

LYCOMING REPORTER

Vol. 43

January 16, 2026

No. 3

TABLE OF CONTENTS

BAR NEWS

Continuing Legal Education and
Court Opinion..... 3
Notice to the Profession..... 4

LEGAL ADVERTISEMENTS

Estate & Trust Notices 5
Confirmation of Accounts 7
Name Change Notice 7
Legal Notice 7
Sheriff Sale Notice 8
Sheriff's Sales 10

LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY
LYCOMING LAW ASSOCIATION

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

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25 West Third Street, Suite 803
Williamsport, PA 17701

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Fax: (570) 323-9897
Website: www.lycolaw.org

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Williamsport, Pennsylvania

LYCOMING REPORTER (ISSN 0884-187X) is published weekly for \$100 per annum by the Lycoming Law Association, Penn Tower, 25 West Third Street, Suite 803, Williamsport, PA 17701.

Legal Notices must be received by 1:00 p.m. on the Tuesday preceding the date of publication. The *Lycoming Reporter* reserves the right to require earlier deadlines for lengthy or multi-part advertisements due to publication requirements. Deadlines are subject to change because of holidays. Deadline modifications are posted in the Reporter.

Periodical postage paid at Williamsport, PA 17701-9998 and additional mailing offices.

POSTMASTER: Send address changes to LYCOMING REPORTER, Penn Tower, 25 West Third Street, Suite 803, Williamsport, PA 17701.

Library of Congress Catalog Card Number 61 – 18866

LYCOMING LAW ASSOCIATION

Penn Tower, 25 West Third Street, Suite 803

Williamsport, PA 17701

www.lycolaw.org

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SCHEDULED EVENTS

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

1/21/2026 – Lycoming Law Association Foundation: *Quarterly meeting of the LLA Foundation. Time: 12:00 PM to 1:00 PM*

2/2/2026 – Bench/Bar Committee Meeting: *Quarterly meeting of the Bench/Bar Committee Time: 12:00 PM to 1:00 PM*

2/10/2026 – Family Law Brown Bag Lunch Meeting: *Quarterly brown bag lunch meeting of the Family Law Committee. Time: 12:00 PM to 1:00 PM*

2/23/2026 – Executive Committee Meeting: *Monthly Executive Committee meeting. Time: 12:00 PM to 1:00 PM*

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

► **Commonwealth vs. Kranz (01/06/2026)**—Judge William P. Carlucci
Criminal: Motion to dismiss; waiver of under Rule 704 to be sentenced within 90 days; lack of prejudice from delay. (Kranz010626C) (Posted: January 8, 2026)

LYCOMING

LAW ASSOCIATION

At the Lycoming Law Association's Annual Meeting on January 12, 2026, Attorney Jeana Longo was elected to serve as the 125th LLA President.

The LLA thanks outgoing president, Judge Ryan Gardner, for his leadership, commitment, and the positive difference he has made for our members and profession.



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**Hauser, Brian Keith a/k/a Brian K.**

Hauser, dec'd.

Late of Cogan Station.

Executrix: Shelia C. Burkhart-Hauser, 377 Stony Gap Road, Cogan Station, PA 17728.

Attorneys: Anthony J. Grieco, Esquire, Elion & Grieco, P.C., 125 East Third Street, Williamsport, PA 17701.

Mureddu, Anne S., dec'd.

Late of the City of Williamsport.

Executors: Lynne A. Mureddu and Susan R. Hooker.

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

Penton, Michael E., dec'd.

Late of Williamsport.

Administratrix: Jennifer Penton, 1800 Jamison Avenue, Williamsport, PA 17701.

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

Shaffer, Wenda S., dec'd.

Late of the City of Montgomery.

Executor: Scott A. Shaffer.

Attorneys: Jaime M. Leon, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

SECOND PUBLICATION**Bickel, Robert L. a/k/a Robert L.**

Bickel, Sr., dec'd.

Late of the City of Williamsport.

Executor: Robert L. Bickel, Jr. 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.

Converse, Carol A., dec'd.

Late of Muncy.

Executor: Luke T. Converse, 257 Aderhold Drive, Hughesville, PA 17737.

Attorneys: Anthony J. Grieco, Esquire, Elion & Grieco, P.C., 125 East Third Street, Williamsport, PA 17701.

Ertel, Joseph R., dec'd.

Late of Williamsport.

Executor: Linda Keller Manley, 1418 Mosquito Valley Road, Williamsport, PA 17702-8732.

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

Ginter, Mary B. a/k/a Mary Ginter,

dec'd.

Late of Trout Run.

Co-Executor and Co-Executrix: Jeffrey D. Grube and Ruth Ann Grube, 504 Blair Street, Punxsutawney, PA 15767.

Attorneys: Jessica L. Fisher, Esquire, McQuaide Blasko, Gateway Centre, 601 Hawthorne Drive, Suite 2A, Hollidaysburg, PA 16648.

Gulliver, Laverne H. a/k/a Vern Gulliver, dec'd.

