

LYCOMING REPORTER

Vol. 41

January 19, 2024

No. 3

TABLE OF CONTENTS

BAR NEWS	LEGAL ADVERTISEMENTS
LLA Upcoming Events and Continuing Legal Education 3	Estate & Trust Notices 5
Court Opinions and Notice to Profession..... 4	Confirmation of Accounts 7
	Service by Publication 7
	Sheriff's Sales 9

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
Williamsport, PA 17701

Telephone: (570) 323-8287
Fax: (570) 323-9897
Website: www.lycolaw.org

Copyright © 2024, Lycoming Law Association
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

LYCOMING
LAW ASSOCIATION

EXECUTIVE COMMITTEE

Joy Reynolds McCoy, President

Hon. Ryan C. Gardner,
President-Elect

Jeana A. Longo, Secretary

Marc S. Drier, Treasurer

Elizabeth A. White, Past President

Jennifer E. Linn

Jonathan L. DeWald

Christopher H. Kenyon

Melody L. Protasio

EDITOR OF LYCOMING REPORTER

Gary L. Weber

EXECUTIVE DIRECTOR

Michele S. Frey

COMMITTEE CHAIRS

Bench Bar: *C. Edward Mitchell*

Customs and Rules: *Gary Weber*

Community Activities and
Outreach: *Tammy Weber*

Criminal Law: *Rob Hoffa*

Education: *John Pietrovito*

Social: *Dance Drier*

Young Lawyers Division:

*Stepanie Wolak-Flemig and
Blake Marks*

Fee Dispute: *Christopher H. Kenyon*

Legal Services for the Indigent:

John Pietrovito

Bar History: *Charles Greevy, III*

Technology and LLA Web Site:
Gary Weber

Law Day: *Hon. Christian D. Frey*

Family Law: *Melody L. Protasio*

Estate, Probate and Elder Law:

Elizabeth A. White

Real Estate: *Marc Drier*



FOUNDATION BOARD

Robin A. Read, President

Fred A. Holland, Treasurer

Sean P. Gingerich, Secretary

Hon. William Arbuckle

Paul A. Roman

Julianne E. Steinbacher

Nicole M. Ippolito

Elizabeth A. White

Joy Reynolds McCoy

Hon. Ryan C. Gardner

SCHEDULED EVENTS

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

- 1/24/2024 – LLA Foundation Meeting:** *Quarterly meeting of the Lycoming Law Association Foundation. Time: 12:00 PM to 1:00 PM.*
- 2/5/2024 – Bench Bar Committee Meeting:** *Quarterly meeting of the Bench/Bar Committee. Time: 12:00 PM to 1:00 PM.*
- 2/27/2024 – Criminal Brown Bag Lunch Meeting:** *Regularly scheduled meeting of the Criminal Committee. All interested members are invited to attend. Time: 12:00 PM to 1:00 PM.*
- 3/16/2024 – Wills for Heroes:** *Planning is underway to host a Wills for Heroes event. Please mark your calendars! Time: 8:00 AM to 5:00 PM.*

UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES

- 2/7/2024 – Eat & Earn—Assisting Clients With Exiting Their Business:** *An Eat and Earn CLE will be presented by Edward Barone, Wealth Solutions. Read the flyer. Time: 12:00 PM to 1:00 PM.*
- 3/6/2024 – Eat & Earn—Topic Pending:** *Ethics CLE Credit, presented by Lawyers Concerned for Lawyers. Time: 12:00 PM to 1:00 PM.*
- 3/20/2024 – Eat & Earn—Changes to PA’s Guardianship Statute:** *Presented by: Hon. William P. Carlucci, Elizabeth A. White, Esquire, and Dance F. Drier, Esquire. Time: 12:00 PM to 1:00 PM.*
- 4/24/2024 – Eat & Earn—Understanding the Basics of a Custody Trial:** *Presented by: William J. Miele, Esquire. CLE Credits: 1 Substantive. Time: 12:00 PM to 1:00 PM.*

