

LYCOMING REPORTER

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October 14, 2022

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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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.

- 10/24/2022 – Executive Committee Meeting.** Monthly Executive Committee meeting. **Time:** 12:00 PM to 1:00 PM.
- 10/25/2022 – Criminal Law Committee Meeting.** Regularly scheduled Criminal Law Committee “brown bag lunch” meeting. **Time:** 12:00 PM to 1:00 PM.
- 10/26/2022 – Lycoming Law Association Foundation.** Regularly scheduled quarterly meeting of the LLA Foundation. **Time:** 12:00 PM to 1:00 PM.
- 10/27/2022 – Probate, Estate and Elder Law Committee Meeting.** Committee meeting. **Time:** 12:00 PM to 1:00 PM.
- 10/31/2022 – Carpenter’s Pumpkin Farm.** Carpenter’s Pumpkin Farm (75 Carpenter Lane, Linden). Last day for members to get their free pumpkin at the farm! Get the coupon. **Time:** 12:00 PM.
- 11/7/2022 – Bench/Bar Meeting.** Quarterly meeting of the Bench/Bar Committee. **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

- ▶ **Evans vs. Lavallee, Pastore, Adkins, the Williamsport Hospital; UPMC Susquehanna and Anesthesia Associates of Williamsport, Inc.** (10/10/2022)—Judge William P. Carlucci
Civil: Motion to assert cross-claims and affirmative defenses resulting from partial settlements; conscious strategy decision to forgo any cross-claims; manifest prejudice of allowing cross-claims after parties have completed discovery and exchanged expert reports, and the matter is ripe for trial. (Evans101022c) (Posted: October 10, 2022)
- ▶ **Commonwealth vs. Best** (10/04/2022)—Judge Ryan M. Tira
Criminal: Appeal. (Best100422t) (Posted: October 10, 2022)
- ▶ **Commonwealth vs. Prokop** (10/04/2022)—Judge Ryan M. Tira
Criminal: Appeal; sentencing discretion; consideration of prior history and pattern of criminal behavior, as well as need for services available at state correctional facility. (Prokop100422t) (Posted: October 10, 2022)
- ▶ **Early Bird Car Wash, Inc., Mr. Bird’s Custom Car Wash Equipment, LLC and Early vs. Piermattei and Rhodes & Sinon, LLP vs. Botta** (10/07/2022)—Judge Eric R. Linhardt
Civil: Preliminary objections to joinder complaint; duty owed by successor counsel to predecessor counsel; circumstances under which an additional defendant may be liable with or liable for indemnity; joinder for sole liability where allegations contained in the joinder complaint relate to different harms to be proven with different evidence as to different occurrences happening at different times; forcing plaintiffs to sue their attorney using Rule 2252. (EarlyBird100722Li) (Posted: October 9, 2022)

LLA PUMPKIN COUPON



WHERE: Carpenter’s Pumpkin Farm
75 Carpenter Ln, Linden, PA 17744

WHEN: October 1 - October 31, 2022

WHAT: Redeem for one FREE pumpkin/gourd at “checkout”

Carpenter’s Farm is pleased to announce they successfully planted a variety of new gourds and pumpkins this year; the farm is open daily from 9am – 6:30pm; and the corn maze is up and running!

See you at the farm!

LLA Attorney Name: _____

Attorney ID: _____



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**Duran, Delores R.,** dec'd.

Late of the Borough of Jersey Shore.
Administrator: Thomas Duran, 31 Hiawatha Trail, McElhattan, PA 17748.

Attorneys: C. Rocco Rosamilia, Esquire, The Rosamilia Law Firm, 241 West Main Street, Lock Haven, PA 17745.

Easton, Ella J., 41-22-0522, dec'd.

Late of Gamble Township.
Executrix: Barbara E. Easton 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.

Esty, Joanne M., dec'd.

Late of Montoursville.
Executrix: Kimberlie Jo Sampsell, 567 Pepper Street, Muncy, PA 17756.

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

Herritt, Robert A., dec'd.

Late of Williamsport.
Executrix: Pamela Jo Girard 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.

Miller, Shirley G., dec'd.

