

LYCOMING REPORTER

Vol. 42

October 17, 2025

No. 42

TABLE OF CONTENTS

| BAR NEWS | LEGAL ADVERTISEMENTS |
|---|----------------------------------|
| LLA Upcoming Events and Continuing Legal Education 3 | Estate & Trust Notices 6 |
| Court Opinion 4 | Confirmation of Accounts 8 |
| Notice to Profession 5 | Name Change Notice 8 |
| | 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 © 2025, 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

Hon. Ryan C. Gardner, President
Jeana A. Longo, President-Elect
Marc S. Drier, Treasurer
Jennifer E. Linn, Secretary
Joy Reynolds McCoy,
Past President

Jonathan L. DeWald
Christopher H. Kenyon
Melody L. Protasio
Christina L. Dinges

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:
Stephanie Wolak and
Blake Marks
Fee Dispute: *Christopher H. Kenyon*

Legal Services for the Indigent:
John Pietrovito
Bar History: *Tammy L. Taylor*
Technology and LLA Website:
Gary Weber
Law Day: *Hon. Christian D. Frey*
Family Law: *Melody L. Protasio*
Real Estate and Probate:
Marc Drier and Elizabeth A. White
Mock Trial: *Taylor Paulhamus*



FOUNDATION BOARD

Robin A. Read, President
Fred A. Holland, Treasurer
Sean P. Gingerich, Secretary
Hon. William Arbuckle
Paul A. Roman

Julianne E. Steinbacher
Adrian M. Lee
Joy Reynolds McCoy
Hon. Ryan C. Gardner
Jeana A. Longo

SCHEDULED EVENTS

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

- 10/21/2025 – Family Law Brown Bag Lunch Meeting:** Quarterly brown bag lunch meeting. **Time:** 12:00 PM to 1:00 PM
- 10/22/2025 – LLA Foundation Meeting:** Quarterly meeting of the Lycoming Law Association Foundation. **Time:** 12:00 PM to 1:00 PM
- 10/23/2025 – Memorial Service for Paul Wertman:** Memorial Service for deceased LLA Member, Paul Wertman. **Time:** 4:00 PM to 5:00 PM
- 10/27/2025 – Executive Committee Meeting:** Regularly scheduled monthly meeting of the LLA Executive Committee. **Time:** 12:00 PM to 1:00 PM
- 10/28/2025 – Criminal Brown Bag Lunch Meeting:** Regularly scheduled Criminal Committee meeting. All members are invited to attend. **Time:** 12:00 PM to 1:00 PM
- 10/31/2025 – Last Day for Members to Get Their Free Pumpkin:** LLA Members are invited to pick a pumpkin/gourd at Carpenter's Pumpkin Farm during the month of October. *Take your coupon*. **Time:** 9:00 AM to 6:30 PM

UPCOMING LYCOMING COUNTY CLE OPPORTUNITY

- 10/29/2025 – Eat & Earn—Parole and Prosecution: Understanding the Impact of New Charges on State Parole:** Presented By: Lycoming County Public Defender's Office. **LIVE Credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM.
- 11/6/2025 – Video Replay—Law & Justice Lecture Series:** Video Replay from the Law & Justice Lecture series at the Taber Museum: (1) The Career of a Jewish Lawyer in Lycoming County; (2) Leaders of the Pennsylvania Supreme, Superior and Commonwealth Courts; (3) Role of a Lycoming County Senator in Harrisburg. **LIVE Credits:** 3 Live Substantive **Time:** 1:00 PM to 4:00 PM.
- 11/13/2025 – Video Replay—Law & Justice Lecture Series:** Video Replay from the Law & Justice Lecture series at the Taber Museum: Life and Legacy of Judge Muir; Role of a U.S. Magistrate Judge; Undergraduate Legal Studies; Treatment Courts; History of LLA/PBA; Journey to Judgeship. **LIVE Credits:** 4 Live Substantive **Time:** 1:00 PM to 5:00 PM.

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

- ▶ **Commonwealth vs. Angle** (10/07/2025)—Judge Nancy L. Butts
Criminal: Habeas corpus petition; sufficiency of evidence of aggravated indecent assault of a child, indecent assault and corruption of minors; circumstances under which criminal intent can be inferred from defendant’s touching of minor in private areas; precluding reference to child as “victim”; resolution of various discovery and evidentiary motions. (Angle100725bt) (Posted: October 8, 2025)
- ▶ **Commonwealth vs. Moy** (10/06/2025)—Judge Nancy L. Butts
Criminal: Suppression motion; claimed violation of the wiretap act where informant secures video only with no sound; definition of an electronic communication; reasonable expectation of privacy in informant’s vehicle; need for warrant where convenience store and hotel voluntarily produced surveillance video at police request; denial of dismissal for delay where delay caused by defendant’s motions, and his failure to accurately and completely understand the law. (Moy100625bt) (Posted: October 8, 2025)
- ▶ **Commonwealth vs. Brown** (09/23/2025)—Judge Ryan M. Tira
Criminal: Suppression motion; reasonable suspicion for motor vehicle stop; probable cause to believe motor vehicle operator violated the law where Commonwealth established brief crossover of fog line during turns that appeared normal under the circumstances. (brown092325t) (Posted: October 8, 2025)



This is an in-person CLE offering at the LLA Office. Seating will be limited.
Submit registration and payment early to secure a seat.

PAYMENT IN ADVANCE IS REQUIRED.

Late registrations will not be accepted and no refunds will be given after the cut-off date.

3 LIVE Substantive Credits

Class: November 6, 2025 from 1:00 - 4:00 PM

Registration Deadline: October 27, 2025

- The Career of a Jewish Trial Lawyer
- Leaders of the PA Appellate Courts
- The Role of the Senate Judiciary Committee in Connection with Legal Issues

Name: _____

ID Number: _____

Email Address: _____

Phone Number: _____

Video Replay (3 Live Credits)

\$115 – Member

\$150 – Non Member

\$ 75 – Paralegal

4 LIVE Substantive Credits

Class: November 13, 2025 from 1:00 - 5:00 PM

Registration Deadline: November 3, 2025

- The Life and Legacy of Judge Malcolm Muir
- The Role of a US Magistrate Judge
- Opportunities for Undergraduate Legal Studies
- Treatment Courts in Lycoming County
- History of the LLA and PBA
- Journey to Judgeship

Name: _____

ID Number: _____

Email Address: _____

Phone Number: _____

Video Replay (4 Live Credits)

\$150 – Member

\$200 – Non Member

\$100 – Paralegal

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

Dickerson, Elizabeth, dec'd.

Late of Williamsport.
Co-Administrators: Robin Barnes and Jaumeal Dickerson c/o Bradley S. Hillman, Esquire, Casale, Bonner, Hillman & Southard, P.C., 331 Elmira Street, Williamsport, PA 17701.

Attorneys: Bradley S. Hillman, Esquire, Casale, Bonner, Hillman & Southard, P.C., 331 Elmira Street, Williamsport, PA 17701.

Fuller, Roberta E., dec'd.

