

# LYCOMING REPORTER

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January 13, 2023

No. 2

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## LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY  
LYCOMING LAW ASSOCIATION

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

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**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](http://www.lycolaw.org).

- 1/18/2023** – **Community Outreach & Activities Committee Meeting.** Regular meeting. **Time:** 12:00 PM to 1:00 PM.
- 1/19/2023** – **Young Lawyers Division Meeting.** Meeting of the LLA's Young Lawyer's Division. **Time:** 5:15 PM.
- 1/25/2023** – **Lycoming Law Association Foundation Meeting.** Quarterly LLA Meeting. **Time:** 12:00 PM to 1:00 PM.

## UPCOMING LYCOMING COUNTY CLE OPPORTUNITY

- 3/15/2023** – **Eat & Earn—Specific Topic TBA:** *Speaker: Hon. Marc F. Lovecchio, retired.* **Time:** 12:00 PM to 1:00 PM.

## When You Need:

- Social Media Searches
- Scene/Vehicle Photos
- Motor Vehicle Searches
- Asset Searches
- Surveillance
- Process/Courier Services

- Background Checks
- Employee Terminations
- Pre-Employment Searches
- Witness Statements
- Litigation Support
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- Record Searches/Procurement
- Mobile Notary *(in some locations)*
- Skip Tracing
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The full text of the following Lycoming County Court opinions is reported at [www.lycolaw.org/cases/search.asp](http://www.lycolaw.org/cases/search.asp)

- ▶ **Dodson vs. UPMC** (01/09/2023)—Judge Eric R. Linhardt  
Civil: Motions for summary judgment; standards applicable to medical malpractice claim; necessity of medical expert opinion to demonstrate elements of cause of action; difference between opinion sufficient to support a certificate of merit and that necessary to withstand summary judgment; sufficiency of evidence that any particular doctor or health care provider caused harm or how that harm arose. (dodson010923Li) (Posted: January 10, 2023)
- ▶ **Commonwealth vs. Butler** (01/09/2023)—Judge Nancy L. Butts  
Criminal: Habeas corpus petition; prima facie case of endangering welfare of children; knowledge of homeowner that children in his household were being mistreated; sufficiency of evidence of obstruction where investigators were misdirected about the whereabouts of missing children. (Butler1923b) (Posted: January 10, 2023)
- ▶ **Commonwealth vs. Moore** (01/06/2023)—Judge Nancy L. Butts  
Criminal: Motion to dismiss pursuant to Rule 600; Commonwealth burden to prove that it acted with due diligence; calculation of excludable delay. (Moore010623bt) (Posted: January 8, 2023)
- ▶ **AH & DH Adoptions** (12/13/2022)—Judge Ryan M. Tira  
Adoption: Petition for involuntary termination of parental rights; parent demonstrates settled purpose to relinquish parental claim to child or fails to perform parental duties for at least six months; parent showing, at most, a passive interest in children; no existing bond. (AdoptionAHandDH121322t) (Posted: January 3, 2023)
- ▶ **Commonwealth vs. Mincey** (12/07/2022)—Judge Nancy L. Butts  
Criminal: Motion for reconsideration of denial of Post Conviction Relief Act petition; jurisdiction of the court; timeliness of attempt to assert the newly-discovered evidence exception, where the evidence should have or was previously known; attempt to assert newly-recognized constitutional right exception where case cited does not establish such a right and the case is not to be applied retroactively; previously litigated issues. (Mincy12722b) (Posted: January 2, 2023)

- ▶ **Benson Estate (12/30/2022)**—Judge Eric R. Linhardt  
Wills and Estates: Non-jury trial; petition to return assets to estate; application of the Dead Man’s Act; voidable transfers under the Uniform Act; sufficiency of evidence of decedent’s acts to effectuate his intent to transfer assets prior to death. (Benson123022Li) (Posted: December 30, 2022)
- ▶ **Stonekey Realty, LLC vs. Cook (12/12/2022)**—Judge Eric R. Linhardt  
Civil: Motion to vacate stay of eviction and dismiss appeal; lack of service of the appeal notice; attempted service after filing of motion to dismiss appeal; good cause shown for reinstatement of appeal from MDJ decision. (Stonekey121222Li) (Posted: December 29, 2022)
- ▶ **Morgenfruh vs. Deremer, Paulhamus, Wagner and Nolan (12/28/2022)**—Judge Eric R. Linhardt  
Civil: Preliminary objections; mandamus action to compel issuance of sewage system permit; compliance with unappealed zoning hearing board decision; failure to exhaust statutory remedies; futility of appeal. (Morgenfruh122822Li) (Posted: December 29, 2022)

Please note that the staff at the Register and Recorder’s Office is undertaking additional training.

