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**ESTATE AND TRUST NOTICES**

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Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

**FIRST PUBLICATION****Clark, Denise M.,** dec'd.

Late of Montoursville.

Executor: Richard T. Clark, 452 Meadowview Dr., Montoursville, PA 17754.

Attorneys: John J. Warring, Esquire, O'Malley & Perry P.C., 345 Wyoming Avenue, Scranton, PA 18503, (570) 348-3711.

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**Kirkwood, William L.,** dec'd.

Late of Lycoming County.

William L. Kirkwood Income Only Trust, dated March 25, 2022.

Trustees: Pamela E. White, 352 Pine Street, Jersey Shore, PA 17740 and Barbara A. VanEmon, 336 Glover Street, Jersey Shore, PA 17740.

Attorney: Scott A. Williams, Esquire, 57 East Fourth Street, Williamsport, PA 17701.

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**Knecht, Alfred C.,** dec'd.

Late of Lycoming County.

Co-Executors: Keith A. Knecht and Wilfred K. Knecht c/o Tammy A. Weber, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.

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

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**Shick, Dale Allen, Sr. a/k/a Dale A. Shick and Dale Shick,** dec'd.

Late of McHenry Township.

Administratrix: Susan K. Zoeller, 486 Sunrise Drive, Leechburg, PA 15656.

Attorneys: Justin K. Houser, Esquire, Coploff, Ryan & Houser, 136 East Water Street, Lock Haven, PA 17745.

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**Sponenberg, Allen L.,** dec'd.

Late of the City of Williamsport.

Administrator: Allen L. Sponenberg, II, 410 Burke St., Jersey Shore, PA 17740.

Attorney: Leroy H. Keiler, III, Esquire, 110 Oliver Street, Ste. 2, Jersey Shore, PA 17740, (570) 398-2750.

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**Straub, Joan Apgar a/k/a Joan Ellen Apgar,** dec'd.

Late of Montoursville.

Administratrix: Janet A. Tootell, 1129 1st Street, Hermosa Beach, CA 90254.

Attorneys: Daniel F. Monahan, Esquire, Brandywine Estate and Elder Law, 535 N. Church Street, Suite 170, West Chester, PA 19380.

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**Ulmer, Barbara A.,** dec'd.

Late of Trout Run.

Executor: Matthew P. Bower.

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

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**Ulmer, Barbara A.,** dec'd.

Late of Trout Run.

The Barbara A. Ulmer Irrevocable Trust, dated November 21, 2019.

Trustee: Susan M. Bower.

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

**Worthington, Howard L.,** dec'd.  
Late of the Township of Fairfield.  
Administrator: Devon Worthington, 1778 Mordan Hollow Road, Unityville, PA 17774.  
Attorney: Paul A. Roman, Esquire, 1700 Four Mile Drive, Williamsport, PA 17701.

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### SECOND PUBLICATION

**Butters, Donald W.,** dec'd.  
Late of Williamsport.  
Executrix: Barbara S. Hoover, 202 Grove St., S. Williamsport, PA 17702.  
Attorneys: Lisa M. Glick, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

**Eiswerth, Lawrence R.,** dec'd.  
Late of South Williamsport.  
Co-Executors: Melissa A. Baier, 1218 Faxon Parkway, Williamsport, PA 17701 and Christopher L. Eiswerth, 420 Lowe Street, Williamsport, PA 17702.  
Attorneys: Anthony J. Grieco, Esquire, Elion & Grieco, P.C., 125 East Third Street, Williamsport, PA 17701.

**Muller, Ann M.,** dec'd.  
Late of Loyalsock Township.  
Personal Representative: Dean P. Muller, 1214 Bonair Drive, Williamsport, PA 17701.  
Attorney: Douglas C. Loviscky, Esquire, 1500 West College Avenue, State College, PA 16801.

**Shipman, Gerald G., Sr.,** dec'd.  
Late of Montoursville Borough.  
Executor: Gary E. Shipman.

Attorneys: Blake C. Marks, Esquire Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701.

**Steele, Anna M.,** dec'd.  
Late of Jersey Shore.  
Executrix: Michelle Deuel c/o Perciballi & Williams LLC, 429 Market Street, Williamsport, PA 17701.  
Attorneys: Scott T. Williams, Esquire, Law Offices of Perciballi & Williams, LLC, 429 Market Street, Williamsport, PA 17701.

**Stubler, Joan F.,** dec'd.  
Late of the City of Williamsport.  
Executrix: Amy L. Buffington, 250 Quaker Hill Road, Cogan Station, PA 17728.  
Attorney: Paul A. Roman, Esquire, 1700 Four Mile Drive, Williamsport, PA 17701.

**Walker, William L.,** dec'd.  
Late of Jersey Shore.  
Co-Administrators: James R. Walker, 39 High Street, Beech Creek, PA 16822 and Joseph A. Walker, 110 Whitman Circle, Pleasant Gap, PA 16823.  
Attorneys: C. Rocco Rosamilia, Esquire, The Rosamilia Law Firm, 241 West Main Street, Lock Haven, PA 17745.

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### THIRD PUBLICATION

**Hopkins, Leroy J.,** dec'd.  
Late of Penn Township.  
Executor: Lance J. Hopkins, 563 South Market Street, Elysburg, PA 17824.  
Attorneys: Thomas D. Hess, Esquire, Hess & Hess, P.C., 30 South Main Street, Hughesville, PA 17737.