Late of Ralston.
Administrator: Wayne D. Fuller c/o Blake C. Marks, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701.

Attorneys: Blake C. Marks, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701.

Harding, Barbara A., dec'd.

Late of Hughesville.
Settlor: Barbara A. Harding.

Trustees: Cathy E. Harding and Kristie L. Walters.
Attorneys: Jaime M. Leon, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

Laughlin, Kevin P., dec'd.

Late of the Township of Hepburn.
Executrix: Erin J. Laughlin-Karara 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.

SECOND PUBLICATION

Apker, John C., dec'd.

Late of Williamsport.
Administrator C.T.A.: Thomas C. Schnars, 49 Hillcrest Lane, Williamsport, PA 17701.
Attorneys: Anthony J. Grieco, Esquire, Elion & Grieco, P.C., 125 East Third Street, Williamsport, PA 17701.

Dugan, Shirley A., dec'd.

Late of Hughesville.
Executrix: Pamela D. Aderhold, 77 Aderhold Drive, Hughesville, PA 17737.

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

Griffith, Richard A., dec'd.

Late of the Township of Loyalsock.
Executor: Thomas R. Griffith 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.

Kough, Lewis, dec'd.

Late of Williamsport.

Co-Executors: Paul Sell and Melody Sell c/o The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

Attorneys: David M. Roth, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

Krah, Kenneth W., dec'd.

Late of the City of Williamsport.

Executrix: Jacquelyn Shifflet c/o Bradley S. Hillman, Esquire, Casale, Bonner, Hillman & Southard, P.C., 331 Elmira Street, Williamsport, PA 17701.

Attorneys: Bradley S. Hillman, Esquire, Casale, Bonner, Hillman & Southard, P.C., 331 Elmira Street, Williamsport, PA 17701.

Kutz, Penny I., dec'd.

Late of 520 S. Market St., Muncy. Executor: Kevin Kutz, 990 Belgar-den Lane, Pasadena, MD 21122. Attorney: None.

Meixel, Helena M., dec'd.

Late of Montoursville.

Executrix: Linda Vining c/o Perciballi & Williams LLC.

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

Paulhamus, Virginia L., dec'd.

Late of the Borough of Montoursville.

Executor: Ross W. Paulhamus, 1132 Cherry Street, Montoursville, PA 17754.

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

Swartz, Doris E. a/k/a Doris Evelyn Swartz, dec'd.

Late of the Township of Wolf.

Executor: David Swartz, 360 Van Horn Blvd., Muncy, PA 17756.

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

Walter, James M., dec'd.

Late of Williamsport.

Executor: Shawn M. Walter c/o Perciballi & Williams LLC.

Attorneys: Zachary M. DuGan, Esquire, Law Offices of Perciballi & Williams, LLC, 429 Market Street, Williamsport, PA 17701.

Zurinsky, Marie B., dec'd.

Late of Montoursville.

Executrix: Maria V. Zurinsky, 2525 St. Christopher Ave., Apt. 1326, League City, TX 77573.

Attorney: Michael J. Casale, Jr., Esquire, 175 Pine Street, Ste. 106, Williamsport, PA 17701, (570) 601-1298.

THIRD PUBLICATION**Andrews, Wanda J.**, dec'd.

Late of Wolf Township.

Executor: Journey Bank, 2 North Main Street, Muncy, PA 17756.

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

Gehr, Brady T., Sr., dec'd.

Late of Eldred Township.

Executrix: Tammy J. Wheeler.

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

Harris, Erma G., dec'd.

Late of Trout Run.

Executor: Wayne M. Harris, 376 Wyoming Avenue, Wyoming, PA 18644.

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

Keller, Robin, dec'd.

Late of Muncy.
Administrator: Devon Bodnaruk,
1827 Ginnodo St., Philadelphia, PA
19130.
Attorney: None.

**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 November 4, 2025 unless exceptions are filed before 5:00 P.M. on that date.

1. Yost, Ruth E., Estate—Steven M. Winner, Administrator.
2. Mase, Richard D., Life Ins. Trust—Woodlands Bank, Trustee.
David A. Huffman
Register of Wills

O-10, 17, 24, 31

**INTENTION TO
CHANGE NAMES**

In the Court of Common Pleas
of Lycoming County, Pennsylvania

In re: Name Change of
J.L.S.C.

NOTICE IS HEREBY GIVEN that on August 11, 2025, the petition of Lisa Smithgall was filed in the Court of Common Pleas of Lycoming County, Pennsylvania, requesting an order to change the name of J.L.S.C. to J.L.S.

The Court has fixed the day of November 3, 2025, at 10:30 a.m., in Courtroom 2, of the Lycoming County Courthouse, 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.

O-17

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, NOVEMBER 7, 2025 at 10:30 A.M., for the following described real estate to wit:

NO. 21-00781

THE ARCHITECTURAL ART
RECLAMATION FUND, INC.

vs.

AMOMA LLC

PROPERTY ADDRESS: 421 HIGH
STREET, 400 PARK AVENUE, WILLIAM-
SPORT, PA 17701, AND ATTACHED
PARCEL ON ELMIRA STREET.

UPI/TAX PARCEL NUMBER: 72-
002-316/72-002-301.

PARCEL A

All that certain piece, parcel and lot of land, together with the improvements thereon erected consisting of a brick face building, situated in the Twelfth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania known as Tract No. 5 as shown on Survey Plat prepared by Smith, Miller & Associates, Inc., of Kingston, Pennsylvania, Drawing No. SP-1, dated May 29, 1987, bounded and described as follows:

BEGINNING at a point at the intersection of the Northerly right-of-way line of Park Avenue with the Westerly right-of-way line of Elmira Street; (1) thence along the Northerly right-of-way line of Park Avenue North eighty-five (85) degrees, thirty-nine (39) minutes, fifty-five (55) seconds West, a distance of one hundred sixty-six and ninety-two hundredths (165.92) feet to a point; (2) thence along lands now or late of Raymond A. Eck North three (3) degrees, twenty-one (21) minutes, thirty (30) seconds East, a distance of one hundred

thirty-one and twenty-five hundredths (131.25) feet to a point; (3) thence along same South eighty-six (86) degrees, thirty-eight (38) minutes, thirty (30) seconds East, a distance of forty-five (45) feet to a point; (4) thence along same North three (3) degrees, twenty-one (21) minutes, thirty (30) seconds East, a distance of sixty-seven and thirty-seven hundredths (67.37) feet to a point; (5) thence along the Southerly right-of-way line of Bridge Street, South eighty-five (85) degrees, thirty-eight (38) minutes, fifty-five (55) seconds East, a distance of one hundred twenty and fifty-three hundredths (120.53) feet to a point; (6) thence along the Westerly right-of-way line of Elmira Street, South three (3) degrees, fifteen (15) minutes West, a distance of one hundred ninety-nine and thirty-six hundredths (199.36) feet to the place of beginning. Containing a total area of 29,988 square feet of land, more or less, or 0.69 acre.

