

LYCOMING REPORTER

Vol. 42

April 18, 2025

No. 16

TABLE OF CONTENTS

BAR NEWS

LLA Upcoming Events.....	3
Court Opinions and	
Notice to Profession.....	4

LEGAL ADVERTISEMENTS

Estate & Trust Notices.....	7
Incorporation Notice.....	11
Name Change Notices	11
Sheriff's Sales	12

LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY
LYCOMING LAW ASSOCIATION

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

Penn Tower
25 West Third Street, Suite 803
Williamsport, PA 17701

Telephone: (570) 323-8287
Fax: (570) 323-9897
Website: www.lycolaw.org

Copyright © 2025, Lycoming Law Association
Williamsport, Pennsylvania

LYCOMING REPORTER (ISSN 0884-187X) is published weekly for \$100 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

LYCOMING LAW ASSOCIATION

EXECUTIVE COMMITTEE

Hon. Ryan C. Gardner, President

Jeana A. Longo, President-Elect

Marc S. Drier, Treasurer

Jennifer E. Linn, Secretary

Joy Reynolds McCoy,

Past President

Jonathan L. DeWald

Christopher H. Kenyon

Melody L. Protasio

Christina L. Dinges

EDITOR OF LYCOMING REPORTER

Gary L. Weber

EXECUTIVE DIRECTOR

Michele S. Frey

COMMITTEE CHAIRS

Bench Bar: *C. Edward Mitchell*

Customs and Rules: *Gary Weber*

Community Activities and
Outreach: *Tammy Weber*

Criminal Law: *Rob Hoffa*

Education: *John Pietrovito*

Social: *Dance Drier*

Young Lawyers Division:

Stephanie Wolak and

Blake Marks

Fee Dispute: *Christopher H. Kenyon*

Legal Services for the Indigent:

John Pietrovito

Bar History: *Tammy L. Taylor*

Technology and LLA Website:

Gary Weber

Law Day: *Hon. Christian D. Frey*

Family Law: *Melody L. Protasio*

Real Estate and Probate:

Marc Drier and Elizabeth A. White

Mock Trial: *Taylor Paulhamus*



FOUNDATION BOARD

Robin A. Read, President

Fred A. Holland, Treasurer

Sean P. Gingerich, Secretary

Hon. William Arbuckle

Paul A. Roman

Julianne E. Steinbacher

Adrian M. Lee

Joy Reynolds McCoy

Hon. Ryan C. Gardner

Jeana A. Longo

SCHEDULED EVENTS

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

- 4/23/2025 – LLA Foundation Meeting:** *Quarterly meeting of the Lycoming Law Association Foundation. Time: 12:00 PM to 1:00 PM.*
- 4/28/2025 – Executive Committee Meeting:** *Regularly scheduled monthly meeting of the LLA Executive Committee. Time: 12:00 PM to 1:00 PM.*
- 4/29/2025 – Criminal Brown Bag Lunch Meeting:** *Regularly scheduled Criminal Committee meeting. All members are invited to attend. Time: 12:00 PM to 1:00 PM.*
- 5/5/2025 – Bench Bar Committee Meeting:** *Quarterly meeting of the Bench/Bar Committee. Time: 12:00 PM to 1:00 PM.*
- 5/16/2025 – Law Day Celebration:** *Law Day winners will present their essays and art projects. Time: 4:00 PM to 5:00 PM.*
- 5/19/2025 – Executive Committee Meeting:** *Regularly scheduled monthly meeting of the LLA Executive Committee. Time: 12:00 PM to 1:00 PM.*
- 5/30/2025 – Project Linus Blanket Collection:** *Homemade blankets and blanket making materials are being collected until May 30th to benefit Project Linus. These donations are earmarked for children receiving services from Children & Youth and/or CASA. The donation bin is at the LLA Office.*

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

- ▶ **Commonwealth vs. Johnson** (03/11/2025)—Judge Ryan C. Gardner
Criminal: Motion to vacate probation; legality of sentence of consecutive periods of special probation where defendant was actively serving his sentence of probation; determination of when special probation commences where there is a conflict between the court order and attached conditions; priority given to the order over conditions attachment. (Johnson031125RG) (Posted: April 15, 2025)
- ▶ **Butler vs. Green** (04/01/2025)—Judge Ryan C. Gardner
Civil: Appeal of custody award; best interests of child. (Green-040125RG) (Posted: April 15, 2025)
- ▶ **C.M. Adoption** (02/27/2025)—Judge Ryan C. Gardner
Adoption: 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; no contact with child since June 2024; failure to appear at termination hearing; existence of bond. (CM022725RG.pdf) (Posted: April 15, 2025)
- ▶ **Commonwealth vs. Gordon** (04/14/2025)—Judge Nancy L. Butts
Criminal: Motion to withdraw guilty plea; demonstration of fair and just reason for withdrawal; jurisdiction of court over cases arising under Crimes Code; waiver of venue issue by failing to object before completion of the preliminary hearing; determination of location of the offense based upon admissions of defendant. (Gordon041425bt) (Posted: April 14, 2025)
- ▶ **Susquehanna Legal Aid for Adults and Youth vs. Winkelman and The Pajama Factory, LLC and P.J. Holding, LLC** (04/09/2025)—Judge William P. Carlucci
Civil: Preliminary objections; demurrer; requirement to attach contract; suit on behalf of others; factual basis for claim for attorney fees; implied warranty of habitability in commercial lease; sufficiency of lease violation allegations; factual basis for claims against individual defendants where landlord is limited liability company; sufficiency of pleading of promissory estoppel and Unfair Trade Practices claims. (SLAAY040925C) (Posted: April 10, 2025)