**Lario, Robert J.,** dec'd.  
Late of South Williamsport.

Executor: Robert A. Lario, 1233 Hill-  
sdale Drive, Williamsport, PA 17701.  
Attorney: Richard G. Scheib, Es-  
quire, 11 Reitz Blvd., Suite 102,  
Lewisburg, PA 17837-9293.

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**Paulhamus, Letha B., dec'd.**

Late of Loyalsock Township.

Co-Executors: Richard E. Paulhamus  
and Nancy P. Menne c/o Tammy  
Weber, Esquire, Marshall, Parker &  
Weber, LLC, 49 E. Fourth Street,  
Suite 105, Williamsport, PA 17701.

Attorneys: Tammy Weber, Esquire,  
Marshall, Parker & Weber, LLC, 49  
E. Fourth Street, Suite 105, William-  
sport, PA 17701.

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**REGISTER OF WILLS  
CONFIRMATION OF  
ACCOUNTS**

NOTICE IS HEREBY GIVEN to all  
parties interested that the following  
Accounts together with all Statements  
of Proposed Distribution accompanying  
the same have been filed in the Office  
of the Register of Wills and Clerk of  
Orphans' Court are presented to the

Orphans' Court of Lycoming County for  
Confirmation Absolute August 5, 2025  
unless exceptions are filed before 5:00  
P.M. on that date.

Manley, Frederica A., Estate—Gregg  
A. Manley, Administrator.

David A. Huffman

Register of Wills

Ju-4, 11, 18, 25

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**FILING ARTICLES OF  
INCORPORATION**

NOTICE IS HEREBY GIVEN that  
Articles of Incorporation—Nonprofit  
have been filed with the Department  
of State of the Commonwealth of Penn-  
sylvania, at Harrisburg, PA on or about  
July 17, 2025, for:

NEXT STEP MINISTRIES OF  
WILLIAMSPORT, INC.

1253 Deerfield Drive, Williamsport,  
PA 17701.

The corporation has been incor-  
porated under the provisions of the  
Pennsylvania Nonprofit Corporation  
Law of 1988, as amended.

Ju-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—33 West Third Street Williamsport PA 17701, 3rd Floor, Commissioner's Board Room, on Friday, AUGUST 1, 2025 at 10:30 A.M., for the following described real estate to wit:

**NO. 24-00853**

WELLS FARGO BANK, N.A.

vs.

DUSTI L. BERNINGER,  
CHRISTOPHER BERNINGER  
PROPERTY ADDRESS: 930 VAL-  
LAMONT DRIVE, WILLIAMSPORT,  
PA 17701.

UPI/TAX PARCEL NUMBER: 74-  
004-406.

ALL that certain piece, parcel and lot of land situate in the Fourteenth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the north side of Vallamont Drive, said point being six hundred thirty-eight (638) feet east of the northwest corner of Fifth Avenue and Vallamont Drive, said point being designated by an iron pin; thence in a northerly direction, a distance of one hundred fifty-six (156) feet to an iron pin in the southern line of proposed Vista Road; thence in an easterly direction along the south line of Vista Road, a distance of one hundred twenty-four (124) feet to an iron pin; thence in a southerly direction, a distance of one hundred forty (140) feet, more or less, to the north side of Vallamont Drive; thence in a westerly direction along the north side of Vallamont Drive, a distance of one hundred twenty (120) feet, more or less, to the point and place of beginning.

BEING the same premises granted and conveyed unto Parker R. Metcalf, married, and Ryan P. Metcalf, single, by deed of Howard W. Freezer and Edwina J. Freezer, husband and wife, dated and recorded October 22, 2008 in Lycoming County Record Book 6486, Page 37. The said Sylvia S. Metcalf joins in this conveyance to relinquish any marital interest she may have in the subject premises by virtue of her marriage to Parker R. Metcalf.

**NO. 24-00230**

WEST BRANCH VALLEY  
FEDERAL CREDIT UNION

vs.

ZACHARY CIPRIANI  
PROPERTY ADDRESS: 2222 LIN-  
COLN STREET, WILLIAMSPORT, PA  
17701.

UPI/TAX PARCEL NUMBER: 71-  
002-841.

Tax Parcel No.: 71-002-841 Docket  
No.: 2024-00230.

ALL THAT CERTAIN lot of land situate in the 11th ward of the city of Williamsport County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point two hundred fifty (250) feet west of the northwest corner of Howard and Lincoln Streets; thence in a westerly direction along Lincoln Street fifty (50) feet to a point; thence in a northerly direction one hundred fifty (150) feet to a sixteen (16) foot alley; thence in an easterly direction along said alley fifty (50) feet; thence in a southerly direction one hundred fifty (150) feet to Lincoln Street, the point and place of beginning.

FOR IDENTIFICATION PURPOSES ONLY, the above-described parcel is known as parcel # 71-002-841 in the Office of the Lycoming County Tax Assessor and also as 2222 Lincoln Street.

BEING the same premises granted and conveyed unto Grantor and Grant-

ee herein by deed dated October 15, 2010 and recorded on October 27, 2010 in Lycoming County Record Book 7101, Page 269.

**NO. 24-01397**

JERSEY SHORE STATE BANK

vs.

RODNEY W. CONFER,  
SOLELY IN THE CAPACITY AS  
HEIR FOR ANNA M. CONFER,  
DECEASED, CLARISSA L. HART,  
SOLELY IN THE CAPACITY AS  
HEIR FOR ANNA M. CONFER,  
DECEASED

PROPERTY ADDRESS: 322 SOUTH  
LINCOLN AVENUE, JERSEY SHORE,  
PA 17740.

