

LYCOMING REPORTER

Vol. 43

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No. 5

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LYCOMING REPORTER

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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.

2/2/2026 – Bench/Bar Committee Meeting: *Quarterly meeting of the Bench/Bar Committee* **Time:** 12:00 PM to 1:00 PM

2/10/2026 – Family Law Brown Bag Lunch Meeting: *Quarterly brown bag lunch meeting of the Family Law Committee.* **Time:** 12:00 PM to 1:00 PM

2/23/2026 – Executive Committee Meeting: *Monthly Executive Committee meeting.* **Time:** 12:00 PM to 1:00 PM

3/12/2026 – Criminal Brown Bag Lunch Meeting: *Quarterly brown bag lunch meeting of LLA Criminal Committee.* **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

►**Kershner vs. Leclerc Foods USA, Inc.** (01/22/2026)—Judge

William P. Carlucci

Civil: Summary judgment motion; applicability of limitation in Criminal History Record Information Act of use of criminal records, to employment discharge decision. (Kershner012226C)
(Posted: January 23, 2026)

**SUBSTITUTE SOLICITOR—
CHILD WELFARE AGENCY**

Lycoming County Children and Youth Services (LCYS) is seeking a qualified attorney to serve as Back-Up (Substitute) Solicitor when the LCYS Solicitor has a conflict of interest or is otherwise unavailable.

Duties include: Court representation in child welfare and dependency matters, including case preparation and staff consultation, representation of the LCYS in appeals, legal advice and consultation on client, family, and administrative matters, participation in LCYS initiatives and trainings as directed by the LCYS Administrator or designee, and reviewal of documentation of indicated CPS reports to ensure timely submission to CWIS, as required by regulation. This position will be on an as-needed basis, and the Solicitor will be an independent contractor.

Candidates must be licensed to practice law in the Commonwealth of Pennsylvania and, preferably, have experience in child welfare, dependency, or related public-sector legal practice. Inquiries and further details may be directed to Matthew Salvatori, Administrator, Lycoming County CYS, at masalvatori@joinder.org or by calling (570) 326-7895. Applicants should send a letter of interest, with resume or curriculum vitae, by no later than Friday, February 6, 2026, to Matthew Salvatori, Administrator, Lycoming County CYS, 33 W. Third Street, 4th Floor, Williamsport, PA 17701.

J-23, 30

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**Dymeck, Francis J., dec'd.**

Late of Allenwood.

Co-Executors: Brenda M. King, 50 Saw Lane, New Columbia, PA 17856 and Stephen J. Dymeck, 575 Gap Road, Allenwood, PA 17810.

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

Elion, Jude E., dec'd.

Late of Williamsport.

Administrator: Robert B. Elion, Esquire, Elion & Grieco, P.C., 125 East Third Street, Williamsport, PA 17701.

Geiser, William A., dec'd.

Late of Montoursville.

Executor: Joyce Geiser, 914 Weldon Street, Montoursville, PA 17754-1528.

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

Ladd, Noel E., dec'd.

Late of Allenwood.

Executor: Zachary J. Rye, 635 W. Market Street, Marietta, PA 17547. Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

Mayer, Doreen M., dec'd.

Late of Williamsport.

Executor: Lorraine M. Burger, 1650 Circle Road, Williamsport, PA 17701.

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

Rook, Larry E., dec'd.

Late of South Williamsport.

Executor: Janice M. Greenawalt, 101 Rainbow Drive, # 10338, Livingston, TX 77399-9301.

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

Scott, Betty L. a/k/a Betty Lou Scott, dec'd.

Late of Clinton Township.

Executrix: Karla L. Kebede c/o Craig A. Hatch, Esquire, Halbrunner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill, PA 17011.

Attorneys: Craig A. Hatch, Esquire, Halbrunner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill, PA 17011.

Tewell, Mary A., dec'd.

Late of South Williamsport.

Executor: Laura Esposito, 511 Kane Street, South Williamsport, PA 17702.

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

Ulsamer, Wilhelmina E., dec'd.