Together with a private driveway eight (8) feet wide on the Western boundary of said lot, said driveway to be used in common by the owners of the adjoining property for wood and coal, etc.

PARCEL B

All that certain piece, parcel and lot of land, together with the improvement thereon erected consisting of a brick face building and unimproved parking lot, situate in the Twelfth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, known as Tract Nos. 6, 7 and a vacated alley as shown on Survey Plat prepared by Smith, Miller & Associates, Inc., of Kingston, Pennsylvania, Drawing No. SP-1, dated May 29, 1987, bounded and described as follows:

BEGINNING at an old iron rail marking the intersection of the Easterly right-of-way line of Centre Street with the Southerly right-of-way line of High Street; (1) Thence along the Southerly

right-of-way line of High Street South eighty-four (84) degrees, thirty-six (36) minutes, twenty-five (25) seconds East, a distance of one hundred twenty-eight (128) feet to an old iron rail corner; (2) thence along the Westerly side of an alley South five (5) degrees, forty-nine (49) minutes, twenty-five (25) seconds West, a distance of one hundred five (105) feet to a point; (3) thence along the Southerly terminus of the aforementioned alley and following along the rear line of lots owned by others, South eighty-four (84) degrees, thirty-six (36) minutes, twenty-five (5) seconds East, a distance of one hundred sixty-four and six hundredths (164.06) feet to a point; (4) thence continuing along lands of others South three (3) degrees, fifteen (15) minutes West, a distance of thirteen (13) feet to a point; (5) thence along same South eighty-four (84) degrees, thirty-six (36) minutes, twenty-five (25) seconds East, a distance of thirty-eight and seventy-five hundredths (38.75) feet to a point; (6) thence along the Westerly line of lands now or formerly of American Rescue Workers, Inc., South three (3) degrees, fifteen (15) minutes West, a distance of one hundred and seventy-seven hundredths (100.77) feet to a point; (7) thence along the Northerly right-of-way line of Bridge Street North eighty-five (85) degrees, thirty-eight (38) minutes, fifty-five (55) seconds West, a distance of three hundred thirty-six and two hundredths (336.02) feet to a point; (8) thence along the Easterly right-of-way line of Centre Street North five (5) degrees, forty-nine (49) minutes, twenty-five (25) seconds East, a distance of two hundred twenty-four and eighty hundredths (224.80) feet to the place of beginning. Containing a total area of 51,863 square feet of land, more or less, of 1.19 acres.

PARCEL C

All that certain piece, parcel and lot of land, together with the improvements thereon erected consisting of a

two-story structure currently used as a store and an unpaved parking area, situate in the Twelfth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, known as Tract No. 4 as shown on Survey Plat prepared by Smith, Miller & Associates, Inc., of Kingston, Pennsylvania, Drawing No. SP-1, dated May 29, 1987, bounded and described as follows:

BEGINNING at an old concrete monument marking the intersection of the Northerly right-of-way line of Park Avenue with the Easterly right-of-way line of Elmira Street; (1) Thence along the Easterly right-of-way line of Elmira Street North three (3) degrees, fifteen (15) minutes East, a distance of two hundred (200) feet to an old iron pin corner; (2) thence along the Southerly right-of-way line of Bridge Street South eighty-five (85) degrees, thirty-nine (39) minutes, fifty-five (55) seconds East, a distance of seventy-nine (79) feet to an old concrete monument corner; (3) thence along lands now or late of C.A. Schuler and F.J. Schuler, Jr., and lands now or late of F. S. McElhinny, G.L. Tingley, and F.J. Schuler, Jr., South three (3) degrees, fifteen (15) minutes West, a distance of two hundred (200) feet to a point; (4) thence along the Northerly right-of-way line of Park Avenue North eighty-five (85) degrees, thirty-nine (39) minutes, fifty-five (55) seconds West, a distance of seventy-nine (79) feet to the place of beginning. Containing a total area of 15,797 square feet, more or less, or 0.36 acre.

Being Tax Parcels 72-002.0-0316.00-000 (Parcel A), 72-002.0-0301.00-000 (Parcel B), 72-002.0-0100.00-000 (Parcel C).

Being and intending to describe the same premises conveyed to Amoma, LLC from FBTM Properties, LLC, by instrument dated January 29, 2016, and recorded by the Lycoming County Recorder of Deeds on February 16, 2016, in Book 8853 at page 66 (Instrument Number 201600001589).

NO. 22-00314

PHH MORTGAGE CORPORATION
vs.

ANY AND ALL KNOWN AND
UNKNOWN HEIRS, EXECUTORS,
ADMINISTRATORS AND
DEVEISEES OF THE ESTATE OF
SUMMER B. MOORE, DECEASED,
ANY AND ALL KNOWN AND
UNKNOWN HEIRS, EXECUTORS,
ADMINISTRATORS AND
DEVEISEES OF THE ESTATE OF
BRETT A. FREEMAN, DECEASED,
LESLIE BACON, SOLELY IN HER
CAPACITY AS KNOWN HEIR OF
SUMMER B. MOORE, DECEASED,
DANIEL MOORE, SOLELY IN HIS
CAPACITY AS KNOWN HEIR OF
SUMMER B. MOORE, DECEASED
PROPERTY ADDRESS: 1232 ANNE
STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 66-
009-213.

By virtue of Writ of Execution No. _____ U.S. Bank National Association, not in its individual capacity but solely as Trustee for RMTP Trust, Series 2021 Cottage-TT-V v Any and All Known and Unknown Heirs, Executors, Administrators and Devises of the Estate of Summer B. Moore, deceased, Any and All Known and Unknown Heirs, Executors, Administrators and Devises of the Estate of Brett A. Freeman, deceased, Leslie Bacon solely in her capacity as known heir of Summer B. Moore, deceased, Daniel Moore solely in his capacity as known heir of Summer B. Moore, deceased, Summer Moore Docket Number: CV-2022-00314-MF.

Property to be sold is situated in the borough/township of Williamsport, County of Lycoming and State of Pennsylvania.

Commonly known as: 1232 Anne Street, Williamsport, PA 17701.

Parcel Number: 66-009-213.

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

Judgment Amount: \$58,895.21.

Attorneys for the Plaintiff:

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

NO. 25-00256

WELLS FARGO USA
HOLDINGS, LLC

vs.

THOMAS P. BODNAR,
BAMBI L. MCKEE

PROPERTY ADDRESS: 120 EAST
WATER STREET, MUNCY, PA 17756.
UPI/TAX PARCEL NUMBER: 38-
002-843.

ALL that certain piece, parcel and lot of land situate in the Second Ward of the Borough of Muncy. County of Lycoming and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

ON the north by East Water Street; on the east by lot now or formerly of Thomas W. Robb; on the south by an alley; on the west by lot now or formerly of Fiora Buck; having a frontage of fifty (50) feet on East Water Street and extending in depth the same width one hundred eighty (180) feet from East Water Street on the north to the said alley on the south.

BEING the same premises conveyed to Bambi L. McKee by deed of Billie D. McKee and Bambi L. McKee; husband and wife, dated August 23, 1996 and recorded in Lycoming County Deed Book 2668 at page 296.