UPI/TAX PARCEL NUMBER: 19-  
002-717.

ALL THAT CERTAIN piece, parcel and lot of land situate in the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made by Daniel A. Vassallo, on May 26, 1990, which is recorded in the Office for the Recording of Deeds in and for Lycoming County in map Book 49, Page 380, as follows, to wit:

BEGINNING at a drill hold in the western line of South Lincoln Avenue; thence along said South Lincoln Avenue, south eight (8) degrees forty-eight (48) minutes thirty-four (34) seconds west, forty-eight (48) feet to an iron pin in the northern line of land of the Jersey Shore Area School District; thence along said School District land, north eighty-one (81) degrees zero (0) minutes forty-nine (49) seconds west, one hundred sixty-seven (167) feet to a point; thence continuing along said School District land, north eight (8) degrees forty-eight (48) minutes thirty-four (34) seconds east, forty-four (44) feet to a point in land now or formerly of Joseph K. Feerrar et ux.; thence along said Feerrar land, by the three (3) following courses and distances: (1) south eightyone (81)

degrees zero (0) minutes forty-nine (49) seconds east, thirty-six (36) feet to a point; (2) north eight (8) degrees, forty-eight (48) minutes thirty-four (34) seconds east, four (4) feet to a point; and (3) south eighty-one (81) degrees zero (0) minutes forty-nine (49) seconds east, one hundred thirty-one (131) feet to a drill hold, the point and place of beginning; containing 7,872 square feet.

FOR IDENTIFICATION PURPOSES ONLY, the above described premises is known and designated as Parcel #19-2-717 on the maps of the Lycoming County Tax Assessor.

BEING the same premises which Lisa C. Glunk et vir. et al., did by their deed dated the 6th day of May, 2003, grant and convey unto David R. Palski and Melanie M. Palski, his wife; said deed being recorded in the Office for the Recording of Deeds in and for Lycoming County on the 7th day of May, 2003, in Record Book 4555, Page 105.

**NO. 22-00723**

LAKEVIEW LOAN SERVICING, LLC

vs.

PATRICK F. CUMMINGS

PROPERTY ADDRESS: 1290  
WINDFIELD DRIVE, WILLIAMSPORT,  
PA 17701.

UPI/TAX PARCEL NUMBER: 26-  
330-145.

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1290 Windfield Drive, Williamsport, PA 17701.

SOLD as the property of PATRICK F. CUMMINGS.

TAX PARCEL #26-3300014500000-  
/26-330-145.

ATTORNEY:

KML Law Group, P.C.

**NO. 23-01410**

NEW RESIDENTIAL MORTGAGE  
LOAN TRUST 2017-6 c/o  
NATIONSTAR MORTGAGE LLC

vs.

GARY FEDEROWICZ, IN HIS  
CAPACITY AS EXECUTOR AND  
HEIR OF THE ESTATE OF  
MARIAN E. FEDEROWICZ AND  
AS HEIR OF JEFFERY A.  
FEDEROWICZ, DECEASED HEIR  
OF MARIAN E. FEDEROWICZ,  
UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND  
ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT,  
TITLE, OR INTEREST FROM OR  
UNDER MARIAN E. FEDEROWICZ,  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS,  
FIRMS OR ASSOCIATIONS,  
CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER  
JEFFREY A. FEDEROWICZ,  
DECEASED HEIR OF  
MARIAN E. FEDEROWICZ

PROPERTY ADDRESS: 2620 BOT-  
TLE RUN ROAD, WILLIAMSPORT,  
PA 17701.

UPI/TAX PARCEL NUMBER:  
43.349.129.E.

ALL THOSE CERTAIN LOTS OR  
PIECES OF GROUND SITUATE IN  
THE TOWNSHIP OF OLD LYCOM-  
ING, COUNTY OF LYCOMING AND  
COMMONWEALTH OF PENNSYL-  
VANIA

BEING KNOWN AS: 2620 BOTTLE  
RUN RD., WILLIAMSPORT, PA 17701.

BEING PARCEL NUMBER: 43-  
34900129E-000.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

**NO. 24-00510**

MYCUMORTGAGE, LLC

vs.

MATTHEW R GRIBBIN,  
TRACIE BUSH

PROPERTY ADDRESS: 1416  
BLOOMINGROVE ROAD, WILLIAM-  
SPORT, 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, re-  
corded June 11, 2019, as Instrument  
Number 201900022098, and recorded  
in Book 9188, Page 1756, Office of the  
Recorder of Deeds, Lycoming County,  
Pennsylvania.

**NO. 22-00837**

NATIONSTAR MORTGAGE LLC  
d/b/a MR. COOPER

vs.

BRETT MICHAEL HARER  
PROPERTY ADDRESS: 1616 LOU-  
ISA STREET, WILLIAMSPORT, PA  
17701.

UPI/TAX PARCEL NUMBER: 70-  
004-832.

By virtue of a Writ of Execution No.  
CV-2022-00837-CV.

NATIONSTAR MORTGAGE LLC  
DBA MR. COOPER v. BRETT MI-  
CHAEL HARER owner(s) of property  
situate in the 10TH WARD OF THE  
CITY OF WILLIAMSPORT, LYCOM-  
ING County, Pennsylvania, being 1616  
LOUISA ST., WILLIAMSPORT, PA  
17701.

Tax ID No. 70-004-832.

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$99,497.92.

