

# LYCOMING REPORTER

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No. 4

## TABLE OF CONTENTS

<b>BAR NEWS</b>	<b>LEGAL ADVERTISEMENTS</b>
LLA Upcoming Events..... 3	Estate & Trust Notices..... 7
Continuing Legal Education ..... 4	Fictitious Name ..... 9
Recent Lycoming County Court Opinions ..... 6	Confirmation of Accounts ..... 9
	Foreign Business Withdrawal..... 9
	Sheriff's Sales ..... 10

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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)

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- Court Calendar • Continuing Legal Education
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- Recent Court Decisions • Upcoming LLA & Public Events

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

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## SCHEDULED EVENTS

Additional information about any of these events is available on the Lycoming Law Association website at [www.lycolaw.org](http://www.lycolaw.org).

- 2/11/2016 – Memorial Service for Allen Ertel:** *Memorial service to remember the life of departed member Allen Ertel.* **Time:** 4:00 PM to 5:00 PM. **Location:** Lycoming County Courthouse, Courtroom I
- 2/22/2016 – Executive Committee Meeting:** *Regular monthly meeting.* **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office

The mission of the Lycoming Law Association is to promote the practice of law using the highest ethical standards and to advance the public image of our profession. We accomplish this by communicating within our profession and throughout our community, providing continuing legal education, encouraging collegiality among attorneys and the Court, providing *pro bono* legal assistance, and through community involvement.

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**UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES**

- 1/26/2016** – **Selecting and Influencing Your Jury:** *PBI Video Replay.* **CLE credits:** 6 Substantive **Time:** 9:00 AM to 5:00 PM. **Location:** Lycoming Law Association Office
- 2/2/2016** – **QDROs, IRAs, Retirement Benefits and More: What Every Family Lawyer Needs to Know:** *PBI Groupcast.* **CLE credits:** 2 Substantive / 1 Ethics **Time:** 12:00 PM to 3:15 PM. **Location:** Lycoming Law Association Office
- 2/3/2016** – **Mastering Medical Records in the 21st Century:** *PBI Video Replay.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** Lycoming Law Association Office
- 2/5/2016** – **Using Social Media in Your Law Practice:** *PBI Video Replay.* **CLE credits:** 2 Substantive / 1 Ethics **Time:** 9:00 AM to 12:30 PM. **Location:** Lycoming Law Association Office
- 2/10/2016** – **In the Cloud: How to Preserve Confidentiality:** *PBI Groupcast.* **CLE credits:** 2 Substantive / 1 Ethics **Time:** 9:00 AM to 12:15 PM. **Location:** Lycoming Law Association Office
- 2/17/2016** – **Eat & Earn: Managing a Law Firm:** *Techniques for Improving Your Workplace and Staying Compliant. Presented by: Kim Paulhamus.* **CLE credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office
- 2/23/2016** – **Unfair Labor Practices for the Non-Union Workplace:** *PBI Video Replay.* **CLE credits:** 2 Substantive / 1 Ethics **Time:** 9:00 AM to 12:30 PM. **Location:** Lycoming Law Association Office
- 2/24/2016** – **The Legal Issues Surrounding Pipeline & Rights-of-Way Agreements in the Marcellus Shale Region:** *PBI Groupcast.* **CLE credits:** 4 Substantive **Time:** 9:00 AM to 1:15 PM. **Location:** Lycoming Law Association Office
- 2/25/2016** – **Fundamentals of PA Business Corporation Practice:** *PBI Video Replay.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** Lycoming Law Association Office
- 3/3/2016** – **Boundary Law in PA:** *PBI Groupcast.* **CLE credits:** 4 Substantive **Time:** 12:00 PM to 4:15 PM. **Location:** Lycoming Law Association Office
- 3/9/2016** – **Essentials of Copyright Law:** *PBI Video Replay.* **CLE credits:** 4 Substantive **Time:** 9:00 AM to 1:30 PM. **Location:** Lycoming Law Association Office
- 3/10/2016** – **Guardianship 101:** *PBI Groupcast.* **CLE credits:** 3 Substantive / 1 Ethics **Time:** 12:00 PM to 4:15 PM. **Location:** Lycoming Law Association Office

