

LYCOMING REPORTER

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October 28, 2022

No. 43

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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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Telephone: (570) 323-8287
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LYCOMING LAW ASSOCIATION

Penn Tower, 25 West Third Street, Suite 803

Williamsport, PA 17701

www.lycolaw.org

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SCHEDULED EVENTS

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

- 11/7/2022 – Bench/Bar Meeting.** Quarterly meeting of the Bench/Bar Committee. **Time:** 12:00 PM to 1:00 PM.
- 11/15/2022 – Family Law Committee Meeting.** Regularly scheduled Family Law Committee “brown bag lunch” meeting. **Time:** 12:00 PM to 1:00 PM.
- 11/28/2022 – Executive Committee Meeting.** Monthly Executive Committee meeting. **Time:** 12:00 PM to 1:00 PM.
- 12/1/2022 – New Attorney Admission Ceremony.** New Attorney Admission Ceremony—details TBA. **Time:** 4:00 PM to 5:00 PM.
-

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

- **Okkelberg vs. Architectural Development, Inc.** (10/24/2022)—Judge Eric R. Linhardt
Civil Preliminary objection raising question of actual possession of the disputed property; determination of proper form of action as between action to quiet title or ejectment; characteristics of an owner’s use of property. (Okkelberg102422L) (Posted: October 24, 2022)
- **JRK Adoption** (10/21/2022)—Judge Ryan M. Tira
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 existing bond. (AdoptionJRK102122t) (Posted: October 24, 2022)

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

Bitler, Joey L. a/k/a Joey Bitler, dec'd.

Late of 260 Pine Summit Rd., Unittsville.

Administratrix: Dorothy F. Bitler c/o Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLP, 106 Market Street, Berwick, PA 18603.

Attorneys: Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLP, 106 Market Street, Berwick, PA 18603.

Brown, Marion L., dec'd.

Late of Williamsport.

Administratrix: Balinda M. Brown, 306 McElhattan Drive, Lock Haven, PA 17745.

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

Cadman, Peggy Jane a/k/a Peggy J. Cadman, dec'd.

Late of Loyalsock Twp.

Administratrix: Kimberly J.C. Mummert, 1165 Almond Street, Williamsport, PA 17701.

Attorneys: Andrea P. Pulizzi, Esquire, Carpenter, Harris & Flayhart, 128 S. Main St., P.O. Box 505, Jersey Shore, PA 17740.

Cole, John Jay, dec'd.

Late of Jersey Shore.

Executrices: Jennifer B. Ayers and Karen Fletcher c/o Jennifer B. Ayers, Esquire, Susquehanna Law Group, Inc., 25 W. Third St., #300, Williamsport, PA 17701.

Attorneys: Jennifer B. Ayers, Esquire, Susquehanna Law Group, Inc., 25 W. Third St., #300, Williamsport, PA 17701, (570) 601-6636.

Fischer, Carol N. a/k/a Carol Noel Fischer, dec'd.

Late of the City of Williamsport.

Executors: Holly B. McCreary, 2206 Newberry Street, Williamsport, PA 17701 and Joseph P. Fischer, 136 Huffman Avenue, Williamsport, PA 17701.

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

Grieco, Jerome G., dec'd.

Late of Hughesville.

Executrix: Florendo T. Grieco, 1941 Turbot Avenue, Watsontown, PA 17777.

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

Howell, Emily E., dec'd.

Late of Montoursville.

Executrix: Lynette C. Bower, 209 Hemlock Lane, Millville, PA 17846.

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

Kight, Jeffrey Lee, dec'd.

Late of Williamsport.
Administrator: Christine Kight, 426
Glenwood Avenue, Williamsport,
PA 17701.

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

Kinzer, Ann T., dec'd.

Late of Williamsport.
Executor: Byron R. Kinzer c/o Craig
A. Hatch, Esquire, Halbruner, Hatch
& Guise, LLP, 2109 Market Street,
Camp Hill, PA 17011.

Attorneys: Craig A. Hatch, Esquire,
Halbruner, Hatch & Guise, LLP, 2109
Market Street, Camp Hill, PA 17011.

Wertman, Audrey Pearl, dec'd.

Late of Muncy Creek Township.
Executrix: Gail W. Lewis, 303 Har-
ness Court, Sarasota, FL 34240.