Late of the Township of Loyalsock.
Administratrix c.t.a.: Barbara M. Cooley, 2103 Northway Road, Unit 2101, Williamsport, PA 17701.
Attorney: Paul A. Roman, Esquire, 1700 Four Mile Drive, Williamsport, PA 17701.

SECOND PUBLICATION**Corson, William Eugene a/k/a William E. Corson,** #41-22-0546, dec'd.

Late of 604 Shuttle Hill Road, Muncy.
Executor: William Eaton Corson c/o J. Howard Langdon, Esquire, 3 South Main Street, Muncy, PA 17756.

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

Corson, William Eugene a/k/a William E. Corson, #41-22-0546, dec'd.

Late of 604 Shuttle Hill Road, Muncy.
The William E. Corson Income Only Protector Trust and the William E. Corson Primary Residence Protector Trust, both dated December 16, 2010.

Trustee: William Eaton Corson c/o J. Howard Langdon, Esquire, 3 South Main Street, Muncy, PA 17756.

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

Decker, John A., Jr., dec'd.

Late of South Williamsport.

Executrix: Judith A. Decker, 430 Bayard St., So. Williamsport, PA 17702.
Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

Decker, Paul R., Jr., dec'd.

Late of Williamsport.
Executor: Stephen L. Decker, 936 Second Avenue, Williamsport, PA 17701.

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

DeSeau, Leo Louis, dec'd.

Late of 2211 Webb Street, Williamsport.

Executors: Brandy Plocinski and Barbara Gehr, 2211 Webb Street, Williamsport, PA 17701.

Attorney: None.

Eck, Paul C., dec'd.

Late of the Township of Loyalsock.
Executrices: Melinda Bender, P.O. Box 176, Picture Rocks, PA 17762 and Susan Alkus, 1203 Driftwood Drive, Fairborne, OH 45324.

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

Hilsher, Sally E. a/k/a Sally Elizabeth Hilsher, 41-22-0457, dec'd.

Late of the City of Williamsport.
Executrices: Jayme L. Sherman and Stephanie A. Jackson 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.

Jones, Theresa M., dec'd.

Late of the Township of Hepburn.
Executor: Catherine Marie Stark.

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

Royer, Daniel I., dec'd.

Late of the Township of Lewis.

Executor: Ann M. Royer.

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

Stack, Robert W., dec'd.

Late of Jersey Shore.

Executor: Robert D. Stack, 7 Pine-wood Drive, Wilkes-Barre, PA 18702.

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

THIRD PUBLICATION

Broshkevitch, Doris L., dec'd.

Late of the Township of Loyalsock.
Executrix: Joy M. Henry, 1400 S. Ave., Apt. 339, Plainsfield, NJ 07062.
Attorney: Paul A. Roman, Esquire, 1700 Four Mile Drive, Williamsport, PA 17701.

Drum, Edna M., dec'd.

Late of Montgomery.

Executrix: Darena J. Follmer, 323 Colonial Drive, Montoursville, PA 17754.

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

Eiswerth, Todd Christopher, dec'd.

Late of Jersey Shore.

Administrator: Eric C. Eiswerth, 2518 Coldwater Town Road, Jersey Shore, PA 17740.

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

Evans, Thomas N., Jr. a/k/a Thomas Nicholls Evans, Jr., dec'd.

Late of Stuarts Draft, VA.
 Executrix: Patricia B. Evans, 16 Marble Drive, Stuarts Draft, VA 24477.
 Attorney: John A. Shoemaker, Esquire, 127 Headley Ave., Dushore, PA 18614, (570) 928-7374.

Hagemeyer, Susan A., dec'd.

Late of the City of Williamsport.
 Executor: Chad D. Hagemeyer 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.

Molyneux, Arthur J., dec'd.

Late of Hughesville.
 Executor: Jeffrey Randall, 223 Court Street, P.O. Box 88, Laporte, PA 18626.

Attorney: Kenneth R. Levitzky, Esquire, P.O. Box 489, Dushore, PA 18614.

Muzic, William L., dec'd.

Late of Loyalsock Township.
 Executrix: Marcianne Laycock, 15 Boones Ridge Parkway, Acworth, GA 30102.

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

Robbins, Fred L., dec'd.

Late of Muncy.
 Executrix: Sharon L. Culver, 3614 Clarkstown Road, Muncy, PA 17756.
 Attorneys: Layne R. Oden, Esquire, Layne R. Oden, Attorney and Counselor at Law, P.C., Nine South Main Street, Muncy, PA 17756.

