

# LYCOMING REPORTER

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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

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# LYCOMING LAW ASSOCIATION

Penn Tower, 25 West Third Street, Suite 803

Williamsport, PA 17701

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

## LYCOMING LAW ASSOCIATION

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## 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).

- 10/29/2024 – Criminal Brown Bag Lunch Meeting:** *Regularly scheduled Criminal Committee meeting. All interested members are invited to attend. Time: 12:00 PM.*
- 10/31/2024 – Last Day to get a Free Pumpkin at Carpenter’s:** *LLA Members and their families are invited to visit Carpenter’s Pumpkin Farm during the month of October. Enjoy the farm, its animals, and the corn maze. Members may select a pumpkin/gourd courtesy of the LLA to take home. Time: 9:00 AM to 6:30 PM.*
- 11/4/2024 – Bench Bar Committee Meeting:** *Quarterly meeting of the Bench/Bar Committee. Time: 12:00 PM.*
- 11/14/2024 – Memorial Service for Henry George Hager, III:** *Special Session of Lycoming County Court to memorialize bar member Henry Hager. More information about Attorney Hager. Time: 4:00 PM to 5:00 PM.*
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## UPCOMING LYCOMING COUNTY CLE OPPORTUNITY

The Lycoming Law Association is an approved Continuing Legal Education provider and sponsors a program of regular CLE opportunities—from Eat & Earn sessions, to panel discussions, to cooperative efforts with business and educational entities and not-for-profit organizations.

- 10/30/2024 – Eat & Earn—Presentation: Overview of the 8th Edition Sentencing Guidelines:** *Presented By: Tiffany Smith, PA Commission on Sentencing. Download the flyer. Time: 12:00 PM to 1:00 PM.*
- 11/6/2024 – Eat & Earn—Understanding the Racketeer Influenced and Corrupt Organizations (RICO) Act:** *Presented By: Steve Shope. CLE Credits: 1 Live Substantive. Time: 12:00 PM to 1:00 PM.*
- 11/13/2024 – Eat & Earn—Generative Artificial Intelligence in the Practice:** *Presented By: Julieanne E. Steinbacher, Esq. CLE Credits: 1 Live Substantive. Time: 12:00 PM to 1:00 PM.*
- 12/4/2024 – Eat & Earn—Topic Pending:** *Registration details forthcoming. CLE Credits: 1 Live Substantive. Time: 12:00 PM to 1:00 PM.*
- 12/11/2024 – Eat & Earn—Topic Pending:** *Details forthcoming. CLE Credits: Time: 12:00 PM to 1:00 PM.*

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

► **Commonwealth vs. Kline** (10/15/2024)—Judge Nancy L. Butts  
Criminal: Habeas corpus petition; sufficiency of evidence of reckless endangerment where defendant drove passenger occupied vehicle erratically and threatened to crash it; due process issue concerning notice to defendant of rescheduled preliminary hearing. (Kline101524bt) (Posted: October 15, 2024)



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

Cost (Lunch & Credit)  
\$37.50 - LLA Member  
\$52.50 - Non Member  
\$26.25 - Paralegal

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

**1 Substantive Credit**

**Understanding the Racketeer Influenced and Corrupt Organizations (RICO) Act**

**Presented By:**  
**Steve Shope**

*This presentation will cover the history and key elements of a RICO claim, including "pattern of racketeering activity" and "enterprise." The different types of RICO violations, including criminal and civil remedies, will also be explored.*

**November 6, 2024 from 12-1:00PM**  
*Registration Deadline: October 28, 2024*

Lunch Selections  
*(please circle)*

- Sourdough | Wheat | Rye | Crescent Roll | Wrap
- Turkey | Ham | Roasted Chicken | Roast Beef | Chicken Salad | Tuna Salad
- American | Provolone | Swiss
- Lettuce | Tomato | Onion | Hot Peppers | Sweet Peppers
- Mayo | Oil | Mustard

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

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

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

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



**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****Crawford, Samuel T.,** dec'd.

Late of Muncy.

Co-Executors: Robinn Beaver, Andrew Crawford and Martina Gray 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.

**Fagnano, Sandra Marlene,** dec'd.

Late of Williamsport.

Executor: Brian Fagnano, 343 Tinsman Avenue, Williamsport, PA 17701.

Attorney: None.

**Ferrell, Robert W., III,** dec'd.

Late of the Borough of Muncy.

Administratrix: Susan F. Troller 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.

**Molino, Denise Marie,** dec'd.

Late of the Township of Lewis.

Administrator: Travis A. Molino, 37 High Street, Trout Run, PA 17771.