BEING KNOWN AS: 120 E WATER ST., MUNCY, PA 17756.

PROPERTY ID: 38-0020-0843-000.

TITLE TO SAID PREMISES IS VESTED IN BAMBI L. MCKEE, SINGLE, AND THOMAS P. BODNAR, JR., SINGLE BY DEED FROM BAMBI L. MCKEE, SINGLE, DATED JULY 17, 1998 RECORDED JULY 27, 1998 IN BOOK NO. 3068 PAGE 157.

NO. 25-00696

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

DAKOTA J. CHAMPAIGN,
SIERRA C. YOUNG

PROPERTY ADDRESS: 512 SOUTH
MARKET STREET, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 37-
002-101.

By virtue of a Writ of Execution No.
CV-2025-00696-CV.

Plaintiff: Pennsylvania Housing Fi-
nance Agency vs. Defendant: Dakota J.
Champaign and Sierra C. Young.

Real Estate: 512 South Market
Street, Muncy, PA 17756.

Municipality: First Ward, Borough of
Muncy, Lycoming County, Pennsylvania.

Dimensions: 50 x 252.

Tax I.D. 37-002-101.

Deed Book/Inst#: 2023-00007933.

Improvement thereon: a residential
dwelling house as identified above.

TO BE SOLD AS THE PROPERTY
OF DAKOTA J. CHAMPAIGN AND
SIERRA C. YOUNG ON JUDGMENT
NO. CV-2025-00696-CV.

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

NO. 23-01418

WOODLANDS BANK

vs.

COWDEN REAL ESTATE, LLC,
MATTHEW T. COWDEN

PROPERTY ADDRESS: 715 WEST
SOUTHERN AVENUE, SOUTH WIL-
LIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 26-
330-153.07.

ALL those certain two (2) pieces,
parcels and lots of land situate in the
Borough of South Williamsport, County
of Lycoming and Commonwealth of

Pennsylvania, being more particularly
bounded and described as follows:

PARCEL NO. 1:

BEGINNING at a post, said point
being forty-five (45) feet west of the
southwest comer of Bayard Street
and West Southern Avenue; thence in
a westerly direction along the south
side of West Southern Avenue, ninety
(90) feet to land now or formerly of L.
Bluemle; thence in a southerly direction
and along the western line of the within
described lot, one hundred sixty (160)
feet to the northern side of an alley
running east and west; thence along
the northern side of said alley in an
easterly direction, ninety (90) feet to a
point; thence along the eastern line of
the within described lot, one hundred
sixty (160) feet to the place of beginning.

PARCEL NO. 2:

BEGINNING at a point one hun-
dred thirty-five (135) feet west from
the southwest comer of Bayard Street
and West Southern Avenue; thence in
a southerly direction and along land
now or formerly of Grace L. Kline, one
hundred sixty (160) feet to the north
side of an alley running east and west;
thence along said alley in a westerly di-
rection, forty-five (45) feet to land now
or formerly of John Cleaver; thence in a
northerly direction and along land now
or formerly of said Cleaver, one hun-
dred sixty (160) feet to West Southern
Avenue; thence along West Southern
Avenue in an easterly direction, forty-
five (45) feet to the place of beginning.

BEING the same premises conveyed
unto Cowden Real Estate, LLC, a Penn-
sylvania limited liability company, by
Deed of John J. Agnoni and Patricia A.
Agnoni a/k/a Patricia H. Agnoni, husband
and wife, dated March 11, 2016, and
recorded March 11, 2016, in the Office
of the Recorder of Deeds in and form
Lycoming County, in Deed Book 8870,
Page 276.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel #52-003-265, on the Maps in the Office of the Lycoming County Tax Assessor.

Improvements on the premises include a one story commercial restaurant building being known as 715 West Southern Avenue, South Williamsport, PA 17702.

SEIZED, TAKEN IN EXECUTION, and to be sold as the property of Defendants under a Judgment entered against them in the Court of Common Pleas of Lycoming County filed to Docket No. CV-23-01418.

NO. 23-01416

WOODLANDS BANK

vs.

MATTHEW T. COWDEN

PROPERTY ADDRESS: 2117 WEBB STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 71-002-446.

ALL those two (2) certain pieces, parcels or lots of land situate in the Eleventh Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL NO. 1:

BEGINNING at a post on the south side of Webb Street at the west line of land now or formerly of George Swartz; thence southerly along the line now or formerly of said Swartz lot, one hundred forty-four (144) feet, more or less, to an alley; thence west along the north side of said alley, two hundred (200) feet to a post; thence northerly at right angles to said alley, one hundred fifty (150) feet to Webb Street; thence along the south line of Webb Street, two hundred (200) feet to the place of beginning. Being known as Lot Nos. 97, 98, 99 and 100 on the Plan of what is known as Thompson's Second Addition to the City of Williamsport.

PARCEL NO. 2:

BOUNDED on the north by Webb Street; on the east by an alley; on the south by an alley, and on the west by Lot No. 100 in Thompson's Second Addition to the City of Williamsport. Being forty-three (43) feet in width or frontage on Webb Street and one hundred forty and one-half (140 1/2) feet in length on the east side, fifty-six and one-half (56 1/2) feet in width along the alley in the rear and one hundred forty-five (145) feet along the line of Lot No. 100 aforesaid.

EXCEPTING AND RESERVING THEREFROM all that certain piece, parcel or lot of land situate in the Eleventh Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, conveyed unto Earl E. Herriman and Bernice L. Herriman, his wife, by Deed of Good's City Mills, Inc., dated September 15, 1972, recorded in Lycoming County, Pennsylvania, in Deed Book 623, Page 151, being more particularly bounded and described as follows:

BEGINNING at an iron pin on the south line of Webb Street, said iron pin being one hundred fifty (150) feet easterly from the east line of Howard Street; thence north eighty-one (81) degrees thirty-five (35) minutes east along the south line of Webb Street, a distance of sixty-seven (67) feet to an iron pin; thence south eight (8) degrees twenty-five (25) minutes east along other property of Good's City Mills, Inc., a distance of one hundred fifty (150) feet to an iron pin; thence south eighty-one (81) degrees thirty-five (35) minutes west along the north line of a sixteen foot alley, a distance of sixty-seven (67) feet to an iron pin; thence north eight (8) degrees twenty-five (25) minutes west along the property now or formerly of E. Pfirmann Estate, a distance of one hundred fifty (150) feet to an iron pin, the point and place of beginning.

TOGETHER with the right of use in common with Earl E. Herriman and Bernice L. Herriman, his wife, their successors and assigns, the present railroad siding which serves the premises hereby conveyed and the premises previously conveyed to Herriman referred to above.

UNDER AND SUBJECT to any and all restrictions, covenants and easements which may appear in the chain of title.

BEING the same premises conveyed unto Matthew T. Cowden, single, by Deed of Kenneth L. Frey, Jr., single, dated September 14, 2015 and recorded September 15, 2015 in Lycoming County Record Book 8729, page 170.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel #71-002-446, on the Maps in the Office of the Lycoming County Tax Assessor.