Attorneys for Plaintiff

BROCK & SCOTT, PLLC

**NO. 23-00096**

FIRST COLUMBIA  
BANK & TRUST CO.

vs.

MICHAEL L. HARVEY,  
JENI L. NASH-HARVEY

PROPERTY ADDRESS: 5691 ELIMSPORT ROAD, MONTGOMERY, PA 17752.

UPI/TAX PARCEL NUMBER: 57-430-142.A.

ALL that certain parcel of land situate in the Township of Washington, County of Lycoming and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by John A. Bubbs, Reg. P.E., on November 9, 1976, in accordance with Sub-Division Plan approved February 7, 1977, by the Washington Township Planning Commission and recorded in Map Plan Book 38, Page 107, as follows:

BEGINNING at the point of intersection of the centerline of Pennsylvania Legislative Route 41004 with the eastern line of land now or formerly of Merle Farley; thence along the centerline of said Route 41004 north forty-seven (47) degrees forty-five (45) minutes east, two hundred thirty (230) feet to a point; thence by the two (2) following courses and distances:

(1) south forty [40] degrees forty-five [45] minutes east, three hundred ninety-six and fifty-hundredths [396.50] feet to an iron stake; and (2) south forty-seven [47] degrees forty-five [45] minutes west, two hundred thirty [230] feet to an iron stake; thence along the aforementioned eastern line of land now or formerly of Merle Farley, north forty (40) degrees forty-five (45) minutes west, three hundred ninety-six and fifty-hundredths [396.50] feet to the place of beginning, containing 2.09 acres.

**NO. 23-00879**

PENNSYLVANIA HOUSING  
FINANCE AGENCY

vs.

RODNEY G. HESS

PROPERTY ADDRESS: 1787 MEMORIAL AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 70-013-117.

All that certain lot of land situate in the Tenth, formerly Sixth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the South side of Memorial Avenue, formerly Erie Avenue, one hundred eighteen (118) feet from the southwest corner of Memorial Avenue, formerly Erie Avenue, and Newcomer Avenue; thence Southerly at right angles to the South line of Memorial Avenue, formerly Erie Avenue, and along another lot of land now or formerly of Hoyt B. Cupp, one hundred ten (110) feet to land now or formerly of Newcomer and Hammond (intended for an alley); thence Westerly parallel with the South line of Memorial Avenue, formerly Erie Avenue, forty (40) feet to other land now or formerly of Newcomer and Hammond; thence Northerly at right angles to the South line of said Memorial Avenue, formerly Erie Avenue, one hundred ten (110) feet to the South line of said Memorial Avenue, formerly Erie Avenue, and thence Easterly forty (40) feet to the corner of pipe, the place of beginning.

TAX PARCEL No.: 70-13-117.

HAVING erected thereon a dwelling known as 1787 Memorial Avenue, Williamsport, PA 17701.

BEING the same premises granted and conveyed by Erin R. Kaiser f/k/a Erin R. Moon, and Jeremy E. Kaiser, wife and husband, to Rodney G. Hess, single by deed August 21, 2014 and recorded on August 26, 2014 in the Lycoming County.

Recorder of Deeds Office at Book 8405, Page 189 or Instrument No. 201400010841.

**NO. 24-00376**

US BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R1, MORTGAGE-BACKED NOTES, SERIES 2021-R1  
vs.  
NICHOLAS HOLLIDAY, KNOWN HEIR OF BENJAMIN M. FOX, DECEASED, LORRIE ANNE CHAAPEL, KNOWN HEIR OF BENJAMIN M. FOX, DECEASED, EDWARD MALVERN FOX, KNOWN HEIR OF BENJAMIN M. FOX, DECEASED, BENJAMIN E. FOX, KNOWN HEIR OF BENJAMIN M. FOX, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BENJAMIN M. FOX, DECEASED  
PROPERTY ADDRESS: 4944 US HIGHWAY 15, MONTGOMERY, PA 17752.  
UPI/TAX PARCEL NUMBER: 07-391-155.  
U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2021-R1, Mortgage-Backed Notes, Series 2021-R1 v Nicholas Holliday, Known Heir Of Benjamin M. Fox, Deceased; Lorrie Anne Chaapel, Known Heir Of Benjamin M. Fox, Deceased; Edward Malvern Fox, Known Heir Of Benjamin M. Fox, Deceased; Benjamin E. Fox, Known

Heir Of Benjamin M. Fox, Deceased; Unknown Heirs, Successors, Assigns And All Persons, Firms Or Associations Claiming Right, Title Or Interest Form Or Under Benjamin M. Fox, Deceased.  
Docket Number: CV24-00376.

Property to be sold is situated in the borough of South Williamsport, County of Lycoming and State of Pennsylvania.  
Commonly known as: 4944 US Highway 15, Montgomery, PA 17752.  
Parcel Number: 07-3910015500000.  
Improvements thereon of the residential dwelling or lot (if applicable):  
Judgment Amount: \$105,030.06.