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

**Park, Carolyn K.,** dec'd.

Late of Williamsport.

The Christine J. Park Supplemental Needs Trust, dated June 23, 2022.

Settlor: Carolyn K. Park.

Trustee: Robert E. Chianelli.

Attorneys: Jaime M. Leon, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

**SECOND PUBLICATION****Brown, Gerald A.,** dec'd.

Late of the Township of Loyalsock.

Executrix: Marian C. Albert, 171 Southard Road, Trout Run, PA 17771.

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

**Bunce, Dennis R.,** dec'd.

Late of Williamsport.

Co-Executors: Dennis R. Bunce, Jr., 1729 McConnell Drive, Williamsport, PA 17701 and Michelle A. Turner, 5316 Shiver Drive, Fort Worth, TX 76244.

Attorneys: Anthony J. Grieco, Esquire, Elion, Grieco & Shipman, P.C., 125 East Third Street, Williamsport, PA 17701.

**Bunnell, Theodore Robert a/k/a Theodore R. Bunnell,** dec'd.

Late of Montoursville Borough.

Executor: John B. Bunnell, Sr. c/o Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLC, 106 Market Street, Berwick, PA 18603.

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

**Burkhart, Joann B.,** dec'd.

Late of Wolf Township.

Co-Executors: Tracey E Coleman, 95 Lime Bluff Road, Hughesville, PA 17737 and Shawn D. Burkhart, 420 South Front Street, Milton, PA 17847.

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

**Gipe, Douglas F.,** dec'd.

Late of the Borough of South Williamsport.

Executrix: Kalyn Gipe 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.

**Patterson, Sara J.,** dec'd.

Late of Penn Township.

Executrix: Diann M. Walters.

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

**Paulhamus, Dustan R.,** dec'd.

Late of the City of Williamsport.

Administrator: Sherry Paulhamus 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.

**Reed, Floyd L., III,** dec'd.

Late of Montoursville.

Executrix: Debra E. Reed, 2920 Robbins Road, Montoursville, PA 17754.

Attorneys: Anthony J. Grieco, Esquire, Elion, Grieco & Shipman, P.C., 125 East Third Street, Williamsport, PA 17701.

**Rinker, Hollis A. a/k/a Hollis Ann Rinker,** dec'd.

Late of the Township of Loyalsock. Executrix: Lettie Lee Terry, 88 Andrews Ct., Lewisburg, PA 17837. Attorney: Paul A. Roman, Esquire, 1700 Four Mile Drive, Williamsport, PA 17701.

**Smith, Larry C.,** dec'd.

Late of Wolf Township.

Executrix: Carolyn A. Smith, 277 Dewald Lane, Hughesville, PA 17737.

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

**Wise, Robert C.,** dec'd.

Late of the Township of Loyalsock.

Executor: David L. Wish, 118 Atwood Road, Erdenheim, PA 19038.

Attorney: Mark L Taylor, Esquire, 25 W. Third Street, #701, Williamsport, PA 17701, (570) 320-7100.

**Wolfe, Mary Joann,** dec'd.

Late of Williamsport.

Administratrix: Stacy Wolfe c/o Patricia A. Shipman, Esquire, Susquehanna Law Group, Inc., 25 W. Third St., #300, Williamsport, PA 17701.

Attorneys: Patricia A. Shipman, Esquire, Susquehanna Law Group, Inc., 25 W. Third St., #300, Williamsport, PA 17701.

**THIRD PUBLICATION****Beck, John M.,** dec'd.

Late of Trout Run.

Executor: Matthew C. Rook 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.

**Berrones, Martha**, dec'd.

Late of Williamsport.

Administrator: Harold W. Stevens, 942 Sheridan Street, Williamsport, PA 17701.

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

**Britton, Deborah A.**, dec'd.

Late of Linden.

Executor: Bruce A. Britton 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.

**Dyer, Connie G.**, dec'd.

Late of Hughesville.

Executor: Eric M. Barto, 298 Mount Zion Hill Road, 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.

**Pesotina, Helen**, dec'd.

Late of Williamsport.

Executrix: Helen Bracy 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.

**Sennett, Dorothy L.**, dec'd.

Late of Williamsport.

Executor: Steven D. Sennett, 2120 Linn Street, Williamsport, PA 17701.

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

**Stroehmann, Jacqueline S. a/k/a**

**Jacqueline S. Weigle**, dec'd.

Late of the City of Williamsport.

Executrix: Jeri D. Sims c/o McCormick Law Firm, 835 West Fourth Street, Williamsport, PA 17701.