This may result in longer transaction time in the office. Thank you for your anticipated patience.

Dave Huffman  
Register and Recorder  
J-13, 20, 27

## 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

**Fetter, James R.,** dec'd.

Late of Williamsport.

Executor: Jason Fetter, 5820 Susquehanna Trail, Turbotville, PA 17772.

Attorney: None.

**Heverly, Robert Byron, Jr. a/k/a**

**Robert B. Heverly, Jr.,** dec'd.

Late of Jersey Shore.

Executrix: Beth Amundson, P.O. Box 673, Jersey Shore, PA 17740.

Attorney: None.

**Kuzio, Jeffrey A.,** dec'd.

Late of Trout Run.

Executor: Tyler J. Bebble 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.

**Losell, Yvonne J.,** dec'd.

Late of the City of Williamsport.

Administrator: James Losell, Jr., 44 Grandview Road, Williamsport, PA 17701.

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

**Mann, Willis J.,** dec'd.

Late of Lock Haven.

Executor: Jason S. Mann c/o Bret J. Southard, Esquire, Casale, Bonner, Hillman & Southard, P.C., 331 Elmira Street, Williamsport, PA 17701.

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

**Minier, Harold H.,** dec'd.

Late of Mill Creek Township.

Administrator: Mary D. Frey, 604 Wilson Street, Williamsport, PA 17701.

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

**Pittenger, Doris Mae a/k/a Doris M. Pittenger,** dec'd.

Late of Eldred Township.

Executor: John D. Pittenger 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.

**Smith, Barbara A.,** dec'd.

Late of the Township of Loyalsock.

Executors: Paula Lilley and William Smith, Jr.

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

### SECOND PUBLICATION

**Berfield, Bessie M.,** dec'd.

Late of Jersey Shore.

Executor: Robert R. Garis, 15120 Spanish Point Drive, Port Charlotte, FL 33981.

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

**Hess, Ronald L.,** dec'd.

Late of Montoursville.  
Executrix: Sylvia J. Hess, 341 Cedarwood Drive, Montoursville, PA 17754.

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

**Hudson, Donald L., Sr.,** dec'd.

Late of Jersey Shore.  
Administrator: Donald L. Hudson, Jr., 422 Dunkard Church Road, Cogan Station, PA 17728.

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

**McCarty, Ray E.,** dec'd.

Late of Muncy.  
Co-Executrices: Joyce L. Sivak, 9890 Susquehanna Trail, Muncy, PA 17756 and Janet M. McCarty, 1679 Murry Rd., Muncy, PA 17756.

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

**Mosteller, Richard P.,** dec'd.

Late of 337 Winthrop Street, South Williamsport.

Executor: Richard Brian Mosteller c/o G. Scott Gardner, Esquire, 1000 Commerce Park Drive, Suite 310-B, Williamsport, PA 17701.

Attorney: G. Scott Gardner, Esquire, 1000 Commerce Park Drive, Suite 310-B, Williamsport, PA 17701, (570) 971-0090.

**Smith, Richard Alan,** dec'd.

Late of 308 Charles Road, Muncy.  
Executor: Ephrata National Bank, P.O. Box 238, Ephrata, PA 17522.

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

**Wolfe, Charles E.,** dec'd.

Late of Cedar Run.  
Executor: Gregory F. Wolfe, 2135 Bernays Drive, York, PA 17404.

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

**THIRD PUBLICATION**

**Lecce, Shirley M.,** dec'd.

Late of Montoursville.  
Executrix: Gail M. Lecce, 609 N. Wakefield Street, Arlington, VA 22203.

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

**Shoemaker, Susan G.,** dec'd.

Late of Jersey Shore.  
Administratrix: Tonya Shoemaker c/o Marc S. Drier, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740.

Attorney: Marc S. Drier, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740.

**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 7, 2023 unless exceptions are filed before 5:00 P.M. on that date.