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

- ▶ **CG Adoption** (01/04/2024)—Judge Ryan M. Tira
Adoption: Agency petition for involuntary termination of parental rights; parent failing to perform parental duties for at least six months; parent showing minimal compliance with child permanency plan; inability to care for child due to drug use, incarceration, inconstant housing, existence of bond between child and parents; best interest of the child. (AdoptionCG010424t) (Posted: January 12, 2024)
- ▶ **Commonwealth vs. Ross** (01/09/2024)—Judge Nancy L. Butts
Criminal: Appeal; sufficiency of evidence to support conviction for aggravated assault where defendant shot at a home that he knew was occupied by troopers; sentencing discretion; factors considered in sentencing; mandatory sentences. (Ross010924bt) (Posted: January 12, 2024)
- ▶ **Commonwealth vs. Leonard** (01/10/2024)—Judge Nancy L. Butts
Criminal: Appeal; waiver of argument on sufficiency of evidence for conviction where issue is raised in boilerplate manner; evidence necessary to convict for offense of rape of a mentally disabled person and aggravated indecent assault; sentencing discretion; consideration of sentencing factors. (Leonard011024bt) (Posted: January 12, 2024)

LEGAL SERVICES

The Lycoming County District Attorney's Office is seeking to establish a professional service agreement with a contractor (individual attorney or law firm) to perform legal services regarding juvenile case work. Successful candidates will have a law degree and current bar status in Pennsylvania. This contract would be effective immediately upon award and run through January 31, 2025. For questions, please contact Kurt Weiland, kweiland@lyco.org, (570) 320-8114.

Interested candidates should forward a letter of interest, resume, fee schedule and references prior to Wednesday, January 31, 2024, addressed to the Attention of Kurt Weiland, Lycoming County District Attorney's Office, 48 West Third Street, 4th Floor, Williamsport, PA 17701.

EOE/AA

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**Chubb, Harold T.,** dec'd.

Late of Williamsport.

Administratrix: Esther Geguzis, 56 Harvest Moon Park, Linden, PA 17744.

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

Chubb, Wade A., dec'd.

Late of Williamsport.

Administratrix: Esther Geguzis, 56 Harvest Moon Park, Linden, PA 17744.

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

Cox, Kenneth R. a/k/a Kenneth Richard Cox, 41-23-0717, dec'd.

Late of Upper Fairfield Township.

Executors: Tammy L. Helm and Kenneth E. Helm 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.

Gelnett, Richard P., dec'd.

Late of Williamsport.

Executrix: Felicia L. Gelnett, 1131 Hepburn Street, Williamsport, PA 17701.

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

Grafius, Scott A., dec'd.

Late of Williamsport.

Administrator: H. Joseph Grafius, 1591 W. Southern Ave., South Williamsport, PA 17702.

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

Hurlbutt, Wayne C., dec'd.

Late of Jersey Shore.

Administrator: Samantha Hurlbutt c/o Marc S. Drier, Esquire, Drier Law Office, 227 Allegheny Street, Jersey Shore, PA 17740.

Attorneys: Marc S. Drier, Esquire, Drier Law Office, 227 Allegheny Street, Jersey Shore, PA 17740.

Huss, Lucy A., dec'd.

Late of Montoursville.

Executrix: Veronica A. Salpeas, 1325 Merrie Ridge Rd., McLean, VA 22101-1826.

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

Packer, Sharon E., dec'd.

Late of the City of Williamsport.

Executrix: Brenda Stroble, 1054 Mall Road, Montoursville, PA 17754.

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

Wertman, Edward C., dec'd.

Late of Montoursville.

Executor: Edward L. Wertman, 1608 E. 123rd St. S, Jenks, OK 74037.
Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

SECOND PUBLICATION

Apelian, Ani, dec'd.

Late of Williamsport.
Executor: Lisa M. Glick, 115 S. Kish St., Bellville, PA 17004.
Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

Bernardi, Shirley H., dec'd.

