

LYCOMING REPORTER

Vol. 41

October 11, 2024

No. 41

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LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY
LYCOMING LAW ASSOCIATION

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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.

- 10/15/2024 – Family Law Brown Bag Lunch Meeting:** Regularly scheduled Family Law Committee meeting. All interested members are invited to attend. **Time:** 12:00 PM to 1:00 PM.
- 10/23/2024 – LLA Foundation Meeting:** Quarterly meeting of the Lycoming Law Association Foundation. **Time:** 12:00 PM to 1:00 PM.
- 10/28/2024 – Executive Committee Meeting:** Monthly Executive Committee Meeting. **Time:** 12:00 PM to 1:00 PM.
- 10/29/2024 – Criminal Brown Bag Lunch Meeting:** Regularly scheduled Criminal Committee meeting. All interested members are invited to attend. **Time:** 12:00 PM.
- 10/31/2024 – Last Day to get a Free Pumpkin at Carpenter’s:** LLA Members and their families are invited to visit Carpenter’s Pumpkin Farm during the month of October. Enjoy the farm, its animals, and the corn maze. Members may select a pumpkin/gourd courtesy of the LLA to take home. **Time:** 9:00 AM to 6:30 PM.
-

UPCOMING LYCOMING COUNTY CLE OPPORTUNITY

- 10/30/2024 – Eat & Earn—Presentation: Overview of the 8th Edition Sentencing Guidelines:** Presented By: Tiffany Smith, PA Commission on Sentencing. **CLE Credits:** 1 Live Substantive **Time:** 12:00 PM to 1:00 PM.
- 11/6/2024 – Eat & Earn—Understanding the Racketeer Influenced and Corrupt Organizations (RICO) Act:** Presented By: Steve Shope. **CLE Credits:** 1 Live Substantive **Time:** 12:00 PM to 1:00 PM.
- 11/13/2024 – Eat & Earn—Generative Artificial Intelligence in the Practice:** Presented By: Julieanne E. Steinbacher, Esq. Registration information is forthcoming. **CLE Credits:** 1 Live Substantive **Time:** 12:00 PM to 1:00 PM.

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

- ▶ **A.J.P. Adoption** (10/04/2024)—Judge Ryan C. Gardner
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; no contact with child since 2022; failure to appear at termination hearing; existence of bond. (APJ100424RG) (Posted: October 7, 2024)
- ▶ **In the interest of M.J.** (09/24/2024)—Judge Ryan C. Gardner
Criminal: Motion to dismiss juvenile matter due to outrageous governmental conduct; intentionally withholding independently corroborated information that the juvenile was misidentified; high threshold to establish outrageous governmental conduct; suppression motion related to issuance of search warrant due to omission of relevant information from the affidavit of probable cause; suppression of fruit of the poisonous tree. (MJ092424RG) (Posted: October 7, 2024)
- ▶ **Commonwealth vs. Gainey; Commonwealth vs. Taylor** (10/02/2024)—Judge Nancy L. Butts
Criminal: Suppression hearing; knock and announce rule; reasonable amount of time to wait before forcing entry to home; exigent circumstances related to reasonable concern for safety or potential destruction of evidence; suppression as appropriate remedy; burden of proving compliance with knock and announce rule. (Gainey100224bt) (Posted: October 7, 2024)



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

Cost (Lunch & Credit)

\$37.50 - LLA Member
\$52.50 - Non Member
\$26.25 - Paralegal

PAYMENT IN ADVANCE IS REQUIRED.
Late registrations will not be accepted and
no refunds will be given after the cut-off date.

1 Substantive Credit

**Understanding the Racketeer
Influenced and Corrupt
Organizations (RICO) Act**

Presented By:
Steve Shope

This presentation will cover the history and key elements of a RICO claim, including "pattern of racketeering activity" and "enterprise." The different types of RICO violations, including criminal and civil remedies, will also be explored.

November 6, 2024 from 12-1:00PM

Registration Deadline: October 28, 2024

Lunch Selections

(please circle)

Sourdough | Wheat | Rye | Crescent Roll | Wrap

Turkey | Ham | Roasted Chicken | Roast Beef | Chicken Salad | Tuna Salad

American | Provolone | Swiss

Lettuce | Tomato | Onion | Hot Peppers | Sweet Peppers

Mayo | Oil | Mustard

Name: _____

ID Number: _____

Email Address: _____

Phone Number: _____



Lycoming Law Association | 25 West Third Street, Suite 803 | Williamsport, PA 17701
Tele: 570-323-8287 | www.lycolaw.org | MFrey@lycolaw.org

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**Beck, John M.,** dec'd.

Late of Trout Run.

Executor: Matthew C. Rook c/o Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701.

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

Berrones, Martha, dec'd.

Late of Williamsport.