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

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**REGISTER OF WILLS  
CONFIRMATION OF  
ACCOUNTS**

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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 5, 2024 unless exceptions are filed before 5:00 P.M. on that date.

1. Getz, Donald W., Sr., Estate—Donna Thompson, Administratrix.

2. Allen, Harvey A., Estate—Kathie Frantz, Administratrix.

3. Facey, Mark E. Irrevocable Life Insurance, Trust—Peter G. Facey, Trustee.

4. Facey, Mark E. Irrevocable Life Insurance, Trust—Peter G. Facey, Trustee.

5. Facey, Mark E. Irrevocable Life Insurance, Trust—Peter G. Facey, Trustee.

6. Facey, Mark E. Irrevocable Life Insurance, Trust—Peter G. Facey, Trustee.

7. Facey, Mark E. Irrevocable Life Insurance, Trust—Peter G. Facey, Trustee.

David A. Huffman  
Register of Wills

O-4, 11, 18, 25

**INTENTION TO  
CHANGE NAMES**

In the Court of Common Pleas  
of Lycoming County, Pennsylvania

NO. CV24-01, 040

In re: Name Change of  
Olivia Cramer, a minor,  
by Nakisha Zimmerman

NOTICE IS HEREBY GIVEN that on September 27, 2024, a Petition was filed in the above-named Court, praying for a decree changing the name of Olivia Anne Cramer to Olivia Anne Zimmerman.

The Court has fixed December 11, 2024 at 4:30 P.M. in Courtroom number 2 of the Lycoming County Courthouse, 48 West Third Street, Williamsport, Pennsylvania 17701 as the time and place for the hearing on said petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the petitioner should not be granted.

O-25

In the Court of Common Pleas  
of Lycoming County, Pennsylvania

NO. CV24-00710

In re: Name Change of  
Jordan Marcus Flook

NOTICE IS HEREBY GIVEN that on September 17, 2024, a Petition was filed in the above-named Court, praying for a decree changing the name of Jordan Marcus Flook to Jordan Patrick Quinn.

The Court has fixed November 14, 2024 at 2:30 P.M. in Courtroom number 2 of the Lycoming County Courthouse, 48 West Third Street, Williamsport, Pennsylvania 17701 as the time and place for the hearing on said petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the petitioner should not be granted.

O-25



**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 & TRANSIT CENTRE II, 3rd floor, Michael Ross Event Center, 144 West Third Street, Williamsport, PA 17701, on Friday, NOVEMBER 1, 2024 at 10:30 A.M., for the following described real estate to wit:

**NO. 22-01226**

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

vs.

ANDREW L. ARNOLD a/k/a ANDY L. ARNOLD, SOLELY AS HEIR OF ROSS ARNOLD, DECEASED, ANDREW L. ARNOLD a/k/a ANDY L. ARNOLD, UNKNOWN HEIRS, DEVISEES, AND/OR PERSONAL REPRESENTATIVES OF ROSS ARNOLD, DECEASED

PROPERTY ADDRESS: 1008 GARDEN STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 69-002-302.

By virtue of a Writ of Execution No. CV-2022-01226.

ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS, LLC v. ANDREW L. ARNOLD a/k/a ANDY L. ARNOLD, SOLELY AS HEIR OF ROSS ARNOLD, DECEASED; UNKNOWN HEIRS, DEVISEES, AND/OR PERSONAL REPRESENTATIVES OF ROSS ARNOLD, DECEASED.

Owner(s) of property situate in the 9TH WARD OF THE CITY OF WILLIAMSPORT, LYCOMING County, Pennsylvania, being 1008 GARDEN ST, WILLIAMSPORT, PA 17701.

Tax ID No. 69-0020030200000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$79,072.40.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

**NO. 23-00443**

WELLS FARGO BANK, N.A.

vs.

PATRICK J. BARRETT, III IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF EUGENE R. WEINER, JR. a/k/a EUGENE RICHARD WEINER, JR. PROPERTY ADDRESS: 330 BAS-TIAN ROAD, ROARING BRANCH, PA 17765-9267.

UPI/TAX PARCEL NUMBER: 30-112-166.D

By virtue of a Writ of Execution No. CV-2023-00443.

WELLS FARGO BANK, N.A. v. PATRICK J. BARRETT, III, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF EUGENE R. WEINER, JR. a/k/a EUGENE RICHARD WEINER, JR.

Owner(s) of property situate in the MCNETT TOWNSHIP, LYCOMING County, Pennsylvania, being 330 BAS-TIAN ROAD, ROARING BRANCH, PA 17765-9267.

