

# LYCOMING REPORTER

Vol. 41

July 26, 2024

No. 30

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## LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY  
LYCOMING LAW ASSOCIATION

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

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Williamsport, Pennsylvania

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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

### 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).

**8/5/2024 – Bench Bar Committee Meeting:** *Quarterly meeting of the Bench/Bar Committee. Time: 12:00 PM to 1:00 PM.*

**8/21/2024 – LLA to Little League Game:** *Members and guests must register and send payment by August 1st. Guests receive an LLA pin and a food voucher. Time: 7:00 PM to 8:00 PM.*

**8/27/2024 – Criminal Brown Bag Lunch Meeting:** *Regularly scheduled Criminal Committee meeting. All interested members are invited to attend. Time: 12:00 PM to 1:00 PM.*

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### UPCOMING LYCOMING COUNTY CLE OPPORTUNITY

**8/14/2024 – Video Replay—4 Live Credits:** *August is a CLE Compliance Month! CLE Credits: 2 Live Substantive and 2 Live Ethics Time: 1:00 PM to 5:00 PM.*

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

- ▶ **Commonwealth vs. Brown** (07/23/2024)—Judge Ryan M. Tira  
Criminal: Habeas corpus petition; sufficiency of evidence of cause of death in drug delivery involving death case; suppression motion; sufficiency of information of commission of a crime to establish probable cause for search warrant; motion in limine to preclude evidence of crimes committed after the current offense; admissibility of use of same cell number to set up drug deals in subsequent case to show identity and a common scheme of dealing drugs. (Brown072324t) (Posted: July 23, 2024)
- ▶ **Commonwealth vs. Caraway** (07/22/2024)—Judge Ryan M. Tira  
Criminal: Suppression motion; reasonable suspicion for contact; mere encounter during which smell of marijuana was noted; consent for search. (Caraway072224t) (Posted: July 22, 2024)
- ▶ **Commonwealth vs. Gresh** (07/22/2024)—Judge Ryan M. Tira  
Civil: Suppression motion; reasonable suspicion to make vehicle stop; circumstances of identification and location of speeding vehicle prior to stop. (Gresh072224t) (Posted: July 22, 2024)
- ▶ **Commonwealth vs. Johnson** (07/12/2024)—Judge Nancy L. Butts  
Criminal: Suppression motion; probable cause to issue search warrant; totality of circumstances; nexus of criminal activity to place to be searched; triggering event necessary to activate anticipatory warrant; demonstrably false statements in affidavit of probable cause; habeas corpus petition; prima facie evidence of intent to deliver drugs; circumstantial evidence of possession. (Johnson071224bt) (Posted: July 22, 2024)
- ▶ **Commonwealth vs. Drummond** (07/19/2024)—Judge Ryan M. Tira  
Criminal: Habeas corpus petition; prima facie case of drug distribution where defendant identified by information from confidential informant and other supporting evidence; inferences concerning use of cell phone by defendant who was involved in drug transactions; disclosure of use of confidential informant. (Drummond071924t) (Posted: July 19, 2024)

► **Commonwealth vs. Witherstone** (07/17/2024)—Judge Nancy L. Butts

Criminal: Motion to decertify to juvenile court; weight of factors to be considered; best interest of both defendant and public to obtain treatment and services in the juvenile system; lack of issues after reduction of bail and release; severity of crimes; sufficiency of time for treatment in juvenile system; availability of treatment in criminal system and higher chances of recidivism. (Witherspoon071724t) (Posted: July 18, 2024)

**LITTLE LEAGUE  
WORLD SERIES GAME**

**AUGUST 21ST - 7PM**

**COST: \$15/PERSON  
REGISTER BY AUGUST 1ST**

Each attendee will receive a LLA Baseball Pin and a \$12.50 concession voucher.

**LYCOMING  
LAW ASSOCIATION**

Williamsport  
Pennsylvania

Group seating at Lamade Stadium for LLA Members and their guests!

Members may invite two guests to join! If space permits, additional guests can be included.

**REGISTRATION - August 21st LL Game**

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

Guest Name(s): \_\_\_\_\_

Amount Enclosed: \_\_\_\_\_

\*If you would like notification regarding additional guests, please mark the box:

*Event Sponsor*

**GAVL**  
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**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****Chambers, Keith H.,** dec'd.