Late of Williamsport.
Executrix: Cathie A. Frey, 1941 Mount View Ave., Montoursville, PA 17754.
Attorneys: Mark L. Taylor, Esquire, Greevy & Taylor Law Offices, Lycoming Executive Plaza, 330 Pine Street, Suite 403, Williamsport, PA 17701, (570) 320-7100.

Boudman, Roxanne L., dec'd.

Late of Hughesville.
Executor: Tony R. Boudman, 60 South Second Street, Hughesville, PA 17737.
Attorneys: John A. Smay, Esquire, Williams and Smay, 39 S. Main St., P.O. Box 35, Muncy, PA 17756.

Corson, Dale R., dec'd.

Late of Williamsport.
Executor: Scott D. Corson, 335 Oak St., Jersey Shore, PA 17740.
Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

Feaster, Kenneth S., dec'd.

Late of 200 West Houston Avenue, Montgomery.

Administratrix: Lora J. Malloy-Feaster, 200 West Houston Avenue, Montgomery, PA 17752.

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

Girio, Richard J., dec'd.

Late of Old Lycoming Township.
Co-Executors: David M. Girio and Suzanne Girio-Judge.
Attorneys: Douglas N. Engelman, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701.

Harman, Dennis G., dec'd.

Late of Hughesville.
Executor: Layton J. Harman, 498 Broadway, Hughesville, PA 17737.
Attorneys: Thomas D. Hess, Esquire, Hess and Hess, P.C., 30 South Main Street, Hughesville, PA 17737.

Koch, Craig A., 41-23-0712, dec'd.

Late of the City of Williamsport.
Executrix: Lori A. Berninger 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.

Neiderer, Evelyn G., dec'd.

Late of the Borough of Montoursville.
Executor: Robert D. Neiderer, 1125 Bradford Drive, Point Pleasant Beach, NJ 08742.
Attorney: Paul A. Roman, Esquire, 1700 Four Mile Drive, Williamsport, PA 17701.

Sullenberger, Paul K. a/k/a Paul Kenneth Sullenberger, dec'd.

Late of the Borough of Hughesville.
Executrix: Suzanne J. Neatrou, 282 Broadway Street, Hughesville, PA 17737.

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

Temple, Leo J., dec'd.

Late of Wolf Township.
Administrator: Steven O. Temple,
662 Elm Drive, Hughesville, PA
17737.

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

THIRD PUBLICATION

Boring, Lawrence D., dec'd.

Late of the Borough of Montours-
ville.

Administrator: Troy A. Boring 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.

Eck, John P., dec'd.

Late of the Township of Porter,
Jersey Shore.

Administrator: Stephanie A. Oakes,
310 S. Main St., Jersey Shore, PA
17740.

Attorney: None.

Knecht, William G., dec'd.

Late of the Township of Loyalsock.
Executrix: Vicki Synoracki, 286
Grimesville Road, Williamsport, PA
17701.

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

Peters, Vera B., dec'd.

Late of Montoursville.
Executor: David Peters, P.O. Box
1491, Williamsport, PA 17701.

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

Ross, Stephen R., Sr., dec'd.

Late of Jersey Shore.

Administratrix: Bethany G. Ross,
5242 State Route 184, Trout Run,
PA 17771.

Attorney: Leroy H. Keiler, Esquire,
110 Oliver Street, Ste. 2, P.O. Box
263, Jersey Shore, PA 17740, (570)
398-2750.

**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 6,
2024 unless exceptions are filed before
5:00 P.M. on that date.

Pentz, Bonnie Sue, Estate—Tama-
mera Tripoli, Administratrix.
David A. Huffman
Register of Wills

J-5, 12, 19, 26

SERVICE BY PUBLICATION

In the Court of Common Pleas of
Lycoming County
Civil Action

NO. CV23-00643

MORTGAGE FORECLOSURE

JERSEY SHORE STATE BANK

Plaintiff

v.

