

# LYCOMING REPORTER

Vol. 43

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No. 30

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## LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY  
LYCOMING LAW ASSOCIATION

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Williamsport, PA 17701

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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).

- 7/22/2026 – Lycoming Law Association Foundation:** *Quarterly meeting of the LLA Foundation. Time: 12:00 PM to 1:00 PM*
- 7/27/2026 – Executive Committee Meeting:** *Monthly meeting of LLA Executive Committee. Time: 12:00 PM to 1:00 PM*
- 8/3/2026 – Bench/Bar Committee Meeting:** *Quarterly meeting of the Bench/Bar Committee. Time: 12:00 PM to 1:00 PM*
- 8/5/2026 – Yoga in the Park:** *All members and their guests are invited to this wellness event! The certified yoga instructor is LLA Member, Matt Welickovitch. Register by August 3—\$5 per person. Time: 5:30 PM to 6:30 PM*
- 8/11/2026 – Family Law Brown Bag Lunch Meeting:** *Quarterly brown bag lunch meeting for the Family Law Committee. Time: 12:00 PM to 1:00 PM*
- 8/16/2026 – Knoebel's Grove:** *All members of the PBA Zone 4 are invited to attend! Pavilion N. Details forthcoming. Time: 12:00 PM to 3:00 PM*
- 8/24/2026 – Executive Committee Meeting:** *Monthly meeting of LLA Executive Committee. Time: 12:00 PM to 1:00 PM*
- 8/24/2026 – LLA to Little League World Series Game:** *LLA members and their guests are again invited to attend a Little League World Series game together at Lamade Stadium! Register yourself and your guests no later than July 27. Time: 7:00 PM to 9:00 PM*
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### UPCOMING LYCOMING COUNTY CLE OPPORTUNITY

The Lycoming Law Association is an approved Continuing Legal Education provider and sponsors a program of regular CLE opportunities—from Eat & Earn sessions, to panel discussions, to cooperative efforts with business and educational entities and not-for-profit organizations.

- 7/29/2026 – Eat & Earn: ETHICS CLE—Drawing the Line: Setting Client Boundaries in the Digital Age:** *Presented by Lawyers Concerned for Lawyers. LIVE Credits: 1 Ethics. Time: 12:00 PM to 1:00 PM.*
- 8/20/2026 – Video Replay: 4 Live CLE Credits (2 Ethics & 2 Substantive) Need Live CLE Credits?** *This video replay (considered “live” by the CLE Board) offers: LIVE Credits: 2 Ethics and 2 Substantive. Time: 1:00 PM to 5:00 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)

- ▶ **Commonwealth v. Plumber** (07/13/2026)—Judge Ryan M. Tira  
Criminal: Suppression motion; reasonableness of investigation of individual involved in a single vehicle motor vehicle accident; duty to remain at scene of accident to provide information; reasonable suspicion to investigate whether driver was under the influence when defendant smelled of marijuana and alcohol and had bloodshot eyes and was disheveled. (Plummer071326t) (Posted: July 17, 2026)
- ▶ **Commonwealth vs. Lamade** (06/29/2026)—Judge Ryan C. Gardner  
Criminal: Habeas corpus petition; sufficiency of evidence of possession with intent to deliver based on expert testimony that amount of drugs was inconsistent with personal use; suppression motion; legality of traffic stop where officer started following defendant's vehicle because it applied its brakes, but did not initiate a traffic stop until confirming that the driver's license was suspended; probable cause for search warrant of vehicle based on strong odor of raw marijuana in vehicle and passenger's possession of a bag of marijuana. (DL062926RG) (Posted: July 13, 2026)
- ▶ **Commonwealth v. Tyrick Moy II** (06/29/2026)—Judge Ryan C. Gardner  
Criminal: Suppression motion; reasonableness of vehicle stop for partially open trunk; prolonging vehicle stop because of lack of vehicle registration; reasonable suspicion of criminal activity where officer observed bloodshot eyes; voluntariness of consent to draw blood. (TM062926RG) (Posted: July 13, 2026)
- ▶ **Commonwealth v. Tyree Moy** (06/30/2026)—Judge Ryan C. Gardner  
Criminal: Habeas corpus petition; sufficiency of evidence of offenses related to possible distribution of contraband to Lycoming County prison inmates, where defendant solicited a letter discussing how to apply wasp spray to paper to sell to inmates. (TM063026RG) (Posted: July 13, 2026)

► **Doe vs. Williamsport Area School District, Freed, Pulizzi and Walker** (07/07/2026)—Judge William P. Carlucci

Civil: Preliminary objections of Freed, Pulizzi and Walker; duty to assert separate counts for different defendants where underlying facts against each defendant are different; separation of facts supporting intentional conduct from those asserting negligent conduct; asserting negligence per se as a separate count; pleading and admissibility of plea of nolo contendere to criminal charges; necessity of amended complaint. (Doe070726C-1) (Posted: July 9, 2026)

Group Seating at Lamade Stadium for  
LLA Members and Their Guests

# Little League World Series Game

August 24<sup>th</sup> - 7PM



Members may invite  
four guests to join!

Register by July 27 with  
[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****Bennett, Donald G.,** dec'd.

Late of Penn Township.

Co-Executors: Donald L. Bennett, 5197 State Route 42 Highway, Unityville, PA 17774 and Julie A. Ehrgood, 622 Gardner Road, Muncy, PA 17756.

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

**Carlisle-Thomas, Faye M.,** dec'd.

Late of the Township of Hepburn.

Executrix: Cynthia F. Fox, 1157 Isabella Street, Williamsport, PA 17701.

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

**Dougherty, Rosemary J.,** dec'd.

Late of Cogan Station.

Executrix: Deanna L. Habib c/o Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701.

Attorneys: Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701.

**Enders, Ronald R.,** dec'd.

Late of Jersey Shore.

The Ronald R. and Denise M. Enders Living Trust, dated January 25, 2021.

Settlor: Ronald R. Enders.

Trustee: Denise M. Enders.

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

**Ergott, Thomas P.,** dec'd.

Late of Jersey Shore.

Executors: Clifford Eugene Killion and Tracey Dee Killion.

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

**Gerber, Joseph A.,** dec'd.

Late of the City of Williamsport.

Administrator: Paul M. Gerber, 1344 Pennsylvania Avenue, Williamsport, PA 17701.

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

**Smith, Rex L.,** dec'd.

Late of Muncy.

Executrix: Susan Klein, 270 Church Dr., Muncy, PA 17756.

Attorney: None.

**SECOND PUBLICATION****Bachman, Dorothy R.,** dec'd.

Late of Montoursville.

Executor: Lynn D. Cartwright and Courtenay S. Day, 1119 Clarence Fry Road, Montoursville, PA 17754.

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

**Bryant, Timothy B.,** dec'd.

Late of Williamsport.

Executrix: Mindy M. Thomas, 140 Bear Run Road, Bellefonte, PA 16823.

Attorney: Rodney A. Beard, Esquire, 220 Regent Court, Suite A, State College, PA 16801.

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**Griess, Richard F.,** dec'd.

Late of South Williamsport.

Executors: Michael Griess, 1673 State Route 654, Williamsport, PA 17702 and Brian Griess, 1327 Mosquito Valley Road, Williamsport, PA 17702.

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

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**Gross, Regina M.,** dec'd.

Late of the Township of Old Lycoming.

Executors: Virginia Wolfe, 604 E. Emorys Church Rd., Linden, PA 17744 and Mark Sechrist, 285 Grimesville Road, Williamsport, PA 17701.