1. Mundrick, Robert L., Estate—  
Paulhamus, Donna J., Executrix.

2. Berger, Gary W., Trust, Estate—  
Muncy Bank and Trust Co., Trustee.  
David A. Huffman  
Register of Wills

J-6, 13, 20, 27

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### FILING ARTICLES OF INCORPORATION

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NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania on January 6, 2023 for the purpose of forming a nonprofit corporation under the Commonwealth of Pennsylvania's Nonprofit Corporation Law of 1988, as amended, 15 Pa. C.S.A. §§5101-6146. The name of the nonprofit corporation is:

#### LIL' CITY BIG DREAMS

The purpose of Lil' City Big Dreams is to provide a charitable youth program that provides instruction to the youth through sports in various leagues, camps, clinics, clubs, etc.

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### REGISTRATION OF FICTITIOUS NAME

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NOTICE IS HEREBY GIVEN, pursuant to Section 311 of Act 1982-295 (54 Pa. C.S. §311), there was filed in the Office of the Secretary of the Commonwealth of Pennsylvania, on January 5, 2023, a certificate for the conduct of business in Lycoming County, Pennsylvania, under the assumed or fictitious name, style or designation of:

#### DAVE'S PRO AUTO SERVICE

with its principal place of business at: 224 S. Market Street, Williamsport, PA 17702.

The name and address of the entity owning and interested in the aforemen-

tioned fictitious name and business are: DPA Service Center, LLC, 3014 Blockhouse Rd., Liberty, PA 16930.

McNERNEY PAGE VANDERLIN  
& HALL  
433 Market Street  
Williamsport, PA 17701

J-13

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### FILING OF CERTIFICATE OF ORGANIZATION OF LLC

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NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania on October 24, 2022, for the purpose of obtaining a Certificate of Organization for a domestic business corporation, organized under the Business Corporation Law of the Commonwealth of Pennsylvania, approved December 21, 1988 (P.L. 1444, No. 177) and its amendments and supplements. The name of the limited liability company is:

#### PERMANENT PRANA, LLC

whose registered office is located at: 252 Crawford Alley, Montoursville, PA 17754.

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

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**INTENTION TO  
CHANGE NAME**

In the Court of Common Pleas of  
Lycoming County, Pennsylvania

No. 2022-6830

**PETITION FOR ADOPTION AND  
INTENTION TO  
CHANGE NAME**

In re: Adoption and Name Change of  
Cheyenne Catherine Clark, an adult

NOTICE IS HEREBY GIVEN that on  
October 20, 2022, a Petition was filed  
in the above-named Court, praying for  
a decree in adoption and changing the  
name of Cheyenne Catherine Clark to  
Cheyenne Catherine Kramer.

The Court has fixed March 20, 2023  
at 4:00 p.m. in Courtroom number 3  
of the Lycoming County Courthouse,  
48 West Third Street, Williamsport,  
Pennsylvania 17701 as the time and  
place for the hearing on said petition,  
when and where all persons interested  
may appear and show cause, if any they  
have, why the prayer of the petitioner  
should not be granted.

J-13

**SHERIFF'S SALE**

By virtue of Writs of Execution issued out of the Court of Common Pleas of Lycoming County, and directed to me, there will be a public sale at 330 Pine Street, Williamsport, PA 17701, on Friday, February 3, 2023 at 10:30 A.M., for the following described real estate to wit:

**NO. 22-533**

PNC BANK NATIONAL  
ASSOCIATION

vs.

CHARLES S. BEST,  
STEPHANIE L. BEST

PROPERTY ADDRESS: 1516 LOCUST STREET, WILLIAMSPORT, PA 17701-2027.

UPI/TAX PARCEL NUMBER: 74-012-510.

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

Parcel No.: 74-0120051000000-.

BEING known and numbered as: 1516 Locust Street, Williamsport, PA 17701.

Being the same property conveyed to Charles S. Best and Stephanie L. Best, his wife who acquired title, as tenants by the entirety, by virtue of a deed from Gail R. Simon and Roger M. Simon, Co-Executors of the Estate of Edith L. Schneider, f/k/a Edith L. Meltzer, deceased and Co-Trustees of the Trust Agreement of August 2, 1984 established by Edith L. Schneider, dated August 20, 2003, recorded August 25, 2003, at Book 4698, Page 224, Office of the Recorder of Deeds, Lycoming County, Pennsylvania.

**NO. 22-336**

LAKEVIEW LOAN SERVICING, LLC

vs.

MATTHEW BREWER,  
KAYTIE L. HELSEL-BREWER

PROPERTY ADDRESS: 218 CALVERT STREET, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 20-002-419.

DOCKET# CV-2022-00336.

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 218 Calvert Street, Jersey Shore, PA 17740

SOLD as the property of MATTHEW M. BREWER and KAYTIE L. HELSEL-BREWER.

TAX PARCEL #20.002.0-0419.00-000.

KML LAW GROUP, P.C.

**NO. 19-1325**

WELLS FARGO BANK, N.A.

vs.

LORI A. COLEMAN,  
ROBERT G. McCLOSKEY  
PROPERTY ADDRESS: 155 APSEN LANE, TROUT RUN, PA 17771-9245.  
UPI/TAX PARCEL NUMBER: 08-226-121.C.

By virtue of a Writ of Execution No. 19-1325.

WELLS FARGO BANK, NA vs. ROBERT G. McCLOSKEY; LORI A. COLEMAN owner(s) of property situate in the TOWNSHIP OF COGAN HOUSE, LYCOMING County, Pennsylvania, being 155 ASPEN LANE, TROUT RUN, PA 17771.

Tax ID No. 8-226-121.C.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$91,479.84.  
BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

**NO. 19-1879**

NAVY FEDERAL CU

vs.

KENNETH DYER a/k/a  
KENNETH J. DYER, SHEKETH DYER  
PROPERTY ADDRESS: 210 WEST HOUSTON AVE., MONTGOMERY, PA 17752.

UPI/TAX PARCEL NUMBER: 07-412-103.A.

All that certain piece or parcel or Tract of land situate in the TOWNSHIP OF CLINTON, Lycoming County, Pennsylvania, and being known as 210 West Houston Avenue, Montgomery, Pennsylvania 17752.

TAX MAP AND PARCEL NUMBER: 07-412-103.A.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$215,701.68.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Kenneth Dyer a/k/a Kenneth J. Dyer and Sheketh Dyer.

McCABE, WEISBERG & CONWAY, LLC

123 South Broad Street  
Suite 1400  
Philadelphia, PA 19109

**NO. 22-00438**

WOODLANDS BANK

vs.

DANIEL E. FOULKROD, JR.,  
KNOWN SURVIVING HEIR OF  
DANIEL E. FOULKROD, EVAN A.  
FOULKROD, KNOWN SURVIVING  
HEIR OF DANIEL E. FOULKROD,  
FELECIA M. FOULKROD, KNOWN  
SURVIVING HEIR OF DANIEL  
E. FOULKROD, PATRICA A.  
CACCIA, KNOWN SURVIVING  
HEIR OF DANIEL E. FOULKROD,  
EDWARD A. FOULKROD, KNOWN  
SURVIVING HEIR OF DANIEL  
E. FOULKROD, STEPHEN R.  
FOULKROD, KNOWN SURVIVING  
HEIR OF DANIEL E. FOULKROD,  
KENNETH L. FOULKROD,  
KNOWN SURVIVING HEIR OF  
DANIEL E. FOULKROD, KELLY L.  
WINNER, KNOWN SURVIVING  
HEIR OF DANIEL E. FOULKROD,  
UNKNOWN SURVIVING HEIRS  
OF DANIEL E. FOULKROD  
PROPERTY ADDRESS: 344 WEST  
SOUTHERN AVENUE, SOUTH WIL-  
LIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 52-001-358.

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

BEGINNING at a point in the northern line of West Southern Avenue, said point being north seventy-two (72) degrees east, forty-five (45) feet from the dividing line now or formerly of Rev. C. F. Heim and Mrs. Beryl Deneil; thence along the east line of land now or formerly of the said Mrs. Deneil, north eighteen (18) degrees west, one hundred forty (140) feet to the southern line of the right-of-way of the Pennsylvania Railroad; thence along same north seventy-two (72) degrees east, twenty-two and five tenths (22.5) feet to a point; thence along land now or formerly of Harry A. Rhian, Jr. and wife, south eighteen (18) degrees east, one hundred forty (140) feet, the same being also through the center wall of a brick dwelling house thereon to the northern line of West Southern Avenue aforesaid; thence along the same south seventy-two (72) degrees west, twenty-two and five tenths (22.5) to the point or place of beginning.

BEING the same premises granted and conveyed unto Daniel E. Foulkrod, Sr., by deed of Citibank, N.A., as Trustee for the Registered Holders of Bear Stearns Asset Back Securities I Trust 2005-CL1, Asset-Backed Certificates, Series 2005-CL1, by its Attorney-in-fact Ocwen Loan Servicing LLC f/k/a Ocwen Federal Bank FSB, said deed dated September 22, 2008 and recorded October 13, 2008 in Lycoming County record Book 6480, page 204.