Late of Williamsport.
Executor: Constance A. Engel,
7996 S. Route 44 Hwy., Williams-
port, PA 17702.
Attorneys: Stephen C. Sholder,
Esquire, Raup & Sholder, P.C., 445
Elmira Street, Williamsport, PA
17701, (570) 321-0709.

SECOND PUBLICATION**Campbell, Joyce E., dec'd.**

Late of the Township of Hepburn.
Executrix: Susan A. Mahaffey, 405
Wesley Lane, Linden, PA 17744.
Attorney: Mark L. Taylor, Esquire,
25 W. Third Street, Suite 701,
Williamsport, PA 17701, (570)
320-7100.

Collister, Patricia A., dec'd.

Late of Williamsport.
Co-Administratrix: Stella M. Stroble.
Co-Administratrix: Jeanette M. Au-
man.
Co-Administrator: Fred W. Col-
lister.
Attorneys: McNerney, Page, Vander-
lin & Hall, 433 Market Street, Wil-
liamsport, PA 17701.

Day, James G., dec'd.

Late of the Township of Waterville.
Executor: James D. Day 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.

Drum, Ronald L., dec'd.

Late of Montgomery.
Executrix: Darena J. Follmar, 323
Colonial Drive, Montoursville, PA
17754.
Attorneys: Thomas D. Hess, Esquire,
Hess and Hess, P.C., 30 South Main
Street, Hughesville, PA 17737.

Earnest, Ned J. a/k/a Ned Earnest,

dec'd.
Late of the Township of Old Lycom-
ing.
Executors: Cynthia M. Roman, 1811
Campbell Street, Williamsport, PA
17701 and Steven J. Earnest, 24
Crane Road, Millville, PA 17846.
Attorney: Paul A. Roman, Esquire,
1700 Four Mile Drive, Williamsport,
PA 17701.

Gardner, Tara Lynn, dec'd.

Late of Williamsport.
Co-Executrix: Tawn M. Hollick.
Co-Executor: Shawn R. Gardner.
Attorneys: McNerney, Page, Vander-
lin & Hall, 433 Market Street, Wil-
liamsport, PA 17701.

Harris, Julie M., dec'd.

Late of Montgomery.
Executor: Brock L. Baker, 2167
Houck Hollow Rd., Bloomsburg, PA
17815.
Attorneys: John A. Smay, Esquire,
Williams and Smay, 39 S. Main St.,
P.O. Box 35, Muncy, PA 17756.

Lyons, Laurie J., dec'd.

Late of Hughesville.
The Laurie J. Lyons Protector Trust,
dated May 1, 2023.
Trustees: Melissa J. Spotts and Alan
Spotts.
Attorneys: Jaime M. Leon, Esquire,
Steinbacher, Goodall & Yurchak,
413 Washington Boulevard, Wil-
liamsport, PA 17701.

Sharretts, Rose M., dec'd.

Late of the City of Williamsport.
Executor: Heather Allegar, 105
Harold Pawling Ln., Lewisburg, PA
17837.
Attorney: None.

Stabler, Lawrence P., dec'd.

Late of South Wililamsport.

Executor: Kevin Stabler, 554 Main Street, South Williamsport, PA 17702.

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

Zeigler, Virginia L., dec'd.

Late of the City of Williamsport. Administrator: David E. Zeigler c/o Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701.

THIRD PUBLICATION

Hauser, Brian Keith a/k/a Brian K.

Hauser, dec'd.

Late of Cogan Station.

Executrix: Shelia C. Burkhardt-Hauser, 377 Stony Gap Road, Cogan Station, PA 17728.

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

Mureddu, Anne S., dec'd.

Late of the City of Williamsport.

Executors: Lynne A. Mureddu and Susan R. Hooker.

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

Penton, Michael E., dec'd.

Late of Williamsport.

Administratrix: Jennifer Penton, 1800 Jamison Avenue, Williamsport, PA 17701.

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

Shaffer, Wenda S., dec'd.

Late of the City of Montgomery.

Executor: Scott A. Shaffer.