Tax ID No. 30-112-166.D.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$61,625.43.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

**NO. 23-00407**

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

vs.

WENDY L. BOWER,  
WENDY L. BOWER  
PROPERTY ADDRESS: 211 RAIL-ROAD STREET, HUGHESVILLE, PA 17737.

UPI/TAX PARCEL NUMBER: 17-002-201.B.

US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust v. Wendy L. Bower.

Docket Number: CV-2023-00407.

Property to be sold is situated in the Borough of Hughesville, County of Lycoming and Commonwealth of Pennsylvania.

Commonly known as: 211 Railroad Street, Hughesville, PA 17737.

Parcel Number: 17-002-201B.

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

Judgment Amount: \$60,952.53.

Attorneys for the Plaintiff:

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

**NO. 24-00163**

PHH MORTGAGE CORPORATION

vs.

PATRICIA A. BRASINGTON

PROPERTY ADDRESS: 150 NORWOOD DRIVE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 15-005-135.

By virtue of Writ of Execution No. CV-2024-00163.

PHH Mortgage Corporation v. Patricia A. Brasington

Property Address: 150 Norwood Dr, Williamsport, PA 17701-9671.

Tax Parcel No. 15-005-135.

Improvements thereon consisting of a Residential Real Estate—sold to satisfy judgment in the amount of \$145,524.58.

MATTHEW C. FALLINGS, ESQ.

STERN & EISENBERG, PC

Attorneys for Plaintiff

1581 Main Street, Suite 200

The Shops at Valley Square

Warrington, PA 18976

Phone: (215) 572-8111

**NO. 22-01003**

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR LB-IGLOO SERIES IV TRUST

vs.

KEVIN J. BROWN,

DENISE C. BROWN

PROPERTY ADDRESS: 29 CASEY DRIVE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 43-015-279.

U.S. Bank Trust National Association, not in its individual capacity but solely as trustee for LB-Igloo Series IV Trust v. Denise C. Brown; Kevin J. Brown.

Docket Number: CV22-01003.

Property to be sold is situated in the Township of Old Lycoming, County of Lycoming and Commonwealth of Pennsylvania.

Commonly known as: 29 Casey Drive, Williamsport, PA 17701.

Parcel Number: 43-015.0-0279.00-000.

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

Judgment Amount: \$129,968.85.

Attorneys for the Plaintiff:

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

**NO. 23-01077**

FREEDOM MORTGAGE CORPORATION

vs.

TIMBRELE M. BUSCH a/k/a

TIMBRELE BUSCH a/k/a

TIMBRELE M MINNIER a/k/a

TIMBRELE MIINIER

PROPERTY ADDRESS: 120 CRAWLEY STREET, HUGHESVILLE, PA 17737.

UPI/TAX PARCEL NUMBER: 16-002-1002.

ALL THAT CERTAIN lot of land situate in Borough of Hughesville, County of Lycoming and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 120 Crawley Street, Hughesville, PA 17737.

SOLD as the property of TIMBRELLE M. BUSCH a/k/a TIMBRELLE BUSCH a/k/a TIMBRELLE M. MINNIER a/k/a TIMBRELLE MINNIER.

TAX PARCEL #16-002-1002.  
KML LAW GROUP, P.C.

**NO. 24-00066**

FIRST COMMONWEALTH BANK

vs.

FRANKLIN L. CARPENTER

PROPERTY ADDRESS: 6200 S ROUTE 220 HWY, LINDEN, PA 17744.

UPI/TAX PARCEL NUMBER: 60-004-122.

PROPERTY OF: Franklin L. Carpenter.

EXECUTION No.CV 24-00066.

JUDGMENT AMT.: \$103,329.59.

GARY W. DARR, ESQUIRE

McGRATH MCCALL, P.C.

Four Gateway Center

Suite 1340

444 Liberty Avenue

Pittsburgh, PA 15222

ALL the right, title, interest and claim of: Franklin L. Carpenter of in and to:

MUNICIPALITY: Township of Woodward.

\*\*\*\*\*

ADDRESS: 6200 South Route 220 Highway, Linden, PA 17744.

PLAN OF LOTS/LOT #:

IMPROVEMENTS: Having thereon erected a dwelling commonly known as 6200 South Route 220 Highway, Linden, PA 17744.

INSTRUMENT NO.: 200600006729.

TAX MAP#: 60-004-122.

**NO. 23-01418**

WOODLANDS BANK

vs.