Administrator: Harold W. Stevens, 942 Sheridan Street, Williamsport, PA 17701.

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

Britton, Deborah A., dec'd.

Late of Linden.

Executor: Bruce A. Britton c/o Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701.

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

Dyer, Connie G., dec'd.

Late of Hughesville.

Executor: Eric M. Barto, 298 Mount Zion Hill Road, Hughesville, PA 17737.

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

Pesotine, Helen, dec'd.

Late of Williamsport.

Executrix: Helen Bracy c/o Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701.

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

Sennett, Dorothy L., dec'd.

Late of Williamsport.

Executor: Steven D. Sennett, 2120 Linn Street, Williamsport, PA 17701.

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

Stroehmann, Jacqueline S. a/k/a Jacqueline S. Weigle, dec'd.

Late of the City of Williamsport.

Executrix: Jeri D. Sims 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**Brown, Andrew Eugene a/k/a Andrew E. Brown,** dec'd.

Late of 526 Grandview Place, South Williamsport.

Administrator: Eugene K. Brown.
Attorneys: Marianne E. Kreisher,
Esquire, Kreisher, Marshall & As-
sociates, LLC, 401 S. Market Street,,
Bloomsburg, PA 17815.

Corle, Arvada I., dec'd.

Late of Muncy.
Settlor: Arvada I. Corle.
Trustees: Shelley J. Kriner, Karen L.
Martin and Sarah E. Kriner.
Attorneys: Julieanne E. Steinbacher,
Esquire, Steinbacher, Goodall & Yur-
chak, 413 Washington Boulevard,
Williamsport, PA 17701.

Crawley, Shirley B., dec'd.

Late of Hughesville.
Executor: Thomas James Crawley,
19 Victoria Falls Court, Sparks, MD
21152.
Attorneys: Thomas D. Hess, Esquire,
Hess and Hess, P.C., 30 South Main
Street, Hughesville, PA 17737.

**Johnson, Roy W. a/k/a Roy Wayne
Johnson,** dec'd.

Late of the Borough of Jersey Shore.
Executor: Cory W. Johnson, 3
Northside Court, Dillsburg, PA
17019.
Attorneys: Andrea P. Pulizzi, Esquire,
Carpenter, Harris & Flayhart, 128 S.
Main St., P.O. Box 505, Jersey Shore,
PA 17740.

**Jones, Marcella Agnes a/k/a Mar-
cella A. Jones and Marcella
Jones,** dec'd.

Late of 3750 Rt. 220 Highway,
Hughesville.
Executrix: Jennifer A. Jones.
Attorneys: Marianne E. Kreisher,
Esquire, Kreisher, Marshall & As-
sociates, LLC, 401 S. Market Street,,
Bloomsburg, PA 17815.

Kane, Lawrence Joseph, dec'd.

Late of Williamsport.

Administrator: Lawrence Joseph
Baumann, 1148 Cemetery Street,
Williamsport, PA 17701.
Attorney: Scott A. Williams, Esquire,
57 East Fourth Street, P.O. Box 3,
Williamsport, PA 17071.

Wilson, Donald R., Sr., dec'd.

Late of the Borough of Montours-
ville.
Executor: Beth Ann Fisher.
Attorneys: Julieanne E. Steinbacher,
Esquire, Steinbacher, Goodall & Yur-
chak, 413 Washington Boulevard,
Williamsport, PA 17701.

THIRD PUBLICATION

Bower, Margaret E., dec'd.

Late of the Township of Anthony,
Jersey Shore.
Administrator: Yvette M. Graver,
1823 Hidden Valley Drive, Mon-
toursville, PA 17754.
Attorney: None.

Brass, Shirley K., dec'd.

Late of Montoursville.
Executrix: Melody Roedts c/o Ste-
phen C. Sholder, Esquire, Raup &
Sholder, P.C., 445 Elmira Street,
Williamsport, PA 17701.
Attorneys: Stephen C. Sholder,
Esquire, Raup & Sholder, P.C., 445
Elmira Street, Williamsport, PA
17701, (570) 321-0709.

Ferari, Susanna M., dec'd.

Late of Williamsport.
The Susanna M. Ferrari Grandchil-
dren's Trust, dated August 24, 2023.
Settlor: Susanna M. Ferrari.
Trustees: Lisa A. Ferrari and Diane
Palm.
Attorneys: Julieanne E. Steinbacher,
Esquire, Steinbacher, Goodall & Yur-
chak, 413 Washington Boulevard,
Williamsport, PA 17701.

Ferguson, Charles R., Sr., dec'd.

Late of Williamsport.

Co-Executors: Charles Ferguson, Jr. and Christina M. Smith, Williamsport and Muncy, PA.

Attorney: David C. Raker, Esquire, 322 Court Street, Williamsport, PA 17701.