Attorneys: Jaime M. Leon, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

**REGISTER OF WILLS
CONFIRMATION OF
ACCOUNTS**

NOTICE IS HEREBY GIVEN to all parties interested that the following Accounts together with all Statements of Proposed Distribution accompanying the same have been filed in the Office of the Register of Wills and Clerk of Orphans' Court are presented to the Orphans' Court of Lycoming County for Confirmation Absolute February 3, 2026 unless exceptions are filed before 5:00 P.M. on that date.

1. Sherwood, Donna K., Irrevocable Trust—Trust, Charlotte Dudek, Trustee.

David A. Huffman
Register of Wills

J-9, 16, 23, 30

**REGISTRATION OF
FICTIONAL NAMES**

NOTICE IS HEREBY GIVEN, pursuant to Section 311 of Act 1982-295 (54 Pa. C.S. §311), that, on January 22, 2026, there was filed in the Office of the Secretary of Pennsylvania a Registration of Fictional Name for the conduct of business in Lycoming County, Pennsylvania, under the assumed or fictitious name, style or designation of:

FRACTAL NARRATIVE PRESS with its principal place of business located at 4250 Lycoming Mall Drive, Montoursville, PA 17754. The name and address of each individual and entity interested in the aforementioned fictitious name and business is: Christopher Kulp of 4250 Lycoming Mall Drive, Montoursville, PA 17754.

J-30

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, FEBRUARY 6, 2026 at 10:30 A.M., for the following described real estate to wit:

NO. 24-00563

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

vs.

JAMES J. ANDERSON, KNOWN HEIR OF ROBERT W. HELM a/k/a ROBERT HELM, DECEASED, JEFFREY S. ANDERSON, KNOWN HEIR OF ROBERT W. HELM a/k/a ROBERT HELM, DECEASED, MARK A. ANDERSON, KNOWN HEIR OF ROBERT W. HELM a/k/a ROBERT HELM, DECEASED, CELIA FERGUSON, KNOWN HEIR OF ROBERT W. HELM a/k/a ROBERT HELM, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBERT W. HELM a/k/a ROBERT HELM, DECEASED, THE UNITED STATES OF AMERICA FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

PROPERTY ADDRESS: 1534 BLOOMING GROVE ROAD, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 26-330-253.C.

Docket Number: CV-2024-00563-CV.

Property to be sold is situated in the borough/township of Loyalsock, County

of Lycoming and Commonwealth of Pennsylvania.

Commonly known as: 1534 Blooming Grove Road, Williamsport, PA 17701

Parcel Number: 26-330.0-0253.C

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

Judgment Amount: \$153,758.06

Attorneys for the Plaintiff:

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

NO. 24-01071

SERV BANK, SB

vs.

MARLETTA S. BUCK

PROPERTY ADDRESS: 940 LOUISA STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 73-009-200.

By virtue of a Writ of Execution No. CV-2024-01071-CV.

Owner(s) of property situate in the THIRTEENTH WARD OF THE CITY OF WILLIAMSPORT, LYCOMING County, Pennsylvania, being 940 LOUISA STREET, WILLIAMSPORT, PA 17701.

Tax ID No. 73-0090020000000-a/k/a 73-009-200.

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$180,761.82.

Attorneys for Plaintiff
BROCK & SCOTT, PLLC

NO. 25-01075

M&T BANK

vs.

JUSTIN W. COOLEY,
NICOLE R. COOLEY

PROPERTY ADDRESS: 842 RIDGE ROAD, MONTGOMERY, PA 17752.

UPI/TAX PARCEL NUMBER: 57-410-252.

By virtue of a Writ of Execution No. CV-2025-01075-CV.

All that certain piece or parcel of land situated in the Township of Washington, County of Lycoming and State of Pennsylvania.

APN: 57-410.0-0252.00-000.

Property Address: 842 Ridge Road, Montgomery, PA 17752.

Improvements thereon: Single-Family Residential Dwelling.

Judgment Amount: \$96,971.03.