Late of Montgomery.

Administratrix: Janis L. Miller, 5354 Route 15 Hwy., Montgomery, PA 17752.

Attorneys: Layne R. Oden, Esquire, Layne R. Oden, Attorney and Counselor at Law, P.C., Nine South Main Street, Muncy, PA 17756.

Hauser, Dawn M. Allen a/k/a Dawn Allen Hauser, dec'd.

Late of Susquehanna Township.

Executrix: Regina S. Bouse c/o Lugg and Lugg Law Office, P.O. Box 905, Lock Haven, PA 17745.

Attorneys: Lugg and Lugg Law Office, P.O. Box 905, Lock Haven, PA 17745.

Kramer, Anna M., dec'd.

Late of the City of Williamsport.

Administrator: Wolf Kramer, 1731 Wilcox Avenue, Los Angeles, CA 90028.

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

Merrick, Daniel L., dec'd.

Late of Montoursville.

Executrix: Connie L. Brophy.

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

Story, Susan Y. a/k/a Susan Potter Story, dec'd.

Late of Muncy Twp.

Executors: Julie Ann Story and Craig Randell Story c/o Denise M. Cordes, Esq., 27 S. State St., Newtown, PA 18940.

Attorneys: Denise M. Cordes, Esquire, Cordes Law LLC, 27 S. State St., Newtown, PA 18940.

Talada, David D., dec'd.

Late of the Borough of Montoursville.

Executrix: Denise E. Andrew, 29 Leuck Drive, Cogan Station, PA 17728.

Attorneys: Andrea P. Pulizzi, Esquire, Carpenter, Harris & Flayhart, 128 South Main Street, Jersey Shore, PA 17740.

Taylor, Arnold D., dec'd.

Late of the Township of Hepburn. Executrix: Grace I. Taylor 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.

THIRD PUBLICATION

Bergerstock, Jane Ellen a/k/a Jane H. Bergerstock a/k/a Jane Bergerstock a/k/a Jane H. Reed and Jane H. Reed Bergerstock, dec'd.

Late of 2674 Haas Lane, Montoursville.

Executor: Mark A. Reed.

Attorneys: Matthew E. Turowski, Esquire, Hill, Turowski, James & Lehman, LLP, 38 West Third Street, Bloomsburg, PA 17815.

Figlo, Doris J., dec'd.

Late of the City of Hughesville.

Executors: Nicholas R. Figlo, Jr., David W. Figlo and Suzanne M. Figlo.

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

Reams, Marshall Ray a/k/a M. Ray Reams, dec'd.

Late of the Borough of Duboistown. Administrator: Shawn Reams, 84 Overhill Road, Williamsport, PA 17701.

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

Snyder, John Larue, dec'd.

Late of Muncy.

Administrator: Wesley A. Snyder,
108 VanHorn Blvd., Muncy, PA
17756.

Attorney: John A. Smay, Esquire,
39 South Main Street, P.O. Box 35,
Muncy, PA 17756.

Williamsport, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of Petitioner should not be granted.

J-16

**REGISTER OF WILLS
CONFIRMATION OF
ACCOUNTS**

NOTICE IS HEREBY GIVEN to all parties interested that the following Accounts together with all Statements of Proposed Distribution accompanying the same have been filed in the Office of the Register of Wills and Clerk of Orphans' Court are presented to the Orphans' Court of Lycoming County for Confirmation Absolute February 3, 2026 unless exceptions are filed before 5:00 P.M. on that date.

I. Sherwood, Donna K., Irrevocable Trust—Trust, Charlotte Dudek, Trustee.

David A. Huffman
Register of Wills

J-9, 16, 23, 30

**INTENTION TO
CHANGE NAME**

In the Court of Common Pleas
of Lycoming County, Pennsylvania

NOTICE IS HEREBY GIVEN that on June 17, 2025, the petition of Hannah Sheaffer was filed in the Court of Common Pleas of Lycoming County, Pennsylvania, requesting an order to change the name of E.M.S. to E.M.Sh.

The Court has fixed the day of March 5, 2026, at 2:00 p.m., in Room 4, of the Lycoming County Courthouse,

LEGAL NOTICE

In the Court of Common Pleas of
Lycoming County, Pennsylvania
Civil Division

No. 2025-00955

In the Matter of Malcolm S. Mussina, a
Temporarily Suspended Attorney
Attorney Registration No. 7606

NOTICE OF COURT ORDER

Pursuant to an Order dated July 10, 2025, Julieanne E. Steinbacher, Esq., was appointed as Conservator for the files of Malcolm S. Mussina, a Temporarily Suspended Attorney. Malcolm S. Mussina had been holding original estate planning documents for former clients of Honorable Judge Clinton W. Smith and Paul Wertman.

If you were a former client of Honorable Judge Clinton W. Smith or Paul Wertman, please contact the Conservator's Office, located at 413 Washington Blvd., Williamsport, PA 17701, at (570) 322-2077 within thirty (30) days to retrieve your file.

