

LYCOMING REPORTER

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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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LYCOMING LAW ASSOCIATION

Penn Tower, 25 West Third Street, Suite 803

Williamsport, PA 17701

www.lycolaw.org

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.

- 7/16/2024 – Family Law Brown Bag Lunch Meeting:** Regularly scheduled Family Law Committee meeting. All interested members are invited to attend. **Time:** 12:00 PM to 1:00 PM.
- 7/17/2024 – Community Outreach Committee Meeting:** Quarterly meeting of the Community Outreach Committee. **Time:** 12:00 PM to 1:00 PM.
- 7/22/2024 – Executive Committee Meeting:** Monthly Executive Committee meeting. **Time:** 12:00 PM to 1:00 PM.
- 7/24/2024 – LLA Foundation Meeting:** Quarterly meeting of the Lycoming Law Association Foundation. **Time:** 12:00 PM to 1:00 PM.
- 8/5/2024 – Bench Bar Committee Meeting:** Quarterly meeting of the Bench/Bar Committee. **Time:** 12:00 PM to 1:00 PM.

Lycoming Law Association's Annual Picnic Includes Many Past Presidents of the Organization

Members of the Lycoming Law Association recently gathered for their Annual Picnic event. In attendance were many past presidents of the association.



Photographed with left to right, seated: Jonathan Butterfield (2009), Robin Read (2001), Joy Reynolds McCoy (2024), Corey Mowrey (2022). Standing: Michele Frey (Executive Director), Hon. William Carlulcci (1992), Charles "Skip" Greevy (1997), Michael Collins (2010), Julieanne Steinbacher (2013), John Pietrovito (2007), Tammy Taylor (2008), Gary Weber (2003), Elizabeth White (2023), Christian Frey (2019) and Brian Bluth (2011). Also attending, but not photographed were Tammy Avery Weber (2015) and Hon. Ryan Tira (2017).

Everyone in attendance enjoyed the atmosphere, weather, food, and comradery. Also joining the event were members from the Pennsylvania Bar Association. Many thanks to Harris Investigations for their 2024 sponsorship.

- The full text of the following Lycoming County Court opinions is reported at www.lycolaw.org/cases/search.asp
- ▶ **Commonwealth vs. Norby-Vardac** (07/02/2024)—Judge Nancy L. Butts
Criminal: Appeal; timeliness of filing; habeas corpus petition treated as petition for post-trial relief; availability of habeas relief for a convicted individual. (Norby-Vardac070224bt) (Posted: July 9, 2024)
 - ▶ **Commonwealth vs. Rawls** (07/02/2024)—Judge Nancy L. Butts
Criminal: Appeal; failure to file Rule 1925(b)(4) statement; waiver of issues. (Rawls070224bt) (Posted: July 9, 2024)
 - ▶ **Girio Estate** (07/08/2024)—Judge William P. Carlucci
Wills and Estates: Petition to revoke spousal election; common-law marriage; present intent to marry. (Girio070824C) (Posted: July 9, 2024)
 - ▶ **Bastardo vs. Alcina** (05/03/2024)—Judge Ryan C. Gardner
Civil: Petition to allow alternative service on father in Panama, after mother and child immigrate to Lycoming County; compliance with the Rules of Civil Procedure for service outside the Commonwealth. (bastardo062824Ga) (Posted: July 3, 2024)
 - ▶ **MWT Adoption** (06/28/2024)—Judge Ryan C. Gardner
Adoption: Involuntary termination of parental rights; parent demonstrates settled purpose to relinquish parental claim to child or fails to perform parental duties for at least six months; duty of parent to show interest in the child and a genuine effort to maintain communication and association with the child; existence of bond. (mwt062824G) (Posted: July 3, 2024)
 - ▶ **Rocky vs. Stearns** (07/02/2024)—Judge William P. Carlucci
Civil: Motion in limine; lay witness testimony on causation of collapse of porch railing; testimony based on sufficient personal experience or specialized knowledge of the witness. (Rocky070224C) (Posted: July 3, 2024)
 - ▶ **In the Interest of J.W.** (06/25/2024)—Judge Ryan M. Tira
Criminal: Suppression motion in juvenile matter; search of backpack handed off to another person; standing to object to search of abandoned property. (InreJW062524t) (Posted: June 30, 2024)