Improvements on the premises include a commercial warehouse building being known as 2117 Webb Street, Williamsport, PA 17701.

SEIZED, TAKEN IN EXECUTION, and to be sold as the property of Defendant under a Judgment entered against him in the Court of Common Pleas of Lycoming County filed to Docket No. CV23-01416.

NO. 23-00700

**GREATER LYCOMING HABITAT
FOR HUMANITY, INC.**

vs.

NICOLE GONZALEZ

PROPERTY ADDRESS: 1610
SCOTT ST., WILLIAMSPORT, PA
17701.

UPI/TAX PARCEL NUMBER: 70-
007-103.D.

Tax Parcel No. 70-007-103.C.
1610 Scott Street, Williamsport,
PA 17701.

ALL that certain tract or parcel of land situate in the City of Williamsport,

County of Lycoming, and Commonwealth of Pennsylvania, identified Parcel No. 1 on the Subdivision on land of Greater Lycoming Habitat for Humanity, Inc., recorded December 13, 2017 in Lycoming County Record Book 9149, page 2600 (Map Book 63, page 508), as described as follows:

BEGINNING at an iron pin, on the northern line of Scott Street, at the intersection of the southeastern corner of land of Redevelopment Authority of the City of Williamsport, known as Tax Parcel No. 70-007-103, and the southwestern corner of the Parcel herein described, said beginning being south seventy-nine (79) degrees eleven (11) minutes twenty-six (26) seconds east, three hundred ninety-five and thirty-eight hundredths (395.38) feet from a point, at the intersection of the northern line of said Scott Street, the eastern line of Oliver Street, and the southwestern corner of said Redevelopment Authority; thence from the said place of beginning, and along the eastern line of land of said Redevelopment Authority, and along the eastern line of land now or formerly of Memorial Homes, LP, known as Tax Parcel No. 70-007-103.A, north ten (10) degrees fifty-seven (57) minutes seven (07) seconds east, passing through an existing iron pin, at a distance of one hundred eighteen and seventy-one hundredths (118.71) feet, for a total distance of one hundred twenty-four and seventy hundredths (124.70) feet, to an existing iron pin, at the intersection of the eastern line of land now or formerly of said Memorial Homes, LP, the southwestern corner of land now or formerly of Carrie A. Kong, known as Tax Parcel No. 70-007-103.B, and the northwestern corner of the Parcel herein described; thence along the southern line of land now or formerly of said Kong, south seventy-nine (79) degrees two (02) minutes fifty-three (53)

seconds east, thirty-four and fourteen hundredths (34.14) feet, to an iron pin, at the intersection of the southern line of land now or formerly of said Kong, the northwestern corner of Parcel No. 2 of this subdivision, and the north-eastern corner of the Parcel herein described; thence along the western line of said Parcel No. 2, south ten (10) degrees fifty-seven (57) minutes seven (07) seconds west, one hundred twenty-four and sixty-one hundredths (124.61) feet, to an iron pin, on the northern line of the aforesaid Scott Street, at the intersection of the southwestern corner of said Parcel No. 2, and the southeastern corner of the Parcel herein described; thence along the northern line of said Scott Street, north seventy-nine (79) degrees eleven (11) minutes twenty-six (26) seconds west, thirty-four and fourteen hundredths (34.14) feet, to an iron pin, the said place of beginning. Containing 4,256 Square Feet.

The improvements thereon erected consist of a one-half double two story dwelling.

FOR identification purposes only, being known as Part of Tax Parcel No. 70-007-103.C in the Office of the Lycoming County Tax Assessor.

SEIZED, TAKEN IN EXECUTION, and to be sold as the property of Defendant under a Judgment entered against him in the Court of Common Pleas of Lycoming County filed to Docket No. CV23-00700.

NO. 25-00152

UMB BANK NATIONAL
ASSOCIATION

vs.

DEWAYNE A. HARRIS,
RHONDA L. HARRIS, UNITED
STATES OF AMERICA
c/o DEPARTMENT OF JUSTICE,
c/o U.S. ATTORNEY FOR THE
MIDDLE DISTRICT

PROPERTY ADDRESS: 1254-1256
PARK AVE., WILLIAMSPORT, PA
17701.

UPI/TAX PARCEL NUMBER: 66-
010-119.

ALL THAT CERTAIN piece, parcel and lot of land situate in the sixth ward of the city of Williamsport, county of Lycoming and commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the north side of park avenue eighty-five (85) feet east of rose street; thence north in a line parallel with rose street, one hundred forty (140) feet to the south side of an alley; thence by the same, east forty (40) feet; thence south in a line parallel with rose street, one hundred forty (140) feet to the north side of park avenue; thence by the same, west forty (40) feet to the point and place of beginning.

BEING known as 1254-1256 Park Avenue, Williamsport, PA 17701.

BEING Tax Parcel #66-010001190-0000.

BEING THE SAME PREMISES which Frances Kay Reamsnyder also known as Frances K. Reamsnyder, widow and single, by Deed dated March 20, 2006, and recorded March 23, 2006, in the office of the Recorder of Deeds in and for Lycoming County, Pennsylvania, at Record Book Volume 5604, page 138, granted and conveyed unto Dewayne A. Harris and Rhonda L. Harris, Husband and Wife, as Tenants by the entireties. Docket No. CV-2025-00152-CV

NO. 25-00290

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

vs.

ELIZABETH HAUBRICK,
KEVIN HAUBRICK
PROPERTY ADDRESS: 1141 ISA-
BELLA ST., WILLIAMSPORT, PA 17701.
UPI/TAX PARCEL NUMBER: 66-
007-313.

By virtue of Writ of Execution No. CV-2025-00290-CV.

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC v. Elizabeth Haubrick and Kevin Haubrick 1141 Isabella St., Williamsport, PA 17701-4628 Tax Parcel No. 66-007-003-130. Improvements thereon consisting of a Residential Real Estate sold to satisfy judgment in the amount of \$127,294.02.

Attorneys for Plaintiff:
STEVEN P. KELLY, ESQ.
STERN & EISENBERG, PC
1581 Main Street, Ste. 200
The Shops at Valley Square
Warrington, PA 18976
Phone: (215) 572-8111

NO. 25-00309

U.S.BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR RCF 2 ACQUISITION TRUST

vs.

JASON C. HULL

PROPERTY ADDRESS: 800 RURAL
AVE., WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 74-
003-300.

ALL that certain piece, parcel and lot of land situate, lying and being in the Fourteenth Ward of the City of Williamsport (formerly Loyalsock Township), County of Lycoming and Commonwealth of Pennsylvania, being known in the Plan of Vallamont as Lot No.1, Block No. 53, bounded and described as follows:

BEGINNING at a point on the Northwest corner of Rural Avenue and Campbell Street; thence Northward along the West line of Campbell Street, one hundred fifty (150) feet to a point; thence Westward along the South line of an alley sixty-eight (68) feet to a point; thence Southward along a line parallel

with the West line of Campbell Street one hundred fifty (150) feet to a point; thence Eastward along the North line of Rural Avenue, sixty-eight (68) feet to the place of beginning.