Attorney for Plaintiff:

McCALLA RAYMER LEIBERT PIERCE, LLP

485F Route 1 South, Suite 300
Iselin, NJ 08830-3072

Sheriff to collect: \$101,037.31 (plus accrued interest, attorney's fees, and costs).

NO. 25-00941

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE5 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007 HE5

vs.

HEIDI R. DERHAMMER,

UNKNOWN HEIRS OF

MELVIN R. DEHAMMER a/k/a

MELVIN R. DEHAMMER, JR.

PROPERTY ADDRESS: 12117
ROUTE 220 HIGHWAY, HUGHES-
VILLE, PA 17737.

UPI/TAX PARCEL NUMBER: 54-
001-112.

By virtue of a Writ of Execution No. CV-2025-00941-CV.

The owner(s) of property situate in the SHREWSBURY TOWNSHIP, LYCOMING County, Pennsylvania, being 12117 ROUTE 220 HIGHWAY, HUGHESVILLE, PA 17737.

Tax ID No. 54-0010011200000 a/k/a
54-001-112 a/k/a 54-1-112.

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$78,014.10.

Attorneys for Plaintiff

BROCK & SCOTT, PLLC

NO. 25-00602

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR HSI ASSET SECURITIZATION CORPORATION TRUST 2007-OPTI, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-OPTI c/o PHH MORTGAGE CORPORATION

vs.

vs.
KATHY DANILOWICZ
PROPERTY ADDRESS: 172 LAUREL RUN CIRCLE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 67-026-701.14.

BY VIRTUE OF A WRIT OF EXECUTION, filed to Docket No. CV-2025-00142.

KATHY ANN DANILOWICZ is the owner of ALL that piece, parcel and lot of land situate in the Seventh Ward of the City of Williamsport, Lycoming County, Commonwealth of Pennsylvania, bounded and described as follows:

Being a street address of: 172 Laurel Run Circle, Williamsport, PA 17701

Assessment Map/Parcel/Plate No.: 67-026-701.14.

Instrument No. 201400012932.

Assessed Value Figure: \$149,200.00.

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

CLEMENTINE M. FOULKROD,
CODY R. FOULKROD, SOLELY IN
HIS CAPACITY AS KNOWN HEIR
OF SHERIDAN E. FOULKROD,
DECEASED, TY S. FOULKROD,
SOLELY IN HIS CAPACITY AS
KNOWN HEIR OF SHERIDAN E.
FOULKROD, DECEASED, THE
UNKNOWN HEIRS OF
SHERIDAN E. FOULKROD,
ANTHONY FOULKROD
PROPERTY ADDRESS: 99 VETER-
ANS LANE, TROUT RUN, PA 17771.
UPI/TAX PARCEL NUMBER: 24-
268-168.

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

BEGINNING at a point on the West bank of Lycoming Creek, said point being an iron pin located on the boundary line between land now or formerly of Dorothy E. Forsburg, widow, and land now or formerly of James R. and Jeanne K. Moore; thence from said point of beginning and continuing along the aforementioned boundary line North 45 degrees 5 minutes West, a distance of 372 feet to an iron pin; thence along other land now or formerly of the said Dorothy E. Forsburg North 35 degrees 40 minutes East, a distance of 253.29 feet to an iron pin; thence continuing along other land now or formerly of Dorothy E. Forsburg South 38 degrees 48 minutes 48.7 seconds East, a distance of 470.35 feet to an iron pin on the West bank of Lycoming Creek; thence along the West bank of Lycoming Creek South 61 degrees 50 minutes West, a distance of 134.87 feet to an iron pin; thence continuing along the West bank of Lycoming Creek South 57 degrees 30 minutes West a distance of 71.32 feet to an iron pin, the point and place of beginning. Containing 2.16 acres.

TOGETHER with the improvements erected upon the parcel of land above described consisting of a single family four bedroom two story home.