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

SECOND PUBLICATION**Reed, Julia C., dec'd.**

Late of Williamsport.
Executrix: Concetta Owens, 2602
Haas Lane, Montoursville, PA 17754.
Attorneys: Stephen C. Sholder,
Esquire, Raup & Sholder, P.C., 445
Elmira Street, Williamsport, PA
17701, (570) 321-0709.

Troisi, Mary E., dec'd.

Late of Williamsport.
Executor: John A. Troisi, 810 Louisa
St., Williamsport, PA 17701.
Attorneys: Stephen C. Sholder,
Esquire, Raup & Sholder, P.C., 445
Elmira Street, Williamsport, PA
17701, (570) 321-0709.

THIRD PUBLICATION**Duran, Delores R., dec'd.**

Late of the Borough of Jersey Shore.
Administrator: Thomas Duran, 31
Hiawatha Trail, McElhattan, PA
17748.

Attorneys: C. Rocco Rosamilia,
Esquire, The Rosamilia Law Firm,
241 West Main Street, Lock Haven,
PA 17745.

Easton, Ella J., 41-22-0522, dec'd.

Late of Gamble Township.
Executrix: Barbara E. Easton 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.

Esty, Joanne M., dec'd.

Late of Montoursville.
Executrix: Kimberlie Jo Sampsell,
567 Pepper Street, Muncy, PA
17756.

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

Herritt, Robert A., dec'd.

Late of Williamsport.
Executrix: Pamela Jo Girard 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.

Miller, Shirley G., dec'd.

Late of the Township of Loyalsock.
Administratrix c.t.a.: Barbara M.
Cooley, 2103 Northway Road, Unit
2101, Williamsport, PA 17701.
Attorney: Paul A. Roman, Esquire,
1700 Four Mile Drive, Williamsport,
PA 17701.

**REGISTER OF WILLS
CONFIRMATION OF
ACCOUNTS**

NOTICE IS HEREBY GIVEN to all parties interested that the following Accounts together with all Statements of Proposed Distribution accompanying the same have been filed in the Office of the Register of Wills and Clerk of Orphans' Court are presented to the Orphans' Court of Lycoming County for Confirmation Absolute November 1, 2022 unless exceptions are filed before 5:00 P.M. on that date.

1. Martz, Wilbur L., Sr., Estate—Jefrey W. Martz, Administrator C.T.A.

2. Dorman, Frances E., Estate—MaryEllen Paulhamus, Executrix.
David A. Huffman
Register of Wills

O-7, 14, 21, 28

**FILING ARTICLES OF
INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation, having an effective date of November 1, 2022, were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on September 23, 2022.

The name of the Corporation is:

ACME BBQ CO.

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

O-28

**REGISTRATION OF
FICTITIOUS NAMES**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Fictitious Name Act, 1982-295, (MI. Chapter 333, at seq) that an application for Registration of

Fictitious Name was filed in the Office of the Secretary of State Minnesota on September 20, 2022. The fictitious name under which the business will be conducted is:

GEORGE HENRY WHALEY JR

The principal place of business is: care of 677 Campbell Street, Williamsport, Pennsylvania 17701. The name and addresses of all parties interested in the business are Whaley Jr., George, care of 677 Campbell Street, Williamsport, Pennsylvania 17701.

O-28

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Fictitious Name Act, 1982-295, (MI. Chapter 333, at seq) that an application for Registration of Fictitious Name was filed in the Office of the Secretary of State Minnesota on September 20, 2022. The fictitious name under which the business will be conducted is:

WHALEY JR. GEORGE HENRY

The principal place of business is: care of 677 Campbell Street, Williamsport, Pennsylvania 17701. The name and addresses of all parties interested in the business are Whaley Jr., George, care of 677 Campbell Street, Williamsport, Pennsylvania 17701.

O-28

**FILING OF CERTIFICATE OF
ORGANIZATION OF LLC**

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed on or about October 6, 2022, with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certification of Organization for a limited liability company, organized under the Pennsylvania Limited Liability Company Act, Act 2016-170, as amended. The name of the limited liability company is:

CALLIE INVESTMENT GROUP, LLC

The purpose for which the corporation was organized is: to own, manage, develop, sell, or rent real estate or otherwise engage in any activity relating thereto.

SCOTT T. WILLIAMS, ESQUIRE

LAW OFFICES
PERCIBALLI & WILLIAMS, LLC
429 Market Street
Williamsport, PA 17701

O-28

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, November 4, 2022 at 10:30 A.M., for the following described real estate to wit:

NO. 20-0668

WILLIAMSPORT
SANITARY AUTHORITY
vs.