**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 1, 2022 unless exceptions are filed before 5:00 P.M. on that date.

1. Martz, Wilbur L., Sr., Estate—Jeffrey W. Martz, Administrator C.T.A.

2. Dorman, Frances E., Estate—MaryEllen Paulhamus, Executrix.
 David A. Huffman
 Register of Wills

O-7, 14, 21, 28

**FILING ARTICLES OF
INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on March 1, 2005, with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation for a business corporation to be organized under the Pennsylvania Business Corporation Law of 1988 (P.L. 1444, No. 177), as amended. The name of the corporation is:

ABLE THERAPY SERVICES, INC.
 483 Nickles Road, Muncy, Pennsylvania 17756. The purpose for which the business has been organized is 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 of 1988, as amended.

O-14

SERVICE BY PUBLICATION
—————

In the Court of Common Pleas of
Lycoming County, Pennsylvania
Orphans' Court Division

—————
NO. 41-22-0558
—————

IN RE:
LUTCHER AND MOORE PARK
—————

NOTICE IS HEREBY GIVEN that on October 5, 2022, a Petition was filed in the above-named Court pursuant to the Dedicated and Donated Property Act, praying for an Order releasing a Deed Restriction on Lutcher and Moore Park. Lutcher and Moore Park is located within the Borough limits of the Borough of South Williamsport in an area immediately south of the Market Street Bridge.

The Court has fixed December 9, 2022 at 10:30 A.M. in Courtroom No. 2 of the Lycoming County Courthouse, 48 West Third Street, Williamsport, PA 17701 as the time and place for the Hearing on the Petition. At that time, any resident of the Borough of South Williamsport or any group or organization of residents shall have the right to file a protest and may, in the discretion of the Court, be entitled to be heard in person or by counsel or to intervene and be a party in this action.

JOSEPH F. ORSO, III, ESQUIRE
Attorney I.D. #49806
Borough Solicitor
Borough of South Williamsport
RUDINSKI, ORSO &
ASSOCIATES, P.C.
339 Market Street
Williamsport, PA 17701
(570) 321-8090

O-14

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, November 4, 2022 at 10:30 A.M., for the following described real estate to wit:

NO. 20-0668

WILLIAMSPORT
SANITARY AUTHORITY
vs.

ARTHUR BELL, KAY BELL
PROPERTY ADDRESS: 54 GOHL
ROAD, LINDEN, PA 17744.

UPI/TAX PARCEL NUMBER: 60-387-161.D.

ALL THAT CERTAIN message, tenement and lot of land situate in the Township of Woodward, County of Lycoming and State of Pennsylvania, bounded and described in accordance with a survey thereof made by English Engineering Corporation on November 1, 1972, as follows:

BEGINNING at a point at the northeast corner of the land hereby described said point of beginning being in the western line of a fifty foot street or road laid out on land now or formerly of M. Ruth Gohl (the eastern line of said fifty foot street or road being the dividing line between land now or formerly of the said M. Ruth Gohl and land now or formerly of Bruce W. Zinck and Florence J. Zinck, his wife), said point being located south twenty-six (26) degrees no (00) minutes fifty-four (54) seconds east, a distance of two hundred sixteen and eight-tenths (216.8) feet from the point of intersection of the western line of said fifty foot street or road with the center line of Township Road No. 343 (formerly Pennsylvania State Highway Traffic Route No. 220); thence south twenty-six (26) degrees no (00) minutes fifty-four (54) seconds east, along the western line of said street or road, a distance of one hundred thirty and

seventy-six one-hundredths (130.76) feet to a point; thence in an arc or curve to the right, having a radius of one thousand one hundred twenty and ninety-two hundredths (1,120.92) feet, a distance of nineteen and twenty-four one-hundredths (19.24) feet to a point at the southeast corner of the land hereby described; thence south sixty-three (63) degrees fifty-five (55) minutes fifty (50) seconds west, along the northern line of land now or formerly of James E. Bell and Edna L. Bell, his wife, a distance of one hundred ninety-nine and eighty-three one-hundredths (199.83) feet to a point; thence north twenty-six (26) degrees no (00) minutes fifty-four (54) seconds west, along land now or formerly of the said M. Ruth Gohl, a distance of one hundred fifty (150) feet to a point; and thence north sixty-three (63) degrees fifty-five (55) minutes fifty (50) seconds east, along the same, a distance of two hundred (200) feet to the western line of said street or road, the point and place of beginning. Being Lot No. 2 on the Ruth Gohl Subdivision, Woodward Township, Lycoming County, Pennsylvania, containing 0.688 of an acre.