Pursuant to an Order dated December 9, 2025, all unclaimed files containing original estate planning documents will be scanned onto a secure electronic medium. Upon completion of the scanning process, the Conservator shall destroy all remaining original documents. The electronic medium will be retained for a period of five (5) years, after which it will be destroyed.

If you have any questions or require assistance, please contact the Conservator's Office at the address or phone number provided below.

JULIEANNE E. STEINBACHER,
ESQUIRE

Conservator for Malcolm S. Mussina,
a Temporarily Suspended Attorney
413 Washington Blvd.
Williamsport, PA 17701
(570) 322-2077

J-16

**COURT OF COMMON PLEAS
LYCOMING COUNTY
CIVIL ACTION LAW**

Number CV-2023-01132-CV

Truist Bank, formerly known as
Branch Banking and Trust Company
v.

Kimberly Ann Leduc, Known Surviving
Heir of Roger C. Leduc and Unknown
Surviving Heirs of Roger C. Leduc

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY**

TO: Unknown Surviving Heirs of Roger
C. Leduc

Your house (real estate) at 1620 Elwood Road, Williamsport, Pennsylvania 17701 is scheduled to be sold at Sheriff's Sale on February 6, 2026 at 10:30AM in The Third Street Plaza, Commissioner's Board Room, Third Floor, 33 West Third Street, Williamsport, Pennsylvania 17701 to enforce the court judgment of \$95,573.39 obtained by Truist Bank, formerly known as Branch Banking and Trust Company against the above premises.

**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:

1. The sale will be canceled if you pay to Truist Bank, formerly known as Branch Banking and Trust Company the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE
YOUR PROPERTY AND YOU HAVE
OTHER RIGHTS EVEN IF THE
SHERIFF'S SALE DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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.

LAWYER REFERRAL SERVICE
ASSOCIATION DE
LICENCIADOS

Susquehanna Legal Services
329 Market Street
Williamsport, Pennsylvania 17701
(570) 323-8741

McCABE, WEISBERG & CONWAY,
LLC

Attorneys for Plaintiff
1420 Walnut St.
Ste. 1105
Philadelphia, PA 19102
(215) 790-1010

SHERIFF'S SALE

By virtue of Writs of Execution issued out of the Court of Common Pleas of Lycoming County, and directed to me, there will be a public sale at a NEW LOCATION—33 West Third Street Williamsport PA 17701, 3rd Floor, Commissioner's Board Room, on Friday, FEBRUARY 6, 2026 at 10:30 A.M., for the following described real estate to wit:

NO. 24-00563

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF9 MASTER PARTICIPATION TRUST
vs.

JAMES J. ANDERSON, KNOWN HEIR OF ROBERT W. HELM a/k/a ROBERT HELM, DECEASED, JEFFREY S. ANDERSON, KNOWN HEIR OF ROBERT W. HELM a/k/a ROBERT HELM, DECEASED, MARK A. ANDERSON, KNOWN HEIR OF ROBERT W. HELM a/k/a ROBERT HELM, DECEASED, CELIA FERGUSON, KNOWN HEIR OF ROBERT W. HELM a/k/a ROBERT HELM, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBERT W. HELM a/k/a ROBERT HELM, DECEASED, THE UNITED STATES OF AMERICA FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

PROPERTY ADDRESS: 1534 BLOOMING GROVE ROAD, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 26-330-253.C.

Docket Number: CV-2024-00563-CV.

Property to be sold is situated in the borough/township of Loyalsock, County

of Lycoming and Commonwealth of Pennsylvania.

Commonly known as: 1534 Blooming Grove Road, Williamsport, PA 17701

Parcel Number: 26-330.0-0253.C

Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: \$153,758.06

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

NO. 25-01143

WOODLANDS BANK

vs.

SUSAN M. ANDREWS d/b/a
VALLEY REHABILITATION

PROPERTY ADDRESS: 43 SOUTH MAIN STREET, MONTGOMERY, PA 17752.

UPI/TAX PARCEL NUMBER: 35-002-105.

ALL those certain lots and parcels of land together with buildings thereon contained, if any, located in the Borough of Montgomery, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL NUMBER ONE.

BEGINNING at the intersection of the western building line on Main Street, with the southern line of land now or formerly of Oscar Johns, said point being two hundred ninety-one and five tenths (291.5) feet South of the center between curbs on Houston Avenue as measured along the western building line of Main Street; thence southerly along the western building line of Main Street, twenty-five (25) feet to the land now or formerly of Frederick M. Hartranft; thence westerly along the northern line of land now or formerly of Frederick M. Hartranft and land now or formerly of John F. Derr, one hundred fourteen (114) feet to an iron pin on the eastern line of an alley; thence northerly along the eastern line

of said alley, twenty-eight and three tenths (28.3) feet to an iron pin; thence easterly along land now or formerly of Oscar Johns, one hundred twenty-seven and two tenths (127.2) feet to the place of beginning.

PARCEL NUMBER TWO.

