

LYCOMING REPORTER

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April 10, 2026

No. 15

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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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SCHEDULED EVENTS

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

- 4/22/2026 – Lycoming Law Association Foundation:** *Quarterly meeting of the LLA Foundation. Time: 12:00 PM to 1:00 PM*
- 4/27/2026 – Executive Committee Meeting:** *Monthly meeting of LLA Executive Committee. Time: 12:00 PM to 1:00 PM*
- 5/11/2026 – Law Day Celebration:** *Lycoming County Law Day Celebration in Ctrm. #1! Time: 4:00 PM to 5:00 PM*
- 5/4/2026 – Bench/Bar Committee Meeting:** *Quarterly meeting of the Bench/Bar Committee. Time: 12:00 PM to 1:00 PM*
- 5/12/2026 – Family Law Brown Bag Lunch Meeting:** *Quarterly brown bag lunch meeting of the Family Law Committee. Time: 12:00 PM to 1:00 PM*
- 5/19/2026 – Memorial Services for Gary Harris:** *A Memorial Service for Gary Harris will be held in Ctrm #1 of County Courthouse. Time: 12:00 PM*
-

UPCOMING LYCOMING COUNTY CLE OPPORTUNITY

- 4/15/2026 – Eat & Earn: Improving Outcomes for Families with Structured Co-Parenting Communication:** *Presented By: Our Family Wizard. LIVE Credits: 1 Substantive. Time: 12:00 PM to 1:00 PM.*
- 5/13/2026 – Eat & Earn: Cliff's Notes—Annual Update of the Law:** *Presented By: Clifford A. Rieders, Esq. LIVE Credits: 1 Substantive. Time: 12:00 PM to 1:00 PM.*
- 5/20/2026 – Eat & Earn: Recent Changes to the Administration of Small Estates in PA:** *Presented By: Elizabeth A. White, Esquire & Hon. William P. Carlucci. Download the flyer. LIVE Credits: 1 Substantive. Time: 12:00 PM to 1:00 PM.*

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

- **Hoover vs. Schaefer** (03/26/2026)—Judge William P. Carlucci
Civil: Preliminary objections; requiring an amended complaint where plaintiff includes a number of inappropriate claims for breach of fiduciary duty; pleading negligence per se and gross negligence as separate counts; viability of claims brought on behalf of estate by beneficiary of estate; viability of negligence claims where gist of the action is breach of fiduciary duty. (Hoover033126C) (Posted: April 1, 2026)



LLA Foundation's Giving Campaign

Thank you to the members who have supported the charitable efforts of the LLA Foundation. Your generosity is making a significant and lasting difference right here in Lycoming County. Your support has helped the LLA Foundation assist organizations including North Penn Legal Services, High School Mock Trial Teams, and scholarships for local students attending law school.

Joseph L. Rider Society

(\$2,500 or more)

Paul A. Roman	Hon. William "Skip" Arbuckle
Robin A. Read	Julianne E. Steinbacher
Hon. William P. Carlucci	Hon. Christian D. Frey
Joy Reynolds McCoy	

Rising Sun Society

(\$1,000 - \$2,500)

Hon. Richard A. Gray

Life Advocate

(\$500 - \$1,000)

J. Howard Langdon
Fred A. Holland

Young Lawyer

(\$150)

Adrian M. Lee

THANK YOU



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)
 \$40 – LLA Member
 \$55 – Non Member
 \$30 – Paralegal

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

Lunch Selections
(please circle)

Sourdough | Wheat | Rye | Cresant 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

Lunch Selections
(please circle)

Sourdough | Wheat | Rye | Cresant 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

Substantive CLE Credit

**Cliff's Notes - Annual Update
Of the Law**

Presented By:
Clifford A. Rieders, Esquire

Class: May 13, 2026, 12-1:00PM
Registration Deadline: April 29, 2026

Name: _____

ID Number: _____

Email Address: _____

Phone Number: _____

Substantive CLE Credit

**Recent Changes to the Administration
of Small Estates in PA**

Presented By:
**Elizabeth A. White, Esquire and
Hon. William P. Carlucci**

Class: May 20, 2026, 12-1:00PM
Registration Deadline: May 6, 2026

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

Deparlos, Patricia A., dec'd.

Late of Cogan Station.

Executrix: Patti Howard 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.

Fisher, Ruth Eileen, dec'd.

Late of Jersey Shore.

Executors: Debra A. Edmonston and Robert M. Thomas.

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

Haynes, Charles A., dec'd.

Late of Williamsport.

Executor: Tammy Rae Thomas 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.

Joyce, Cecelia M., dec'd.

Late of Williamsport.

Executor: Thomas Joyce.

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

Koczarski, Doris T., dec'd.

Late of Williamsport.

Executor: William A. Cooper, Jr.

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

Merrill, Michele M., dec'd.

Late of Montgomery.

Administratrix: Melissa Astin.

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

Tubbs, Dale E., dec'd.

Late of Muncy.

Executrix: Michelle A. Aul, 70 Boak Avenue, Hughesville, PA 17737.

Attorneys: John A. Smay, Esquire, Williams and Smay, 39 S. Main St., P.O. Box 35, Muncy, PA 17756.

Yerger, Tony J., dec'd.

Late of South Williamsport.

Executrix: Leigh Ann Yerger, 575 East 2nd Avenue, Williamsport, PA 17702.

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

SECOND PUBLICATION

Elliott, Greta K., dec'd.

Late of Loyalsock Township.

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

Leidhecker, Richard A., dec'd.

Late of Williamsport.
Administratrix: Gail Leidhecker, 54 Kinley Road, Williamsport, PA 17701.
Attorneys: Lisa M. Glick, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

Sullivan, Judith A., dec'd.

Late of Susquehanna Township.
Administrator: John J. Miller.
Attorneys: Laci E. Freas, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701.

THIRD PUBLICATION

Couch, Virginia D., dec'd.

Late of Muncy.
Executors: Mark D. Couch, Brad C. Couch and Steven K. Couch.
Attorneys: Julieanne E. Steinbacher, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

Flook, Forrest W., (41-26-0075) dec'd.

Late of Williamsport.
Executrix: Christine J. Moyer 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.

Harper, Sonja G., dec'd.

Late of Montgomery.
Co-Executors: Tammy M. Wertz, 1251 St. Rt. 442, Muncy, PA 17756, Chris D. Harper, 105 Louise Ave.,

Montgomery, PA 17752 and Cricket S. Hauke, 98 Fredna Ave., Montgomery, PA 17752.

Attorneys: John A. Smay, Esquire, Williams and Smay, 39 S. Main St., P.O. Box 35, Muncy, PA 17756.

Little, Robert E., dec'd.

Late of Hughesville.
Co-Executors: Virginia E. Glossner, 370 Henry Dr., Montoursville, PA 17754, Michael E. Little, 178 Second Ave., Muncy, PA 17756 and Carol E. Snell, 2381 Rt. 405 Hwy., Lot 48, Muncy, PA 17756.
Attorneys: John A. Smay, Esquire, Williams and Smay, 39 S. Main St., P.O. Box 35, Muncy, PA 17756.

Miller, Delores Diane, dec'd.

Late of Lycoming County.
Executrix: Amanda Breon c/o Marc S. Drier, Esquire, Drier Law Office, 227 Allegheny Street, Jersey Shore, PA 17740.
Attorneys: Marc S. Drier, Esquire, Drier Law Office, 227 Allegheny Street, Jersey Shore, PA 17740.

Miller, Pamela I., dec'd.

Late of Loyalsock Township.
Administrator: Wayne A. Miller, 1747 Lincoln Drive, Williamsport, PA 17701.
Attorneys: Thomas D. Hess, Esq., Hess and Hess, P.C., 30 South Main Street, Hughesville, PA 17737.

Snyder, Scott A., dec'd.

Late of Cogan Station.
Administrator: Kenneth L. Snyder, 2405 Route 973 E, Cogan Station, PA 17728.
Attorneys: Lisa M. Glick, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

Stanzione, Louis A., dec'd.

Late of Montoursville.

Executor: Terry L. Stanzione.
Attorneys: Landon R. Hodges,
Esquire, Steinbacher, Goodall &
Yurchak, P.O. Box 114, Wyalusing,
PA 18853.

**Swartz, David P. a/k/a David
Swartz, dec'd.**

Late of the Township of Cascade.
Executrix: Katherine Yaw c/o Mc-
Cormick Law Firm, 835 West
Fourth Street, Williamsport, PA
17701.

Attorneys: Elizabeth A. White,
Esquire, McCormick Law Firm, 835
West Fourth Street, Williamsport,
PA 17701.

**DISSOLUTION OF
CORPORATION**

NOTICE IS HEREBY GIVEN, pur-
suant to 15 Pa. C.S.A. § 1975(b), that
the Shareholders and the Directors of

Anesthesia Associates of Williamsport,
Inc., a Pennsylvania corporation whose
mailing address is 2183 Stopper Drive,
Montoursville, Pennsylvania 17754 (the
"Corporation"), have unanimously ap-
proved the Corporation's voluntary
dissolution, and the winding up of its
affairs, in the manner prescribed in 15
Pa. C.S. A. §§ 1971 et seq., effective
December 31, 2023.

All persons having claims or de-
mands against the Corporation shall
make them known, and all persons
indebted to the Corporation shall remit
payment, without delay, to the Corpo-
ration's lawyers named below.

PETER G. FACEY, ESQUIRE
McNERNEY, PAGE, VANDERLIN
& HALL
433 Market Street
Williamsport, Pennsylvania 17701

A-10

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, MAY 1, 2026 at 10:30 A.M., for the following described real estate to wit:

NO. 25-00990

CARRINGTON MORTGAGE SERVICES, LLC

vs.

STEVEN G. BOWMAN, SECRETARY OF HOUSING AND URBAN DEVELOPMENT C/O UNITED STATES OF AMERICA UNITED STATES ATTORNEY OF THE MIDDLE DISTRICT OF PENNSYLVANIA SYLVIA H. RAMBO, UNITED STATES COURTHOUSE PROPERTY ADDRESS: 1969 SHERIDAN STREET, WILLIAMSPORT, PA 17701-3856.

UPI/TAX PARCEL NUMBER: 26-012-417.

By virtue of a Writ of Execution No. CV-2025-00990-CV.

CARRINGTON MORTGAGE SERVICES, LLC v. STEVEN G BOWMAN AND SECRETARY OF HOUSING AND URBAN DEVELOPMENT.

All that certain piece, parcel and lot of land situate in the Township of Loyalsock, County of Lycoming and Commonwealth of Pennsylvania.

Parcel ID: 26-012-417.

Property Address: 1969 Sheridan Street, Williamsport, PA 17701.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$215,944.24.

Attorney for Plaintiff:

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

NO. 25-01252

CITIGROUP MORTGAGE LOAN TRUST 2024-RP1

vs.

TODD A. DESEAU

PROPERTY ADDRESS: 227 CHURCH ST., SOUTH WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 51-001-300.

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

BEING KNOWN AS: 227 CHURCH ST., SOUTH WILLIAMSPORT, PA 17702.

BEING PARCEL NUMBER: 51-0010030000000.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

NO. 25-01251

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

vs.

ALLEN M. GRIMES a/k/a ALLEN GRIMES, DEBBIE S. GRIMES a/k/a DEBBIE GRIMES

PROPERTY ADDRESS: 21 LEUCK DRIVE, COGAN STATION, PA 17728.

UPI/TAX PARCEL NUMBER: 27-328-112.

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

BEING KNOWN AS: 21 LEUCK DRIVE COGAN STATION, PA 17728

BEING PARCEL NUMBER: 27-3280011200000-.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

NO. 24-00909

FIRST COMMONWEALTH BANK

vs.

JESS P. HACKENBERG, II,
LORAIN E HACKENBURG

PROPERTY ADDRESS: 337 JORDAN AVENUE, MONTOURSVILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 33-001-110.

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

BEGINNING at corner of lot now or formerly of Ella E. Bennett; thence Northward along the same one hundred eighty feet (180 ft.) to Church Alley; thence Eastward along said alley fifty-one feet (51 ft.), more or less, to Lloyd Alley; thence Southward along same one hundred eighty feet (180 ft.) to Jordan Street; and thence Westward along said street fifty-one feet (51 ft.), more or less, to the place of beginning. Containing 9,180 square feet, more or less.

HAVING erected thereon a residential single-family dwelling known as 337 Jordan Avenue, Montoursville, PA 17754 and designated as Assessment No. 33-001-110.

SUBJECT to all exceptions, reservations and covenants, conditions, easements, rights of way, oil and gas leases, and coal and/or mining rights, set forth in any prior instruments of record or the recorded plan.

BEING the same premises which Clarence F. Longacre and Martha L. Longacre, by Deed dated October 30, 1984, and recorded with the Recorder of Deeds Office of Lycoming County, Pennsylvania, on December 13, 1984, at Deed Book Volume 1094, Page 325, granted and conveyed unto Jess P. Hackenberg, II and Loraine E. Hackenburg.

NO. 23-00931

UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE OF PRL TITLE TRUST II

vs.

DONALD E. HAMMOND
PROPERTY ADDRESS: 1118 ISABELLA STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 66-007-207.

ALL THAT CERTAIN PIECE, PARCEL OR 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, TO-WIT:

BEGINNING AT A POINT ON THE NORTHERN LINE OF ISABELLA STREET, SAID BEGINNING POINT BEING NORTH 85 DEGREES 00 MINUTES WEST—195.00 FEET FROM THE INTERSECTION OF THE NORTHERN LINE OF SAID ISABELLA STREET AND THE WESTERN LINE OF SEVENTH AVENUE.

THENCE FROM THE SAID PLACE OF BEGINNING AND CONTINUING ALONG THE NORTHERN LINE OF SAID ISABELLA STREET, NORTH 85 DEGREES 00 MINUTES WEST—45.00 FEET TO AN IRON PIN. THENCE ALONG THE EASTERN LINE OF LAND OF FLOYD H. EDDINGER, NORTH 5 DEGREES 00 MINUTES EAST—145.00 FEET TO AN IRON PIN ON THE SOUTHERN LINE OF FREED PLACE. THENCE ALONG THE SOUTHERN LINE OF FREED PLACE, SOUTH 85 DEGREES 00 MINUTES EAST—45.00 FEET TO AN IRON PIN. THENCE ALONG THE WESTERN LINE OF LAND OF HERBERT S. CRIDER, SOUTH 5 DEGREES 00 MINUTES WEST—145.00 FEET TO THE PLACE OF BEGINNING.

THE ABOVE PREMISES ARE DESCRIBED IN ACCORDANCE WITH A SURVEY MADE BY DANIEL F. VASSALLO, REGISTERED SURVEYOR, DATED AUGUST 9, 1972.

NOTE: THE LEGAL DESCRIPTION ON THE SUBJECT MORTGAGE REFERENCES BACK TO THE LEGAL CONTAINED ON THE VESTING DEED, WHICH HAS BEEN SHOWN ABOVE.

BEING known as 1118 Isabella St., Williamsport, PA 17701

BEING Tax Parcel # 66-007-207.

BEING THE SAME PREMISES which Keith A. Costley and Elizabeth J. Costley, husband and wife, by Deed dated August 24th, 1972, and recorded August 25th, 1972, in the office of the Recorder of Deeds in and for Lycoming County, Pennsylvania, at Record Book Volume 621, page 52, instrument #04952. Granted and conveyed unto Donald E. Hammond and Linda P. Hammond, husband and wife.

NO. 25-01009

AMERIHOM MORTGAGE
COMPANY, LLC

vs.