-
- **Commonwealth vs. Garison** (06/25/2024)—Judge Ryan M. Tira
Criminal: Motion to dismiss; specificity of criminal information; request for bill of particulars as potential remedy; excessive and prejudicial delay between incident and arrest; prosecution after 25 years with no new evidence and no ongoing investigation; habeas corpus petition addressing the specificity of the details of the criminal conduct; sufficiency of evidence of kissing minor on lips to establish prima facie case of indecent assault; motion to preclude reference to “victim” at time of trial; discovery of Children & Youth records; in-camera review. (Garison062524t) (Posted: June 30, 2024)
- **Commonwealth vs. Eigenbrod** (06/25/2024)—Judge Nancy L. Butts
Criminal: Suppression motion; custodial detention requiring *Miranda* warnings; reasonable suspicion to justify K9 search of vehicle where defendant was stopped for alleged traffic violations and there was no evidence of criminal activity related to drugs. (Eigenbrod062524Bt) (Posted: June 30, 2024)
- **Commonwealth vs. Cooper** (06/26/2024)—Judge Nancy L. Butts
Criminal: Habeas corpus petition; prima facie evidence of delivery of a controlled substance; need for proof that defendant knew that a pill given to another contained fentanyl, where there was no evidence surrounding the circumstances of delivery. (Cooper062624bt) (Posted: June 30, 2024)
- **Commonwealth vs. Carter** (06/26/2024)—Judge Nancy L. Butts
Criminal: Suppression motion; necessity to obtain consent for taped conversations between police officer and confidential informant, under the Wiretap Act; strict construction; reasonable expectation of privacy in common area outside of home; specificity of description of property to be searched in search warrant. (Carter062624bt) (Posted: June 30, 2024)
- **Stackhouse vs. Gough** (06/28/2024)—Judge William P. Carlucci
Civil: Motion in limine; testimony of fact witnesses in the case-in-chief regarding their favorable opinion of other work performed by defendants; inadmissible character evidence; premature effort to bolster their own credibility. (Stackhouse062824C) (Posted: June 30, 2024)

We Always Like to Say “Thank You” for the Opportunity to Serve You From the Register & Recorder Office

Now that we are into the second half of the year we wanted to pass along some helpful information:

1. We are pleased to announce new staff added to our office. Mandy Shultz replaces Nydia McNutt. Mandy’s background in the legal field and along with her other relevant work experience will serve us well in the Orphans’ Court.

Paula Miller just replaced Leslie Carnevale who retired from the county after many years of excellent service to our department. Paula also brings valuable work experience that includes customer service, an important skill for her position.

Aubrey Hess is another new addition who is focused on the much needed back-scanning that will ultimately better serve the public.

Please join us in welcoming them to our team. We thank you for your understanding as we work through their training process and also during the current peak summertime vacation schedule.

2. We just renewed the contract with Avenu, the longtime existing software company in the Register and Recorder Office. We are happy to announce that we plan to continue the unlimited “free viewing” for the next year of the contract that ends Aug. 1, 2025.

However, there will now be a \$1 per page charge to download/print unwatermarked images. You will note this type of charge is not uncommon for other Avenu contracted software counties and it will start August 1, 2024.

3. Finally, I feel it necessary to at least mention for your information that there has been a concept/idea proposed from outside of this office to move the Register and Recorder Office to another building (Third Street Plaza). As you know, that would mean moving a court-related office to another location outside of the courthouse.

Kindest regards,

From all of us in the Register and Recorder Office

July 12, 19

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**Decker, Donna L.,** dec'd.

Late of the Township of Loyalsock. Irrevocable Trust Agreement, dated January 20, 2020.

Settlor: Donna L. Decker.

Trustee: Lora A. Bunce c/o Bradley S. Hillman, Esquire, Casale, Bonner, Hillman & Southard, 331 Elmira Street, Williamsport, PA 17701.

Attorneys: Bradley S. Hillman, Esquire, Casale, Bonner, Hillman & Southard, 331 Elmira Street, Williamsport, PA 17701.

Hower, Angeline R., dec'd.

Late of the City of Williamsport.

Executor: Michael Scott Hower, 13 Forest Glen, Imperial, PA 15126.

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

Knarr, Darla S., dec'd.

Late of Jersey Shore.

Executor: Charles A. Knarr, Sr., 180 Bear Drive, Jersey Shore, PA 17740.

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

Laurenson, Cecil C., Jr., dec'd.

Late of Muncy.

Executors: Deborah K. Pawlak, 1560 Murray Road, Muncy, PA 17756; Bonnie L. Shaner, 1825 Showers Road, Muncy, PA 17756; Donna L. Gorder, 2400 Route 220, Muncy, PA 17756 and Cecil B. Laurenson, 3025 Musser Lane, Muncy, PA 17756.