- 3/15/2016 – Handling the Workers’ Comp. Case:** *PBI Groupcast.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 8:25 AM to 3:45 PM. **Location:** Lycoming Law Association Office
- 3/23/2016 – 29th Annual Civil Litigation Update:** *PBI Groupcast.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 4:15 PM. **Location:** Lycoming Law Association Office
- 3/28/2016 – Advanced Title Insurance Issues:** *PBI Groupcast.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:15 PM. **Location:** Lycoming Law Association Office
- 3/31/2016 – Elections and Disclaimers in Estates:** *PBI Video Replay.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:30 PM. **Location:** Lycoming Law Association Office
- 4/4/2016 – Long-Term Care Planning for Seniors:** *PBI Groupcast.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 8:30 AM to 3:30 PM. **Location:** Lycoming Law Association Office
- 4/5/2016 – Frequently Asked Questions About Ethics and Social Media:** *PBI Video Replay.* **CLE credits:** 1 Ethics **Time:** 9:00 AM to 10:00 AM. **Location:** Lycoming Law Association Office
- 4/5/2016 – Quiet Title: A Puzzle Worth Solving:** *PBI Groupcast.* **CLE credits:** 3 Substantive / 1 Ethics **Time:** 12:00 PM to 4:15 PM. **Location:** Lycoming Law Association Office
- 4/6/2016 – Social Security Disability: The Basics:** *PBI Groupcast.* **CLE credits:** 3 Substantive / 1 Ethics **Time:** 9:00 AM to 1:15 PM. **Location:** Lycoming Law Association Office
- 4/14/2016 – Civil Practice in Magisterial District Courts:** *PBI Video Replay.* **CLE credits:** 3 Substantive / 1 Ethics **Time:** 9:00 AM to 1:30 PM. **Location:** Lycoming Law Association Office
- 4/18/2016 – The Basics of Realty Tax:** *PBI Groupcast.* **CLE credits:** 3 Substantive **Time:** 12:30 PM to 3:45 PM. **Location:** Lycoming Law Association Office
- \*PBI Seminar.** For tuition, registration, and all other information, please contact PBI Customer Service at (800) 247-4724, or online at [www.pbi.org](http://www.pbi.org). Unless otherwise noted, this seminar is being held at the Lycoming Law Association Offices at 25 West Third Street, Suite 803, Williamsport, PA. Additional fees may be assessed for registration at the door.
- \*\*LLA Seminar.** For tuition, registration, location, and all other information, please contact Michele Frey at the LLA Office at (570) 323-8287, by email at [mfrey@lycolaw.org](mailto:mfrey@lycolaw.org), or online at [www.lycolaw.org](http://www.lycolaw.org).

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

- ▶ **Commonwealth vs. Coleman** (01/14/2016)—Judge Marc F. Lovecchio  
Criminal: Post Conviction Relief Act petition; applicability of *Alleyne* decision to case pending on appeal; ineffective counsel; harmless error due to lack of prejudice; new sentencing hearing. (Coleman011416L)
- ▶ **Commonwealth vs. Trapp** (01/14/2016)—Judge Marc F. Lovecchio  
Criminal: Appeal; sufficiency of the evidence that defendant committed the crimes; weight of the evidence; admissibility of expert testimony on eyewitness identification; case solely or primarily dependent on eyewitness identification testimony; claimed excessive sentence; consideration of the gravity of the offense with respect to the impact on the victim and the community; constitutionality of the deadly weapon used matrix in the sentencing guidelines, in light of *Alleyne* case. (Trapp20160114L)
- ▶ **Commonwealth vs. TG** (01/13/2016)—Judge Marc F. Lovecchio  
Criminal: Petition for decertification to juvenile court; serving the public interests; defendant's burden of proving that he is amenable to treatment, supervision or rehabilitation in the juvenile system; statutory considerations; lack of previous treatment through available resources designed to address juvenile criminal behaviors. (TG011316L)

**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****Coon, Betty M.,** dec'd.

Late of the City of Cogan Station.  
 Executrix: Joyce Lynn Verberg.  
 Attorneys: Eric Ladley, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

**Hoffman, Robert G.,** dec'd.

Late of Loyalsock Township.  
 Executor: Philip G. Hoffman, 208 Grimesville Road, Williamsport, PA 17701.  
 Attorneys: Martin A. Flayhart, Esquire, Carpenter, Harris & Flayhart, 128 S. Main St., P.O. Box 505, Jersey Shore, PA 17740.

