

# LYCOMING REPORTER

Vol. 38

April 30, 2021

No. 18

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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

Penn Tower  
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Williamsport, PA 17701

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Website: [www.lycolaw.org](http://www.lycolaw.org)

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Williamsport, Pennsylvania

LYCOMING REPORTER (ISSN 0884-187X) is published weekly for \$75 per annum by the Lycoming Law Association, Penn Tower, 25 West Third Street, Suite 803, Williamsport, PA 17701.

Legal Notices must be received by 1:00 p.m. on the Tuesday preceding the date of publication. The *Lycoming Reporter* reserves the right to require earlier deadlines for lengthy or multi-part advertisements due to publication requirements. Deadlines are subject to change because of holidays. Deadline modifications are posted in the Reporter.

Periodical postage paid at Williamsport, PA 17701-9998 and additional mailing offices.

POSTMASTER: Send address changes to LYCOMING REPORTER, Penn Tower, 25 West Third Street, Suite 803, Williamsport, PA 17701.

Library of Congress Catalog Card Number 61 – 18866

# LYCOMING LAW ASSOCIATION

Penn Tower, 25 West Third Street, Suite 803

Williamsport, PA 17701

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

## LYCOMING LAW ASSOCIATION

### EXECUTIVE COMMITTEE

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Gary L. Weber

### EXECUTIVE DIRECTOR

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Michele S. Frey

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Outreach: *Tammy Weber*  
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*Elizabeth A. White*  
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### 2021 FOUNDATION BOARD

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Paul A. Roman  
Fred A. Hollandr  
Robin A. Read

Sean P. Gingerich  
Nicole M. Ippolito  
Julianne E. Steinbacher  
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Corey J. Mowrey

## SCHEDULED EVENTS

Additional information about any of these events is available on the Lycoming Law Association website at [www.lycolaw.org](http://www.lycolaw.org).

- 5/4/2021 – Memorial Service for Richard J. Callahan.** *Special session of court, held by Zoom, to honor the memory of Richard J. Callahan. Time: 4:00 PM to 5:00 PM.*
- 5/5/2021 – Lycoming Law Association Foundation.** *Quarterly meeting of the LLA Foundation (moved from April 28). Time: 12:00 PM to 1:00 PM.*
- 5/12/2021 – Legal Services to Indigent Committee.** *Time: 12:00 PM to 1:00 PM.*
- 5/19/2021 – Yoga in the Park.** *LLA Members and their guests are invited to attend guided yoga instruction led by our own Matt Welickovitch (certified instructor) at Indian Park. Rain date: May 26. See flyer for details. Time: 6:00 PM to 7:00 PM.*
- 5/24/2021 – Executive Committee Meeting.** *Monthly meeting of the LLA's Executive Committee. Time: 12:00 PM to 1:00 PM.*
- 5/25/2021 – Family Law Committee Meeting.** *Family Law "brown bag" lunch meeting—location TBD. Time: 12:00 PM to 1:00 PM.*

### LYCOMING REPORTER

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### LYCOMING REPORTER

(JUNE 22, 1978)  
THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

#### PUBLISHED EVERY MONTH BY

LYCOMING LAW ASSOCIATION

Editor: Gary L. Weber • Business Manager: Michelle S. Fry  
Pete Tower  
21 West Third Street, Suite 803  
Williamsport, PA 17701

Telephone: (570) 323-8287  
Fax: (570) 323-3887  
Website: [www.lycolaw.org](http://www.lycolaw.org)

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Williamsport/Pennsylvania

LYCOMING REPORTER (ISSN 0894-1876) is published weekly for \$50 per annum by the Lycoming Law Association, Post Office: 21 West Third Street, Suite 803, Williamsport, PA 17701.  
Legal Notices of less than 300 words in length must be received by 1:00 P.M. on the Tuesday preceding the date of publication.  
Periodicals postage paid at Williamsport, PA (PSN: 0938) and additional mailing offices.  
POSTMASTER: Send address changes to LYCOMING REPORTER, Pete Tower, 21 West Third Street, Suite 803, Williamsport, PA 17701.  
Library of Congress Catalog Card Number 41-15866

You can read the digital version of the Lycoming Reporter on any device at [Lycolaw.org](http://Lycolaw.org)

Digital issues are archived back to January, 2017

The full text of the following Lycoming County Court opinions is reported at [www.lycolaw.org/cases/search.asp](http://www.lycolaw.org/cases/search.asp)

- ▶ **Commonwealth vs. Cohick** (04/21/2021)—Judge Ryan M. Tira  
Criminal: Habeas corpus petition; prima facie case of terroristic threats where nothing was said; prima facie case of theft for taking victim's axe and of simple assault for holding axe in threatening manner; prima facie case of harassment for banging on a door in threatening manner. (Cohick042121t) (Posted: April 27, 2021)
- ▶ **Dasher vs. Pa. Department of Transportation** (04/21/2021)—Judge Ryan M. Tira  
Administrative Appeal: Appeal from suspension of operating privilege; timeliness of appeal; non-negligent circumstances exception; prejudice. (Dasher042121t) (Posted: April 27, 2021)
- ▶ **Linn vs. Pa. Department of Transportation** (04/23/2021)—Judge Ryan M. Tira  
Administrative Appeal: Driver's license suspension appeal; basis for suspension of operating privileges for refusal to submit to a breath or blood test; reasonable grounds to believe that a licensee was driving a vehicle while intoxicated; relevance of warrantless arrest to suspension issue; burden to prove that refusal to submit to a blood draw was not knowing or conscious; driver's state of intoxication as a defense. (Linn042121t) (Posted: April 27, 2021)
- ▶ **Allen vs. Smith** (04/23/2021)—Judge Ryan M. Tira  
Family: Appeal of denial of PFA order; waiver of appeal issues by untimely response to Rule 1925 order; incident resulting from conduct of both parties; fear of bodily harm; credibility of unbiased witness. (Allen042321t) (Posted: April 27, 2021)
- ▶ **Commonwealth vs. Robinson** (04/23/2021)—Judge Marc F. Lovetchio  
Criminal: Motion to dismiss habeas corpus petition; effect of waiving preliminary hearing on right to habeas relief; claimed default of agreement to make eligible for Intensive Supervised Bail program; agreement not written or on record; Zoom hearing as record document; authority of district attorney or MDJ to place someone into Intensive Supervised Bail program. (robinson042321L) (Posted: April 23, 2021)

- ▶ **Commonwealth vs. Wilson** (04/22/2021)—Judge Marc F. Lovecchio  
Criminal: Reconsideration motion; timeliness; reopening decision to argue a different legal theory; policy against perpetuating an erroneous ruling. (Wilson042221L) (Posted: April 22, 2021)
- ▶ **Commonwealth vs. Davis** (04/22/2021)—Judge Marc F. Lovecchio  
Criminal: Habeas corpus petition; sufficiency of evidence of conspiracy to distribute drugs; totality of the circumstances. (Davis042221L) (Posted: April 22, 2021)



## Distance Learning 24/7 PA CLE Credits Online

**LLA CLE Presentations available at:**

<https://www.axomeducation.com/lycoming>

**LYCOMING**  
LAW ASSOCIATION

**Rate Change**

Effective June 1, 2021, the publishing rate for name change notices in the *Lycoming Reporter* will be a flat rate of \$65.00 per publication.

