

# LYCOMING REPORTER

Vol. 41

April 12, 2024

No. 15

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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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## 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).

- 4/16/2024 – 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.
- 4/23/2024 – Executive Committee Meeting:** Monthly Executive Committee meeting. **Time:** 12:00 PM to 1:00 PM.
- 4/24/2024 – LLA Foundation Meeting:** Quarterly meeting of the Lycoming Law Association Foundation. **Time:** 12:00 PM to 1:00 PM.
- 4/30/2024 – Criminal Brown Bag Lunch Meeting:** Regularly scheduled Criminal Committee meeting. All interested members are invited to attend. **Time:** 12:00 PM to 1:00 PM.
- 5/6/2024 – Bench Bar Committee Meeting:** Quarterly meeting of the Bench/Bar Committee. **Time:** 12:00 PM to 1:00 PM.

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## UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES

- 4/25/2024 – Eat & Earn—Understanding the Basics of a Custody Trial:** Presented by: William J. Miele, Esquire. **CLE Credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM.
- 4/29/2024 – Eat & Earn Presentation: Replay in the Afternoon:** April is a CLE compliance month. 4 LIVE CLE CREDITS (2 Ethics & 2 Substantive). (1) ETHICS: Safeguarding Client Funds: IOLTA Accounts 101 Presented by: Stephanie Libhart, PA IOLTA Board; (2) ETHICS: Virtual Isolation: Is Hyperconnectivity Helping or Harming? Presented by: Brian S. Quinn, Esquire; (3) SUBSTANTIVE: Consumer Protection Law and Litigation Presented by: Andrew W. Milz, Esquire; (4) SUBSTANTIVE: What Every Lawyer Should Know About POA Documents Presented by: Julieanne E. Steinbacher, Esquire. **CLE Credits:** 2 Substantive and 2 Ethics **Time:** 1:00 PM to 5:00 PM.
- 5/15/2024 – Eat & Earn—Corporate Transparency Act (CTA): What Attorneys Need to Know:** Presented by: Julieanne Steinbacher. **CLE Credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM.

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

- ▶ **ID Adoption** (03/27/2024)—Judge Ryan M. Tira  
Adoption: Agency petition for involuntary termination of parental rights; settled purpose to relinquish parental claim; parent failing to perform parental duties for at least six months; parental incapacity that cannot be remedied; moderate compliance with the permanency plan; difficulty maintaining stable employment and housing; unresolved mental health and anger issues; existence of bond between child and parent that is worth saving. (AdoptionID032824t) (Posted: April 6, 2024)
- ▶ **JG Adoption** (03/27/2024)—Judge Ryan M. Tira  
Adoption: Agency petition for involuntary termination of parental rights; settled purpose to relinquish parental claim; parent failing to perform parental duties for at least six months; inability to care for child due to drug use, incarceration and lack of housing; minimal compliance with the permanency plan; existence of bond between child and parent; failure of mother to take steps necessary to accomplish reunification within a reasonable amount of time. (AdoptionJG032724t) (Posted: April 6, 2024)
- ▶ **Commonwealth vs. Poust** (04/03/2024)—Judge Ryan M. Tira  
Criminal: Appeal; sentencing discretion; unduly harsh sentence; sentencing considerations; waiver of issues by failure to request transcripts. (Poust040324t) (Posted: April 6, 2024)
- ▶ **Commonwealth vs. Bradley** (04/03/2024)—Judge Ryan M. Tira  
Criminal: Appeal of constitutionality of the wiretap law, after pleading nolo contendere to charges; failure to file pre-trial motions; waiver of issues. (Bradley040324t) (Posted: April 6, 2024)
- ▶ **Commonwealth vs. Barkholz** (04/04/2024)—Judge Nancy L. Butts  
Criminal: Post Conviction Relief Act petition; voluntary, knowing, and intelligent guilty plea; comprehensive guilty plea colloquy; prejudice due to failure of attorney to notify court of investigation cooperation, where there is a negotiated plea agreement. (Barkholz040424bt) (Posted: April 6, 2024)



## Need CLE Credits?

Join us for "Replay in the Afternoon" to earn credits and catch up on Eat & Earn presentations that you missed!

**This offering is considered "live" by the CLE Board.**

This is an in-person CLE offering at the LLA Office.

Seating will be limited.