COREY D. MACH

Defendant

NOTICE OF ENTRY OF ORDER,
DECREE OR JUDGMENT

TO: COREY D. MACH, 1479 E. ROUTE
973, COGAN STATION, PA 17728

The Commonwealth of Pennsylvania requires that notice of any judgment be given to the party against whom the judgment is entered. Therefore, pursuant to Pennsylvania Rules of Civil Procedure No. 236 you are hereby notified that on January 9, 2024, a judgment was entered against you in the Office of

the Prothonotary of Lycoming County, Pennsylvania, in the amount of one hundred eleven thousand nine hundred three and 97/100 (\$111,903.97) dollars plus interest and late charges from December 20, 2023, costs, advances, and taxes, if any.

Thomas D. Heap
Prothonotary

J-19

Joy Reynolds McCoy Elected to Serve as 123rd President of LLA

At its Annual Meeting, on January 8, 2024, the members of the Lycoming Law Association (LLA) elected Joy Reynolds McCoy to serve as their 123rd president. McCoy joined the leadership committee at the LLA in 2020, serving as the secretary in 2022.

Upon election, McCoy expressed gratitude to outgoing LLA President, Elizabeth White, and thanked the members of the organization for the opportunity to serve.



Photo: Elizabeth White (left) passes the LLA "gavel" to Joy Reynolds McCoy (right) at the LLA's annual meeting.

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—THE TRADE & TRANSIT CENTRE, 3rd floor Michael Ross Event Center, 144 West Third Street, Williamsport, PA 17701, on Friday, FEBRUARY 2, 2024 at 10:30 A.M., for the following described real estate to wit:

NO. 23-00421

CARRINGTON MORTGAGE SERVICES, LLC

vs.

LAURA A. CROOKS,
TIMMY S. CROOKS

PROPERTY ADDRESS: 2388 ROUTE 405 HIGHWAY, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 40-374.1-184.D.

ALL THAT CERTAIN lot of land situate in Township of Muncy, County of Lycoming and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 2388 Route 405 Highway, Muncy, PA 17756.

SOLD as the property of LAURA A. CROOKS and TIMMY S. CROOKS
TAX PARCEL #40-37410184D-000
ATTORNEY: KML Law Group, P.C.

NO. 22-01279

M & T BANK

vs.

DAVID CROUCHER, SOLELY IN HIS CAPACITY AS HEIR OF LOUIS C. CROUCHER, DECEASED, THOMAS CROUCHER, SOLELY IN HIS CAPACITY AS HEIR OF LOUIS C. CROUCHER, DECEASED, KAREN WHIPPLE, SOLELY IN HER CAPACITY AS HEIR OF LOUIS C. CROUCHER, DECEASED,

AMY WINTER, SOLELY IN HER CAPACITY AS HEIR OF LOUIS C. CROUCHER, DECEASED, THE UNKNOWN HEIRS OF LOUIS C. CROUCHER
PROPERTY ADDRESS: 1236 WEST 3RD STREET a/k/a 1236 3RD STREET W., WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 66-014-226.

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: 1236 West 3rd Street a/k/a 1236 3rd Street W., Williamsport, PA 17701.

SOLD as the property of DAVID CROUCHER Solely in His Capacity as Heir of LOUIS C. CROUCHER, Deceased, THOMAS CROUCHER Solely in His Capacity as Heir of LOUIS C. CROUCHER, Deceased, The Unknown Heirs of LOUIS C. CROUCHER, Deceased, KAREN WHIPPLE Solely in Her Capacity as Heir of LOUIS C. CROUCHER, Deceased, and AMY WINTER Solely in Her Capacity as Heir of LOUIS C. CROUCHER, Deceased.

TAX PARCEL #66-014.0-0226.00-000.

KML LAW GROUP, P.C.

NO. 22-00723

CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP

vs.

PATRICK F. CUMMINGS
PROPERTY ADDRESS: 1290 WINDFIELD DRIVE, WILLIAMSPORT, PA 17701

UPI/TAX PARCEL NUMBER: 26-330-145.