BEGINNING at the curb line on the west side of Main Street and center of fire wall between property now or formerly of John C. Decker and John F. Derr; thence along said curb line in a southerly direction, fifty (50) feet to line of land now or formerly of John Miller; thence along land now or formerly of said Miller in a westerly direction, one hundred thirty-five and two-twelfths (135 2/12) feet to a point; thence along line parallel with the Main Street line of this property and in a northerly direction, fifty (50) feet to a point opposite center of the fire wall above described; thence through center of said fire wall in an easterly direction, one hundred thirty-five and two twelfths (135 2/12) feet to a curb line on Main Street, the place of beginning.

Containing 6,760 feet more or less.

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

BEING the same premises granted and conveyed unto Susan M. Andrews by deed of the Borough of Montgomery, a Pennsylvania municipal corporation, organized under the laws of the Commonwealth of Pennsylvania, and having a principal office in the Borough of Montgomery, County of Lycoming and Commonwealth of Pennsylvania, said deed dated December 13, 2016, and recorded December 22, 2016, in Lycoming County Record Book 9111, Page 16.

FOR IDENTIFICATION PURPOSES ONLY, being known as all of Tax Parcel No. 35-002-105 in the Office of the Lycoming County Tax Assessor.

NO. 24-01071

SERVBANK, SB

vs.

MARLETTA S. BUCK

PROPERTY ADDRESS: 940 LOUISA STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 73-009-200.

By virtue of a Writ of Execution No. CV-2024-01071-CV.

Owner(s) of property situate in the THIRTEENTH WARD OF THE CITY OF WILLIAMSPORT, LYCOMING County, Pennsylvania, being 940 LOUISA STREET, WILLIAMSPORT, PA 17701.

Tax ID No. 73-0090020000000- a/k/a 73-009-200.

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$180,761.82.

Attorneys for Plaintiff
BROCK & SCOTT, PLLC

NO. 25-01075

M&T BANK

vs.

JUSTIN W. COOLEY,

NICOLE R. COOLEY

PROPERTY ADDRESS: 842 RIDGE ROAD, MONTGOMERY, PA 17752.

UPI/TAX PARCEL NUMBER: 57-410-252.

By virtue of a Writ of Execution No. CV-2025-01075-CV.

All that certain piece or parcel of land situated in the Township of Washington, County of Lycoming and State of Pennsylvania.

APN: 57-410.0-0252.00-000.

Property Address: 842 Ridge Road, Montgomery, PA 17752.

Improvements thereon: Single-Family Residential Dwelling.

Judgment Amount: \$96,971.03.

Attorney for Plaintiff:

McCALLA RAYMER LEIBERT PIERCE, LLP

485F Route 1 South, Suite 300
Iselin, NJ 08830-3072

NO. 25-00142

NORTHWEST BANK SUCCESSOR
BY MERGER TO JERSEY SHORE
STATE BANK

vs.

KATHY DANILOWICZ

PROPERTY ADDRESS: 172 LAUREL RUN CIRCLE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 67-026-701.14.

BY VIRTUE OF A WRIT OF EXECUTION, filed to Docket No. CV-2025-00142.

KATHY ANN DANILOWICZ is the owner of ALL that piece, parcel and lot of land situate in the Seventh Ward of the City of Williamsport, Lycoming County, Commonwealth of Pennsylvania, bounded and described as follows:

Being a street address of: 172 Laurel Run Circle, Williamsport, PA 17701

Assessment Map/Parcel/Plate No.: 67-026-701.14.

Instrument No. 201400012932.

Assessed Value Figure: \$149,200.00.

Improvements Thereon: Residential single family-home.

Attorney:

JAMES T. SHOEMAKER, ESQUIRE
HOURIGAN, KLUGER & QUINN, PC
600 Third Avenue
Kingston, PA 18704

jshoemaker@hkqlaw.com
(570) 287-3000

Sheriff to collect: \$101,037.31 (plus accrued interest, attorney's fees, and costs).

NO. 25-00941

DEUTSCHE BANK NATIONAL
TRUST COMPANY AS TRUSTEE
FOR THE REGISTERED HOLDERS
OF MORGAN STANLEY ABS
CAPITAL I INC. TRUST 2007-HE5
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2007 HE5

vs.

HEIDI R. DERHAMMER,
UNKNOWN HEIRS OF

MELVIN R. DEHAMMER a/k/a
MELVIN R. DEHAMMER, JR.

PROPERTY ADDRESS: 12117
ROUTE 220 HIGHWAY, HUGHESVILLE, PA 17737.

UPI/TAX PARCEL NUMBER: 54-001-112.

By virtue of a Writ of Execution No. CV-2025-00941-CV.

The owner(s) of property situate in the SHREWSBURY TOWNSHIP, LYCOMING County, Pennsylvania, being 12117 ROUTE 220 HIGHWAY, HUGHESVILLE, PA 17737.

Tax ID No. 54-0010011200000 a/k/a 54-001-112 a/k/a 54-1-112.

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$78,014.10.