Mahonski, Joanne F. a/k/a Joanne

Frances Mahonski, dec'd.

Late of the City of Williamsport.

Executor: Wayne J. Mahonski, 1004 Blue Ball Road, Watsontown, PA 17777.

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

Myers, Sandra A., dec'd.

Late of the Borough of Jersey Shore.

Executor: Howard T. Woodruff, 515 Sand Hill Road, Montoursville, PA 17754.

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

Overmoyer, Robert C., II, dec'd.

Late of Williamsport.

Executrix: Lisa G. Hammond c/o Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701.

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

Pauling, Lee Roy, dec'd.

Late of Montoursville.

Executor: Jay K. Pauling c/o Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.

Attorneys: Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.

Runnels, Donna L. a/k/a Donna Lee

Runnels, dec'd.

Late of the City of Williamsport.

Executor: Charles A. Runnels, Jr. 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.

Savage, Dianne A., dec'd.

Late of the Borough of Hughesville.

Administrators: Faith M. Avery, Michael Savage, Matthew Savage and Jennifer Savage 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, Margaret N., dec'd.

Late of Williamsport.

Executrix: Debra S. Burch c/o Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701.

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

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

1. Getz, Donald W., Sr., Estate—Donna Thompson, Administratrix.

2. Allen, Harvey A., Estate—Kathie Frantz, Administratrix.

3. Facey, Mark E. Irrevocable Life Insurance, Trust—Peter G. Facey, Trustee.

4. Facey, Mark E. Irrevocable Life Insurance, Trust—Peter G. Facey, Trustee.

5. Facey, Mark E. Irrevocable Life Insurance, Trust—Peter G. Facey, Trustee.

6. Facey, Mark E. Irrevocable Life Insurance, Trust—Peter G. Facey, Trustee.

7. Facey, Mark E. Irrevocable Life Insurance, Trust—Peter G. Facey, Trustee.

David A. Huffman
Register of Wills

O-4, 11, 18, 25

INTENTION TO CHANGE NAME

In the Court of Common Pleas of Lycoming County, Pennsylvania

NO. CV24-00959

In re: Name Change of Andrew Joseph Greenwood

NOTICE IS HEREBY GIVEN that on September 10, 2024, a Petition was filed in the above-named Court, praying for a decree changing the name of Andrew Joseph Greenwood to Jessica Dale Greenwood.

The Court has fixed November 13, 2024 at 4:30 P.M. in Courtroom number 2 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.

O-11

SHERIFF'S SALE

By virtue of Writs of Execution issued out of the Court of Common Pleas of Lycoming County, and directed to me, there will be a public sale at a NEW LOCATION—THE TRADE & TRANSIT CENTRE II, 3rd floor, Michael Ross Event Center, 144 West Third Street, Williamsport, PA 17701, on Friday, NOVEMBER 1, 2024 at 10:30 A.M., for the following described real estate to wit:

NO. 22-01226

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

vs.

ANDREW L. ARNOLD a/k/a ANDY L. ARNOLD, SOLELY AS HEIR OF ROSS ARNOLD, DECEASED, ANDREW L. ARNOLD a/k/a ANDY L. ARNOLD, UNKNOWN HEIRS, DEVISEES, AND/OR PERSONAL REPRESENTATIVES OF ROSS ARNOLD, DECEASED

PROPERTY ADDRESS: 1008 GARDEN STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 69-002-302.

By virtue of a Writ of Execution No. CV-2022-01226.

ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS, LLC v. ANDREW L. ARNOLD a/k/a ANDY L. ARNOLD, SOLELY AS HEIR OF ROSS ARNOLD, DECEASED; UNKNOWN HEIRS, DEVISEES, AND/OR PERSONAL REPRESENTATIVES OF ROSS ARNOLD, DECEASED.

Owner(s) of property situate in the 9TH WARD OF THE CITY OF WILLIAMSPORT, LYCOMING County, Pennsylvania, being 1008 GARDEN ST, WILLIAMSPORT, PA 17701.

Tax ID No. 69-0020030200000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$79,072.40.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

NO. 23-00443

WELLS FARGO BANK, N.A.

vs.

PATRICK J. BARRETT, III IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF EUGENE R. WEINER, JR. a/k/a EUGENE RICHARD WEINER, JR. PROPERTY ADDRESS: 330 BAS-TIAN ROAD, ROARING BRANCH, PA 17765-9267.

UPI/TAX PARCEL NUMBER: 30-112-166.D

By virtue of a Writ of Execution No. CV-2023-00443.

WELLS FARGO BANK, N.A. v. PATRICK J. BARRETT, III, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF EUGENE R. WEINER, JR. a/k/a EUGENE RICHARD WEINER, JR.