BEING the same premises granted and conveyed unto Arthur A. Bell and Kay M. Bell, his wife, by Deed of M. Ruth Gohl, unmarried, dated January 3, 1973 and recorded January 4, 1973 in Lycoming County Deed Book 635, Page 138.

FOR identification purposes only, being known as Tax Parcel No. 60-387-161.D in the Office of the Lycoming County Tax Assessor.

Docket No. ML 20-90043.
No. CV 20-0668.

NO. 19-1991

MORTGAGE ASSETS
MANAGEMENT, LLC
vs.

DEBBIE HIGGINS IN HER
CAPACITY AS KNOWN HEIR,
DEVISEE AND/OR DISTRIBUTE

OF THE ESTATE OF SHIRLEY
KEISER a/k/a SHIRLEY A. KEISER,
DECEASED, UNKNOWN HEIR(S)
OF THE ESTATE OF
SHIRLEY KEISER a/k/a
SHIRLEY A. KEISER, DECEASED
PROPERTY ADDRESS: 1436 W.
SOUTHERN AVE., SOUTH WIL-
LIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 53-
001-807.

All that certain piece, parcel or lot
of land situate in the third ward of the
Borough of South Williamsport, county
of Lycoming and Commonwealth of
Pennsylvania, being more particularly
bounded and described as follows:

BEGINNING at the southwest cor-
ner of lot now or formerly of Reighard
and Coryell, said lot being situate on the
north side of Southern Avenue; thence
northerly along said lot one hundred
seventy-five (175) feet, more or less, to
the right-of-way of the Williamsport and
Linden branch of the Philadelphia and
Erie Rail-Road; thence westerly along
said right-of-way forty-five (45) feet
as measured at right angles with the
last mentioned line; thence southerly
one hundred seventy-five (175) feet,
more or less, to the north side of the
said Southern Avenue; thence easterly
along the north side of said Southern
Avenue; thence easterly along the north
side of said Southern Avenue forty-five
(45) feet to the place of beginning and
known as 1436 West Southern Avenue.

BEING the same premises conveyed
to Charles L. Keiser and Shirley A.
Keiser, his wife, by Deed Florence M.
Hekenaur dated October 23, 1973, and
recorded in the office for the recording
of deeds in and for Lycoming County
in Deed Book 668, page 39. The said
Charles L. Keiser died June 12, 1998,
thereby vesting full fee simple title in
Shirley A. Keiser.

UPI- 53-001-807.

1436 West Southern Avenue, South
Williamsport, PA 17702.

NO. 15-2864

CITIBANK, N.A., NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS TRUSTEE OF NRZ
PASS-THROUGH TRUST VI
vs.

THOMAS W. JACKSON,
MARILYN ROVENOLT a/k/a
MARILYN JACKSON

PROPERTY ADDRESS: 331 RURAL
AVENUE, WILLIAMSPORT, PA 17701.
UPI/TAX PARCEL NUMBER: 72-
001-129.

By virtue of Writ of Execution No.
CV-2015-02864-MF.

Citibank, N.A., not in its individual
capacity, but solely as trustee of NRZ
Pass-Through Trust VI (Plaintiff) vs.
Thomas W. Jackson and Marilyn Ro-
venolt a/k/a Marilyn Jackson (Defen-
dants).

Property Address 331 Rural Avenue,
Williamsport, PA 17701.

Parcel I.D. No. 72-0010012900000.

Improvements thereon consist of a
residential dwelling.

Judgment Amount: \$152,067.80.

HLADIK, ONORATO &
FEDERMAN, LLP

Attorneys for Plaintiff
298 Wissahickon Avenue
North Wales, PA 19454

NO. 21-1184

FREEDOM MORTGAGE
CORPORATION

vs.