COWDEN REAL ESTATE, LLC,

MATTHEW T. COWDEN

PROPERTY ADDRESS: 715 WEST SOUTHERN AVENUE, SOUTH WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 52-003-265.

ALL those certain two (2) pieces, parcels and lots of land situate in the Borough of South Williamsport, County of Lycoming and Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

PARCEL NO. 1:

BEGINNING at a post, said point being forty-five (45) feet west of the southwest corner of Bayard Street and West Southern Avenue; thence in a westerly direction along the south side of West Southern Avenue, ninety (90) feet to land now or formerly of L. Bluemle; thence in a southerly direction and along the western line of the within described lot, one hundred sixty (160) feet to the northern side of an alley running east and west; thence along the northern side of said alley in an easterly direction, ninety (90) feet to a point; thence along the eastern line of the within described lot, one hundred sixty (160) feet to the place of beginning.

PARCEL NO. 2:

BEGINNING at a point one hundred thirty-five (135) feet west from the southwest corner of Bayard Street and West Southern Avenue; thence in a southerly direction and along land now or formerly of Grace L. Kline, one hundred sixty (160) feet to the north side of an alley running east and west; thence along said alley in a westerly direction, forty-five (45) feet to land now or formerly of John Cleaver; thence in a northerly direction and along land now or formerly of said Cleaver, one hun-

dred sixty (160) feet to West Southern Avenue; thence along West Southern Avenue in an easterly direction, forty-five (45) feet to the place of beginning.

BEING the same premises conveyed unto Cowden Real Estate, LLC, a Pennsylvania limited liability company by deed of John J. Agnoni and Patricia A. Agnoni a/k/a Patricia H. Agnoni, husband and wife, said deed dated and recorded March 11, 2016, in the Office of the Recorder of Deeds in and for Lycoming County, in Record Book 8870, Page 276.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 52-003-265, on the Maps in the Office of the Lycoming County Tax Assessor.

Thereon erected a one story commercial restaurant.

SEIZED, TAKEN IN EXECUTION, and to be sold as the property of Cowden Real Estate, LLC, under a judgment entered against it in the Court of Common Pleas of Lycoming County filed to Docket No. CV-2023-01418.

**NO. 23-01416**

WOODLANDS BANK

vs.

MATTHEW T. COWDEN

PROPERTY ADDRESS: 2117 WEBB STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 71-002-446.

2117 Webb Street, Williamsport, PA 17701.

Parcel No. 71-002-446.

ALL those two (2) certain pieces, parcels or lots of land situate in the Eleventh Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL NO. 1;

BEGINNING at a post on the south side of Webb Street at the west line of land now or formerly of George Swartz; thence southerly along the line

now or formerly of said Swartz lot, one hundred forty-four (144) feet, more or less, to an alley; thence west along the north side of said alley, two hundred (200) feet to a post; thence northerly at right angles to said alley, one hundred fifty (150) feet to Webb Street; thence along the south line of Webb Street, two hundred (200) feet to the place of beginning. Being known as Lot Nos. 97, 98, 99 and 100 on the Plan of what is known as Thompson's Second Addition to the City of Williamsport.

PARCEL NO. 2:

BOUNDED on the north by Webb Street; on the east by an alley; on the south by an alley, and on the west by Lot No. 100 in Thompson's Second Addition to the City of Williamsport. Being forty-three (43) feet in width or frontage on Webb Street and one hundred forty and one-half (140 ½) feet in length on the east side, fifty-six and one-half (56 ½) feet in width along the alley in the rear and one hundred forty-five (145) feet along the line of Lot No. 100 aforesaid.

EXCEPTING AND RESERVING THEREFROM all that certain piece, parcel or lot of land situate in the Eleventh Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, conveyed unto Earl E. Herriman and Bernice L. Herriman, his wife, by Deed of Good's City Mills, Inc., dated September 15, 1972, recorded in Lycoming County, Pennsylvania, in Deed Book 623, Page 151, being more particularly bounded and described as follows:

BEGINNING at an iron pin on the south line of Webb Street, said iron pin being one hundred fifty (150) feet easterly from the east line of Howard Street; thence north eighty-one (81) degrees thirty-five (35) minutes east along the south line of Webb Street, a distance of sixty-seven (67) feet to an

iron pin; thence south eight (8) degrees twenty-five (25) minutes east along other property of Good's City Mills, Inc., a distance of one hundred fifty (150) feet to an iron pin; thence south eighty-one (81) degrees thirty-five (35) minutes west along the north line of a sixteen foot alley, a distance of sixty-seven (67) feet to an iron pin; thence north eight (8) degrees twenty-five (25) minutes west along the property now or formerly of E. Pfirman Estate, a distance of one hundred fifty (150) feet to an iron pin, the point and place of beginning.