FOR identification purposes only, being known as all of Tax Parcel No. 52-001-358 in the office of the Lycoming County Tax Assessor.

Improvements on the premises include a two-story one-half of duplex and being known as 344 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 22-00438.

**NO. 18-0656**

M&T BANK

vs.

WILLIAM H. GREEN, JR.

PROPERTY ADDRESS: 201 HEMLOCK ROAD, UNITYVILLE, PA 17774.

UPI/TAX PARCEL NUMBER: 13-336-105.H.

DOCKET# 18-0656.

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 201 Hemlock Road, Unityville, PA 17774.

SOLD as the property of WILLIAM H. GREEN, JR.

TAX PARCEL #13-336-105H.

KML LAW GROUP, P.C.

**NO. 19-1936**

US BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST

vs.

CONNIE H. HALE, SHAWN P. HALE

PROPERTY ADDRESS: 3342 NICHOLS RUN RD., JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 31-346-146.

ALL THOSE FOUR (4) CERTAIN MESSAGES OR TENEMENTS AND LOTS OF LAND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: TRACT NO. 1: ALL THAT CERTAIN PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF MIFFLIN, COUNTY OF LYCOMING AND COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AND NUMBERED 3342 NICHOLS RUN ROAD, JERSEY SHORE, PA 17740.

PARCEL NUMBER: 31-346-146.

**NO. 22-480**

MIDFIRST

vs.

BRAD L. HORNBERGER, JR.

PROPERTY ADDRESS: 918 MORRISON DRIVE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 43-329-235.A.

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

Parcel No.: 43-32900235A-000-.

BEING known and numbered as: 918 Morrison Drive, Williamsport, PA 17701.

Being the same property conveyed to Brad L. Hornberger, a married man who acquired title by virtue of a deed from Brad L. Hornberger, Jr. and Kayla R. Martinez, husband and wife, dated June 29, 2018, recorded July 10, 2018, at Instrument Number 201800008170, and recorded in Book 9164, Page 3248, Office of the Recorder of Deeds, Lycoming County, Pennsylvania.

**NO. 22-00724**

SANTANDER BANK, N.A.

vs.

LINDA J. KINKEAD

PROPERTY ADDRESS: 137 GRIMESVILLE ROAD, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 43-015-218.

By virtue of a Writ of Execution No. CV-2022-00724-CV.

SANTANDER BANK, N.A. vs. LINDA J. KINKEAD owner(s) of property situate in the TOWNSHIP OF OLD LYCOMING, LYCOMING County, Pennsylvania, being 137 GRIMESVILLE RD., WILLIAMSPORT, PA 17701.

Tax ID No. 43-015-218.  
 Improvements thereon: RESIDENTIAL DWELLING.  
 Judgment Amount: \$170,598.52.  
 BROCK & SCOTT, PLLC  
 Attorneys for Plaintiff

**NO. 22-287**

WELLS FARGO BANK, N.A.

vs.

ROBERT S. KIPA, JR.  
 PROPERTY ADDRESS: 496 TOMBS  
 RUN ROAD, JERSEY SHORE, PA  
 17740.

UPI/TAX PARCEL NUMBER: 31-  
 345-104.A.

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

Parcel No.: 31-345-104.A.

BEING known and numbered as:  
 496 Tombs Run Road, Jersey Shore,  
 PA 17740.

Being the same property conveyed  
 to Robert S. Kipa, Jr. who acquired  
 title by virtue of a deed from Frances  
 M. Bacchieri, widow and single, dated  
 June 11, 2015, recorded June 22, 2015,  
 at Instrument Number 201500007639,  
 and recorded in Book 8653, Page 251,  
 Office of the Recorder of Deeds, Ly-  
 coming County, Pennsylvania.

**NO. 21-1032**

REVERSE MORTGAGE  
 SOLUTIONS, INC.

vs.

MYRAL C. KITTLE a/k/a  
 MYRAL KITTLE

PROPERTY ADDRESS: 587 TUR-  
 KEY PATH ROAD, LINDEN, PA 17744.

UPI/TAX PARCEL NUMBER: 01-  
 328-145.

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

BEING KNOWN AS: 587 TURKEY  
 PATH ROAD, LINDEN, PA 17744.

BEING PARCEL NUMBER: 01-  
 3280014500000.

IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.