KAREN J. BRICKELL, IN HER
CAPACITY AS ADMINISTRATRIX
AND HEIR OF THE ESTATE OF
SUSAN J. BRICKELL a/k/a SUSAN
JEAN BRICKELL, DECEASED, JUSTIN
BRICKELL, IN HIS CAPACITY AS
HEIR OF SUSAN J. BRICKELL a/k/a
SUSAN JEAN BRICKELL, DECEASED,
ANGELIQUE BRICKELL, IN HER
CAPACITY AS HEIR OF SUSAN
J. BRICKELL a/k/a SUSAN JEAN
BRICKELL, DECEASED, UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS

AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SUSAN J. BRICKELL a/k/a SUSAN JEAN BRICKELL, DECEASED
PROPERTY ADDRESS: 520 NORTH LINCOLN AVENUE, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 49-005-611.

By virtue of a Writ of Execution No. CV-21-01184.

FREEDOM MORTGAGE CORPORATION v. KAREN J. BRICKELL, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF SUSAN J. BRICKELL; JUSTIN BRICKELL, IN HIS CAPACITY AS HEIR OF SUSAN J. BRICKELL, DECEASED; ANGELIQUE BRICKELL, IN HER CAPACITY AS HEIR OF SUSAN J. BRICKELL a/k/a SUAN JEAN BRICKELL, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SUSAN J. BRICKELL, DECEASED owner(s) of property situate in the PORTER TOWNSHIP, LYCOMING County, Pennsylvania, being 520 NORTH LINCOLN AVENUE, JERSEY SHORE, PA 17740.

Tax ID No. 49-005.0-0611.00-000/49-005.0-0606.00-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$138,348.70.
BROCK & SCOTT, PLLC
Attorneys for Plaintiff

NO. 22-488

HERITAGE SPRINGS
MEMORY CARE, INC.

vs.

BARBARA LITTLE, DEBRA LITTLE
PROPERTY ADDRESS: 700 WOODLAND AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 76-012-100.

BEGINNING at a point at the Southeast corner of Whitman and Woodland Avenues; thence in an Easterly direction along the Southern line of Woodland Avenue fifty-six feet (56 ft.) to a point in the line of land of Norman J. Folmar, et ux; thence in a Southerly direction along the Western line of land of Norman J. Folmer, et ux, one hundred ten feet (110 ft.) to a point in the Northern line of a 15-foot alley; thence in a Westerly direction along the Northern line of said alley fifty-six feet (56 ft.) to a point in the Eastern line of Whitman Avenue; thence in a Northerly direction along the Eastern line of Whitman Avenue one hundred ten feet (110 ft.) to the point and place of beginning. Known as 700 Woodland Avenue.

BEING the same premises conveyed unto Dean L. Little, Sr. and Barbara A. Little, his wife, by virtue of Deed from Donn D. Caputo and Lucy Ann Caputo, his wife, dated May 30, 1985 and recorded May 30, 1985 in the Office of the Register and Recorder in and for Lycoming County, Pennsylvania in Deed Book 1110 at page 301.

Parcel #76-012-100.

Municipally known as 700 Woodland Avenue, Williamsport, PA 17701.

NO. 22-57

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

vs.

ALFRED J. MUFFLEY
PROPERTY ADDRESS: 1966 YALE
AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 43-008-414.

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1966 Yale Avenue, Williamsport, PA 17701.

SOLD as the property of ALFRED J. MUFFLEY.

TAX PARCEL #43-0080041400000.
KML LAW GROUP, P.C.

NO. 22-00333

LYCOMING COUNTY WATER
AND SEWER AUTHORITY

vs.

DONOVAN POPKIN

PROPERTY ADDRESS: 362 FISHER STREET, SOUTH WILLIAMSPORT, PA 17702.

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

Property located at 362 Fisher Street South Williamsport, PA 17702:

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

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

SUBJECT to a right-of-way as contained in an Agreement recorded in Lycoming County Deed Book 514, page 668, which Agreement extinguishes all previous rights-of-way and conveys one (1) fifteen (15) foot right-of-way on the

western end of the property hereby conveyed, which is showing on the Plan as contained in the above-recited Agreement.