TOGETHER WITH a right-of-way to be enjoyed by the Grantees, their heirs and assigns forever, in common with Dorothy E. Forsburg, her heirs and assigns forever, and in common with others over and along the existing right-of-way extending from the land now or formerly of Dorothy E. Forsburg to U.S. Highway Route No. 15, for the purpose of ingress, egress, and regress to and from the premises hereinabove described, as set forth in Deed dated December 29, 1986, and recorded in Lycoming County Deed Book 1175, Page 212.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 24-268-168 in the Office of the Lycoming County Tax Assessor.

The improvements thereon being known as 99 Veterans Ln., Trout Run, PA 17771-9161.

HAVING ERECTED THEREON a Residential Real Estate__.

BEING the same premises which Clementine M. Foulkrod and Sheridan E. Foulkrod by Deed dated June 9, 2014 and recorded in the Office of Recorder of Deeds of Lycoming County on June 11, 2014 at Book 8340, Page 74 Instrument #201400007031 granted and conveyed unto Clementine M. Foulkrod.

TAX PARCEL NO. 24-268-0-0168-0.

NO. 25-00605

M&T BANK

vs.

LELAND GUILLAUME a/k/a LELAND S. GUILLAUME, ROBIN GUILLAUME a/k/a ROBIN A. GUILLAUME

PROPERTY ADDRESS: 154 SPRING ROAD, HUGHESVILLE, PA 17737.

UPI/TAX PARCEL NUMBER: 59-334-154.16.

By virtue of a Writ of Execution No. CV-2025-00605-CV.

ALL THAT CERTAIN PIECE, parcel and lot of land situate in the Township of Wolf, County of Lycoming and Commonwealth of Pennsylvania, being known as lot 6 on the Jack L. Andrews and Wanda J. Andrews subdivision plan and being more particularly bounded and described according to a survey by John E. Fischer, P.L.S., dated August 1, 1994 and recorded on November 18, 1994 in Lycoming County Record Book 2347, Page 121 and Lycoming County Map Book 53, at Page 133.

Parcel No. 59+,334.0-0154.16-000+.

Property Address: 154 Spring Road, Hughesville, PA 17737.

Improvements thereon: Single-Family Residential Dwelling.

Judgment Amount: \$216,603.76.

Attorney for Plaintiff:

McCALLA RAYMER LEIBERT PIERCE, LLP

485F Route 1 South, Suite 300
Iselin, NJ 08830-3072

NO. 25-01105

LAKEVIEW LOAN SERVICING, LLC

vs.

KATHLEEN LINETTE HILL,
LARRY EUGENE HILL, JR.

PROPERTY ADDRESS: 1198 EAST PENN STREET, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 40-393-109.

DOCKET # CV-2025-01105.

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1198 East Penn Street, Muncy, PA 17756.

SOLD as the property of KATHLEEN HILL a/k/a KATHLEEN LINETTE HILL and LARRY HILL, JR. a/k/a LARRY EUGENE HILL, JR.

TAX PARCEL UPI #: 40-393-109/
TAX PARCEL #: 40-3930010900000-
ATTORNEY: KML LAW GROUP, P.C.

NO. 25-00331

PENNYMAC LOAN SERVICES, LLC
vs.

JENNAH K. IRISH

PROPERTY ADDRESS: 105 EAST MECHANIC STREET, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 39-002-301.

DOCKET NO: CV-2025-00331.

ALL THAT CERTAIN lot or piece of ground situate in the Third Ward of the Borough of Muncy, County of Lycoming and Commonwealth of Pennsylvania.

TAX PARCEL NO: 39-002-301.

PROPERTY ADDRESS: 105 East Mechanic Street a/k/a 105 Mechanic Street, Muncy, Pennsylvania 17756.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Jennah K. Irish.

ATTORNEY'S NAME:

POWERS KIRN, LLC

SHERIFF'S NAME: Eric Spiegel

NO. 25-00225

FIRST COMMONWEALTH BANK

vs.

ASHLEY E. JONES,
TIMOTHY A. WILSON

PROPERTY ADDRESS: 1545 LOUISA STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 70-004-613.

43-45 South Main Street, Montgomery, PA 17752.

Tax Parcel No. 35-002-105.