A-30; M-7, 14

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**Notification Regarding  
Legal Notices Published in the Reporter**

It has been the policy of the *Lycoming Reporter* that each legal notice must be submitted separately for publication, and that multiple notices may not be combined into one notice to avoid advertising fees. In some cases, submitted advertisements have not followed this policy and the policy has not been uniformly enforced. Beginning June 1, 2021, all legal notices must be submitted separately. For example, an advertisement that includes both estate and trust notices or multiple trust notices will violate the policy. Submissions that combine multiple notices will either be rejected and returned to be properly resubmitted, or billed as separate notices, at the discretion of the *Lycoming Reporter*.

A-30; M-7, 14

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Rieders, Travis, Humphrey, Waters & Dohrmann is seeking a full-time associate attorney for an interesting and busy plaintiff practice. Prefer experienced law clerk, DA or Public Defender. Research and writing, depositions, preparation for trial, multi-district litigation, personal injury, medical malpractice and products liability. A great opportunity for long-term growth. Send resume to or call Kimberly Paulhamus, Firm Manager, 161 West Third Street, Williamsport, PA 17701. (570) 323-8711.

A-23, 30; M-7



### **LYCOMING LAW ASSOCIATION FOUNDATION**

The Lycoming Law Association Foundation expresses its great appreciation for the following contributions to the Joseph L. Rider Memorial Fund:

Contribution by Woodlands Bank

Contribution by Thomas B. Burkholder, Esquire

Contribution by John M. Humphrey, Esquire

Contribution by Hon. William I. Arbuckle, III

Contribution by John E. Person, III

Contribution by Fred A. Holland, Esquire

Contribution by Michael J. Casale, Jr., Esquire

Contribution by Tammy Avery Weber, Esquire

Contribution by Jennifer L. Heverly, Esquire

Contribution by Hon. Christian D. Frey

Contribution by Robin A. Read, Esquire

Contribution by John Q. Beauge

Contribution by the Lycoming Law Association

These contributions assist the LLA Foundation in furthering its purpose of providing access to justice for civil legal services needed by low-income people in Lycoming County and supporting law-related community events.

The LLA Foundation is funded almost entirely through the support of the LLA Members. Thank you.

—The Lycoming Law Association Foundation

## **RESOLUTION**

Joseph Leo Rider, Esquire, a Member of the Bar of this Court since 1961, died unexpectedly at his home in Fairfield Township, Lycoming County, Pennsylvania on May 3, 2020. He was the husband of Barbara Winters Rider with whom he shared 53 years of marriage. In addition to his wife, Joe was survived by his daughter, Margaret Rider (Rammage) of Georgia and son, Mark A. Rider, Montoursville. Joe was born on May 19, 1935, in Williamsport, Pennsylvania, and was the eldest son of Leo L. and Anna S. (Statts) Rider. Joe was raised in Williamsport along with his brothers, John, Eugene, Thomas, and David and a sister, Marilyn R. Neyhart. At age 4 Joe was afflicted with polio which handicapped him, in name only, for the balance of his life. The need for crutches did not hinder him from working at the family business, Faxon Lumber Company unloading railcars laden with lumber as well as performing other tasks at the business.

Joe graduated from St. Mary's High School, a predecessor of St. John Neumann Regional Academy, in 1953 and then from Lycoming College in 1957. While in college he was very active in his fraternity, Alpha Gamma Upsilon, serving as its President during his senior year and was also Assistant Editor of Lycoming's yearbook. Joe completed his undergraduate degree from Lycoming College in 1957. Thereafter, he graduated from Georgetown University School of Law in 1961. He was admitted to the Bar of the District of Columbia as well as the Commonwealth of Pennsylvania, the United States District Court, Middle District of Pennsylvania, the U.S. District Court, District of Columbia and U.S. Court of Appeals, District of Columbia Circuit.

Shortly thereafter, Joe joined the firm of Furst, McCormick, Muir & Lynn. As a typical young associate, Joe was relegated to handling family law matters, real estate, estate administration as well as a variety of other matters. During his fledgling years, he was taken under the wing of Malcolm Muir and he began to focus on estate administration and estate planning. The two left the firm in 1968 and formed the Law Office of Malcolm Muir of which Joe was an associate. The association was relatively short lived as Malcolm Muir was appointed as the U.S. District Judge for the Middle District of Pennsylvania on November 6, 1970. At that time the Law Office of



Joseph L. Rider was formed. Paul A. Roman became an Associate of Mr. Rider's in 1984 and the two continued to practice together until Mr. Rider's death. While a capable speaker, Joe avoided appearing in Court whenever possible. He felt much more comfortable behind his desk surrounded by a wall of files or with a client reviewing and explaining their estate planning documents or the administration of an ongoing estate with an executor. It was a rare client who would leave these sessions without feeling that they had a thorough grasp of their situation and confident that their matter was in the very capable hands of Mr. Rider.

Joe was well recognized by his peers for his expertise in estate administration. This admiration was not exclusive to Lycoming County but to the surrounding counties as well, as his reputation was known far and wide. He would frequently field questions from other attorneys regarding technical administration questions, but he felt particular satisfaction if a younger attorney would call upon him, especially those that did not focus their practice on estate administration. Many times Joe would bring these attorneys into his office to take them step by step through the administration of an estate that they were handling. He enjoyed the satisfaction that he received by mentoring the young attorney but just as importantly he knew that the estate was going to be handled correctly. He played no favorites with regard to clients. He would meticulously analyze an estate of \$10,000 as much as he would a multimillion-dollar estate. Efficiency was not his strong suit, he would repeatedly take on small estates that no other attorney would accept due to the fact that it was financially a losing proposition. Joe was oftentimes referred to as a workaholic due to his 80-hour work week, but the term is a misnomer because Joe found time to serve his community, the courts, his church, and his family.

Although he rarely appeared in court, Joe was well known by the Judiciary of the county. He became the Lycoming Law Association President in 1976, and together with then Judge Thomas Raup, created the Bench Bar Committee on which he served as the representative of the Orphans' Court Division until his passing. Also as President of the Association Joe hired the first full-time secretary for the Association, a position which continues to this day. He was also appointed a Member of a Committee charged with

the task determining the necessity for a fourth Judge for Lycoming County. In 1977 Joe was appointed by the Supreme Court Disciplinary Committee to serve a 3-year term on the Estate Disciplinary Board. Beginning in 1978 and for the ensuing decade he served as a Member of the House of Delegates for the Pennsylvania Bar Association. His devotion to the local Bar continued until his death as he was the sole remaining original Board Member of the Lycoming Law Association Foundation of which he served as President for many years.

Mr. Rider's contributions were not limited to the courts and the local Bar as he was a very active member of a variety of non-law related community service groups. He was a founding member of the Loyalsock Kiwanis, subsequently serving as its President and he also served as President of the Williamsport Jaycees. While a member of the Jaycees he was the recipient of the Williamsport Chamber of Commerce, Key Man of the Year Award in 1966. In 1967 he was appointed as a member of the Governor's Committee for Employment of the Handicapped and served several terms on the State Committee while being very active at the local level. He was also a valued member of Lycoming County Industrial Properties Corporation for numerous years and was a Board Member for the Lycoming Foundation for several decades including serving as its President at the time of his passing. Many years were also devoted to serving on the boards of the Park Home and Blind Association. Joe was also a past member of the Divine Providence Foundation and the Rider Park Foundation. In 1977 he served as President of the Ross Club, where he had the vision to turn what was a men's-only club to permitting full membership to women as well.