DOCKET # CV-2022-00723.

ALL THAT CERTAIN lot of land situate in Township of Loyalsock, County of Lycoming and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1290 Windfield Drive, Williamsport, PA 17701

SOLD as the property of PATRICK F. CUMMINGS.

TAX PARCEL / MAP # 26 - 3300014500000/-26-330-145.

KML LAW GROUP, P.C.

NO. 22-426

M & T BANK

vs.

JAMES E. HEVERLY,

CAROL A. HEVERLY

PROPERTY ADDRESS: 286 COTTAGE AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 43-010-507.

ALL THAT CERTAIN lot of land situate in Township of Old Lycoming, County of Lycoming and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 286 Cottage Avenue, Williamsport, PA 17701.

SOLD as the property of JAMES E. HEVERLY.

TAX PARCEL #43-010.0-0507.00-000.

KML LAW GROUP, P.C.

NO. 19-0643

BARBARA JARMOSKA

vs.

HIDDEN ACORN PROPERTIES, LLC,

DR. JENNIFER PRYOR

PROPERTY ADDRESS: c/o DR. JENNIFER PRYOR, 113 PERSUN ROAD, MONTGOMERY, PA 17752.

UPI/TAX PARCEL NUMBER: 57-410-139.A.

Lycoming County Docket CV19-0643.

LEGAL DESCRIPTION OF PROPERTY TO BE LIEVED

As recorded in the Lycoming County Deed Book 9137 page 1877 and described as follows:

All that certain piece, parcel or lot of land situate in the Township of Washington, County of Lycoming and Commonwealth of Pennsylvania shown on Subdivision on land of Allen S. & Patricia Persun, prepared by Daniel A. Vassallo, P.L.S., dated November 29, 1995, and recorded June 4, 1996 in Lycoming County Record Book 2620, page 93, and Map Book 54, page 59, bounded and described as follows:

BEGINNING at an iron pin at the intersection of the western line of a private road, the northwestern corner of land now or formerly of Samuel W. Jr., and Dorothy A. Wise and the southwestern corner of Parcel NO. 1 of this subdivision, and beginning point being north eighteen (18) degrees fifty-seven (57) minutes west, four hundred nine and seventy-two hundredths (409.72) feet from an iron pin at the intersection of the southern corner of land now or formerly of Samuel W. Jr., and Dorothy A. Wise, the eastern line of a private road and the northwestern right-of-way line of PA State Highway, State Route No. 2001; thence from said place of beginning and crossing said private road, south fifty-six (56) degrees forty-eight (48) minutes east, eight and twenty-two hundredths (8.22) feet to an iron pin at the intersection of the center of said private road and the eastern line now or formerly of David A. Wynn; thence along the eastern line of land now or formerly of said David A. Wynn, and along the eastern line of land now or formerly of Dorothy A. and Samuel W. Wise, Jr., north twenty-one (21) degrees twenty-seven (27) minutes west, two hundred sixteen and sixteen hundredth (216.16) feet to an iron pin at the norther corner of land now or formerly of said Dorothy A and Samuel W. Wise, Jr., and the western corner of Parcel No. 1 of this subdivision, then continuing along the lines of land now or