Attorney: Mark L. Taylor, Esquire, 25 W. Third Street, Suite 701, Williamsport, PA 17701, (570) 320-7100.

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**Miller, Helen E.,** dec'd.

Late of the City of Williamsport.

Executors: Michael O. Miller and David W. Miller.

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

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**Murawski, Mark Richard,** dec'd.

Late of Loyalsock Township.

Administratrix: Rachael Murawski.

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

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**Remchak, Alexander,** dec'd.

Late of 2140 Warrensville Road, Montoursville.

Executrix: Deborah A. Remchak.  
Attorneys: Richard P. Klingerman, Esquire, Kreisher, Marshall & Associates, LLC, 401 S. Market Street, Bloomsburg, PA 17815.

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**Stuempfle, John F., Jr.,** dec'd.

Late of Montoursville.

Executrix: Leann M. Ritter, 1612 Elmira Street, Williamsport, PA 17701.  
Attorneys: Anthony J. Grieco, Esquire, Elion & Grieco, P.C., 125 East Third Street, Williamsport, PA 17701.

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**Worthington, Carl Frederick a/k/a Carl F. Worthington a/k/a C. Frederick Worthington and Carl Worthington,** dec'd.

Late of Muncy Township.

Executrix: Dody M. Adams, 2198 Rabbittown Road, Muncy, PA 17756.  
Attorneys: Thomas D. Hess, Esquire, Hess and Hess, P.C., 30 South Main Street, Hughesville, PA 17737.

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**THIRD PUBLICATION**

**Callahan, Richard James, Jr.,** dec'd.

Late of the City of Williamsport.

Administratrix: Janet B. Callahan c/o McCormick Law Firm, 835 West Fourth Street, Williamsport, PA 17701.

Attorneys: C. Edward S. Mitchell, Esquire, McCormick Law Firm, 835 West Fourth Street, Williamsport, PA 17701.

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**Crawford, Betty R.,** dec'd.

Late of Williamsport.

Executrix: Vanessa Barr, III College Street, Ashland, OH 44805.

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

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**Patterson, Anna Jane K.,** dec'd.

Late of South Williamsport.

Executor: Ethan Tyler Knepp.  
Attorneys: McNerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17701.

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**REGISTER OF WILLS  
CONFIRMATION OF  
ACCOUNTS**

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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 August 4, 2026 unless exceptions are filed before 5:00 P.M. on that date.

Brown, Betty F., Estate—Wayne R. Feerrar, Executor.  
David A. Huffman  
Register of Wills

Ju-24, 31

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**SERVICE BY PUBLICATION**

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In the Court of Common Pleas of  
Lycoming County, Pennsylvania

NO. CV24-01010  
Municipal Lien Claim No. 24-90033

LYCOMING COUNTY WATER  
AND SEWER AUTHORITY

Plaintiff

v.

WILLIAM YOUNG, JR.  
MYUNGSOOK YOUNG  
600 E. Second Ave.  
South Williamsport, PA 17702  
Defendants

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NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

TO: WILLIAM YOUNG, JR. and MYUNGSOOK YOUNG

NOTICE IS HEREBY GIVEN that, by virtue of a Writ of Execution issued upon the judgment entered in favor of Lycoming County Water and Sewer Authority and against William Young, Jr. and Myungsook Young in the above-captioned matter, the Sheriff of Lycoming County will expose the following real property to public sale:

DATE AND TIME OF SALE: Friday, August 7, 2026, at 10:30 a.m.

PLACE OF SALE: Third Street Plaza, Commissioners Board Room, Third Floor, 33 West Third Street, Williamsport, Pennsylvania 17701.

PROPERTY ADDRESS: 600 East Second Avenue, South Williamsport, Lycoming County, Pennsylvania 17702.

OWNER OR REPUTED OWNER: William Young, Jr. and Myungsook Young.

TAX PARCEL NUMBER: 51-003-506.

PROPERTY DESCRIPTION: ALL those two certain pieces, parcels and lots of land situate in the First Ward of the Borough of South Williamsport, Lycoming County, Pennsylvania, known as Lots No. 57 and 56 respectively on the Plan of Malloy Estate, which Plan is recorded in the office for the recording of deeds in and for Lycoming County, in Deed Book Vol. 260, at page 427.

IMPROVEMENTS: A residential dwelling and related improvements.

The sale is being held to enforce the judgment entered in favor of Lycoming County Water and Sewer Authority and against William Young, Jr. and Myungsook Young in the above-captioned matter.

NOTICE IS FURTHER GIVEN to all parties in interest and claimants that a Schedule of Proposed Distribution of the proceeds of the sale will be filed by the Sheriff of Lycoming County on

August 17, 2026. Distribution will be made in accordance with the Schedule of Proposed Distribution unless exceptions are filed within ten days after its filing, on or before August 27, 2026.

—————  
NOTICE  
—————

Your real property is scheduled to be sold at Sheriff's Sale. If you wish to object to, stay, postpone, or otherwise challenge the sale, you must promptly file the appropriate petition, application, or other legal paper with the Court of Common Pleas of Lycoming County. You are warned that if you fail to take appropriate action, the Sheriff's Sale may proceed without further notice to you, and you may lose the property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS

OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Pennsylvania Bar Association  
Lawyer Referral Service  
100 South Street  
P.O. Box 186  
Harrisburg, PA 17108-0186  
Telephone: (800) 692-7375

AUSTIN WHITE, ESQUIRE  
PA I.D. No. 312789  
McCORMICK LAW FIRM  
Attorneys for Plaintiff  
835 West Fourth Street  
Williamsport, PA 17701  
Telephone: (570) 326-5131

Ju-24



**SHERIFF'S SALE**

By virtue of Writ of Execution issued out of the Court of Common Pleas of Lycoming County, and directed to me, there will be a public sale at a NEW LOCATION—33 West Third Street, Williamsport, PA 17701, 3rd Floor, Commissioner's Board Room, on Friday, AUGUST 7, 2026 at 10:30 A.M., for the following described real estate to wit:

**NO. 25-00498****M&T BANK**

vs.

GENO GINOBLE, KAYLEE HOUSER  
PROPERTY ADDRESS: 1730 FREDNA AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 26-013-305.C.

DOCKET # CV-2025-00498.

ALL THAT CERTAIN LOT OF LAND SITUATE IN LOYALSOCK TOWNSHIP, COUNTY OF LYCOMING AND COMMONWEALTH OF PENNSYLVANIA.

IMPROVEMENTS CONSIST OF A RESIDENTIAL DWELLING.

BEING PREMISES: 1730 FREDNA AVENUE, WILLIAMSPORT, PA 17701.

SOLD AS THE PROPERTY OF GENO GINOBLE AND KAYLEE HOUSER.

TAX PARCEL #26-01300305C-000-.

ATTORNEYS: KML LAW GROUP, P.C.

**NO. 24-00946**

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-R5

vs.

LAWRENCE I. ALLEN a/k/a  
LAWRENCE I. ALLEN, JR.,  
BRENDA D. ALLEN

PROPERTY ADDRESS: 1675 ANDREWS PLACE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 70-008-515.

By virtue of Writ of Execution No. CV-2024-00946-CV.

U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-R5 v Lawrence I. Allen, Jr. a/k/a Lawrence I. Allen and Brenda D. Allen.

Docket Number: CV-2024-00946-CV.

Property to be sold is situated in the 10th Ward (formerly the Sixth Ward) in the City Williamsport, County of Lycoming and Commonwealth of Pennsylvania.

Commonly known as: 1675 Andrews Place, Williamsport, PA 17701.

Parcel Number: 70-8-515 (70-008.0-0515.00-0000).

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

Judgment Amount: \$82,108.72.

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

**NO. 25-01699**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY

vs.

BETSY A. BAIER, MILES R. MOORE  
PROPERTY ADDRESS: 524 HIGH STREET, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 22-001-806.

By virtue of a Writ of Execution No. CV-2025-01699-CV.

Plaintiff: US BANK NATIONAL ASSOCIATION as Trustee for the Pennsylvania Housing Finance Agency vs. Defendant: Betsy A. Baier and Miles R. Moore.

Real Estate: 524 HIGH STREET,  
JERSEY SHORE, PA 17740.

Municipality: Fourth Ward, Borough  
of Jersey Shore, Lycoming County,  
Pennsylvania.

Dimensions: 208 x 52; Lot No. 10  
Plan of Samuel Thomas.

Tax I.D. 22-01-806.

Deed Book/Inst#: 2007-00011835.

Improvement thereon: a residential  
dwelling house as identified above.

LEON P. HALLER, ESQUIRE  
PURCELL KRUG & HALLER

1719 N. Front Street  
Harrisburg, PA 17102  
(717) 234-4178

**NO. 25-01405**

NORTHWEST BANK SUCCESSOR  
BY MERGER TO JERSEY SHORE  
STATE BANK

vs.

BASIN STREET ASSOCIATES, INC.  
PROPERTY ADDRESS: BASIN  
STREET ASSOCIATES, INC, 227  
ACADEMY STREET, 200 AND 230  
EAST STREET, WILLIAMSPORT, PA  
17701.

UPI/TAX PARCEL NUMBER: 62-  
003-700.

DOCKET NO. CV-2025-01405.

ALL those certain pieces, parcels and  
lots of land situate in the Second Ward  
of the City of Williamsport, County  
of Lycoming and Commonwealth of  
Pennsylvania, bounded and described  
as follows, to-wit:

PARCEL NO. 1 BEGINNING at a  
post on the west side of the Academy  
Street, adjoining lot, formerly of the  
heirs of Reuben Ruch, deceased, now  
or formerly of Marian Ruch, thence  
westerly by said lot, formerly of William  
G. Elliott, now or formerly of John J.  
Coleman, two hundred and eight (208)  
feet to East Alley; now East Street;  
thence southerly along East Street,  
fifty-one (51) feet to a post and land

now or formerly of William Edler, now  
or formerly of Joseph McMinn's Estate;  
thence easterly by the same, on line  
parallel with the northern boundary  
on this lot, one hundred and four (104)  
feet to a post; thence northerly in a line  
parallel with the west line of Academy  
Street, twenty-five (25) feet and six (6)  
inches to a post; thence easterly along  
land now or formerly of William Edler  
and along the north line of the wall of  
a brick house, erected thereon, one  
hundred and four (104) feet to Acad-  
emy Street; and thence northerly along  
Academy Street, twenty-five (25) feet  
and six (6) inches, more or less, to the  
place of beginning.

PARCEL NO. 2 BOUNDED on the  
east by Academy Street; on the south  
by lot now or formerly of William Edler;  
on the west by lot now or formerly of  
Gottschall, Ring & Cable; on the north  
by what was formerly called Black  
Horse Alley; containing fifty-two (52)  
feet in front on Academy Street and  
in depth ninety-five (95) feet two (2)  
inches, more or less.

PARCEL NO. 3 BEGINNING at a  
point located one hundred four (104)  
feet west of a post on the west side of  
Academy Street, adjoining lot now or  
formerly of Marian Ruch; thence west-  
erly by lot now or formerly of John J.  
Coleman one hundred four (104) feet  
to East Alley, now East Street; thence  
southerly along East Street fifty-one  
(51) feet to a post and land now or  
formerly of Joseph McMinn Estate;  
thence easterly by the same, on line  
parallel with the northern boundary on  
this lot one hundred four (104) feet to a  
post; thence northerly in a line parallel  
with the west line of Academy Street,  
fifty-one (51) feet to a post, the point  
of beginning.

PARCEL NO. 4 BEGINNING at  
the southeast corner of East Church  
and East Streets thence east along the  
south side of East Church Street 112

feet 10 inches; thence south by land formerly of Reuben Ruch, deceased, and parallel with East Street 52 feet to line of land now or formerly of William Edler; thence by the same west 112 feet 10 inches to the east side of East Street; thence by the same north 52 feet to the beginning.

BEING the same premises granted and conveyed to Basin Street Associates, Inc. by Deed of Jay Two Associates, Inc. dated August 11, 1999 and which is recorded in Lycoming County Deed Book 3368, Page 001.

Parcel #62-003-700.

TO BE SOLD as the property of  
BASIN STREET ASSOCIATES, INC.

**NO. 25-01053**

PENNSYLVANIA HOUSING  
FINANCE AGENCY

vs.

TIERNEY L. CLARK

PROPERTY ADDRESS: 207 DEPOT  
STREET, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 21-  
003-606.

By virtue of a Writ of Execution No.  
CV-2025-01053-CV.

Plaintiff: Pennsylvania Housing Fi-  
nance Agency vs. Defendant: Tierney  
L. Clark.

Real Estate: 207 Depot Street, Jersey  
Shore, PA 17740.

Municipality: Borough of Jersey  
Shore, Lycoming County, Pennsylvania.

Dimensions: 60-1/2 x 180—EX-  
CEPTING and RESERVING the portion  
conveyed to Alvin L. Hauser, et ux.,  
November 7, 1986, Deed Book 1168,  
Page 331.

Tax I.D. 21-003-606.

Deed Book/Inst#: 2022-00012298.

Improvement thereon: a residential  
dwelling house as identified above.

LEON P. HALLER, ESQUIRE  
PURCELL KRUG & HALLER

1719 N. Front Street

Harrisburg, PA 17102

(717) 234-4178

**NO. 26-00019**

DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS INDENTURE  
TRUSTEE ON BEHALF OF HTE  
HOLDERS OF THE ACCREDITED  
MORTGAGE LOAN TRUST 2005-1  
ASSET-BACKED NOTES

vs.

SANDRA K. DOANE

PROPERTY ADDRESS: 2409  
BRUSHY RIDGE ROAD, MONTOURS-  
VILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 12-  
332-148.B.

ALL THOSE CERTAIN LOTS OR  
PIECES OF GROUND SITUATE IN  
THE TOWNSHIP OF FAIRFIELD,  
LYCOMING COUNTY, PENNSYL-  
VANIA:

BEING KNOWN AS: 2409 BRUSHY  
RIDGE ROAD, MONTOURSVILLE,  
PA 17754.

BEING PARCEL NUMBER: 12-332-  
148.B.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

**NO. 25-00832**

NEWREZ LLC d/b/a SHELLPOINT  
MORTGAGE SERVICING

vs.

CRISTIN HAMILTON,

JEFFREY HAMILTON

PROPERTY ADDRESS: 240 BURKE  
STREET, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 20-  
001-303.