**Keil, James H.,** dec'd.

Late of Trout Run.  
 Executrix: Linda L. Bohart.  
 Attorneys: Charles F. Greevy, III, Esquire, Greevy & Taylor Law Offices, Lycoming Executive Plaza, 330 Pine Street, Suite 403, Williamsport, PA 17701, (570) 320-7100.

**Logue, Joseph E.,** dec'd.

Late of the Township of Gamble.

Executor: George E. Logue, Jr., 454 Mosteller Road, Trout Run, PA 17771.

Attorneys: Kristine L. Waltz, Esquire, Dinges, Dinges & Waltz, LLC, 1307 Sheridan Street, Williamsport, PA 17701.

**Miller, Philip E.,** dec'd.

Late of Hepburn Township.  
 Administratrix: Rachael M. Fox, 609 Hawthorne Avenue, Williamsport, PA 17701.

Attorneys: James G. Malee, Esquire, Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701, (570) 321-6112.

**Sick, Joseph G.,** dec'd.

Late of Montoursville.  
 Co-Executors: Carol E. Hall, 3760 Lycoming Mall Drive, Montoursville, PA 17754, Lynn J. Sick, 1215 Fox Road, Leesport, PA 19533 and Elaine M. Bittle, 823 Bennett Street, P.O. Box 223, Bottineau, ND 58318.  
 Attorneys: McNerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17701.

**Whitcomb, Phillip H.,** dec'd.

Late of Franklin Township.  
 Administrator: Daniel H. Whitcomb, 408B Walnut Street, Boiling Springs, PA 17002.  
 Attorneys: Thomas D. Hess, Esquire, Hess and Hess, P.C., 30 South Main Street, Hughesville, PA 17737.

**Wilson, Albert L.,** dec'd.

Late of the City of Williamsport.  
 Executor: Ricardo E. Wilson, 2845 Liberty Bell Lane, Reynoldsburg, OH 43068.  
 Attorneys: Henry P. Perciballi, Esquire, Perciballi & Williams, LLC, 429 Market Street, Williamsport, PA 17701.

**SECOND PUBLICATION****Betts, Walter James a/k/a W. James Betts a/k/a Jim Betts,** dec'd.

Late of Loysock Township.  
 Executor: Terry James Betts, 2071 Route 4006, Forksville, PA 18616.  
 Attorneys: Anthony J. Grieco, Esquire, Elion, Wayne, Grieco, Carlucci & Shipman, P.C., 125 East Third St., Williamsport, PA 17701.

**Blackwell, Janice L.,** dec'd.

Late of Williamsport.  
 Co-Executors: Mark Blackwell, 325 Vincent Avenue, Watsontown, PA 17777 and Michael Blackwell, 2433 North Hills Drive, Williamsport, PA 17701.  
 Attorneys: John R. Bonner, Esquire, Casale & Bonner, P.C., 33 West Third Street, Suite 202, Williamsport, PA 17701, (570) 326-7044.

**Brungard, Marian E.,** dec'd.

Late of Williamsport.  
 The Marian E. Brungard Income Only Protector Trust, dated September 9, 2009 and revised July 23, 2014.  
 Settlor: Marian E. Brungard.  
 Executor/Trustee: Robert C. Brungard, 3644 Union Street, Elizabeth City, NC 27909.  
 Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 270 West Third Street, Williamsport, PA 17701, (570) 321-0709.

**Lenig, James S.,** dec'd.

Late of Muncy Creek Township.  
 Executrix: Mrs. Debra K. Bitler, 190 Herr Road, Muncy, PA 17756.  
 Attorneys: Thomas D. Hess, Esquire, Hess and Hess, P.C., 30 South Main Street, Hughesville, PA 17737.

**Muthler, John K.,** dec'd.

Late of Jersey Shore.  
 Co-Executors: Stephen K. Muthler

and Lucinda L. Brannaka.  
 Attorneys: Elizabeth A. White, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Williamsport, PA 17701.

**Piazza, Christopher T.,** dec'd.

Late of South Williamsport.  
 Administrator: Dennis B. Ezdon, 1715 North Lodge Drive, Beloit, WI 53511.