**NO. 19-0554**

NATIONSTAR MORTGAGE LLC  
 d/b/a MR. COOPER

vs.

JUSTINE R. LEICHT  
 PROPERTY ADDRESS: 2124 LIN-  
 COLN DRIVE, WILLIAMSPORT, PA  
 17701.

UPI/TAX PARCEL NUMBER: 26-  
 012-567.

All that certain lot of land situate  
 in the Township of Loyalsock, County  
 of Lycoming and Commonwealth of  
 Pennsylvania, as shown on the replot-  
 ting of a portion of Faxon and approved  
 by the Planning Commission, of the  
 City of Williamsport, dated the 11th  
 day of April, 1940 and to be found of  
 record in Deed Book Volume 312 at  
 Page 600, bounded and described as  
 follows, to wit:

Beginning at an iron pin in the South  
 line of Lincoln Road 240 feet East of the  
 Southeast corner of Lincoln Road and  
 Tinsman Avenue; thence continuing  
 easterly along the South line of Lincoln  
 Road 60 feet to an iron pin; thence  
 southerly in a line at right angles with  
 Lincoln Road 150 feet to an iron pin in  
 the North line of Magnolia Lane; thence  
 westerly along the same 60 feet to an  
 iron pin; thence northerly in a line  
 parallel with the East line of the herein  
 described lot 150 feet to an iron pin in  
 the South line of Lincoln Road, the place  
 of beginning.

For identification purposes only, this  
 lot formerly known on the original Plan  
 of Faxon as Lot 7, and West 20' Lot 8,  
 in Block 118.

For identification purposes only, be-  
 ing known as Tax Parcel No. 26-12-567  
 in the Office of the Lycoming County  
 Tax Assessor.

FOR INFORMATIONAL PUR-  
 POSES ONLY: Being known as 2124  
 Lincoln Drive, Williamsport, PA 17701.

BEING THE SAME PREMISES which William Reighard, Sr. and Rosalie D. Reighard, his wife, by Deed dated November 23, 2004 and recorded November 30, 2004 in the Office of the Recorder of Deed in and for the County of Lycoming, Pennsylvania in Book 5159, Page 235 as Instrument Number 200400021502, granted and conveyed unto Charles R. Leicht and Justine R. Leicht, his wife, in fee.

AND THE SAID Charles R. Leicht departed this life on or about July 21, 2006 thereby vesting title unto Justine R. Leicht by operation of law.

**NO. 19-0283**

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HBI

vs.

JAMES E. MARSHALL

PROPERTY ADDRESS: 1573 KINLEY ROAD, COGAN STATION, PA 17728.

UPI/TAX PARCEL NUMBER: 27-308-122.Z.

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

BEING KNOWN AS: 1573 KINLEY ROAD COGAN STATION, PA 17728.

BEING PARCEL NUMBER: 27-308.0-0122.Z-000

**NO. 19-0144**

SANTANDER BANK, N.A.

vs.

JUDITH B. McCARTY,

LISA D. McCARTY

PROPERTY ADDRESS: 47 GREEN STREET, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 39-002-628.

By Virtue of a Writ of Execution No. 19-0144.

Santander Bank, N.A. vs. Judith B. McCarty and Lisa D. McCarty.

Being 47 Green Street, Muncy, PA 17756.

Tax Parcel ID# 39-002-628.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$50,480.25.

MICHAEL S. BLOOM, ESQUIRE PRESSMAN & DOYLE, LLC

Attorneys for Plaintiff

712 W. MacDade Boulevard

Milmont Park, PA 19033

(610) 532-4222

mbloom@pressmandoyle.com

**NO. 22-565**

BANK OF AMERICA, N.A.

vs.

WILLIAM L. NEWMAN

PROPERTY ADDRESS: 5983 WARRENSVILLE ROAD, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 11-001-512.

ALL that certain piece, parcel and lot of land situate in the Village of Warrenton, Township of Eldred, County of Lycoming and Commonwealth of Pennsylvania, bounded on the east by a public road, it being fifty-two (52) feet front and two hundred eight (208) feet back from the public road along lands now or formerly of Joseph W. Milnor to a parallel with other lots to contain one-fourth (1/4) acre net.

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 conveyed unto WILLIAM L. NEWMAN by Deed of ROBERT A. PRESTON, widower, dated the 17 day of June, 2010, and intended to be recorded herewith.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel #11-1-512, on the maps in the office of the Lycoming County Tax Assessor.

PARCEL# 11-001005120000.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 5983 Warrensville Road, Williamsport, PA 17701.