Owner(s) of property situate in the MCNETT TOWNSHIP, LYCOMING County, Pennsylvania, being 330 BAS-TIAN ROAD, ROARING BRANCH, PA 17765-9267.

Tax ID No. 30-112-166.D.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$61,625.43.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

NO. 23-00407

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST

vs.

WENDY L. BOWER,
WENDY L. BOWER
PROPERTY ADDRESS: 211 RAIL-ROAD STREET, HUGHESVILLE, PA 17737.

UPI/TAX PARCEL NUMBER: 17-002-201.B.

US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust v. Wendy L. Bower.

Docket Number: CV-2023-00407.

Property to be sold is situated in the Borough of Hughesville, County of Lycoming and Commonwealth of Pennsylvania.

Commonly known as: 211 Railroad Street, Hughesville, PA 17737.

Parcel Number: 17-002-201B.

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

Judgment Amount: \$60,952.53.

Attorneys for the Plaintiff:

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

NO. 24-00163

PHH MORTGAGE CORPORATION

vs.

PATRICIA A. BRASINGTON

PROPERTY ADDRESS: 150 NORWOOD DRIVE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 15-005-135.

By virtue of Writ of Execution No. CV-2024-00163.

PHH Mortgage Corporation v. Patricia A. Brasington

Property Address: 150 Norwood Dr, Williamsport, PA 17701-9671.

Tax Parcel No. 15-005-135.

Improvements thereon consisting of a Residential Real Estate—sold to satisfy judgment in the amount of \$145,524.58.

MATTHEW C. FALLINGS, ESQ.

STERN & EISENBERG, PC

Attorneys for Plaintiff

1581 Main Street, Suite 200

The Shops at Valley Square

Warrington, PA 18976

Phone: (215) 572-8111

NO. 22-01003

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR LB-IGLOO SERIES IV TRUST

vs.

KEVIN J. BROWN,

DENISE C. BROWN

PROPERTY ADDRESS: 29 CASEY DRIVE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 43-015-279.

U.S. Bank Trust National Association, not in its individual capacity but solely as trustee for LB-Igloo Series IV Trust v. Denise C. Brown; Kevin J. Brown.

Docket Number: CV22-01003.

Property to be sold is situated in the Township of Old Lycoming, County of Lycoming and Commonwealth of Pennsylvania.

Commonly known as: 29 Casey Drive, Williamsport, PA 17701.

Parcel Number: 43-015.0-0279.00-000.

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

Judgment Amount: \$129,968.85.

Attorneys for the Plaintiff:

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

NO. 23-01077

FREEDOM MORTGAGE CORPORATION

vs.

TIMBRELE M. BUSCH a/k/a

TIMBRELE BUSCH a/k/a

TIMBRELE M MINNIER a/k/a

TIMBRELE MIINNIER

PROPERTY ADDRESS: 120 CRAWLEY STREET, HUGHESVILLE, PA 17737.

UPI/TAX PARCEL NUMBER: 16-002-1002.

ALL THAT CERTAIN lot of land situate in Borough of Hughesville, County of Lycoming and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 120 Crawley Street, Hughesville, PA 17737.

SOLD as the property of TIMBRELLE M. BUSCH a/k/a TIMBRELLE BUSCH a/k/a TIMBRELLE M. MINNIER a/k/a TIMBRELLE MINNIER.

TAX PARCEL #16-002-1002.
KML LAW GROUP, P.C.

NO. 24-00066

FIRST COMMONWEALTH BANK

vs.

FRANKLIN L. CARPENTER

PROPERTY ADDRESS: 6200 S ROUTE 220 HWY, LINDEN, PA 17744.

UPI/TAX PARCEL NUMBER: 60-004-122.

PROPERTY OF: Franklin L. Carpenter.

EXECUTION No.CV 24-00066.

JUDGMENT AMT.: \$103,329.59.

GARY W. DARR, ESQUIRE

McGRATH MCCALL, P.C.

Four Gateway Center

Suite 1340

444 Liberty Avenue

Pittsburgh, PA 15222

ALL the right, title, interest and claim of: Franklin L. Carpenter of in and to:

MUNICIPALITY: Township of Woodward.

ADDRESS: 6200 South Route 220 Highway, Linden, PA 17744.

PLAN OF LOTS/LOT #:

IMPROVEMENTS: Having thereon erected a dwelling commonly known as 6200 South Route 220 Highway, Linden, PA 17744.

INSTRUMENT NO.: 200600006729.

TAX MAP#: 60-004-122.

NO. 23-01418

WOODLANDS BANK

vs.

COWDEN REAL ESTATE, LLC,

MATTHEW T. COWDEN

PROPERTY ADDRESS: 715 WEST SOUTHERN AVENUE, SOUTH WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 52-003-265.