Attorneys for Plaintiff

BROCK & SCOTT, PLLC

NO. 25-00602

DEUTSCHE BANK NATIONAL
TRUST COMPANY AS TRUSTEE
FOR HSI ASSET SECURITIZATION
CORPORATION TRUST 2007-
OPT I, MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES
2007-OPT I c/o
PHH MORTGAGE CORPORATION

vs.

CLEMENTINE M. FOULKROD,
CODY R. FOULKROD, SOLELY IN
HIS CAPACITY AS KNOWN HEIR
OF SHERIDAN E. FOULKROD,
DECEASED, TY S. FOULKROD,
SOLELY IN HIS CAPACITY AS
KNOWN HEIR OF SHERIDAN E.
FOULKROD, DECEASED, THE
UNKNOWN HEIRS OF
SHERIDAN E. FOULKROD,
ANTHONY FOULKROD
PROPERTY ADDRESS: 99 VETERANS LANE, TROUT RUN, PA 17771.

UPI/TAX PARCEL NUMBER: 24-268-168.

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

BEGINNING at a point on the West bank of Lycoming Creek, said point being an iron pin located on the boundary line between land now or formerly of Dorothy E. Forsburg, widow, and land now or formerly of James R. and Jeanne K. Moore; thence from said point of beginning and continuing along the aforementioned boundary line North 45 degrees 5 minutes West, a distance of 372 feet to an iron pin; thence along other land now or formerly of the said Dorothy E. Forsburg North 35 degrees 40 minutes East, a distance of 253.29 feet to an iron pin; thence continuing along other land now or formerly of Dorothy E. Forsburg South 38 degrees 48 minutes 48.7 seconds East, a distance of 470.35 feet to an iron pin on the West bank of Lycoming Creek; thence along the West bank of Lycoming Creek South 61 degrees 50 minutes West, a distance of 134.87 feet to an iron pin; thence continuing along the West bank of Lycoming Creek South 57 degrees 30 minutes West a distance of 71.32 feet to an iron pin, the point and place of beginning. Containing 2.16 acres.

TOGETHER with the improvements erected upon the parcel of land above described consisting of a single family four bedroom two story home.

TOGETHER WITH a right-of-way to be enjoyed by the Grantees, their heirs and assigns forever, in common with Dorothy E. Forsburg, her heirs and assigns forever, and in common with others over and along the existing right-of-way extending from the land now or formerly of Dorothy E. Forsburg to U.S. Highway Route No. 15, for the purpose of ingress, egress, and regress to and from the premises hereinabove

described, as set forth in Deed dated December 29, 1986, and recorded in Lycoming County Deed Book 1175, Page 212.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 24-268-168 in the Office of the Lycoming County Tax Assessor.

The improvements thereon being known as 99 Veterans Ln., Trout Run, PA 17771-9161.

HAVING ERECTED THEREON a Residential Real Estate__.

BEING the same premises which Clementine M. Foulkrod and Sheridan E. Foulkrod by Deed dated June 9, 2014 and recorded in the Office of Recorder of Deeds of Lycoming County on June 11, 2014 at Book 8340, Page 74 Instrument #201400007031 granted and conveyed unto Clementine M. Foulkrod.

TAX PARCEL NO. 24-268-0-0168-0.

NO. 25-00605

M&T BANK

vs.

LELAND GUILLAUME a/k/a LELAND S. GUILLAUME, ROBIN GUILLAUME a/k/a ROBIN A. GUILLAUME
PROPERTY ADDRESS: 154 SPRING ROAD, HUGHESVILLE, PA 17737.

UPI/TAX PARCEL NUMBER: 59-334-154.16.

By virtue of a Writ of Execution No. CV-2025-00605-CV.

ALL THAT CERTAIN PIECE, parcel and lot of land situate in the Township of Wolf, County of Lycoming and Commonwealth of Pennsylvania, being known as lot 6 on the Jack L. Andrews and Wanda J. Andrews subdivision plan and being more particularly bounded and described according to a survey by John E. Fischer, P.L.S., dated August 1, 1994 and recorded on November 18, 1994 in Lycoming County Record Book 2347, Page 121 and Lycoming County Map Book 53, at Page 133.

Parcel No. 59+,334.0-0154.16-000+.
Property Address: 154 Spring Road,
Hughesville, PA 17737.

Improvements thereon: Single-
Family Residential Dwelling.

Judgment Amount: \$216,603.76.

Attorney for Plaintiff:

McCALLA RAYMER LEIBERT PIERCE,
LLP

485F Route 1 South, Suite 300

Iselin, NJ 08830-3072

NO. 25-01105

LAKEVIEW LOAN SERVICING, LLC

vs.

KATHLEEN LINETTE HILL,

LARRY EUGENE HILL, JR.

PROPERTY ADDRESS: 1198 EAST
PENN STREET, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 40-
393-109.

DOCKET # CV-2025-01105.

ALL THAT CERTAIN lot of land
situate in Township of Muncy Creek,
County of Lycoming and Common-
wealth of Pennsylvania.