Late of Loyalsock Township.  
 Executrix: Deann Poust Chambers, 1527 Bloomingrove Road, Williamsport, PA 17701.  
 Attorneys: Andrea P. Pulizzi, Esquire, Carpenter, Harris & Flayhart, 128 S. Main Street, Jersey Shore, PA 17740.

**Hampton, Janet S.,** dec'd.

Late of 346 George Street, South Williamsport.  
 Executor: Amy Menne, 1125 Locust Street, Montoursville, PA 17754.  
 Attorneys: Lauren P. Butterworth, Esquire, Lauren P. Butterworth, Esquire, PLLC, P.O. Box 113, Adamstown, PA 19501.

**Lilley, Marlin D., Jr.,** dec'd.

Late of Lycoming Twp.  
 Executor: John R. Lilley, 2525 Pleasant Valley Rd., Cogan Station, PA 17728.  
 Attorney: Jonathan Butterfield, Esquire, 3791 Lycoming Creek Rd., Cogan Station, PA 17728.

**Smithgall, Gary R.,** dec'd.

Late of Montoursville.

Executrix: Arlene S. Smithgall c/o Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701.

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

**SECOND PUBLICATION****Alexander, Raymond W., II,** dec'd.

Late of Jersey Shore.  
 Administratrix: Wanda Alexander c/o Ashley E. Sharek, Esquire, Entrusted Legacy Law, P.O. Box 130, Bradford Woods, PA 15015.  
 Attorneys: Ashley E. Sharek, Esquire, Entrusted Legacy Law, P.O. Box 130, Bradford Woods, PA 15015.

**Freas, Andrew J.,** dec'd.

Late of Muncy.  
 Executor: John A. Freas, 990 Sones Road, Muncy, PA 17756.  
 Attorneys: Layne R. Oden, Esquire, Layne R. Oden, Attorney and Counselor at Law, P.C., Nine South Main Street, Muncy, PA 17756.

**Gerber, Clara M.,** dec'd.

Late of the Township of Loyalsock.  
 Administrator: Paul M. Gerber, 1344 Pennsylvania Ave., Williamsport, PA 17701.  
 Attorney: Paul A. Roman, Esquire, 1700 Four Mile Drive, Williamsport, PA 17701.

**Hess, Timothy E.,** dec'd.

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

**Hunter, Virginia L. a/k/a Virginia Lee Hunter**, dec'd.  
Late of the Township of Mill Creek.  
Executor: Chris Downey, 1055 Lockard Road, Muncy, PA 17756.  
Attorney: Paul A. Roman, Esquire, 1700 Four Mile Drive, Williamsport, PA 17701.

**Orelli, Joseph J.**, dec'd.  
Late of Williamsport.  
Co-Executors: Vincent F. Orelli, 1382 Pleasant Hills Road, Williamsport, PA 17701 and Jane L. Orelli, 1248 Crestfield Drive, Williamsport, PA 17701.  
Attorneys: McNerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17701.

**Shaffer, Stella M.**, dec'd.  
Late of South Williamsport.  
Executrices: Stella Bower and Carol Homler 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.

**Shaner, Paul Raymond**, dec'd.  
Late of Hughesville.  
Executors: Kellie A. Gorder, 301 Cemetery Street, Hughesville, PA 17737 and Paula R. Taylor, 950 Route 118 Highway, Hughesville, PA 17737.  
Attorneys: Layne R. Oden, Esquire, Layne R. Oden, Attorney and Counselor at Law, P.C., Nine South Main Street, Muncy, PA 17756.

**Tubbs, Peter Silas**, dec'd.  
Late of Cogan Station.  
Administrator: Clinton A. Tubbs c/o W. Jeffrey Yates, Esquire, 425 Market Street, Williamsport, PA 17701.  
Attorney: W. Jeffrey Yates, Esquire, 425 Market Street, Williamsport, PA 17701.

**Wacker, Charles H.**, dec'd.  
Late of Montoursville.  
Executrix: David L. Hess, 327 Arch St., Montoursville, PA 17754.  
Attorney: David C. Raker, Esquire, 322 Court Street, Williamsport, PA 17701.

### THIRD PUBLICATION

**Decker, Donna L.**, dec'd.  
Late of the Township of Loyalsock.  
Irrevocable Trust Agreement, dated January 20, 2020.  
Settlor: Donna L. Decker.  
Trustee: Lora A. Bunce c/o Bradley S. Hillman, Esquire, Casale, Bonner, Hillman & Southard, 331 Elmira Street, Williamsport, PA 17701.  
Attorneys: Bradley S. Hillman, Esquire, Casale, Bonner, Hillman & Southard, 331 Elmira Street, Williamsport, PA 17701.

**Hower, Angeline R.**, dec'd.  
Late of the City of Williamsport.  
Executor: Michael Scott Hower, 13 Forest Glen, Imperial, PA 15126.  
Attorney: Paul A. Roman, Esquire, 1700 Four Mile Drive, Williamsport, PA 17701.

**Knarr, Darla S.**, dec'd.  
Late of Jersey Shore.  
Executor: Charles A. Knarr, Sr., 180 Bear Drive, Jersey Shore, PA 17740.  
Attorney: Leroy H. Keiler, Esquire, 110 Oliver Street, Ste. 2, Jersey Shore, PA 17740, (570) 398-2750.

**Laurenson, Cecil C., Jr.**, dec'd.  
Late of Muncy.  
Executors: Deborah K. Pawlak, 1560 Murray Road, Muncy, PA 17756; Bonnie L. Shaner, 1825 Showers Road, Muncy, PA 17756; Donna L. Gorder, 2400 Route 220, Muncy, PA 17756 and Cecil B. Laurenson, 3025 Musser Lane, Muncy, PA 17756.

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

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**Meng, Elizabeth**, dec'd.

Late of Williamsport.  
Executrix: Jessica L. Berkey 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.

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**Peterman, Elaine C.**, dec'd.

Late of Wolf Township.  
Administratrix: Cherie L. Craft, 25 Ticklish Rock Road, Hughesville, PA 17737.

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

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**Roskowski, Margaret G. a/k/a Margaret Roskowski**, dec'd.

Late of Loyalsock Twp.  
Executrix: Lynette Y. Michaels, 1456 Tallman Hollow Rd., Montoursville, PA 17754.

Attorneys: Garth G. Hoyt, Esquire, McNees Wallace & Nurick, LLC, 426 W. Lancaster Ave., #110, Devon, PA 19333.

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**Sanders, Ida M.**, dec'd.

Late of the Borough of South Williamsport.

Executrix: Kimberley A. Ruch, 319 Summer Street, S. Williamsport, PA 17702.

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

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**Todd, Gertrude**, dec'd.

Late of Williamsport.  
Executrix: Janice E. Todd 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.

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**Woods, Diane M. a/k/a Diane M. Otterbein**, dec'd.

Late of Muncy Creek Township.  
Executor: Christopher W. Doti 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.

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**REGISTRATION OF  
FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Fictitious Names Act of Pennsylvania (54 Pa. C.S. Section 301 et seq.), that an application for registration of a Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the Fictitious Name of:

SUSQUEHANNA FILM FESTIVAL with its principal office or place of business at: 903 Lower Manor Road, Williamsport, PA 17701. The name and address of the person who is party to the registration are: Tim Yasui, P.O. Box 6245, Beverly Hills, CA 90212.

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**DISSOLUTION OF  
CORPORATION**

NOTICE IS HEREBY GIVEN, pursuant to 15 Pa. C.S. §5975(b), that the Shareholders of Grant L. Reeder, Inc., a Pennsylvania nonprofit corporation whose mailing address is 157 Arlyne

Avenue, Montoursville, Pennsylvania 17754, have unanimously approved the corporation's voluntary dissolution and the winding up of its affairs in the manner prescribed in 15 Pa. C.S. §5975(c).

All persons having claims or demands against the corporation shall make them known, and all persons indebted to the corporation shall remit

payment, without delay, to the corporation's attorneys named below.