BEING part of the same premises conveyed to Betty L. Steinbacher, single, by Deed from Ronald A. Steinbacher and Betty L. Steinbacher, both singled, dated September 29, 1982, and recorded October 5, 1982, in Lycoming County Deed Book 1021, page 195.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 53-1-201 in the Office of the Lycoming County Tax Assessor.

NO. 22-284

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006- EMX5 c/o WELLS FARGO BANK, NA

vs.

MARY M. PROBST

PROPERTY ADDRESS: 143 LOCUST STREET, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 19-001-211.

All that certain parcel of land and improvements thereon situate in Borough of Jersey Shore, Lycoming County, Pennsylvania and designated as Parcel No. 19-1-211 and more fully described in a Deed dated 01/07/1992 and recorded in Lycoming County Deed/Record Book Volume 2262, page 1.

BEING THE SAME PREMISES which John Larue Rathbun and Mary L. Rathbun, his wife and Darlene D. Davis, formerly Darlene D. Rathbun, single, by Deed dated 01/07/1992 and recorded 05/27/1994 in the Office of the Recorder of Deeds in and for the County of Lycoming in Deed Book 2262, Page

I, granted and conveyed unto Gary E. Probst and Mary M. Probst, his wife, in fee.

AND THE SAID Gary E. Probst hereby departed this life on or about 10/27/2018 thereby vesting title solely unto Mary M. Probst.

Tax Parcel: 19-001-211.

Premises Being: 143 Locust St, Jersey Shore, PA 17740-2028.

NO. 22-359

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF9 MASTER PARTICIPATION TRUST
vs.

JEFFREY L. RINE, KAREN L. RINE
PROPERTY ADDRESS: 157 SCAIFE ROAD f/k/a HC31 BOX 320C, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 48-233-103.P.

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 157 Scaife Road f/k/a HC31 Box 320C, Williamsport, PA 17701.

SOLD as the property of JEFFREY L. RINE and KAREN L. RINE.

TAX PARCEL #48+,233.0-0103.P+-000+.

KML LAW GROUP, P.C.

NO. 22-442

LAKEVIEW LOAN SERVICING, LLC
vs.

CHAD SIMON

PROPERTY ADDRESS: 1835 PINCHTOWN ROAD, MONTGOMERY, PA 17752.

UPI/TAX PARCEL NUMBER: 07-003-303.

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1835 Pinchtown Road, Montgomery, PA 17752.

SOLD as the property of CHAD SIMON.

TAX PARCEL #07-003-303.
KML LAW GROUP, P.C.

NO. 22-329

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

GREGORY A. STEINBACHER
PROPERTY ADDRESS: 508 CEMETERY STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 70-002-103.

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: 508 Cemetery Street, Williamsport, PA 17701.

SOLD as the property of GREGORY A. STEINBACHER.

TAX PARCEL #70+,002.0-0103.00-000+.

KML LAW GROUP, P.C.

NO. 22-230

FIRST NATIONAL BANK OF PENNSYLVANIA
vs.

KELSI E. STROBLE

PROPERTY ADDRESS: 1113 PENN STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 68-011-100.

PROPERTY OF: KELSIE STROBLE.
EXECUTION NO. CV22-00230,
JUDGMENT AMOUNT \$91,901.20.
DAVID W. RAPHAEL
CORPORATE COUNSEL

ADDRESS: FIRST NATIONAL
BANK OF PENNSYLVANIA, 100
FEDERAL STREET, 4TH FLOOR,
PITTSBURGH, PA 15212, PHONE:
(412) 465-9718.

ALL THE RIGHT, TITLE, IN-
TEREST AND CLAIM OF KELSIE E.
STROBLE, TO THE FOLLOWING
DESCRIBED PROPERTY LOCATED
IN THE EIGHTH WARD OF THE
CITY OF WILLIAMSPORT, COUNTY
OF LYCOMING, COMMONWEALTH
OF PENNSYLVANIA. DEED DATED
JUNE 29, 2017, RECORDED ON
JUNE 30, 2017, IN THE LYCOMING
COUNTY RECORDER OF DEEDS
OFFICE IN DEED BOOK VOLUME
9136, PAGE 2521, INSTRUMENT NO.:
201700007969.

MUNICIPALITY: 8th Ward of the
City of Williamsport.

ADDRESS: 1113 Penn Street, Wil-
liamsport, PA 17701.