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

BEGINNING at a rail monument in the north line of an alley, said point being sixty-six and ninety-eight hundredths (66.98) feet East of the northeast corner of the intersection of Dale Place and the first alley south of Louisa Street; thence North eleven (11) degrees thirty-two (32) minutes East in a line running north and south through the center of the division wall between 1547 and 1545 Louisa Street, ninety-one and six tenths (91.6) feet to an iron pin in the south line of Louisa Street; thence in an easterly direction along the southern line of Louisa Street by a line curving to the left with a radius of six hundred thirty-seven (637) feet, a distance of fifteen and ninety-three hundredths (15.93) feet to an iron pin; thence South eleven (11) degrees thirty-two (32) minutes West, in a line running north and south through the center of the division wall between 1545 and 1543 Louisa Street, ninety-three and four tenths (93.4) feet to a point in the north line of an alley; thence in a westerly direction along the north line of said alley, sixteen and one hundredth (16.01) feet to an iron pin, the point and place of beginning. According to a survey made by Mark C. Krause, C.E., dated March 1946, and known as 1545 Louisa Street.

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

HAVING erected thereon a dwelling known as 1545 Louisa Street, Williamsport, PA 17701 and designated as Parcel No. 70-004-613.

BEING the same property which Troy R. Knapp, by Deed dated June 11, 2022, and recorded with the Recorder of Deeds Office of Lycoming County, Pennsylvania on June 27, 2022, at Instrument No. 202200008341, granted and conveyed unto Ashley E. Jones and Timothy A. Wilson, her husband.

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: 35-
001-205.

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

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. 23-01132

TRUIST BANK, FORMERLY
KNOWN AS BRANCH BANKING
AND TRUST COMPANY

vs.

ROGER C. LEDUC,
KIMBERLY A. LEDUC

PROPERTY ADDRESS: 1620 ELWOOD ROAD, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 26-007-900.

ALL that certain piece, parcel or lot of land, together with the improvements thereon erected, situate in the Township of Loyalsock, County of Lycoming and Commonwealth of Pennsylvania, being known as Lot No. 170 on the Plan of North East Hills Village, made by John A. Bubb, R. E., in July, 1955 and recorded in Deed Book Volume 395, page 200, Lycoming County records, and being bounded and described as follows:

BEGINNING at an iron pin in the northern line of Waldman Drive, said iron pin being at the southeastern end of a curve having a radius of twenty-five (25.00) feet connecting the northern line of Waldman Drive with the eastern line of Elwood Road; thence by a curve to the right having a radius of twenty-five (25.00) feet an arc distance of thirty-seven and seventy-seven hundredths (37.77) feet to an iron pin in the eastern line of Elwood Road; thence along the eastern line of said Elwood Road, north two (02) degrees sixteen (16) minutes twenty (20) seconds east, eighty-six and six hundredths (86.06) feet to an iron pin; thence along the southern line of Lot No. 202, south eighty-four (84) degrees seventeen (17) minutes thirty (30) seconds east, eighty-nine and fifty-eight hundredths (89.58) feet to an iron pin; thence along the western line of Lot No. 171, south five (05) degrees forty-two (42) minutes thirty (30) seconds west, one hundred ten and no hundredths (110.00) feet to an iron pin in the northern line of the aforesaid Waldman Drive; thence along the northern line of said Waldman Drive, north eighty-four (84) degrees seventeen (17) minutes thirty (30) seconds west, fifty-six and no hundredths (56.00) feet to the place of beginning.

The improvements thereon being known as 1620 Elmwood Road, Williamsport, Pennsylvania-17701.

Title to said premises is vested in Roger C. Leduc by deed from ALBERT J. MILLER AND BETTY B. MILLER, HUSBAND AND WIFE dated January 18, 2010 and recorded January 19, 2010 in Deed Book 6847, Page 64. The said Roger C. Leduc died on March 18, 2023 without a will or appointment of an Administrator, thereby vesting title in Kimberly Ann Leduc,

Known Surviving Heir of Roger C. Leduc and Unknown Surviving Heirs of Roger C. Leduc by operation of law.

Tax parcel #: 26-007-900.

Improvements: Residential Dwelling.

NO. 25-01068

PRIMELENDING, A
PLAINSCAPITAL COMPANY

vs.

MATTHEW A. MYERS

PROPERTY ADDRESS: 640 GRIER
STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 66-007-124.

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

BEING KNOWN AS: 640 GRIER
STREET WILLIAMSPORT, PA 17701.

BEING PARCEL NUMBER: 66-007.0-0124.00-000.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

NO. 24-00145

LAKEVIEW LOAN SERVICING, LLC

vs.

BRETT SKIRO

PROPERTY ADDRESS: 1328 WEST
SOUTHERN AVENUE, SOUTH WILLIAMS-
PORT, PA 17702.

UPI/TAX PARCEL NUMBER: 53-001-801.

ALL that certain piece or parcel of
land situate in the Borough of South

Williamsport, County of Lycoming, Commonwealth of Pennsylvania, bounded and described as follows to wit:

Parcel No.: 53-0010080100000-.

BEING known and numbered as: 1328 West Southern Avenue, South Williamsport, PA 17702.

Being the same property conveyed to Brett T. Skiro who acquired title by virtue of a deed from Thomas G. Rishel, Sr. and Penny L. Rishel, husband and wife, dated June 26, 2019, recorded June 27, 2019, at Instrument Number 201900022877, and recorded in Book 9189, Page 3245, Office of the Recorder of Deeds, Lycoming County, Pennsylvania

NO. 25-00460
WELLS FARGO BANK, N.A.

vs.

TARAN N. STROUP

PROPERTY ADDRESS: 2609 LINCOLN DRIVE, MONTOURSVILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 26-008-408.

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

BEING KNOWN AS: 2609 LINCOLN DR., MONTOURSVILLE, PA 17754.

BEING PARCEL NUMBER: 26-0080040800000-.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

NO. 18-1794
HORIZON FEDERAL
CREDIT UNION
vs.
JUDITH THOMPSON
PROPERTY ADDRESS: 1529
CATHERINE STREET, WILLIAMS-
PORT, PA 17701.

UPI/TAX PARCEL NUMBER: 76-005-305.

Docket No. CV-18-1794.

Parcel No. 76-005-305.

Property located at: 1529 Catherine Street, Williamsport, Pennsylvania, 17701:

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

BEGINNING at a point on the west side of Catherine Street, said point being at the southeast corner of land now or formerly of Harold L. Boyles, et wt.; thence in a southerly direction along the west side of Catherine Street, 100 feet to land formerly of George L. Wiley, now or formerly of Charles Evans; thence in a westerly direction along the same 210 feet to line of land now or formerly of Burrows N. Thompson; thence along the same in a northerly direction 100 feet to land now or formerly of Harold L. Boyles, et ux.; thence in an easterly direction along the same 210 feet to Catherine Street, the point and place of beginning.

BEING the same premises which Douglas N. White and Sharon L. White, his wife, conveyed to Arthur Nelson Thompson, by Deed dated July 28, 1998, and recorded August 6, 1998, in Lycoming County Record Book Volume 3078, Page 19.

Known as 1529 Catherine Street, Williamsport, PA 17701.

For identification purposes only, being all or part of Parcel No. 76-005-305 in the Tax Assessment Office.

NO. 24-00598
CITIBANK, NA NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS OWNER TRUSTEE
OF THE NEW RESIDENTIAL
MORTGAGE LOAN TRUST 2019-6
vs.

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER RUTH
S. ALBERTS, DECEASED HEIR OF
DONALD E. ALBERTS, DECEASED,
CHRISTOPHER A. MOSER,
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
DONALD E. ALBERTS, DECEASED
PROPERTY ADDRESS: 5013
BLOOMINGROVE ROAD, COGAN
STATION, PA 17728.

UPI/TAX PARCEL NUMBER: 15-
309-115.B.

