

LYCOMING REPORTER

Vol. 41

July 19, 2024

No. 29

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LYCOMING REPORTER

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THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY
LYCOMING LAW ASSOCIATION

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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.

- 7/24/2024 – LLA Foundation Meeting:** *Quarterly meeting of the Lycoming Law Association Foundation. Time: 12:00 PM to 1:00 PM.*
- 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. 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.*
-

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

- **Commonwealth vs. Giddings** (07/12/2024)—Judge Nancy L. Butts
Criminal: Motion in limine; admissibility of evidence of other crimes; factors for consideration; admissibility of GPS evidence from defendant’s electronic monitoring device; qualifications of account manager to give expert testimony regarding his company’s electronic monitoring equipment; specialized knowledge beyond that possessed by an average layperson. (Giddings071124bt) (Posted: July 12, 2024)
- **Commonwealth vs. Thompson** (07/12/2024)—Judge Nancy L. Butts
Criminal: Motion for nolle prosequi; refusal of witness to testify; intervention by party against whom defendant has claimed criminal conduct; factors to be considered by court in allowing nolle prosequi; discretion of Commonwealth’s attorney; obligation of court to consider intervenor’s position. (Thompson071124bt) (Posted: July 12, 2024)

We Always Like to Say “Thank You” for the Opportunity to Serve You From the Register & Recorder Office

Now that we are into the second half of the year we wanted to pass along some helpful information:

1. We are pleased to announce new staff added to our office. Mandy Shultz replaces Nydia McNutt. Mandy’s background in the legal field and along with her other relevant work experience will serve us well in the Orphans’ Court.

Paula Miller just replaced Leslie Carnevale who retired from the county after many years of excellent service to our department. Paula also brings valuable work experience that includes customer service, an important skill for her position.

Aubrey Hess is another new addition who is focused on the much needed back-scanning that will ultimately better serve the public.

Please join us in welcoming them to our team. We thank you for your understanding as we work through their training process and also during the current peak summertime vacation schedule.

2. We just renewed the contract with Avenu, the longtime existing software company in the Register and Recorder Office. We are happy to announce that we plan to continue the unlimited “free viewing” for the next year of the contract that ends Aug. 1, 2025.

However, there will now be a \$1 per page charge to download/print unwatermarked images. You will note this type of charge is not uncommon for other Avenu contracted software counties and it will start August 1, 2024.

3. Finally, I feel it necessary to at least mention for your information that there has been a concept/idea proposed from outside of this office to move the Register and Recorder Office to another building (Third Street Plaza). As you know, that would mean moving a court-related office to another location outside of the courthouse.

kindest regards,

From all of us in the Register and Recorder Office

July 12, 19

**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**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, (570) 321-0709.

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.

SECOND 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.

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.

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.

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.

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.

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.

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.

THIRD PUBLICATION**DeSanto, Michael R.,** dec'd.

Late of Williamsport.

Executrix: Jennifer J. Holtzapple 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.

Embick, Stephen W., dec'd.

Late of the Borough of Jersey Shore.

Administrators: Mary T. Hensler; Paula R. Fudge; Angela D. Englert; Stephanie A. Scott; Jamie L. Carson and Raymond P. Clymer 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.

LeVan, Myron K., dec'd.

Late of the Township of Muncy Creek.

Executor: Michael K. LeVan.

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

Myers, Doris A., dec'd.

Late of Wolf Township.

Executor: Carl L. Myers, 3483 Heller Hollow Road, Benton, PA 17814.

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

Nau, Elizabeth A., dec'd.

Late of Jersey Shore.

Co-Executors: Catherine M. Bachle; Eugene J. Nau, Jr. and Lavern R. Nau 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.

Szuhaj, Mary Edith, dec'd.

Late of Williamsport.

Co-Executrices: Nadia J. Hall, 30 Walnut Ridge Estate, Middleburg, PA 17842 and Janice L. Rahr, 17802 Township Line Road, Wellsville, OH 43968.

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

**FILING ARTICLES OF
INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania on July 1, 2024 for the purpose of forming a non-profit corporation under the Non-Profit Corporation Law of 1988 of the Commonwealth of Pennsylvania, 15 Pa. C.S. §1101 et seq.

The name of the corporation is:
PASTORAL EVANGELIZATION
AWARENESS CHILDREN'S
EDUCATION (PEACE)
Fred A. Holland, Esquire
McNerney, Page, Vanderlin & Hall
433 Market Street
Williamsport, PA 17701

Ju-19

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, ALCYIA 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, MONTOURSVILLE, 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



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, July 22, 2024