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 corner 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 hundred thirty-five (135) feet west from the southwest corner 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 direction, 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 Pennsylvania limited liability company by deed of John J. Agnoni and Patricia A. Agnoni a/k/a Patricia H. Agnoni, husband and wife, said deed dated and recorded March 11, 2016, in the Office of the Recorder of Deeds in and for Lycoming County, in Record Book 8870, Page 276.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 52-003-265, on the Maps in the Office of the Lycoming County Tax Assessor.

Thereon erected a one story commercial restaurant.

SEIZED, TAKEN IN EXECUTION, and to be sold as the property of Cowden Real Estate, LLC, under a judgment entered against it in the Court of Common Pleas of Lycoming County filed to Docket No. CV-2023-01418.

NO. 23-01416

WOODLANDS BANK

vs.

MATTHEW T. COWDEN

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

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

2117 Webb Street, Williamsport, PA 17701.

Parcel No. 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 ½) feet in length on the east side, fifty-six and one-half (56 ½) 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. Pfirman 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, said deed 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 No. 71-002-446, on the Maps in the Office of the Lycoming County Tax Assessor.

Thereon erected a one story commercial warehouse.

SEIZED, TAKEN IN EXECUTION, and to be sold as the property of Matthew T. Cowden, under a judgment entered against it in the Court of Common Pleas of Lycoming County filed to Docket No. CV-2023-01416.

NO. 23-01206

FIRST COMMONWEALTH BANK

vs.

CHARLES DIGGAN, SOLELY
AS THE KNOWN HEIR OF
CAROL L. DIGGAN, DECEASED,
ALL THE UNKNOWN HEIRS OF
CAROL L. DIGGAN

PROPERTY ADDRESS: 327 JEROME
AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 75-
013-308.

ALL that certain piece, parcel or lot of land situate in the Fifteenth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania; HAVING erected thereon a dwelling known as 327 Jerome Avenue, Williamsport, PA 17701 and designated as Assessment No. 75-013-308; BEING the same premises which Frederick N. Allgaier, Executor under the Last Will and Testament of Isabelle M. Fischer, by Deed dated July 30, 1973, and recorded with the Recorder of Deeds Office of Lycoming County, PA on July 30, 1973 at Deed Book Volume 658, Page 134, granted and conveyed unto Carol L. Diggan. On or about May 11, 2023, Carol L. Diggan died and by operation of law her interest in the property vested in her heirs.

NO. 20-00447

U.S. BANK NATIONAL
ASSOCIATION NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS LEGAL TITLE
TUSTEE FOR RMTP TRUST,
SERIES 2021 BKM-TT-V

vs.

MAURICE A. FRAZIER,
THERESA A. FRAZIER
PROPERTY ADDRESS: 225 EL-
DRED STREET, WILLIAMSPORT, PA
17701.

UPI/TAX PARCEL NUMBER: 68-
010-407.

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

BEING KNOWN AS: 225 ELDRED ST., WILLIAMSPORT, PA 17701.

BEING PARCEL NUMBER: 68-010-407.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

NO. 24-00299

GUILD MORTGAGE
COMPANY LLC

vs.

SHERRY A. FRISCH

PROPERTY ADDRESS: 2526 WEST FOURTH STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 67-012-515.

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.: 67-0120051500000-.

BEING known and numbered as: 2526 West Fourth Street, Williamsport, PA 17701.

Being the same property conveyed to Sherry A. Frisch who acquired title by virtue of a deed from Emanuel K. Peachey, Sr., and Mary C. Peachey, husband and wife, dated February 2, 2018, recorded March 14, 2018, at Instrument Number 201800002828, and recorded in Book 9155, Page 2106, Office of the Recorder of Deeds, Lycoming County, Pennsylvania.

NO. 24-00510

MYCUMORTGAGE, LLC

vs.

MATTHEW R. GRIBBIN

PROPERTY ADDRESS: 1416 BLOOMINGROVE ROAD, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 75-005-205.

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.: 75-0050020500000-.

BEING known and numbered as: 1416 Bloomingrove Road, Williamsport, PA 17703.

Being the same property conveyed to Matthew R. Gribbin who acquired title by virtue of a deed from William T. Holt and Susan M. Holt, husband and wife, dated March 27, 2019, recorded June 11, 2019, as Instrument Number 201900022098, and recorded in Book 9188, Page 1756, Office of the Recorder of Deeds, Lycoming County, Pennsylvania.

NO. 21-00531

ESTATE OF TAMMY J. MAYER,
DECEASED, KEITH E. MAYER,
ADMINISTRATOR

vs.

JAMES HALKIAS

PROPERTY ADDRESS: 703 LYCOMING MALL ROAD, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 41-352-105.