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

Meng, Elizabeth, dec'd.

Late of Williamsport.

Executrix: Jessica L. Berkey c/o Bradley S. Hillman, Esquire, Casale, Bonner, Hillman & Southard, P.C., 331 Elmira Street, Williamsport, PA 17701.

Attorneys: Bradley S. Hillman, Esquire, Casale, Bonner, Hillman & Southard, P.C., 331 Elmira Street, Williamsport, PA 17701.

Peterman, Elaine C., dec'd.

Late of Wolf Township.

Administratrix: Cherie L. Craft, 25 Ticklish Rock Road, Hughesville, PA 17737.

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

Roskowski, Margaret G. a/k/a Margaret Roskowski, dec'd.

Late of Loyalsock Twp.

Executrix: Lynette Y. Michaels, 1456 Tallman Hollow Rd., Montoursville, PA 17754.

Attorneys: Garth G. Hoyt, Esquire, McNees Wallace & Nurick, LLC, 426 W. Lancaster Ave., #110, Devon, PA 19333.

Sanders, Ida M., dec'd.

Late of the Borough of South Williamsport.

Executrix: Kimberley A. Ruch, 319 Summer Street, S. Williamsport, PA 17702.

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

Todd, Gertrude, dec'd.

Late of Williamsport.

Executrix: Janice E. Todd c/o Bradley S. Hillman, Esquire, Casale, Bonner, Hillman & Southard, P.C., 331 Elmira Street, Williamsport, PA 17701.

Attorneys: Bradley S. Hillman, Esquire, Casale, Bonner, Hillman & Southard, P.C., 331 Elmira Street, Williamsport, PA 17701.

Woods, Diane M. a/k/a Diane M. Otterbein, dec'd.

Late of Muncy Creek Township.

Executor: Christopher W. Doti c/o Blake C. Marks, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701.

Attorneys: Blake C. Marks, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701.

SECOND PUBLICATION

DeSanto, Michael R., dec'd.

Late of Williamsport.

Executrix: Jennifer J. Holtzapple c/o Bradley S. Hillman, Esquire, Casale, Bonner, Hillman & Southard, P.C., 331 Elmira Street, Williamsport, PA 17701.

Attorneys: Bradley S. Hillman, Esquire, Casale, Bonner, Hillman & Southard, P.C., 331 Elmira Street, Williamsport, PA 17701.

Embick, Stephen W., dec'd.

Late of the Borough of Jersey Shore. Administrators: Mary T. Hensler; Paula R. Fudge; Angela D. Englert;

Stephanie A. Scott; Jamie L. Carson and Raymond P. Clymer 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.

LeVan, Myron K., dec'd.

Late of the Township of Muncy Creek.

Executor: Michael K. LeVan.

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

Myers, Doris A., dec'd.

Late of Wolf Township.

Executor: Carl L. Myers, 3483 Heller Hollow Road, Benton, PA 17814.

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

Nau, Elizabeth A., dec'd.

Late of Jersey Shore.

Co-Executors: Catherine M. Bachle; Eugene J. Nau, Jr. and Lavern R. Nau c/o Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701.

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

Szuhaj, Mary Edith, dec'd.

Late of Williamsport.

Co-Executrices: Nadia J. Hall, 30 Walnut Ridge Estate, Middleburg, PA 17842 and Janice L. Rahr, 17802 Township Line Road, Wellsville, OH 43968.

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

THIRD PUBLICATION**Barry, Heath G.,** dec'd.

Late of South Williamsport.

Administrator: Luke Barry c/o Marc S. Drier, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740.

Attorney: Marc S. Drier, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740.

DiFuccia, Frank V., dec'd.

Late of the Township of Fairfield.

Executrices: Mary E. DiFuccia, 1946 Princeton Avenue, Williamsport, PA 17701 and Susan M. DiFuccia, 309 Liberty Street, Clarion, PA 16214.

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

Gower, Larry R., dec'd.

Late of Williamsport.

Executor: Gary J. Gower c/o Bradley S. Hillman, Esquire, Casale, Bonner, Hillman & Southard, P.C., 331 Elmira Street, Williamsport, PA 17701.

Attorneys: Bradley S. Hillman, Esquire, Casale, Bonner, Hillman & Southard, P.C., 331 Elmira Street, Williamsport, PA 17701.

Lupacchino, Margaret J., dec'd.

Late of Williamsport.