IMPROVEMENTS consist of a resi-
dential dwelling.

BEING PREMISES: 1198 East Penn
Street, Muncy, PA 17756.

SOLD as the property of KATH-
LEEN HILL a/k/a KATHLEEN LINETTE
HILL and LARRY HILL, JR. a/k/a LARRY
EUGENE HILL, JR.

TAX PARCEL UPI #: 40-393-109/
TAX PARCEL #: 40-3930010900000-.
ATTORNEY: KML LAW GROUP, P.C.

NO. 25-00331

PENNYMAC LOAN SERVICES, LLC

vs.

JENNAH K. IRISH

PROPERTY ADDRESS: 105 EAST
MECHANIC STREET, MUNCY, PA
17756.

UPI/TAX PARCEL NUMBER: 39-
002-301.

DOCKET NO: CV-2025-00331.

ALL THAT CERTAIN lot or piece of
ground situate in the Third Ward of the
Borough of Muncy, County of Lycoming
and Commonwealth of Pennsylvania.

TAX PARCEL NO: 39-002-301.

PROPERTY ADDRESS: 105 East Me-
chanic Street a/k/a 105 Mechanic Street,
Muncy, Pennsylvania 17756.

IMPROVEMENTS: a Residential
Dwelling.

SOLD AS THE PROPERTY OF:
Jennah K. Irish.

ATTORNEY'S NAME:

POWERS KIRN, LLC

SHERIFF'S NAME: Eric Spiegel

NO. 25-00225

FIRST COMMONWEALTH BANK

vs.

ASHLEY E. JONES,

TIMOTHY A. WILSON

PROPERTY ADDRESS: 1545 LOU-
ISA STREET, WILLIAMSPORT, PA
17701.

UPI/TAX PARCEL NUMBER: 70-
004-613.

43-45 South Main Street, Montgom-
ery, PA 17752.

Tax Parcel No. 35-002-105.

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

BEGINNING at a rail monument in
the north line of an alley, said point be-
ing sixty-six and ninety-eight hundredths
(66.98) feet East of the northeast corner
of the intersection of Dale Place and the
first alley south of Louisa Street; thence
North eleven (11) degrees thirty-two
(32) minutes East in a line running north
and south through the center of the
division wall between 1547 and 1545
Louisa Street, ninety-one and six tenths
(91.6) feet to an iron pin in the south
line of Louisa Street; thence in an east-
erly direction along the southern line
of Louisa Street by a line curving to the

left with a radius of six hundred thirty-seven (637) feet, a distance of fifteen and ninety-three hundredths (15.93) feet to an iron pin; thence South eleven (11) degrees thirty-two (32) minutes West, in a line running north and south through the center of the division wall between 1545 and 1543 Louisa Street, ninety-three and four tenths (93.4) feet to a point in the north line of an alley; thence in a westerly direction along the north line of said alley, sixteen and one hundredth (16.01) feet to an iron pin, the point and place of beginning. According to a survey made by Mark C. Krause, C.E., dated March 1946, and known as 1545 Louisa Street.

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

HAVING erected thereon a dwelling known as 1545 Louisa Street, Williamsport, PA 17701 and designated as Parcel No. 70-004-613.

BEING the same property which Troy R. Knapp, by Deed dated June 11, 2022, and recorded with the Recorder of Deeds Office of Lycoming County, Pennsylvania on June 27, 2022, at Instrument No. 202200008341, granted and conveyed unto Ashley E. Jones and Timothy A. Wilson, her husband.

NO. 25-00598

NORTHWEST BANK SUCCESSOR
BY MERGER TO JERSEY SHORE
STATE BANK

vs.

WILLIAM N. JONES,
HEATHER E. JONES

PROPERTY ADDRESS: 103 NORTH
MARKET STREET, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 35-
001-205.

BY VIRTUE OF A WRIT OF EX-
ECUTION, filed to Docket No. CV-
00598-2025.

William N. Jones is the owner of
ALL that certain piece, parcel and lot
of land situate in the Third Ward of the

Borough of Muncy, County of Lycoming,
and Commonwealth of Pennsylvania,
bounded and described as follows:

Being a street address of: 103 N.
Market Street, Muncy, PA 17756.

Assessment Map/Parcel/Plate No.:
35-001-205.

Instrument No. 202200013890.

Assessed Value Figure: \$77,740.00.

Improvements Thereon: Residential
single family-home.

Attorney:

JAMES T. SHOEMAKER, ESQUIRE
HOURIGAN, KLUGER & QUINN, PC
600 Third Avenue
Kingston, PA 18704

jshoemaker@hkqlaw.com

(570) 287-3000

Sheriff to collect: \$140,495.43 (plus
accrued interest, attorney's fees, and
costs)

NO. 23-01132

TRUIST BANK, FORMERLY
KNOWN AS BRANCH BANKING
AND TRUST COMPANY

vs.