BEING THE SAME PREMISES which Robert A. Preston, widower, by Deed dated June 17, 2010 and recorded June 18, 2010 in the Office of the Recorder of Deeds in and for the County of Lycoming, Pennsylvania in Book 6973, Page 146, Instrument No. 201000008261 granted and conveyed unto William L. Newman, married, in fee.

BEING THE SAME PREMISES which William L. Newman, single and Lindsey Radeski-Newman, single, by Deed dated May 24, 2019 and recorded July 24, 2019 in the Office of the Recorder of Deeds in and for the County of Lycoming, Pennsylvania in Book 9191, Page 3154, Instrument No. 201900023997 granted and conveyed unto William L. Newman, single, in fee.

**NO. 21-1288**

SPECIALIZED LOAN  
SERVICING, LLC

vs.

MEGAN ROSELLE, IN HER  
CAPACITY AS HEIR OF DIANA  
R. YEAGLE, UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND  
ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR  
UNDER DIANA R. YEAGLE  
PROPERTY ADDRESS: 2910 Mc-  
KINNEY STREET, WILLIAMSPORT,  
PA 17701.

UPI/TAX PARCEL NUMBER: 26-  
021-602.

All that certain piece, parcel, or lot of land situate in the Township of Loyalsock, County of Lycoming, and Commonwealth of Pennsylvania, being part of Lot No. 54 on plot or plan of Heshbon Park, said plan being recorded in Deed Book Volume 256, Page 394, bounded and described as follows:

Beginning at an iron pin on the east side of McKinney Street, said pin being at the southwest corner of lot of land,

now or formerly of Robert John Sharrow and Pauline Evelyn Sharrow, his wife; Thence continuing in a southerly direction along the East side of McKinney Street, fifty-eight and two-tenths (58.2) feet to line of Lot No. 53; Thence in an easterly direction along line of Lot No. 53 a distance of three hundred thirty-six and three-tenths (336.3) feet to an iron pin on the West line of Lot No. 50; Thence in a northerly direction along the West line of Lot No. 50, fifty-eight and two-tenths (58.2) feet to the South line of lot now or formerly of Robert John Sharrow, et ux.; Thence in a westerly direction along the southern line of lot now or formerly of Robert John Sharrow, et ux., three hundred thirty-six and three-tenths (336.3) feet to East line of McKinney Street, the point and place of beginning.

Being the same property as conveyed from Roberta L. Yeagle, II divorced and Diana R. Yeagle, divorced to Diana R. Yeagle, divorced as set forth in Deed Book 8836 Page 215 dated 01/19/2016, recorded 01/21/2016, LYCOMING County, PENNSYLVANIA.

Tax ID: 26-021.0-0602.00-000.

**NO. 22-80**

COLONIAL SAVINGS, F.A.

vs.

EMILY STEINKE SOLELY IN HER  
CAPACITY AS HEIR OF WAYNE  
STEINKE, DECEASED, THE  
UNKNOWN HEIRS OF WAYNE  
STEINKE, DECEASED  
PROPERTY ADDRESS: 1105 HEP-  
BURN STREET, WILLIAMSPORT, PA  
17701.

UPI/TAX PARCEL NUMBER: 75-  
001-402.

ALL THAT CERTAIN lot of land situate in WILLIAMSPORT TOWNSHIP, County of Lycoming and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1105 Hepburn Street, Williamsport, PA 17701.

SOLD as the property of EMILY STEINKE Solely in Her Capacity as Heir of WAYNE STEINKE, Deceased and The Unknown Heirs of WAYNE STEINKE, Deceased.

TAX PARCEL #75-0010040200000-.  
KML LAW GROUP, P.C.

**NO. 20-0015**

MORTGAGE ASSETS  
MANAGEMENT, LLC

vs.

UNKNOWN HEIR(S) OF THE  
ESTATE OF HILDA E. CAMPBELL  
a/k/a HILDA C. STONER,  
DECEASED, LARRY R. STONER, IN  
HIS CAPACITY AS KNOWN HEIR,  
DEVISEE AND/OR DISTRIBUTE  
OF THE ESTATE OF HILDA E.  
CAMPBELL a/k/a HILDA C. STONER,  
DECEASED, ROYCE C. STONER,  
IN HIS CAPACITY AS KNOWN  
HEIR, DEVISEE AND/OR  
DISTRIBUTE OF THE ESTATE OF  
HILDA E. CAMPBELL a/k/a  
HILDA C. STONER, DECEASED  
PROPERTY ADDRESS: 208 LOWER  
BARBOURS ROAD, WILLIAMSPORT.  
PA 17701.