- **Commonwealth vs. Stroud (04/04/2025)**—Judge Nancy L. Butts
Criminal: Habeas corpus petition; evidence of age of victims in images; need for expert testimony; sufficiency of evidence that defendant used computer to access child pornography; totality of evidence; suppression motion; probable cause for search warrant; possessory interest giving rise to reasonable expectation of privacy; allegation of stale information supporting affidavit of probable cause where information related to old devices still in defendant's possession. (Stroud040425bt) (Posted: April 10, 2025)
- **Commonwealth vs. Stroud (04/04/2025)**—Judge Nancy L. Butts
Criminal: Habeas corpus petition; evidence of age of victims in images; need for expert testimony; sufficiency of evidence that defendant used computer to access child pornography; totality of evidence; suppression motion; probable cause for search warrant; possessory interest giving rise to reasonable expectation of privacy; allegation of stale information supporting affidavit of probable cause where information related to old devices still in defendant's possession. (Stroud040425bt) (Posted: April 10, 2025)
-

Lycoming Law Association Wills for Heroes in Memory of Kristine Waltz



April 12, 2025



LYCOMING LAW ASSOCIATION

Wills for Heroes In Honor of Kristine Waltz

THANK YOU

Notaries and Witnesses:

Gwendeleen Brion
Denise Southard
Patti Jo Turner
Brad & Kim Yost
Christina Taddeo
Kathryn Flock
Missy Wertman-Doyle
Devan Zaludek
Jasmine Silver
Tom Wool
Steve Sorage

ATTORNEYS:

<p>Nicole Ippolito Corey Mowrey Landon Hodges Jon DeWald Jessica Feese Bret Southard Pat Santucci John Smay Brittany Smith Kirsten Gardner Adrian Lee Fred Holland Tammy Avery Weber Blake Marks</p>	<p>Lisa Rynard Jim Malee Joy Reynolds McCoy Christina Dinges Sean Gingerich Taylor Paulhamus John Pietrovito Rob Hoffa Matt Diemer Martin Flayhart Lauren Appolonia Jennifer Linn Howard Langdon</p>
--	--



SPONSORS:

Lycoming Law Association Foundation
Rieders, Travis, Dohrmann, Mowrey, Humphrey & Waters
Lycoming County District Attorney
Pennsylvania Bar Association
McNerney, Page, Vanderlin & Hall
Steinbacher, Goodall & Yurchak
McCormick Law
Raup & Sholder
Wegman's



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, Thomas R., Jr.,** dec'd.

Late of Old Lycoming Township.
Executrix: Vicki M. Edkin, 150 Union Avenue, Williamsport, PA 17701.
Attorney: Andrea B. Bower, Esquire, 426 Broad Street, Montoursville, PA 17754.

Breon, Lois K., dec'd.

Late of Mifflin Township.
Administrator: Steven M. Fultz, 3802 Welcome Valley Road, Roanoke, VA 24014.
Attorneys: Andrea P. Pulizzi, Esquire, Carpenter, Harris & Flayhart, 128 S. Main Street, Jersey Shore, PA 17740.

Costello, Edward John, dec'd.

Late of the Township of Fairfield.
Executor: Mark L. Taylor, Esquire, 25 W. Third Street, Suite 701, Williamsport, PA 17701.

DiMichele, Stephen W., dec'd.

Late of 2142 Poco Farm Road, Williamsport, PA 17701.
Executor: Andrew K. DiMichele, 236 Mystwood Hollow Circle, Holly Springs, NC 27540.

Attorney: G. Scott Gardner, Esquire, Attorney at Law, 1000 Commerce Park Drive, Suite 310-B, Williamsport, PA 17701, (570) 971-0090.

Gelbaugh, Jean E., dec'd.

Late of Montoursville.
Co-Executors: Joy E. Reaser and David P. Stahl c/o Blake C. Marks, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701.
Attorneys: Blake C. Marks, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701.

Giles, Joy D., dec'd.

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

Fairfax, Joyce M., dec'd.

Late of Williamsport.
Executrix: Jean D. Jackson, 304 North Charles Street, Rome, NY 13440.
Attorneys: Anthony J. Griego, Esquire, Elion, Grieco & Shipman, P.C., 125 East Third Street, Williamsport, PA 17701.

Lomison, Linda E., dec'd.

Late of Jersey Shore.
Executor: Mark Lomison, 201 Calvert Street, Jersey Shore, PA 17740.
Attorneys: McNerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17701.

Moore, Jay Anton, dec'd.

Late of Lycoming County.
Executor: Robert A. Moore c/o Marc S. Drier, Esquire, Drier Law Office, 227 Allegheny Street, Jersey Shore, PA 17740.
Attorneys: Marc S. Drier, Esquire, Drier Law Office, 227 Allegheny Street, Jersey Shore, PA 17740.

Rambo, Patricia J., dec'd.

Late of Williamsport.

Executor: Christopher C. Gathagan
c/o Karen S. Timko, Esquire, CELA,
Julian Gray Associates, 954 Green-
tree Road, Pittsburgh, PA 15220.

Attorneys: Karen S. Timko, Esquire,
CELA, Julian Gray Associates, 954
Greentree Road, Pittsburgh, PA
15220.

Sammarco, Helen J., dec'd.

Late of 316 Rural Avenue, William-
sport.

Executor: Mary Yost, 829 Hunter
Street, Catasauqua, PA 18032.

Attorney: G. Scott Gardner, Esquire,
Attorney at Law, 1000 Commerce
Park Drive, Suite 310-B, William-
sport, PA 17701, (570) 971-0090.

Schuler, Scott A., dec'd.

Late of Williamsport.

Administrator: Ronald J. Schuler,
542 Sand Hill Road, Montoursville,
PA 17754.

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

Segraves, Carol Elizabeth, dec'd.

Late of Williamsport.

Executrix: Attie C. Boob, 530 Wil-
son Street, Jersey Shore, PA 17740.

Attorney: None.

**Shangraw, June Ann a/k/a June A.
Shangraw,** dec'd.

Late of the Township of Loyalsock.
Administratrix: Suzanne Bastian,
2835 Euclid Avenue, Duboistown,
PA 17702.

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

Strein, Donna E., dec'd.

Late of the Borough of Montours-
ville.

Executor: Timothy G. Strein, 320
Chestnut Street, Montoursville, PA
17754.

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

Titus, Rosa M., dec'd.

Late of Limestone Township.

Executrix: Kathy L. Musheno, 117
Wagner Road, Jersey Shore, PA
17740.

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

Velez, Barbara H., dec'd.

Late of Lycoming County.

Executor: William J. Johanson c/o
Matthew J. Parker, Esquire, Marshall,
Parker & Weber, LLC, 49 E. Fourth
Street, Suite 105, Williamsport, PA
17701.

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

Winner, James H., Jr., dec'd.

Late of 1833 Cemetery Road, Mon-
toursville.

Administrator: James B. Winner, 138
Fairfield Center Road, Montours-
ville, PA 17754.

Attorney: G. Scott Gardner, Esquire,
Attorney at Law, 1000 Commerce
Park Drive, Suite 310-B, William-
sport, PA 17701, (570) 971-0090.

Winner, Todd K., dec'd.

Late of 1833 Cemetery Road, Mon-
toursville.

Administrator: James B. Winner, 138
Fairfield Center Road, Montours-
ville, PA 17754.

Attorney: G. Scott Gardner, Esquire,
Attorney at Law, 1000 Commerce
Park Drive, Suite 310-B, William-
sport, PA 17701, (570) 971-0090.

SECOND PUBLICATION**Crouthamel, Terrence L. a/k/a Terrence Lee Crouthamel, dec'd.**

Late of Muncy Borough.

Executrix: Candice Crouthamel c/o James T. Baldwin, Esquire, Baldwin & Baldwin, LLC, 42 South Front Street, Milton, PA 17847.

Attorneys: James T. Baldwin, Esquire, Baldwin & Baldwin, LLC, 42 South Front Street, Milton, PA 17847.

Fox, Earl W., dec'd.

Late of Williamsport.

Executrix: Kimberly M. Heffner, 501 South Market Street, Muncy, PA 17756.

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

Fox, Earl W., dec'd.

Late of Williamsport.

Fox Irrevocable Grantor Trust.

Trustee: Kimberly M. Heffner, 501 South Market Street, Muncy, PA 17756.

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

Fox, Margaret V. a/k/a Margaret Virginia Fox, dec'd.

Late of Williamsport City.

Executor: Andrew B. Box c/o James T. Baldwin, Esquire, Baldwin & Baldwin, LLC, 42 South Front Street, Milton, PA 17847.

Attorneys: James T. Baldwin, Esquire, Baldwin & Baldwin, LLC, 42 South Front Street, Milton, PA 17847.

Haefner, Robert J., Sr., dec'd.

Late of South Williamsport.

Executor: Lawrence J. Haefner, 705 Wyoming Street, Williamsport, PA 17701.

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

Haldeman, Cecelia V. a/k/a Cecilia V. Haldeman, dec'd.

Late of the Bastress Township.

Co-Executors: Karen A. Fisher and Scott M. Haldeman 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.

Lynch, Brian J., dec'd.

Late of Armstrong Township.

Executrix: Kathie L. Sinibaldi, 2077 West Southern Avenue, South Williamsport, PA 17702.

Attorney: None.

Miller, Janet Helen, dec'd.

Late of Williamsport.

Executrix: Michele M. Harvey, 976 Vallamont Drive, Williamsport, PA 17701.

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

Tice, Teresa R., dec'd.

Late of Williamsport.

Executrix: Mary Turner, 816 Northway Road, Williamsport, PA 17701.

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

THIRD PUBLICATION**Belle, Samuel E., dec'd.**

Late of Williamsport.

Co-Executors: Jordan Fillman and Cameron J. Belle 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.

Casbeer, Dorothy M., dec'd.

Late of Jersey Shore.

Executrix: Cindy J. Bertoli c/o Marc S. Drier, Esquire, Drier Law Office, 227 Allegheny Street, Jersey Shore, PA 17740.

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

Corcoran, Mary S. a/k/a Mary Sue Corcoran, dec'd.

Late of the Township of Williamsport.

Executor: Laura E. Capel c/o Kathleen V. Yurchak, Esquire, Steinbacher, Goodall & Yurchak, 328 South Atherton Street, State College, PA 16801.

Attorneys: Kathleen V. Yurchak, Esquire, Steinbacher, Goodall & Yurchak, 328 South Atherton Street, State College, PA 16801.

Dailey, Ronald E., Jr., dec'd.

Late of Jersey Shore.

Administratrix: Linda Starr c/o Gary Black, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701.

Attorneys: Gary Black, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701.

Dolley, Mary Jane, dec'd.

Late of Lycoming County.

Administrator: Lorin Dolley c/o Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 East Fourth Street, Suite 105, Williamsport, PA 17701.

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

Getgen, Idamayee, dec'd.

Late of Lycoming County.

Executrix: Anne Marie Getgen 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.

Hughes, John D., dec'd.

Late of Jersey Shore.

Executor: Shawn Hummer 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.

Metzker, Dale Andrew, dec'd.

Late of Williamsport.

Co-Executor: Steven D. Metzker, 2318 Longs Gap Road, Carlisle, PA 17013.

Co-Executrix: Susan M. Gehrum, 480 Hullcrest Blvd., Muncy, PA 17756.

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

Moon, Anita L., dec'd.

Late of the Township of Plunketts Creek.

Executors: Barbara Irion, 3325 Reeder Road, Montoursville, PA 17754 and Keith Moon, 41 Reed Road, Muncy, PA 17756.

Attorney: None.

Steinbacher, Mary Jane, dec'd.

Late of the Borough of Jersey Shore. Executrix: Terri L. Wasson, 143 Kendall Ave., Jersey Shore, PA 17740.

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

Yost, Ruth E., dec'd.

Late of the Borough of Jersey Shore.

Executor: Steven M. Winner, 635 Woods Avenue, Lock Haven, PA 17745.

Attorneys: Justin K. Houser, Esquire, Coploff, Ryan & Houser, 136 East Water Street, Lock Haven, PA 17745.

FILING ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State on April 11th, 2025, for a nonprofit corporation under the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the corporation is:

**FRIENDS OF
WILDWOOD CEMETERY—PA**

This corporation has been incorporated exclusively for charitable and educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code.

The corporation is organized for the purpose of supporting the preservation, restoration, and community engagement efforts of Wildwood Cemetery, located in Williamsport, Pennsylvania.

A-18

INTENTION TO CHANGE NAMES

In the Court of Common Pleas
of Lycoming County, Pennsylvania

NO. CV25-00274

In re: Name Change of
Sasha Mae Valencia

NOTICE IS HEREBY GIVEN that on March 12, 2025, a Petition was filed in the above-named Court, praying for a decree changing the name of Sasha Mae Valencia to Sasha Skhye Valencia.

The Court has fixed May 8, 2025 at 4 p.m. in Courtroom number 2 of the Lycoming County Courthouse, 48 West Third Street, Williamsport, Pennsylvania 17701 as the time and place for the hearing on said petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the petitioner should not be granted.

A-18

In the Court of Common Pleas
of Lycoming County, Pennsylvania

NO. CV25-00273

In re: Name Change of
Rylee Storm Richard, a minor,
by Sasha Valencia

NOTICE IS HEREBY GIVEN that on March 12, 2025, a Petition was filed in the above-named Court, praying for a decree changing the name of Rylee Storm Richard to Rylee Storm Valencia.

The Court has fixed May 8, 2025 at 4 p.m. in Courtroom number 2 of the Lycoming County Courthouse, 48 West Third Street, Williamsport, Pennsylvania 17701 as the time and place for the hearing on said petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the petitioner should not be granted.

A-18

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—33 West Third Street Williamsport PA 17701, 3rd Floor, Commissioner's Board Room, on Friday, MAY 2, 2025 at 10:30 A.M., for the following described real estate to wit:

NO. 24-00277

ROCKET MORTGAGE, LLC f/k/a
QUICKEN LOANS, LLC f/k/a
QUICKEN LOANS, INC.

vs.

SHAWN BAUMAN,
FELICIA BAUMAN
PROPERTY ADDRESS: 115 CAR-
PENTER ST, MUNCY, PA 17756.
UPI/TAX PARCEL NUMBER: 38-
002-806.

By virtue of a Writ of Execution No. CV-2024-00277.

ROCKET MORTGAGE, LLC f/k/a
QUICKEN LOANS, LLC f/k/a QUICK-
EN LOANS INC. v. SHAWN BAU-
MAN; FELICIA BAUMAN owner(s)
of property situate in the BOROUGH
OF MUNCY, LYCOMING County,
Pennsylvania, being 115 CARPENTER
ST, MUNCY, PA 17756.

Tax ID No. 38-002.0-0806.00-000
a/k/a 38-002-806.

Improvements thereon: RESIDEN-
TIAL DWELLING.

Judgment Amount: \$85,903.04.

Attorneys for Plaintiff
BROCK & SCOTT, PLLC

NO. 19-1325

WELLS FARGO BANK, N.A.

vs.

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

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

WELLS FARGO BANK, N.A. v.
ROBERT G. McCLOSKEY; LORI A.
COLEMAN owner(s) of property situ-
ate in the TOWNSHIP OF COGAN
HOUSE, LYCOMING County, Pennsyl-
vania, being 155 ASPEN LANE, TROUT
RUN, PA 17771.

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

Improvements thereon: RESIDEN-
TIAL DWELLING.

Judgment Amount: \$91,479.84.

Attorneys for Plaintiff
BROCK & SCOTT, PLLC

NO. 23-00080

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

JAN L. HALL, JR.

PROPERTY ADDRESS: 189 SOUTH
2ND STREET, HUGHESVILLE, PA
17737.

UPI/TAX PARCEL NUMBER: 17-
002-519.

ALL that certain piece, parcel and
lot of land situate in the Second Ward
of the Borough of Hughesville, County
of Lycoming and State of Pennsylvania,
bounded and described as follows:

ON the easterly side of South Sec-
ond Street, bounded on the northeast
by lot formerly of Charles F. Hill, and
formerly of Benjamin F. Thomas and
wife; On the southwest by lot formerly
of Frank Feigles, deceased; having a
frontage on Second Street of 68 feet,
more or less, and extending the same
width 176 feet to an alley in the rear.

UPI: 17-2-519.

Being the same property as trans-
ferred by deed dated 12/09/2011,
recorded 12/15/2011, from David G.
Myers, Executor of the Estate of A.
lantha Myers, a/k/a Annie lantha Myers,
a/k/a lantha Myers, deceased, to Leon-
ard R. Filipkowski, recorded in book
7483, page 232.

Being further conveyed by deed dated 04/05/2019, recorded 05/03/2019, from Leonard R. Filipkowski, single, to Jan L. Hall, Jr., recorded in book 9185, page 2156.

Property: 189 South 2nd Street, Hughesville, PA 17737.

Parcel No: 17-002.0-0519.00-000.

NO. 22-00426

M&T BANK

vs.

JAMES E. HEVERLY

PROPERTY ADDRESS: 286 COTTAGE AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 43-010-507.

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 286 Cottage Avenue, Williamsport, PA 17701.

SOLD as the property of JAMES E. HEVERLY.

TAX PARCEL #43-010.0-0507.00-000.

ATTORNEY

KML LAW GROUP, P.C.

NO. 17-01509

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

vs.

SHAWN KILLIAN

PROPERTY ADDRESS: 1619 NICOLA CROSSWAY ROAD, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 26-3300032800000.

By virtue of Writ of Execution No. 17-01509.

U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For RCF 2 Acquisition Trust (Plaintiff) vs. Shawn Killian, (Defendant).

Property Address 1619 Nicola Crossway Road, Williamsport, PA 17701
Parcel I.D. No. 26-3300032800000-.

Improvements thereon consist of a residential dwelling.

Judgment Amount: \$148,925.26.

Attorney for Plaintiff

HLADIK, ONORATO & FEDERMAN, LLP

298 Wissahickon Avenue North
Wales, PA 19454

NO. 24-01171

WOODLANDS BANK

vs.

MARK T. J. MACKAY,

KARI M. MACKAY

PROPERTY ADDRESS: 1885 RAVINE ROAD, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 74-14-500.12.

ALL THAT CERTAIN piece, parcel and lot of land situate in the Fourteenth Ward of the City of Williamsport, Lycoming County and the Commonwealth of Pennsylvania, as shown on a plat of survey by Hilling Land Surveying, said plat dated February 2013, and being identified as Parcel No. 1 on a subdivision of lands for Victoria E. Stillman and Kim K. Andrews, said subdivision being recorded in Lycoming County Record Book 8008 Page 331 and Map Book 62 Page 230, as follows:

BEGINNING at a point on the southwest line of Ravine Road (50' wide), common to the lands now or formerly of the Wildwood Cemetery Company and at the northeast corner of the parcel of land herein described; thence Southerly along the southwest

line of Ravine Road along a curve to the left, said curve having a radius 520.98 feet with an arc length of 150.13 feet and a chord bearing of South 45 degrees 02 minutes 20 seconds East, a chord length of 149.81 feet to a found iron pin; thence along land now or formerly of Victoria E. Stillman and Kim Karl Andrews and identified as the residual tract on the above referenced subdivision, the following two (2) courses and distances: 1. South 31 degrees 43 minutes West, a distance of 128.03 feet a set No. 6 steel pin capped; 2. South 78 degrees 18 minutes 05 seconds West, a distance of 176.86 feet to a set No. 6 steel pin/capped; thence North 29 degrees 13 minutes 00 seconds West by the lands now or formerly of Anna R. Carey, a distance of 389.30 feet to a found steel pin; thence by lands now or formerly of Wildwood Cemetery Company the following two (2) courses and distances: 1. South 65 degrees 37 minutes 30 seconds East, a distance of 304.73 feet to a reset No. 6 steel pin/capped; 2 North 52 degrees 14 minutes 40 seconds East, a distance of 59.57 feet to the point of beginning (this course passes through a found steel pin 8.39 feet southwest of the point of beginning). Containing 1.52 Acres.

BEING the same premises granted and conveyed unto Kenny L. Woodling and Donna J. Woodling by Deed of Victoria E. Stillman and Kim Karl Andrews, her husband, dated June 10, 2013 and recorded August 6, 2013 in Lycoming County Record Book 8081, Page 285. Kenny L. Woodling died on October 20, 2017, thereby vesting his title in and to Donna J. Woodling, by right of survivorship.

SUBJECT to any restrictions, easement and/or adverseds that pertain to this property.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS TAX PARCEL NUMBER 74-14-500.12 IN THE OFFICE OF THE LYCOMING COUNTY TAX ASSESSOR.

RIEDERS, TRAVIS, DOHRMANN, MOWREY, HUMPHREY & WATERS
CLIFFORD A. RIEDERS, ESQUIRE
SEAN P. GINGERICH, ESQUIRE
161 W. Third Street
Williamsport, PA 17701

NO. 24-01194

JOURNEY BANK f/k/a THE MUNCY
BANK AND TRUST CO.

vs.

TAMMY S. POTEMRA
PROPERTY ADDRESS: 717 SEVENTH AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 66-005-218.

ALL that certain piece, parcel and lot of land situate in the Sixth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, being known as Lot No. 1 on the Plan of Edkin Addition to the City of Williamsport, as set forth in the Lycoming County Deed Book 268, page 354 and Map Book 46, page 379-A, more particularly bounded and described as follows:

BEGINNING at a point on the western side of Seventh Avenue, said point being on hundred forty-five (145) feet south of the southwest corner of Seventh Avenue and Louisa Street; thence west one hundred (100) feet in the eastern line of a fifteen (15) foot public alley; thence south along the eastern line of said public alley forty (40) feet to a point being the northern line of an alley; thence east one hundred (100) feet to Seventh Avenue; thence north along the western side of Seventh Avenue forty (40) feet to the point and place of beginning.

BEING the same premises conveyed unto TAMMY S. POTEMRA, by Deed of DAVID P. JONES and TAMMY M. JONES, dated the 29th day of July, 2021 and intended to be recorded herewith.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel #66-

005-218, on the Maps in the Office of the Lycoming County Tax Assessor. RIEDERS, TRAVIS, DOHRMANN, MOWREY, HUMPHREY, AND WATERS
CLIFFORD A. RIEDERS, ESQUIRE
SEAN P. GINGERICH, ESQUIRE
161 W. Third Street
Williamsport, PA 17701

NO. 23-00571

PHH MORTGAGE CORPORATION

vs.

MATTHEW D. QUAY a/k/a
MATTHEW QUAY,
PATSY M. QUAY

PROPERTY ADDRESS: 2406 PROSPECT LANE, WILLIAMSPORT, PA 17701-4299.

UPI/TAX PARCEL NUMBER: 67-005-322.02.

By virtue of Writ of Execution No. CV23-00571.

PHH Mortgage Corporation v. Matthew D. Quay a/k/a Matthew Quay and Patsy M. Quay 2406 Prospect Lane, Williamsport, PA 17701-4299 Tax Parcel No. 67-0050032202000. Improvements thereon consisting of a Residential Real Estate sold to satisfy judgment in the amount of \$94,370.10.

Attorneys for Plaintiff:

MATTHEW C. FALLINGS, ESQUIRE
STERN & EISENBERG, PC
1581 Main Street
Ste. 200

The Shops at Valley Square
Warrington, PA 18976
Phone: (215) 572-8111

NO. 24-00916

CITIZENS & NORTHERN BANK

vs.

ROAD KNIGHTS MOTORCYCLE CLUB, INC

PROPERTY ADDRESS: 361-365 HALEEKA ROAD, COGAN STATION, PA 17728.

UPI/TAX PARCEL NUMBER: 15-4-100/15-4-103.

361-365 Haleeka Road, Cogan Station

361 Haleeka Road, Cogan Station, PA

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

BEGINNING at an iron pin one hundred forty-five (145) feet east of Lycoming Creek on the eastern line of private road of former grantors; thence along said private road south forty-five (45) degrees west, four hundred (400) feet to an iron pin; thence by other land of folmer grantors, south sixty (60) degrees east, three hundred forty (340) feet to an iron pin; thence by other land of former grantors, north forty (40) degrees east, four hundred thirty (430) feet to an iron pin, corner of land now or formerly of the Elmira and Williamsport Railroad; thence along land now or formerly of said Railroad, north two (2) degrees east, ninety (90) feet to an iron pin; thence along road leading from Route 15 towards Lycoming Creek, north eighty-five (85) degrees west two hundred eighty-five (285) feet to an iron pin, the point of beginning. Containing two (2) acres and one hundred thirty-eight (138) perches, more or less.

BEING the same premises granted and conveyed unto Road Knights Motorcycle Club, Inc., a Pennsylvania non-profit corporation, by Deed of Susquehanna Bank PA, successor to Williamsport National Bank, dated and intended to be recorded herewith.

FOR IDENTIFICATION PURPOSES ONLY, being known as all of Tax Parcel No. 15-4-100 in the Office of the Lycoming County Tax Assessor.

365 Haleeka Road, Cogan Station, PA

ALL that certain piece, parcel and lot of land situate, lying and being in the Township of Hepburn, County of Lycoming and Commonwealth of Pennsylvania, bounded and described in accordance with a survey made by David F. Vassallo, Registered Surveyor, dated July 26, 1968, as follows, to-wit:

BEGINNING at an iron pin on the western line of a twenty (20) foot dirt road, said beginning point being south forty-five (45) degrees no (00) minutes west, one hundred fifty and no hundredths (150.00) feet from an old iron pipe at the southeastern corner of land now or formerly of Eugene Fuller; thence from the said place of beginning and continuing along the western line of said dirt road, south forty-five (45) degrees no (00) minutes west, one hundred and no hundredths (100.00) feet to an iron pin; thence along the northern line of land now or formerly of Mathias C. Bixler and Mary W. Bixler, north sixty-six (66) degrees no (00) minutes west, one hundred twenty-five and no hundredths (125.00) feet, more or less, to a point on the eastern bank of Lycoming Creek; thence along the eastern line of said Creek, north forty-five

(45) degrees no (00) minutes east, one hundred and no hundredths (100.00) feet to a point; thence along the southern line of land now or formerly of Donald L. and Joan L. Fischer and Herman W. and Marion Fischer, south sixty-six (66) degrees no (00) minutes east, one hundred twenty-five and no hundredths (125.00) feet, more or less, to the place of beginning.

UNDER AND SUBJECT to the restrictions and reservations contained in Deed of Edna A. Stopper, et vir., to Mary W. Bixler, said Deed dated June 1, 1954 and recorded in Lycoming County Deed Book 398, Page 269.

ALSO, ALL that certain piece, parcel or lot of land situate, lying and being in the Township of Hepburn, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin, twenty-five (25) feet south of an iron rail in the southern line of land now or formerly of George C. Balzer, et ux.; thence north eighty-five (85) degrees west over an iron pin one hundred twenty-five (125) feet, more or less, to Lycoming Creek; thence down Lycoming Creek on the eastern bank south forty-five (45) degrees west, one hundred (100) feet; thence south sixty-six (66) degrees east over an iron pin, one hundred twenty-five (125) feet, more or less, to an iron pin; thence north forty-five (45) degrees east, one hundred fifty (150) feet to a point of beginning. Containing fifty six and one-fourth ($56 \frac{1}{4}$) perches, more or less.

ALL UNDER AND SUBJECT to the conditions, covenants and restrictions as contained in prior Deeds and documents in the chain of title.

AND the above two (2) pieces, parcels and lots of land being more particularly described in accordance to a survey prepared by William C. Hilling, P.L.S., dated October 1, 2001, based on magnetic bearings, and recorded in Lycoming County Record Book 4048, Page 77, and Map Book 57, Page 564, bounded and described as follows.

NO. 24-00906

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION c/o
CARRINGTON MORTGAGE
SERVICES, LLC

vs.

HAZEL L. SCHAFFER
PROPERTY ADDRESS: 344 LOWER
BARBOURS ROAD, WILLIAMSPORT,
PA 17701.

UPI/TAX PARCEL NUMBER: 48-253.1-194.

ALL THAT CERTAIN message or tenement of land situate on the Southeast side of State Road No. 1005 (a/k/a Lower Barbours Road), in Plunketts Creek Township, Lycoming County, Pennsylvania, as shown on a survey plat prepared by William C. Hilling, PLS, made a part of this description, dated December 16, 2001, based on a magnetic bearing, bounded and described as follows;

BEGINNING at a found iron pipe, said pipe common to the lands now or formerly of John E. Blair and Carolyn B. Calkins, John F. McCarty and Donna M. McCarty and at the Southwest corner of the lot of land herein described; thence North $44^{\circ} 11'$ West generally along the lands now or formerly of John F. McCarty and Donna M. McCarty, crossing State Road No. 1005, a distance of 423 feet to the low water mark of the Loyalsock Creek, (this course passes through a set No. 6 iron pin and cap on the East right-of-way line of the state road); thence along the East side of Loyalsock Creek the following two (2) courses and distances: (1) North $30^{\circ} 15'$ East a distance of 104.81 feet; (2) North $28^{\circ} 7'$ East a distance of 10.70 feet; thence South $45^{\circ} 59'$ East crossing State Road No. 1005 and along the lands now or formerly of Connie L. Probst a distance of 180 feet to a found iron pin, (this course passes through a set No. 6 iron pin and cap 61.42 feet Southeast of the Northeast corner); thence along the lands now or formerly of Hazel L. Schaffer, the following two (2) courses and distances: (1) South $39^{\circ} 59'$ East a distance of 216.10 feet to a set No. 6 iron pin and cap; (2) South $44^{\circ} 11'$ East a distance of 63.81 feet to a White Pine Stump; thence South $48^{\circ} 34'$ West along the lands now or formerly of John E. Blair and Carolyn B. Calkins a

distance of 101.08 feet to the point of BEGINNING.