**Risse, Donald W.,** dec'd.

Late of Williamsport.  
 The Donald W. Risse Income Only Protector Trust, dated August 7, 2012.  
 The Risse Family Irrevocable Trust, dated January 25, 2005, modified and restated on June 16, 2008.  
 Settlor: Donald W. Risse.  
 Executrix/Trustee: Joanne C. Host-rander.  
 Executrix: Barbara Lynn Kerwell.  
 Attorneys: Julieanne E. Steinbacher, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

**THIRD PUBLICATION****Bashista, Thelma J.,** dec'd.

Late of the Township of Washington.  
 Executor: Kenneth J. Bashista, 315 Green Pine Road, Montgomery, PA 17752.  
 Attorney: Joseph L. Rider, Esquire, 143 West Fourth Street, Williamsport, PA 17701.

**Fletcher, Emma J. a/k/a Joanne E. Fletcher,** dec'd.

Late of Montoursville.  
 Executrix: Sandra Temple c/o Denise L. Dieter, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740.  
 Attorney: Denise L. Dieter, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740.

**Samuel, Mary Jo,** dec'd.

Late of Williamsport.

Co-Executrices: Amy Jo Samuel and Shawna Leigh Samuel, 87 Foxwood Drive, North Andover, MA 01845. Attorney: Charles A. Szybist, Esquire, 423 Mulberry Street, Williamsport, PA 17701.

4. Crooks, William D., III—Michael W. Bush, Trustee.  
Kathy Rinehart  
Register of Wills

J-22, 29

**Springman, James H.**, dec'd.

Late of 228 Musser Lane, Muncy.  
Executor: Elliott B. Weiss, Esquire, Elliott B. Weiss & Associates, 416 Pine Street, Suite 203, Williamsport, PA 17701.  
Attorneys: Elliott B. Weiss, Esquire, Elliott B. Weiss & Associates, 416 Pine Street, Suite 203, Williamsport, PA 17701.

**Wood, Evelyn E.**, dec'd.

Late of the Township of Muncy.  
Executor: Michael Wood, 24 Cardinal Lane, Muncy, PA 17756.  
Attorney: Andrea B. Bower, Esquire, 426 Broad Street, Montoursville, PA 17754.

**REGISTRATION OF  
FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN that on or about December 10, 2015, an application for registration of a fictitious name was filed with the Pennsylvania Bureau of Corporations, Harrisburg, PA 17101 pursuant to 54 Pa. C.S. 311. The name and address of the business is: RUSTIC BRIDGES TREE FARM, LLC 1596 Little Pine Road, Jersey Shore, PA 17740.

The applicant is Robert R. Beucler, of 1596 Little Pine Road, Jersey Shore, PA 17740.

G. SCOTT GARDNER, ESQUIRE  
Attorney at Law  
2117 West Fourth Street  
Williamsport, PA 17701  
(570) 322-7653

J-22

**REGISTER OF WILLS  
CONFIRMATION OF  
ACCOUNTS**

NOTICE IS HEREBY GIVEN to all parties interested that the following Accounts together with all Statement 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 February 2, 2016 unless exceptions are filed before 5:00 P.M. on that date.

1. Kurtz, Hazel M. a/k/a Hazel H. Kurtz—Patricia Messner and Nancy Michel, Executrices.

2. Bausinger, Ethel C.—Lisa Lesnick, Executrix.

3. Clark, Mary Jane—Joy L. Roberts, Executrix.

**FOREIGN BUSINESS  
WITHDRAWAL**

NOTICE IS HEREBY GIVEN that Geneva Cubs Baseball, Inc., a foreign business corporation incorporated under the laws of the State of New York, received a Certificate of Authority in Pennsylvania on December 3, 1993, and surrenders its Certificate of Authority to do business in Pennsylvania.

Its last registered office in this Commonwealth was located at: 1700 West Fourth Street, Williamsport, PA 17701, and its last registered office of the corporation shall be deemed for venue and official publication purposes to be located in Lycoming County, Pennsylvania.

J-22

**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 exposed to public sale at the Executive Plaza, 1st Floor, Commissioners Board Room, 330 Pine Street, Williamsport, PA 17701 on Friday, FEBRUARY 5, 2016, at 10:30 A.M., the following described real estate to wit:

**NO. 2-2****SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate Borough of South Williamsport, Lycoming County, Pennsylvania, and being known as 410 West Central Avenue, Williamsport, Pennsylvania 17702.

TAX MAP AND PARCEL NUMBER: 52-1-454.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$132,931.64.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Nathan T. Casella and Tammy M. Casella. McCABE, WEISBERG AND CONWAY, P.C. 123 South Broad Street Suite 1400 Philadelphia, PA 19109

**NO. 2-4****SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 14-00315.

Citifinancial Services, Inc. a Pennsylvania Corporation v. Linda M. Narber owner(s) of property situate in the MUNCY TOWNSHIP, LYCOMING County, Pennsylvania being 1882 Rabbit Town Road, Pennsdale, PA 17756-7163.