Co-Executors: Michael Lupacchino and Margaret DiFrancesco c/o Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701.

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

Mantle, Ralph D., dec'd.

Late of Loyalsock Township.

Executor: Lawrence R. Mantle, 633 Deerfield Drive, Versailles, KY 40383.

Attorneys: Andrea P. Pulizzi, Esquire, Carpenter, Harris & Flayhart, 128 S. Main Street, Jersey Shore, PA 17740.

McIlwain, Eunice H. a/k/a Eunice Harriet McIlwain, dec'd.

Late of Canton.

Executrix: Lucy Gibbs, 189 McIlwain Road, Canton, PA 17724.

Attorney: Scott A. Williams, Esquire, 57 East Fourth Street, P.O. Box 3, Williamsport, PA 17071.

Myers, Lois J., dec'd.

Late of the City of Williamsport.

Executor: Gloria McCollin.

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

Rhine, Maureen J., dec'd.

Late of South Williamsport.

Executor: Philip J. Dahl, 51 Valley Road, South Williamsport, PA 17702.

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

Sagan, John Kevin, dec'd.

Late of Linden.

Executor: Dana Sagan c/o Marc S. Drier, Esquire, Drier Law Office, 227 Allegheny Street, Jersey Shore, PA 17740.

Attorneys: Marc S. Drier, Esquire, Drier Law Office, 227 Allegheny Street, Jersey Shore, PA 17740.

Snyder, Patty L., dec'd.

Late of the Township of Woodward.

Executor: Daniel L. Snyder.

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

FILING ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania on June 4, 2024 for the purpose of forming a non-profit corporation under the Non-Profit Corporation Law of 1988 of the Commonwealth of Pennsylvania, 15 Pa. C.S. §1101 et seq. The name of the corporation is:

DISCIPLE MAKERS
FOR THE NATIONS

Keith O. Barrows
16 Chestnut Court
Jersey Shore, PA 17740

Ju-12

DISSOLUTION OF CORPORATION

NOTICE IS HEREBY GIVEN that Antes Fort United Methodist Church, a Pennsylvania non-profit corporation, having its registered office located at Main St., Antes Fort, PA 17720, has filed Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania, and that the said corporation is winding up its affairs in the manner prescribed by said law, so that its corporate existence shall cease.

Ju-12

SERVICE BY PUBLICATION

In the Court of Common Pleas
Lycoming County, Pennsylvania
Civil Action—Law

No. 08-00943

ACTION TO QUIET TITLE

BANAJO PROPERTY
MANAGEMENT, LLC

Plaintiff

v.

WILLIAMSPORT IMPROVEMENT COMPANY; JOHN DOE (a fictitious name representing one or more individuals or entities who have a title interest in the land described herein); RICHARD ROE (a fictitious name representing one or more individuals or entities who have any equitable interest in the land described herein, including a marital interest); JUDY DOE (a fictitious name representing one or more individuals or legal entities who stand in the shoes of the JOHN DOE, and RICHARD ROE, Defendants either as successors in interest, alter ego, or by other equitable doctrine which makes them responsible for that which gives them legal, equitable or other interest in the land described herein); JOHN E. ALLISON; JOSEPH L. ALLISON; JESSE S. BELL; ELMER C. BORDEN and ELSIE BORDEN, husband and wife; ANNA A. BRINK and CLAUDE M. BRINK, husband and wife; CLAIR M. BRINK and ROUTTE L. BRINK, husband and wife; F.D. BRINK and ESTELLE E. BRINK, husband and wife; ERNEST C. BROOKS and ELSIE BROOKS, husband and wife; MARY BROUGHTON and JESSE JAMES BROUGHTON, husband and wife; ANNA LEE BROUGHTON, Estate of Mary Broughton, the Estate of Jesse James Broughton; M. LOUIS CAPORALETTI and BLANCHE CAPORALETTI, husband and wife; ERNEST H. DAVIS; FRANK ELLIS; ELIZABETH C. FAUGHNAN; HUGH FAUGHNAN; JAMES FAUGHNAN; C. LYALE FREY and GEORGINANNA FREY, husband and wife; HENRY S. FREY, ANNA L. FRICK and ROBERT FRICK, husband and wife; DURANT L. FUREY; JAS B. GRAHAM; JAMES B. GRAHAM; CHARLES A. HARSTEAD, JR. and BONNIE L. HARSTEAD, husband and wife; ANNA L. HUNTER and

DONALD LEE HUNTER, husband and wife; C.B. KARCHNER and EDNA KARCHNER, husband and wife; MAGDALENA KIESSLEING; NORMAN E. MARQUARDT and SOPHIE MARQUARDT, husband and wife; J.C. McCLOSKEY and SADIE McCLOSKEY, husband and wife; SAMUEL E. McFARLIN and GOLDA W. McFARLIN, husband and wife; JANE L. PALMATIER, ROBERT E. PALMATIER and JANE L. PALMATIER, husband and wife; PURCHASERS OF LOTS UNDER AGREEMENT OF THE CITY OF WILLIAMSPORT; THERESA A. REMICK; MARLIN K. RETORICK and MARGARET A. RETORICK, husband and wife, the Estate of Marlin K. Retorick; KEITH M. RETORICK; MARY MARGARET SADLEY; EUGENE T. SHEEHAN, W. H. SHIRLEY and JENNIE SHIRLEY, husband and wife; MARGARET L. SMITH; FRANCIS S. SMITH; WILLIAM C. SMITH; HARRY J. SMITH, RAYMOND P. SMITH; LEONARD B. STARR and AGATHA STARR, husband and wife; ROBERT H. THORNE; W. EARL VANSANT and MARY E. VANSANT, husband and wife; SARAH E. WEISEL and GEORGE W. WEISEL, husband and wife; OLIVER C. ZIMER and MATILDA ZIMER, husband and wife

Defendants

ORDER ON MOTION FOR JUDGMENT BY DEFAULT

AND NOW, this 25th day of June, 2024, upon Motion of Banajo Property Management, LLC, seeking judgment by default, it is hereby Ordered and directed as follows:

1. Any party asserting any claim of title or other interest in either Lycoming County Tax Parcel Number 70-04-806 or Tax Parcel 70-04-809 or Tax Parcel 70-04-812 or Tax Parcel 70-04-813, is hereby Ordered and directed to commence an action in ejectment against Banajo Property Management in the Court of Common Pleas of Lycoming County, within thirty (30) days of the date of this Order, or within thirty (30) days of the date of last publication, whichever last occurs. The Court has been advised that those parcels constitute an area of 16,000 square feet.

2. In the event that no such action in ejectment is filed, or any filed action is dismissed, the Court may enter judgment in quiet title in favor of Banajo Property Management, without further notice.

3. Plaintiff shall serve a copy of this Order by mail upon any defendant personally served with the complaint, and by publication upon all parties served by publication through publication of this Order in both the Williamsport Sun-Gazette and the Lycoming Reporter.

By the Court,
William P. Carlucci, Judge

Ju-12

SHERIFF'S SALE

By virtue of Writs of Execution issued out of the Court of Common Pleas of Lycoming County, and directed to me, there will be a public sale at a NEW LOCATION—THE TRADE & TRANSPORT CENTRE II, 3rd floor, Michael Ross Event Center, 144 West Third Street, Williamsport, PA 17701, on Friday, AUGUST 2, 2024 at 10:30 A.M., for the following described real estate to wit:

NO. 23-01343

PRIMELENDING, A PLAINSCAPITAL COMPANY c/o CENLAR FSB

vs.

CHLOE CANONICA

PROPERTY ADDRESS: 2409 WEST SOUTHERN AVENUE, SOUTH WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 53-004-260.

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

BEING KNOWN AS: 2409 W. SOUTHERN AVE., S. WILLIAMSPORT, PA 17702.

BEING PARCEL NUMBER: 53-0040026000000-.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

NO. 23-01179

CSMC 2020-RPL5 TRUST

vs.

MELISSA M. DANIELS, SOLELY IN HER CAPACITY AS HEIR OF TIMOTHY KOCH a/k/a TIMOTHY D. KOCH, DECEASED, ALCYIA R. KOCH, SOLELY IN HER CAPACITY AS HEIR OF TIMOTHY KOCH a/k/a TIMOTHY D. KOCH, DECEASED, SUSAN M. KOCH a/k/a SUE KOCH

AS REAL OWNER AND AS HEIR OF TIMOTHY KOCH a/k/a TIMOTHY D. KOCH, DECEASED, UNKNOWN HEIRS OF TIMOTHY KOCH a/k/a TIMOTHY D. KOCH, DECEASED
PROPERTY ADDRESS: 1115 WEST FRONT STREET, SOUTH WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 52-003-953.

By virtue of Writ of Execution No. CV23-01179.

CSMC 2020-RPL5 Trust v. Alycia R. Koch a/k/a Alycia Koch and Melissa M. Daniels a/k/a Melissa Koch a/k/a Melissa Daniels and Susan M. Koch a/k/a Sue Koch and Timothy Koch and Unknown Heirs of Timothy Koch a/k/a Timothy Duane Koch, deceased, 1115 W. Front Street, S. Williamsport, PA 17702, Tax Parcel No. 52-0030095300000. Improvements thereon consisting of a Residential Real Estate sold to satisfy judgment in the amount of \$98,657.36. MATTHEW C. FALLINGS, ESQUIRE STERN & EISENBERG, PC

Attorneys for Plaintiff
The Shops at Valley Square
1581 Main Street, Suite 200
Warrington, PA 18976
Phone: (215) 572-8111

NO. 23-00772

PALCO FEDERAL CREDIT UNION

vs.

JOHN M. EASTON, JR.

PROPERTY ADDRESS: 8168 PLEASANT VALLEY ROAD, COGAN STATION, PA 17728.

UPI/TAX PARCEL NUMBER: 11-001-518.

ALL that certain piece, parcel and lot of land situate in the Township of Eldred, County of Lycoming and Commonwealth of Pennsylvania, and being known as 8168 Pleasant Valley Road, Cogan Station, Lycoming County, Pennsylvania 17728. TAX MAP AND PARCEL NUMBER: 11-001-518.

THE IMPROVEMENTS THEREON
ARE: Residential Dwelling.
REAL DEBT: \$57,338.30.

DOCKET NO.: CV-23-00772.

SEIZED AND TAKEN IN EXECU-
TION AS THE PROPERTY OF: John
M. Easton, Jr.

J. MICHAEL WILEY, ESQUIRE
McCORMICK LAW FIRM
835 West Fourth Street
Williamsport, PA 17701

NO. 23-00392

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

vs.

ALLEN M. GRIMES
DEBBIE S. GRIMES

PROPERTY ADDRESS: 21 LEUCK
DRIVE, COGAN STATION, PA 17728.
UPI/TAX PARCEL NUMBER: 27-
328-112.

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

BEING KNOWN AS: 21 LEUCK
DR., COGAN STATION, PA 17728.

BEING PARCEL NUMBER: 27-
3280011200000-.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

NO. 23-00930

M & T BANK

vs.

CONNIE H. HALE
SHAWN P. HALE

PROPERTY ADDRESS: 3342 NICH-
OLS RUN ROAD, JERSEY SHORE, PA
17740.

UPI/TAX PARCEL NUMBER: 31-
346-146.

DOCKET # CV-2023-00930-CV.

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

IMPROVEMENTS consist of a resi-
dential dwelling.

BEING PREMISES: 3342 Nichols Run
Road, Jersey Shore, PA 17740.

SOLD as the property of CONNIE
H. HALE and SHAWN P. HALE.

TAX PARCEL #31-346-146.
KML LAW GROUP, P.C.

NO. 23-01210

US BANK TRUST COMPANY,
NATIONAL ASSOCIATION, NOT
IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS TRUSTEE FOR THE
CIM TRUST 2023-NRI MORTGAGE
BACKED NOTES, SERIES 2023-NRI

vs.

DAVID L. HALL

PROPERTY ADDRESS: 3538 PINE
RUN ROAD, HUGHESVILLE, PA
17737.

UPI/TAX PARCEL NUMBER: 59-
113-105.A.

DOCKET NO.: CV-2023-01210.

ALL THAT CERTAIN lot or piece
of ground situate in Anthony Township,
County of Lycoming, and Common-
wealth of Pennsylvania

TAX PARCEL NO.: 59-313.0-0105.A.
PROPERTY ADDRESS: 3538 Pine
Run Road, Hughesville, PA 17737.

IMPROVEMENTS: a Residential
Dwelling.

SOLD AS THE PROPERTY OF:
Bertha Hall, Bertha Hall, David L. Hall
and David L Hall.

ROGER FAY, ESQUIRE
ID No.: 315987

NO. 23-00643

JERSEY SHORE STATE BANK

vs.

COREY D. MACH

PROPERTY ADDRESS: 1479 EAST
ROUTE 973 HWY., COGAN STA-
TION, PA 17728.

UPI/TAX PARCEL NUMBER: 15-309-151.A.

ALL that certain piece, parcel or lot of land, together with the appurtenances thereunto belonging, situate in the Township of Hepburn, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a stone in the margin of the public road leading from Hepburnville to Balls Mills; thence north eighty-eight and three-fourths (33 3/4) degrees west, seven and nine tenths (7.9) perches to a stone; thence north five and one-fourth (5 1/4) perches to a post; thence south eighty-seven and one-fourth (87 1/4) degrees east, ten (10) perches to a post; thence south twenty (20) degrees west, along the margin of the public road, a distance of eight (08) perches to the place of beginning. Containing seventy (70) square perches of land strict measure.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 15-309-151.A on the maps in the office of the Lycoming County Tax Assessor, and being known as 1479 (a/k/a 1475) Route 973 East, Cogan Station, PA 17728.

ERECTED thereon a two story single family dwelling.

SEIZED, TAKEN IN EXECUTION, and to be sold as the property of Corey D. Mach, under a judgment entered against him in the Court of Common Pleas of Lycoming County filed to Docket No. CV23-00643.

NO. 23-01144

US BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF LB-DWELLING SERIES V TRUST

vs.

JOHN McSTAY, AS ADMINISTRATOR OF THE ESTATE OF LESTER R. McSTAY, DECEASED

PROPERTY ADDRESS: 820 2ND STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 65-004-218.

U.S. Bank Trust National Association, as Trustee of LB-Dwelling Series V Trust v. Lester R. McStay, John McStay as Administrator of the Estate of Lester R. McStay, Deceased.

Docket Number: CV23-001144.

Property to be sold is situated in the borough/township of Williamsport, County of Lycoming and State of Pennsylvania.

Commonly known as: 820 2nd Street, Williamsport, PA 17701.

Parcel Number: 65-004.0-0218.00-000.

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

Judgment Amount: \$49,828.95.

NO. 22-00952

WOODLANDS BANK

vs.

ROBERT S. SCHNARS
LEEANN M. SICKELS

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

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

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. Heiman, 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 property 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. Bel-

zer, 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, a 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, a 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 road 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 of 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.

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

EXCEPTING AND RESERVING THEREFROM, that parcel containing 39.67 acres conveyed unto Kenneth R. Michaels 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.

EXCEPTING AND RESERVING unto Dennis A. Perry and Kerry L. Perry, husband and wife, Grantors herein, their heir, successors and as-

signs, any and all oil and gas rights, (including coalbed methane gas, liquid hydrocarbons and the like including any unitization thereof) and any and all mineral rights, including, but not limited to, 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.

BEING the same premises granted and conveyed unto ROBERT S. SCHNARS, single, and LEEANN M. SICKELS, single, by Deed of DENNIS A. PERRY and KERRY L. PERRY, husband and wife, dated the 3rd day of October, 2017 in Lycoming County Record Book 9143, page 2998.

ALSO BEING a two story single family dwelling with outbuildings and with an address of 1345 Tallman Hollow Road, Montoursville, PA 17754.

FOR IDENTIFICATION PURPOSES ONLY; being known as Tax Parcel #56-311-103.B on the maps in the office of the Lycoming County Tax Assessor.

SEIZED, TAKEN IN EXECUTION, and to be sold as the property of Robert S. Schnars and LeeAnn M. Sickels, under a judgment entered against them in the Court of Common Pleas of Lycoming County filed to Docket No. CV22-00952.

TAX PARCEL NUMBER: 56-311-103.B

NO. 23-00597

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST c/o U.S. BANK TRUST NATIONAL ASSOCIATION c/o SELENE FINANCE LP

vs.

TIMOTHY A. SCOTT a/k/a
TIMOTHY A. SCOTT, NICO SCOTT
PROPERTY ADDRESS: 510 DYLAN
DRIVE, COGAN STATION, PA 17728.
UPI/TAX PARCEL NUMBER: 15-
269-134.C.

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

BEING KNOWN AS: 510 DYLAN
DR., COGAN STATION, PA 17728

BEING PARCEL NUMBER: 15-
26900134C-000-.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

NO. 23-00732

SPECIALIZED LOAN
SERVICING LLC

vs.

KATHLEEN SOBER, IN HER
CAPACITY AS HEIR OF BARBARA
A. SOBER, HARRY E. SOBER, JR.,
IN HIS CAPACITY
AS HEIR OF BARBARA A. SOBER,
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER BARBARA A. SOBER
PROPERTY ADDRESS: 123 KUHNS
ROAD, MONTOURSVILLE, PA 17754.
UPI/TAX PARCEL NUMBER: 56-
291-121.R.

ALL THOSE CERTAIN LOTS OR
PIECES OF GROUND SITUATE IN
THE TOWNSHIP OF UPPER FAIR-
FIELD, LYCOMING COUNTY, PENN-
SYLVANIA:

BEING KNOWN AS: 123 KUHNS
ROAD, MONTOURSVILLE, PA 17754.