Joe and his family were founding members of St. Ann's Catholic Church in Loyalsock and he was a devoted lifetime member of the church. He was an instrumental member of the school board for the fledgling St. Ann's Catholic Church and subsequently served on the Bishop Neumann School Board.

In spite of all of these activities he was still able to devote time to his family, especially family vacations when the children were younger and spending time at his cabin on Loyalsock Creek.

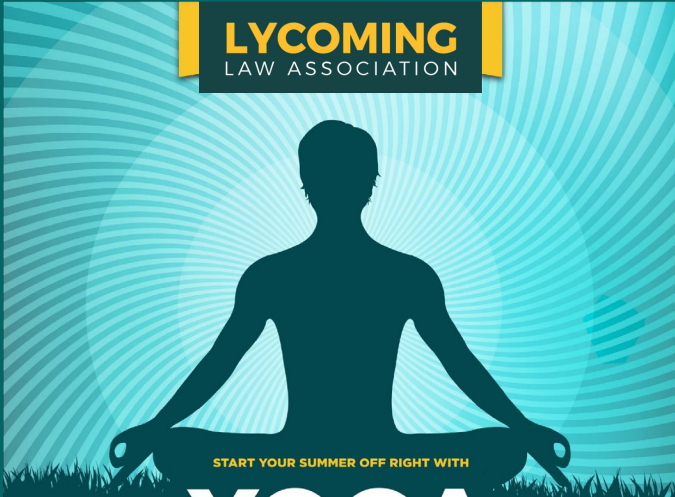
Now therefore, be it resolved, that we, the undersigned Committee, joined in by the Lycoming County Bar and the Lycom-

ing County Law Association, do hereby recognize and mourn the passing of Joseph L. Rider, Esquire and recognize and remember him as an excellent attorney who devoted his professional life to all of his clients equally and to the utmost of his ability regardless of their station in life; as an attorney he represented and stood for the highest principles of the legal profession; as a colleague he served as an example and resource to his peers and young lawyers alike; as a member of the Bar he devoted an abundance of his limited time to the courts, as a citizen of the community he was an untiring servant and as a man who had limited physical abilities, he was honored and respected by his family, his associates, his clients and all of those that he had an opportunity to touch.

And be it resolved further, that these resolutions and statements be spread at length upon the minutes of the court with copies to the family of Joseph L. Rider, Esquire and be published in the *Lycoming Reporter*; and be it resolved finally, that this Court, and Lycoming County Bar and Lycoming County Law Association extend to Joseph L. Rider's wife, daughter and son, our deep and heartfelt sympathy and our great respect for Joseph L. Rider, Esquire.

By the Committee,  
Paul A. Roman, Chairman  
Clifford A. Rieders  
Fred A. Holland  
C. Edward S. Mitchell  
Thomas B. Burkholder

A-30



**LYCOMING**  
LAW ASSOCIATION

START YOUR SUMMER OFF RIGHT WITH

# YOGA

*In the park*

.....

REDUCE YOUR STRESS | ENJOY THE OUTDOORS | RELAX YOUR BODY

Wednesday, May 19th  
6:00 PM – 7:00 PM

Indian Park, Montoursville | Meet by gazebo, near basketball courts

.....

PLEASE BRING YOUR OWN YOGA MAT

.....

<b>REGISTRATION INFORMATION</b>	<b>FOR MORE INFORMATION</b>
Members and their guests must register by May 12th. \$5 registration fee per person.	Contact Michele Frey at MFrey@lycolaw.org <u>Rain Date:</u> Wednesday, May 26

**Beginners Welcome!**

This class will be led by certified yoga instructor and LLA Member, Matthew Welickovitch

## **WILLIAMSPORT SUN-GAZETTE**

### **Lycoming Law Association gives blankets to Project Linus**



The LLA collected nearly forty homemade blankets earmarked for local children receiving services from Lycoming County's Children & Youth office and Susquehanna Valley CASA. LLA Member Jessica Harlow, seen here surrounded by the donated blankets, coordinated the effort. Homemade blankets are given to children who are experiencing trauma or serious illness through Project Linus, a non-profit.

A-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

#### **Bamonte, Lois Eleanor a/k/a Lois**

**Eleanor Clark**, dec'd.

Late of Montoursville Borough.

Executrix: Janice Marshall.

Attorneys: Christopher H. Kenyon, Esquire, McCormick Law Firm, 835 West Fourth Street, Williamsport, PA 17701.

#### **Bower, Bernard P.**, dec'd.

Late of Limestone Township.

Executor: Bruce L. Bower, 4121 Jacks Hollow Road, Williamsport, PA 17702.

Attorneys: C. Edward S. Mitchell, Esquire, Mitchell Gallagher, 10 West Third Street, Williamsport, PA 17701, (570) 323-8404.

#### **Brown, Johnny C., Sr.**, dec'd.

Late of Cogan Station.

Administrators: Johnny C. Brown, Jr., 394 State Route 973 W, Lot 55, Cogan Station, PA 17728 and Kristen Hendershot, 2651 Overbrook Road, Cuyahoga Falls, OH 44221.

Attorneys: Charles F. Greevy, III, Esquire, Greevy & Taylor Law Offices, Lycoming Executive Plaza, 330 Pine Street, Suite 403, Williamsport, PA 17701, (570) 320-7100.

#### **Gephart, Doris L.**, dec'd.

Late of Porter Township.

Executor: David E. Gephart, 5785 Daughertys Run Rd., Linden, PA 17744.

Attorney: Leroy H. Keiler, III, Esquire, 110 Oliver St., Ste. 2, Jersey Shore, PA 17740, (570) 398-2750.

#### **Hill, Shirley L.**, dec'd.

Late of Linden.

Executor: John W. Hill, 8574 State Rt. 405, Montgomery, PA 17752.

Attorney: Leroy H. Keiler, III, Esquire, 110 Oliver St., Ste. 2, Jersey Shore, PA 17740, (570) 398-2750.

#### **Hoffman, Mitchell R.**, dec'd.

Late of the Township of Loyalsock.

Executrix: Anita M. Finicle, 241 Pleasant Stream Road, Trout Run, PA 17771.

Attorney: Andrea B. Bower, Esquire, 426 Broad Street, Montoursville, PA 17754.

#### **Malone, John J.**, dec'd.

Late of Muncy.

Executrix: Deborah A. Duffy, 415 Mayr Street, Montoursville, PA 17754.

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

#### **Martz, Wilbur L., Sr.**, dec'd.

Late of Trout Run.

Administrator CTA: Jeffrey W. Martz c/o Denise L. Dieter, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740.

Attorney: Denise L. Dieter, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740.

**Maruschak, Cynthia A.,** dec'd.

Late of Trout Run.

Executor: Gary F. Maruschak, 1777 Baldwin Drive, Millersville, MD 21108.

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

**Waltman, Elizabeth Ann,** dec'd.

Late of Loyalsock Township.

Executor: Donald E. Waltman, Jr. c/o Ann S. Pepperman, Esquire, 835 West Fourth Street, Williamsport, PA 17701.

Attorneys: Ann S. Pepperman, Esquire, McCormick Law Firm, 835 West Fourth Street, Williamsport, PA 17701.