**NO. 18-1590**

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF DWELLING SERIES IV TRUST  
vs.  
MARK A. JOLIN, SHELLY A. JOLIN  
PROPERTY ADDRESS: 2205 GRIMESVILLE ROAD, WILLIAMSPORT, PA 17701-8537.  
UPI/TAX PARCEL NUMBER: 43-348-148.04.  
U.S. Bank Trust National Association, as Trustee of Dwelling Series IV Trust v Mark A. Jolin, Shelly A. Jolin.  
Docket Number: 18-1590.  
Property to be sold is situated in the borough/township of Old Lycoming, County of Lycoming and State of Pennsylvania.  
Commonly known as: 2205 Grimesville Road, Williamsport, PA 17701.  
Parcel Number: 43+348.0-0148.04-000+.  
Improvements thereon of the residential dwelling or lot (if applicable):  
Judgment Amount: \$61,546.19.  
Attorneys for the Plaintiff:  
1325 Franklin Avenue  
Suite 160  
Garden City, NY 11530  
(212) 471-5100



**NO. 24-00815**

WILMINGTON SAVINGS FUND  
SOCIETY, FSB, AS TRUSTEE OF  
STANWICH MORTGAGE LOAN  
TRUST F

vs.

BROOKE A. KAMERER

PROPERTY ADDRESS: 422 KEPNER  
HILL ROAD, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 40-  
394-169.S.

Docket No. CV-2024-00815-CV.

Description: ALL THAT CERTAIN  
piece, parcel and lot of land situate  
in the Township of Muncy, County  
of Lycoming and Commonwealth of  
Pennsylvania, being bounded:

UPI: 40-394-169. S.

Property: 422 Kepner Hill Road,  
Muncy, PA 17756.

Parcel No: 40-394-169. S.

Improvements: Residential Property.

**NO. 24-01279**

JOURNEY BANK

vs.

LEVI N. KIMBLE, DANA M. KIMBLE  
PROPERTY ADDRESS: 244  
CHURCH STREET, SOUTH WIL-  
LIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 51-  
001-506.

PROPERTY ADDRESSES: 244  
Church Street, South Williamsport,  
PA 17702.

UPI/TAX PARCEL NUMBER(S):  
51-001-506.

DOCKET NUMBER: 24-01279.

ALL that certain piece, parcel or lot  
of land situate in the First Ward of the  
Borough of South Williamsport, County  
of Lycoming and Commonwealth of  
Pennsylvania, bounded and described  
as follows:

BEGINNING at the Southwest cor-  
ner of Church Street and a twenty (20)  
foot alley running East and West; thence  
along the West line of Church Street

in a Southerly direction, fifty-three  
(53) feet to a point on the North line  
of land now or formerly of Dominick  
Mazzante; thence along same and in a  
Westerly direction, eighty-five and eight  
tenths (85.8) feet to an iron pipe on the  
East line of land now or formerly of the  
Weigel Estate; thence along same and  
in a Northerly direction fifty-three (53)  
feet to an iron pipe in the South line of  
a twenty (20) foot alley; thence along  
same [twenty (20) foot alley] and in an  
Easterly direction eighty-five and eight  
tenths (85.8) feet to a point in the West  
line of the aforesaid Church Street or  
the place of beginning.

BEING the same premises granted  
and conveyed to Robert B. Boob, Jr.,  
single, by Deed of Rober E. Broadhurst  
and Cindy P. Broadhurst, a married  
couple, dated March 14, 2022, and  
recorded March 24, 2022, in Lycoming  
County, Pennsylvania, in Record Book  
9277, Page 900.

FOR identification purposes only,  
being known as Real Estate Tax Parcel  
Number 51-001-506 in the office of  
the Lycoming County Tax Assessor  
and having a physical address of 244  
Church Street, South Williamsport,  
Pennsylvania.

Residential units within the Bor-  
ough of South Williamsport which  
are occupied other than by the owner  
thereof are subject to the inspection  
requirements of the South Williamsport  
Borough Code.

The above premises are conveyed  
under and subject to all restrictions,  
covenants and easements appearing in  
the chain of title.

Rieders, Travis, Dohrmann, Mowrey,  
Humphrey, and Waters

By: Clifford A. Rieders, Esq.

Sean P. Gingerich, Esq.

161 W. Third Street  
Williamsport, PA 17701

**NO. 24-01009****LYCOMING COUNTY WATER  
AND SEWER AUTHORITY**

vs.

JAMES MOYER, III, TRACEY MOYER  
PROPERTY ADDRESS: 150 LAKE-  
SIDE DRIVE, LOT 39, MUNCY VAL-  
LEY, PA 17758.

UPI/TAX PARCEL NUMBER: 44-  
316.1-239.

ALL that certain lot, piece, or parcel  
of land situate in the Township of Penn,  
County of Lycoming and Common-  
wealth of Pennsylvania, bounded and  
described as follows, to wit:

BEGINNING at an iron pin corner in  
the centerline of a fifty (50) foot public  
road designated as Lakeside Drive, said  
point being the southwest corner of Lot  
No. 31, the northwest corner of this  
lot and in the easterly line of Lot No.  
32. Thence along the center line of said  
Lakeview Drive and along the easterly  
line of a portion of said Lot No. 32 and  
a portion of Lot No. 35, the following  
three (3) courses and distances:

1. South twenty-five (25) degrees  
twenty (20) minutes forty (40) seconds  
West one hundred twelve and seven-  
teen hundredths (112.17) feet;

2. South eighteen (18) degrees thirty-  
eight (38) minutes zero (00) seconds  
West one hundred fifteen and thirty-  
nine hundredths (115.39) feet;

3. South nineteen (19) degrees eight  
(08) minutes zero (00) seconds West  
ninety-three and eighty-seven hun-  
dredths (93.87) feet to the northwest  
corner of Lot No. 38; Thence leaving  
said public road and along the northerly  
line of said Lot No. 38, the following two  
(2) courses and distances:

1. South seventy-three (73) degrees  
thirty-six (36) minutes twenty (20)  
seconds East (erroneously referred  
to as West in prior Deeds) one hun-  
dred fourteen and ninety hundredths  
(114.90) feet;