SUBJECT to the covenants and restrictions which appear in the prior deeds in the chain of title.

BEING KNOWN AS: 800 RURAL
AVE., WILLIAMSPORT, PA 17701.

PROPERTY ID: 74-00300300000000-.

TITLE TO SAID PREMISES IS VESTED IN Jason C. Hull, single BY DEED FROM Thomas C. Montgomery and Judith A. Montgomery, his wife, DATED September 20, 2002 RECORDED September 30, 2002 IN BOOK NO. 4317 PAGE 348

NO. 25-00497

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

RICHARD C. JONES

PROPERTY ADDRESS: 633 FIFTH
AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 66-
002-108.

By virtue of a Writ of Execution No. CV-2025-00497-CV.

Plaintiff: Pennsylvania Housing Finance Agency vs. Defendant: Richard C. Jones.

Real Estate: 633 FIFTH AVENUE,
WILLIAMSPORT, PA 17701.

Municipality: 6th Ward of the City of Williamsport, Lycoming County, Pennsylvania.

Dimensions: 50 x 181.

Tax I.D. 66-002-108.

Deed Book/Inst#: 2014-00008915.

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. 25-00569

CARRINGTON MORTGAGE
SERVICES, LLC

vs.

GALEN M. LUCAS,
HEATHER M. LUCAS

PROPERTY ADDRESS: 107 VALLEY
ROAD, SOUTH WILLIAMSPORT, PA
17702.

UPI/TAX PARCEL NUMBER: 55-
002-404.

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

BEGINNING at the post at the line of the public road leading from Nisbet to Bastress and corner of lands now or formerly of Mrs. R.S. Compton; thence South seventy-eight (78) degrees East, one hundred eighty-two (182) feet to a post at corner of lands now or formerly of Mrs. R.S. Compton and lands now or formerly of Jacob Grieb; thence North nineteen (19) degrees East, sixty-seven (67) feet to a post at corner of said lands now or formerly of Jacob Grieb and lands now or formerly of C. Heively; thence North seventy-eight (78) degrees West, one hundred eighty-two (182) feet to said public road; and thence along line of said public road, South nineteen (19) degrees West, sixty-seven (67) feet to the place of beginning. Containing twelve thousand one hundred ninety-four (12,194) square feet of land, more or less.

TOGETHER with the buildings and improvements thereon erected, more particularly bounded and described according to a survey made by Leigh E. Herman, R.P.E. on September 6, 1958, as follows, to wit:

BEGINNING at an iron pin in the eastern line of Township Route 392, leading from Bastress to Nisbet, said Township Route also being known as

Valley Road, said point of beginning being four hundred eighty-seven and two tenths (487.2) feet south of the southern line of Township Route 5489; thence from the place of beginning and along the southern line of land now or formerly of Clarence Pfirman, South seventy-five (75) degrees thirty-five (35) minutes East, one hundred eighty-two (182) feet to an iron pin in the western line of land now or formerly of Y.J. Rova, thence along the western line of land now or formerly of the said Y. J. Rova, South twenty (20) degrees twenty-five (25) minutes West, sixty-seven (67) feet to an iron pin in the northern line of land now or formerly of Lester Pfirman; thence along the northern line of land now or formerly of the said Lester Pfirman, North seventy-five (75) degrees thirty-five (35) minutes West, one hundred eighty-two (182) feet to a post in the eastern line of the aforesaid Township Route 392, also being known as Valley Road; thence along the eastern line of said road, North twenty (20) degrees twenty-five (25) minutes East, sixty-seven (67) feet to an iron pin, the place of beginning.

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

BEING the same premises granted and conveyed unto Dustin P. Eck and Emily V. Eck, husband and wife, by Deed of Michael A. Long, Single, dated and recorded October 22, 2018 in the Office of the Recorder of Deeds in and for Lycoming County in Record Book 9172, Page 2726.

FOR identification purposes only, being known as all of Tax Parcel No. 55-002-404 in the Office of the Lycoming County Tax Assessor.

ALSO BEING the same premises granted and conveyed unto Galen M. Lucas and Heather M. Lucas, husband

and wife, by Deed of Dustin P. Eck and Emily V. Eck, husband and wife, dated March 19, 2020 and recorded March 20, 2020 in the Office for the Recorder of Deeds in and for Lycoming County in Record Book 9210, Page 1357.

BEING known as 107 Valley Road, Williamsport, PA 17702.

NO. 24-01074

U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION NOT
IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS INDENTURE TRUSTEE
OF CIM TRUST 2023-R4

vs.

DEBRA MALLOTT a/k/a
DEBRA PARKER, SOLELY IN HER
CAPACITY AS KNOWN HEIR FOR
LOUIS J MALLOTT SR, DECEASED,
JENNIFER J. MALLOTT, UNKNOWN
HEIRS OF LOUIS J. MALLOTT, SR.

PROPERTY ADDRESS: 2020 LIN-
COLN STREET, WILLIAMSPORT, PA
17701.

UPI/TAX PARCEL NUMBER: 71-
002-618.

By virtue of Writ of Execution No.
CV-2024-01074-CV.

U.S. Bank Trust Company, National Association not in its individual capacity but solely as Indenture Trustee of CIM Trust 2023-R4 v. Debra Mallott a/k/a Debra Parker, solely in her capacity as known Heir for Louis J. Mallott Sr, deceased and Jennifer J. Mallott a/k/a Jennifer Mallott and The Unknown Heirs of Louis J. Mallott, Sr., 2020 Lincoln Street, Williamsport, PA 17701 Tax Parcel No. 7100200618. Improvements thereon consisting of a Residential Real Estate sold to satisfy judgment in the amount of \$49,492.25.

NO. 24-01302

JANET L. WOLYNYEC, SUCCESSOR
IN INTEREST TO FRANK
WOLYNYEC, JR.

vs.

DONOVAN WAYNE POPKIN
PROPERTY ADDRESS: 360 FISHER
STREET, SOUTH WILLIAMSPORT,
PA 17702.

UPI/TAX PARCEL NUMBER: 53-
001-201.

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

BEGINNING at a point on the west side of Fisher Street, fifty (50) feet north of Bald Eagle Avenue; thence north along the west side of Fisher Street, fifty (50) feet; thence west and parallel with Southern Avenue, one hundred forty-seven and thirteen hundredths (147.13) feet to line of land now or formerly of Plankenhorn; thence now or formerly along Plankenhorn's line, south fifty (50) feet to line of land now or formerly of Dr. George L. Schneider, thence east and parallel with Southern Avenue, one hundred forty-seven and thirteen hundredths (147.13) feet to the place of beginning; and being known as No. 360-362 Fisher Street.

SUBJECT to a right of way as contained in an Agreement recorded in Lycoming County Deed Book 514, page 668, which Agreement extinguishes all previous rights of way and conveys one (1) fifteen (15) foot right of way on the western end of the property hereby conveyed, which is shown on the Plan as contained in the above recited Agreement.