Submit registration and payment early to secure a seat.

Cost to Attend

\$134 – Member

\$174 – Non-Member

\$114 – Paralegal

### April 29, 2024 from 1-5:00PM 2 Ethics & 2 Substantive Credits

(1) ETHICS: Safeguarding Client Funds: IOLTA Accounts 101  
Presented By: Stephanie Libhart, PA IOLTA Board

(2) ETHICS Virtual Isolation: Is Hyperconnectivity Helping or Harming?  
Presented By: Brian S. Quinn, Esquire

(3) SUBSTANTIVE Consumer Protection Law and Litigation  
Presented By: Andrew W. Milz, Esquire

(4) SUBSTANTIVE What Every Lawyer Should Know About POA Documents  
Presented By: Julianne E. Steinbacher, Esquire



*Registration Deadline: April 19, 2024*

Name: \_\_\_\_\_ ID Number: \_\_\_\_\_

Email Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

**PAYMENT IN ADVANCE IS REQUIRED**  
Late registrations will not be accepted and no refunds will be given after the cut-off date.

Lycoming Law Association | 25 West Third Street, Suite 803 | Williamsport, PA 17701  
Tele: 570-323-8287 | [www.lycolaw.org](http://www.lycolaw.org) | [MFrey@lycolaw.org](mailto:MFrey@lycolaw.org)

**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****Beaver, James D.,** dec'd.

Late of Williamsport.

Administratrix: Sandra Beaver 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.

**Bloom, Paulette R.,** dec'd.

Late of Montgomery.

Executor: Jamie F. Bloom 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.

**Damaska, Diane M.,** dec'd.

Late of Williamsport.

Executrix: Patricia L. Damaska 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.

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

Late of Williamsport.

Executrix: Lora A. Bunce 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.

**Demmien, Irvin C.,** dec'd.

Late of Loyalsock Township.

Co-Executors: David C. Demmien and Bonnie M. Demmien c/o Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.

Attorneys: Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.

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

Late of Williamsport.

Executrix: Nancy K. Hart 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.

**Kennedy, Phyllis J.,** dec'd.

Late of Montgomery.

Co-Executors: Stanley J. Hockenbrock, Sr., 185 West Houston Avenue, Montgomery, PA 17752 and David W. Kennedy, 972 Gap Road, Allenwood, PA 17810.

Attorneys: John A. Smay, Esquire, Williams and Smay, 39 S. Main St., P.O. Box 35, Muncy, PA 17756.

**Robbins, Charles L.,** dec'd.

Late of Williamsport.

Executor: Jeffrey T. Robbins 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.

**Ryder, Josephine E.,** dec'd.

Late of Linden.

Administrator: Robert Hess, 18 N. Main Street, Montgomery, PA 17752.

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

**Sherman, Sally Anne,** dec'd.

Late of Muncy.

Executor: William M. Sherman, 60 Boston Cove Road, Hughesville, PA 17737.

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

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

Late of Williamsport.

Administratrix: Gayle L. Tenerovich 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, Williamsport, PA 17701.

**Warren, Patrick N.,** dec'd.

Late of Loyalsock Township.

Administrator: Deborah A. Warren, 1875 Seagrave Drive, Watsontown, PA 17777.

Attorneys: Allen K. Neyhard, J.D., P.C., 116 West Tenth Street, Watsontown, PA 17777.

**Witmer, William A.,** dec'd.

Late of Williamsport.

Executrices: Karen J. Terry, 266 Pine Ridge Road, Lewisburg, PA 17837 and Crystal L. Eiswerth, 1315 Miller Aveune, Williamsport, PA 17701.

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

**SECOND PUBLICATION****Allen, Harvey A.,** dec'd.

Late of Muncy.

Administrator D.B.N.C.T.A.: Kathy Frantz, 4335 Green Valley Road, Hughesville, PA 17737.

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

**Bowes, Margaret S. a/k/a Margaret S. Peg Bowes,** dec'd.

Late of the Township of Plunketts Creek.

Executors: Steven J. Bowes and Debra K. Bowes 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.

**Carson, Phyllis,** dec'd.

Late of Williamsport.

Executor: David A. Carson, 97 Little Street, Canton, PA 17724.

Attorneys: David J. Brann, Esquire, Brann, Williams, Caldwell & Blaney, Attorneys at Law, 1090 W. Main Street, Troy, PA 16947.