ALL THAT CERTAIN PIECE, PAR-  
CEL AND LOT OF LAND SITUATE  
IN VELEY'S ADDITION IN THE SEC-  
OND WARD OF THE BOROUGH  
OF JERSEY SHORE, COUNTY OF LY-  
COMING AND COMMONWEALTH  
OF PENNSYLVANIA, BOUNDED  
AND DESCRIBED AS FOLLOWS,  
TO—WIT:

BEGINNING AT A POST IN THE  
NORTHERN LINE OF BURKE STREET,

EIGHTY-SEVEN (87) FEET, MORE OR LESS, FROM THE EASTERN LINE OF CAMPBELL STREET, SAID POINT OF BEGINNING BEING THE SOUTH-WEST CORNER OF THE LOT HEREBY DESCRIBED AND THE SOUTH-EAST CORNER OF LAND NOW OR FORMERLY OF GUY C. HUNTER; THENCE NORTH TWENTY-TWO (22) DEGREES EAST, ALONG SAID HUNTER LAND, ONE HUNDRED FIFTY (150) FEET TO A POST IN LINE OF LAND NOW OR FORMERLY OF CHARLES E. TOWNSEND; THENCE SOUTH SIXTY-EIGHT (68) DEGREES EAST ALONG SAID TOWNSEND LAND, FIFTY (50) FEET TO A POST IN LINE OF LAND NOW OR FORMERLY OF JACK PRINCE ET UX; THENCE SOUTH TWENTY-TWO (22) DEGREES WEST ALONG SAID PRINCE LAND, ONE HUNDRED FIFTY (150) FEET TO A POST IN THE NORTHERN LINE OF BURKE STREET; THENCE NORTH SIXTY-EIGHT (68) DEGREES WEST ALONG THE NORTHERN LINE OF BURKE STREET, FIFTY (50) FEET TO THE PLACE OF BEGINNING.

Property Address: 240 Burke Street, Jersey Shore, PA 17740.

Tax Parcel ID: 20-0010030300000- (20-001-303).

Docket Number: CV-2025-00832.

**NO. 25-01398**

PHH ASSET SERVICES, LLC

vs.

ALLISON HILLING

PROPERTY ADDRESS: 403 EDEN ST., JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 20-002-214.

The improvements thereon being known as 403 Eden St, Jersey Shore, PA 17740.

HAVING ERECTED THEREON a Residential Real Estate\_\_.

ALL THAT CERTAIN LOT OF LAND, SITUATE IN THE SECOND WARD OF THE BOROUGH OF JERSEY SHORE, COUNTY OF LYCOMING AND COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS LOT NO. 140 ON THE PLOT OR PLAN OF LOTS KNOWN AS DR. S. E. BICKELL'S ADDITION TO JERSEY SHORE, PENNSYLVANIA, RECORDED JANUARY 30, 1904 AS SET FORTH IN LYCOMING COUNTY DEED BOOK VOLUME 184, PAGE 582, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH-EAST CORNER THEREOF, BEING THE POINT OF INTERSECTION OF THE SOUTHERN LINE OF EDEN STREET AND THE WESTERN LINE OF LINCOLN AVENUE; THENCE IN A SOUTHERLY COURSE ALONG THE WESTERN LINE OF LINCOLN AVENUE A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE NORTHERN LINE OF A TWENTY (20) FOOT ALLEY; THENCE IN A WESTERLY COURSE, ALONG THE NORTHERN LINE OF SAID ALLEY, A DISTANCE OF FORTY-FIVE (45) FEET TO LINE OF LOT NO. 139 ON SAID PLOT OR PLAN; THENCE IN A NORTHERLY COURSE AND PARALLEL WITH THE WESTERN LINE OF LINCOLN AVENUE, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE SOUTHERN LINE OF EDEN STREET; AND THENCE IN AN EASTERLY COURSE ALONG THE SOUTHERN LINE OF EDEN STREET, A DISTANCE OF FORTY-FIVE (45) FEET TO THE PLACE OF BEGINNING.

CONTAINING SIX THOUSAND SEVEN HUNDRED FIFTY (6,750) SQUARE FEET, MORE OR LESS.

UNDER AND SUBJECT TO THE CONDITIONS, RESTRICTIONS, COVENANTS, RIGHTS-OF-WAY, ETC., AS HERETOFORE CONTAINED IN THE PRIOR CHAIN OF TITLE.

BEING the same premises which Dustin W. Swartwood and Crissie L. Miller-Swartwood by Deed dated August 6, 2020 and recorded in the Office of Recorder of Deeds of Lycoming County on August 11, 2020 at Book 9221, Page 3061.

Instrument # 20200009023 granted and conveyed unto Allison P. Hilling.

TAX PARCEL NO. 20-002-214.

**NO. 25-00843**

JOURNEY BANK

vs.

JOSHUA LEIDHECKER,  
SUSQUEHANNA SMART FUEL, LLC,  
JOSHLAND COMPANY, LLC  
PROPERTY ADDRESS: c/o JOSHUA D. LEIDHECKER, 87 QUAKER CHURCH ROAD, MUNCY, PA 17756.  
UPI/TAX PARCEL NUMBER: 41-001-308.

JOURNEY BANK f/k/a THE MUNCY BANK AND TRUST COMPANY  
vs. SUSQUEHANNA SMART FUEL, LLC, JOSHLAND COMPANY, LLC, AND JOSHUA D. LEIDHECKER d/b/a SUSQUEHANNA SMART FUEL, LLC, AND JOSHLAND COMPANY, LLC.

PROPERTY ADDRESSES: 87 Quaker Church Rd., PA 17756.

UPI/TAX PARCEL NUMBER(S): 41-001-308.

DOCKET NUMBER: 25-00843.

Parcel # 41-001-308.

Assessed Address is 87 Quaker Church Road, Pennsdale, PA 17756.

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

ON the North by lot of land now or formerly of Samuel Minier; On the East by the public Road leading from Pennsdale to Huntersville; On the South by land now or late of Willow Pewterbaugh; On the West by land now late

of William Pewterbaugh. Containing 2 1/2 acres, be the same more or less.

EXCEPTING AND RESERVING from the above-described property, ALL that certain piece, parcel and lot of land situate in the Township of Muncy, County of Lycoming and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a stone on the western line of a public road leading from Pennsdale to Huntersville, said stone being in the southeast corner of land now or formerly of Eugene R. Rook; thence along the western line of the aforesaid public road South five (5) degrees zero (00) minutes East twenty (20) feet to a post; thence along other land now or formerly of Paul Bubb South eighty (80) degrees eleven (11) minutes West three hundred seven and sixty-seven one-hundredths (307.67) feet to a post, said post being the southwest corner of land now or formerly of Eugene R. Rook, aforesaid; thence along the southern line of land now or formerly of the said Eugene R. Rook, North seventy-six (76) degrees thirty (30) minutes East, three hundred ten (310) feet to the place of beginning. Being triangular in shape and containing 0.07 acres.

SUBJECT to any restrictions, easements and/or adverse that pertain to this property.

RIEDERS, TRAVIS, DOHRMANN, MOWREY, HUMPHREY, AND WATERS

BY: CLIFFORD A. RIEDERS, ESQ.

Sean P. Gingerich, Esq.

161 W. Third Street

Williamsport, PA 17701

**NO. 25-00548**

WELLS FARGO BANK, N.A.

vs.

DWAYNE MILLER,

CATHY Y. MILLER

PROPERTY ADDRESS: 37 EDNA LANE, MONTGOMERY, PA 17752.

UPI/TAX PARCEL NUMBER: 04-391-199.

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

Parcel No.: 04-3910019900000-.

BEING known and numbered as: 37 Edna Lane, Montgomery, PA 17752.

Being the same property conveyed to Dwayne E. Miller and Cathy Y. Crist who acquired title, with rights of survivorship, by virtue of a deed from Harold E. Fisher and Norma F. Fisher, husband and wife, dated October 29, 2004, recorded October 29, 2004, as Instrument Number 200400019673, and recorded in Book 5132, Page 188, Office of the Recorder of Deeds, Lycoming County, Pennsylvania

**NO. 25-00973**

LAKEVIEW LOAN SERVICING LLC

vs.

KARI MONTOYA,

MARCUS MONTOYA

PROPERTY ADDRESS: 1490 FOX HOLLOW ROAD, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 43-014-100.

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

BEGINNING at an iron pin, the Northwest corner of land now or formerly of August E. Edkins, at the private road, by said road, South forty-one (41) degrees West two hundred and seventy-five (275) feet to an iron pin in said road; thence by said road and other land now or formerly of Daniel

E. Berry and Anna May Berry, his wife, South ten (10) degrees East five hundred (500) feet to Public Road; thence by said public road North seventy-three (73) degrees East four hundred and seventy-eight (478) feet to an iron pin in an abandoned road; thence by spring run and other land now or formerly of Daniel E. Berry and Anna May Berry, his wife, North fifty-one (51) degrees West two hundred (200) feet; thence North fifteen (15) degrees West, four hundred and seventy-five (475) feet to corner of land now or formerly of August W. Edkins; thence South forty-three (43) degrees West fifty (50) feet to an iron pin; and thence North twenty-four and one-half (24 1/2) degrees West one hundred (100) feet to the place of beginning. Containing four (4) acres and twenty-two (22) perches, be the same more or less. The last two courses being along the land now or formerly of August W. Edkins, as surveyed by H. H. Lundy, June 16, 1939.

Grantors hereby covenant and agree to and with Grantor herein that said Grantees, their heirs and assigns, shall have the right and privilege of using the water piped from the well on the premises adjoining and owned by said grantors.

It is further agreed by and between Grantors and Grantee herein that in the event that the pipe now connected from the well of the premises of said Grantor with that of the premises of the Grantees hereby conveyed shall require or need replacing or a renewal of the pipe, said Grantees hereby agrees to replace or furnish new pipe therefore at their own expense and place the ground where said pipe shall run in the same conduit on as the same now is.

EXCEPTING AND RESERVING FROM, HOWEVER, out of the above-described, a Deed from Craig Reno Clark and Anna Henninger Clerk, his

wife, to Clyde E. Weigle, dated November 12, 1942 and recorded in Lycoming County Deed Book 322, page 596. The above-described premises are more particularly bounded and described as follows:

ALL that certain message or tenement of land situate in the Township of Old Lycoming, County of Lycoming and Commonwealth of Pennsylvania, as described by a survey performed by William C. Hilling, PLS, dated June 1, 1998, based on a magnetic bearing and bounded and described as follows:

BEGINNING at a point, which point is North 42 degrees 51 minutes a distance of 22.80 feet from the intersection of the centerline of State Road No. 3017, (a/k/a Fox Hollow Road) and the centerline of Township Road No. 370, (a/k/a Hoover Road) and at the Southwest corner of the lot of land herein described; thence North 09 degrees 49 minutes West general twenty (20) feet East of and parallel to the township road a distance of 500.00 feet to a set No. 6 iron pin and cap; thence North 38 degrees 52 minutes East along the lands now or formerly of Harry Lewis Fenderson and Anna Lee Fenderson and April A. Trice a distance of 275.00 feet to a set No. 6 iron pin and cap, (this course passes through a found iron pipe 104.21 feet Northeast of the Northwest corner); thence along the lands now or formerly of Max C. Miller and Helen M. Miller, his wife, the two (2) following courses and distances: (1) South 16 degrees 55 minutes East a distance of 100.00 feet to set No. 6 iron pin and cap; (2) North 73 degrees 05 minutes East a distance of 46.55 feet to a point, (this course passes through a set No. 6 iron pin and cap on the top of the bank 5 feet West of the corner); thence along the West right of way line of Township Road No. 426 the following six (6) courses

and distances: (1) South 07 degrees 05 minutes East a distance of 67.46 feet to a point; (2) South 05 degrees 57 minutes East a distance of 116.73 feet to a point; (3) South 08 degrees 52 minutes East a distance of 88.28 feet to a point; (4) South 19 degrees 41 minutes East a distance of 41.39 feet to a point; (5) South 26 degrees 12 minutes East a distance of 49.05 feet to a point; (6) South 40 degrees 50 minutes East a distance of 59.03 feet to set railroad spike; thence along the lands now or formerly of Norman L. Weigle and Nancy A. Weigle, his wife, the following two (2) courses and distances: (1) South 18 degrees 16 minutes East a distance of 156.57 feet to a point, (which point falls South of the North right of way line of State Road No. 3017), (this course passes through a set railroad spike 24.5 feet Northwest of the center of the state road); thence along the North line of the state road approximately 14.5 feet parallel to the center of the same the following two (2) courses and distances: (1) South 75 degrees 43 minutes west a distance of 88.58 feet to a point at the beginning of a curve to the right; (2) along said curve having a radius of 1,233.36 feet an arc length of 151.42 feet and a chord which bears South 78 degrees 13 minutes West a chord length of 151.32 feet to the point of beginning. Containing 3.42 acres, of which 0.14 acres is roadway right of way leaving a usable area of 3.28 acres.

BEING THE SAME PREMISES which Melissa L. Hunter, by Deed dated November 20, 2017 and recorded on November 29, 2017, in the Lycoming County Recorder of Deeds Office at Deed Book Volume 9148 at Page 2925, Instrument No. 201700014986, granted and conveyed unto Marcus Montoya and Kari Montoya, As Tenants by the Entirety.



Being Known as 1490 Fox Hollow Road, Williamsport, PA 17701.

Parcel I.D. No. 43-0140010000000.

**NO. 24-01009**

LYCOMING COUNTY WATER  
AND SEWER AUTHORITY

vs.

JAMES MOYER, III, TRACEY MOYER  
PROPERTY ADDRESS: 150 LAKE-  
SIDE DRIVE LOT 39, MUNCY VALLEY,  
PA 17758.

UPI/TAX PARCEL NUMBER: 44-  
316.1-239.

Docket No. CV24-01009; Municipal  
Lien Claim No. 24-90061.

Tax Parcel #44-316.1-239.

150 Lakeside Drive, Lot 39, Muncy  
Valley, Lycoming County, Pennsylvania.

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

BEGINNING at an iron pin corner in  
the centerline of a fifty (50) foot public  
road designated as Lakeside Drive, said  
point being the southwest corner of Lot  
No. 31, the northwest corner of this lot  
and in the easterly line of Lot No. 32.

Thence along the center line of said  
Lakeview Drive and along the easterly  
line of a portion of said Lot No. 32 and  
a portion of Lot No. 35, the following  
three (3) courses and distances:

1. South twenty-five (25) degrees  
twenty (20) minutes forty (40) seconds  
West one hundred twelve and seven-  
teen hundredths (112.17) feet;

2. South eighteen (18) degrees  
thirty-eight (38) minutes zero (00)  
seconds West one hundred fifteen and  
thirty-nine hundredths (115.39) feet;

3. South nineteen (19) degrees eight  
(08) minutes zero (00) seconds West  
ninety-three and eighty-seven hun-  
dredths (93.87) feet to the northwest  
corner of Lot No. 38;

Thence leaving said public road and  
along the northerly line of said Lot No.  
38, the following two (2) courses and  
distances:

1. South seventy-three (73) degrees  
thirty-six (36) minutes twenty (20)  
seconds East (erroneously referred  
to as West in prior Deeds) one hun-  
dred fourteen and ninety hundredths  
(114.90) feet;

2. South seventy-four (74) degrees  
forty-nine (49) minutes twenty (20)  
seconds East (erroneously referred to  
as West in prior Deeds) forty (40) feet  
to a corner common to Lots No. 38,  
39, 41 and 40;

Thence along the easterly line of Lot  
No. 41 North twenty (20) degrees zero  
(00) minutes zero (00) seconds East  
two hundred ninety-six and forty-three  
hundredths (296.43) feet to a corner in  
the southerly line of Lot No. 31;

Thence along the southerly line of  
a portion of said Lot No. 31 North  
sixty-four (64) degrees thirty-nine (39)  
minutes twenty (20) seconds West one  
hundred forty eight and nine tenths  
(148.9) (erroneously referred to as  
290.34 feet in prior Deed) feet to a  
corner in the center line of Lakeside  
Drive and the easterly line of Lot No.  
32, the place of beginning.

CONTAINING one and one hun-  
dred three thousandths (1.103) acres  
and being Lot No. 39 of Beaver Lake  
Forest, Inc.

Subdivision as prepared by L. Wayne  
Laidacker P.L.S. dated May 10, 1985,  
and revised on November 29, 1989,  
March 19, 1990, and April 6, 1990 and  
recorded on May 10, 1990 in Lycoming  
County Recording Book 1543, page 28  
and Lycoming County Map Book 49,  
page 232.

UNDER AND SUBJECT, however,  
to all restrictions, reservations, cov-  
enants and conditions contained in  
prior instruments in the chain of title,



including but not limited to the Building Restrictions and Covenants for Beaver Lake Forest, Inc. Subdivision of Penn Township, Lycoming County, Pennsylvania, dated.

**No. 26-00260**

JOURNEY BANK f/k/a THE MUNCY BANK AND TRUST COMPANY

vs.

PRCM HOLDINGS, LLC, GERARD W. LARIVIERE, II, CRAIG S. MILLER  
PROPERTY ADDRESS: 135 WEST THIRD STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 63-002-600.

JOURNEY BANK f/k/a THE MUNCY BANK AND TRUST CO., vs. PRCM HOLDINGS, LLC, AND GERARD W. LARIVIERE II AND CRAIG S. MILLER D/B/A PRCM HOLDINGS, LLC.

PROPERTY ADDRESSES: 135 West Third Street, Williamsport, Pennsylvania 17701.

UPI/TAX PARCEL NUMBER(S): 63-002-600.

DOCKET NUMBER: 26-00260.

Property Address: 135 West Third Street, Williamsport, PA 17701.

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

BEGINNING at a point at the southwest corner of Laurel Street (formerly called Pine Alley) and West Third Street, twenty-two (22) feet, more or less, to the line of the lot now or formerly of Emmanuel Andrews; thence on the line of the said lot now or formerly of Emmanuel Andrews, southerly eighty-nine (89) feet, more or less, to the south side of the south wall of a four story brick, store building; thence east along the south side of

said wall twenty-two (22) feet, more or less, to the west side of Laurel Street eighty-nine (89) feet to the south line of said West Third Street at the corner, the place of beginning.

Upon which is erected a four-story brick store building.

BEING the same premises conveyed to PRCM Holdings, LLC, a Pennsylvania limited liability company, by Deed from Temple Bar LLC, a Pennsylvania limited liability company, and intended to be recorded herewith.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 63-002-600 in the Office of the Lycoming County Tax Assessor.

RIEDERS, TRAVIS, DOHRMANN, MOWREY, HUMPHREY & WATERS  
CLIFFORD A. RIEDERS, ESQ.  
SEAN P. GINGERICH, ESQ.

161 W. Third Street  
Williamsport, PA 17701

**NO. 26-00259**

JOURNEY BANK f/k/a THE MUNCY BANK AND TRUST COMPANY

vs.

PRCM HOLDINGS, LLC, CRAIG S. MILLER, GERALD W. LARIVIERE  
PROPERTY ADDRESS: 1091, 1093-1095 BROAD STREET, MONTOURS-VILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 34-006-122/34-006-125.

JOURNEY BANK f/k/a THE MUNCY BANK AND TRUST CO. vs. PRCM HOLDINGS, LLC, AND GERARD W. LARIVIERE II AND CRAIG S. MILLER D/B/A PRCM HOLDINGS, LLC.

PROPERTY ADDRESSES: 1091—1093—1095 Broad Street, Montoursville, Pennsylvania 17754.

UPI/TAX PARCEL NUMBER(S): 34-006-122 and 34-006-125.

DOCKET NUMBER: 26-00259.

ALL those certain parcels or lots of land situate in the East Lawn Develop-

ment, Borough of Montoursville, County of Lycoming and Commonwealth of Pennsylvania and more particularly known as Lots 20, 21, 22, 23, 24 and part of 25 on the plot or plan of East Lawn Development recorded in the Office for the Recording of deeds of Lycoming County in Deed Book 279, at Page 458, more specifically bounded and described as follows:

**Lot No. 20**

**BEGINNING** at the intersection of the north line of Broad Street with the west line of Willow Street; thence westerly along the north line of Broad Street, fifty (50) feet to the east line of Lot 21 on said Plan of East Lawn; thence northerly along the east line of Lot 21, one hundred seventy-five (175) feet to the south line of the first alley north of Broad Street; thence easterly along the south line of Willow Street, one hundred seventy-five (175) feet to the north line of Broad Street and the place of beginning. Being Lot No. 20 on the Plan of East Lawn Addition to the Borough of Montoursville.

**Lots No. 21 and 22**

**BEGINNING** at a point on the north line of Broad Street fifty (50) feet west of the intersection of the north line of Broad Street with the west line of Willow Street, at the west line of Lot No. 20 on said plan; thence northerly along the west line of Lot No. 20 on a line parallel with the west line of Willow Street, one hundred seventy-five (175) feet to the south line of the first alley north of Broad Street; thence westerly along the south line of said alley, one hundred and six tenths (100.6) feet to the east line of Lot No. 23 on said plan; thence southerly along the east line of Lot No. 23 on a line parallel with the west line of Willow Street, one hundred seventy-five (175) feet to the north line of Broad Street; and thence easterly along the north line of Broad Street,

one hundred (100) feet to the point and place of beginning. Being Lots No. 21 and 22 on the Plan of East Lawn Addition to the Borough of Montoursville.

**Lots No. 23, 24, and 25**

**BEGINNING** at the southwest corner of Lot No. 22; thence in a northerly direction along the western side of Lot 22, one hundred seventy-five (175) feet to a point in the south side of an unnamed alley, said point being the northwest corner of Lot No. 22 and being marked by a wooden stake; thence in a western direction along the south side of said alley, one hundred ninety-three and two tenths (193.2) feet to a point marked by a wooden stake, said point being the point of intersection of the south side of said alley with the eastern boundary of lands, now or formerly of John Converse; thence in a southerly direction along the eastern line of lands now or formerly of John Converse; one hundred eighty and three-tenths (180.3) feet to a wooden stake and the north side of East Broad Street; thence in an easterly direction along the north side of East Broad Street a distance of one hundred fifty (150) feet to a wooden stake, the point and place of beginning. Being Lots No. 23, 24, and 25 on the Plan of East Lawn Addition to the Borough of Montoursville.

**EXCEPTING AND RESERVING** from Lot No. 25 a triangular portion of land which was conveyed unto Susquehanna Valley Corporation, by Celia R. Birchard, Widow, by deed dated April 15, 1975 and recorded in Lycoming County Deed Book 723, Page 263, and as shown on Lycoming County Map Book 36, Page 172.

The above conveyances are made subject to the restrictions and conditions which are found in the chain of title.

Pursuant to Praecipe to Enter Default Judgment entered to CV 2017-

001298-CV, the fourth restrictive covenant on the deeds in the chain of title, dated May 2, 1945, recorded May 10, 1945 in Book 335, Page 557, and June 1, 1945, recorded July 7, 1945 in Book 334, Page 521, was extinguished to permit the premises to be utilized for the commercial purpose of a professional office building.

BEING the same premises conveyed to PRCM Holdings, LLC by Deed of Lycoming Physical Therapy, LLC, dated November 17, 2020 and intended to be recorded herewith.

FOR IDENTIFICATION PURPOSES ONLY, being known as Parcel No. 34-006-122 and 34-006-125 in the Office of the Lycoming County Tax Assessor. RIEDERS, TRAVIS, DOHRMANN, MOWREY, HUMPHREY & WATERS CLIFFORD A. RIEDERS, ESQ. SEAN P. GINGERICH, ESQ. 161 W. Third Street Williamsport, PA 17701

**NO. 25-00956**

JOURNEY BANK f/k/a THE MUNCY BANK AND TRUST COMPANY

vs.

ISAIAH SCHRINER

PROPERTY ADDRESS: 713 TUCKER STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 61-002-316.

JOURNEY BANK f/k/a THE MUNCY BANK AND TRUST CO. vs. ISAIAH J. SCHRINER.

PROPERTY ADDRESSES: 713 Tucker Street, Williamsport, PA 17701.

UPI/TAX PARCEL NUMBER(S): 61-002-316.

DOCKET NUMBER: 25-00956.

Assessed Address is 713 Tucker Street, Williamsport, PA 17701.

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

ON the south by Tucker Street; on the north by Maple Alley; on the east by lot now or formerly of Anna Maria Vohl; and on the west by lot now or formerly of Margaret E. Wilhelm. Containing in front and on said Tucker Street, forty-two (42) feet and extending back to said Maple Alley, a distance of one hundred sixty-four (164) feet, more or less.

BEING the same premises granted and conveyed unto Isaiah J. Schriener, a single adult individual, by deed from Jessica J. Waltz, a single adult individual, and intended to be recorded herewith.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 61-002-316 in the office of the Lycoming County Tax Assessor. RIEDERS, TRAVIS, DOHRMANN, MOWREY, HUMPHREY & WATERS CLIFFORD A. RIEDERS, ESQ. SEAN P. GINGERICH, ESQ. 161 W. Third Street Williamsport, PA 17701

**NO. 25-01757**

DEUTSCHE BANK TRUST COMPANY AMERICAS AS

INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2004-1 MORTGAGE LOAN ASSET BACKED NOTES AND CERTIFICATIONS, SERIES 2004-1

vs.

JAMES WALTER STABLEY

PROPERTY ADDRESS: 709 WILDWOOD BLVD, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 70-004-304.

ALL THAT CERTAIN LOT OF LAND SITUATE NOW OR FORMERLY IN THE TENTH WARD OF THE CITY OF WILLIAMSPORT, LYCOMING COUNTY, PENNSYLVANIA, KNOWN AS LOTS NOS. 82 AND 83 IN SAWYER PARK PLAN OF LOTS, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE EAST LINE OF AN ALLEY BETWEEN KROUSE AVENUE AND WILDWOOD BOULEVARD, SAID POINT BEING EIGHTY-SEVEN AND FIVE TENTHS (87.5) FEET NORTH OF THE NORTH LINE OF HIGH STREET, THENCE EAST PARALLEL WITH HIGH STREET EIGHTY-TWO (82) FEET TO THE WEST LINE OF WILDWOOD BOULEVARD; THENCE NORTH FORTY (40) FEET ALONG SAID WILDWOOD BOULEVARD TO LAND NOW OR FORMERLY OF W.H. EDKIN, THENCE WEST EIGHTY-TWO (82) FEET SIX (6) INCHES, MORE OR LESS, TO THE EAST LINE OF AN ALLEY, THENCE SOUTH FORTY (40) FEET ALONG THE EAST SIDE OF SAID ALLEY TO THE PLACE OF.

The improvements thereon being known as 709 Wilwood Boulevard a/k/a 709 Wildwood Boulevard, Williamsport, PA 17701

HAVING ERECTED THEREON a Residential Real Estate.

BEING the same premises which Sharon R. Kinley by Deed dated April 15, 2004 and recorded in the Office of Recorder of Deeds of Lycoming County on April 22, 2004 at Book 4935, Page 272 Instrument # 200400006595 granted and conveyed unto Camille Ann Perry-Stabley, James Walter Stabley.

TAX PARCEL NO. 70-4-304.

Docket No. CV-2025-01757-CV.

**NO. 25-01483**

CITIZENS AND NORTHERN BANK  
AS SUCCESSOR IN INTEREST TO  
SUSQUEHANNA COMMUNITY  
BANK

vs.

THE RIDGE AT MILL CREEK, LLC,  
PRCM HOLDINGS, LLC

PROPERTY ADDRESS: HEIM HILL  
ROAD-26-331-201.F, HEIM HILL  
ROAD-26-331-201.G, MONTOURS-  
VILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 26-  
331-201.F, 26-331-201.G.

By virtue of a Writ of Execution issued by the Court of Common Pleas of Lycoming County, Pennsylvania, Case No. CV-2025-01483-CV:

Property being known as: Heim Hill Rd., Montoursville, Pennsylvania 17754 (Parcel I.D. 26-331-201.F and 26-331-201.G)

LAW FIRM/ATTORNEY:

PILLAR AUGHT LLC

KATE DERINGER SALLIE, ESQUIRE

LINDSEY E. SNAVELY, ESQUIRE

ABIGAIL KASPSZYK, ESQUIRE

4201 E. Park Circle

Harrisburg, PA 17111

Telephone Number: (717) 308-9910

**NO. 25-01698**

JOURNEY BANK f/k/a THE MUNCY  
BANK AND TRUST COMPANY

vs.

GEORGEA A. THOMAS

PROPERTY ADDRESS: 6143 ROSE  
VALLEY ROAD, TROUT RUN, PA  
17771.

UPI/TAX PARCEL NUMBER: 14-  
249-100.04.

JOURNEY BANK f/k/a THE MUN-  
CY BANK AND TRUST COMPANY  
vs. GEORGEA A. THOMAS.

PROPERTY ADDRESSES: 6143 Rose  
Valley Road, Trout Run, PA 17771.

UPI/TAX PARCEL NUMBER(S):  
14-249-100.04.

DOCKET NUMBER: 25-01698.

Assessed Address is 6143 Rose Val-  
ley Road, Trout Run, PA 17771.

ALL THAT CERTAIN piece, parcel  
and lot of land situate in Gamble Town-  
ship, Lycoming County, Pennsylvania,  
being situated along Legislative Route  
41047 and being sub-divided from lands  
now or formerly of Daniel W. Easton  
as Lot No. 4, deed being recorded in  
the Office of the Recorder of Lym-  
coming County in Deed Book 791 Page 146  
and being more particularly described  
as follows:

BEGINNING at a found iron pipe common corner with land now or formerly of Sellers as found in Deed Book 498 Page 352; thence with the line of said tract, North fifty-five (55) degrees twenty-two (22) minutes thirty-five (35) seconds East, two hundred fifty-eight and forty-three hundredths (258.43) feet to a found iron pin common corner with aforesaid Sellers and common with Lot No. 4A of subdivision; thence with the line of said Lot No. 4A and through a referenced pin, South eighty-nine (89) degrees fifty-nine (59) minutes fifty-eight (58) seconds East, one hundred sixty-two and sixty-three hundredths (162.63) feet to a point in the center line of Legislative Route 41047 (proposed 50 foot right of way) and being thirty and sixty-two hundredths (30.62) feet from a reference pin; thence with the center line of said road, South two (2) degrees five (5) minutes forty (40) seconds East, two hundred three and nine hundredths (203.09) feet to a point in the center line of said road; thence with a center line curve to the left in said road, an arc distance of three hundred seven and twenty-eight (307.28) feet to a point in the center line of said road and being on the northern edge of a private road (50 foot right of way) and being twenty-five (25) feet from a reference pin, said curve has a radius of six hundred sixty and eighty-nine hundredths (660.89) feet, an internal angle of twenty-six (26) degrees thirty-eight (38) minutes twenty-three (23) seconds, and a chord distance and chord bearing of three hundred four and fifty-two hundredths (304.52) feet at south twelve (12) degrees twenty-four (24) minutes fifty-two (52) seconds east; thence leaving said Legislative Route with the northern line of said private road and through said reference pin, south fifty-seven (57) degrees twenty-eight (28) minutes forty-six (46) seconds West, one hundred five and seventy-one hundredths (105.71) feet to a point on the northern edge of said private road; thence along the edge

of said road with a curve to the right, an arc distance of one hundred sixty-eight and ten hundredths (168.10) feet to a point on the northern edge of said road, said curve has a radius of one hundred four (104) feet, an internal angle of ninety-two (92) degrees thirty-six (36) minutes thirty-seven (37) seconds and a chord distance and chord.

**NO. 25-01532**

FIRST HERITAGE FINANCIAL, LLC

vs.

DEAN J. WILLIAMS

PROPERTY ADDRESS: 97 MOUNT EQUITY ROAD, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 41-353-149.M.

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Muncy, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the North line of Township Route T-570, said iron pin being five hundred fifteen and one tenth (515.1) feet from the center of Route T-555 as measured along Route T-570; thence South seventy-five (75) degrees zero (0) minutes West, along the North line of Route T-570, a distance of one hundred twenty (120) feet to an iron pin; thence North twenty-one (21) degrees five (5) minutes East along Lot 20 of Pennsdale Heights, a distance of two hundred eighty-four and four tenths (284.4) feet to an iron pin; thence South eighty-two (82) degrees ten (10) minutes East along the property now or formerly of John H. Hessler, a distance of eighty (80) feet to an iron pin; thence South sixteen (16) degrees thirty-five (35) minutes West, along Lot No. 18, a distance of two hundred thirty-six and three tenths (236.3) feet to an iron pin; the point and place of beginning. Being Lot No. 19.

IDENTIFIED AS PARCEL NUMBER 41-35300149M-000.

BEING KNOWN AS 97 Mount Equity Road, Muncy, PA 17756.

BEING the same premises which David E. Beck, widower, by Deed dated October 27, 2017 and recorded November 1, 2017 in the office of the Recorder of Deeds in and for Lycoming County, Pennsylvania, in Record Book 9146, Page 1690, Instrument Number 201700013573, granted and conveyed unto Dean J. Williams, single man.

**NO. 25-00801**

PENNSYLVANIA HOUSING  
FINANCE AGENCY

vs.

ALLANTE M WILSON, OCCUPANT  
PROPERTY ADDRESS: 507 LOUISA  
STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 72-  
003-507.

By virtue of a Writ of Execution No.  
CV-2025-00801.

Plaintiff: Pennsylvania Housing Fi-  
nance Agency vs. Defendant: Allante  
M. Wilson.

Real Estate: 507 Louisa Street, Wil-  
liamsport, PA 17701.

Municipality: Lycoming County,  
Pennsylvania.

Dimensions: 12th Ward, City of  
Williamsport.

Tax I.D. 72-003-507.

Deed Instrument#: 2021-00015783.

Improvement thereon: a residential  
dwelling house as identified above.

LEON P. HALLER, ESQUIRE  
PURCELL KRUG & HALLER  
1719 N. Front Street  
Harrisburg, PA 17102  
(717) 234-4178

**NO. 24-01216**

SERVION, INC.

vs.

TODD M. WOOD

PROPERTY ADDRESS: 129 WEST  
WATER STREET, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 39-  
001-109.

By virtue of a Writ of Execution No.  
CV-2024-01216-CV.

SERVION, INC. v. TODD M.  
WOOD owner(s) of property situate  
in the THIRD WARD OF THE BOR-  
OUGH OF MUNCY, LYCOMING  
County, Pennsylvania, being 129 W.  
WATER ST., MUNCY, PA 17756.

Tax ID No. 39-0010010900000-a/k/a  
39-001-109.

(Acreage or street address)

Improvements thereon: RESIDEN-  
TIAL DWELLING.

Judgment Amount: \$115,611.86.

Attorneys for Plaintiff  
BROCK & SCOTT, PLLC

**NO. 24-01010**

LYCOMING COUNTY WATER  
AND SEWER AUTHORITY

vs.

WILLIAM YOUNG, JR.,

MYUNGSOOK YOUNG

PROPERTY ADDRESS: 600 EAST  
SECOND AVENUE, SOUTH WIL-  
LIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 51-  
003-506.

ALL those two certain pieces,  
parcels and lots of land situate in the  
First Ward of the Borough of South  
Williamsport, Lycoming County, Penn-  
sylvania, known as Lots No. 57 and  
56 respectively on the Plan of Malloy  
Estate, which Plan is recorded in the  
office for the recording of deeds in and  
for Lycoming County, in Deed Book  
Vol. 260, at page 427, and being more  
particularly bounded and described as  
follows:

PARCEL NO. 1: BEGINNING at a  
point on the southern line of Second  
Avenue, which point forms the north-  
eastern corner of Lot No. 56; thence  
southerly along the eastern line of Lot  
No. 56, one hundred eighty-four (184)

feet to the northern line of the right of way of the Pennsylvania Railroad Company; thence easterly along the same, forty-six and forty-nine one-hundredths (46.49) feet to the southwestern corner of Lot No. 58; thence northerly along the western line of said Lot 58, one hundred ninety-two and seven-tenths (192.7) feet to the southern line of Second Avenue; and thence westerly along the southern line of Second Avenue, forty-five (45) feet to the point and place of beginning.

**PARCEL NO. 2: BEGINNING** at a point at the southeast corner of Allen Street and East Second Avenue; thence in an easterly direction along the southern line of said East Second Avenue, forty-five (45) feet to a point; thence in a southerly direction, in a line at right angles to said East Second Avenue, and along the western line of land now or formerly of Walter A. Malloy, one hundred eighty-four (184) feet to a point in the northern line of

the right of way of the Linden Branch of the Pennsylvania Railroad Company; thence in a westerly direction along the northern line of the aforesaid right of way, eighty-one and five-tenths (81.5) feet to a point; and thence in a northerly direction, one hundred seventy-five (175) feet to a point in the southern line of East Second Avenue, the point and place of beginning.

**FOR IDENTIFICATION PURPOSES ONLY**, being known as Lycoming County Tax Parcel No. 51-003-506.

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 August 17, 2026 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten days thereafter.

ERIC SPIEGEL, Sheriff  
Lycoming County, PA

July 17, 24, 31



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## PERIODICAL PUBLICATION

\* Dated Material. Do Not Delay. Please Deliver Before Monday, July 27, 2026