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

BEGINNING at an iron pin on the western side of the public road leading from Pennsylvania State Highway Route No. 14 to the White Church, said iron pin being at the northeastern corner of the land of Eugene A. Bubb and Thelma L. Bubb, his wife; thence along the western side of said public road North three (3) degrees East one hundred thirty-two (132) feet to a point; thence South eighty-seven (87) degrees twenty-three (23) minutes West six hundred sixty (660) feet to a line of land now or formerly of William H. Foucar; thence

along the same North eighty-seven (87) degrees twenty-three (23) minutes East three hundred sixty (360) feet to an Iron pin at the southwestern corner of said land of Eugene A. Bubb and wife; thence along the same north two (2) degrees forty (40) minutes East one hundred seventy-nine and five-tenths (178.5) feet to an iron pin at the northwestern corner of said land of Eugene A. Bubb and wife; thence along the same South eighty-seven (87) degrees East three hundred (300) feet to an iron pin at the place of beginning.

BEING the same premises granted and conveyed unto Jerry L. Winters, single, by deed from Margaret C. Reed, widow, said deed dated May 22, 1990 and recorded May 24, 1990 in Lycoming County Record Book 1548, page 263.

ALSO BEING the same premises granted and conveyed unto James Halkais, by deed from the Tax Claim Bureau, said deed dated January 8, 2021 and recorded March 5, 2021 in Lycoming County Record Book 9241, page 1387.

UNDER AND SUBJECT to a right-of-way, given by Margaret C. Reed to Allegheny Electric Cooperative, Inc., dated September 1, 1988, and recorded in Lycoming county Deed Book 1433 at page 211.

Improvements on the property include one story residential building and one out building structure.

FOR identification purposes only being known as Tax Parcel No. 41-352-105 in the Office of the Lycoming County Tax Assessor and known as 703 Lycoming Mall Drive, Muncy, PA.

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. CV-21-00531.

NO. 24-00664

JERSEY SHORE STATE BANK
vs.

KRANZ APARTMENTS, LLC
PROPERTY ADDRESS: C/O
WILLIAM A KRANZ, JR, 1127-1129
CHARLES STREET, WILLIAMSPORT,
PA 17701.

UPI/TAX PARCEL NUMBER: 69-
001-128.

1127-1129 CHARLES STREET, WIL-
LIAMSPORT, PA 17701.

TAX PARCEL NO. 69-001-128.

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

ON the north by premises now or formerly owned by Maggie L. Yerger; on the east by Charles Street; on the south by premises now or formerly owned by Fred W. Tepel; on the west by Brown Alley; the same being fifty (50) feet in width on Charles Street and one hundred fifty (150) feet in depth and known on the Plan of Wyoming Addition to the City of Williamsport as Lot No. 47.

BEING the same premises granted and conveyed to Kranz Apartments, LLC, by deed from Robert A. Gair and Amy L. Gair, husband and wife, said deed dated June 7, 2012 and recorded June 11, 2012 in Lycoming County Record Book 7639, page 23.

FOR identification purposes only, being known as Parcel No. 69-001-128 in the Office of the Lycoming County Tax Assessor.

Improvements on the premises include a two story two family residential building being known as 1127-1129 Charles Street, Williamsport, PA 17701.

SEIZED, TAKEN IN EXECUTION, and to be sold as the property of Defendant under a Judgment entered against it in the Court of Common Pleas of Lycoming County filed to Docket No. CV24-00664.

NO. 23-01107

NAVY FEDERAL CREDIT UNION

vs.

LAVONIA MATHISON

PROPERTY ADDRESS: 710 TUCKER STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 61-003-407.

No. CV23-01107.

Judgment Amount: \$89,981.84.

FEIN, SUCH, KAHN & SHEPARD, P.C.

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

BEGINNING at a point on the southern line of Tucker Street, said point being ninety-seven (97) feet east of the eastern line of Railway Street; thence Easterly along the southern line of Tucker Street, twenty-nine (29) feet to a point on the western line of land now or formerly of Harry Kitchen, et ux; thence Southerly along the western line of land now or formerly of the said Kitchen, one hundred sixty-four (164) feet to a point in the northern line of Menne Alley; thence Westerly along the northern line of Menne Alley, twenty-nine (29) feet to a point in the eastern line of land now or formerly of Geiser; thence Northerly along the eastern line of land now or formerly of said Geiser, one hundred sixty-four (164) feet to the southern line of Tucker Street and the place of beginning.

IDENTIFIED AS PARCEL NO. 61.003.0-0407.00-000.

Being the same premises which Toni M. Gehr, formerly known as Toni M. Metzger, and Kevin J. Gehr, her husband, by Deed dated October 23, 2017 and recorded November 1, 2017, in the Office of the Recorder of Deeds in and for Lycoming County, Pennsylvania, in Record Book 9146, Page 1715, granted

and conveyed to Lavonia Mathison, unmarried woman, the Mortgagor herein.