**SECOND PUBLICATION****Berry, Caroline M.,** dec'd.

Late of Montoursville.

Co-Executors: Carl B. Berry, 704 Route 442 Hwy., Muncy, PA 17756 and Timothy L. Berry, 109 Bella Vista Road, Montoursville, PA 17756.

Attorneys: Fred A. Holland, Esquire, Murphy, Butterfield & Holland, P.C., 442 William Street, Williamsport, PA 17701.

**Chamberlin, Mary Margaret,** dec'd.

Late of Montoursville.

Co-Executrices: Diane L. Cramer, 2308 W. Mountain Ave., Williamsport, PA 17702, Cynthia L. Boyer, 308 Cemetery Road, Muncy, PA 17756 and Patricia M. Seiders, 105 Queen Street, Turbotville, PA 17772.

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

**Doughty, Vera Mae,** dec'd.

Late of Franklin Township.

Executrix: Christina Mae Sobel, 371 Mordan Hollow Road, Unityville, PA 17774.

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

**Frantz, Ronald E.,** dec'd.

Late of Muncy.

The Frantz Irrevocable Residential and Income Trust, dated July 25, 2006.

Trustee: Mildred McClain, 605 Tanglewood Road, Muncy, PA 17756.

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

**Frantz, Ronald E.,** dec'd.

Late of Muncy.

Executrix: Mildred McClain, 605 Tanglewood Road, Muncy, PA 17756.

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

**Hostrander, Royce,** dec'd.

Late of Loyalsock Township.

Executors: Marilyn Zay, Keith R. Hostrander and Lana J. Encke c/o McCormick Law Firm, 835 West Fourth Street, Williamsport, PA 17701.

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

**Hughey, Andrea S.,** dec'd.

Late of the Township of Loyalsock.

Executor: Ralph B. Hughey, III, 2211 Green Avenue, Williamsport, PA 17701.

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

**Levan, Jeffrey R.,** dec'd.

Late of Montoursville.



Executrix: Joanne S. Levan, 110 Woodland Court, Montoursville, PA 17754.

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

**Peterman, Thomas E.,** dec'd.

Late of Old Lycoming Township.

Executor: Sean T. Peterman, 116 Cottage Avenue, Williamsport, PA 17701.

Attorney: None.

**Rosencrance, Mary Ellen,** dec'd.

Late of Cogan Station.

Executor: Daniel B. Rosencrance, 221 S. Shaffer Hill Road, Cogan Station, PA 17728.

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

**Waltz, C. Thomas a/k/a Charles Thomas Waltz,** dec'd.

Late of Trout Run.

The C. Thomas Waltz a/k/a Charles Thomas Waltz Revocable Living Trust dated November 10, 2020.

Executrix/Trustee: Patricia R. Knowlden, 225 Confair Lane, Trout Run, PA 17771.

Attorney: Scott A. Williams, Esquire, 57 East Fourth Street, Williamsport, PA 17701.

**Williams, Robert E.,** dec'd.

Late of Woodward Township.

Executor: Robert E. Williams, Jr., 43 Chatham Trail, Lock Haven, PA 17745.

Attorneys: Donald L. Faulkner, Esquire, Snowiss, Steinberg & Faulkner, LLP, Attorneys at Law, 333 N. Vesper Street, Lock Haven, PA 17745.

**THIRD PUBLICATION**

**Dewald, Ralph R., Jr.,** dec'd.

Late of 1167 East Penn Street, Muncy.

Executor: The Muncy Bank and Trust Company, 2 North Main Street, Muncy, PA 17756.

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

**Eck, Jane C.,** dec'd.

Late of Muncy.

Executor: Joseph H. Byerly, 129 Woodbine Road, Hughesville, PA 17737.

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

**Girton, John A.,** dec'd.

Late of Williamsport.

The John A. Girton Protector Trust, Dated April 30, 2009 and The Mary V. Girton Supplemental Needs Trust, Dated April 30, 2009.

Settlor: John A. Girton.

Trustee: Linda K. Houseal.

Attorneys: Brittany O.L. Smith, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

**Gore, Sylvia Ann,** dec'd.

Late of the Township of Loyalsock.

Administratrix: Sylvia G. Reeder, 480 E. Fifth Avenue, Apt. 2, South Williamsport, PA 17702.

Attorney: Andrea B. Bower, Esquire, 426 Broad Street, Montoursville, PA 17754.

**Hartman, Floyd L. a/k/a Floyd Lewis Hartman,** dec'd.

Late of Montoursville.

The Hartman Family Protector Trust, dated September 24, 2013.

Settlor: Floyd L. Hartman.

Executors/Trustees: Floyd Hartman, Jr. and Betty Hartman.

Attorneys: Brittany O.L. Smith, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.



**Heintzelman, Laurie R.,** dec'd.

Late of the City of Montgomery.  
Executrix: Colby J. Heintzelman.  
Attorneys: Brittany O.L. Smith,  
Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard,  
Williamsport, PA 17701.

**Huff, Leitha Mae,** dec'd.

Late of Muncy.  
Administrator: Jeffery C. Huff, 134  
Highland Drive, Hughesville, PA  
17737.  
Attorneys: McNerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17701.

**Morris, Margaret E.,** dec'd.

Late of Montoursville.  
The Margaret E. Morris Supplemental Needs Trust, dated April 21, 2014.  
Settlor: William J. Morris, Jr.  
Executor: Michael J. Morris.  
Trustees: Michael J. Morris and James L. Morris.  
Attorneys: Brittany O.L. Smith, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

**Phillips, Mary E.,** dec'd.

Late of Unityville.  
Co-Executrices: Susan K. Moon, 672 White Hall Rd., Danville, PA 17821 and Jean J. Englert, 179 Old Cement Rd., Montoursville, PA 17754.  
Attorneys: John A. Smay, Esquire, Williams and Smay, 39 S. Main St., P.O. Box 35, Muncy, PA 17756.

**Robb, Robert T., Jr.,** dec'd.

Late of Muncy.  
Executrix: Stacie R. Hart.  
Attorneys: Brittany O.L. Smith, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

**Swope, Ina B.,** dec'd.

Late of Linden.  
Executrix: Sharon D. Snook c/o Leroy H. Keiler, III, Esquire, 110 Oliver Street, Ste. 2, P.O. Box 263, 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.

**Thrash-Foster, Judith A.,** dec'd.

Late of Williamsport.  
Executor: Douglas A. Foster, 10 Pine Grove Circle, Williamsport, PA 17701.  
Attorneys: John A. Smay, Esquire, Williams and Smay, 39 S. Main St., P.O. Box 35, Muncy, PA 17756.

**Walters, Beverly J.,** dec'd.

Late of Wolf Township.  
Co-Executors: Deborah I. Whitmoyer, 12243 Route 220 Highway, Hughesville, PA 17737, Galen R. Walters, 1091 Dr. Poust Road, Hughesville, PA 17737 and Gloria L. Kepner, 92 Bill Sones Road, Muncy, PA 17756.  
Attorneys: Thomas D. Hess, Esquire, Hess and Hess, P.C., 30 South Main Street, Hughesville, PA 17737.