ROGER C. LEDUC,
KIMBERLY A. LEDUC

PROPERTY ADDRESS: 1620 EL-
WOOD ROAD, WILLIAMSPORT,
PA 17701.

UPI/TAX PARCEL NUMBER: 26-
007-900.

ALL that certain piece, parcel or lot
of land, together with the improvements
thereon erected, situate in the Town-
ship of Loyalsock, County of Lycoming
and Commonwealth of Pennsylvania,
being known as Lot No. 170 on the Plan
of North East Hills Village, made by John
A. Bubbs, R. E., in July, 1955 and recorded
in Deed Book Volume 395, page 200,
Lycoming County records, and being
bounded and described as follows:

BEGINNING at an iron pin in the
northern line of Waldman Drive, said
iron pin being at the southeastern end

of a curve having a radius of twenty-five (25.00) feet connecting the northern line of Waldman Drive with the eastern line of Elwood Road; thence by a curve to the right having a radius of twenty-five (25.00) feet an arc distance of thirty-seven and seventy-seven hundredths (37.77) feet to an iron pin in the eastern line of Elwood Road; thence along the eastern line of said Elwood Road, north two (02) degrees sixteen (16) minutes twenty (20) seconds east, eighty-six and six hundredths (86.06) feet to an iron pin; thence along the southern line of Lot No. 202, south eighty-four (84) degrees seventeen (17) minutes thirty (30) seconds east, eighty-nine and fifty-eight hundredths (89.58) feet to an iron pin; thence along the western line of Lot No. 171, south five (05) degrees forty-two (42) minutes thirty (30) seconds west, one hundred ten and no hundredths (110.00) feet to an iron pin in the northern line of the aforesaid Waldman Drive; thence along the northern line of said Waldman Drive, north eighty-four (84) degrees seventeen (17) minutes thirty (30) seconds west, fifty-six and no hundredths (56.00) feet to the place of beginning.

The improvements thereon being known as 1620 Elmwood Road, Williamsport, Pennsylvania-17701.

Title to said premises is vested in Roger C. Leduc by deed from ALBERT J. MILLER AND BETTY B. MILLER, HUSBAND AND WIFE dated January 18, 2010 and recorded January 19, 2010 in Deed Book 6847, Page 64. The said Roger C. Leduc died on March 18, 2023 without a will or appointment of an Administrator, thereby vesting title in Kimberly Ann Leduc,

Known Surviving Heir of Roger C. Leduc and Unknown Surviving Heirs of Roger C. Leduc by operation of law.

Tax parcel #: 26-007-900.

Improvements: Residential Dwelling.

NO. 25-01068

PRIMELENDING, A
PLAINSCAPITAL COMPANY

vs.

MATTHEW A. MYERS

PROPERTY ADDRESS: 640 GRIER STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 66-007-124.

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

BEING KNOWN AS: 640 GRIER STREET WILLIAMSPORT, PA 17701.

BEING PARCEL NUMBER: 66-007.0-0124.00-000.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

NO. 24-00145

LAKEVIEW LOAN SERVICING, LLC

vs.

BRETT SKIRO

PROPERTY ADDRESS: 1328 WEST SOUTHERN AVENUE, SOUTH WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 53-001-801.

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

Parcel No.: 53-0010080100000-.

BEING known and numbered as: 1328 West Southern Avenue, South Williamsport, PA 17702.

Being the same property conveyed to Brett T. Skiro who acquired title by virtue of a deed from Thomas G. Rishel, Sr. and Penny L. Rishel, husband and wife, dated June 26, 2019, recorded June 27, 2019, at Instrument Number 201900022877, and recorded in Book 9189, Page 3245, Office of the Recorder of Deeds, Lycoming County, Pennsylvania

NO. 25-00460

WELLS FARGO BANK, N.A.

vs.

TARAN N. STROUP

PROPERTY ADDRESS: 2609 LINCOLN DRIVE, MONTTOURSVILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 26-008-408.

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

BEING KNOWN AS: 2609 LINCOLN DR., MONTTOURSVILLE, PA 17754.

BEING PARCEL NUMBER: 26-0080040800000-.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

NO. 18-1794

HORIZON FEDERAL
CREDIT UNION

vs.

JUDITH THOMPSON

PROPERTY ADDRESS: 1529 CATHERINE STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 76-005-305.

Docket No. CV-18-1794.

Parcel No. 76-005-305.

Property located at: 1529 Catherine Street, Williamsport, Pennsylvania, 17701:

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

BEGINNING at a point on the west side of Catherine Street, said point being at the southeast corner of land now or formerly of Harold L. Boyles, et wt.; thence in a southerly direction along the west side of Catherine Street, 100

feet to land formerly of George L. Wiley, now or formerly of Charles Evans; thence in a westerly direction along the same 210 feet to line of land now or formerly of Burrows N. Thompson; thence along the same in a northerly direction 100 feet to land now or formerly of Harold L. Boyles, et ux.; thence in an easterly direction along the same 210 feet to Catherine Street, the point and place of beginning.