TOGETHER with the right of use in common with Earl E. Herriman and Bernice L. Herriman, his wife, their successors and assigns, the present railroad siding which serves the premises hereby conveyed and the premises previously conveyed to Herriman referred to above.

UNDER AND SUBJECT to any and all restrictions, covenants and easements which may appear in the chain of title.

BEING the same premises conveyed unto Matthew T. Cowden, single, by Deed of Kenneth L. Frey, Jr., single, said deed dated September 14, 2015 and recorded September 15, 2015 in Lycoming County Record Book 8729, page 170.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 71-002-446, on the Maps in the Office of the Lycoming County Tax Assessor.

Thereon erected a one story commercial warehouse.

SEIZED, TAKEN IN EXECUTION, and to be sold as the property of Matthew T. Cowden, under a judgment entered against it in the Court of Common Pleas of Lycoming County filed to Docket No. CV-2023-01416.

**NO. 23-01206**

FIRST COMMONWEALTH BANK

vs.

CHARLES DIGGAN, SOLELY  
AS THE KNOWN HEIR OF  
CAROL L. DIGGAN, DECEASED,  
ALL THE UNKNOWN HEIRS OF  
CAROL L. DIGGAN

PROPERTY ADDRESS: 327 JEROME  
AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 75-  
013-308.

ALL that certain piece, parcel or lot of land situate in the Fifteenth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania; HAVING erected thereon a dwelling known as 327 Jerome Avenue, Williamsport, PA 17701 and designated as Assessment No. 75-013-308; BEING the same premises which Frederick N. Allgaier, Executor under the Last Will and Testament of Isabelle M. Fischer, by Deed dated July 30, 1973, and recorded with the Recorder of Deeds Office of Lycoming County, PA on July 30, 1973 at Deed Book Volume 658, Page 134, granted and conveyed unto Carol L. Diggan. On or about May 11, 2023, Carol L. Diggan died and by operation of law her interest in the property vested in her heirs.

**NO. 20-00447**

U.S. BANK NATIONAL  
ASSOCIATION NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS LEGAL TITLE  
TUSTEE FOR RMTP TRUST,  
SERIES 2021 BKM-TT-V

vs.

MAURICE A. FRAZIER,  
THERESA A. FRAZIER  
PROPERTY ADDRESS: 225 EL-  
DRED STREET, WILLIAMSPORT, PA  
17701.

UPI/TAX PARCEL NUMBER: 68-  
010-407.

ALL THOSE CERTAIN LOTS OR  
PIECES OF GROUND SITUATE IN  
THE CITY OF WILLIAMSPORT,  
LYCOMING COUNTY, PENNSYL-  
VANIA:

BEING KNOWN AS: 225 ELDRED ST., WILLIAMSPORT, PA 17701.

BEING PARCEL NUMBER: 68-010-407.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

**NO. 24-00299**

GUILD MORTGAGE  
COMPANY LLC

vs.

SHERRY A. FRISCH

PROPERTY ADDRESS: 2526 WEST  
FOURTH STREET, WILLIAMSPORT,  
PA 17701.

UPI/TAX PARCEL NUMBER: 67-012-515.

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

Parcel No.: 67-0120051500000-.

BEING known and numbered as: 2526 West Fourth Street, Williamsport, PA 17701.

Being the same property conveyed to Sherry A. Frisch who acquired title by virtue of a deed from Emanuel K. Peachey, Sr., and Mary C. Peachey, husband and wife, dated February 2, 2018, recorded March 14, 2018, at Instrument Number 201800002828, and recorded in Book 9155, Page 2106, Office of the Recorder of Deeds, Lycoming County, Pennsylvania.

**NO. 24-00510**

MYCUMORTGAGE, LLC

vs.

MATTHEW R. GRIBBIN

PROPERTY ADDRESS: 1416  
BLOOMINGROVE ROAD, WILLIAMSPORT,  
PA 17701.

UPI/TAX PARCEL NUMBER: 75-005-205.

ALL that certain piece or parcel of land situate in the City of Williamsport, County of Lycoming, Commonwealth of

Pennsylvania, bounded and described as follows to wit:

Parcel No.: 75-0050020500000-.

BEING known and numbered as: 1416 Bloomingrove Road, Williamsport, PA 17703.