PETER G. FACEY, ESQUIRE  
McNERNEY, PAGE, VANDERLIN  
& HALL

433 Market Street  
Williamsport, PA 17701

Ju-26

# LYCOMING

## LAW ASSOCIATION

### 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.**

Submit registration and payment early to secure a seat.

**August 14, 2024 from 1-5:00PM**  
**2 Ethics & 2 Substantive Credits**

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

(2) ETHICS: Imposter Syndrome in the Legal Profession  
Presented By: Brian Quinn, Esq., Lawyers Concerned for Lawyers

(3) SUBSTANTIVE: Changes to PA's Guardian Statute  
Presented By: Hon. William Carlucci, Elizabeth White, Esq., Dance Drier, Esq.

(4) SUBSTANTIVE: Polygraph 101 for Criminal Practitioner  
Presented By: Ken Davis, KLDavis Polygraphs

*Registration Deadline: August 7, 2024*

#### Cost to Attend

\$134 – Member

\$174 – Non-Member

\$114 – Paralegal

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

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

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

Late registrations will not be accepted and no refunds will be given after the cut-off date.

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



**SHERIFF'S SALE**

By virtue of Writs of Execution issued out of the Court of Common Pleas of Lycoming County, and directed to me, there will be a public sale at a NEW LOCATION—THE TRADE & TRANSPORT CENTRE II, 3rd floor, Michael Ross Event Center, 144 West Third Street, Williamsport, PA 17701, on Friday, AUGUST 2, 2024 at 10:30 A.M., for the following described real estate to wit:

**NO. 23-01343**

PRIMELENDING, A PLAINSCAPITAL COMPANY c/o CENLAR FSB

vs.

CHLOE CANONICA

PROPERTY ADDRESS: 2409 WEST SOUTHERN AVENUE, SOUTH WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 53-004-260.

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE THIRD WARD OF THE BOROUGH OF SOUTH WILLIAMSPORT, COUNTY OF LYCOMING AND COMMONWEALTH OF PENNSYLVANIA:

BEING KNOWN AS: 2409 W. SOUTHERN AVE., S. WILLIAMSPORT, PA 17702.

BEING PARCEL NUMBER: 53-0040026000000-.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

**NO. 23-01179**

CSMC 2020-RPL5 TRUST

vs.

MELISSA M. DANIELS, SOLELY IN HER CAPACITY AS HEIR OF TIMOTHY KOCH a/k/a TIMOTHY D. KOCH, DECEASED, ALCIA R. KOCH, SOLELY IN HER CAPACITY AS HEIR OF TIMOTHY KOCH a/k/a TIMOTHY D. KOCH, DECEASED, SUSAN M. KOCH a/k/a SUE KOCH

AS REAL OWNER AND AS HEIR OF TIMOTHY KOCH a/k/a TIMOTHY D. KOCH, DECEASED, UNKNOWN HEIRS OF TIMOTHY KOCH a/k/a TIMOTHY D. KOCH, DECEASED  
PROPERTY ADDRESS: 1115 WEST FRONT STREET, SOUTH WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 52-003-953.

By virtue of Writ of Execution No. CV23-01179.

CSMC 2020-RPL5 Trust v. Alycia R. Koch a/k/a Alycia Koch and Melissa M. Daniels a/k/a Melissa Koch a/k/a Melissa Daniels and Susan M. Koch a/k/a Sue Koch and Timothy Koch and Unknown Heirs of Timothy Koch a/k/a Timothy Duane Koch, deceased, 1115 W. Front Street, S. Williamsport, PA 17702, Tax Parcel No. 52-0030095300000. Improvements thereon consisting of a Residential Real Estate sold to satisfy judgment in the amount of \$98,657.36.

MATTHEW C. FALLINGS, 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. 23-00772**

PALCO FEDERAL CREDIT UNION

vs.

JOHN M. EASTON, JR.

PROPERTY ADDRESS: 8168 PLEASANT VALLEY ROAD, COGAN STATION, PA 17728.

UPI/TAX PARCEL NUMBER: 11-001-518.

ALL that certain piece, parcel and lot of land situate in the Township of Eldred, County of Lycoming and Commonwealth of Pennsylvania, and being known as 8168 Pleasant Valley Road, Cogan Station, Lycoming County, Pennsylvania 17728. TAX MAP AND PARCEL NUMBER: 11-001-518.

THE IMPROVEMENTS THEREON  
ARE: Residential Dwelling.  
REAL DEBT: \$57,338.30.

DOCKET NO.: CV-23-00772.

SEIZED AND TAKEN IN EXECU-  
TION AS THE PROPERTY OF: John  
M. Easton, Jr.

J. MICHAEL WILEY, ESQUIRE  
McCORMICK LAW FIRM  
835 West Fourth Street  
Williamsport, PA 17701

**NO. 23-00392**

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

vs.

ALLEN M. GRIMES  
DEBBIE S. GRIMES

PROPERTY ADDRESS: 21 LEUCK  
DRIVE, COGAN STATION, PA 17728.  
UPI/TAX PARCEL NUMBER: 27-  
328-112.

ALL THOSE CERTAIN LOTS OR  
PIECES OF GROUND SITUATE IN LY-  
COMING TOWNSHIP, LYCOMING  
COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 21 LEUCK  
DR., COGAN STATION, PA 17728.

BEING PARCEL NUMBER: 27-  
3280011200000-.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

**NO. 23-00930**

M & T BANK

vs.

CONNIE H. HALE  
SHAWN P. HALE

PROPERTY ADDRESS: 3342 NICH-  
OLS RUN ROAD, JERSEY SHORE, PA  
17740.

UPI/TAX PARCEL NUMBER: 31-  
346-146.

DOCKET # CV-2023-00930-CV.

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

IMPROVEMENTS consist of a resi-  
dential dwelling.

BEING PREMISES: 3342 Nichols Run  
Road, Jersey Shore, PA 17740.

SOLD as the property of CONNIE  
H. HALE and SHAWN P. HALE.

TAX PARCEL #31-346-146.  
KML LAW GROUP, P.C.

**NO. 23-01210**

US BANK TRUST COMPANY,  
NATIONAL ASSOCIATION, NOT  
IN ITS INDIVIDUAL CAPACITY  
BUT SOLELY AS TRUSTEE FOR THE  
CIM TRUST 2023-NRI MORTGAGE  
BACKED NOTES, SERIES 2023-NRI

vs.

DAVID L. HALL

PROPERTY ADDRESS: 3538 PINE  
RUN ROAD, HUGHESVILLE, PA  
17737.

UPI/TAX PARCEL NUMBER: 59-  
113-105.A.

DOCKET NO.: CV-2023-01210.

ALL THAT CERTAIN lot or piece  
of ground situate in Anthony Township,  
County of Lycoming, and Common-  
wealth of Pennsylvania

TAX PARCEL NO.: 59-313.0-0105.A.  
PROPERTY ADDRESS: 3538 Pine  
Run Road, Hughesville, PA 17737.

IMPROVEMENTS: a Residential  
Dwelling.

SOLD AS THE PROPERTY OF:  
Bertha Hall, Bertha Hall, David L. Hall  
and David L Hall.

ROGER FAY, ESQUIRE  
ID No.: 315987

**NO. 23-00643**

JERSEY SHORE STATE BANK

vs.

COREY D. MACH

PROPERTY ADDRESS: 1479 EAST  
ROUTE 973 HWY., COGAN STA-  
TION, PA 17728.

UPI/TAX PARCEL NUMBER: 15-309-151.A.

ALL that certain piece, parcel or lot of land, together with the appurtenances thereunto belonging, situate in the Township of Hepburn, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a stone in the margin of the public road leading from Hepburnville to Balls Mills; thence north eighty-eight and three-fourths (33 3/4) degrees west, seven and nine tenths (7.9) perches to a stone; thence north five and one-fourth (5 1/4) perches to a post; thence south eighty-seven and one-fourth (87 1/4) degrees east, ten (10) perches to a post; thence south twenty (20) degrees west, along the margin of the public road, a distance of eight (08) perches to the place of beginning. Containing seventy (70) square perches of land strict measure.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 15-309-151.A on the maps in the office of the Lycoming County Tax Assessor, and being known as 1479 (a/k/a 1475) Route 973 East, Cogan Station, PA 17728.

ERECTED thereon a two story single family dwelling.

SEIZED, TAKEN IN EXECUTION, and to be sold as the property of Corey D. Mach, under a judgment entered against him in the Court of Common Pleas of Lycoming County filed to Docket No. CV23-00643.

**NO. 23-01144**

US BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF LB-DWELLING SERIES V TRUST

vs.

JOHN McSTAY, AS ADMINISTRATOR OF THE ESTATE OF LESTER R. McSTAY, DECEASED

PROPERTY ADDRESS: 820 2ND STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 65-004-218.

U.S. Bank Trust National Association, as Trustee of LB-Dwelling Series V Trust v. Lester R. McStay, John McStay as Administrator of the Estate of Lester R. McStay, Deceased.

Docket Number: CV23-001144.

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

Commonly known as: 820 2nd Street, Williamsport, PA 17701.

Parcel Number: 65-004.0-0218.00-000.

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

Judgment Amount: \$49,828.95.

**NO. 22-00952**

WOODLANDS BANK

vs.

ROBERT S. SCHNARS  
LEEANN M. SICKELS

PROPERTY ADDRESS: 1345 TALLMAN HOLLOW ROAD, MONTOURVILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 56-311-103.B.

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Upper Fairfield, County of Lycoming and Commonwealth of Pennsylvania, bounded and described according to a survey made by Leigh H. Heiman, R.E., dated April 21, 1981, as follows:

BEGINNING at a point in the center of Township Route T-623 opposite an iron pin, said point being approximately one and eighteen hundredths (1.18) mile easterly from State Highway Route 87 as measured along Route T-623, and being the northwest corner property now or formerly of Joseph Keppick; thence north six (06) degrees fifty (50) minutes east through said iron pin and along property now or formerly of John J. Bel-

zer, a distance of one hundred thirty-six and eighty-three hundredths (136.83) feet to a pipe; thence north seventy-eight (78) degrees five (05) minutes west along same, a distance of seven hundred eighty (780) feet to an iron pin; thence north nine (09) degrees fifteen (15) minutes east along the property line now or formerly of William F. Miller, a distance of six hundred seventy (670) feet to an iron pin and stones; thence south seventy-two (72) degrees forty-five (45) minutes east along same, a distance of three hundred sixty-three (363) feet to an iron pin and post; thence north thirteen (13) degrees thirty-five (35) minutes east along same, a distance of five hundred ninety-four (594) feet to an iron pin; thence north seventy-six (76) degrees forty (40) minutes east along an old wire fence and property now or formerly of Henry Thomas, a distance of nine hundred twenty-seven and fifty-six hundredths (927.56) feet to an iron pin, witnessed; thence south eleven (11) degrees three (03) minutes east along other property now or formerly of Robert H. Olmstead, a distance of nine hundred forty-seven and eighty-six hundredths (947.86) feet to an iron pin at the edge of Route T-623, at a sharp curve; thence south eighty-one (81) degrees twenty-five (25) minutes east along the center of Route T-623, a distance of six hundred (600) feet to an iron pin at a curve; thence south thirty-six (36) degrees zero (00) minutes east along same, a distance of two hundred thirty-two (232) feet to a point in said road, said road being twenty-four (24) feet north of an iron pin on the south bank; thence south ten (10) degrees zero (00) minutes west along, the property now or formerly of Dwight L. Hermann, a distance of one thousand four hundred eighty-three (1,483) feet to an iron pin and stones; thence north eighty-three (83) degrees fifteen (15) minutes west along the properties now

or formerly of Kathryn Brownell and John J. Belzer, a distance of one thousand one hundred two and ninety-three hundredths (1,102.93) feet to an iron pin; thence north seven (07) degrees twenty-two (22) minutes twenty-eight (28) seconds east along property now or formerly of Joseph D. Keppick, a distance of one thousand two hundred nineteen and fifty-seven hundredths (1,219.57) feet through an iron pin to the center of Route T-623; thence along the center of said Route T-623 by the following four (4) courses and distances: (1) south sixty-four (64) degrees eleven (11) minutes fourteen (14) seconds west, a distance of sixty-two and forty-seven hundredths (62.47) feet; (2) south fifty-five (55) degrees ten (10) minutes fifty-one (51) seconds west, a distance of one hundred thirty-one and eighty-seven hundredths (131.87) feet; (3) south fifty-two (52) degrees nineteen (19) minutes thirty-one (31) seconds west, a distance of one hundred forty-four and one hundredth (144.01) feet; and (4) south fifty-five (55) degrees twenty-five (25) minutes sixteen (16) seconds west, a distance of two hundred twenty-six and thirty-seven hundredths (226.37) feet to the point and place of beginning. Containing eighty and forty-seven hundredths (80.47) acres.