Parcel No. 41-333-151.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$7,411.99.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 2-5**

ALL THAT CERTAIN piece, parcel and lot of land situate in the Second Ward of the Borough of Montoursville, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the northern line of Fourth Street, said point being one hundred fifty (150) feet West of the point of intersection of the northern line of Fourth Street the western line of Tomlinson Alley; THENCE, in a northerly direction at right angles with said Fourth Street, a distance of eighty-five (85) feet to a point; THENCE in a westerly direction along a line parallel with the northern line of Fourth Street, a distance of fifty-four (54) feet to a point; THENCE, in a southerly direction along land now or formerly of Wadsworth Whittier, a distance of eighty-five (85) feet to a point on the north line of Fourth Street; THENCE, in an easterly direction along the northern line of Fourth Street, a distance of fifty-four (54) feet to the point and place of beginning. Whereon is erected a dwelling municipally numbered 419 Fourth Street, Montoursville, PA 17754.

FOR IDENTIFICATION PURPOSES ONLY being known as all of Tax Parcel No. 34-02-501 in the Office of the Lycoming County Tax Assessor.

BEING the same premises which Vicki R. Bissonette, now through marriage, Vicki B. Baurys, and Karl J. Baurys, her husband, by their deed dated August 10, 2007 and recorded August 14, 2007, in the Office for the Recording of Deeds in and for Lycoming County, Pennsylvania, in Record Book 6103, at Page 295, granted and conveyed unto Christopher J. Atwood, single person, the Mortgagor herein.

419 Fourth Street, Montoursville, Pennsylvania 17754.

Title to said premises is vested in Christopher J. Atwood, by deed from Karl J. Baurys and Vicki R. Bissonette,

now through marriage Vicki B. Baurys, husband and wife, dated August 10, 2007 and recorded August 14, 2007 in Instrument Number 200700012778.

Tax parcel #: 34-02-501.

Improvements: Residential Dwelling.

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**NO. 2-6**

**SHORT DESCRIPTION**

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 90 Fritz Lane, Williamsport, PA 17701.

SOLD as the property of JOHN AUGUSTINE and KAREN L. AUGUSTINE.

TAX PARCEL #43-5-311.A.

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**NO. 2-7**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 15-00565.

Wells Fargo Bank, NA v. Cheryl Reed Costa a/k/a Cheryl R. Long a/k/a Cheryl Reed Long, Michael J. Long owner(s) of property situate in the PORTER TOWNSHIP, LYCOMING County, Pennsylvania being 200 Marion Street, Jersey Shore, PA 17740-7804.

Parcel No. 49-005-708.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$63,717.20.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**NO. 2-8**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 13-01049.

Christiana Trust, A Division of Wilmington Savings Fund Society, FSB, as Trustee for Normandy Mortgage Loan Trust, Series 2013-18 v. Clayton M. Steward, Sr. owner(s) of property situate in the CLINTON TOWNSHIP, LYCOMING County, Pennsylvania being 172 Pennywood Avenue, Montgomery, PA 17752-9452.

Parcel No. 07+,411.0-0143.05-000+.  
Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$192,207.48.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**NO. 2-11**

**SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate Borough of Montoursville, Lycoming County, Pennsylvania and being known as 400 North Arch Street, Montoursville, Pennsylvania 17754.

TAX MAP AND PARCEL NUMBER:  
34A,003.00856.00000.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$104,351.61.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Amanda M. White, Known Surviving Heir of Charles A. Yaw, Deceased Mortgagor and Real Owner, Michelle M. Yaw, Unknown Surviving Heirs of Charles A. Yaw, Deceased Mortgagor and Real Owner and Justin J. Yaw, Known Surviving Heir of Charles A. Yaw, Deceased Mortgagor and Real Owner.

McCABE, WEISBERG AND  
CONWAY, P.C.

123 South Broad Street  
Suite 1400  
Philadelphia, PA 19109

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**NO. 2-13**

ALL that certain piece, parcel and lot of land situate, lying and being in the Township of Loyalsock, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the north by land now or formerly of John G. Durrwachter; on the east by Bloomingrove Road; on the south by lot now or formerly of Fred McKee; on the West by lot now or formerly Fred McKee. Containing one hundred ten (110) feet on said Bloomin-

grove Road and being one hundred eighty (180) feet in depth and ninety (90) feet in width in the rear.

