutsche Bank
Trust Company Americas, as Trustee
for Residential Accredit Loans, Inc.,
Mortgage Asset-Backed Pass-Through
Certificates, Series 2006-QS12 v. An-
nette S. Nicholas, solely in her capacity
as known heir of Patricia A. Taylor,
deceased; and The Unknown Heirs of
Patricia A. Taylor, deceased, 27 North
Market Street, Muncy, PA 17756, Tax
Parcel No. 39-001-209. Improvements
thereon consisting of a Residential
Dwelling, sold to satisfy judgment in the
amount of \$68,452.24.

KENYA BATES, ESQUIRE
STERN & EISENBERG, PC
Attorneys for Plaintiff
The Shops at Valley Square
1581 Main Street
Suite 200
Warrington, PA 18976
Phone: (215) 572-8111

NO. 22-00850

U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR
REO TRUST 2017-RPLI

vs.

ANSON R. PAULHAMUS
PROPERTY ADDRESS: 1215 BALD-
WIN STREET, WILLIAMSPORT, PA
17701.

ALL THAT CERTAIN PIECE, PAR-
CEL AND LOT OF LAND SITUATE IN
THE FIFTEENTH WARD OF THE CITY
OF WILLIAMSPORT, LYCOMING
COUNTY, PENNSYLVANIA, BEING
THE NORTHERN ONE-HALF OF LOT
NO. 57 IN GILMORE'S ADDITION,
MORE PARTICULARLY BOUNDED
AND DESCRIBED IN ACCORDANCE
WITH A SURVEY PREPARED BY
DANIEL F. VASSALLO, REGISTERED
SURVEYOR, DATED DECEMBER 20,
1967, AS FOLLOWS:

BEGINNING AT AN OLD IRON
PIN ON THE WESTERN LINE OF
BALDWIN STREET, SAID BEGIN-
NING POINT BEING NORTH 2
DEGREES 00 MINUTES EAST, A
DISTANCE OF ONE HUNDRED
SEVENTY-FIVE (175) FEET FROM THE
INTERSECTION OF THE WESTERN
LINE OF BALDWIN STREET AND
THE NORTHERN LINE OF HUFFMAN
AVENUE; THENCE FROM THE SAID
PLACE OF BEGINNING AND ALONG
THE NORTHERN LINE OF LAND
NOW OR FORMERLY OF FRED M.
SNYDER NORTH 88 DEGREES 00
MINUTES WEST, A DISTANCE OF
TWO HUNDRED (200) FEET TO AN
IRON PIN ON THE EASTERN LINE OF
CALVERT AVENUE; THENCE ALONG
THE EASTERN LINE OF CALVERT
AVENUE NORTH 2 DEGREES, 00
MINUTES EAST, A DISTANCE OF
TWENTY-FIVE (25) FEET TO AN
IRON PIN AT THE INTERSECTION
OF THE EASTERN LINE OF CAL-
VERT AVENUE AND THE SOUTH-
ERN LINE OF BERNDT AVENUE;
THENCE ALONG THE SOUTHERN
LINE OF BERNDT AVENUE SOUTH
88 DEGREES 00 MINUTES EAST, A
DISTANCE OF TWO HUNDRED
(200) FEET TO AN IRON PIN AT THE
INTERSECTION OF THE SOUTHERN

LINE OF BERNDT AVENUE AND THE WESTERN LINE OF THE AFORESAID BALDWIN STREET; THENCE ALONG THE WESTERN LINE OF BALDWIN STREET SOUTH 2 DEGREES 00 MINUTES WEST, A DISTANCE OF TWENTY-FIVE (25) FEET TO THE PLACE OF BEGINNING.

KNOWN AS 1215 BALDWIN STREET.

Being the same premises that Glenn B. Sakiadis and Alma L. Sakiadis, his wife by deed dated 12/2/1998 and recorded 2/5/1999 in the office of the Recorder of Deeds in the County of Lycoming, Commonwealth of Pennsylvania in Book 3223, Page 63 and as Instrument No. 199900002558.

Mary Ann Paulhamus departed this life on 1/15/2019.

Parcel No. 75-001-507.

This document does not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein, and the owner or owners of such coal have the complete legal right to remove all of such coal and, in that connection, damage may result to the surface of the land and any house, building or other structure on or in such land. The inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument.

NO. 23-00058

WEST BRANCH
REGIONAL AUTHORITY

vs.

CHRISTOPHER J. REYNOLDS
PROPERTY ADDRESS: 93 BROAD
STREET, MONTGOMERY, PA 17752.
UPI/TAX PARCEL NUMBER: 35-
005-312.

Property located at: 93 Broad Street,
Montgomery, Pennsylvania 17752:

ALL that certain piece, parcel and lot
of land situate in the Borough of Mont-
gomery, County of Lycoming and Com-

monwealth of Pennsylvania, bounded
and described as follows, to wit:

BEGINNING at the corner of lot
now or formerly owned by the J. K.
Koons Estate and Southerly side of
Broad Street; thence along the South-
erly side of Broad Street North 54 1/2
degrees East 55 feet to corner of lot
now formerly owned by Anna Deitrick,
known as Lot No. 2; thence along the
said lot formerly owned by Anna Deit-
rick, South 37 1/2 degrees East 150
feet to an alley; thence by said alley
South 54 1/2 degrees West 55 feet to
lot now or formerly owned by the J.
K. Koons Estate, aforesaid; thence by
said lot formerly owned by J. K. Koons,
North 37 1/2 degrees West 150 feet to
Broad Street and the place of beginning;
containing 8250 square feet of land, be
the same more or less.

WHEREON is erected a two story
dwelling house known as No. 93 Broad
Street, Montgomery, Pa.

BEING the same premises that
Glenn F. Rovenolt and Beatrice H.
Rovenolt, his wife, by their deed dated
December 29, 1967, granted and con-
veyed unto Robert N. Ravert and Helen
L. Ravert, his wife. Said deed recorded in
the Office for the Recording of Deeds in
and for Lycoming County, Pa., in Deed
Book 534, Page 500. Robert N. Ravert
died on July 15, 1978, whereupon full
fee simple title to said premises im-
mediately vested in Helen L. Ravert, the
Grantor herein.

FOR IDENTIFICATION PURPOSES
ONLY, the above parcel is known as
Tax Parcel No. 35-5-312 in the Office
of the Lycoming County Tax Assessor.

NO. 23-00054

WEST BRANCH
REGIONAL AUTHORITY

vs.

GEORGE A. RICHNER, III
PROPERTY ADDRESS: 178 BUCK
STREET, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 40-001-115.

Parcel No. 40-001-115.

Property located at: 178 Buck Street, Muncy, Pennsylvania 17756:

ALL those two certain pieces, parcels and lots of land situate in the Village of Clarkstown, Township of Muncy Creek, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL NUMBER 1:

BEGINNING at an iron pin on the southern line of a sixteen and fifty hundredths (16.50) foot alley, said beginning point being referenced from the intersection of the southern line of Main Street and the center line of Township Road Number 439, by the two (2) following courses and distances:

1. In an easterly Direction along the southern line of aforesaid Main Street three hundred forty (340) feet to an iron pin at the intersection of the southern line of said Main Street and the northeastern corner of land now or formerly of Kenneth Shook;

2. Thence along the eastern line of land now or formerly of Kenneth Shook and crossing aforesaid sixteen and fifty hundredths (16.50) foot alley, South forty (40) degrees forty-five (45) minutes West, one hundred ninety-two and fifty hundredths (192.50) feet to the place of beginning;

Thence from said place of beginning and along the southern line of said alley, South forty-nine (49) degrees fifty-three (53) minutes East, one hundred fifty and fifty hundredths (150.50) feet to an iron pin;

Thence along the western line of land now or formerly of Alfred Snyder, South forty (40) degrees forty-five (45) minutes West, one hundred twenty-seven and no hundredths (127.00) feet to an iron pin;

Thence along the northern line of land now or formerly of Max Fraley, North forty-three (43) degrees forty-

nine (49) minutes West, one hundred fifty-two and no hundredths (152.00) feet to an iron pin;

Thence along the eastern line of land now or formerly of Kenneth Shook, North forty (40) degrees forty-five (45) minutes East, one hundred eleven and no hundredths (111.00) feet to the place of beginning.

PARCEL NUMBER. 2:

BEGINNING at an iron pin on the southern line of Main Street, said beginning point being three hundred forty (340.00) feet from the intersection of the southern line of said Main Street and the center line of Township Road Number 439;

Thence from the said place of beginning and continuing along the southern line of said Main Street, South forty-nine (49) degrees fifty-three (53) minutes East, fifty-one and no hundredths (51.00) feet to an iron pin;

Thence along the western line of land now or formerly of Hurley A. Temple, South forty (40) degrees forty-five (45) minutes West, one hundred seventy-six and no hundredths (176.00) feet (erroneously typed 1776.00 in prior Deed) to an iron pin on the northern line of a sixteen and fifty hundredths (16.50) foot alley;

Thence along the northern line of said alley, North forty-nine (49) degrees fifty-- three (53) minutes West, fifty-one and no hundredths (51.00) feet to an iron pin;

Thence along the eastern line of land now or formerly of Kenneth Shook, North forty (40) degrees forty-five (45) minutes East, one hundred seventy-six and no hundredths (176.00) feet to the place of beginning.

TOGETHER WITH the free and common use, right, liberty, and privilege of said alley as and for a passage and watercourse at all times hereafter, forever.

THE ABOVE described parcels of land are conveyed subject to restrictions; covenants, easements, assess-

ments and right-of-ways appearing in the chain of title.

BEING the same premises conveyed unto George A. Richner, III, single, by Deed of George A. Richner, III and John A. Smay, Co-Executors for the Estate of Nancy M. Schweitzer, dated February 21st, 2016 and recorded February 28th, 2017 in Lycoming County Record Book 9127, page 557.

For identification purposes only, being known as Real Estate Tax Parcel Number 40-001-115 in the Office of the Lycoming County Tax Assessor.

NO. 22-00869

FLAGSTAR BANK, FSB

vs.

RUTH A. STARKS;

JOSEPH M. STARKS

PROPERTY ADDRESS: 720 WYOMING STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 61-002-305.

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: 720 Wyoming Street, Williamsport, PA 17701.

SOLD as the property of RUTH A. STARKS and JOSEPH M. STARKS.

TAX PARCEL #61-002-305.
KML LAW GROUP, P.C.

NO. 22-294

FREEDOM MORTGAGE CORPORATION

vs.

TAMIKA D. TRACY

PROPERTY ADDRESS: 1124 ALMOND STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 76-001-509.

DOCKET # cv 2022-00294.

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: 1124 Almond Street, Williamsport, PA 17701.

SOLD as the property of TAMIKA D. TRACY.

TAX PARCEL #76-001-509.
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 AUGUST 14, 2023, and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten days thereafter.

R. MARK LUSK,
Sheriff
Lycoming County, PA

Ju-14, 21, 28



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, July 31, 2023**