2. South seventy-four (74) degrees  
forty-nine (49) minutes twenty (20)  
seconds East (erroneously referred to

as West in prior Deeds) forty (40) feet  
to a corner common to Lots No. 38,  
39, 41 and 40; Thence along the easterly  
line of Lot No. 41 North twenty (20)  
degrees zero (00) minutes zero (00)  
seconds East two hundred ninety-six  
and forty-three hundredths (296.43)  
feet to a corner in the southerly line of  
Lot No. 31; Thence along the southerly  
line of a portion of said Lot No. 31  
North sixty-four (64) degrees thirty-  
nine (39) minutes twenty (20) seconds  
West one hundred forty eight and nine  
tenths (148.9) (erroneously referred  
to as 290.34 feet in prior Deed) feet to  
a corner in the center line of Lakeside  
Drive and the easterly line of Lot No.  
32, the place of beginning.

CONTAINING one and one hun-  
dred three thousandths (1.103) acres  
and being Lot No. 39 of Beaver Lake  
Forest, Inc.

Subdivision as prepared by L. Wayne  
Laidacker P.L.S. dated May 10, 1985, and  
revised on November 29, 1989, March  
19, 1990, and April 6, 1990 and recorded  
on May 10, 1990 in Lycoming County  
Record Book 1543, page 28 and Lycom-  
ing County Map Book 49, page 232.

UNDER AND SUBJECT, however,  
to all restrictions, reservations, cov-  
enants and conditions contained in  
prior instruments in the chain of title,  
including but not limited to the Building  
Restrictions and Covenants for Beaver  
Lake Forest, Inc.

Subdivision of Penn Township,  
Lycoming County, Pennsylvania, dated  
October 15, 1987 and recorded on Sep-  
tember 21, 1988 in Lycoming County  
Record Book 1321, Page 314 and the  
First Amendment to Building Restric-  
tions and Covenants of the Beave.

**NO. 24-00508****TRUIST BANK**

vs.

KYLE S. PERSUN

PROPERTY ADDRESS: 134 WEST  
2ND AVENUE, SOUTH WILLIAMS-  
PORT, PA 17702.

UPI/TAX PARCEL NUMBER: 52-001-110.

All that certain piece or parcel of Tract of land situate in the Borough of South Williamsport—2nd Ward, Lycoming County, Pennsylvania, and being known as 134 West 2nd Avenue, South Williamsport, Pennsylvania 17702.

TAX MAP AND PARCEL NUMBER: 52+0010011000000+.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$84,331.48.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Kyle S. Persun and Autumn R. Persun. McCabe, Weisberg & Conway, LLC 1420 Walnut Street Suite 1501 Philadelphia, PA 19102

**NO. 25-00058**

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS INDENTURED TRUSTEE, FOR THE ATLX 2024-RPLI TRUST MORTGAGE-BACKED NOTES, SERIES 2024 RPLI

vs.

RICHARD K. PLEASANT, a/k/a RICHARD PLEASANT PROPERTY ADDRESS: 2249 WEST THIRD STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 71-002-512.

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.: 71-002.0-0512.00-000.

BEING known and numbered as: 2249 West Third St, Williamsport, PA 17701.

Being the same property conveyed to Richard Pleasant, no marital status shown who acquired title by virtue of a deed from Kathleen Keown, single, dated August 15, 2006, recorded

September 15, 2006, as Instrument Number 200600015776, and recorded in Book 5788, Page 308, Office of the Recorder of Deeds, Lycoming County, Pennsylvania.

**NO. 24-01255**

PENNSYLVANIA HOUSING FINANCE AGENCY

vs.

ALEXANDER L. QUINTERO-HUDSON, MORRISSA VICK PROPERTY ADDRESS: 563 GRANT STREET, WILLIAMSPORT, PA 17701. UPI/TAX PARCEL NUMBER: 69-004-508.

By virtue of a Writ of Execution No. CV-24-01255.

Plaintiff: Pennsylvania Housing Finance Agency vs. Defendants: Alexander L. Quintero-Hudson and MorriSSa Vick.

Real Estate: 563 Grant Street, Williamsport, PA 17701.

Municipality: 9th Ward—City of Williamsport, Lycoming County, Pennsylvania.

Dimensions: 129 x 24.

Tax I.D. 69-004-508.

Deed Book/Inst#: 2022-00001550.

Improvement thereon: a residential dwelling house as identified above.

LEON P. HALLER, ESQUIRE PURCELL KRUG & HALLER 1719 N. Front Street Harrisburg, PA 17102 (717) 234-4178

**NO. 23-00861**

WELLS FARGO BANK, NA

vs.

SHELLY SCHAFER a/k/a SHELLY JO SCHAFER, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF ROBERT LARUE BOWER a/k/a ROBERT L BOWER

PROPERTY ADDRESS: 3004 RT 973  
EAST, COGAN STATION, PA 17728.  
UPI/TAX PARCEL NUMBER: 15-  
289-120.

By virtue of a Writ of Execution No.  
CV-2023-00861-CV.

WELLS FARGO BANK, N.A. v.  
SHELLY SCHAFER a/k/a SHELLY JO  
SCHAFER, IN HER CAPACITY AS  
ADMINISTRATRIX AND HEIR OF  
THE ESTATE OF ROBERT LARUE  
BOWER a/k/a ROBERT L. BOWER  
owner(s) of property situate in the  
HEPBURN TOWNSHIP, LYCOM-  
ING County, Pennsylvania, being 3004  
STATE RT 973 E. COGAN STATION,  
PA 17728.