UNDER AND SUBJECT to any covenants and/or restrictions contained in prior deeds in the chain of title.

EXCEPTING AND RESERVING THEREFROM, that parcel containing 39.67 acres conveyed unto Kenneth R. Michaels and Lynette Y. Michaels, his wife, by Deed of Charles M. Pagana, single, dated August 19, 1993 and recorded August 25, 1993 in Lycoming County Record Book 2112, Page 343.

EXCEPTING AND RESERVING unto Dennis A. Perry and Kerry L. Perry, husband and wife, Grantors herein, their heir, successors and as-

signs, any and all oil and gas rights, (including coalbed methane gas, liquid hydrocarbons and the like including any unitization thereof) and any and all mineral rights, including, but not limited to, any and all rents from the date of this Deed forward, royalties, fees and entitlements, including entitlements from all production from wells and/or mines or other operations arising out of any lease and/or joint operating agreement of and from the property described above.

BEING the same premises granted and conveyed unto ROBERT S. SCHNARS, single, and LEEANN M. SICKELS, single, by Deed of DENNIS A. PERRY and KERRY L. PERRY, husband and wife, dated the 3rd day of October, 2017 in Lycoming County Record Book 9143, page 2998.

ALSO BEING a two story single family dwelling with outbuildings and with an address of 1345 Tallman Hollow Road, Montoursville, PA 17754.

FOR IDENTIFICATION PURPOSES ONLY; being known as Tax Parcel #56-311-103.B on the maps in the office of the Lycoming County Tax Assessor.

SEIZED, TAKEN IN EXECUTION, and to be sold as the property of Robert S. Schnars and LeeAnn M. Sickels, under a judgment entered against them in the Court of Common Pleas of Lycoming County filed to Docket No. CV22-00952.

TAX PARCEL NUMBER: 56-311-103.B

**NO. 23-00597**

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST c/o U.S. BANK TRUST NATIONAL ASSOCIATION c/o SELENE FINANCE LP

vs.

TIMOTHY A. SCOTT a/k/a  
TIMOTHY A. SCOTT, NICO SCOTT  
PROPERTY ADDRESS: 510 DYLAN  
DRIVE, COGAN STATION, PA 17728.  
UPI/TAX PARCEL NUMBER: 15-  
269-134.C.

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

BEING KNOWN AS: 510 DYLAN  
DR., COGAN STATION, PA 17728

BEING PARCEL NUMBER: 15-  
26900134C-000-.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

**NO. 23-00732**

SPECIALIZED LOAN  
SERVICING LLC

vs.

KATHLEEN SOBER, IN HER  
CAPACITY AS HEIR OF BARBARA  
A. SOBER, HARRY E. SOBER, JR.,  
IN HIS CAPACITY

AS HEIR OF BARBARA A. SOBER,  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS  
OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM  
OR UNDER BARBARA A. SOBER

PROPERTY ADDRESS: 123 KUHNS  
ROAD, MONTOURSVILLE, PA 17754.  
UPI/TAX PARCEL NUMBER: 56-  
291-121.R.

ALL THOSE CERTAIN LOTS OR  
PIECES OF GROUND SITUATE IN  
THE TOWNSHIP OF UPPER FAIR-  
FIELD, LYCOMING COUNTY, PENN-  
SYLVANIA:

BEING KNOWN AS: 123 KUHNS  
ROAD, MONTOURSVILLE, PA 17754.

BEING PARCEL NUMBER: 56-291-  
121.R.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

**NO. 23-01227**

TRUIST BANK f/k/a BRANCH  
BANKING AND TRUST COMPANY

vs.