**Weakland, Veronica A.,** dec'd.

Late of Lycoming County.  
Executor: John Robert Ninosky, Sr. c/o Rosemarie Gavin-Casner, Esquire, Johnson, Duffie, Stewart & Weidner, 301 Market Street, P.O. Box 109, Lemoyne, PA 17043.  
Attorneys: Rosemarie Gavin-Casner, Esquire, Johnson, Duffie, Stewart & Weidner, 301 Market Street, P.O. Box 109, Lemoyne, PA 17043.

**Wertz, Kathleen M.,** dec'd.

Late of Montoursville.

Executors: Richard T. Wertz, I  
Georgian Road, Verona, NJ 07044  
and Cindy A. Wentzler, 90 Quaker  
State Road, Montoursville, PA  
17754.

Attorneys: Bret J. Southard, Esquire,  
Casale & Bonner, P.C., 331 Elmira  
Street, Williamsport, PA 17701,  
(570) 326-7044.

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**Wicks, John Leroy, dec'd.**

Late of Old Lycoming Township.

Executrix: Kum K. Wicks 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.

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**Wingfield, William H., Jr., dec'd.**

Late of Lycoming County.

Executor: Robert C. Wingfield, 10  
Foust Hill Rd., Hughesville, PA 17737.

Attorney: None.

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**REGISTER OF WILLS  
CONFIRMATION OF  
ACCOUNTS**

NOTICE IS HEREBY GIVEN to all  
parties interested that the following  
Accounts together with all Statement  
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 May 4, 2021  
unless exceptions are filed before 5:00  
P.M. on that date.

1. Huffman, Linda D., Estate—Debra  
L. Mills, Executrix.

2. Klees, Mary E., Estate—Jamie  
Klees Hoffa, Executrix.

David A. Huffman  
Register of Wills

A-9, 16, 23, 30

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**REGISTRATION OF  
FICTITIOUS NAME**

An application for registration of the  
fictitious name:

LC MASONRY

801 Pearl St., Williamsport, PA 17701  
has been filed in the Department of  
State at Harrisburg, PA, file date Febru-  
ary 25, 2021 pursuant to the Fictitious  
Names Act, Act 1982-295. The name  
and address of the person who is a party  
to the registration are Lance E. Cole-  
man, 801 Pearl Street, Williamsport,  
PA 17701.

A-30

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**INTENTION TO  
CHANGE NAME**

In the Court of Common Pleas of  
Lycoming County, Pennsylvania

NOTICE IS HEREBY GIVEN that  
a Petition for Change of Name was  
filed by Patrick Ryan Reeder seeking  
to change his name from Patrick Ryan  
Reeder to Patrick Ryan Gallagher. A  
hearing is scheduled for May 25, 2021  
at 1:30 p.m. at the Lycoming County  
Courthouse, Williamsport. All persons  
having an interest are invited to attend.

A-30

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**INTENTION TO  
CHANGE NAME**

In the Court of Common Pleas of  
Lycoming County, Pennsylvania

NO. 21-0257

In re: Name Change of  
Matthew W. Seaman

NOTICE IS HEREBY GIVEN that  
on April 1, 2021, a Petition was filed in

the above-named Court, praying for a decree changing the name of Matthew W. Seaman to Matthew R.A. Wesley.

The Court has fixed May 25, 2021 at 2:00 p.m. in Courtroom number 2 of the Lycoming County Courthouse, 48 West Third Street, Williamsport,

Pennsylvania 17701 as the time and place for the hearing on said petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the petitioner should not be granted.

A-30

## LOOKING FOR ESTATE NOTICES

**OR OTHER LEGAL NOTICES  
REQUIRING PUBLICATION  
IN A PA LEGAL JOURNAL?**

**Go to [www.palegalads.org](http://www.palegalads.org)**

**This FREE site allows you to  
search statewide to determine  
whether a specific legal notice  
has been published.**



**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 the Executive Plaza, 1st Floor, Commissioners Board Room, 330 Pine Street, Williamsport, PA 17701 on MAY 7, 2021, at 10:30 A.M., for the following described real estate to wit:

**NO. 19-1001**

GREATER LYCOMING HABITAT  
FOR HUMANITY, INC.

vs.

LIBBY WILLIAMS

PROPERTY ADDRESS: 2801 LINN  
STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 67-  
006-207.A.

ALL that certain piece, parcel and lot of land situate in the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania and shown as Lot #5 upon a plan by the Larson Design Group, Inc. file 5348-012, entitled Subdivision Plan of Linn Street Development, a copy of which is recorded in the Lycoming County Office of the Recorder of Deeds at Map Book 60, page 445, bounded and described as follows:

BEGINNING at a steel pin at the northwesterly corner of Lot #5, said pin being north eighty-four (84) degrees forty-four (44) minutes thirty-nine (39) seconds east, three hundred ninety-four and seventy hundredths (394.70) feet from a steel pin at the intersection of the easterly line of Foresman Street [forty (40) feet wide] with the southerly line of Linn Street [fifty (50) feet wide]; thence north eighty-four (84) degrees forty-four (44) minutes thirty-nine (39) seconds east along the southerly line of Linn Street, for a distance of one hundred five (105) feet to a steel pin;

thence south five (05) degrees six (06) minutes forty-eight (48) seconds east along and through lands now or formerly of Lycoming Housing Authority, for a distance of eighty-five and four hundredths (85.04) feet to a steel pin; thence along the northerly line of Unnamed Alley, by a curve to the right, having a radius of fifteen (15) feet, a central angle of eighty-nine (89) degrees fifty-one (51) minutes twenty-seven (27) seconds, a tangent length of fourteen and ninety-six hundredths (14.96) feet, the long chord of which bears south thirty-nine (39) degrees forty-eight (48) minutes fifty-five (55) seconds west, for a distance of twenty-one and nineteen (21.19) hundredths (21.19) feet, for an arc length of twenty-three and fifty-two hundredths (23.52) feet to a steel pin; thence south eighty-four (84) degrees forty-four (44) minutes thirty-nine (39) seconds west along the northerly line of said Unnamed Alley [twenty (20) feet wide], for a distance of ninety and four hundredths (90.04) feet to a steel pin; thence north five (05) degrees six (06) minutes forty-eight (48) seconds west along the easterly line of Lot #6, for a distance of one hundred (100) feet to a steel pin, the place of beginning. Containing 10,452 square feet or 0.240 acre of land, more or less.

SUBJECT to a ten (10) foot wide drainage easement along the westerly line as shown on said plan.

ALSO SUBJECT to any and all rights of way, easements, covenants, restrictions and agreements on record.

INCLUDING all improvements erected thereon, which include, but are not necessarily limited to a one story residence known as 2801 Linn Street, Williamsport, PA 17701.

FOR identification purposes only, being known as Part of Tax Parcel No. 67-006-207.A on the maps in the Office of the Lycoming County Tax Assessor.

**NO. 20-0368**

AMERICAN ADVISORS GROUP  
vs.

GLENN MITCHELL, KNOWN HEIR  
OF MARY MITCHELL, DECEASED,  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS  
OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER MARY  
MITCHELL, DECEASED

PROPERTY ADDRESS: 367 SOUTH  
HOWARD STREET, 367 HOWARD  
STREET, WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 52-  
001-651.

Tax Id Number(s): 52-001-651.

Land Situated in the Borough of  
South Williamsport in the County of  
Lycoming in the State of PA.