BEING the same premises which Douglas N. White and Sharon L. White, his wife, conveyed to Arthur Nelson Thompson, by Deed dated July 28, 1998, and recorded August 6, 1998, in Lycoming County Record Book Volume 3078, Page 19.

Known as 1529 Catherine Street, Williamsport, PA 17701.

For identification purposes only, being all or part of Parcel No. 76-005-305 in the Tax Assessment Office.

NO. 24-00598

CITIBANK, NA NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE LOAN TRUST 2019-6

vs.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RUTH S. ALBERTS, DECEASED HEIR OF DONALD E. ALBERTS, DECEASED, CHRISTOPHER A. MOSER, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DONALD E. ALBERTS, DECEASED
PROPERTY ADDRESS: 5013 BLOOMINGROVE ROAD, COGAN STATION, PA 17728.

UPI/TAX PARCEL NUMBER: 15-309-115.B.

Case Number: CV-2024-00598.

Judgment Amount: \$24,145.66.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

Attorneys for Plaintiff

A Florida professional limited liability company Legal Description.

BEGINNING at a point on the western right-of-way line of Legislative Route 41045, said point being opposite westerly and at right angles to P.D.H. center line P.T. Station 244 + 28.94; thence from the said point of beginning by a curve to the right having a radius of one thousand one hundred sixteen and twenty-eight hundredths (1,116.28) feet, an arc distance of one hundred twenty-eight and forty-eight hundredths (128.48) feet to a point, thence by other land now or formerly of Clara E. Hyde Estate, south eighty-six (86) degrees, fifty-five (55) minutes west, seventeen (17) feet to a point in the center line of a small run; thence down stream along center line of aforementioned small run the two (2) following courses and distances; 1. North fifteen (15) degrees, thirty-six (36) minutes, thirty (30) seconds west, one hundred thirty-one and ninety-three hundredths (131.93) feet to a point; 2. North, six (6) degrees, twenty-four (24) minutes, thirty (30) seconds west, two hundred ninety-three and eight hundredths (293.08) feet to a point; thence along other lands now or formerly of Clara E. Hyde Estate, north eight-six (86) degrees, fifty-five (55) minutes east, seventy (70) feet to a point on the western right-of-way of Legislative Route 41045, south three (3) degrees, five (5) minutes east, two hundred ninety-two and fifty-nine hundredths (292.59) feet to a point, the place of beginning. Containing five hundred twelve thousandths (0.512) acre.

BEING KNOWN AS: 5013 BLOOMINGROVE RD., COGAN STATION, PA 17728.

PROPERTY ID: 15-3090115B-000-.

TITLE TO SAID PREMISES IS VESTED IN DONALD E. ALBERTS, SINGLE BY DEED FROM VIRGINIA M. SPRINGMAN, SINGLE, DATED 12/17/1993 RECORDED 12/20/1993 IN BOOK NO. 2189, AT PAGE 22 THE SAID DONALD E. ALBERTS HAVING DEPARTED THIS LIFE ON 7/1/2000.

NO. 25-01025

LEGACY MORTGAGE ASSET TRUST
2018-RPL2 C/O NATIONSTAR
MORTGAGE LLC

vs.

DAVID M. WHITE,
MICHELE L. WHITE

PROPERTY ADDRESS: 931 FRANKLIN STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 68-007-507.

ALL THAT CERTAIN LOT OF LAND SITUATE IN HUGHES ADDITION IN THE EIGHTH WARD OF THE CITY OF WILLIAMSPORT, COUNTY OF LYCOMING, COMMONWEALTH OF PENNSYLVANIA, BEING THE SOUTHERN ONE-HALF OF LOT NO. 45 ON THE PLOT OF PLAN OF SAID ADDITION, BOUNDED AND DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTH BY THE NORTHERN ONE-HALF OF SAID LOT NO. 45, NOW OR FORMERLY OWNED BY GEORGE MITTIFER AND BY ELIZA M. BLUHM; ON THE EAST, BY FRANKLIN STREET; ON THE SOUTH BY LOT NO. 44, NOW OR FORMERLY OWNED BY CHARLES KAHLE ESTATE; AND ON THE WEST BY HENRIETTA ALLEY, FORMERLY KNOWN AS JOHNS ALLEY; SAID LOT BEING 26 FEET IN WIDTH ON FRANKLIN STREET AND ON HENRIETTA ALLEY, AND 208 FEET IN DEPTH FROM SAID FRANKLIN STREET TO SAID ALLEY.

Commonly known as 931 Franklin
Street, Williamsport, PA 17701.
Tax Parcel No. 68-07-507.

Take notice that a schedule of
proposed distribution of the proceeds
of the above sale will be on file in the
Prothonotary of Lycoming County,

Pennsylvania, on February 17, 2026
and that distribution will be made in
accordance with said schedule unless
exceptions are filed thereto within ten
days thereafter.

ERIC SPIEGEL, Sheriff
Lycoming County, PA

Jan. 16, 23, 30



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Tuesday, January 20, 2026