SAGE SPITZFADEN, RHHK INC.,  
SAGE SPITZFADEN AND  
RHHK INC.

PROPERTY ADDRESS: 293-295  
MAIN STREET, SOUTH WILLIAMS-  
SPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 51-  
001-515.

All that certain piece or parcel or  
Tract of land situate in the Borough of  
South Williamsport, Lycoming County,  
Pennsylvania, and being known as 293-  
295 Main Street, South Williamsport,  
Pennsylvania 17702.

TAX MAP AND PARCEL NUMBER:  
51-001-515.

THE IMPROVEMENTS THEREON  
ARE: Residential Dwelling.

REAL DEBT: \$72,547.12.

SEIZED AND TAKEN IN EXECU-  
TION AS THE PROPERTY OF: Sage  
Spitzfaden and RHHK Inc.

McCABE, WEISBERG &  
CONWAY, LLC  
1420 Walnut Street, Suite 1501  
Philadelphia, PA 19102

**NO. 18-1794**

HORIZON FEDERAL  
CREDIT UNION

vs.

ARTHUR N. THOMPSON

PROPERTY ADDRESS: 1529  
CATHERINE STREET, WILLIAMS-  
SPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 76-  
005-305.

Docket No. CV-18-1794.

Parcel No. 76-5-305.

Property located at: 1529 Catherine  
Street, Williamsport, Pennsylvania  
17701:

ALL that certain piece, parcel, and  
lot of land situate in the Sixteenth Ward  
of the City of Williamsport, County

of Lycoming, and Commonwealth of  
Pennsylvania, bounded and described  
as follows:

BEGINNING at a point on the west  
side of Catherine Street, said point be-  
ing at the southeast corner of land now  
or formerly of Harold L. Boyles, et wt.;  
thence in a southerly direction along  
the west side of Catherine Street, 100  
feet to land formerly of George L. Wi-  
ley, now or formerly of Charles Evans;  
thence in a westerly direction along  
the same 210 feet to line of land now  
or formerly of Burrows N. Thompson;  
thence along the same in a northerly  
direction 100 feet to land now or for-  
merly of Harold L. Boyles, et ux.; thence  
in an easterly direction along the same  
210 feet to Catherine Street, the point  
and place of beginning.

BEING the same premises conveyed  
to Douglas N. White and Sharon L.  
White, his wife, by deed of C. Edward  
Sheddy, single, dated October 6, 1995,  
and recorded in Lycoming County  
Record Book Volume 2494, Page 124.

Known as 1529 Catherine Street,  
Williamsport, PA 17701.

Parcel No. 76-5-305.

**NO. 20-0015**

MORTGAGE ASSETS  
MANAGEMENT, LLC

vs.

UNKNOWN HEIR(S) OF THE  
ESTATE OF HILDA E. CAMPBELL  
a/k/a HILDA C. STONER,  
DECEASED, LARRY R. STONER, IN  
HIS CAPACITY AS KNOWN HEIR,  
DEVISEE AND/OR DISTRIBUTE OF  
THE ESTATE OF HILDA E.  
CAMPBELL a/k/a HILDA C. STONER,  
DECEASED, ROYCE C. STONER,  
IN HIS CAPACITY AS KNOWN  
HEIR, DEVISEE AND/OR  
DISTRIBUTE OF THE ESTATE OF  
HILDA E. CAMPBELL a/k/a HILDA C.  
STONER, DECEASED

PROPERTY ADDRESS: 208 LOWER BARBOURS ROAD, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 48-253-1-167.

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

BEING known as: 208 Lower Barbours Road, Williamsport, PA 17701.

IMPROVEMENTS consist of: Residential Dwelling.

UPI/TAX PARCEL NUMBER: 48-253-1-167.

Seized and taken into execution to be sold as the property of Larry

R. Stoner, in his Capacity as Known Heir, Devisee, and/or Distribute of the Estate of Hilda E. Campbell a/k/a Hilda

C. Stoner, Deceased.

PINCUS LAW GROUP, PLLC  
ATTORNEYS

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 July 12, 2024 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten days thereafter.

R. MARK LUSK, Sheriff  
Lycoming County, PA

Ju-12, 19, 26



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**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, July 29, 2024