UPI/TAX PARCEL NUMBER: 48-  
253.1-167.

ALL THAT CERTAIN PIECE, PAR-  
CEL AND LOT OF LAND, SITUATE  
IN THE TOWNSHIP OF PLUNKETTS  
CREEK, COUNTY OF LYCOMING,  
AND COMMONWEALTH OF PENN-  
SYLVANIA.

BEING KNOWN AND NUM-  
BERED AS 208 LOWER BARBOURS  
ROAD, WILLIAMSPORT, PA 17701.

PARCEL NUMBER: 48-253.1-167.

**NO. 22-00436**

LYCOMING COUNTY WATER  
AND SEWER AUTHORITY

vs.

TIMOTHY WARREN,  
ELIZABETH WARREN  
PROPERTY ADDRESS: 82 NORTH  
MIDDLE ROAD, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 41-  
001-116.

Property located at 82 North Middle  
Road, Pennsdale, PA 17756.

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

BEGINNING at a post, corner of  
land now or formerly of Edward Gray  
on the East side of the road leading from  
Muncy to Pennsdale; thence by land  
now or formerly of Edward Gray South  
eighty-five (85) degrees East, twenty-  
seven and four tenths (27.4) rods to a  
post in line of right of way of the W. &  
N. R. R. Co.; thence by said right of way  
South seven-one (71) degrees, East nine  
and forty-four hundredths (9.44) rods  
to the corner of land now or formerly  
of M. Gillis, South nine and one-half (9-  
1/2) degrees East one and eighty-four  
hundredths (1.84) rods to a post; thence  
by land now or formerly of Charlotte  
Artley North eighty-five (85) degrees  
West thirty-five and nine tenths (35.9)  
rods to a post on the aforesaid road  
and thence by said road North seven  
and one-fourth (7-1/4) degrees West  
four (4) rods to the place of beginning.  
Containing one hundred and twenty-six  
and nine tenths (126.9) perches strict  
measure, be the same more or less.

BEING the same premises conveyed  
unto Timothy W. Gruver, Judith K.  
Davenport and A. Larry Gruver, grant-  
ers herein, by deed to Timothy W.  
Gruver, singled, dated January 19, 2000,  
and recorded on January 21, 2000, in  
Lycoming County Record Book 3475  
at page 069.

For identification purposes only,  
being all or part of Lycoming County  
Parcel Number 41-001-116 in the Of-  
fice of the Lycoming County Assessor.

SEIZED in execution as the property  
of Timothy A. Warren and Elizabeth  
R. Warren, under a judgment against  
them on March 23, 2017 in the Court  
of Common Pleas of Lycoming County,  
Pennsylvania to No. 16-00707.

**NO. 21-00790**

TOWD POINT MASTER FUNDING TRUST 2021-PMI

vs.

KARISSA WELLS, KARISSA MARIE WELLS, KARISSA M. WELLS a/k/a KARISSA WELLS, ROBERT WAYNE WELLS, JR. a/k/a ROBERT W. WELLS, JR. a/k/a ROBERT WELLS, JR. PROPERTY ADDRESS: 1856 MOTTERS LANE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 26-021-115.

By virtue of a Writ of Execution No. CV21-00790.

TOWD POINT MASTER FUNDING TRUST 2021-PMI vs. KARISSA MARIE WELLS a/k/a KARISSA M. WELLS a/k/a KARISSA WELLS; ROBERT WAYNE WELLS, JR. a/k/a ROBERT W. WELLS, JR. a/k/a ROBERT WELLS, JR. owner(s) of property situate in the TOWNSHIP OF LOYALSOCK,

LYCOMING County, Pennsylvania, being 1856 MOTTERS LN., WILLIAMSPORT, PA 17701.

Tax ID No. 26-021-115.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$134,865.07.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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 13, 2023, and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten days thereafter.

R. MARK LUSK,  
Sheriff  
Lycoming County, PA

J-13, 20, 27

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**\$11,400** to fund legal education and Mock Trial Teams for high school students;  
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Request for Grant Funding should be directed to the LLA Community Activities and Outreach Committee. Information is available on the LLA website at <http://www.lycolaw.org/lla-foundation>.

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

Donations to the Lycoming Law Association Foundation are tax deductible.

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