BEGINNING AT THE NORTH-  
EASTERN CORNER OF CENTRAL  
AVENUE AND HOWARD STREET;  
THENCE NORTHERLY ALONG  
THE SAID HOWARD STREET 100.00  
FEET TO A POINT, THE PLACE OF  
BEGINNING THENCE NORTHERLY  
ALONG HOWARD STREET 50.00  
FEET TO THE SOUTHERN LINE  
OF AN ALLEY; THENCE EASTERLY  
ALONG THE SOUTHERN LINE OF  
SAID ALLEY 90.00 FEET TO LOT  
NOW OR FORMERLY OF EZRA  
RATHMELL; THENCE SOUTHERLY  
ALONG THE WEST LINE OF SAID  
RATHMELL LOT 50.00 FEET TO A  
POINT; THENCE WESTERLY ALONG  
THE NORTHERN LINE OF LAND  
NOW OR FORMERLY OF OTTO  
G. HUME, ET UX, A DISTANCE OF  
90.00 FEET TO THE EASTERN LINE  
OF HOWARD STREET, THE POINT  
AND PLACE OF BEGINNING.

THE PROPERTY ADDRESS AND  
TAX PARCEL IDENTIFICATION  
NUMBER LISTED ARE PROVIDED  
SOLELY FOR INFORMATIONAL  
PURPOSES.

Commonly known as: 367 S. How-  
ard St., Williamsport, PA 17702-7338.

BEING THE SAME PREMISES which  
Patricia A. Quigley by Deed dated  
11/15/2004 and recorded 11/16/2004, in  
the Office of the Recorder of Deeds in  
and for the County of Lycoming, Penn-  
sylvania in Book 546, Page 94 Instru-  
ment number 200400020612 granted  
and conveyed unto Mary L. Mitchell and  
Ruby A. Duffield, in fee.

AND THE SAID Ruby A. Duffield  
departed this life on or about 4/3/2009  
thereby vesting title unto Mary L. Mitch-  
ell by operation of law.

AND THE SAID Mary L. Mitchell  
departed this life on or about 11/1/2019  
thereby vesting title unto Glenn Mitch-  
ell, Known Heir of Mary L. Mitchell,  
deceased and any Unknown Heirs,  
Successors, Assigns and All Persons,  
Firms or Associations Claiming Right,  
Title or Interest from or under Mary L.  
Mitchell, Deceased.

**NO. 20-0998**

THE MUNCY BANK & TRUST  
COMPANY

vs.

JAMES L. BUTLER,  
DEBORAH A. BUTLER

PROPERTY ADDRESS: 4602 PINE  
RUN ROAD, LINDEN, PA 17744.

UPI /TAX PARCEL NUMBER:  
1-327-131.A.

PROPERTY ADDRESSES: 4602 Pine  
Run Road, Linden, PA 17744.

UPI/TAX PARCEL NUMBER(S):  
01-327-131.A.

DOCKET NUMBER: 20-0998.

ALL that certain messuage, tract or  
plot of land situated in the Township  
of Anthony, County of Lycoming and  
Commonwealth of Pennsylvania, bound-  
ed and described as follows, to-wit:

BEGINNING at a point in the center  
of State Highway Route 41026, known  
as the Pine Run Road, said point being

three hundred ninety-one (391) feet Northerly from the north line of the Raymond Pepperman farm and being approximately five (5) miles from Route 220; thence North twelve degrees 15 minutes West (N 12 degrees 15' W) along the center line of said Route 41026 a distance of one hundred ninety-seven and six tenths (197.6) feet to a point; thence 77 degrees 30' E through an iron pin along the property of Donald Miller a distance of one hundred twenty-six (126) feet to an iron pin; thence S 12 degrees 15' E along property now or formerly of William A. Pepperman a distance of one hundred ninety-seven and six tenths (197.6) feet to an iron pin; thence S 77 degrees 30' W along the property now or formerly of Harry William Pepperman, a distance of one hundred twenty-six (126) feet through an iron pin to a point in the center of said Route 41026, to the point and place of beginning. Containing .57 of an acre.

BEING the same premises conveyed unto Harold D. Heck and Linda M. Pepperman, a/k/a Linda M. Bardo, as tenants in common, dated the 29th day of August, 1990 and duly recorded in the Office for the Recording of Deeds in and for Lycoming County in Deed Book Volume 1590, Page 210.

FOR IDENTIFICATION PURPOSES ONLY, being known as Parcel No. 1-327-131.A in the Office of the Lycoming County Assessor.

#### **NO. 18-1132**

WILMINGTON SAVINGS FUND  
SOCIETY, FSB d/b/a CHRISTIANA  
TRUST NOT IN ITS INDIVIDUAL  
CAPACITY BUT SOLELY AS TRUSTEE  
FOR BANTAM FUNDING TRUST  
2018-1

vs.

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS,  
FIRMS OR ASSOCIATES CLAIMING

RIGHT, TITLE OR INTEREST FROM  
OR UNDER JOHN R. DREVENAK,  
DECEASED, PENNY L. SINES,  
KNOWN HEIR OF JOHN R.  
DREVENAK, DECEASED, THOMAS J.  
DREVENAK, KNOWN HEIR OF JOHN  
R. DREVENAK, DECEASED  
PROPERTY ADDRESS: 167 NORTH  
4TH STREET, HUGHESVILLE, PA  
17737.

UPI/TAX PARCEL NUMBER: 16-  
001-517.A.

ALL THOSE CERTAIN pieces, parcels and lots of land situate in the 1st Ward of the Borough of Hughesville, County of Lycoming, and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL ONE: ON the North by other lands by Grantees; On the East by Fourth Street; On the South by other lands of Grantors; On the West by an alley parallel with Fourth Street. Being one lot 50 feet in front and 176 feet in depth.

BEING Part of Parcel ID 16-1-517A.

PARCEL TWO: BOUNDED on the South by lot now or formerly of James Bartlow; on the West by an alley running parallel with Fourth Street; on the North by Lot No. 98 now or formerly of Harry W. Derick; and on the East by Fourth Street, having a frontage of 50 feet, more or less, on Fourth Street and extending a depth of 176 to the alley aforesaid, and known as Lot No. 97 of the Plot or Plan of Stock's Addition to the Borough of Hughesville.

BEING Part of Parcel ID 16-1-517A.

SAID PARCELS ONE AND TWO, are more fully bounded and described as follows:

BOUNDED on the South by lot now or formerly of William Edner; on the West by an alley running parallel with Fourth Street; on the North by a lot now or formerly of Thomas and Ethel E. Kilcoyne; and on the East by Fourth

Street, having a frontage along Fourth Street of 100 feet and a depth of 176 feet to the alley aforementioned and being known as Lot Nos. 97 and 98 in the Plot or Plan of Stock's Addition to the Borough of Hughesville, whereon is erected a single family ranch-style dwelling.

BEING ALL of Parcel ID 16-001.0-0517.A-000 AND BEING KNOWN for informational purposes as 167 North 4th Street, Hughesville, PA.

BEING THE SAME PREMISES which was conveyed to Patricia A. Drevenak and John R. Drevenak, her husband, by Deed of Patricia A. Drevenak, a married person, dated 06/25/2008 and recorded 06/25/2008 as Instrument 200800010154 Book 6378 Page 60 in the Lycoming County Recorder of Deeds Office, in fee. AND THE SAID Patricia A. Drevenak departed this life on or about March 13, 2010, whereby title vested solely unto John R. Drevenak, by operation of law. AND THE SAID John R. Drevenak departed this life on or about October 12, 2016 thereby vesting title unto Thomas J. Drevenak, Known Heir of John R. Drevenak, Deceased and any Unknown Heirs, Successors, or Assigns of John R. Drevenak, deceased.