Tax ID No. 15-289-120.

(Acreage or street address)

Improvements thereon: RESIDEN-  
TIAL DWELLING.

Judgment Amount: \$11,996.59.

Attorneys for Plaintiff

Brock & Scott, PLLC

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**NO. 24-01428**

EQUITY PRIME MORTGAGE LLC c/o  
SERVBANK, SB

vs.

BILLIEJEAN SCONE

PROPERTY ADDRESS: 1806 ME-  
MORIAL AVENUE, WILLIAMSPORT,  
PA 17701.

UPI/TAX PARCEL NUMBER: 70-  
009-400.

DOCKET NO: CV-2024-01428.

ALL THAT CERTAIN lot or piece of  
ground situate in the Tenth Ward of the  
City of Williamsport, County of Lycom-  
ing and Commonwealth of Pennsylvania.

TAX PARCEL NO: 70-009004000  
0000-.

UPI NO. 70-009-400.

PROPERTY ADDRESS: 1806 Memo-  
rial Avenue, Williamsport, Pennsylvania  
17701.

IMPROVEMENTS: a Residential  
Dwelling.

SOLD AS THE PROPERTY OF: Bil-  
liejean Scone.

ATTORNEY'S NAME:

Powers Kirn, LLC

SHERIFF'S NAME: Mark Lusk

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**NO. 25-00083**

PHH MORTGAGE CORPORATION

vs.

ROCKY STUGART

PROPERTY ADDRESS: 120 UNION  
AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 75-  
004-421.

ALL those two (2) certain parcels of  
land situate in the Fifteenth Ward of the  
City of Williamsport, County of Lycom-  
ing and Commonwealth of Pennsylvania,  
and being known as Lots Nos. 35 and 36  
on the Plot or Plan of the Jesse S. Ball  
Addition to the City of Williamsport,  
which Plan is recorded in Lycoming  
County Deed Book 234, Page 598, and  
more particularly described as follows:

LOT NO. 35: BEGINNING at a  
point on the south side of Union Ave-  
nue two hundred (200) feet east from  
the intersection of Union Avenue with  
Mulberry Street; thence south on a line  
parallel with Mulberry Street along Lot  
No. 34, ninety (90) feet to a fifteen (15)  
foot alley; thence east along the same  
on a line parallel with Union Avenue  
fifty (50) feet to Lot No. 36; thence  
north along the same on a line parallel  
with Mulberry Street ninety (90) feet  
to Union Avenue; thence west (errone-  
ously listed as east in prior deed) along  
the same fifty (50) feet to the place of  
beginning.

EXCEPTING and reserving out of  
the above described parcel of land a lot  
of land conveyed by Foster B. McClos-  
key, Jr., et ux, to Lawrence J. Billodeau,  
et ux, by Deed dated April 27, 1983 and  
recorded in Lycoming County Deed  
Book 187, Page 264.

LOT NO. 36: BEGINNING at a  
point on the south side of Union Avenue  
two hundred fifty (250) feet east of  
the intersection of Union Avenue with

Mulberry Street; thence east along the south side of Union Avenue fifty (50) feet to Lot No. 37; thence south along the same ninety (90) feet to a fifteen (15) foot alley; thence west along the same fifty (50) feet to Lot No. 35; thence north along the same ninety (90) feet to Union Avenue, the place of beginning.

UNDER and subject to the conditions, restrictions, covenants, rights-of-way, etc., as heretofore contained in the prior chain of title.

BEING the same premises granted and conveyed by Ernest E. Stugart and Sheila A. Stugart, his wife, to Ernest E. Stugart, by Deed dated September 1, 1999 and recorded September 1, 1999 in Lycoming County to Record Book 3384, Page 152.

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**NO. 23-01238**

MORTGAGE ASSETS  
MANAGEMENT, LLC

vs.

THE UNKNOWN HEIRS OF  
SUE LOUISE DUNLAP  
PROPERTY ADDRESS: 133 MAPLE  
STREET, JERSEY SHORE, PA 17740.  
UPI/TAX PARCEL NUMBER: 22-  
001-309.

By virtue of Writ of Execution No.  
CV-2023-01238.

PHH Mortgage Corporation v. The  
Unknown Heirs of Sue Louise Dunlap  
133 Maple Street, Jersey Shore, PA  
17740 Tax Parcel No. 22-001.0-309.00-  
000. Improvements thereon consist-  
ing of a Residential Real Estate sold  
to satisfy judgment in the amount of  
\$115,265.18.

Attorneys for Plaintiff:

Matthew C. Fallings, Esq.  
Stern & Eisenberg, PC  
1581 Main Street, Ste. 200  
The Shops at Valley Square  
Warrington, PA 18976  
Phone: 215-572-8111

**NO. 24-00274**

PENNSYLVANIA HOUSING  
FINANCE AGENCY

vs.

JERRY LEE WEAVER, III  
PROPERTY ADDRESS: 954 CEM-  
ETERY STREET, WILLIAMSPORT, PA  
17701.

UPI/TAX PARCEL NUMBER: 26-  
018-141.

BY VIRTUE OF A WRIT OF EX-  
ECUTION NO. CV-2024-00274.

PLAINTIFF: PENNSYLVANIA  
HOUSING FINANCE AGENCY vs.  
DEFENDANT: JERRY LEE WEAVER, III.