Being the same property conveyed to Matthew R. Gribbin who acquired title by virtue of a deed from William T. Holt and Susan M. Holt, husband and wife, dated March 27, 2019, recorded June 11, 2019, as Instrument Number 201900022098, and recorded in Book 9188, Page 1756, Office of the Recorder of Deeds, Lycoming County, Pennsylvania.

**NO. 23-01107**

NAVY FEDERAL CREDIT UNION

vs.

LAVONIA MATHISON

PROPERTY ADDRESS: 710 TUCKER STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 61-003-407.

No. CV23-01107.

Judgment Amount: \$89,981.84.

FEIN, SUCH, KAHN & SHEPARD, P.C.

ALL THAT CERTAIN lot of land situate in First Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southern line of Tucker Street, said point being ninety-seven (97) feet east of the eastern line of Railway Street; thence Easterly along the southern line of Tucker Street, twenty-nine (29) feet to a point on the western line of land now or formerly of Harry Kitchen, et ux; thence Southerly along the western line of land now or formerly of the said Kitchen, one hundred sixty-four (164) feet to a point in the northern line of Menne Alley; thence Westerly along the

northern line of Menne Alley, twenty-nine (29) feet to a point in the eastern line of land now of formerly of Geiser; thence Northerly along the eastern line of land now or formerly of said Geiser, one hundred sixty-four (164) feet to the southern line of Tucker Street and the place of beginning.

IDENTIFIED AS PARCEL NO. 61.003.0-0407.00-000.

Being the same premises which Toni M. Gehr, formerly known as Toni M. Metzger, and Kevin J. Gehr, her husband, by Deed dated October 23, 2017 and recorded November 1, 2017, in the Office of the Recorder of Deeds in and for Lycoming County, Pennsylvania, in Record Book 9146, Page 1715, granted and conveyed to Lavonia Mathison, unmarried woman, the Mortgagor herein.

TO BE SOLD AS THE PREMISES OF LAVONIA MATHISON.

**NO. 24-00419**

WELLS FARGO USA HOLDINGS, LLC

vs.

MARIE E SAIERS a/k/a  
MARIE ELLEN SAIERS

PROPERTY ADDRESS: 492 WINTHROP STREET, SOUTH WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 52-003-401.

By virtue of a Writ of Execution No. CV-2024-00419-CV.

WELLS FARGO USA HOLDINGS, LLC v. MARIE E. SAIERS a/k/a MARIE ELLEN SAIERS owner(s) of property situate in the BOROUGH OF SOUTH WILLIAMSPORT, LYCOMING County, Pennsylvania, being 492 WINTHROP STREET, SOUTH WILLIAMSPORT, PA 17701.

Tax ID No. 52-0030040100000 a/k/a 52-003-401.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$75,574.70.  
BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

**NO. 18-1420**

THE NORTHUMBERLAND NATION BANK

vs.

ALDEN H. SEITZER

PROPERTY ADDRESS: 2882 SOUTH REACH ROAD, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 71-010-807.A.

Municipally known as: 2882 South Reach Road, Williamsport, Pennsylvania 17701.

ALL certain piece, parcel and lot of land situate in the Eleventh Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described in accordance with a survey by Larson & McEwen Engineering Company, Inc., dated May 31, 1962, follows, to-wit:

BEGNNNG at an iron pin, said iron pin being North twenty-four (24) degrees (14) minutes (20) seconds East sixty-five and forty-one hundredths (65.41 ) feet from a concrete monument from the flood control levee known as Station No. 69 plus 00; thence North eighty-seven (87) degrees fifty-five (55) minutes fifty-eight (58) seconds West four hundred sixteen and fifty-seven hundredths (416.57) feet to iron pin; thence North two (2) degrees fifty-two (52) minutes forty-eight (48) seconds East forty-seven and forty-two hundredths (47.42) feet to an iron pin; thence North seventy-five (75) degrees twenty-two (22) minutes sixteen (16) seconds East three hundred sixty-three and twenty hundredths (363.20) feet along the Southern line of Reach Road to an iron pin; thence South twenty-two (22) degrees four (4) minutes twelve (12) seconds East one hundred sixty-six and fifty-one hundredths (166.51) feet to an iron pin, the point and place of beginning. Containing 0.196 acres.