**NO. 20-1034**

BANK OF NEW YORK MELLON  
TRUST COMPANY, N.A. AS  
TRUSTEE FOR MORTGAGE ASSETS  
MANAGEMENT SERIES I TRUST

vs.

JANE B. SOPER

PROPERTY ADDRESS: 10298  
ROUTE 14 HIGHWAY, RALSTON,  
PA 17763.

UPI/TAX PARCEL NUMBER: 29-170-112.A.

ALL those two (2) certain pieces, parcels and lots of land situate in the Township of McIntyre, County

of Lycoming and Commonwealth of Pennsylvania, bounded and described in accordance with a survey of Grantland K. Maneval, Registered Land Surveyor, dated July 27, 1966 and recorded September 1, 1966 as set forth in Lycoming County Deed Book Volume 522, page 597 and Map Book 48, page 124, as follows:

PARCEL NO. 1: BEGINNING at an iron pipe in or near the east line of Lycoming Creek, said iron pipe being the two (2) following courses and distances from the face line of the south abutment of Bridge No. 22.64 (18) which carries the railroad of the Elmira and Williamsport Railroad Company over the said Lycoming Creek; 1) north forty-three (43) degrees east, one hundred ten (110) feet along the centerline of the main track of the said railroad to a point; and 2) in a southeasterly direction and at right angles to said main track, a distance of thirty-three (33) feet; thence along the land now or formerly of the Pennsylvania Lumber Company, the two (2) following courses and distances: 1) south sixteen (16) degrees thirty-four (34) minutes east, one hundred eighty-two and six-tenths (182.6) feet to an iron pipe; and 2) south seventy-five (75) degrees four (04) minutes east, five hundred twenty-eight (528) feet to an iron pipe; thence south thirty-eight (38) degrees fifty-six (56) minutes west, eight hundred twenty-five (825) feet to an iron pipe in the east bank of Lycoming Creek; thence south fifteen (15) degrees fifty-six (56) minutes west, five hundred sixty-one (561) feet to an iron pipe; thence along the land now or formerly of T. E. Proctor, south fifty (50) degrees twenty-six (26) minutes west, eighty-four (84) feet to an iron pipe; thence along land now or formerly of Lottie H. Hertel, north forty-seven (47) degrees thirty-four (34) minutes west, nine hundred twenty-eight (928)

feet to a tall angle iron in the east right of way line of the aforesaid Elmira and Williamsport Railroad Company; thence along the east right of way line of same, north forty-three (43) degrees east, one thousand two hundred sixty (1260) feet to an iron pipe or the place of beginning. Containing 21.45 acres.

PARCEL NO. 2: BEGINNING at an iron stake in the east right of way line of the State Highway, Route No. 14, which leads from Trout Run to Ralston, said iron stake being in a southwesterly direction along said Route No. 14, a distance of five-tenths (0.5) mile from the steel bridge over Lycoming Creek which leads to South Ralston; thence along land now or formerly of Max L. Schaefer, et ux., south forty-seven (47) degrees fifty (50) minutes east, forty-eight and one-tenth (48.1) feet to an iron stake in the west right of way line of the Pennsylvania Railroad Company, Elmira Division; thence along the west right of way line of same, south forty-three (43) degrees west, one hundred seventy (170) feet to an iron stake opposite the opening of a culvert carrying two concrete pipes under said railroad tracks; thence north forty-seven (47) degrees west, thirty-two (32) feet (erroneously set forth as 323 feet in prior deeds) to an iron stake in the east right of way line of the aforesaid Route No. 14; thence along the east right of way line of same, north thirty-seven (37) degrees thirty-five (35) minutes east, one hundred seventy (170) feet to an iron stake or the place of beginning. Containing 0.15 acre.

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

PARCEL# 29-170-112.A.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 10298 Route 14 Highway, Ralston, Pennsylvania 17763.

BEING THE SAME PREMISES which George H. Gray by Deed dated July 20, 2007 and recorded October 18, 2007 in the Office of the Recorder of Deeds in and for the County of Lycoming, Pennsylvania in Book 6165, at Page 232, Instrument number 200700016576 granted and conveyed unto Nelson R. Buckwalter, single, in fee.

BEING THE SAME PREMISES which Nelson Buckwalter, also known as Nelson R. Buckwalter, single by Deed dated October 12, 2007 and recorded October 18, 2007 in the Office of the Recorder of Deeds in and for the County of Lycoming, Pennsylvania in Book 6165, at Page 236, Instrument Number 200700016577 granted and conveyed unto Nelson R. Buckwalter, single, and Jane B. Soper, single, in fee.

AND THE SAID Nelson R. Buckwalter departed this life on or about July 18, 2019 thereby r and any Unkown Heirs, Successors, Assigns, and All persons, Firms, or Associations Claiming Right, Title or Interest from or under Nelson R. Buckwalter, deceased.

### **NO. 20-0329**

U.S. BANK NATIONAL  
ASSOCIATION, AS INDENTURE  
TRUSTEE, FOR THE CIM TRUST  
2016-2, MORTGAGE-BACKED NOTES,  
SERIES 2016-2

vs.

BONNIE R. WERTMAN  
PROPERTY ADDRESS: 663-665  
CENTER STREET, WILLIAMSPORT,  
PA 17701.

UPI/TAX PARCEL NUMBER: 72-04-102.

DOCKET # 20-0329.

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: 663-665 Center Street, Williamsport, PA 17701.

SOLD as the property of BONNIE R. WERTMAN.

TAX PARCEL #72+.004.0-0102.00-000+.

ATTORNEY: KML Law Group, P.C.

All That Certain Property Situated in the City of Williamsport, Ward 12, in the County of Lycoming and Commonwealth of Pennsylvania, Being More Fully Described in a Deed Dated 05/27/2004 and Recorded 05/27/2004, among the Land Records of the County and State Set Forth Above, in Deed Volume 4973 and Page 336. Tax Map or Parcel ID No.: 72-04-102.

ALSO DESCRIBED AS:

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

COMMENCING at a point in the western line of Center Street one hundred twenty (120) feet south of the corner of High and Center Streets; thence westward by line parallel with High Street and along the line of lot now or formerly of the High Street Methodist Episcopal Church, seventy-three (73) feet five (05) inches, more or less, to a ten (10) foot wide alley laid out by the West Branch Building & Loan Association and the High Street Methodist Episcopal Church; thence southward along the east side of said alley, forty-two (42) feet, more or less, to the northern line of lot now or formerly of Henry S. Wenzel; thence east along the northern line of the said lot, seventy-three (73) feet five (05) inches, more or less, to the western line of Center Street; thence northward along the western line of Center Street, forty-two (42) feet, more or less, to the place of beginning.

BEING KNOWN AS: 663-665 CENTER STREET, WILLIAMSPORT, PA 17701.

PROPERTY ID NUMBER: 72+.004.0-0102.00-000+.