REAL ESTATE: 954 CEMETERY  
STREET, WILLIAMSPORT, PA 17701.

MUNICIPALITY: LOYALSOCK  
TOWNSHIP.

LYCOMING COUNTY, PENN-  
SYLVANIA.

DIMENSIONS: 236 X 145 X 404 X  
284 X 154 X 479 X 101 X 195.

CONTAINING 4.06 ACRES.

TAX I.D. 26-018-141.

DEED BOOK/INST#: 2023-  
00007521.

IMPROVEMENT THEREON: A  
RESIDENTIAL DWELLING HOUSE AS  
IDENTIFIED ABOVE.

TO BE SOLD AS THE PROPERTY  
OF JERRY LEE WEAVER, III ON JUDG-  
MENT NO. CV-2024-00274.

LEON P. HALLER, ESQUIRE  
PURCELL KRUG & HALLER  
1719 N. FRONT STREET  
HARRISBURG, PA 17102  
(717) 234-4178

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**NO. 24-01010**

LYCOMING COUNTY WATER  
AND SEWER AUTHORITY

vs.

WILLIAM YOUNG, JR.,  
MYUNGSOOK YOUNG  
PROPERTY ADDRESS: 600 EAST  
SECOND AVENUE, SOUTH WIL-  
LIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 51-003-506.

Tax Parcel No. 51-003-506.

600 E. Second Avenue, South Williamsport, Lycoming County, Pennsylvania.

ALL those two certain pieces, parcels and lots of land situate in the First Ward of the Borough of South Williamsport, Lycoming County, Pennsylvania, known as Lots No. 57 and 56 respectively on the Plan of Malloy Estate, which Plan is recorded in the office for the recording of deeds in and for Lycoming County, in Deed Book Vol. 260, at page 427, and being more particularly bounded and described as follows:

PARCEL NO. 1: BEGINNING at a point on the southern line of Second Avenue, which point forms the north-eastern corner of Lot No. 56; thence southerly along the eastern line of Lot No. 56, one hundred eighty-four (184) feet to the northern line of the right of way of the Pennsylvania Railroad Company; thence easterly along the same, forty-six and forty-nine one-hundredths (46.49) feet to the southwestern corner of Lot No. 58; thence northerly along the western line of said Lot 58, one hundred ninety-two and seven-tenths (192.7) feet to the southern line of Second Avenue; and thence westerly along the southern line of Second Avenue, forty-five (45) feet to the point and place of beginning.

PARCEL NO. 2: BEGINNING at a point at the southeast corner of Allen Street and East Second Avenue; thence in an easterly direction along the southern line of said East Second Avenue, forty-five (45) feet to a point; thence in a southerly direction, in a line at right angles to said East Second Avenue, and along the western line of land now or formerly of Walter A. Malloy, one hundred eighty-four (184) feet to a point in the northern line of

the right of way of the Linden Branch of the Pennsylvania Railroad Company; thence in a westerly direction along the northern line of the aforesaid right of way, eighty-one and five-tenths (81.5) feet to a point; and thence in a northerly direction, one hundred seventy-five (175) feet to a point in the southern line of East Second Avenue, the point and place of beginning.

FOR IDENTIFICATION PURPOSES ONLY, being known as Lycoming County Tax Parcel No. 51-003-506.

**NO. 24-01203**

JOURNEY BANK f/k/a THE MUNCY BANK AND TRUST CO.

vs

MELISSA S. CAMPBELL,  
SUSQUEHANNA  
COMMUNITY BANK

PROPERTY ADDRESS: 141 CONFAIR PARKWAY, MONTTOURSVILLE, PA 17754.

UPI/TAX PARCEL NUMBER: 12.002.311.

PROPERTY ADDRESSES: 141 Confair Pkwy., Montoursville, PA 17754.

UPI/TAX PARCEL NUMBER(S): 12-002-311

DOCKET NUMBER: 24-01203

ALL that certain piece, parcel, and lot of land situate in the Township of Fairfield, County of Lycoming and Commonwealth of Pennsylvania, and being part of Block B, Bella Vista Village, dated September 18, 1956, and recorded in the Office of the Recorder of Deeds of Lycoming County, Pennsylvania, in Deed Book 395, Page 427, and being more particularly bounded and described as follows:

BEGINNING at a point in the South line of Confair Parkway (50 feet wide), said point being at the intersection of the northern line of Confair Parkway with the centerline of a 20 foot pedestrian walk, said pedestrian walk being located between Lots No. 9 and No. 10

in Block B and being 615.2 feet West of the intersection of the southern line of Confair Parkway with the western line of Bella Vista Road as measured along the southern line of Confair Parkway; thence along the centerline of the said pedestrian walk South 38 degrees 4 minutes 10 seconds West 155 feet to a point; thence South 51 degrees 55 minutes 50 seconds East 90 feet to an iron pin at the southwestern corner of said Lot No. 11 in Block B; thence along the western line of said Lot No. 11 in Block B, North 38 degrees 4 minutes 10 seconds East 155 feet to an iron pin in the southern line of Confair Parkway; thence along the southern line of Confair Parkway North 51 degrees 55 minutes 50 seconds West 90 feet to

the place of beginning. (For identification purposes only, this lot is known on the aforementioned plan as Lot No. 10 in Block B together with the eastern 10 feet of the pedestrian walk which is adjacent thereto on the West.)

Take notice that a schedule of proposed distribution of the proceeds of the above sale will be on file in the Prothonotary of Lycoming County, Pennsylvania, on August 12, 2025 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

July 11, 18, 25