IMPROVEMENTS: Residential 2-
Story Dwelling.

DEED INSTRUMENT NO.: 2017-
00007969.

TAX PARCEL I.D. NO.: 68-011-100.

NO. 19-0829

TRUIST BANK FORMERLY KNOWN
AS BRANCH BANKING AND
TRUST COMPANY

vs.

GAIL M. THOMPSON,
BRENDA M. RICHART

PROPERTY ADDRESS: 191
CHURCH STREET, HUGHESVILLE,
PA 17737.

UPI/TAX PARCEL NUMBER: 46-
002-622.

All that certain piece or parcel or
Tract of land situate in the Borough
of Picture Rocks, Lycoming County,
Pennsylvania, and being known as 191

Church Street, Hughesville, Pennsylva-
nia 17737.

TAX MAP AND PARCEL NUM-
BER: 46+, 002.0-0622.00-000+.

THE IMPROVEMENTS THEREON
ARE: Residential Dwelling.

REAL DEBT: \$51,971.25.

SEIZED AND TAKEN IN EXECU-
TION AS THE PROPERTY OF: Gail
M. Thompson and Brenda M. Richart.
McCABE, WEISBERG &
CONWAY, LLC

123 South Broad Street

Suite 1400

Philadelphia, PA 19109

NO. 21-1150

THOUSAND KEYS
ACQUISITIONS 2C LLC

vs.

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
OR UNDER BERYL I. SMITH,

DECEASED, ROBERT KENNETH
SMITH, IN HIS CAPACITY AS HEIR
OF THE ESTATE OF BERYL I. SMITH,
DECEASED, CHARLENE A. PLANK,
IN HER CAPACITY AS HEIR OF
THE ESTATE OF BERYL I. SMITH,
DECEASED, EARL ELLSWORTH
SMITH, JR. IN HIS CAPACITY AS

HEIR OF THE ESTATE OF
BERYL I. SMITH, DECEASED,
ELLEN L. STABLER n/k/a
ELLEN L. SMITH, IN HER CAPACITY
AS HEIR OF THE ESTATE OF
BERYL I. SMITH, DECEASED
PROPERTY ADDRESS: 52 MARY-
DALE STREET, COGAN STATION,
PA 17728.

UPI/TAX PARCEL NUMBER: 15-
002-602.A.

Being the same premises which Wil-
liam Rex Winder and Louise C. Winder,
his wife by Deed dated April 25, 1960
and recorded July 6, 1960 in Lycoming
County in Deed Book Volume 469,
Page 145 conveyed unto Earl E. Smith

and Beryl I. Smith, his wife, as tenants by the entireties, in fee.

52 Marydale Street, Cogan Station, PA 17728.

Tax Parcel Number: 15002.00602. A000.

Sale No:

Adam J. Friedman, Esq., Friedman Vartolo LLP, attorney for Plaintiff.

Judgment Amount: \$141,738.75.

Premise Being: 52 Marydale Street, Cogan Station, PA 17728.

Seized and sold as the property of Unknown Heirs, Successors, Assigns, and all persons, firms or associations claiming right, title, or interest or under Beryl I. Smith, deceased I. Judgment Number CV21-01150 (Thousand Keys Acquisitions 2C LLC v. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATION CLAIMING RIGHT, TITLE, OR INTEREST OR UNDER BERYL I. SMITH, DECEASED), with a judgment amount of \$141,738.75.

NO. 19-0836

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO.

vs.

LINDA WAGNER a/k/a

LINDA L. WAGNER

PROPERTY ADDRESS: 2817 WEST FOURTH STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 67-016-304.

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: 2817 West Fourth Street a/k/a 2817 West 4th Street, Williamsport, PA 17701.

SOLD as the property of LINDA WAGNER a/k/a LINDA L. WAGNER.

TAX PARCEL #67+,016.0-0304.00-000+.

KML LAW GROUP, P.C.

NO. 22-00301

PHH MORTGAGE CORPORATION

vs.

DAVID M. WALZ, NICOLE F. WALZ
PROPERTY ADDRESS: 667 FIFTH AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 66-003-218.

City of Williamsport, County of Lycoming.

Being Premises: 667 5th Avenue, Williamsport, PA 17701-4751.

Improvements Consists of Residential Real Estate.