BEING THE SAME PREMISES WHICH MARY O. BRITT, WIDOW AND SINGLE BY DEED DATED 5/27/2004 AND RECORDED 5/27/2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 4973 AT PAGE 336, GRANTED AND CONVEYED UNTO JESSE W. WERTMAN, SR., NOW DECEASED AND BONNIE R. WERTMAN, HUSBAND AND WIFE.

**NO. 18-1851**

WOODLANDS BANK

vs.

ROBERT S. SCHNARS,

LEEANN M. SICKELS

PROPERTY ADDRESS: 1345 TALLMAN HOLLOW ROAD, MONTICELLO, PA 17754.

UPI/TAX PARCEL NUMBER: 56-311-103.B.

EXHIBIT A

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Upper Fairfield, County of Lycoming and Commonwealth of Pennsylvania, bounded and described according to a survey made by Leigh H. Herman, R.E., dated April 21, 1981, as follows:

BEGINNING at a point in the center of Township Route T-623 opposite an iron pin, said point being approximately one and eighteen hundredths (1.18) mile easterly from State Highway Route 87 as measured along Route T-623, and being the northwest corner properly now or formerly of Joseph Keppick; thence north six (06) degrees fifty (50) minutes east through said iron pin and along property now or formerly of John J. Belzer, a distance of one hundred thirty-six and eighty-three hundredths (136.83)

feet to a pipe; thence north seventy-eight (78) degrees five (05) minutes west along same, distance of seven hundred eighty (780) feet to an iron pin; thence north nine (09) degrees fifteen (15) minutes east along the property line now or formerly of William F. Miller, a distance of six hundred seventy (670) feet to an iron pin and stones; thence south seventy-two (72) degrees forty-five (45) minutes east along same, a distance of three hundred sixty-three (363) feet to an iron pin and post; thence north thirteen (13) degrees thirty-five (35) minutes east along same, a distance of five hundred ninety-four (594) feet to an iron pin; thence north seventy-six (76) degrees forty (40) minutes east along an old wire fence and property now or formerly of Henry Thomas, a distance of nine hundred twenty-seven and fifty-six hundredths (927.56) feet to an iron pin, witnessed; thence south eleven (11) degrees three (03) minutes east along other property now or formerly of Robert H. Olmstead, distance of nine hundred forty-seven and eighty-six hundredths (947.86) feet to an iron pin at the edge of Route T-623, at a sharp curve; thence south eighty-one (81) degrees twenty-five (25) minutes east along the center of Route T-623, a distance of six hundred (600) feet to an iron pin at a curve; thence south thirty-six (36) degrees zero (00) minutes east along same, a distance of two hundred thirty-two (232) feet to a point in said road, said point being twenty-four (24) feet north of an iron pin on the south bank; thence south ten (10) degrees zero (00) minutes west along the property now or formerly of Dwight L. Hermann, a distance of one thousand four hundred eighty-three (1,483) feet to an iron pin and stones; thence north eighty-three (83) degrees fifteen (15) minutes west along the properties now or formerly of Kathryn

Brownell and John J. Belzer, a distance of one thousand one hundred two and ninety-three hundredths (1,102.93) feet to an iron pin; thence north seven (07) degrees twenty-two (22) minutes twenty-eight (28) seconds east along property now or formerly of Joseph D. Keppick, a distance of one thousand two hundred nineteen and fifty-seven hundredths (1,219.57) feet through an iron pin to the center of Route T-623; thence along the center of said Route T-623 by the following four (4) courses and distances: (1) South sixty-four (64) degrees eleven (11) minutes fourteen (14) seconds west, a distance of sixty-two and forty-seven hundredths (62.47) feet; (2) south fifty-five (55) degrees ten (10) minutes fifty-one (51) seconds west, a distance of one hundred thirty-one and eighty-seven hundredths (131.87) feet; (3) south fifty-two (52) degrees nineteen (19) minutes thirty-one (31) seconds west, a distance one hundred forty-four and one hundredth (144.01) feet; and (4) south fifty-five (55) degrees twenty-five (25) minutes sixteen (16) seconds west, a distance of two hundred twenty-six and thirty-seven hundredths (226.37) feet to the point and place of beginning. Containing eighty and forty-seven hundredths (80.47) acres.

EXHIBIT A (continued)

UNDER AND SUBJECT to any covenants and/or restrictions contained in prior deeds in the chains of title.

EXPECTING AND RESERVING THEREFORM, that parcel containing 39.67 acres conveyed unto Kenneth R. Michael and Lynette Y. Michaels, his wife, by Deed of Charles M. Pagana, single, dated August 19, 1993 and recorded August 25, 1993 in Lycoming County Record Book 2112, Page 343.

EXPECTING AND RESERVING unto Dennis A. Perry and Kerry L. Perry, husband and wife, Grantors herein, their heir, successors and assigns, any and all oil and gas rights, (including coal-

bed methane gas, liquid hydrocarbons and the like including any utilization thereof) and any and all mineral rights, including any and all rents from the date of this Deed forward, royalties, fees and entitlements, including entitlements from all production from wells and/or mines or other operations arising out of any lease and/or joint operating agreement of and from the property described above.

FOR IDENTIFICATION PURPOSES ONLY, being know as Tax Parcel No. 56-311-103.B on the maps in the office of the Lycoming County Tax Assessor.

Improvements on the property include, but are not necessarily limited to, a 1 1/2 story residence, detached garage, 2 barns, a stable, various sheds and an arena.

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**NO. 20-1067**

WOODLANDS BANK

vs.

JEREMY SPLAIN

PROPERTY ADDRESS: 59 LIBERTY STREET, TROUT RUN, PA 17771.

UPI/TAX PARCEL NUMBER: 24-001-601.

ALL that certain piece, parcel and lot of land situate, lying and being in the Township of Lewis, County of Lycoming and Commonwealth of Pennsylvania, being more particularly bounded, as follows:

BEGINNING at an iron pin in the southern line of Liberty Street, said iron pin being located and referenced from the western right of way line of U.S. Highway Route 14 by the following courses and distances: north forty-three (43) degrees thirty-six (36) minutes west, one hundred ninety-three and fifty hundredths (193.50) feet; thence along land now or formerly of J. Rolfe Maynard, south forty-six (46) degrees

twenty-four (24) minutes west, ninety (90) feet to an iron pin in the northern bank of Trout Run; thence along the northern bank of Trout Run, north twenty-three (23) degrees forty-nine (49) minutes west, fifty-nine (59) feet to an iron pin in the northern bank of Trout Run; thence along land now or formerly of Walter D. Parker, north forty-six (46) degrees twenty-four (24) minutes east, seventy-four and thirty hundredths (74.30) feet to an iron pin in the southern line of Liberty Street; thence along the southern line of Liberty Street, south forty-three (43) degrees thirty-six (36) minutes east, fifty-six and fifty hundredths (56.50) feet to an iron pin the point and place of beginning.

BEING the same premises conveyed by virtue of a deed from Ronald D. Dawes, Barbara Dawes Rupp and Terry L. Dawes, dated August 14, 2013, and recorded August 26, 2013, in the Office of the Recorder of Deeds for the County of Lycoming, in Book 8102, at page 189.

Improvements on the premises include a one-story residence known as 59 Liberty Street, Trout Run, PA 17771.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 24-001-601 in the Office of the Lycoming County Tax Assessor.

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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 17, 2021, 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

A-16, 23, 30



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## **PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, May 3, 2021**