BEING the same premises conveyed to Philip J. Keller and Brigette M. Keller, his wife, by deed from Barbara D. Schramm, single, dated and recorded November 8, 1993 in Lycoming County Record Book 2159, page 348.

FOR identification purposes only, being known as Tax Parcel No. 26-350-122 in the Office of the Lycoming County Tax Assessor.

1539 Bloominggrove Road, Williamsport, Pennsylvania 17701.

Title to said premises is vested in Keith H. Chambers and Deann Chambers, husband and wife, by deed from Philip J. Keller and Brigette M. Keller, husband and wife, dated August 27, 1999 and recorded August 27, 1999 in Deed Book 3379, Page 228.

Tax parcel #: 26-350-122.

Improvements: Residential Dwelling.

#### NO. 2-14

ALL that certain piece, parcel and lot of land situate in the Township of Woodward, County of Lycoming, Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

BEGINNING at a point in the west line of Legislative Route No. 41028 known as Quensehukney Run Road, said point being South 5 degrees fifteen minutes East a distance of 239 feet from an iron pin in the southern line of land formerly of the Homer Smith Estate now or formerly of Craig R. Clark, et ux. thence South seventy-seven degrees west along land now or formerly of Walter J. Johns, et ux. a distance of one hundred feet to a point, thence north 5 degrees 15 minutes west along said John's land, a distance of 39 feet to a point; thence south seventy-seven degrees 0 minutes west along and now or formerly of Cecil Lovall, a distance of

119 feet to an iron pin; thence north 11 degrees 40 minutes west, along said Lovall land, a distance of 172 feet to an iron pin; thence south 70 degrees 0 minutes west along said land formerly of the Homer Smith Estate, now or formerly of Craig R. Clark, et ux. a distance of 206 feet to a stone corner; thence South eight degrees 30 minutes east along land now or formerly of Reno Clark, now or formerly of Mary Thompson, et ux. a distance of 700 feet to a stone corner: thence south eighty-four degrees 30 minutes East along said Thompson land, a distance of 299 feet to a stone corner on the western line of said route no. 41028, thence north 8 degrees 20 minutes East along said route no. 41028, a distance of 377 feet and north 2 degrees 10 minutes west, a distance of 261 feet to the point and place of beginning. Having thereon erected a 2 story log dwelling house and other improvements.

Parcel No. 60-347-165.

BEING THE SAME PREMISES which Patrick J. Harvey and Carol L. Harvey, his wife, by Deed dated April 13, 1987 and recorded in the Lycoming County Recorder of Deeds Office on April 14, 1987 in Deed Book 1185, Page 196, granted and conveyed unto Dewaine H. Keller and Diane L. Keller, his wife.

#### NO. 2-15

##### SHORT DESCRIPTION

By virtue of a Writ of Execution No. 14-002382.

Wells Fargo Bank, NA v. Bernice Robertson owner(s) of property situate in the WILLIAMSPORT CITY, 9TH, LYCOMING County, Pennsylvania being 322-324 Penn Street, Williamsport, PA 17701-5241.

Parcel No. 69-006-208.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$88,112.51.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 2-16****SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 14-01397.

Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP v. Leann J. Beane owner(s) of property situate in the LOYALSOCK TOWNSHIP, LYCOMING County, Pennsylvania being 33 Shady Lane, Williamsport, PA 17701-8414.

Parcel No. 26-.330.0-0199.00-000-.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$150,867.06.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 2-17**

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Hepburn, County of Lycoming and Commonwealth of Pennsylvania, and known as Lot Nos. 1 and 2 on the Plan of "Kenwood Village," said Plan being found of record in the Recorder's Office of Lycoming County in Deed Book 642, Page 233, as follows, to wit:

BEGINNING at an iron pin on the Eastern right-of-way line of Legislative Route No. 41128, said iron pin being at the Northwest corner of land now or formerly of A. Neil Mutchler; thence from the said place of beginning and along the Eastern right-of-way line of said Legislative Route No. 41228 North zero (0) degrees fifteen (15) minutes East, two hundred fourteen (214.00) feet to an iron pin in the Southern line of Lot No. 3 on said Plan; thence along the Southern line of Lot No. 3 South eighty-nine (89) degrees forty-five (45) minutes East, two hundred (200.00) feet to an iron pin in land now or formerly of Kenwood Builders' Supply, Inc.; thence along land now or formerly of Kenwood Builders'