formerly of said Dorothy A. and Samuel W. Wise, Jr. by the four (4) following Courses and distances: (1) South six (6) degrees thirty (30) minutes east, ninety-six and seventy-two hundredths (96.72) feet to an iron pin; (2) north eighty-eight (88) degrees fifty-nine (59) minutes west, one hundred ninety-eight (198) feet to an existing iron pin; (3) north forty-eight (48) degrees twenty-six (26) minutes west, one hundred forty-nine and seventy-eight hundredths (149.78) feet to an iron pin; (4) north fourteen (14) degrees forty-nine (49) minutes east, six hundred ninety-four and eighty-one hundredths (694.81) feet to an existing stone (painted), at the intersection of the eastern line of land now or formerly of said Dorothy A. and Samuel W. Wise, Jr., and the southwestern corner of land now or formerly of William J. and Thelma J. Bashista; thence along the southern line of land now or formerly of said William J. and Thelma J. Bashista, south eighty-seven (87) degrees eight (08) minutes east three hundred six and forty-four hundredths (306.44) feet to an iron pin at the intersection of the southeastern corner of land now or formerly of said William J. and Thelma J. Bashista and the northwestern corner of other land now or formerly of said William J. and Thelma J. Bashista, south twenty-six (26) degrees fifty-seven (57) minutes east, three hundred thirty-eight and sixteen hundredths (338.16) feet to an iron pin at the intersection of the western line of land now or formerly of said William J. and Thelma J. Bashista and the northeastern corner of the aforesaid Parcel No. 1 of this subdivision; thence along the lines of said Parcel No. 1 of this subdivision by the four (4) following courses and distances: (1) south sixty (60) degrees fifty-eight (58) minutes west, three hundred twenty and eighty-two hundredths (328.82) feet to an iron pin; (2) south thirty-eight (38) degrees five (05) minutes west, one hundred seventy-seven and ninety-seven hundredths (177.97)

feet to an iron pin; (3) south thirty-eight (38) degrees thirty-six (36) minutes east, eight-four and twenty-one hundredths (84.21) feet to an iron pin; (4) south twenty-three (23) degrees twenty-seven (27) minutes east, two hundred fourteen and sixty-four hundredths (214.64) feet to the place of beginning. Containing 6.330 acres.

ALSO, ALL that certain right-of-way over lands now or formerly of Harry Millington Jr. et ux, and Henry L. Keifer, et ux, situate in Washington Township, and said right-of-way extending in a northerly direction from L.R. 41008 across the lands now or formerly of the said Henry Millington, Jr., et ux., and Henry L. Keifer, et ux., and to the lands now or formerly of James A. Fry and Isabelle Fry, his wife, being the same premises conveyed unto the same James A. Fry et ux., by Deed of Harry Millington, Jr., and Laura A. Millington, his wife, dated February 19, 1965, and recorded in Lycoming County in Deed Book 507, Page 282, said right-of-way being the same right-of-way as has existed for more than 50 years.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS TAX PARCEL NUMBER 57-410-139.A IN THE OFFICE OF THE LYCOMING COUNTY TAX ASSESSOR

NO. 23-00454
MIDFIRST BANK

vs.

SHELLEY HILL, SECRETARY
OF HOUSING AND URBAN
DEVELOPMENT, MICHAEL J. HILL
PROPERTY ADDRESS: 29 EAST
CENTRAL AVENUE, SOUTH WIL-
LIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 51-
001-684.

By virtue of a Writ of Execution No.
CV-23-00454.

Plaintiff: Midfirst Bank vs. Defendant(s):
SHELLEY HILL, MICHAEL J. HILL and
THE SECRETARY OF HOUSING AND
URBAN DEVELOPMENT.

Real Estate: 29 EAST CENTRAL AVENUE, SOUTH WILLIAMSPORT, PA 17702.

Municipality: First Ward of the Borough of South Williamsport, Lycoming County, Pennsylvania.

Dimensions: 82 x 45.

Tax I.D. 51-001-684.

Deed Book/Inst#: 2010-00011539.

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

a distance of one hundred thirty-two (132) feet more or less to the West line of an eighteen foot alley; thence Southwardly along the West line of said alley to the Northwest corner of the intersection of said alley and said Louisa Street and thence Westwardly along the North line of Louisa Street one hundred thirty-two (132) feet to the Northeast corner of Wildwood Boulevard and Louisa Street, the point and place of beginning.

Parcel Numbers: 70-0010C61800000- and 70-0010C61700000-.

Property Address: 800-802 Wildwood Boulevard, Williamsport, PA 17701.

NO. 23-00596

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST
c/o NEWREZ LLC f/k/a NEW PENN FINANCIAL LLC, d/b/a SHELLPOINT MORTGAGE SERVICING

vs.

