

LYCOMING REPORTER

Vol. 40

January 27, 2023

No. 4

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LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY
LYCOMING LAW ASSOCIATION

EDITOR: Gary L. Weber • BUSINESS MANAGER: Michele S. Frey

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25 West Third Street, Suite 803
Williamsport, PA 17701

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Fax: (570) 323-9897
Website: 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

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SCHEDULED EVENTS

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

- 2/6/2023 – Bench Bar Meeting.** Quarterly meeting of the Bench/Bar Committee. **Time:** 12:00 PM to 1:00 PM.
- 2/8/2023 – Civil Bar Brown Bag Meeting.** Regularly scheduled brown bag lunch meeting. **Time:** 12:00 PM to 1:00 PM.
- 2/28/2023 – Criminal Brown Bag Meeting.** Regularly scheduled meeting of the criminal bar. **Time:** 12:00 PM to 1:00 PM.

UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES

- 3/15/2023 – Eat & Earn—Specific Topic TBA:** *Speaker: Hon. Marc F. Lovecchio, retired.* **Time:** 12:00 PM to 1:00 PM.
- 3/22/2023 – Staying Safe and Sound:—Maintaining a Realistic Work/Life Balance in 2023.** *Speaker: Brian S. Quinn, Esq.—Lawyers Concerned for Lawyers.* **CLE Credits:** 1 Ethics **Time:** 12:00 PM to 1:00 PM.



Corey Mowrey, left, passes the "Presidential Gavel" to Elizabeth White, right, at the Lycoming Law Association on January 9, at the Lycoming Law Association's Annual Meeting. The members elected Elizabeth White to serve as their 122nd president. White joined the leadership committee at the LLA in 2017 and served as Treasurer of the organization in 2020 and 2021.

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

- **McHarris Realty, LLC vs. Jeffrey Sweeting (01/18/2023)**—Judge Eric R. Linhardt
Civil: Preliminary objections to new matter; scandalous and impertinent allegations that do not bear on the elements of the claim; specificity of allegations to establish reliance on misrepresentations. (McHarris011823Li) (Posted: January 20, 2023)
- **AL Adoption (01/18/2023)**—Judge Ryan M. Tira
Adoption: Agency petition for 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; parent showing inability to care for child; parent’s mental health issues; existence of bond between child and parent. (AdoptionAL011823t) (Posted: January 20, 2023)

Please note that the staff at the Register and Recorder’s Office is undertaking additional training.

This may result in longer transaction time in the office. Thank you for your anticipated patience.

Dave Huffman
Register and Recorder
J-13, 20, 27

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**Baier, Anna E. a/k/a Ann E. Baier, dec'd.**

Late of Williamsport.

Co-Executors: Sharon M. Miller, 1520 Petersburg Road, Allenwood, PA 17702 and John W. Baier, 87 Mountain Spring Lane, Williamsport, PA 17702.

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

Cenimo, Kathleen A., dec'd.

Late of Lycoming County.

Executors: Denise A. Getgen and Anthony J. Cenimo 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.

Gamble, Charles C., dec'd.

Late of Montoursville.

Administratrix: Kelly A. Gamble Maggs, 544 Sand Hill Road, Montoursville, PA 17754.

Attorneys: Joseph F. Orso, III, Esquire, Rudinski, Orso & Associates, P.C., 33 West Third Street, Suite 202, Williamsport, PA 17701, (570) 326-7044.

Kremser, Carmen J., dec'd.

Late of the Borough of Montoursville.

Executors: Craig W. Kremser, 934 Rakestraw Road, Montoursville, PA 17754, Paul H. Kremser, 932 Cherry Street, Montoursville, PA 17754 and Todd A. Kremser, 1109 Broad Street, Montoursville, PA 17754.

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

Lamade, Michael K., dec'd.

Late of South Williamsport.

Executrix: Jill Lamade, 488 Winthrop St., South Williamsport, PA 17702.

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

Lehman, Harold V., dec'd.

Late of Jersey Shore.

Executor: James V. Lehman, 142 Mt. Pleasant Ave., 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.

Patt, Amy Marie a/k/a Amy Marie Feist, dec'd.

Late of South Williamsport.

Administratrix: Amber L. Sciacca, 76 Stanley Lane, South Williamsport, PA 17702.

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

Phillips, Jason M., Jr., dec'd.

Late of Linden.

Administratrix: Wendy J. Phillips,
1115 Almond Street, 1st Floor, Wil-
liamsport, PA 17701.

Attorneys: Anthony J. Grieco, Es-
quire, Elion, Grieco & Shipman, P.C.,
125 East Third Street, Williamsport,
PA 17701.

SECOND PUBLICATION

Evelhair, William B., Sr., dec'd.

Late of Moreland Township.

Executor: William B. Evelhair, Jr.,
182 Borderline Road, South Wil-
liamsport, PA 17702.

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

**Miller, Evelyn L. a/k/a Evelyn Lou-
ise Miller**, dec'd.

Late of 1205 West Front Street,
South Williamsport.

Executor: Buddie L. Miller, 206
Marlin Alley, South Williamsport,
PA 17702.

Attorney: J. Howard Langdon, Es-
quire, 3 South Main Street, Muncy,
PA 17756.

**Painter, Donna N. a/k/a Donna J.
Painter**, dec'd.

Late of the Borough of Hughesville.
Executrix: Kimball H. Nelson, 398
N. Brooklynside Rd., Port Allegany,
PA 16743.

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

**Zimmerman, Leslie E. a/k/a Leslie
E. "Bud" Zimmerman**, dec'd.

Late of Pine Township.

Executors: Joseph L. Zimmerman
and Jere L. Zimmerman c/o James
W. Appel, Esquire, Appel Yost &
Zee LLP, 33 North Duke Street,
Lancaster, PA 17602.

Attorneys: James W. Appel, Esquire,
Appel Yost & Zee LLP, 33 North
Duke Street, Lancaster, PA 17602.

THIRD PUBLICATION

Fetter, James R., dec'd.

Late of Williamsport.

Executor: Jason Fetter, 5820 Susque-
hanna Trail, Turbotville, PA 17772.
Attorney: None.

**Heverly, Robert Byron, Jr. a/k/a
Robert B. Heverly, Jr.**, dec'd.

Late of Jersey Shore.

Executrix: Beth Amundson, P.O.
Box 673, Jersey Shore, PA 17740.
Attorney: None.

Kuzio, Jeffrey A., dec'd.

Late of Trout Run.

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

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

Losell, Yvonne J., dec'd.

Late of the City of Williamsport.

Administrator: James Losell, Jr., 44
Grandview Road, Williamsport, PA
17701.

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

Mann, Willis J., dec'd.

Late of Lock Haven.

Executor: Jason S. Mann c/o Bret J.
Southard, Esquire, Casale, Bonner,
Hillman & Southard, P.C., 331 Elmira
Street, Williamsport, PA 17701.

Attorneys: Bret J. Southard, Esquire,
Casale, Bonner, Hillman & Southard,
P.C., 331 Elmira Street, Williams-
port, PA 17701.

Minier, Harold H., dec'd.

Late of Mill Creek Township.

Administrator: Mary D. Frey, 604
Wilson Street, Williamsport, PA
17701.

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

**Pittenger, Doris Mae a/k/a Doris
M. Pittenger, dec'd.**

Late of Eldred Township.
Executor: John D. Pittenger 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.

Smith, Barbara A., dec'd.

Late of the Township of Loyalsock.
Executors: Paula Lilley and William
Smith, Jr.

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

**REGISTER OF WILLS
CONFIRMATION OF
ACCOUNTS**

NOTICE IS HEREBY GIVEN to all
parties interested that the following
Accounts together with all Statements
of Proposed Distribution accompanying
the same have been filed in the Office
of the Register of Wills and Clerk of
Orphans' Court are presented to the
Orphans' Court of Lycoming County
for Confirmation Absolute February 7,
2023 unless exceptions are filed before
5:00 P.M. on that date.

1. Mundrick, Robert L., Estate—
Paulhamus, Donna J., Executrix.
2. Berger, Gary W., Trust, Estate—
Muncy Bank and Trust Co., Trustee.
David A. Huffman
Register of Wills

J-6, 13, 20, 27

SERVICE BY PUBLICATION

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

NO.: CV-2022-01080-CV

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

WELLS FARGO BANK, N.A.

Plaintiff

vs.

Brian Walsh, individually and as
believed Heir to the Estate of June C.
Walsh; Cathy Lyons, as believed Heir
and/or Administrator to the Estate
of June C. Walsh; Karen Kepner, as
believed Heir and/or Administrator to
the Estate of June C. Walsh; Unknown
Heirs, and/or Administrators to the
Estate of June C. Walsh

Defendants

TO: Karen Kepner, as believed Heir and/
or Administrator to the Estate of June
C. Walsh; Unknown Heirs, and/or
Administrators to the Estate of June
C. Walsh

You are hereby notified that Plaintiff,
Wells Fargo Bank, N.A., filed an Action
in Mortgage Foreclosure endorsed with
a Notice to Defend, in the Court of
Common Pleas of Lycoming County,
Pennsylvania, docketed to No. CV-
2022-01080-CV, seeking to foreclose
the mortgage secured by the real estate
located at 614 Highland Lake Road,
Hughesville, PA 17737.

A copy of the Action in Mortgage
Foreclosure will be sent to you upon
request to the Attorney for the Plaintiff,
Manley Deas Kochalski LLC, P.O. Box
165028, Columbus, OH 43216-5028.
Phone (614) 220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE
 Pennsylvania Lawyer Referral Service
 Pennsylvania Bar Association
 P.O. Box 186
 Harrisburg, PA 17108
 (800) 692-7375

- or -

North Penn Legal Services, Inc.
 329 Market Street
 Williamsport, PA 17701
 (570) 323-8741

J-27

SERVICE BY PUBLICATION

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

NO. 41-22-0558

IN RE: LUTCHER AND
 MOORE PARK

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

The Court has fixed April 4, 2023 at 9:00 A.M. in Courtroom No. 2 of the Lycoming County Courthouse, 48 West Third Street, Williamsport, PA 17701 as the time and place for the Hearing on the Petition. At that time, any resident of the Borough of South Williamsport or any group or organization of residents shall have the right to file a protest and may, in the discretion of the Court, be entitled to be heard in person or by counsel or to intervene and be a party in this action.

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

J-27; F-3, 10

SHERIFF'S SALE

By virtue of Writs of Execution issued out of the Court of Common Pleas of Lycoming County, and directed to me, there will be a public sale at 330 Pine Street, Williamsport, PA 17701, on Friday, February 3, 2023 at 10:30 A.M., for the following described real estate to wit:

NO. 22-533

PNC BANK NATIONAL
ASSOCIATION

vs.

CHARLES S. BEST,
STEPHANIE L. BEST

PROPERTY ADDRESS: 1516 LOCUST STREET, WILLIAMSPORT, PA 17701-2027.

UPI/TAX PARCEL NUMBER: 74-012-510.

ALL that certain piece or parcel of land situate in the City of Williamsport, County of Lycoming, Commonwealth of Pennsylvania, bounded and described as follows to wit:

Parcel No.: 74-0120051000000-

BEING known and numbered as: 1516 Locust Street, Williamsport, PA 17701.

Being the same property conveyed to Charles S. Best and Stephanie L. Best, his wife who acquired title, as tenants by the entirety, by virtue of a deed from Gail R. Simon and Roger M. Simon, Co-Executors of the Estate of Edith L. Schneider, f/k/a Edith L. Meltzer, deceased and Co-Trustees of the Trust Agreement of August 2, 1984 established by Edith L. Schneider, dated August 20, 2003, recorded August 25, 2003, at Book 4698, Page 224, Office of the Recorder of Deeds, Lycoming County, Pennsylvania.

NO. 22-336

LAKEVIEW LOAN SERVICING, LLC

vs.

MATTHEW BREWER,
KAYTIE L. HELSEL-BREWER

PROPERTY ADDRESS: 218 CALVERT STREET, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 20-002-419.

DOCKET# CV-2022-00336.

ALL THAT CERTAIN lot of land situate in BOROUGH OF JERSEY SHORE, County of Lycoming and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 218 Calvert Street, Jersey Shore, PA 17740

SOLD as the property of MATTHEW M. BREWER and KAYTIE L. HELSEL-BREWER.

TAX PARCEL #20.002.0-0419.00-000.

KML LAW GROUP, P.C.

NO. 19-1325

WELLS FARGO BANK, N.A.

vs.

LORI A. COLEMAN,
ROBERT G. McCLOSKEY
PROPERTY ADDRESS: 155 ASPEN LANE, TROUT RUN, PA 17771-9245.
UPI/TAX PARCEL NUMBER: 08-226-121.C.

By virtue of a Writ of Execution No. 19-1325.

WELLS FARGO BANK, NA vs. ROBERT G. McCLOSKEY; LORI A. COLEMAN owner(s) of property situate in the TOWNSHIP OF COGAN HOUSE, LYCOMING County, Pennsylvania, being 155 ASPEN LANE, TROUT RUN, PA 17771.

Tax ID No. 8-226-121.C.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$91,479.84.
BROCK & SCOTT, PLLC
Attorneys for Plaintiff

NO. 19-1879

NAVY FEDERAL CU

vs.

KENNETH DYER a/k/a
KENNETH J. DYER, SHEKETH DYER
PROPERTY ADDRESS: 210 WEST HOUSTON AVE., MONTGOMERY, PA 17752.

UPI/TAX PARCEL NUMBER: 07-412-103.A.

All that certain piece or parcel or Tract of land situate in the TOWNSHIP OF CLINTON, Lycoming County, Pennsylvania, and being known as 210 West Houston Avenue, Montgomery, Pennsylvania 17752.

TAX MAP AND PARCEL NUMBER: 07-412-103.A.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$215,701.68.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Kenneth Dyer a/k/a Kenneth J. Dyer and Sheketh Dyer.

McCABE, WEISBERG & CONWAY, LLC

123 South Broad Street
Suite 1400
Philadelphia, PA 19109

NO. 22-00438

WOODLANDS BANK

vs.

DANIEL E. FOULKROD, JR.,
KNOWN SURVIVING HEIR OF
DANIEL E. FOULKROD, EVAN A.
FOULKROD, KNOWN SURVIVING
HEIR OF DANIEL E. FOULKROD,
FELECIA M. FOULKROD, KNOWN
SURVIVING HEIR OF DANIEL
E. FOULKROD, PATRICA A.
CACCIA, KNOWN SURVIVING
HEIR OF DANIEL E. FOULKROD,
EDWARD A. FOULKROD, KNOWN
SURVIVING HEIR OF DANIEL
E. FOULKROD, STEPHEN R.
FOULKROD, KNOWN SURVIVING
HEIR OF DANIEL E. FOULKROD,
KENNETH L. FOULKROD,
KNOWN SURVIVING HEIR OF
DANIEL E. FOULKROD, KELLY L.
WINNER, KNOWN SURVIVING
HEIR OF DANIEL E. FOULKROD,
UNKNOWN SURVIVING HEIRS
OF DANIEL E. FOULKROD
PROPERTY ADDRESS: 344 WEST
SOUTHERN AVENUE, SOUTH WIL-
LIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 52-
001-358.

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

BEGINNING at a point in the northern line of West Southern Avenue, said point being north seventy-two (72) degrees east, forty-five (45) feet from the dividing line now or formerly of Rev. C. F. Heim and Mrs. Beryl Deneil; thence along the east line of land now or formerly of the said Mrs. Deneil, north eighteen (18) degrees west, one hundred forty (140) feet to the southern line of the right-of-way of the Pennsylvania Railroad; thence along same north seventy-two (72) degrees east, twenty-two and five tenths (22.5) feet to a point; thence along land now or formerly of Harry A. Rhian, Jr. and wife, south eighteen (18) degrees east, one hundred forty (140) feet, the same being also through the center wall of a brick dwelling house thereon to the northern line of West Southern Avenue aforesaid; thence along the same south seventy-two (72) degrees west, twenty-two and five tenths (22.5) to the point or place of beginning.

BEING the same premises granted and conveyed unto Daniel E. Foulkrod, Sr., by deed of Citibank, N.A., as Trustee for the Registered Holders of Bear Stearns Asset Back Securities I Trust 2005-CL1, Asset-Backed Certificates, Series 2005-CL1, by its Attorney-in-fact Ocwen Loan Servicing LLC f/k/a Ocwen Federal Bank FSB, said deed dated September 22, 2008 and recorded October 13, 2008 in Lycoming County record Book 6480, page 204.

FOR identification purposes only, being known as all of Tax Parcel No. 52-001-358 in the office of the Lycoming County Tax Assessor.

Improvements on the premises include a two-story one-half of duplex and being known as 344 West Southern Avenue, South Williamsport, PA 17702.

SEIZED, TAKEN IN EXECUTION, and to be sold as the property of Defendants under a Judgment entered against them in the Court of Common Pleas of Lycoming County filed to Docket No. CV 22-00438.

NO. 18-0656

M&T BANK

vs.

WILLIAM H. GREEN, JR.

PROPERTY ADDRESS: 201 HEMLOCK ROAD, UNITYVILLE, PA 17774.

UPI/TAX PARCEL NUMBER: 13-336-105.H.

DOCKET# 18-0656.

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 201 Hemlock Road, Unityville, PA 17774.

SOLD as the property of WILLIAM H. GREEN, JR.

TAX PARCEL #13-336-105H.
KML LAW GROUP, P.C.

NO. 19-1936

US BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST

vs.

CONNIE H. HALE, SHAWN P. HALE

PROPERTY ADDRESS: 3342 NICHOLS RUN RD., JERSEY SHORE, PA 17740.

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

ALL THOSE FOUR (4) CERTAIN MESSAGES OR TENEMENTS AND LOTS OF LAND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: TRACT NO. 1: ALL THAT CERTAIN PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF MIFFLIN, COUNTY OF LYCOMING AND COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AND NUMBERED 3342 NICHOLS RUN ROAD, JERSEY SHORE, PA 17740.

PARCEL NUMBER: 31-346-146.

NO. 22-480

MIDFIRST

vs.

BRAD L. HORNBERGER, JR.

PROPERTY ADDRESS: 918 MORRISON DRIVE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 43-329-235.A.

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

Parcel No.: 43-32900235A-000-.

BEING known and numbered as: 918 Morrison Drive, Williamsport, PA 17701.

Being the same property conveyed to Brad L. Hornberger, a married man who acquired title by virtue of a deed from Brad L. Hornberger, Jr. and Kayla R. Martinez, husband and wife, dated June 29, 2018, recorded July 10, 2018, at Instrument Number 201800008170, and recorded in Book 9164, Page 3248, Office of the Recorder of Deeds, Lycoming County, Pennsylvania.

NO. 22-00724

SANTANDER BANK, N.A.

vs.

LINDA J. KINKEAD

PROPERTY ADDRESS: 137 GRIMESVILLE ROAD, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 43-015-218.

By virtue of a Writ of Execution No. CV-2022-00724-CV.

SANTANDER BANK, N.A. vs. LINDA J. KINKEAD owner(s) of property situate in the TOWNSHIP OF OLD LYCOMING, LYCOMING County, Pennsylvania, being 137 GRIMESVILLE RD., WILLIAMSPORT, PA 17701.

Tax ID No. 43-015-218.
 Improvements thereon: RESIDENTIAL DWELLING.
 Judgment Amount: \$170,598.52.
 BROCK & SCOTT, PLLC
 Attorneys for Plaintiff

NO. 22-287

WELLS FARGO BANK, N.A.

vs.

ROBERT S. KIPA, JR.
 PROPERTY ADDRESS: 496 TOMBS
 RUN ROAD, JERSEY SHORE, PA
 17740.

UPI/TAX PARCEL NUMBER: 31-
 345-104.A.

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

Parcel No.: 31-345-104.A.

BEING known and numbered as:
 496 Tombs Run Road, Jersey Shore,
 PA 17740.

Being the same property conveyed
 to Robert S. Kipa, Jr. who acquired
 title by virtue of a deed from Frances
 M. Bacchieri, widow and single, dated
 June 11, 2015, recorded June 22, 2015,
 at Instrument Number 201500007639,
 and recorded in Book 8653, Page 251,
 Office of the Recorder of Deeds, Ly-
 coming County, Pennsylvania.

NO. 21-1032

REVERSE MORTGAGE
 SOLUTIONS, INC.

vs.

MYRAL C. KITTLE a/k/a
 MYRAL KITTLE

PROPERTY ADDRESS: 587 TUR-
 KEY PATH ROAD, LINDEN, PA 17744.

UPI/TAX PARCEL NUMBER: 01-
 328-145.

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

BEING KNOWN AS: 587 TURKEY
 PATH ROAD, LINDEN, PA 17744.

BEING PARCEL NUMBER: 01-
 3280014500000.

IMPROVEMENTS: RESIDENTIAL
 PROPERTY.

NO. 19-0554

NATIONSTAR MORTGAGE LLC
 d/b/a MR. COOPER

vs.

JUSTINE R. LEICHT
 PROPERTY ADDRESS: 2124 LIN-
 COLN DRIVE, WILLIAMSPORT, PA
 17701.

UPI/TAX PARCEL NUMBER: 26-
 012-567.

All that certain lot of land situate
 in the Township of Loyalsock, County
 of Lycoming and Commonwealth of
 Pennsylvania, as shown on the replot-
 ting of a portion of Faxon and approved
 by the Planning Commission, of the
 City of Williamsport, dated the 11th
 day of April, 1940 and to be found of
 record in Deed Book Volume 312 at
 Page 600, bounded and described as
 follows, to wit:

Beginning at an iron pin in the South
 line of Lincoln Road 240 feet East of the
 Southeast corner of Lincoln Road and
 Tinsman Avenue; thence continuing
 easterly along the South line of Lincoln
 Road 60 feet to an iron pin; thence
 southerly in a line at right angles with
 Lincoln Road 150 feet to an iron pin in
 the North line of Magnolia Lane; thence
 westerly along the same 60 feet to an
 iron pin; thence northerly in a line
 parallel with the East line of the herein
 described lot 150 feet to an iron pin in
 the South line of Lincoln Road, the place
 of beginning.

For identification purposes only, this
 lot formerly known on the original Plan
 of Faxon as Lot 7, and West 20' Lot 8,
 in Block 118.

For identification purposes only, be-
 ing known as Tax Parcel No. 26-12-567
 in the Office of the Lycoming County
 Tax Assessor.

FOR INFORMATIONAL PUR-
 POSES ONLY: Being known as 2124
 Lincoln Drive, Williamsport, PA 17701.

BEING THE SAME PREMISES which William Reighard, Sr. and Rosalie D. Reighard, his wife, by Deed dated November 23, 2004 and recorded November 30, 2004 in the Office of the Recorder of Deed in and for the County of Lycoming, Pennsylvania in Book 5159, Page 235 as Instrument Number 200400021502, granted and conveyed unto Charles R. Leicht and Justine R. Leicht, his wife, in fee.

AND THE SAID Charles R. Leicht departed this life on or about July 21, 2006 thereby vesting title unto Justine R. Leicht by operation of law.

NO. 19-0283

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HBI

vs.

JAMES E. MARSHALL

PROPERTY ADDRESS: 1573 KINLEY ROAD, COGAN STATION, PA 17728.

UPI/TAX PARCEL NUMBER: 27-308-122.Z.

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

BEING KNOWN AS: 1573 KINLEY ROAD COGAN STATION, PA 17728.

BEING PARCEL NUMBER: 27-308.0-0122.Z-000

NO. 19-0144

SANTANDER BANK, N.A.

vs.

JUDITH B. McCARTY,

LISA D. McCARTY

PROPERTY ADDRESS: 47 GREEN STREET, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 39-002-628.

By Virtue of a Writ of Execution No. 19-0144.

Santander Bank, N.A. vs. Judith B. McCarty and Lisa D. McCarty.

Being 47 Green Street, Muncy, PA 17756.

Tax Parcel ID# 39-002-628.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$50,480.25.

MICHAEL S. BLOOM, ESQUIRE PRESSMAN & DOYLE, LLC Attorneys for Plaintiff

712 W. MacDade Boulevard

Milmont Park, PA 19033

(610) 532-4222

mbloom@pressmandoyle.com

NO. 22-565

BANK OF AMERICA, N.A.

vs.

WILLIAM L. NEWMAN

PROPERTY ADDRESS: 5983 WARRENSVILLE ROAD, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 11-001-512.

ALL that certain piece, parcel and lot of land situate in the Village of Warrensville, Township of Eldred, County of Lycoming and Commonwealth of Pennsylvania, bounded on the east by a public road, it being fifty-two (52) feet front and two hundred eight (208) feet back from the public road along lands now or formerly of Joseph W. Milnor to a parallel with other lots to contain one-fourth (1/4) acre net.

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

BEING the same premises conveyed unto WILLIAM L. NEWMAN by Deed of ROBERT A. PRESTON, widower, dated the 17 day of June, 2010, and intended to be recorded herewith.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel #11-1-512, on the maps in the office of the Lycoming County Tax Assessor.

PARCEL# 11-0010051200000.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 5983 Warrensville Road, Williamsport, PA 17701.

BEING THE SAME PREMISES which Robert A. Preston, widower, by Deed dated June 17, 2010 and recorded June 18, 2010 in the Office of the Recorder of Deeds in and for the County of Lycoming, Pennsylvania in Book 6973, Page 146, Instrument No. 201000008261 granted and conveyed unto William L. Newman, married, in fee.

BEING THE SAME PREMISES which William L. Newman, single and Lindsey Radeski-Newman, single, by Deed dated May 24, 2019 and recorded July 24, 2019 in the Office of the Recorder of Deeds in and for the County of Lycoming, Pennsylvania in Book 9191, Page 3154, Instrument No. 201900023997 granted and conveyed unto William L. Newman, single, in fee.

NO. 21-1288

SPECIALIZED LOAN
SERVICING, LLC

vs.

MEGAN ROSELLE, IN HER
CAPACITY AS HEIR OF DIANA
R. YEAGLE, UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND
ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER DIANA R. YEAGLE
PROPERTY ADDRESS: 2910 Mc-
KINNEY STREET, WILLIAMSPORT,
PA 17701.

UPI/TAX PARCEL NUMBER: 26-
021-602.

All that certain piece, parcel, or lot of land situate in the Township of Loyalsock, County of Lycoming, and Commonwealth of Pennsylvania, being part of Lot No. 54 on plot or plan of Heshbon Park, said plan being recorded in Deed Book Volume 256, Page 394, bounded and described as follows:

Beginning at an iron pin on the east side of McKinney Street, said pin being at the southwest corner of lot of land,

now or formerly of Robert John Sharrow and Pauline Evelyn Sharrow, his wife; Thence continuing in a southerly direction along the East side of McKinney Street, fifty-eight and two-tenths (58.2) feet to line of Lot No. 53; Thence in an easterly direction along line of Lot No. 53 a distance of three hundred thirty-six and three-tenths (336.3) feet to an iron pin on the West line of Lot No. 50; Thence in a northerly direction along the West line of Lot No. 50, fifty-eight and two-tenths (58.2) feet to the South line of lot now or formerly of Robert John Sharrow, et ux.; Thence in a westerly direction along the southern line of lot now or formerly of Robert John Sharrow, et ux., three hundred thirty-six and three-tenths (336.3) feet to East line of McKinney Street, the point and place of beginning.

Being the same property as conveyed from Roberta L. Yeagle, II divorced and Diana R. Yeagle, divorced to Diana R. Yeagle, divorced as set forth in Deed Book 8836 Page 215 dated 01/19/2016, recorded 01/21/2016, LYCOMING County, PENNSYLVANIA.

Tax ID: 26-021.0-0602.00-000.

NO. 22-80

COLONIAL SAVINGS, F.A.

vs.

EMILY STEINKE SOLELY IN HER
CAPACITY AS HEIR OF WAYNE
STEINKE, DECEASED, THE
UNKNOWN HEIRS OF WAYNE
STEINKE, DECEASED
PROPERTY ADDRESS: 1105 HEP-
BURN STREET, WILLIAMSPORT, PA
17701.

UPI/TAX PARCEL NUMBER: 75-
001-402.

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1105 Hepburn Street, Williamsport, PA 17701.

SOLD as the property of EMILY STEINKE Solely in Her Capacity as Heir of WAYNE STEINKE, Deceased and The Unknown Heirs of WAYNE STEINKE, Deceased.

TAX PARCEL #75-0010040200000-.
KML LAW GROUP, P.C.

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 AND LOT OF LAND, SITUATE IN THE TOWNSHIP OF PLUNKETTS CREEK, COUNTY OF LYCOMING, AND COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AND NUMBERED AS 208 LOWER BARBOURS ROAD, WILLIAMSPORT, PA 17701.

PARCEL NUMBER: 48-253.1-167.

NO. 21-00790

TOWD POINT MASTER FUNDING
TRUST 2021-PMI

vs.

KARISSA WELLS, KARISSA MARIE WELLS, KARISSA M. WELLS a/k/a KARISSA WELLS, ROBERT WAYNE WELLS, JR. a/k/a ROBERT W. WELLS, JR. a/k/a ROBERT WELLS, JR.

PROPERTY ADDRESS: 1856 MOTTERS LANE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 26-021-115.

By virtue of a Writ of Execution No. CV21-00790.

TOWD POINT MASTER FUNDING TRUST 2021-PMI vs. KARISSA MARIE WELLS a/k/a KARISSA M. WELLS a/k/a KARISSA WELLS; ROBERT WAYNE WELLS, JR. a/k/a ROBERT W. WELLS, JR. a/k/a ROBERT WELLS, JR. owner(s) of property situate in the TOWNSHIP OF LOYALSOCK, LYCOMING County, Pennsylvania, being 1856 MOTTERS LN., WILLIAMSPORT, PA 17701.

Tax ID No. 26-021-115.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$134,865.07.

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

Take notice that a schedule of proposed distribution of the proceeds of the above sale will be on file in the Prothonotary of Lycoming County, Pennsylvania, on FEBRUARY 13, 2023, 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

J-13, 20, 27



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, January 30, 2023**