Supply Inc., South zero (0) degrees fifteen (15) minutes West, one hundred eighty-seven and sixty-two hundredths (187.62) feet to an iron pin in the Northern line now or formerly of the aforesaid A. Neil Mutchler; thence along the Northern line now or formerly of the aforesaid A. Neil Mutchler, South eight-two (82) degrees forty-four (44) minutes West, two hundred one and seventy-three hundredths (201.73) feet to an iron pin, the point and place of beginning.

SUBJECT TO the Declaration of Protective Covenants dated the 28th day of February, 1973, and recorded in Lycoming County Records Deed Book 642, at Page 282.

Being known as Tax Parcel No. 15-309-145.1 in the Office of the Lycoming County Tax Assessor.

BEING THE SAME PREMISES which James P. Knittle, Widower, by Deed dated November 7, 2012 and recorded November 20, 2012 in the Office of the Recorder of Deeds in and for the County of Lycoming, in Deed Book 7812, Page 167 and Instrument #201200018265, granted and conveyed unto Debra L. Shaffer.

AND the said Debra L. Shaffer, hereby departed this life on or about September 17, 2013.

**NO. 2-18****SHORT DESCRIPTION**

DOCKET NO.: 15-01475

ALL THAT CERTAIN lot or piece of ground situate in Susquehanna Township, County of Lycoming and Commonwealth of Pennsylvania.

TAX PARCEL NO.: 55-005-163.06.

PROPERTY ADDRESS 508 Hillside Drive, S. Williamsport, PA 17702.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Michael T. Lyons, Holly L. Lyons.

ROBERT W. WILLIAMS, ESQUIRE

**NO. 2-19****SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 15-01764.

Bank of America, N.A. v. Rhonda J. Dauberman owner(s) of property situate in the JERSEY SHORE BOROUGH, 1ST WARD, LYCOMING County, Pennsylvania being 220 Front Street, Jersey Shore, PA 17740.

Parcel No. 19+,001.0-0103.00-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$71,959.00.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**NO. 2-20****SHORT DESCRIPTION**

DOCKET NO.: 14 02674

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

TAX PARCEL NO.: 69-5-104.

PROPERTY ADDRESS 812 Rhoads Alley, Williamsport, PA 17701.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Carl Narber, Known Heir to Jesse J. Hurst, Deceased Original Mortgagor and Real Owner, James S. Harman, Known Heir to Jesse J. Hurst, Deceased Original Mortgagor and Real Owner.  
ROBERT W. WILLIAMS, ESQUIRE

**NO. 2-22****EXHIBIT "A"****LEGAL DESCRIPTION**

All that certain piece, parcel and lot of land situate in the Borough of Hughesville, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

On the West by Railroad Street; on the North by Lot formerly of Effie Anderson, now or formerly of Stanley O. Park, et. ux.; on the East by an Alley; and on the South by Lot formerly of Jas. K. Boak, now or formerly of Harry R. Boatman, et. ux. Being sixty (60) feet on Railroad Street and running back one hundred seventy-six (176) feet to the alley aforesaid.

BEING the same premises which Michael I. Rhodes, Sr. and Pamela S. Rhodes, husband and wife, by Deed dated May 10, 2007 and recorded May 11, 2007, in and for Lycoming, granted and conveyed unto Marcia A. Myers.

Parcel #: 17-002.0-0209.00-000.

Property: 359 South Railroad Street, Hughesville, PA 17737.

**NO. 2-23**

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 628 Fourth Avenue, Williamsport, PA 17701.

SOLD as the property of MARLIN A. MARSHALL, JR.

TAX PARCEL #73-007-214.

**NO. 2-24****SHORT LEGAL TO ADVERTISE**

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, Seventh Ward City of Williamsport, Lycoming County, Pennsylvania, being Lot No. 40 on the Plan or Plot of Reighard Terrace Addition to the City of Williamsport as recorded in Deed Book 244, Page 599, Lycoming County Records and HAVING THEREON ERECTED A DWELLING KNOWN AS 2733 DOVE STREET, WILLIAMSPORT, PA 17701.

TAX PARCEL: 67-14-422.