JOHN F HICKEY,
UNKNOWN HEIRS OF
JOHN F. HICKEY DECEASED
PROPERTY ADDRESS: 222
HUGHES STREET, WILLIAMSPORT,
PA 17701.

UPI/TAX PARCEL NUMBER: 68-007-808.

DOCKET # CV-2025-01009

ALL THAT CERTAIN lot of land situate in City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 222 Hughes Street, Williamsport, PA 17701.

SOLD as the property of The Unknown Heirs of JOHN F. HICKEY Deceased.

TAX PARCEL #68-0070080800000-
/68-007-808.

ATTORNEYS:

KML LAW GROUP, P.C.

NO. 25-00598

NORTHWEST BANK SUCCESSOR
BY MERGER TO JERSEY SHORE
STATE BANK

vs.

WILLIAM N. JONES,

HEATHER E. JONES

PROPERTY ADDRESS: 103 NORTH
MARKET STREET, MUNCY, PA 17756.
UPI/TAX PARCEL NUMBER: 39-
001-205.

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

Plaintiff, Northwest Bank Successor by Merger to Jersey Shore State Bank v. Defendants, William N. Jones, Jr., and Heather E. Jones.

William N. Jones is the owner of ALL that certain piece, parcel and lot of land situate in the Third Ward of the Borough of Muncy, County of Lycoming, and Commonwealth of Pennsylvania, bounded and described as follows:

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

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

Instrument No. 202200013890.

Assessed Value Figure: \$77,740.00.

Improvements Thereon: Residential single family-home.

Attorney:

JAMES T. SHOEMAKER, ESQUIRE
HOURIGAN, KLUGER & QUINN, PC
600 Third Avenue
Kingston, PA 18704
jshoemaker@hkqlaw.com
(570) 287-3000

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

NO. 24-00984

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

vs.

JOSH KAPP, CRISTEL SMITH
PROPERTY ADDRESS: 343 SOUTH
SECOND STREET, HUGHESVILLE,
PA 17737.

UPI/TAX PARCEL NUMBER: 17-
002-620.

By virtue of Writ of Execution No.
CV-2024-00984-CV.

Wilmington Savings Fund Society,
FSB, as trustee of Stanwich Mortgage
Loan Trust O v. Cristel Smith and
Joshua Kapp, 343 S. 2nd St., Hughes-
ville, PA 17737-1603 Tax Parcel No.
17-002006200000. Improvements
thereon consisting of a Residential Real
Estate sold to satisfy judgment in the
amount of \$225,177.02.

Attorneys for Plaintiff:

STEVEN P. KELLY, ESQUIRE (308573)
STERN & EISENBERG, PC
1581 Main Street, Ste. 200
The Shops at Valley Square
Warrington, PA 18976
Phone: (215) 572-8111

NO. 22-00503

WELLS FARGO BANK, N.A.

vs.

MICHAEL KNORR, aka MICHAEL V.
KNORR, CHRISTIANE E. KNORR
PROPERTY ADDRESS: 435 SOUTH
HOWARD STREET, WILLIAMSPORT,
PA 17702.

UPI/TAX PARCEL NUMBER: 52-
001-721.

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

Parcel No.: 52-0010072100000.

BEING known and numbered as: 435
South Howard Street, a/k/a 435 Howard
Street, Williamsport, a/k/a South Wil-
liamsport, PA 17702.

Being the same property conveyed
to Michael V. Knorr and Christiane E.
Knorr, husband and wife who acquired
title, as tenants by the entirety, by virtue
of a deed from Gregg T. Balawajder
and Christine A. Balawajder, husband
and wife, dated September 25, 2014,
recorded September 26, 2014, at In-
strument Number 201400012518, and
recorded in Book 8435, Page 105, Office
of the Recorder of Deeds, Lycoming
County, Pennsylvania

NO. 25-01481

WELLS FARGO BANK, N.A.

vs.

DENEEN A. PRENTER
PROPERTY ADDRESS: 76 MONT-
GOMERY STREET, MONTGOMERY,
PA 17752.

UPI/TAX PARCEL NUMBER: 35-
004-304.