ARTHUR BELL, KAY BELL
PROPERTY ADDRESS: 54 GOHL
ROAD, LINDEN, PA 17744.

UPI/TAX PARCEL NUMBER: 60-
387-161.D.

ALL THAT CERTAIN message, tenement and lot of land situate in the Township of Woodward, County of Lycoming and State of Pennsylvania, bounded and described in accordance with a survey thereof made by English Engineering Corporation on November 1, 1972, as follows:

BEGINNING at a point at the northeast corner of the land hereby described said point of beginning being in the western line of a fifty foot street or road laid out on land now or formerly of M. Ruth Gohl (the eastern line of said fifty foot street or road being the dividing line between land now or formerly of the said M. Ruth Gohl and land now or formerly of Bruce W. Zinck and Florence J. Zinck, his wife), said point being located south twenty-six (26) degrees no (00) minutes fifty-four (54) seconds east, a distance of two hundred sixteen and eight-tenths (216.8) feet from the point of intersection of the western line of said fifty foot street or road with the center line of Township Road No. 343 (formerly Pennsylvania State Highway Traffic Route No. 220); thence south twenty-six (26) degrees no (00) minutes fifty-four (54) seconds east, along the western line of said street or road, a distance of one hundred thirty and

seventy-six one-hundredths (130.76) feet to a point; thence in an arc or curve to the right, having a radius of one thousand one hundred twenty and ninety-two hundredths (1,120.92) feet, a distance of nineteen and twenty-four one-hundredths (19.24) feet to a point at the southeast corner of the land hereby described; thence south sixty-three (63) degrees fifty-five (55) minutes fifty (50) seconds west, along the northern line of land now or formerly of James E. Bell and Edna L. Bell, his wife, a distance of one hundred ninety-nine and eighty-three one-hundredths (199.83) feet to a point; thence north twenty-six (26) degrees no (00) minutes fifty-four (54) seconds west, along land now or formerly of the said M. Ruth Gohl, a distance of one hundred fifty (150) feet to a point; and thence north sixty-three (63) degrees fifty-five (55) minutes fifty (50) seconds east, along the same, a distance of two hundred (200) feet to the western line of said street or road, the point and place of beginning. Being Lot No. 2 on the Ruth Gohl Subdivision, Woodward Township, Lycoming County, Pennsylvania, containing 0.688 of an acre.

BEING the same premises granted and conveyed unto Arthur A. Bell and Kay M. Bell, his wife, by Deed of M. Ruth Gohl, unmarried, dated January 3, 1973 and recorded January 4, 1973 in Lycoming County Deed Book 635, Page 138.

FOR identification purposes only, being known as Tax Parcel No. 60-387-161.D in the Office of the Lycoming County Tax Assessor.

Docket No. ML 20-90043.
No. CV 20-0668.

NO. 19-1991

MORTGAGE ASSETS
MANAGEMENT, LLC
vs.

DEBBIE HIGGINS IN HER
CAPACITY AS KNOWN HEIR,
DEVISEE AND/OR DISTRIBUTE

OF THE ESTATE OF SHIRLEY
KEISER a/k/a SHIRLEY A. KEISER,
DECEASED, UNKNOWN HEIR(S)
OF THE ESTATE OF
SHIRLEY KEISER a/k/a
SHIRLEY A. KEISER, DECEASED
PROPERTY ADDRESS: 1436 W.
SOUTHERN AVE., SOUTH WIL-
LIAMSPORT, PA 17702.

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

All that certain piece, parcel or lot
of land situate in the third ward of the
Borough of South Williamsport, county
of Lycoming and Commonwealth of
Pennsylvania, being more particularly
bounded and described as follows:

BEGINNING at the southwest cor-
ner of lot now or formerly of Reighard
and Coryell, said lot being situate on the
north side of Southern Avenue; thence
northerly along said lot one hundred
seventy-five (175) feet, more or less, to
the right-of-way of the Williamsport and
Linden branch of the Philadelphia and
Erie Rail-Road; thence westerly along
said right-of-way forty-five (45) feet
as measured at right angles with the
last mentioned line; thence southerly
one hundred seventy-five (175) feet,
more or less, to the north side of the
said Southern Avenue; thence easterly
along the north side of said Southern
Avenue; thence easterly along the north
side of said Southern Avenue forty-five
(45) feet to the place of beginning and
known as 1436 West Southern Avenue.

BEING the same premises conveyed
to Charles L. Keiser and Shirley A.
Keiser, his wife, by Deed Florence M.
Hekenaur dated October 23, 1973, and
recorded in the office for the recording
of deeds in and for Lycoming County
in Deed Book 668, page 39. The said
Charles L. Keiser died June 12, 1998,
thereby vesting full fee simple title in
Shirley A. Keiser.

UPI- 53-001-807.

1436 West Southern Avenue, South
Williamsport, PA 17702.

NO. 15-2864

CITIBANK, N.A., NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS TRUSTEE OF NRZ
PASS-THROUGH TRUST VI
vs.

THOMAS W. JACKSON,
MARILYN ROVENOLT a/k/a
MARILYN JACKSON

PROPERTY ADDRESS: 331 RURAL
AVENUE, WILLIAMSPORT, PA 17701.
UPI/TAX PARCEL NUMBER: 72-
001-129.

By virtue of Writ of Execution No.
CV-2015-02864-MF.

Citibank, N.A., not in its individual
capacity, but solely as trustee of NRZ
Pass-Through Trust VI (Plaintiff) vs.
Thomas W. Jackson and Marilyn Ro-
venolt a/k/a Marilyn Jackson (Defen-
dants).

Property Address 331 Rural Avenue,
Williamsport, PA 17701.

Parcel I.D. No. 72-0010012900000.

Improvements thereon consist of a
residential dwelling.

Judgment Amount: \$152,067.80.

HLADIK, ONORATO &
FEDERMAN, LLP

Attorneys for Plaintiff
298 Wissahickon Avenue
North Wales, PA 19454

NO. 21-1184

FREEDOM MORTGAGE
CORPORATION

vs.

KAREN J. BRICKELL, IN HER
CAPACITY AS ADMINISTRATRIX
AND HEIR OF THE ESTATE OF
SUSAN J. BRICKELL a/k/a SUSAN
JEAN BRICKELL, DECEASED, JUSTIN
BRICKELL, IN HIS CAPACITY AS
HEIR OF SUSAN J. BRICKELL a/k/a
SUSAN JEAN BRICKELL, DECEASED,
ANGELIQUE BRICKELL, IN HER
CAPACITY AS HEIR OF SUSAN
J. BRICKELL a/k/a SUSAN JEAN
BRICKELL, DECEASED, UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS

AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SUSAN J. BRICKELL a/k/a SUSAN JEAN BRICKELL, DECEASED
PROPERTY ADDRESS: 520 NORTH LINCOLN AVENUE, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 49-005-611.

By virtue of a Writ of Execution No. CV-21-01184.

FREEDOM MORTGAGE CORPORATION v. KAREN J. BRICKELL, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF SUSAN J. BRICKELL; JUSTIN BRICKELL, IN HIS CAPACITY AS HEIR OF SUSAN J. BRICKELL, DECEASED; ANGELIQUE BRICKELL, IN HER CAPACITY AS HEIR OF SUSAN J. BRICKELL a/k/a SUAN JEAN BRICKELL, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SUSAN J. BRICKELL, DECEASED owner(s) of property situate in the PORTER TOWNSHIP, LYCOMING County, Pennsylvania, being 520 NORTH LINCOLN AVENUE, JERSEY SHORE, PA 17740.

Tax ID No. 49-005.0-0611.00-000/49-005.0-0606.00-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$138,348.70.
BROCK & SCOTT, PLLC
Attorneys for Plaintiff

NO. 22-488

HERITAGE SPRINGS
MEMORY CARE, INC.

vs.

BARBARA LITTLE, DEBRA LITTLE
PROPERTY ADDRESS: 700 WOODLAND AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 76-012-100.

BEGINNING at a point at the Southeast corner of Whitman and Woodland Avenues; thence in an Easterly direction along the Southern line of Woodland Avenue fifty-six feet (56 ft.) to a point in the line of land of Norman J. Folmar, et ux; thence in a Southerly direction along the Western line of land of Norman J. Folmer, et ux, one hundred ten feet (110 ft.) to a point in the Northern line of a 15-foot alley; thence in a Westerly direction along the Northern line of said alley fifty-six feet (56 ft.) to a point in the Eastern line of Whitman Avenue; thence in a Northerly direction along the Eastern line of Whitman Avenue one hundred ten feet (110 ft.) to the point and place of beginning. Known as 700 Woodland Avenue.

BEING the same premises conveyed unto Dean L. Little, Sr. and Barbara A. Little, his wife, by virtue of Deed from Donn D. Caputo and Lucy Ann Caputo, his wife, dated May 30, 1985 and recorded May 30, 1985 in the Office of the Register and Recorder in and for Lycoming County, Pennsylvania in Deed Book 1110 at page 301.

Parcel #76-012-100.

Municipally known as 700 Woodland Avenue, Williamsport, PA 17701.

NO. 22-57

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

vs.

ALFRED J. MUFFLEY
PROPERTY ADDRESS: 1966 YALE
AVENUE, WILLIAMSPORT, PA 17701.
UPI/TAX PARCEL NUMBER: 43-008-414.

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: 1966 Yale Avenue, Williamsport, PA 17701.

SOLD as the property of ALFRED J. MUFFLEY.

TAX PARCEL #43-0080041400000.
KML LAW GROUP, P.C.

NO. 22-284

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006- EMX5 c/o WELLS FARGO BANK, NA

vs.

MARY M. PROBST

PROPERTY ADDRESS: 143 LOCUST STREET, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 19-001-211.

All that certain parcel of land and improvements thereon situate in Borough of Jersey Shore, Lycoming County, Pennsylvania and designated as Parcel No. 19-1-211 and more fully described in a Deed dated 01/07/1992 and recorded in Lycoming County Deed/Record Book Volume 2262, page 1.

BEING THE SAME PREMISES which John Larue Rathbun and Mary L. Rathbun, his wife and Darlene D. Davis, formerly Darlene D. Rathbun, single, by Deed dated 01/07/1992 and recorded 05/27/1994 in the Office of the Recorder of Deeds in and for the County of Lycoming in Deed Book 2262, Page 1, granted and conveyed unto Gary E. Probst and Mary M. Probst, his wife, in fee.

AND THE SAID Gary E. Probst hereby departed this life on or about 10/27/2018 thereby vesting title solely unto Mary M. Probst.

Tax Parcel: 19-001-211.

Premises Being: 143 Locust St, Jersey Shore, PA 17740-2028.

NO. 22-359

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF9 MASTER PARTICIPATION TRUST

vs.

JEFFREY L. RINE, KAREN L. RINE
PROPERTY ADDRESS: 157 SCAIFE ROAD f/k/a HC31 BOX 320C, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 48-233-103.P.

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 157 Scaife Road f/k/a HC31 Box 320C, Williamsport, PA 17701.

SOLD as the property of JEFFREY L. RINE and KAREN L. RINE.

TAX PARCEL #48+,233.0-0103. P+-000+.
KML LAW GROUP, P.C.

NO. 22-329

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

vs.

GREGORY A. STEINBACHER
PROPERTY ADDRESS: 508 CEMETERY STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 70-002-103.

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: 508 Cemetery Street, Williamsport, PA 17701.

SOLD as the property of GREGORY A. STEINBACHER.

TAX PARCEL #70+,002.0-0103.00-000+.

KML LAW GROUP, P.C.

NO. 22-230

FIRST NATIONAL BANK OF PENNSYLVANIA

vs.

KELSI E. STROBLE

PROPERTY ADDRESS: 1113 PENN STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 68-011-100.

PROPERTY OF: KELSI E. STROBLE.
EXECUTION NO. CV22-00230,
JUDGMENT AMOUNT \$91,901.20.

DAVID W. RAPHAEL
CORPORATE COUNSEL

ADDRESS: FIRST NATIONAL BANK OF PENNSYLVANIA, 100 FEDERAL STREET, 4TH FLOOR, PITTSBURGH, PA 15212, PHONE: (412) 465-9718.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF KELSI E. STROBLE, TO THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE EIGHTH WARD OF THE CITY OF WILLIAMSPORT, COUNTY OF LYCOMING, COMMONWEALTH OF PENNSYLVANIA. DEED DATED JUNE 29, 2017, RECORDED ON JUNE 30, 2017, IN THE LYCOMING COUNTY RECORDER OF DEEDS OFFICE IN DEED BOOK VOLUME 9136, PAGE 2521, INSTRUMENT NO.: 201700007969.

MUNICIPALITY: 8th Ward of the City of Williamsport.

ADDRESS: 1113 Penn Street, Williamsport, PA 17701.

IMPROVEMENTS: Residential 2-Story Dwelling.

DEED INSTRUMENT NO.: 2017-00007969.

TAX PARCEL I.D. NO.: 68-011-100.

NO. 19-0829

TRUIST BANK FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY

vs.

GAIL M. THOMPSON,
BRENDA M. RICHART

PROPERTY ADDRESS: 191 CHURCH STREET, HUGHESVILLE, PA 17737.

UPI/TAX PARCEL NUMBER: 46-002-622.

All that certain piece or parcel or Tract of land situate in the Borough of Picture Rocks, Lycoming County, Pennsylvania, and being known as 191 Church Street, Hughesville, Pennsylvania 17737.

TAX MAP AND PARCEL NUMBER: 46+,002.0-0622.00-000+.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$51,971.25.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Gail M. Thompson and Brenda M. Richart. McCABE, WEISBERG & CONWAY, LLC

123 South Broad Street
Suite 1400
Philadelphia, PA 19109

NO. 21-1150

THOUSAND KEYS
ACQUISITIONS 2C LLC

vs.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST OR UNDER BERYL I. SMITH, DECEASED, ROBERT KENNETH SMITH, IN HIS CAPACITY AS HEIR OF THE ESTATE OF BERYL I. SMITH, DECEASED, CHARLENE A. PLANK, IN HER CAPACITY AS HEIR OF THE ESTATE OF BERYL I. SMITH, DECEASED, EARL ELLSWORTH SMITH, JR. IN HIS CAPACITY AS

HEIR OF THE ESTATE OF
 BERYL I. SMITH, DECEASED,
 ELLEN L. STABLER n/k/a
 ELLEN L. SMITH, IN HER CAPACITY
 AS HEIR OF THE ESTATE OF
 BERYL I. SMITH, DECEASED
 PROPERTY ADDRESS: 52 MARY-
 DALE STREET, COGAN STATION,
 PA 17728.
 UPI/TAX PARCEL NUMBER: 15-
 002-602.A.

Being the same premises which Wil-
 liam Rex Winder and Louise C. Winder,
 his wife by Deed dated April 25, 1960
 and recorded July 6, 1960 in Lycoming
 County in Deed Book Volume 469,
 Page 145 conveyed unto Earl E. Smith
 and Beryl I. Smith, his wife, as tenants
 by the entireties, in fee.

52 Marydale Street, Cogan Station,
 PA 17728.

Tax Parcel Number: 15002.00602.
 A000.

Sale No:

Adam J. Friedman, Esq., Friedman
 Vartolo LLP, attorney for Plaintiff.

Judgment Amount: \$141,738.75.

Premise Being: 52 Marydale Street,
 Cogan Station, PA 17728.

Seized and sold as the property of
 Unknown Heirs, Successors, Assigns,
 and all persons, firms or associations
 claiming right, title, or interest or under
 Beryl I. Smith, deceased I. Judgment
 Number CV21-01150 (Thousand Keys
 Acquisitions 2C LLC v. UNKNOWN
 HEIRS, SUCCESSORS, ASSIGNS AND
 ALL PERSONS, FIRMS OR ASSOCIA-
 TION CLAIMING RIGHT, TITLE, OR
 INTEREST OR UNDER BERYL I.
 SMITH, DECEASED), with a judgment
 amount of \$141,738.75.

NO. 19-0836

PNC BANK, NATIONAL
 ASSOCIATION, SUCCESSOR IN
 INTEREST TO NATIONAL CITY
 REAL ESTATE SERVICES, LLC,
 SUCCESSOR BY MERGER TO

NATIONAL CITY MORTGAGE,
 INC., FORMERLY KNOWN AS
 NATIONAL CITY MORTGAGE CO.

vs.

LINDA WAGNER a/k/a
 LINDA L. WAGNER
 PROPERTY ADDRESS: 2817 WEST
 FOURTH STREET, WILLIAMSPORT,
 PA 17701.

UPI/TAX PARCEL NUMBER: 67-
 016-304.

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

IMPROVEMENTS consist of a resi-
 dential dwelling.

BEING PREMISES: 2817 West
 Fourth Street a/k/a 2817 West 4th
 Street, Williamsport, PA 17701.

SOLD as the property of LINDA
 WAGNER a/k/a LINDA L. WAGNER.