TO BE SOLD AS THE PREMISES OF LAVONIA MATHISON.

NO. 23-01031

DAVID S. RINKER

vs.

HEATHER A. McCASLIN

PROPERTY ADDRESS: 705 MAXWELL PLACE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 61-002-310.

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

BEGINNING at Maxwell Place, formerly Maple Alley, formerly Poplar Alley, at the southeast corner of Lot No. 1 according to the Plan of Woodward's Addition to the City of Williamsport, County of Lycoming and State of Pennsylvania; thence northwardly along the east line of Lot No. 1, eighty (80) feet; thence eastwardly in a line parallel with Wyoming Street and along the southern boundary line of Lot No. 3 in said addition, thirty-four (34) feet to the west line of Lot No. 5 in said Addition; thence southwardly along the west line of Lot No. 5, eighty (80) feet to said Maxwell Place; thence westwardly along the north line of Maxwell Place, thirty-four (34) feet to the place of beginning.

BEING the same premises granted and conveyed unto Heather A. McCaslin, by Deed of David S. Rinker and Karen L. Miller dated and recorded June 30, 2020 in the Office for the Recorder of Deeds in and for Lycoming County in Record Book 9217, Page 1966.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 61-002-0310 in the Office of the Lycoming County Tax Assessor, and

purportedly consisting of a lot or plot, together with any and all buildings, and appurtenances thereon, if any, with an address of 705 Maxwell Place, Williamsport, Pennsylvania.

Under and subject to the covenants, conditions, restrictions, easements and rights of way appearing in the chain of title.

Improvements on the premises include a two story residential building being known as 705 Maxwell Place, Williamsport, PA 17701.

SEIZED, TAKEN IN EXECUTION, and to be sold as the property of Defendant under a Judgment entered against them in the Court of Common Pleas of Lycoming County filed to Docket No. CV23-01031.

NO. 24-00419

WELLS FARGO USA
HOLDINGS, LLC

vs.

MARIE E SAIERS a/k/a
MARIE ELLEN SAIERS

PROPERTY ADDRESS: 492 WINTHROP STREET, SOUTH WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 52-003-401.

By virtue of a Writ of Execution No. CV-2024-00419-CV.

WELLS FARGO USA HOLDINGS, LLC v. MARIE E. SAIERS a/k/a MARIE ELLEN SAIERS owner(s) of property situate in the BOROUGH OF SOUTH WILLIAMSPORT, LYCOMING County, Pennsylvania, being 492 WINTHROP STREET, SOUTH WILLIAMSPORT, PA 17701.

Tax ID No. 52-0030040100000 a/k/a 52-003-401.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$75,574.70.
BROCK & SCOTT, PLLC
Attorneys for Plaintiff

NO. 18-1420

THE NORTHUMBERLAND
NATION BANK

vs.

ALDEN H. SEITZER

PROPERTY ADDRESS: 2882 SOUTH REACH ROAD, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 71-010-807.A.

Municipally known as: 2882 South Reach Road, Williamsport, Pennsylvania 17701.

ALL certain piece, parcel and lot of land situate in the Eleventh Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described in accordance with a survey by Larson & McEwen Engineering Company, Inc., dated May 31, 1962, follows, to-wit:

BEGNNNG at an iron pin, said iron pin being North twenty-four (24) degrees (14) minutes (20) seconds East sixty-five and forty-one hundredths (65.41) feet from a concrete monument from the flood control levee known as Station No. 69 plus 00; thence North eighty-seven (87) degrees fifty-five (55) minutes fifty-eight (58) seconds West four hundred sixteen and fifty-seven hundredths (416.57) feet to iron pin; thence North two (2) degrees fifty-two (52) minutes forty-eight (48) seconds East forty-seven and forty-two hundredths (47.42) feet to an iron pin; thence North seventy-five (75) degrees twenty-two (22) minutes sixteen (16) seconds East three hundred sixty-three and twenty hundredths (363.20) feet along the Southern line of Reach Road to an iron pin; thence South twenty-two (22) degrees four (4) minutes twelve (12) seconds East one hundred sixty-six and fifty-one hundredths (166.51) feet to an iron pin, the point and place of beginning. Containing 0.196 acres.