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

BEING KNOWN AS: 76 MONT-
GOMERY STREET, MONTGOMERY,
PA 17752.

BEING PARCEL NUMBER: 35-
004-304.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

NO. 25-00562

FIRST COMMONWEALTH BANK

vs.

PROCESS CONTROL
SPECIALITIES, INC
PROPERTY ADDRESS: 2595 LY-
COMING CREEK ROAD, WILLIAM-
SPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 26-
022-411.

By virtue of a Writ of Execution No.
CV-25-00562.

FIRST COMMONWEALTH BANK
v. PROCESS CONTROL SPECIAL-
TIES, INC.

Owner of property situate in the TOWNSHIP OF LOYALSOCK, LYCOMING County, Pennsylvania, being 2595 LYCOMING CREEK ROAD, WILLIAMSPORT, PA 17701.

Parcel No. 26-022-411.

Improvements thereon: COMMERCIAL BUILDING.

Judgment Amount: \$279,233.45.

Attorneys for Plaintiff

McGRATH MCCALL, P.C.

NO. 25-01489

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

vs.

JOSHUA C. WILK, SHILOH M. WILK
PROPERTY ADDRESS: 2114
WHEATLAND AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 43-002-609.

By virtue of a Writ of Execution No. CV-2025-01489-CV.

ROCKET MORTGAGE, LLC f/k/a
QUICKEN LOANS, LLC v. JOSHUA
C. WILK; SHILOH M. WILK.

Owner(s) of property situate in the OLD LYCOMING TOWNSHIP, LYCOMING County, Pennsylvania, being 2114 WHEATLAND AVENUE, WILLIAMSPORT, PA 17701.

Tax ID No. 43-0020060900000-a/k/a 43-002-609 a/k/a 43-002.0-

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$91,796.80.

Attorneys for Plaintiff

BROCK & SCOTT, PLLC

NO. 25-01317

BCF FUND I, LLC

vs.

MIRACLE WILLIAMS,
WILLIAM BROOKS a/k/a
WILLIAM BROOKS, JR.

PROPERTY ADDRESS: 428 ANTHONY STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 69-004-503, 69-004-502.

BY VIRTUE OF WRIT OF EXECUTION issued by BCF FUND I, LLC.

To Case No. CV-2025-01317.

The land referred to herein below is situated in the County of Lycoming Commonwealth of Pennsylvania, and is described as follows:

All those two certain pieces, parcels or lots of land situate in the 9th Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to-wit:

PARCEL NO. 1: BEGINNING on the North by Anthony Street; on the East by property now or formerly of John Miller, on the South by property now or formerly of Charles Nuencke, and on the West by an alley, being fifty-one(51) feet in width on Anthony Street and seventy-five (75) feet in depth.

PARCEL NO. 2: BEGINNING at the Southwest corner of Anthony Street and Edler Alley; thence in a Southerly direction along the Western line of said Edler Alley, seventy-five (75) feet; thence in a Westerly direction in a line parallel with the Southern line of said Anthony Street fifty-one (51) feet to the Eastern line of Lot No. 26 on the Plan of Billman's Addition to the City of Williamsport, thence in a Northerly direction along the Eastern line of said Lot No. 26. Seventy-five (75) feet to the Southern line of said Anthony Street; thence in an Easterly direction along the Southern line of said Anthony Street, fifty-one (51) feet to the Western line of said Edler Alley, at the point and place of beginning. Being known as Lot No. 25 of Billman's Addition to the City of Williamsport.

BEING THE SAME PREMESIS which Thousand Keys Acquisitions 2a LLC, by deed dated, May 11, 2021 and recorded in the Recorder of Deeds Office of Lycoming County, Pennsylvania, in Deed Book 9255, Page 1284, granted and conveyed unto Miracle Williams and William Brooks a/k/a William Brooks, Jr.

BEING known as 428 ANTHONY STREET, WILLIAMSPORT, PA 17701

Improvements Thereon Consist of: RESIDENTIAL PROPERTY.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MIRACLE WILLIAMS and WILLIAM BROOKS a/k/a WILLIAM BROOKS JR.