BETTY J. MOREHART
PROPERTY ADDRESS: 800-802 WILDWOOD BLVD., WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 70-001-618.

All that certain piece, parcel and 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. to-wit;

Beginning at a point, the same being the Northeast corner of the intersection of Louisa Street and Wildwood Boulevard; thence Northwardly along the East line of Wildwood Boulevard to a point opposite the center line of the double frame dwelling house; thence in an Easterly direction along the center line of said double frame dwelling house

NO. 19-1682

USAA FEDERAL SAVINGS BANK
C/O NATIONSTAR MORTGAGE
LLC d/b/a MR. COOPER

vs.

ROBERT S. SCHNARS
PROPERTY ADDRESS: 1435 SCOTT STREET, WILLIAMSPORT, PA 17701.
UPI/TAX PARCEL NUMBER: 70-010-608.

DOCKET # CV-2019-01682-MF.
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: 1435 SCOTT STREET, WILLIAMSPORT, PA 17701.

SOLD AS THE PROPERTY OF ROBERT S. SCHNARS.

TAX PARCEL #70+,010.0-0608.00-.000+.

KML LAW GROUP, P.C.

NO. 23-00901

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

TIA DAWN STARKS
 PROPERTY ADDRESS: 319 CARPENTER STREET, MUNCY, PA 17756.
 UPI/TAX PARCEL NUMBER: 40-002-513.

By virtue of a Writ of Execution No. CV-23-00901.

Plaintiff: Pennsylvania Housing Finance Agency vs. Defendant: Tia Dawn Starks.

Real Estate: 319 CARPENTER STREET MUNCY, PA 17756.

Municipality: Township of Muncy Creek, Lycoming County, Pennsylvania.

Dimensions: 50 x 175.

Tax I.D. 40-002-513.

Deed Book/Inst#: 2022-00002045.

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. 23-00564

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST c/o NEWREZ LLC f/k/a NEW PENN FINANCIAL LLC, d/b/a SHELLPOINT MORTGAGE SERVICING

vs.

SELENA R. STETTS

PROPERTY ADDRESS: 315 EAST 7TH AVENUE, SOUTH WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 51-004-405.

ALL that certain parcel of land situate in the First Ward of the Borough of South Williamsport. County of Lycoming, and Commonwealth of Pennsylvania, bounded and described as follows. to wit;

BEGINNING at An iron pin In the north line of East Seventh Avenue, said iron pin being located 237.4 feet easterly

from the northeast corner of the intersection of Main Street and East Seventh Avenue, said distance being measured along the north side of East Seventh Avenue; thence North 23 degrees 12 minutes West 132.4 feet to an iron pin; thence North 66 degrees 48 minutes East along other land now or formerly of Clyde A. Eck, et al., 55 feet to an iron pin; thence South 23 degrees 12 minutes East 135 feet to an iron pin in the northern line of East Seventh Avenue; thence South 69 degrees West 55.1 feet to an iron pin, the place of beginning.

THESE PREMISES are sold under and subject to the following covenants and restrictions rite observance of which shall form part of the consideration and run with the title to the land:

First. No buildings shall be erected on said premises nearer to East Seventh Avenue than 25 feet, for which distance back the said premises shall at no time be built upon or obstructed, except by unenclosed porches, steps, fences, statuary, trees, or shrubbery.

Second. No dwelling shall be erected on said premises at a cost of less than Forty-Five Hundred Dollars (\$4,500.00). Third. Not more than one dwelling or house shall be erected on said premises, said dwelling or house when erected, to be of the one family type.

PARCEL IDENTIFICATION NUMBER 51-4-405.

BEING the same premises which John D. Thome and Sharon J. Thome, his wife, and Gary R. Thorne and Donna Thorne, his wife, by deed dated December 7, 1999 and recorded December 9, 1999 in Lycoming County in Deed Book Volume 345, at Page 18, granted and conveyed unto Gary E. Stetts and Selena R. Stetts, husband and wife. Gary E. Stetts departed this life on September 19, 2015, at which time all interest passed to Selena R. Stetts by operation of law.