**Dempsey, Thomas W., Sr.,** dec'd.

Late of Williamsport.

Executor: Thomas W. Dempsey, Jr. 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.

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

**Jedrzewski, Wanda M.,** dec'd.

Late of the Township of Old Lycoming.

Executrix: Elizabeth Van Buren.

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

**Peters, Dora L.,** dec'd.

Late of the Township of Wolf.

Administratrix: Mark A. Gatsche c/o McCormick Law Firm, 835 West Fourth Street, Williamsport, PA 17701.

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

**Jenkins, Harold D.,** dec'd.

Late of Williamsport.

Executor: Harold D. Jenkins, Jr., 6338 Marchand Street, #1, Pittsburgh, PA 15206.

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

**Poretta, Joseph M.,** dec'd.

Late of Williamsport.

Executrix: Cynthia A. Sterner 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.

**Klim, Anna M. a/k/a Anna Mae Klim,** dec'd.

Late of Muncy.

Executors: John D. Klim and Kathy J. Klim, 1398 Old Lairdsville Road, Muncy, PA 17756.

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

**Sones, Bonnie K.,** dec'd.

Late of Muncy.

Executor: Roger W. Sones, 753 Lockard Road, Muncy, PA 17756.

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

**Lutz, Leslie R.,** dec'd.

Late of Loyalsock Township.

Executor: Eric G. Lutz, 103 Watson Road, Allenwood, PA 17810.

Attorneys: Kylie S. Aikey, Esquire, Aikey Law Office, 241 Chestnut Street, Mifflinburg, PA 17844.

**Stroble, Kenneth A. a/k/a Kenneth Alin Stroble a/k/a Kenith Stroble a/k/a Kenneth A. Stroble,** dec'd.

Late of the Town of Wasilla, AK.

Executors: Brian N. Stroble and Alicia M. Manasco.

Attorneys: Landon R. Hodges, Esquire, Steinbacher, Goodall & Yurchak, 243 Second Street, P.O. Box 114, Wyalusing, PA 18853.

**Osterhoudt, Augustus,** dec'd.

Late of Eldred Township.

The Augustus Osterhoudt Protector Trust, dated December 9, 2019.

Settlor: Augustus Osterhoudt.

Trustee: April Kuecker.

**THIRD PUBLICATION**

**Bryne, Myrna A.,** dec'd.

Late of Montoursville.

Executor: Vincent G. Bryne, 951 Tallman Hollow Rd., Montoursville, PA 17754.

Attorneys: John A. Smay, Esquire, Williams and Smay, 39 S. Main St., P.O. Box 35, Muncy, PA 17756.

**Horn, Terrance, dec'd.**

Late of Williamsport.

Executrix: Tobie M. Breon c/o Perciballi & Williams, 429 Market Street, Williamsport, PA 17701.

Attorneys: Scott T. Williams, Esquire, Law Offices of Perciballi & Williams, LLC, 429 Market Street, Williamsport, PA 17701.

**Kayarian, Anne G. a/k/a Anne Jenkins Kayarian, dec'd.**

Late of the Township of Loyalsock. Executors: Hilary G. Kayarian, 1618 Warren Avenue, Williamsport, PA 17701 and Eva A. Siefert, 685 King Street, Naugatuck, CT 06770.

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

**Roupp, Tasmin, dec'd.**

Late of Williamsport.

Administratrix: Martha Lease 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.

**Staib, Angeline G., dec'd.**

Late of Muncy.

Co-Executors: James R. Staib, 2 Westfield Court, Milton, PA 17847 and Edward P. Staib, 10193 Castlewood Lane, Oakton, VA 22124.

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

**Stuempfle, Maryann L., dec'd.**

Late of the City of Williamsport.

Executor: Curtis J. Stuempfle, 829 Poplar Street, Williamsport, PA 17701.

Attorney: Paul A. Roman, Esquire, 1700 Four Mile Drive, 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 May 2, 2024 unless exceptions are filed before 5:00 P.M. on that date.

1. Hostrander, Raymond E., Estate—Douglas E. Hostrander and Annette C. Reaser, Executors.

2. DeSeau, Leo L., Estate—Brandy Plocinski and Barbara Gehr, Executrices.

3. Gilmore, Mary E., Estate—Theresa Bradley-Ventrello, Executrix.

4. Benson, Leland W., Jr., Estate—Denise M. Cordes, Executrix.  
David A. Huffman  
Register of Wills

A-5, 12, 19, 26

**INTENTION TO  
CHANGE NAME**

In the Court of Common Pleas  
of Lycoming County, Pennsylvania

NO. CV 24-00,055

In re: Name Change of  
Tommy Lee Gauge

NOTICE IS HEREBY GIVEN that on January 17, 2024, a Petition was filed in the above-named Court, pray-



ing for a decree changing the name of Tommy Lee Gauge to Tommy Lee Gauge Rowles.

The Court has fixed June 4, 2024 at 3:00 P.M. in Courtroom #2 of the Lycoming County Courthouse, 48 West Third Street, Williamsport, PA 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.

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the above-named Court, praying for a decree changing the name of Frederick Richard Erikson to Frederick Richard Eriksson.

The Court has fixed May 16, 2024 at 4:30 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.

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**INTENTION TO  
CHANGE NAME**

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In the Court of Common Pleas  
of Lycoming County, Pennsylvania

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NO. 0/23-01429

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In re: Name Change of  
Frederick Richard Erikson

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NOTICE IS HEREBY GIVEN that on  
March 28, 2024, a Petition was filed in

**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 & TRANSIT CENTRE II, 3rd floor, Michael Ross Event Centre, 144 West Third Street, Williamsport, PA 17701, on Friday, MAY 3, 2024 at 10:30 A.M., for the following described real estate to wit:

**NO. 23-01000**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2005-HEI, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HEI c/o PHH MORTGAGE CORPORATION

vs.

KATHLEEN M. BROOKS  
PROPERTY ADDRESS: 671 YOUNGS ROAD, LINDEN, PA 17744.  
UPI/TAX PARCEL NUMBER: 60-387-162.

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

BEING KNOWN AS: 671 YOUNGS RD., LINDEN, PA 17744.

BEING PARCEL NUMBER: 60-387.0-0162.00-000.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

**NO. 23-00425**

SERVIS ONE, INC. d/b/a BSI  
FINANCIAL SERVICES, AS  
ATTORNEY IN FACT

vs.

EVE ELLEN BROWN  
PROPERTY ADDRESS: 312 LOCUST STREET, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 19-002-207.

ALL THAT CERTAIN MESSAGE OR TENEMENT AND LOT OF LAND, SITUATE IN THE FIRST WARD OF THE BOROUGH OF JERSEY SHORE, COUNTY OF LYCOMING AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN IN THE NORTHERN LINE OF LOCUST STREET, SAID IRON PIN BEING THE SOUTHEAST CORNER OF THE LAND HEREBY DESCRIBED AND THE SOUTHWEST CORNER OF LAND NOW OR LATE OF WILLIAM C. BARROW, JR., ET UX; THENCE NORTH 73 DEGREES 50 MINUTES WEST, ALONG THE NORTHERN LINE OF LOCUST STREET, 58.7 FEET TO THE POINT OF INTERSECTION OF THE NORTHERN LINE OF LOCUST STREET AND THE EASTERN LINE OF CHESTNUT ALLEY; THENCE IN A NORTHERLY DIRECTION, ALONG THE EASTERN LINE OF CHESTNUT ALLEY, 60 FEET TO A POINT AT THE SOUTHWEST CORNER OF LAND OF THE BOROUGH OF JERSEY SHORE, KNOWN AS THE GRAVEYARD LOT; THENCE SOUTH 78 DEGREES 52 MINUTES EAST, ALONG THE SOUTHERN LINE OF SAID BOROUGH LAND, 59 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF SAID BARROW LAND; THENCE SOUTH 16 DEGREES 50 MINUTES WEST, ALONG THE WESTERN LINE OF SAID BARROW LAND, 65.17 FEET TO THE PLACE OF BEGINNING.

TAX ID/PARCEL NO: 19-002-207.

BEING THE SAME PREMISES WHICH SHERI M. BROOKS AND ROBERT I. BROOKS BY DEED DATED 7/28/2017 AND RECORDED 8/14/2017 IN LYCOMING COUNTY IN BOOK 9140 PAGE 93 CONVEYED UNTO JONATHAN R. GORMONT AND HEATHER L. GORMONT, IN FEE.

BEING THE SAME PREMISES WHICH MARK LUSK, SHERIFF OF LYCOMING COUNTY BY DEED DATED 2/28/2020 AND RECORDED 3/9/2020 IN LYCOMING COUNTY IN BOOK 9209 PAGE 2215 CONVEYED UNTO SARATOGA PARTNERS, L.P., IN FEE.

The improvements thereon being known as 312 Locust Street, Jersey Shore, PA 17740.

TAX PARCEL NO. 19-002-207.

BEING the same premises which SARATOGA PARTNERS LP, A PENNSYLVANIA LIMITED PARTNERSHIP by Deed dated 05/06/2021 and recorded in the Office of Recorder of Deeds of Lycoming County on 05/13/2021 at Instrument # 202100006649 granted and conveyed unto EVE ELLEN BROWN, SINGLE PERSON.

**NO. 23-01075**

U.S. BANK TRUST COMPANY,  
NATIONAL ASSOCIATION, NOT  
IN ITS INDIVIDUAL CAPACITY BUT  
SOLELY AS INDENTURE TRUSTEE  
OF CIM TRUST 2023-NR2

vs.

SHIRLEY CHRISTIAN

PROPERTY ADDRESS: 75 LEVEL  
CORNER ROAD, LINDEN, PA 17744.

UPI/TAX PARCEL NUMBER: 45-  
367-277.A.

DOCKET # CV-2023-01075.

ALL THAT CERTAIN LOT OF  
LAND SITUATE IN TOWNSHIP OF  
PIATT, COUNTY OF LYCOMING  
AND COMMONWEALTH OF PENN-  
SYLVANIA.

IMPROVEMENTS CONSIST OF A  
RESIDENTIAL DWELLING.

BEING PREMISES: 75 LEVEL COR-  
NER ROAD, LINDEN, PA 17744.

SOLD AS THE PROPERTY OF  
SHIRLEY CHRISTIAN.

TAX PARCEL #45-36700227A-000.  
KML LAW GROUP, P.C.

**NO. 23-00844**

SERVIS ONE, INC. d/b/a  
BSI FINANCIAL SERVICES

vs.

DAVID CRAFT

PROPERTY ADDRESS: 1098 POND  
ROAD, PENNSDALE, PA 17756.

UPI/TAX PARCEL NUMBER: 41-  
353-186.A.

Docket No. CV-2023-00844-CV.

Description: ALL THAT CERTAIN  
piece, parcel and lot of land situate  
in the Township of Muncy, County  
of Lycoming and Commonwealth of  
Pennsylvania, being more particularly  
bounded and described in accordance  
with a survey of Robert W. Ferrell, Jr.  
P.E. dated April 28, 1982, and revised  
April 2, 1984.

Parcel No. 41-353-186.A.

Property: 1098 Pond Road, Muncy,  
PA 17756.

Improvements: Residential Prop-  
erty.

**NO. 23-00204**

CITIGROUP MORTGAGE LOAN  
TRUST INC. ASSET-BACKED PASS-  
THROUGH CERTIFICATES, SERIES  
2007-AMC2, U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE

vs.

LOUIS D. GOINS, III, IN HIS  
CAPACITY AS ADMINISTRATOR  
OF THE ESTATE OF  
LOUIS D. GOINS, JR.

PROPERTY ADDRESS: 613-613 1/2  
GREEN STREET, WILLIAMSPORT, PA  
17701.

UPI/TAX PARCEL NUMBER: 73-  
001-404.

ALL THAT CERTAIN PIECE, PAR-  
CEL AND LOT OF LAND SITUATE IN  
THE THIRTEENTH WARD OF THE  
CITY OF WILLIAMSPORT, COUNTY  
OF LYCOMING AND COMMON-  
WEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 613-613 1/2 GREEN STREET, WILLIAMSPORT, PA 17701.

BEING PARCEL NUMBER: 73-1-404.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

**NO. 23-00879**

PENNSYLVANIA HOUSING  
FINANCE AGENCY

vs.

RODNEY G. HESS

PROPERTY ADDRESS: 1787 MEMORIAL AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 70-013-117.

All that certain lot of land situate in the Tenth, formerly Sixth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the South side of Memorial Avenue, formerly Erie Avenue, one hundred eighteen (118) feet from the southwest corner of Memorial Avenue, formerly Erie Avenue, and Newcomer Avenue; thence Southerly at right angles to the South line of Memorial Avenue, formerly Erie Avenue, and along another lot of land now or formerly of Hoyt B. Cupp, one hundred ten (110) feet to land now or formerly of Newcomer and Hammond (intended for an alley); thence Westerly parallel with the South line of Memorial Avenue, formerly Erie Avenue, forty (40) feet to other land now or formerly of Newcomer and Hammond; thence Northerly at right angles to the South line of said Memorial Avenue, formerly Erie Avenue, one hundred ten (110) feet to the South line of said Memorial Avenue, formerly Erie Avenue, and thence Easterly forty (40) feet to the corner of pipe, the place of beginning.

TAX PARCEL No.: 70-13-117.

HAVING erected thereon a dwelling known as 1787 Memorial Avenue, Williamsport, PA 17701.

BEING the same premises granted and conveyed by Erin R. Kaiser f/k/a Erin R. Moon, and Jeremy E. Kaiser, wife and husband, to Rodney G. Hess, single by deed August 21, 2014 and recorded on August 26, 2014 in the Lycoming County Recorder of Deeds Office at Book 8405, Page 189 or Instrument No. 201400010841.

**NO. 19-1991**

MORTGAGE ASSETS  
MANAGEMENT, LLC

vs.

DEBBIE HIGGINS IN HER  
CAPACITY AS KNOWN HEIR,  
DEVISEE AND/OR DISTRIBUTE OF  
THE ESTATE OF SHIRLEY  
KEISER a/k/a SHIRLEY A. KEISER,  
DECEASED, UNKNOWN  
HEIR(S) OF THE ESTATE OF  
SHIRLEY KEISER a/k/a  
SHIRLEY A. KEISER, DECEASED  
PROPERTY ADDRESS: 1436 WEST  
SOUTHERN AVENUE, SOUTH WIL-  
LIAMSPORT, PA 17702.

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

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

Parcel No. 53-001.0-0807.00-000.

BEING known as 1436 West Southern Avenue, South Williamsport, PA 17702. IMPROVEMENTS consist of Residential Dwelling.

PROPERTY ADDRESS: 1436 West Southern Avenue, South Williamsport, PA 17702.

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

Seized and taken into execution to be sold as the property of Debbie Higgins, in her capacity as known heir, devisee, and/or distributee of The Estate of Shirley Keiser a/k/a Shirley A. Keiser, Deceased and Unknown Heir(s) of The Estate of Shirley Keiser a/k/a Shirley A. Keiser, Deceased.  
PINCUS LAW GROUP, PLLC

**NO. 23-00921**

NATIONSTAR MORTGAGE LLC

vs.

ROBERT G. HOOSIER, JR.,  
JENNIFER LEE HOOSIER

PROPERTY ADDRESS: 121 SOUTH MAIN STREET, HUGHESVILLE, PA 17737.

UPI/TAX PARCEL NUMBER: 17-002-410.

ALL THAT CERTAIN lot of land situate in Borough of Hughesville, County of Lycoming and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 121 South Main Street, Hughesville, PA 17737.

SOLD as the property of ROBERT G. HOOSIER, JR. and JENNIFER LEE HOOSIER.

TAX PARCEL #17-0020041000000.  
KML LAW GROUP, P.C.

**NO. 23-00738**

WILMINGTON SAVINGS FUND SOCIETY, FSB,  
AS OWNER TRUSTEE OF  
THE RESIDENTIAL CREDIT  
OPPORTUNITIES TRUST VII-B

vs.

JASON C. HULL

PROPERTY ADDRESS: 800 RURAL AVE., WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 74-003-300.

By virtue of Writ of Execution No. Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residen-

tial Credit Opportunities Trust VII-B v. Jason C. Hull.

Docket Number: CV23-00738.

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

Commonly known as: 800 Rural Avenue, Williamsport, PA 17701.

Parcel Number: 74-03-300.

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

Judgment Amount: \$67,597.71.

Attorneys for the Plaintiff:

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

**NO. 17-1504**

NATIONSTAR MORTGAGE LLC  
d/b/a MR. COOPER

vs.

CYNTHIA A. SAUTER a/k/a  
CYNTHIA ANN SAUTER

PROPERTY ADDRESS: 73 HILL-CREST DR., MONTOURSVILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 12-331-124.