This conveyance is subject to reservations and exceptions in the former chain of

Said premises also being more particularly bounded and described as follows:

ALL that certain piece, and lot of land situate in the Eleventh Ward of the City of Williamsport, County of Lycoming Commonwealth of Pennsylvania, bounded and described in accordance with a survey dated February 5, 2000, by Ted Franklin, P.L.S., of Trout Run, Pennsylvania, being as shown on accompanying Survey Map No. 71-10-807A FRS, which is a permanent part of this description and is to recorded herewith;

BEGINNING a placed iron pin on the Southern edge of Reech Road, having a thirty-three (33) foot right-of-way, being common corner with land of Michael G. Lance, Deed Book 1147, page 197; thence leaving said road with the line of said Lance, South nine (9) degrees twenty-seven (27) minutes twenty-five (25) seconds East for one hundred sixty-six and twenty-one (166.21) feet to a placed iron pin in a line of a flood control levee; thence with line of said tract and through a point on line, North seventy-five (75) degrees nineteen (19) minutes four (4) seconds West for four hundred sixteen and fifty-seven hundredths (416.57) feet to a placed iron pin, said placed iron pin being one hundred twenty-three and twenty-three hundredths (123.23) feet from said above referenced point on line; thence with the line of said tract, North fifteen (15) degrees thirty (30) minutes thirty-two (32) seconds East for forty-seven and forty-two hundredths (47.42) feet to a found iron pin in the Southern edge of Reach Road; thence with the Southern line of said Road, North eighty-eight (88) degrees East for three hundred sixty-three and twenty hundredths (363.20) feet to the place of beginning, Containing 0.91 acres.

BENG the same premises which Richard L. Mitchley and Helen L. Mitchley, his wife, by their Deed dated August

25, 1999, and in Lycoming County Deed Book 3381, page 308, did and convey unto Alden H. Seitzer, Grantor herein. Parcel No. 71-010-807.A.

**NO. 24-00342**

LAKEVIEW LOAN SERVICING, LLC  
c/o FLAGSTAR BANK, N.A.

vs.

DENNIS SPENCER, AS  
ADMINISTRATOR OF THE ESTATE  
OF NATHAN H. SPENCER a/k/a  
NATHAN HUGHES  
SPENCER, DECEASED

PROPERTY ADDRESS: 47 RED  
RUN STREET, RALSTON, PA 17763.  
UPI/TAX PARCEL NUMBER: 29-  
001-706.

DOCKET NO: CV-2024-00342-CV  
ALL THAT CERTAIN lot or piece  
of ground situate in the Township of  
McIntyre, County of Lycoming and  
Commonwealth of Pennsylvania.

TAX PARCEL NO: 29-001-706.

PROPERTY ADDRESS: 47 Red Run  
Street, Ralston, PA 17763 a/k/a 47 Red  
Run Street, Roaring Branch, Pennsyl-  
vania 17763.

IMPROVEMENTS: a Residential  
Dwelling.

SOLD AS THE PROPERTY OF:  
Dennis Spencer, As Administrator of  
the Estate of Nathan H. Spencer a/k/a  
Nathan Hughes Spencer, Deceased.

POWERS KIRN, LLC

SHERIFF'S NAME: Mark Lusk

**NO. 22-01164**

LAKEVIEW LOAN SERVICING, LLC

vs.

APRIL M. STINE  
PROPERTY ADDRESS: 3575 PINE  
STREET, COGAN STATION, PA  
17728.

UPI/TAX PARCEL NUMBER: 27-  
001-806.A.



ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN THE TOWNSHIP OF LYCOMING COUNTY OF LYCOMING AND COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 3575 PINE ST., COGAN STATION, PA 17728.

BEING PARCEL NUMBER: 27-00100806A-000 a/k/a 27-001.0-0806.A-000.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

NICOLE C. RIZZO, ESQUIRE  
ID No. 332712

Attorney for Plaintiff

**NO. 22-01230**

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

UNKNOWN SURVIVING HEIRS  
OF TIMOTHY D. MCCANDLESS,  
TIMOTHY D MCCANDLESS

PROPERTY ADDRESS: 725 SHERIDAN STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 76-004-103.

All that certain piece or parcel or Tract of land situate in the City of Williamsport-16th Ward, Lycoming County, Pennsylvania, and being known as 725 Sheridan Street, Williamsport, Pennsylvania 17701-2423. TAX MAP AND PARCEL NUMBER:76-004-103.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$86,007.22.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Unknown Surviving Heirs of Timothy D. McCandless.

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

**NO. 22-670**

MCLP ASSET COMPANY, INC

vs.

PATRICIA M. ZERFING a/k/a  
PATRICIA M. BARBER

PROPERTY ADDRESS: 2164 ROYAL AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 71-013-212.

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

BEING KNOWN AS: 2164 ROYAL AVE WILLIAMSPORT, PA 17701.

BEING PARCEL NUMBER: 71-0130021200000.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

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

Oct. 11, 18, 25



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

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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, October 28, 2024**