Parcel No.: 69-004-502 and 69-004-503.

NO. 25-01232

WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2006-3, ASSET-BACKED CERTIFICATES, SERIES 2006-3

vs.

MARK E. WOLFE, TIFFANY WOLFE PROPERTY ADDRESS: 708 SEMINARY ST., JERSEY SHORE, PA 17740. UPI/TAX PARCEL NUMBER: 21-003-202.A.

ALL THAT CERTAIN piece, parcel and lot of land situate in the Third Ward of the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, being more particularly bounded and described in accordance with a survey of H. Richard Ohl, Registered Surveyor, dated February 14, 1983, as follows, to-wit:

BEGINNING at an iron pin in the northern line of Seminary Street, said iron pin being the southwestern corner of land now or formerly of Floyd White and the southeastern corner of

the lot herein described; thence along the northern line of Seminary Street, north seventy-two (72) degrees west, twenty-four (24) feet to a cross-cut in the center of a private walk separating and dividing the properties known as 708 and 710 Seminary Street; thence along the center line of said walkway, north eighteen (18) degrees thirty (30) minutes east, one hundred eighty-five (185) feet to an iron pin in the southern line of an alley, thence along the southern line of said alley, south seventy-two (72) degrees east, twenty four (24) feet to an iron pin in the western line of said Floyd White land; thence along said White land, south eighteen (18) degrees thirty (30) minutes west, one hundred eighty-five (185) feet to an iron pin, being the point and place of beginning; said lot being commonly referred to as the eastern one-half (1/2) portion of Lot No. 18 on the Plan of lots known as the Wilson Plan.

FOR IDENTIFICATION PURPOSES ONLY, the above described premises is known and designated as Parcel #21-3-202A on the maps of the Lycoming County Tax Assessor.

BEING the same premises which William J. Nearhoff and Lacey E. Nearhoff, formerly known as Lacey E. Heggenstaller, his wife, did by their deed dated the 21st day of August, 2006, grant and convey unto Mark E. Wolfe; said deed being recorded in the Office for the Recording of Deeds in and for Lycoming County on the 22nd day of August, 2006, in Record Book 5765, Page 35, Instrument #200600014207.

The improvements thereon being known as 708 Seminary St., Jersey Shore, PA 17740-1219.

HAVING ERECTED THEREON a Residential Real Estate__.

BEING the same premises which William J. Nearhoof, a/k/a William

J. Nearhoff, and and Lacey E. Nearhoff, a/k/a Lacey Nearhoff, Formerly Know as Lacey E. Heggenstaller by Deed dated August 21, 2006 and recorded in the Office of Recorder of Deeds of Lycoming County on August 22, 2006 at Book 5765, Page35 Instrument#200600014207 granted and conveyed unto Mark E. Wolfe.

TAX PARCEL NO. 21-003-202.A.

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 May 11, 2026 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten days thereafter.
ERIC SPIEGEL, Sheriff
Lycoming County, PA

Apr. 10, 17, 24

Do you know what your



has done to improve the delivery of legal services in our community, facilitate learning about the legal system, and enhance the image of the organized Bar?

From 2003 to Present,
the LLAF gave more than \$268,480 to worthy causes:

- \$201,379** to provide free legal services to the residents of Lycoming County;
- \$27,241** to preserve and provide access to legal materials for the public;
- \$20,600** to train attorneys and other service providers in different areas of the law;
- \$16,900** to fund legal education and Mock Trial Teams for high school students;
- \$7,237.04** to provide funding for court-appointed child advocates;
- \$15,000** via the Joseph Rider Scholarship Fund newly created in 2024 to assist students with tuition costs associated with their enrollment in law school.

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.

The Lycoming Law Association Foundation is a tax-exempt, not-for-profit, 501(c)(3) corporation. Its mission is to cultivate the science of jurisprudence, improve the legal and judicial system, and facilitate the administration of justice for residents of Lycoming County.



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, April 13, 2026