NO. 22-264

COLONIAL SAVINGS F.A
vs.

STEVEN J. TAYLOR

PROPERTY ADDRESS: 319 N. LOY-
ALSOCK AVE., MONTOURSVILLE, PA
17754.

UPI/TAX PARCEL NUMBER: 33-
002-144.B.

The following described property
located in the County of Lycoming, State
of Pennsylvania.

All those two (2) pieces, parcels and
lots of land situate in the Borough of
Montoursville, bounded and described
as follows.

Real Owners: Steven J. Taylor.

Property: 319 N. Loyalsock Avenue,
Montoursville, PA 17754.

The following described property
located in the County of Lycoming, State
of Pennsylvania.

All those two (2) pieces, parcels and
lots of land situate in the Borough of
Montoursville, bounded and described
as follows.

Judgment Amount: \$111,633.46.

NO. 22-01099

TOWD POINT MORTGAGE
TRUST 2017-1, U.S. BANK
NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE

vs.

THE UNKNOWN HEIRS OF JAMES
H. PHILLIPS, DECEASED

PROPERTY ADDRESS: 876 PARK
AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 73-
008-115.

DOCKET # CV-2022-01099.

ALL THAT CERTAIN lot of land situ-
ate in 13TH WARD OF THE CITY OF
WILLIAMSPORT, County of Lycoming
and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a resi-
dential dwelling.

BEING PREMISES: 876 Park Avenue,
Williamsport, PA 17701.

SOLD as the property of The Un-
known Heirs of JAMES H. PHILLIPS,
Deceased.

TAX PARCEL #73-008.0-115.0-000.
KML LAW GROUP, P.C.

NO. 23-00976

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

DOMINIQUE E.L. WATSON
PROPERTY ADDRESS: 1116 MUL-
BERRY STREET, WILLIAMSPORT, PA
17701.

UPI/TAX PARCEL NUMBER: 68-
009-201.

By virtue of a Writ of Execution No.
CV-23-00976.

Plaintiff: Pennsylvania Housing Fi-
nance Agency vs. Defendant: Dominique
E. L. Watson.

Real Estate: 1116 Mulberry Street,
Williamsport, PA 17701

Municipality: Eighty Ward of the
City of Williamsport, Lycoming County,
Pennsylvania.

Dimensions: 50 x 140.

Tax I.D. 68-009-201.

Deed Book/Inst#: 2021-00010033.

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. CV-21-00446

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

vs.

JOHN H. WILTON, JR., AS
EXECUTOR AND DEVISEE OF THE
ESTATE OF JOHN H. WILTON,
SR. a/k/a JOHN H. WILTON, SR.,

DECEASED, DENA J. WILTON
PROPERTY ADDRESS: 1925/1927
BLAINE STREET, WILLIAMSPORT,
PA 17701.

UPI/TAX PARCEL NUMBER: 67-
019-802.

By virtue of Writ of Execution No.
CV-2021-00446-MF.

U.S. Bank Trust National Association,
not in its individual capacity, but solely
as owner trustee for REO Trust 2017-
RPLI (Plaintiff) vs. John H. Wilton, Jr.,
Individually and as Executor of the Estate
of John H. Wilton, Sr. a/k/a John H. Wil-
son, Sr., Deceased and Dena J. Wilton
(Defendants).

Property Address 1925 Blaine Street
f/k/a 1925-1927 Blaine Street, Williams-
port, PA 17701.

Parcel I.D. Nos. 67-019-802 and 67-
019-802.A.

Improvements thereon consist of a
residential dwelling.

Judgment Amount: \$99,582.54.

HLADIK, ONORATO &
FEDERMAN, LLP

Attorney for Plaintiff
298 Wissahickon Avenue
North Wales, PA 19454

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 12, 2024,
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

J-12, 19, 26



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, January 22, 2024**