Lycoming County Deed Book 2650, Page 1603.

TO BE SOLD AS THE PROPERTY OF GARRET E. BURLEY AND TERRY E. BURLEY f/k/a TERRY E. MORGAN ON JUDGMENT NO. CV-2015-001974-MF.

**NO. 2-25****SHORT DESCRIPTION**

DOCKET NO.: 15-01140

ALL THAT CERTAIN lot or piece of ground situate in the 7th Ward, City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania.

TAX PARCEL NO.: 67-003-700.

PROPERTY ADDRESS 708-710 Diamond Street, Williamsport, PA 17701.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Corey A. Stewart.

LAW OFFICE OF

GREGORY JAVARDIAN

**NO. 2-26****LEGAL DESCRIPTION**

ALL that certain piece, parcel and lot of land situate in the Borough of Montgomery, Lycoming County, Pennsylvania, bounded and described as follows:

Parcel #1

BEGINNING at a point in the northerly line of Broad Street four hundred sixty-seven (467') feet from a ten (10') foot alley between lot of William E. Myers and Mary Myers and lot formerly of B.J. Hartline; thence North fifty-six and one-half ( $56 \frac{1}{2}^\circ$ ) degrees East fifty-five (55') feet to what was formerly a ten (10') foot alley, later land of Boyd C. Bomboy; thence along line of said land formerly of Boyd C. Bomboy North thirty-three and one-half ( $33 \frac{1}{2}^\circ$ ) degrees West one hundred forty (140') feet to the line of the right-of-way of the Philadelphia and Reading Railroad Company; thence South thirty-six ( $36^\circ$ ) degrees West twenty-five (25') feet along the said right-of-way; thence South sixty-five and one-half ( $65 \frac{1}{2}^\circ$ ) degrees West thirty-one (31') feet along said right-of-way to line of land now or formerly of George Decker South thirty-two and one-half ( $32 \frac{1}{2}^\circ$ ) degrees West one hundred thirty-five (135') feet to the Northerly line of Broad Street, the place of beginning.

BEING THE same premises conveyed to John F. Stout and Wanda A. Stout, his wife, by deed of Frances Dehotman, Executrix of the Estate of Margaret A. Bombay, dated November 9, 1949 and appearing of record in Lycoming County Deed Book 366 Page 468.

This transaction between parents and daughter and therefore not subject to transfer taxes.

ALL THAT PIECE, parcel and lot of land situate in the Borough of Montgomery, Lycoming County, Pennsylvania, bounded and described as follows:

Parcel #2

BOUNDED on the North by right-of-way of the Philadelphia and Reading Railroad Company; on the East by land now or formerly of Boyd C. Bomboy; on the West by land now or formerly of Robert R. Best Estate and on the South by Broad Street, and being one hundred twenty (120') feet in depth and having a frontage of ten feet on Broad Street and being land formerly owned by William Thomas, deceased.

BEING THE same premises as Parcel #2 of property conveyed to J. Frank Stout and Wanda A. Stout, his wife, by deed of Donald E. Beeber, Executor of the Estate of Frances B. Hartman, dated October 19, 1983, and appearing of record in Lycoming County Deed Book 1054 Page 345.

Being the same premises that JOHN F. STOUT AND WANDA A. STOUT, HIS WIFE, J. FRANK STOUT a/k/a JOHN F. STOUT AND WANDA A. STOUT, HIS WIFE, by deed dated 05/25/1994 and recorded on 05/27/1994 in the office of Recorder of Deeds in and for Lycoming County, at Book 2260 and Page 211, and Instrument No. 007537, conveyed unto FAE L. HERB, SINGLE, Grantee herein.

Parcel No. 35-5-130.

**NO. 2-27****LEGAL DESCRIPTION**

ALL those two lots Nom., 156 and 157 in Dodge and Drapers Addition to

the Borough of Duboistown, County of Lycoming and Commonwealth of Pennsylvania, as recorded in Lycoming County Deed Book 166, page 596 known as Riverview Park and bounded and described as follows:

BEGINNING at the southwest corner of Gordon Street (formerly Berkeley Street) and an alley; thence by the west side of Gordon Street south fifty (50) feet; thence west at right angles with Gordon Street one hundred ten (110) feet to the east side of another alley; thence by the same north fifty (50) feet to the south side of the first mentioned alley; thence by the same east one hundred ten (110) feet to the beginning.

Being the same premises that Stephen R. