

# LYCOMING REPORTER

Vol. 40

July 21, 2023

No. 29

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## LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY  
LYCOMING LAW ASSOCIATION

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

Penn Tower  
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Williamsport, PA 17701

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Williamsport, Pennsylvania

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# LYCOMING LAW ASSOCIATION

Penn Tower, 25 West Third Street, Suite 803

Williamsport, PA 17701

[www.lycolaw.org](http://www.lycolaw.org)

## LYCOMING LAW ASSOCIATION

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Gary L. Weber

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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).

- 8/7/2023 – Bench Bar Meeting:** *Quarterly meeting of the Bench/Bar Committee.*  
**Time:** 12:00 PM to 1:00 PM.
- 8/13/2023 – Crosscutters at Bowman Field:** *LLA Members and their guests are invited to attend the Williamsport Crosscutters vs. Mahoning Scrappers at Bowman Field. Cost is \$10 per person (admission to the game plus a ten dollar voucher to spend at the ballpark). Register by July 24.* **Time:** 4:00 PM
- 8/28/2023 – Executive Committee Meeting:** *Bar leaders' monthly meeting.*  
**Time:** 12:00 PM to 1:00 PM.
- 8/29/2023 – Criminal Brown Bag Meeting:** *Regularly scheduled meeting of the criminal bar.* **Time:** 12:00 PM to 1:00 PM.
- 8/29/2023 – Memorial Service for John Gummo:** *Lycoming County Court special session to memorialize John Gummo.* **Time:** 4:00 PM to 5:00 PM.

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## UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES

- 8/10/2023 – Video Replay—4 Live Credits (2 Ethics & 2 Substantive):**  
*August is a CLE Compliance Month! Earn 2 Live Ethics Credits and 2 Live Substantive Credits at this CLE Replay Offering. Register by August 3.* **CLE Credits:** 2 Ethics and 2 Substantive **Time:** 1:00 PM to 5:00 PM.
- 8/14/2023 – Consumer Protection Law and Litigation:** *Eat and Earn presented by: Andrew M. Milz, Esquire. Seating is limited. Submit registration and payment early to reserve a seat.* **CLE Credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM.
- 8/30/2023 – Protection Orders:** *Eat and Earn presented by: Danni L. Beinschroth, Esquire, Pennsylvania Coalition Against Domestic Violence. Seating is limited. Submit registration and payment promptly to reserve a seat.* **CLE Credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM.

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

- ▶ **Commonwealth vs. Williams** (07/13/2023)—Judge Nancy L. Butts  
Criminal: Habeas corpus petition; prima facie case of possession of drugs; constructive possession; equal access to illegal contraband; totality of the circumstances; circumstantial evidence; defendant not present at place where contraband found. (Williams071323bt) (Posted: July 18, 2023)
- ▶ **Reira vs. Lycoming County** (07/13/2023)—Judge Eric R. Linhardt  
Administrative Appeal: Right to know appeal; request for county articles of incorporation where county is not an incorporated entity but rather is established by statute; purpose of Right to Know statute; citation to repealed Municipality Authorities Act of 1945; applicability of statute to municipal authority and not a county; submission of attestation as to lack of records; diligent search. (Reira071323Li) (Posted: July 17, 2023)
- ▶ **Commonwealth vs. Crippen** (07/13/2023)—Judge Nancy L. Butts  
Criminal: Post Conviction Relief Act petition; presumption of effective assistance of counsel; strategy and tactics with some reasonable basis designed to effectuate defendant's interests; failure to call witness; knowledge of trial counsel of existence of witness; likelihood that proposed witness would have testimony as the testimony would have implicated witness in crime; helpfulness of proposed testimony; timeliness of petition; issue previously raised on appeal. (Crippen071323bt) (Posted: July 16, 2023)
- ▶ **Commonwealth vs. Chestnut** (07/10/2023)—Judge Nancy L. Butts  
Criminal: Second Post Conviction Relief Act petition; timeliness; qualification under exceptions to jurisdictional time-bar; jurisdiction; prejudice. (Chestnut071023bt) (Posted: July 12, 2023)



**Does Your Law Firm's Online Marketing Strategy Match Up with Your Firm's Offline Image?**

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- ✓ Contact our our dedicated, Lycoming County & Pennsylvania reps to set up a free consultation and learn about the various ways law firm marketing has changed.
- ✓ *LLA members may be eligible for discounts.*

**MARK MELAGO**  
412.601.0734  
Mark.Melago@TR.com

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215.817.0862  
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This is an in-person CLE offering at the LLA Office. Seating will be limited.  
Submit registration and payment early to secure a seat.

**Cost (Lunch & Credit)**

\$37.50 - LLA Member

\$52.50 - Non Member

\$26.25 - Paralegal

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

## **1 Substantive Credit**

### **Consumer Protection Law and Litigation**

**Presented By:**  
**Andrew M. Milz, Esq.**

**Lunch Selections**

*(please circle)*

Sourdough | Wheat | Rye | Crescent Roll | Wrap

Turkey | Ham | Roasted Chicken | Roast Beef | Chicken Salad | Tuna Salad

American | Provolone | Swiss

Lettuce | Tomato | Onion | Hot Peppers | Sweet Peppers

Mayo | Oil | Mustard

**August 14, 2023 from 12-1:00 PM**  
**Registration Deadline: July 31, 2023**

Name: \_\_\_\_\_

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

Email Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_



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## Need CLE Credits?

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

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

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

Seating will be limited.

Submit registration and payment early to secure a seat.

### Cost to Attend

\$134 – Member

\$174 – Non-Member

\$114 – Paralegal

### **August 10, 2023 from 1-5:00PM 2 Ethics & 2 Substantive Credits**

(1) Maintaining a Realistic Work/Life Balance in 2023  
Presented By: Brian S. Quinn, Esq., Lawyers Concerned for Lawyers

(2) Hot Legal Ethics Topics  
Presented By: Victoria White, Esq., PBA Ethics Counsel

(3) Inside the Brain of a Trial Judge  
By: Hon. Marc F. Lovecchio, retd.

(4) Superior Court's Hot Appellate Tips  
Presented By: Hon. Mary Jane Bowes, Hon. Judith Ference Olson, and Hon. Victor P. Stabile

*Registration Deadline: August 3, 2023*



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

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

### **PAYMENT IN ADVANCE IS REQUIRED.**

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**ESTATE AND TRUST NOTICES**

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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****Charnock, Robert E.,** dec'd.

Late of Williamsport.

Executrix: Patricia Lusk, 1391 Princeton Ave., Williamsport, PA 17701.

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

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**Dantonio, Louis A.,** dec'd.

Late of Allenwood.

Co-Executors: Patricia Jo Wolfe, 1621 Petersburg Rd., Allenwood, PA 17810; Terry L. Dantonio, 2337 Millers Bottom Rd., New Columbia, PA 17856; and Rita A. Foreman, 2100 Homily Ridge Rd., Newport, PA 17074.

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

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**Douglass, Jean Ann,** dec'd.

Late of the Community of Linden.

Executors: Richard Douglass and Randy Douglass c/o W. Jeffrey Yates, Esquire, 425 Market Street, Williamsport, PA 17701.

Attorney: W. Jeffrey Yates, Esquire, 425 Market Street, Williamsport, PA 17701.

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**Thompson, Newell I., III,** dec'd.

Late of Williamsport.

Executrix: Cathy T. Rush, 425 Mayr Street, Montoursville, PA 17754.

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

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**SECOND PUBLICATION****Bower, Marilee E. a/k/a Marilee Elaine Bower,** dec'd.

Late of Hughesville.

Administrator: Matthew S. Kintzer, 74 Bower Lane, Hughesville, PA 17737.

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

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**Harding, Daniel Blake,** dec'd.

Late of Lycoming County.

Co-Administrators: Brad Harding and Melissa Harding c/o Neil T. O'Donnell, Esquire, O'Donnell Law Office, 267 Wyoming Avenue, Kingston, PA 18704.

Attorneys: Neil T. O'Donnell, Esquire, O'Donnell Law Office, 267 Wyoming Avenue, Kingston, PA 18704.

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**Hyde, Mary E.,** dec'd.

Late of the Township of Washington.

Administrator: Brenda Reed c/o McCormick Law Firm, 835 West Fourth Street, Williamsport, PA 17701.

Attorneys: Elizabeth A. White, Esquire, McCormick Law Firm, 835 West Fourth Street, Williamsport, PA 17701.

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**MacGill, Creighton W.,** dec'd.

Late of Williamsport.



Co-Executors/Co-Trustees: Geoffrey C. MacGill and Matthew G. MacGill.

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

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**McCarty, Connie J.,** dec'd.

Late of 359 Elm Drive, Hughesville. Administrator c.t.a.: Ephrata National Bank, P.O. Box 238, Ephrata, PA 17522.

Attorney: J. Howard Langdon, Esquire, 3 South Main Street, Muncy, PA 17756.

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**Nichols, Sandra L.,** dec'd.

Late of the City of Williamsport. Executrix: Barbara A. Benshaw, 309 Union Avenue, Williamsport, PA 17701.

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

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**Sperow, Jane L.,** dec'd.

Late of Williamsport. The Jane L. Sperow Protector Trust. Settlor: Jane L. Sperow. Trustees: Thomas W. Sperow and Jennifer L. Bergen.

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

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**Wilcox, Debra a/k/a Deborah A. Wilcox a/k/a Deborah Ada Wilcox,** dec'd.

Late of the Township of Loyalsock. Executors: John H. Wilcox, Jr. and Nancy L. Wilcox, 14 Poplar Road, Lewisburg, PA 17837.

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

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**THIRD PUBLICATION**

**Landon, Flo L.,** dec'd.

Late of the City of Williamsport. Executrix: Lori J. Douglass c/o Tammy A. Weber, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.

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

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**Paucke, Robert A.,** dec'd.

Late of Jersey Shore.

Executrix: Mary-Louise Paucke, 1206 Chestnut Grove Rd., Jersey Shore, PA 17740.

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

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**Rickert, Patricia A. a/k/a Patricia L. Rickert,** dec'd.

Late of Muncy.

Executor: George A. Lord, 141 Algerine Street, Afton, NY 13730.

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

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**REGISTER OF WILLS  
CONFIRMATION OF  
ACCOUNTS**

NOTICE IS HEREBY GIVEN to all parties interested that the following Accounts together with all Statements of Proposed Distribution accompanying the same have been filed in the Office of the Register of Wills and Clerk of Orphans' Court are presented to the Orphans' Court of Lycoming County for Confirmation Absolute August 1, 2023 unless exceptions are filed before 5:00 P.M. on that date.

Clark, Harold L., Sr., Estate—Norma  
J. Laird, Executrix.  
David A. Huffman  
Register of Wills

Ju-7, 14, 21, 28

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**INTENTION TO  
CHANGE NAME**

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In the Court of Common Pleas  
of Lycoming County, Pennsylvania

NO. CV 23-00,724

IN RE: NAME CHANGE OF  
JOSHUA JORDAN GOOCH

NOTICE IS HEREBY GIVEN that  
on July 7, 2023, a Petition was filed in  
the above-named Court, praying for a  
decree changing the name of Joshua  
Jordan Gooch to Joshua Jordan Grimm.

The Court has fixed August 31,  
2023, at 9:00 a.m. in the 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.

Ju-21

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**INTENTION TO  
CHANGE NAME**

---

In the Court of Common Pleas  
of Lycoming County, Pennsylvania

NO. CV 23-00,723

IN RE: NAME CHANGE OF  
WHITNEY AILEEN GOOCH

NOTICE IS HEREBY GIVEN that on  
July 7, 2023, a Petition was filed in the  
above-named Court, praying for a de-  
cree changing the name of Whitney Ai-  
leen Gooch to Whitney Aileen Grimm.

The Court has fixed August 31,  
2023, at 9:00 a.m. in the 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.

Ju-21

**SHERIFF'S SALE**

By virtue of Writs of Execution issued out of the Court of Common Pleas of Lycoming County, and directed to me, there will be a public sale at 330 Pine Street, Williamsport, PA 17701, on Friday, August 4, 2023 at 10:30 A.M., for the following described real estate to wit:

**NO. 21-0095**

CITIZENS &amp; NORTHERN BANK

vs.

WADE C. BREON

PROPERTY ADDRESS: 457 SPOOK HOLLOW ROAD, LINDEN, PA 17744.

UPI/TAX PARCEL NUMBER: 45-367-186.

All that certain piece, parcel and lot of land, situate in the Township of Piatt, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of the Public Road known as the Spook Hollow Road, said point of beginning being the northeast corner of the lot of land hereby conveyed and the southeast corner of lot of land now or formerly of Weldon C. Cohick and Wilma R. Cohick; thence south zero (00) degrees and forty-seven (47) minutes west, along the center line of said Spook Hollow Road a distance of one hundred and ninety-one hundredths (100.91) feet to lot of land now or formerly of Dean Bryon Stahl and Anna Paula Stahl, his wife; thence north seventy-six (76) degrees west, along the northern line of said lot of land now or formerly of Dean Bryon Stahl and Anna Paula Stahl, his wife, a distance of three hundred twenty-eight and one tenth (328.1) feet to an iron pin cornering on other land now or formerly of William E. Huffman; thence north fourteen (14) degrees east, along other land now or formerly of the said William E. Huffman, a distance of on hundred (100) feet to an iron pin cornering on lot of land now or formerly of the said Weldon

C. Cohick and Wilma R. Cohick; and thence south seventy-six (76) degrees east, along the southern line of said lot of land now or formerly of Weldon C. Cohick and Wilma R. Cohick, a distance of three hundred four and six tenths (304.6) feet to the center line of the said Spook Hollow Rad, the point and place of beginning.

CONTAINING seventy-three hundredths (0.73) of an acre, 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 conveyed unto WADE C. Breon by Deed of LINDA BLAIR RAMIN and JOHN RAMIN, her husband, dated the 30th day of December, 2009, and intended to be recorded herewith.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel #45-367-186, on the maps in the office of the Lycoming County Tax Assessor.

**NO. 20-0120**

SANTANDER BANK, N.A.

vs.

GARY L. CLEMENTONI

PROPERTY ADDRESS: 929 WELDON STREET, MONTTOURSVILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 34A-007-105.

By Virtue of a Writ of Execution No. 20-0120 Santander Bank, N.A. vs. Gary L. Clementoni.

Being 929 Weldon Street, Montoursville, PA 17754.

Tax Parcel ID # 34A-007-105.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$123,380.29.

MICHAEL S. BLOOM, ESQUIRE  
PRESSMAN & DOYLE, LLC

Attorneys for Plaintiff  
712 W. MacDade Boulevard  
Milmont Park, PA 19033  
(610) 532-4222

mbloom@pressmandoyle.com

**NO. 22-601**

TOWD POINT MORTGAGE  
TRUST 2019-4, US BANK  
NATIONAL ASSOCIATION, AS  
INDENTURE TRUSTEE

vs.

DANIEL TAWNEY, JR., SOLELY IN  
HIS CAPACITY AS HEIR OF  
DANIEL L. TAWNEY;  
DANIEL TAWNEY, JR., SOLELY IN  
HIS CAPACITY AS HEIR OF  
DANIEL L. TAWNEY, DECEASED  
PROPERTY ADDRESS: 349 SHER-  
WOOD AVENUE, SOUTH WILLIAMS-  
PORT, PA 17702.

UPI/TAX PARCEL NUMBER: 51-  
004-268.

ALL THAT CERTAIN lot of land  
situate in Borough of South Williams-  
port, County of Lycoming and Com-  
monwealth of Pennsylvania.

IMPROVEMENTS consist of a resi-  
dential dwelling.

BEING PREMISES: 349 Sherwood  
Avenue, South Williamsport, PA 17702.

SOLD as the property of DANIEL  
TAWNEY, JR., Solely in His Capac-  
ity as Heir of DANIEL L. TAWNEY,  
Deceased.

TAX PARCEL #51-004-268.  
KML LAW GROUP, P.C.

**NO. 22-01296**

PNC BANK,  
NATIONAL ASSOCIATION

vs.

SAMUEL E. DOTTS  
PROPERTY ADDRESS: 353 LOUISE  
AVENUE, MONTGOMERY, PA 17752.  
UPI/TAX PARCEL NUMBER: 07-  
004-148.

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

Parcel No.: 07-0040014800000-.

BEING known and numbered as: 353  
Louise Avenue, Montgomery, PA 17752.

Being the same property conveyed  
to Connie M. Dotts and Samuel E.  
Dotts, her husband who acquired title,  
as tenants by the entirety, by virtue of  
a deed from Elwood L. Miller and Vera  
S. Miller, his wife, dated November 21,  
1979, recorded November 21, 1979,  
at Document ID 06561, and recorded  
in Book 927, Page 85, Office of the  
Recorder of Deeds, Lycoming County,  
Pennsylvania.

**NO. 21-01265**

PENNSYLVANIA HOUSING  
FINANCE AGENCY

vs.

WENDY GUINN, SOLELY IN HER  
CAPACITY AS KNOWN HEIR OF  
BEVERLY J. OHNMEISS, DECEASED

AND GWENDY OHNMEISS,  
SOLELY IN HER CAPACITY AS  
KNOWN HEIR OF BEVERLY J.

OHNMEISS, DECEASED AND THE  
UNKNOWN HEIRS OF BEVERLY  
J. OHNMEISS, DECEASED, THE  
UNKNOWN HEIRS OF BEVERLY J.  
OHNMEISS, DECEASED, GWENDY

OHNMEISS, SOLELY IN HER  
CAPACITY AS KNOWN HEIR OF  
BEVERLY J. OHNMEISS, DECEASED,  
WENDY GUINN, SOLELY IN HER  
CAPACITY AS KNOWN HEIR OF  
BEVERLY J. OHNMEISS, DECEASED  
PROPERTY ADDRESS: 208 RAIL-  
ROAD STREET, JERSEY SHORE, PA  
17740.

UPI/TAX PARCEL NUMBER: 21-  
004-109.

By virtue of a Writ of Execution  
No. CV-21-01265, Plaintiff: Penn-  
sylvania Housing Finance Agency vs.  
Defendant(s): WENDY GUINN, SOLE-  
LY IN HER CAPACITY AS KNOWN  
HEIR OF BEVERLY J. OHNMEISS,  
DECEASED, AND GWENDY OHN-  
MEISS, SOLELY IN HER CAPACITY  
AS KNOWN HEIR OF BEVERLY J.  
OHNMEISS, DECEASED; and THE  
UNKNOWN HEIRS OF BEVERLY J.  
OHNMEISS, DECEASED.

Real Estate: 208 RAILROAD STREET, JERSEY SHORE, PA 17740.

(Tax Parcel #21-004-109) and ADJACENT VACANT LOT OF LAND IDENTIFIED AS MARCY STREET, JERSEY SHORE, PA 17740 (Tax Parcel #21-004-105).

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

Dimensions: #1 approximately 25 x 150, #2 approximately 25 x 50.

Tax I.D. #1 Tax Parcel #21-004-109  
#2 Tax Parcel #21-004-105.

Deed Book/Inst#: #1—20200001-2329, #2—202000012330.

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. 23-00011**

US BANK TRUST NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS OWNER TRUSTEE  
FOR RCF 2 ACQUISITION TRUST  
c/o US BANK TRUST NATIONAL  
ASSOCIATION

vs.

DENNIS M. HOLT

PROPERTY ADDRESS: 310 CHERY STREET, MONTTOURSVILLE, PA 17754.

ALL THOSE TWO CERTAIN PIECES, PARCELS OR LOTS OF LAND SITUATE IN THE FIRST WARD OF THE BOROUGH OF MONTTOURSVILLE, COUNTY OF LYCOMING AND COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 310 CHERRY ST., MONTTOURSVILLE, PA 17754.

BEING PARCEL NUMBER: 33-2-229.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

**NO. 23-00047**

WEST BRANCH  
REGIONAL AUTHORITY

vs.

CHRISTIE L. JULIAN

PROPERTY ADDRESS: 8 BROAD STREET, MONTGOMERY, PA 17752.

UPI/TAX PARCEL NUMBER: 35-003-301.

Parcel No. 35-003-301.

Property located at: 8 Broad Street, Montgomery, Pennsylvania 17752:

ALL that certain lot of land situate in the Borough of Montgomery, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point (post) in the center of Front Street now Broad Street in the said Borough; thence by lot formerly of Henry Decker, now or formerly of John Buck, North 31.5 degrees West [13.5 degrees West as erroneously described in prior deed of conveyance] 176 feet to an alley; thence by said alley, North 53 1/4 degrees East, 45 feet 9 inches to a pin; thence by land formerly of William Welshans, now or formerly of Vern Stover South 34 1/2 degrees East, 175 feet to the center of Front Street, now Broad Street aforesaid; thence by same South 53 1/4 degrees West, 55 feet to the place of beginning. Containing 8,750 square feet of land, more or less.

BEING the same premises conveyed unto Stephen E. Gray and Diane M. Gray, husband and wife, by Deed of Betty J. Grimm, widow, dated April 27, 2005, and recorded on May 2, 2005, in Lycoming County Record Book 5285 at page 21.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS LYCOMING COUNTY TAX PARCEL NUMBER 35-003-301 IN THE OFFICE OF THE LYCOMING COUNTY TAX ASSESSOR.

**NO. 20-0442**

U.S. BANK, N.A., SUCCESSOR  
TRUSTEE TO LaSALLE BANK  
NATIONAL ASSOCIATION, ON  
BEHALF OF THE HOLDERS OF  
BEAR STEARNS ASSET BACKED  
SECURITIES I TRUST 2004-HEI I,  
ASSET-BACKED CERTIFICATES  
SERIES 2004-HEI I

vs.

EDWARD J. MANLEY,  
AS EXECUTOR OF THE ESTATE OF  
GRACE M. MANLEY a/k/a  
GRACE MANLEY

PROPERTY ADDRESS: 93 MAN-  
LEYS LANE, WILLIAMSPORT, PA  
17702.

By virtue of Writ of Execution No.  
20-0442, U.S. Bank, N.A., successor  
trustee to LaSalle Bank National Asso-  
ciation, on behalf of the holders of Bear  
Stearns Asset Backed Securities I Trust  
2004-HEI I, Asset-Backed Certificates  
Series 2004-HEI I (Plaintiff) vs. Edward  
J. Manley, as Executor of the Estate of  
Grace M. Manley a/k/a Grace Manley,  
(Defendant).

Property Address 93 Manleys Lane,  
Williamsport, PA 17702.

Parcel I.D. No. 55-368-102.B.

Improvements thereon consist of a  
residential dwelling.

Judgment Amount: \$67,433.54.

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

**NO. 21-1161**

WELLS FARGO BANK, NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL OR BANKING  
CAPACITY, BUT SOLELY AS  
TRUSTEE ON BEHALF OF THE  
LAKE COUNTRY MORTGAGE  
LOAN TRUST 2006-HEI

vs.

JULIAN D. MENTZ

PROPERTY ADDRESS: 87 WEST  
HOUSTON AVENUE, MONTGOM-  
ERY, PA 17752.

UPI/TAX PARCEL NUMBER: 35-  
002-409.

DOCKET # CV-2021-01161.

ALL THAT CERTAIN LOT OF  
LAND SITUATE IN BOROUGH OF  
MONTGOMERY, COUNTY OF LY-  
COMING AND COMMONWEALTH  
OF PENNSYLVANIA.

IMPROVEMENTS CONSIST OF A  
RESIDENTIAL DWELLING.

BEING PREMISES: 87 WEST HOU-  
STON AVENUE, MONTGOMERY, PA  
17752.

SOLD AS THE PROPERTY OF  
JULIAN D. MENTZ.

TAX PARCEL #35-2-409.

KML LAW GROUP, P.C.

**NO. 22-455**

US BANK TRUST NATIONAL  
ASSOCIATION, AS TRUSTEE  
OF THE LB-CABANA SERIES IV  
TRUST c/o RUSHMORE LOAN  
MANAGEMENT SERVICES LLC

vs.

STEVIE L. MERRIFIELD, SURVIVING  
HEIR OF STEPHEN M. MERRIFIELD,  
DECEASED; BRIAN REYNOLDS,  
SURVIVING HEIR OF  
STEPHEN M. MERRIFIELD,  
DECEASED; UNKNOWN  
SURVIVING HEIRS OF STEPHEN M.  
MERRIFIELD, DECEASED

PROPERTY ADDRESS: 60 NORTH  
MAIN STREET, MONTGOMERY, PA  
17752.

By virtue of Writ of Execution  
No. CV-2022-00455, U.S. Bank Trust  
National Association, as Trustee of the  
LB-Cabana Series IV Trust (Plaintiff) vs.  
Stevie L. Merrifield, Surviving Heir of  
Stephen M. Merrifield, Deceased; Brian  
Reynolds, Surviving Heir of Stephen M.  
Merrifield, Deceased; and Unknown  
Surviving Heirs of Stephen M. Merrifield,  
Deceased (Defendants).

Property Address 60 North Main Street, Montgomery, PA 17752.

Parcel I.D. Nos. 35-004-707 / 35-004-710.

Improvements thereon consist of a residential dwelling.

Judgment Amount: \$102,789.86.

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

**NO. 19-1459**

PENNSYLVANIA HOUSING  
FINANCE AGENCY

vs.

COURTNEY  
MONTGOMERY-ZURINSKY  
PROPERTY ADDRESS: 2083 RIVER-  
SIDE DRIVE, SOUTH WILLIAMSPORT,  
PA 17702.

UPI/TAX PARCEL NUMBER: 53-  
003-217.

By virtue of a Writ of Execution  
No. CV-2019-0001459-CV, Plaintiff:  
Pennsylvania Housing Finance Agency  
vs. Defendant: Courtney Montgomery-  
Zurinsky.

Real Estate: 2083 RIVERSIDE DRIVE,  
SOUTH WILLIAMSPORT, PA 17702.

Municipality: Borough of South  
Williamsport, Lycoming County, Penn-  
sylvania.

Dimensions: 45 x 80.

Parcel No. 53+.,003.0-0217.00-  
000+.

UPI No. 53-003-217.

Deed Book/Inst#: Deed Book 9159,  
page 3018.

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. 23-00073**

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

vs.

JESSICA NEITZ a/k/a  
JESSICA M. NEITZ; SETH NEITZ a/k/a  
SETH S. NEITZ

PROPERTY ADDRESS: 417 SPRUCE  
STREET, MONTTOURSVILLE, PA 17754.  
UPI/TAX PARCEL NUMBER: 34A-  
003-707.

ALL THAT CERTAIN lot of land  
situate in BOROUGH OF MON-  
TOURSVILLE, County of Lycoming and  
Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a resi-  
dential dwelling.

BEING PREMISES: 417 Spruce  
Street, Montoursville, PA 17754.

SOLD as the property of JESSICA  
NEITZ and SETH NEITZ.

TAX PARCEL #34A,003.0-0707.00-  
000.

KML LAW GROUP, P.C.

**NO. 23-00062**

AURORA FINANCIAL GROUP, INC.

vs.

BROOKE A. NELSON  
PROPERTY ADDRESS: 932 RACE  
STREET, WILLIAMSPORT, PA 17701.  
UPI/TAX PARCEL NUMBER: 67-  
008-320.

ALL THAT CERTAIN lot of land  
situate in Seventh Ward of the City of  
Williamsport, County of Lycoming and  
Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a resi-  
dential dwelling.

BEING PREMISES: 932 Race Street,  
Williamsport, PA 17701.

SOLD as the property of BROOKE  
A. NELSON.

TAX PARCEL #67-0080032000000-  
KML LAW GROUP, P.C.

**NO. 22-00882**

DEUTSCHE BANK TRUST  
COMPANY AMERICAS, AS TRUSTEE

FOR RESIDENTIAL ACCREDIT  
LOANS, INC., MORTGAGE  
ASSET-BACKED PASS-THROUGH  
CERTIFICATES, SERIES 2006-QS12

vs.

ANNETTE S. NICHOLAS, SOLELY  
IN HER CAPACITY AS KNOWN  
HEIR OF PATRICIA A. TAYLOR,  
DECEASED; ROBERT G. TAYLOR,  
SOLELY IN HIS CAPACITY AS  
KNOWN HEIR OF PATRICIA  
A. TAYLOR, DECEASED; THE  
UNKNOWN HEIRS OF PATRICIA A.  
TAYLOR, DECEASED

PROPERTY ADDRESS: 27 NORTH  
MARKET STREET, MUNCY, PA 17756.  
UPI/TAX PARCEL NUMBER: 39-  
001-209.

By virtue of Writ of Execution  
No. CV 22-00882, Deutsche Bank  
Trust Company Americas, as Trustee  
for Residential Accredit Loans, Inc.,  
Mortgage Asset-Backed Pass-Through  
Certificates, Series 2006-QS12 v. An-  
nette S. Nicholas, solely in her capacity  
as known heir of Patricia A. Taylor,  
deceased; and The Unknown Heirs of  
Patricia A. Taylor, deceased, 27 North  
Market Street, Muncy, PA 17756, Tax  
Parcel No. 39-001-209. Improvements  
thereon consisting of a Residential  
Dwelling, sold to satisfy judgment in the  
amount of \$68,452.24.

KENYA BATES, ESQUIRE  
STERN & EISENBERG, PC  
Attorneys for Plaintiff  
The Shops at Valley Square  
1581 Main Street  
Suite 200  
Warrington, PA 18976  
Phone: (215) 572-8111

**NO. 22-00850**

U.S. BANK TRUST NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS OWNER TRUSTEE FOR  
REO TRUST 2017-RPLI

vs.

ANSON R. PAULHAMUS  
PROPERTY ADDRESS: 1215 BALD-  
WIN STREET, WILLIAMSPORT, PA  
17701.

ALL THAT CERTAIN PIECE, PAR-  
CEL AND LOT OF LAND SITUATE IN  
THE FIFTEENTH WARD OF THE CITY  
OF WILLIAMSPORT, LYCOMING  
COUNTY, PENNSYLVANIA, BEING  
THE NORTHERN ONE-HALF OF LOT  
NO. 57 IN GILMORE'S ADDITION,  
MORE PARTICULARLY BOUNDED  
AND DESCRIBED IN ACCORDANCE  
WITH A SURVEY PREPARED BY  
DANIEL F. VASSALLO, REGISTERED  
SURVEYOR, DATED DECEMBER 20,  
1967, AS FOLLOWS:

BEGINNING AT AN OLD IRON  
PIN ON THE WESTERN LINE OF  
BALDWIN STREET, SAID BEGIN-  
NING POINT BEING NORTH 2  
DEGREES 00 MINUTES EAST, A  
DISTANCE OF ONE HUNDRED  
SEVENTY-FIVE (175) FEET FROM THE  
INTERSECTION OF THE WESTERN  
LINE OF BALDWIN STREET AND  
THE NORTHERN LINE OF HUFFMAN  
AVENUE; THENCE FROM THE SAID  
PLACE OF BEGINNING AND ALONG  
THE NORTHERN LINE OF LAND  
NOW OR FORMERLY OF FRED M.  
SNYDER NORTH 88 DEGREES 00  
MINUTES WEST, A DISTANCE OF  
TWO HUNDRED (200) FEET TO AN  
IRON PIN ON THE EASTERN LINE OF  
CALVERT AVENUE; THENCE ALONG  
THE EASTERN LINE OF CALVERT  
AVENUE NORTH 2 DEGREES, 00  
MINUTES EAST, A DISTANCE OF  
TWENTY-FIVE (25) FEET TO AN  
IRON PIN AT THE INTERSECTION  
OF THE EASTERN LINE OF CAL-  
VERT AVENUE AND THE SOUTH-  
ERN LINE OF BERNDT AVENUE;  
THENCE ALONG THE SOUTHERN  
LINE OF BERNDT AVENUE SOUTH  
88 DEGREES 00 MINUTES EAST, A  
DISTANCE OF TWO HUNDRED  
(200) FEET TO AN IRON PIN AT THE  
INTERSECTION OF THE SOUTHERN



LINE OF BERNDT AVENUE AND THE WESTERN LINE OF THE AFORESAID BALDWIN STREET; THENCE ALONG THE WESTERN LINE OF BALDWIN STREET SOUTH 2 DEGREES 00 MINUTES WEST, A DISTANCE OF TWENTY-FIVE (25) FEET TO THE PLACE OF BEGINNING.

KNOWN AS 1215 BALDWIN STREET.

Being the same premises that Glenn B. Sakiadis and Alma L. Sakiadis, his wife by deed dated 12/2/1998 and recorded 2/5/1999 in the office of the Recorder of Deeds in the County of Lycoming, Commonwealth of Pennsylvania in Book 3223, Page 63 and as Instrument No. 199900002558.

Mary Ann Paulhamus departed this life on 1/15/2019.

Parcel No. 75-001-507.

This document does not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein, and the owner or owners of such coal have the complete legal right to remove all of such coal and, in that connection, damage may result to the surface of the land and any house, building or other structure on or in such land. The inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument.

**NO. 23-00058**

WEST BRANCH  
REGIONAL AUTHORITY

vs.

CHRISTOPHER J. REYNOLDS  
PROPERTY ADDRESS: 93 BROAD  
STREET, MONTGOMERY, PA 17752.  
UPI/TAX PARCEL NUMBER: 35-  
005-312.

Property located at: 93 Broad Street,  
Montgomery, Pennsylvania 17752:

ALL that certain piece, parcel and lot  
of land situate in the Borough of Mont-  
gomery, County of Lycoming and Com-

monwealth of Pennsylvania, bounded  
and described as follows, to wit:

BEGINNING at the corner of lot  
now or formerly owned by the J. K.  
Koons Estate and Southerly side of  
Broad Street; thence along the South-  
erly side of Broad Street North 54 1/2  
degrees East 55 feet to corner of lot  
now formerly owned by Anna Deitrick,  
known as Lot No. 2; thence along the  
said lot formerly owned by Anna Deit-  
rick, South 37 1/2 degrees East 150  
feet to an alley; thence by said alley  
South 54 1/2 degrees West 55 feet to  
lot now or formerly owned by the J.  
K. Koons Estate, aforesaid; thence by  
said lot formerly owned by J. K. Koons,  
North 37 1/2 degrees West 150 feet to  
Broad Street and the place of beginning;  
containing 8250 square feet of land, be  
the same more or less.

WHEREON is erected a two story  
dwelling house known as No. 93 Broad  
Street, Montgomery, Pa.

BEING the same premises that  
Glenn F. Rovenolt and Beatrice H.  
Rovenolt, his wife, by their deed dated  
December 29, 1967, granted and con-  
veyed unto Robert N. Ravert and Helen  
L. Ravert, his wife. Said deed recorded in  
the Office for the Recording of Deeds in  
and for Lycoming County, Pa., in Deed  
Book 534, Page 500. Robert N. Ravert  
died on July 15, 1978, whereupon full  
fee simple title to said premises im-  
mediately vested in Helen L. Ravert, the  
Granter herein.

FOR IDENTIFICATION PURPOSES  
ONLY, the above parcel is known as  
Tax Parcel No. 35-5-312 in the Office  
of the Lycoming County Tax Assessor.

**NO. 23-00054**

WEST BRANCH  
REGIONAL AUTHORITY

vs.

GEORGE A. RICHNER, III  
PROPERTY ADDRESS: 178 BUCK  
STREET, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 40-001-115.

Parcel No. 40-001-115.

Property located at: 178 Buck Street, Muncy, Pennsylvania 17756:

ALL those two certain pieces, parcels and lots of land situate in the Village of Clarkstown, Township of Muncy Creek, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

**PARCEL NUMBER 1:**

BEGINNING at an iron pin on the southern line of a sixteen and fifty hundredths (16.50) foot alley, said beginning point being referenced from the intersection of the southern line of Main Street and the center line of Township Road Number 439, by the two (2) following courses and distances:

1. In an easterly Direction along the southern line of aforesaid Main Street three hundred forty (340) feet to an iron pin at the intersection of the southern line of said Main Street and the northeastern corner of land now or formerly of Kenneth Shook;

2. Thence along the eastern line of land now or formerly of Kenneth Shook and crossing aforesaid sixteen and fifty hundredths (16.50) foot alley, South forty (40) degrees forty-five (45) minutes West, one hundred ninety-two and fifty hundredths (192.50) feet to the place of beginning;

Thence from said place of beginning and along the southern line of said alley, South forty-nine (49) degrees fifty-three (53) minutes East, one hundred fifty and fifty hundredths (150.50) feet to an iron pin;

Thence along the western line of land now or formerly of Alfred Snyder, South forty (40) degrees forty-five (45) minutes West, one hundred twenty-seven and no hundredths (127.00) feet to an iron pin;

Thence along the northern line of land now or formerly of Max Fraley, North forty-three (43) degrees forty-

nine (49) minutes West, one hundred fifty-two and no hundredths (152.00) feet to an iron pin;

Thence along the eastern line of land now or formerly of Kenneth Shook, North forty (40) degrees forty-five (45) minutes East, one hundred eleven and no hundredths (111.00) feet to the place of beginning.

**PARCEL NUMBER. 2:**

BEGINNING at an iron pin on the southern line of Main Street, said beginning point being three hundred forty (340.00) feet from the intersection of the southern line of said Main Street and the center line of Township Road Number 439;

Thence from the said place of beginning and continuing along the southern line of said Main Street, South forty-nine (49) degrees fifty-three (53) minutes East, fifty-one and no hundredths (51.00) feet to an iron pin;

Thence along the western line of land now or formerly of Hurley A. Temple, South forty (40) degrees forty-five (45) minutes West, one hundred seventy-six and no hundredths (176.00) feet (erroneously typed 1776.00 in prior Deed) to an iron pin on the northern line of a sixteen and fifty hundredths (16.50) foot alley;

Thence along the northern line of said alley, North forty-nine (49) degrees fifty-- three (53) minutes West, fifty-one and no hundredths (51.00) feet to an iron pin;

Thence along the eastern line of land now or formerly of Kenneth Shook, North forty (40) degrees forty-five (45) minutes East, one hundred seventy-six and no hundredths (176.00) feet to the place of beginning.

TOGETHER WITH the free and common use, right, liberty, and privilege of said alley as and for a passage and watercourse at all times hereafter, forever.

THE ABOVE described parcels of land are conveyed subject to restrictions; covenants, easements, assess-

ments and right-of-ways appearing in the chain of title.

BEING the same premises conveyed unto George A. Richner, III, single, by Deed of George A. Richner, III and John A. Smay, Co-Executors for the Estate of Nancy M. Schweitzer, dated February 21st, 2016 and recorded February 28th, 2017 in Lycoming County Record Book 9127, page 557.

For identification purposes only, being known as Real Estate Tax Parcel Number 40-001-115 in the Office of the Lycoming County Tax Assessor.

**NO. 22-00869**

FLAGSTAR BANK, FSB

vs.

RUTH A. STARKS;

JOSEPH M. STARKS

PROPERTY ADDRESS: 720 WYOMING STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 61-002-305.

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 720 Wyoming Street, Williamsport, PA 17701.

SOLD as the property of RUTH A. STARKS and JOSEPH M. STARKS.

TAX PARCEL #61-002-305.  
KML LAW GROUP, P.C.

**NO. 22-294**

FREEDOM MORTGAGE  
CORPORATION

vs.

TAMIKA D. TRACY

PROPERTY ADDRESS: 1124 ALMOND STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 76-001-509.

DOCKET # cv 2022-00294.

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1124 Almond Street, Williamsport, PA 17701.

SOLD as the property of TAMIKA D. TRACY.

TAX PARCEL #76-001-509.  
KML LAW GROUP, P.C.

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 14, 2023, and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten days thereafter.

R. MARK LUSK,  
Sheriff  
Lycoming County, PA

Ju-14, 21, 28



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## PERIODICAL PUBLICATION

\* Dated Material. Do Not Delay. Please Deliver Before Monday, July 24, 2023