Case Number: CV-2024-00598.
Judgment Amount: \$24,145.66.
ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC
Attorneys for Plaintiff

A Florida professional limited liability
company Legal Description.

BEGINNING at a point on the
western right-of-way line of Legislative
Route 41045, said point being opposite
westerly and at right angles to P.D.H.
center line P.T. Station 244 + 28.94;
thence from the said point of beginning
by a curve to the right having a radius
of one thousand one hundred sixteen
and twenty-eight hundredths (1,116.28)
feet, an arc distance of one hundred
twenty-eight and forty-eight hundredths
(128.48) feet to a point, thence by other
land now or formerly of Clara E. Hyde
Estate, south eighty-six (86) degrees,
fifty-five (55) minutes west, seventeen
(17) feet to a point in the center line of
a small run; thence down stream along
center line of aforementioned small
run the two (2) following courses and
distances; 1. North fifteen (15) degrees,
thirty-six (36) minutes, thirty (30) sec-
onds west, one hundred thirty-one and
ninety-three hundredths (131.93) feet

to a point; 2. North, six (6) degrees,
twenty-four (24) minutes, thirty (30)
seconds west, two hundred ninety-
three and eight hundredths (293.08) feet
to a point; thence along other lands now
or formerly of Clara E. Hyde Estate,
north eight-six (86) degrees, fifty-five
(55) minutes east, seventy (70) feet to
a point on the western right-of-way of
Legislative Route 41045, south three
(3) degrees, five (5) minutes east, two
hundred ninety-two and fifty-nine hun-
dredths (292.59) feet to a point, the
place of beginning. Containing five hun-
dred twelve thousandths (0.512) acre.

BEING KNOWN AS: 5013 BLOOM-
INGROVE RD., COGAN STATION,
PA 17728.

PROPERTY ID: 15-3090115B-000-
TITLE TO SAID PREMISES IS
VESTED IN DONALD E. ALBERTS,
SINGLE BY DEED FROM VIRGINIA
M. SPRINGMAN, SINGLE, DATED
12/17/1993 RECORDED 12/20/1993
IN BOOK NO. 2189, AT PAGE 22 THE
SAID DONALD E. ALBERTS HAVING
DEPARTED THIS LIFE ON 7/1/2000.

NO. 25-01025

LEGACY MORTGAGE ASSET TRUST
2018-RPL2 C/O NATIONSTAR
MORTGAGE LLC

vs.

DAVID M. WHITE,
MICHELE L. WHITE

PROPERTY ADDRESS: 931 FRANK-
LIN STREET, WILLIAMSPORT, PA
17701.

UPI/TAX PARCEL NUMBER: 68-
007-507.

ALL THAT CERTAIN LOT OF
LAND SITUATE IN HUGHES AD-
DITION IN THE EIGHTH WARD
OF THE CITY OF WILLIAMSPORT,
COUNTY OF LYCOMING, COM-
MONWEALTH OF PENNSYLVANIA,
BEING THE SOUTHERN ONE-HALF
OF LOT NO. 45 ON THE PLOT OF
PLAN OF SAID ADDITION, BOUND-
ED AND DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTH BY THE NORTHERN ONE-HALF OF SAID LOT NO. 45, NOW OR FORMERLY OWNED BY GEORGE MITSIFER AND BY ELIZA M. BLUHM; ON THE EAST, BY FRANKLIN STREET; ON THE SOUTH BY LOT NO. 44, NOW OR FORMERLY OWNED BY CHARLES KAHLER ESTATE; AND ON THE WEST BY HENRIETTA ALLEY, FORMERLY KNOWN AS JOHNS ALLEY; SAID LOT BEING 26 FEET IN WIDTH ON FRANKLIN STREET AND ON HENRIETTA ALLEY, AND 208 FEET IN DEPTH FROM SAID FRANKLIN STREET TO SAID ALLEY.

Commonly known as 931 Franklin Street, Williamsport, PA 17701.
Tax Parcel No. 68-07-507.

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

Jan. 16, 23, 30

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I TO:
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PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, February 2, 2026