CONTAINING 1.11 acres.

BEING the same 1.02 acre parcel conveyed unto Clarence R. Schaffer, Jr. and Hazel L. Schaffer, his wife, by deed of Clarence R. Schaffer Jr., a/k/a Clarence Schaffer, Jr. and Hazel L. Schaffer, a/k/a Hazel L. Schaffer, husband and wife, dated August 31, 1995 and recorded to Lycoming County Record Book 2477 at Page 053, known as Tax parcel No. 48-253-194.

ALSO BEING a part of that premises conveyed unto Hazel L. Schaffer by deed of Pauline E. Lewis, dated June 7, 2001, as recorded to Lycoming County Recorded Book 3816, at Page 319 and formerly being known as Lycoming County Tax Parcel No. 48-253-164.

BEING THE SAME PREMISES which Hazel L. Schaffer, by Deed dated May 14, 2003 and recorded June 19, 2003 in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book Volume 4608, Page 23, granted and conveyed unto Clarence R. Schaffer, Jr. and Hazel L. Schaffer.

Clarence R. Schaffer, Jr. departed this life on April 4, 2016.

BEING KNOWN AS: 344 Lower Barbours Road, Williamsport, PA 17701
PARCEL #48-253.1-194

NO. 22-01080

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

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
ADMINISTRATOR TO THE ESTATE
OF JUNE C. WALSH

PROPERTY ADDRESS: 614 HIGH-
LAND LAKE ROAD, HUGHESVILLE,
PA 17737.

UPI/TAX PARCEL NUMBER: 54-
315-122.A.

By virtue of Writ of Execution No.
CV-2022-01080-CV.

US Bank Trust National Association,
Not In Its Individual Capacity But Solely
As Owner Trustee For VRMTG Asset
Trust v 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 Be-
lieved Heir and/or Administrator to the
Estate of June C. Walsh; Unknown Heirs
and/or Administrators to the Estate of
June C. Walsh.

Docket Number: CV-2022-01080-
CV.

Property to be sold is situated in
the Township of Shrewsbury, County
of Lycoming and State of Pennsylvania.
Commonly known as: 614 Highland
Lake Road, Hughesville, PA 17737.

Parcel Number: 54-315-122.A.

Improvements thereon of the resi-
dential dwelling or lot (if applicable): Res-
idential Judgment Amount:\$54,092.83
Attorneys for the Plaintiff:

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

NO. 24-00541

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION

vs

JOHN D YOCUM, JR, THERESA
BENJAMIN-YOCUM

PROPERTY ADDRESS: 1162 CEM-
ETERY RD, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 13-
355-101.E

ALL that certain piece or parcel of
land, situate, lying and being in Franklin
Township, Lycoming County, Pennsyl-
vania, known as the subdivision of Paul
L. McClemons said subdivision having
been recorded in Lycoming County
map Book 42, page 351, bounded and
described as follows:

BEGINNING at an iron pin on the
eastern side of Township route 682,
1040 feet from the southeast corner
of lands now or formerly of Paul L.
McClemons; thence North 17 degrees
53 minutes West 200.60 feet; thence
North 72 degrees 07 minutes East
217.80 feet; thence South 15 degrees 09
minutes East 196.31 feet; thence South
70 degrees 52 minutes West 208.50
feet to the point and place of beginning.
Containing .9702 acres.

Under and subject to any and all
covenants, conditions, reservations,
restrictions, limitations, right-of-ways,
objections, easements, agreements, etc.,
as they appear of record.

With the appurtenances: TO HAVE
AND TO HOLD the same unto and
for the use of Grantees, their heirs and
assigns forever,

BEING KNOWN AS: 1162 CEM-
ETERY RD MUNCY, PA 17756 PROP-
ERTY ID: 13-355-101.E

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 12, 2025 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

Apr. 11, 18, 25

Do you know what your



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

From 2003 to Present,
the LLAF gave more than \$250,330 to worthy causes:
\$191,229 to provide free legal services to the residents of Lycoming County;
\$27,241 to preserve and provide access to legal materials for the public;
\$18,600 to train attorneys and other service providers in different areas of the law;
\$16,900 to fund legal education and Mock Trial Teams for high school students;
\$7,237.04 to provide funding for court-appointed child advocates.
\$8,000 Via the Joseph Rider Scholarship Fund newly created in 2024 to assist students with tuition costs associated with their enrollment in law school.

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

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

Donations to the Lycoming Law Association Foundation are tax deductible.

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



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, April 21, 2025