Residential Units within the Borough of South Williamsport which are occupied other than by the owner thereof are subject to the inspection requirements of the South Williamsport Borough Code.

BEING the same premises granted and conveyed unto Donovan W. Popkin, single, by Betty L. Steinbacher, single, by Deed intended to be herewith recorded.

FOR identification purposes only, being known as all of Tax Parcel No. 53-1-201 in the Office of the Lycoming County Tax Assessor.

TOGETHER with any and all buildings, and appurtenances thereon, if any, with an address of 360-362 Fisher Street, South Williamsport, Pennsylvania. Improvements on the premises include, but are not limited to, a three story residential building being known as 360-362 Fisher Street, South Williamsport, PA 17702.

NO. 25-00252

JOURNEY BANK f/k/a THE MUNCY BANK AND TRUST COMPANY

vs.

DEAN A. REEDER

PROPERTY ADDRESS: 516 VINE STREET, MONTOURSVILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 34-01-115, 34A-003-205.

PROPERTY ADDRESSES: 437 Church Alley, Montoursville, PA 17754, 436 Broad Street, Montoursville, PA 17754 and 516 Vine Street, Montoursville, PA 17754.

UPI/TAX PARCEL NUMBER(S): 34-01-115 AND 34A-003-205.

DOCKET NUMBER: 25-00252.

Parcel Number 34-01-115.

Assessed Addresses: 437 Church Alley and 436 Broad Street.

ALL those two (2) certain pieces, parcels and lots of land situate in the Borough of Montoursville, County of Lycoming, and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL NO. 1

BEGINNING at a point in the southeasterly line of land now or formerly of Christine C. Hayes and the westerly line of land now or formerly of Madeline E. Whitelock; thence in a southerly direction along the western line of land now or formerly of said

Madeline E. Whitelock, seventy (70) feet to the northerly line of an alley (known as Church Alley) running in an easterly and westerly direction and parallel with Broad Street; thence in a westerly direction along the northerly line of said alley, twenty-nine (29) feet, six (6) inches to a point; thence in a northerly direction and parallel with the western line of land now or formerly of said Madeline E. Whitelock, seventy (70) feet to the southerly line of land now or formerly of Christine C. Hayes; and thence in an easterly direction and in a line parallel with Broad Street, twenty-nine (29) feet, six (6) inches to the point and place of beginning.

BEING the same premises conveyed to Dean A. Reeder by deed from Christine C. Hayes and Michael J. Hayes, her husband, dated February 5, 2007, and recorded February 13, 2007, in Lycoming County Deed Book 5926, page 30.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS TAX PARCEL NO. 34-1-115 IN THE OFFICE OF THE LYCOMING COUNTY TAX ASSESSOR.

SUBJECT to any restrictions, easements, and/or adverbs that pertain to this property.

PARCEL NO. 2

BEGINNING at a point on the southerly line of Broad Street and on the westerly line of lot of land now or formerly of Madeline E. Whitelock, said point of beginning also being twenty (20) feet, six (6) inches west of the northwest corner of land now or formerly of Charles A. Konkle; thence in a southerly direction along the westerly line of land now or formerly of Madeline E. Whitelock, one hundred ten (110) feet to the northeasterly corner of land now or formerly of Clifford Casselberry; thence in a westerly direction along the same and in a line parallel with Broad Street, twenty-nine (29) feet, six (6) inches to

a point; thence in a northerly direction and in a line parallel with the easterly line hereof, one hundred ten (110) feet to the southerly line of Broad Street; thence in an easterly direction along the southerly line of Broad Street, twenty-nine (29) feet, six (6) inches to the point and place of beginning.

BEING the same premises conveyed to Dean A. Reeder by deed from Christine C. Hayes and Michael J. Hayes, her husband, dated February 5, 2007, and recorded February 13, 2007, in Lycoming County Deed Book 5926, page 30.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS TAX PARCEL NO. 34-1-115 IN THE OFFICE OF THE LYCOMING COUNTY TAX ASSESSOR.

SUBJECT to any restrictions, easements, and/or adverbs that pertain to this property.

Parcel number 34A-003-205.

Assessed Address: 516 Vine Street

ALL that certain lot of land situate in the Second Ward of the Borough of Montoursville, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the East side of Vine Street, said point being two hundred eighteen (218.00) feet Northerly from the North side of Weldon Street and being at the point where the North side of an eighteen (18) foot alley intersects the East side of Vine Street; thence Northerly along the East side of said Vine Street, fifty (50.00) feet to a point; thence Easterly at right angles with said Vine Street, two hundred (200.00) feet to an alley; thence Southerly along the West side of said alley and parallel with Vine Street, fifty (50.00) feet to an alley; thence Westerly along the North side of said alley, two hundred (200.00) feet to the East side of Vine Street, the point and place of beginning.

BEING the same premises conveyed to Dean A. Reeder by deed from Donna M. Barto, dated March 5, 2018, and recorded March 7, 2018, in Lycoming County Deed Book 9155, Page 371.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS TAX PARCEL NUMBER 34A-003-205 IN THE OFFICE OF THE LYCOMING COUNTY ASSESSOR.

SUBJECT to any restrictions, easements, and/or adverbs that pertain to this property.

JOURNEY BANK f/k/a THE MUNICIPAL BANK AND TRUST COMPANY vs. DEAN A REEDER.

PROPERTY ADDRESS: 437 CHURCH ALLEY, MONTOURSVILLE, PA 17754.

NO. 24-00723

DEUTSCHE BANK TRUST
COMPANY AMERICAS AS
INDENTURE TRUSTEE FOR THE
REGISTERED HOLDERS OF SAXON
ASSET SECURITIES TRUST 2006-3
MORTGAGE LOAN ASSET-BACKED
NOTES, SERIES 2006-3

vs.

JOHN REITENBACH,
COLIN P. HARTMAN
PROPERTY ADDRESS: 346 LOUISA
STREET, WILLIAMSPORT, PA 17701.
UPI/TAX PARCEL NUMBER: 72-
001-103.A.

By virtue of Writ of Execution No. CV-2024-00723.

Deutsche Bank Trust Company Americas as Indenture Trustee for the registered holders of Saxon Asset Securities Trust 2006-3 Mortgage Loan Asset Backed Notes, Series 2006-3 v. Colin P. Hartman 346 Louisa Street, Williamsport, PA 17701.

Tax Parcel No. 72-1-103.A. Improvements thereon consisting of a Residential Real Estate sold to satisfy judgment in the amount of \$47,193.00.

Attorneys for Plaintiff:
 STEVEN P. KELLY, ESQ.
 STERN & EISENBERG, PC
 1581 Main Street, Ste. 200
 The Shops at Valley Square
 Warrington, PA 18976
 Phone: (215) 572-8111

NO. 25-00567

NATIONSTAR MORTGAGE LLC

vs.