ALL that certain piece, parcel and lot of land situate and being In Fairfield Township, County of Lycoming and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at an Iron pin located 1,320 feet in a westerly direction from the intersection of Township Route No. 538 and Township Route No. 545, said distance being flat chained along the center of Route No. 545, said pin being in the northern right of way line of Route No. 545 and also 7.4 feet in a southerly direction from a 14" hickory tree, said iron pin being at the southeast corner of property now or formerly of Lyman Hicks conveyed unto V. LaRue Sauter et ux. By deed of March 6, 1964, and recorded in Deed Book 500, page 214, which calls for a buried stone; said pin being at the southwest corner of land now or formerly of George

Gottschall; thence by the said northern right of way line of Township Route No. 545 and of Donald Holdren, North 55 degrees 30 minutes West 172.45 feet to a stake; thence by land now or formerly of Donald Snyder the following two courses and distances: (1) North 35 degrees 30 minutes East 400 feet to an iron pin; (2) South 55 degrees 30 minutes East 172.45 feet to an 11 inch cherry tree in the line of lands now or formerly of George Gottschall; thence by land now or formerly of Gottschall South 35 degrees 30 minutes West 400 feet to an Iron pin; the point and place of beginning. Containing 1.58 acres more or less.

**EXCEPTING AND RESERVING:** ALL that certain piece, parcel and lot of land situate in the Township of Fairfield, County of Lycoming and Commonwealth of Pennsylvania, known as Lot # 2 of the Subdivision Plan of John C. Lauchle and Christine L. Lauchle and land of Kimber LaRue Sauter and Cynthia Ann Sauter as approved by the Lycoming County Planning Commission on October 8, 2008, said plan being recorded herewith, and being more specifically described in a survey by Michael T. Maneval, P.L.S., dated September 22, 2008 and recorded in Lycoming County Map Book 60, page 578, as follows:

**BEGINNING** at a found iron pin at the northwest corner of lands now or formerly of Kimber LaRue Sauter and Cynthia Ann Sauter, his wife, the following four (4) courses and distances: (1) South 56 degrees 38 minutes 12 seconds East, 35.01 feet to a set iron rod; (2) South 34 degrees 21 minutes 48 seconds West, 100.00 feet to a set iron rod; (3) South 16 degrees 32 minutes 16 seconds West, 261.26 feet to a set iron rod; (4) North 56 degrees 45 minutes 47 seconds West, 115.00 feet to a set iron rod and land now or formerly of John C. Lauchle and Christine L. Lauchle, his wife; thence along land now or formerly of John C. Lauchle and Christine L. Lauchle, his wife, North 34 degrees

21 minutes 48 seconds East, 350.37 feet, the point and place of beginning. Containing 0.51 acre of land.

Being the same property as conveyed from Larue Sauter to Cynthia Ann Sauter. Single woman as set forth in Deed Book 6166 Page 57 dated 08/28/2007, recorded 10/18/2007, LYCOMING County, PENNSYLVANIA.

TAX ID: 12-331-124.

PROPERTY ADDRESS: 73 HILL-CREST DR., MONTOURSVILLE, PA 17754.

UPI/TAX PARCEL NUMBER 12-331-124.

**NO. 23-01236**

TOWD POINT MORTGAGE TRUST  
2018-1, US BANK NATIONAL  
ASSOCIATION, AS INDENTURE  
TRUSTEE *c/o* SELECT PORTFOLIO  
SERVICING, INC.

vs.

ANN E. STEELE a/k/a  
ANN E. HARNER-STEELE  
PROPERTY ADDRESS: 692 MUN-  
CY EXCHANGE ROAD, MUNCY,  
PA 17756.

UPI/TAX PARCEL NUMBER: 40-393-119.B.

By virtue of Writ of Execution No. CV-23-01236.

Towd Point Mortgage Trust 2018-1, U.S. Bank National Association, as Indenture Trustee (Plaintiff) vs. Ann E. Harner Steele a/k/a Ann E. Harner-Steele, (Defendant).

Property Address 692 Muncy Exchange Road, Muncy, PA 17756.

Parcel I.D. No. 40-39300119B-000.

Improvements thereon consist of a residential dwelling.

Judgment Amount: \$157,540.60.

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

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

A-12, 19, 26



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**PERIODICAL PUBLICATION**

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