Parcel Nos. 66-0030021800000.

Sold as the property of: David M. Walz and Nicole F. Walz.

STERN & EISENBERG PC

NO. 20-0496

SANTANDER BANK, N.A.

vs.

CHARLES O. WARREN, JR.
PROPERTY ADDRESS: 208 CALVERT STREET, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 20-002-421.

By Virtue of a Writ of Execution No. 20-0496.

Santander Bank, N.A. vs. Charles O. Warren, Jr.

Being 208 Calvert Street, Jersey Shore Borough, PA 17740.

Tax Parcel ID #20-002-421.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$80,426.02.

MICHAEL S. BLOOM, ESQUIRE
 PRESSMAN & DOYLE, LLC
 Attorneys for Plaintiff
 712 W. MacDade Boulevard
 Millmont Park, PA 19033
 (610) 532-4222
 mbloom@pressmandoyle.com

NO. 22-526

MYCUMORTGAGE, LLC

vs.

ADAM C. WEAVER

PROPERTY ADDRESS: 97 LOW-
 MILLER ROAD, WILLIAMSPORT, PA
 17701.

UPI/TAX PARCEL NUMBER: 43-
 328-152.B.

ALL THAT CERTAIN piece, parcel
 and lot of land situate in the Township
 of Old Lycoming, County of Lycoming,
 and Commonwealth of Pennsylvania,
 bounded and described in accordance
 with a survey made by Grant K. Mane-
 val, Consulting Engineer, on May 28,
 1964, as follows:

BEGINNING at an iron stake on
 the West side of the dirt road which
 leads from Bottle Run Road to Joseph
 Fullmer Farm, the center line of the dirt
 road opposite said iron stake is four
 hundred eighty-eight and three-tenths
 (488.3) (incorrectly shown as 1486.3
 in prior deed) feet from the center line
 of the Bottle Run Road, Route #41033;
 thence from the center line of said
 dirt road and through the iron stake
 referred to as the point of beginning
 and along land now or formerly of Paul
 R. Bower, et ux., the three (3) follow-
 ing courses and distances: First: South
 eighty-seven (87) degrees twenty (20)
 minutes West, two hundred (200) feet
 to an iron stake; Second, North seven
 (07) degrees thirty (30) minutes West,
 two hundred feet to an iron stake;
 Third, North eighty-two (82) degrees
 thirty (30) minutes East through an iron
 stake at the West side of the dirt road,
 two hundred (200) feet to the center of
 said dirt road; thence along the center
 of said dirt road, South (South was er-

roneously omitted in prior deeds in the
 chain of title) seven (07) degrees thirty
 (30) minutes East, two hundred (200)
 feet to a point in the center of said dirt
 road which is opposite the iron stake,
 the place of beginning.

FOR IDENTIFICATION PURPOSES
 ONLY, being known as Tax Parcel No.
 43-328-152B in the Office of the Lycom-
 ing County Tax Assessor.

BEING the same premises granted
 and conveyed unto Adam C. Weaver
 by deed of Dale G. Brion intended to
 be recorded herewith.

Tax Parcel: 43-328-152B.

Premises Being: 97 Lowmiller Rd,
 Williamsport, PA 17701.

NO. CV-21-00446

U.S BANK TRUST NATIONAL
 ASSOCIATION ET AL.

vs.

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

PROPERTY ADDRESS: 1925/1927
 BLAINE STREET, WILLIAMSPORT,
 PA 17701.

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

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

U.S. Bank Trust National Associa-
 tion, not in its individual capacity, but
 solely as owner trustee for REO Trust
 2017-RPLI (Plaintiff) vs. John H. Wilton,
 Jr., as Executor and the Devisee of the
 Estate of John H. Wilton, Sr. a/k/a John
 H. Wilson, Sr., Deceased, (Defendant).

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

Parcel I.D. No. 67-0190080200000.
 Alternate I.D. No. 67-019-802.

Improvements thereon consist of a
 residential dwelling.

Judgment Amount: \$91,587.67.

HLADIK, ONORATO &
FEDERMAN, LLP
Attorneys for Plaintiff
298 Wissahickon Avenue
North Wales, PA 19454

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

Pennsylvania, on NOVEMBER 14, 2022, 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

O-14, 21, 28

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