BEING PARCEL NUMBER: 56-291-
121.R.

IMPROVEMENTS: RESIDENTIAL
PROPERTY.

NO. 23-01227

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

vs.

SAGE SPITZFADEN, RHHK INC.,
SAGE SPITZFADEN AND
RHHK INC.

PROPERTY ADDRESS: 293-295
MAIN STREET, SOUTH WILLIAMS-
PORT, PA 17702.

UPI/TAX PARCEL NUMBER: 51-
001-515.

All that certain piece or parcel or
Tract of land situate in the Borough of
South Williamsport, Lycoming County,
Pennsylvania, and being known as 293-
295 Main Street, South Williamsport,
Pennsylvania 17702.

TAX MAP AND PARCEL NUMBER:
51-001-515.

THE IMPROVEMENTS THEREON
ARE: Residential Dwelling.

REAL DEBT: \$72,547.12.

SEIZED AND TAKEN IN EXECU-
TION AS THE PROPERTY OF: Sage
Spitzfaden and RHHK Inc.

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

NO. 18-1794

HORIZON FEDERAL
CREDIT UNION

vs.

ARTHUR N. THOMPSON

PROPERTY ADDRESS: 1529
CATHERINE STREET, WILLIAMS-
PORT, PA 17701.

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

Docket No. CV-18-1794.

Parcel No. 76-5-305.

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 be-
ing 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. Wi-
ley, 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 for-
merly 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 conveyed
to Douglas N. White and Sharon L.
White, his wife, by deed of C. Edward
Sheddy, single, dated October 6, 1995,
and recorded in Lycoming County
Record Book Volume 2494, Page 124.

Known as 1529 Catherine Street,
Williamsport, PA 17701.

Parcel No. 76-5-305.

NO. 20-0015

MORTGAGE ASSETS
MANAGEMENT, LLC

vs.

UNKNOWN HEIR(S) OF THE
ESTATE OF HILDA E. CAMPBELL
a/k/a HILDA C. STONER,
DECEASED, LARRY R. STONER, IN
HIS CAPACITY AS KNOWN HEIR,
DEVISEE AND/OR DISTRIBUTE OF
THE ESTATE OF HILDA E.
CAMPBELL a/k/a HILDA C. STONER,
DECEASED, ROYCE C. STONER,
IN HIS CAPACITY AS KNOWN
HEIR, DEVISEE AND/OR
DISTRIBUTE OF THE ESTATE OF
HILDA E. CAMPBELL a/k/a HILDA C.
STONER, DECEASED

PROPERTY ADDRESS: 208 LOWER BARBOURS ROAD, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 48-253-1-167.

ALL THAT CERTAIN piece, parcel or lot of land situate in the third ward of the Township of Plunketts, County of Lycoming and Commonwealth of Pennsylvania.

BEING known as: 208 Lower Barbours Road, Williamsport, PA 17701.

IMPROVEMENTS consist of: Residential Dwelling.

UPI/TAX PARCEL NUMBER: 48-253-1-167.

Seized and taken into execution to be sold as the property of Larry

R. Stoner, in his Capacity as Known Heir, Devisee, and/or Distribute of the Estate of Hilda E. Campbell a/k/a Hilda

C. Stoner, Deceased.

PINCUS LAW GROUP, PLLC
ATTORNEYS

Take notice that a schedule of proposed distribution of the proceeds of the above sale will be on file in the Prothonotary of Lycoming County, Pennsylvania, on July 12, 2024 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten days thereafter.

R. MARK LUSK, Sheriff
Lycoming County, PA

Ju-12, 19, 26

Do you know what your



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

From 2003 to Present,
the LLAF gave more than \$250,330 to worthy causes:
\$183,949 to provide free legal services to the residents of Lycoming County;
\$27,241 to preserve and provide access to legal materials for the public;
\$17,000 to train attorneys and other service providers in different areas of the law;
\$15,900 to fund legal education and Mock Trial Teams for high school students;
\$7,237.04 to provide funding for court-appointed child advocates.

Request for Grant Funding should be directed to the LLA Community Activities and Outreach Committee. Information is available on the LLA website at <http://www.lycolaw.org/lla-foundation>.

Please consider the Lycoming Law Association Foundation when making planned gifts.

Donations to the Lycoming Law Association Foundation are tax deductible.

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



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, July 15, 2024