This conveyance is subject to reservations and exceptions in the former chain of

Said premises also being more particularly bounded and described as follows:

ALL that certain piece, and lot of land situate in the Eleventh Ward of the City of Williamsport, County of Lycoming Commonwealth of Pennsylvania, bounded and described in accordance with a survey dated February 5, 2000, by Ted Franklin, P.L.S., of Trout Run, Pennsylvania, being as shown on accompanying Survey Map No. 71-10-807A FRS, which is a permanent part of this description and is to recorded herewith;

BEGINNING a placed iron pin on the Southern edge of Reech Road, having a thirty-three (33) foot right-of-way, being common corner with land of Michael G. Lance, Deed Book 1147, page 197; thence leaving said road with the line of said Lance, South nine (9) degrees twenty-seven (27) minutes twenty-five (25) seconds East for one hundred sixty-six and twenty-one (166.21) feet to a placed iron pin in a line of a flood control levee; thence with line of said tract and through a point on line, North seventy-five (75) degrees nineteen (19) minutes four (4) seconds West for four hundred sixteen and fifty-seven hundredths (416.57) feet to a placed iron pin, said placed iron pin being one hundred twenty-three and twenty-three hundredths (123.23) feet from said above referenced point on line; thence with the line of said tract, North fifteen (15) degrees thirty (30) minutes thirty-two (32) seconds East for forty-seven and forty-two hundredths (47.42) feet to a found iron pin in the Southern edge of Reach Road; thence with the Southern line of said Road, North eighty-eight (88) degrees East for three hundred sixty-three and twenty hundredths (363.20) feet to the place of beginning, Containing 0.91 acres.

BENG the same premises which Richard L. Mitchley and Helen L. Mitchley, his wife, by their Deed dated August 25, 1999, and in Lycoming County Deed Book 3381, page 308, did and convey unto Alden H. Seitzer, Grantor herein. Parcel No. 71-010-807.A.

NO. 24-00342

LAKEVIEW LOAN SERVICING, LLC
c/o FLAGSTAR BANK, N.A.

vs.

DENNIS SPENCER, AS
ADMINISTRATOR OF THE ESTATE
OF NATHAN H. SPENCER a/k/a

NATHAN HUGHES
SPENCER, DECEASED

PROPERTY ADDRESS: 47 RED
RUN STREET, RALSTON, PA 17763.
UPI/TAX PARCEL NUMBER: 29-
001-706.

DOCKET NO: CV-2024-00342-CV
ALL THAT CERTAIN lot or piece
of ground situate in the Township of
McIntyre, County of Lycoming and
Commonwealth of Pennsylvania.

TAX PARCEL NO: 29-001-706.

PROPERTY ADDRESS: 47 Red Run
Street, Ralston, PA 17763 a/k/a 47 Red
Run Street, Roaring Branch, Pennsyl-
vania 17763.

IMPROVEMENTS: a Residential
Dwelling.

SOLD AS THE PROPERTY OF:
Dennis Spencer, As Administrator of
the Estate of Nathan H. Spencer a/k/a
Nathan Hughes Spencer, Deceased.
POWERS KIRN, LLC
SHERIFF'S NAME: Mark Lusk

NO. 22-01164

LAKEVIEW LOAN SERVICING, LLC
vs.

APRIL M. STINE
PROPERTY ADDRESS: 3575 PINE
STREET, COGAN STATION, PA
17728.

UPI/TAX PARCEL NUMBER: 27-
001-806.A.

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN THE TOWNSHIP OF LYCOMING COUNTY OF LYCOMING AND COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 3575 PINE ST., COGAN STATION, PA 17728.

BEING PARCEL NUMBER: 27-00100806A-000 a/k/a 27-001.0-0806.A-000.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

NICOLE C. RIZZO, ESQUIRE
ID No. 332712

Attorney for Plaintiff

NO. 22-01230

TRUIST BANK f/k/a BRANCH
BANKING AND TRUST COMPANY
vs.

UNKNOWN SURVIVING HEIRS
OF TIMOTHY D. MCCANDLESS,
TIMOTHY D MCCANDLESS
PROPERTY ADDRESS: 725 SHERIDAN STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 76-004-103.

All that certain piece or parcel or Tract of land situate in the City of Williamsport-16th Ward, Lycoming County, Pennsylvania, and being known as 725 Sheridan Street, Williamsport, Pennsylvania 17701-2423. TAX MAP AND PARCEL NUMBER:76-004-103.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$86,007.22.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Unknown Surviving Heirs of Timothy D. McCandless.

McCABE, WEISBERG &
CONWAY, LLC
1420 Walnut Street
Suite 1501
Philadelphia, PA 19102

NO. 22-670

MCLP ASSET COMPANY, INC
vs.

PATRICIA M. ZERFING a/k/a
PATRICIA M. BARBER

PROPERTY ADDRESS: 2164 ROYAL AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 71-013-212.

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

BEING KNOWN AS: 2164 ROYAL AVE WILLIAMSPORT, PA 17701.

BEING PARCEL NUMBER: 71-0130021200000.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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 July 12, 2024 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten days thereafter.
R. MARK LUSK, Sheriff
Lycoming County, PA

Oct. 11, 18, 25



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Tuesday, October 15, 2024