TAX PARCEL #67+,016.0-0304.00-
 000+.

KML LAW GROUP, P.C.

NO. 22-00301

PHH MORTGAGE CORPORATION

vs.

DAVID M. WALZ, NICOLE F. WALZ
 PROPERTY ADDRESS: 667 FIFTH
 AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 66-
 003-218.

City of Williamsport, County of
 Lycoming.

Being Premises: 667 5th Avenue,
 Williamsport, PA 17701-4751.

Improvements Consists of Residen-
 tial Real Estate.

Parcel Nos. 66-0030021800000.

Sold as the property of: David M.
 Walz and Nicole F. Walz.
 STERN & EISENBERG PC

NO. 20-0496

SANTANDER BANK, N.A.

vs.

CHARLES O. WARREN, JR.
PROPERTY ADDRESS: 208 CALVERT STREET, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 20-002-421.

By Virtue of a Writ of Execution No. 20-0496.

Santander Bank, N.A. vs. Charles O. Warren, Jr.

Being 208 Calvert Street, Jersey Shore Borough, PA 17740.

Tax Parcel ID #20-002-421.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$80,426.02.

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. 22-526

MYCUMORTGAGE, LLC

vs.

ADAM C. WEAVER

PROPERTY ADDRESS: 97 LOW-MILLER ROAD, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 43-328-152.B.

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Old Lycoming, County of Lycoming, and Commonwealth of Pennsylvania, bounded and described in accordance with a survey made by Grant K. Maneval, Consulting Engineer, on May 28, 1964, as follows:

BEGINNING at an iron stake on the West side of the dirt road which leads from Bottle Run Road to Joseph Fullmer Farm, the center line of the dirt road opposite said iron stake is four hundred eighty-eight and three-tenths (488.3) (incorrectly shown as 1486.3

in prior deed) feet from the center line of the Bottle Run Road, Route #41033; thence from the center line of said dirt road and through the iron stake referred to as the point of beginning and along land now or formerly of Paul R. Bower, et ux., the three (3) following courses and distances: First: South eighty-seven (87) degrees twenty (20) minutes West, two hundred (200) feet to an iron stake; Second, North seven (07) degrees thirty (30) minutes West, two hundred feet to an iron stake; Third, North eighty-two (82) degrees thirty (30) minutes East through an iron stake at the West side of the dirt road, two hundred (200) feet to the center of said dirt road; thence along the center of said dirt road, South (South was erroneously omitted in prior deeds in the chain of title) seven (07) degrees thirty (30) minutes East, two hundred (200) feet to a point in the center of said dirt road which is opposite the iron stake, the place of beginning.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 43-328-152B in the Office of the Lycoming County Tax Assessor.

BEING the same premises granted and conveyed unto Adam C. Weaver by deed of Dale G. Brion intended to be recorded herewith.

Tax Parcel: 43-328-152B.

Premises Being: 97 Lowmiller Rd, Williamsport, PA 17701.

NO. CV-21-00446

U.S BANK TRUST NATIONAL ASSOCIATION ET AL.

vs.

JOHN H. WILTON, JR., AS EXECUTOR AND DEVISEE OF THE ESTATE OF JOHN H. WILTON, SR. a/k/a JOHN H. WILTON, SR., DECEASED

PROPERTY ADDRESS: 1925/1927 BLAINE STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 67-019-802.

By virtue of Writ of Execution No. CV-2021-00446-MF.

U.S. Bank Trust National Association, not in its individual capacity, but solely as owner trustee for REO Trust 2017-RPLI (Plaintiff) vs. John H. Wilton, Jr., as Executor and the Devisee of the Estate of John H. Wilton, Sr. a/k/a John H. Wilson, Sr., Deceased, (Defendant).

Property Address 1925 Blaine Street f/k/a 1925-1927 Blaine Street, Williamsport, PA 17701.

Parcel I.D. No. 67-0190080200000.

Alternate I.D. No. 67-019-802.

Improvements thereon consist of a residential dwelling.

Judgment Amount: \$91,587.67.

HLADIK, ONORATO & FEDERMAN, LLP

Attorneys for Plaintiff
298 Wissahickon Avenue
North Wales, PA 19454

Take notice that a schedule of proposed distribution of the proceeds of the above sale will be on file in the Prothonotary of Lycoming County, Pennsylvania, on NOVEMBER 14, 2022, 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

O-14, 21, 28



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, October 31, 2022**