TYLER S. ROY, UNITED STATES
 OF AMERICA, ACTING THROUGH
 THE RURAL HOUSING SERVICE
 USDA, ATTORNEY GENERAL
 OF THE UNITED STATES, U.S.
 DEPARTMENT OF JUSTICE
 PROPERTY ADDRESS: 324 BRUCE
 ROAD, COGAN STATION, PA 17728.
 UPI/TAX PARCEL NUMBER: 01-
 307-114.B.

By virtue of a Writ of Execution
 Case Number CV-2025-00567-CV.

Nationstar Mortgage, LLC v. Tyler
 S. Roy, The United States of America,
 Acting through the rural housing service
 USDA.

Property Being Known As: 324
 Bruce Road, Cogan Station, PA 17728.

Tax ID/Parcel No: 01-307.0-0144.B.

Improvements thereon: Single-
 Family Residential Dwelling.

Judgment Amount: \$179,997.28.

Attorney for Plaintiff:

McCalla Raymer Leibert Pierce, LLP
 485F Route 1 South, Suite 300
 Iselin, NJ 08830-3072

NO. 24-00143

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

vs.

BARBARA A RUSSELL, AS
 SURVING HEIR OF ROBERT W.
 RUSSELL, DECEASED, UNKNOWN

SURVIVING HEIRS
 OF ROBERT W RUSSELL,
 DECEASED
 PROPERTY ADDRESS: 330 WIN-
 TERS LANE, MONTOURSVILLE, PA
 17754.

UPI/TAX PARCEL NUMBER: 34-
 005-301.

By virtue of a Writ of Execution No.
 CV24-00143.

U.S. Bank Trust National Associa-
 tion, not in its Individual Capacity but
 Solely as Owner Trustee for RCF 2
 Acquisition Trust v. Barbara A. Russell,
 as surviving Heir of Robert W. Rus-
 sell Deceased and Unknown Surviving
 Heirs of Robert W. Russell, Deceased
 owner(s) of property situate in the
 Borough of Montoursville, Lycoming
 County, Pennsylvania, being 330 Win-
 ters Lane, Montoursville, PA 17754.

Parcel No. 34-0050030100000.

(Acreage or street address)

Improvements thereon: RESIDEN-
 TIAL DWELLING.

Judgment Amount: \$36,661.23.

NO. 23-00597

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, *c/o*
 SELENE FINANCE LP

vs.

TIMOTHY A. SCOTT *a/k/a* TIMOTY
 A SCOTT, NICO SCOTT
 PROPERTY ADDRESS: 510 DYLAN
 DRIVE, COGAN STATION, PA 17728.
 UPI/TAX PARCEL NUMBER: 15-
 269-134.C.

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

BEING KNOWN AS: 510 DYLAN DR., COGAN STATION, PA 17728.

BEING PARCEL NUMBER: 15-26900134C-000-.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

NO. 25-00650

CARRINGTON MORTGAGE SERVICES, LLC

vs.

MICHAEL SHEILDS,
FELICIA SHEILDS

PROPERTY ADDRESS: 700 MAIN STREET, SOUTH WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 51-004-564.

By virtue of a Writ of Execution No. CV-2025-00650-CV.

Carrington Mortgage Services, LLC v. Michael Sheilds, Felicia Sheilds.

All that certain piece, parcel or lot of land situate in the First Ward of the Borough of South Williamsport County of Lycoming and Commonwealth of Pennsylvania.

Parcel No.: 51-0040056400000.

Property Address: 700 Main Street South Williamsport, PA 17702.

Improvements thereon: Single-Family Residential Dwelling.

Judgment Amount: \$187,203.82.

Attorney for Plaintiff:

McCalla Raymer Leibert Pierce, LLP
485F Route 1 South, Suite 300
Iselin, NJ 08830-3072

NO. 24-00620

PENNYMAC LOAN SERVICES LLC

vs.

WILLIAM T. SMITH

PROPERTY ADDRESS: 329 NORTH MAIN STREET, PICTURES ROCKS, PA 17762.

UPI/TAX PARCEL NUMBER: 46-003-210.

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Picture Rocks, County of Lycoming and Commonwealth of Pennsylvania.

TAX PARCEL NO: 46-003-210.

PROPERTY ADDRESS: 329 North Main Street, Picture Rocks, PA 17762 a/k/a 329 North Main Street PR, Hughesville, PA 17762.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: William T. Smith.

ATTORNEY'S NAME:

POWERS KIRN, LLC

NO. NO. 25-00253

WELLS FARGO BANK, N.A.

vs.

DAWN M. TROJAN

PROPERTY ADDRESS: 2809 COCHRAN AVENUE, SOUTH WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 10-001-501.

By virtue of a Writ of Execution No. CV-2025-00253-CV.

WELLS FARGO BANK, N.A. v. DAWN M. TROJAN a/k/a DAWN TROJAN owner(s) of property situate in the BOROUGH OF DUBOISTOWN, LYCOMING County, Pennsylvania, being 2809 COCHRAN AVENUE, SOUTH WILLIAMSPORT, PA 17702.

Tax ID No. 10-0010050100000 a/k/a 10-001.0-0501.00-000.

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$70,787.81.

Attorneys for Plaintiff

BROCK & SCOTT, PLLC

NO. 23-00781

CARRINGTON MORTGAGE SERVICES, LLC

vs.

DANIEL CHARLES WALZ,
AMY L. WALZ

PROPERTY ADDRESS: 843 CENTER STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 72-003-110.

ALL THAT CERTAIN lot, tract, piece and parcel of land with the mesuages and appurtenances thereunto belonging, situate in the Twelfth Ward (formerly the Fourth Ward) of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to wit;

BEGINNING at the southwest corner of Center Street and Rural Avenue; thence westwardly along said Rural Avenue, seventy-nine and eight-tenths (79.8) feet to an alley; thence southwardly along said alley, thirty-two (32) feet, more or less, to other land now or formerly of John P. Smith; thence eastwardly along the land now or formerly of the said John P. Smith in a line parallel with Rural Avenue, seventy-nine and eight-tenths (79.8) feet to said Center Street; thence northwardly along said Center Street, thirty-two (32) feet, more or less, to corner and place of BEGINNING.

BEING the same premises granted and conveyed unto Daniel Charles Walz and Amy L. Walz, his wife, by

Deed of Thomas D. Dieffenbach and Anna Y. Dieffenbach, his wife, dated and intended to be herewith recorded.

FOR identification purposes only, being known as Tax Parcel No. 72-003-110 in the Office of the Lycoming County Tax Assessor.

Being known as 843 Center Street, Williamsport, PA 17701.

BEING THE SAME PREMISES which GRANTORS Thomas D. Dieffenbach and Anna Y. Diffenbach, by Deed dated June 9, 2020 and recorded July 13, 2020 in the Office of the Recorder of Deeds in and for the County of Lycoming, Pennsylvania in Book 9218, Page 2858, Instrument No. 202000007417 granted and conveyed unto Daniel Charles Walz and Amy L. Walz in fee.

Take notice that a schedule of proposed distribution of the proceeds of the above sale will be on file in the Prothonotary of Lycoming County, Pennsylvania, on November 17, 2025 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

Oct. 17, 24, 31



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, October 20, 2025**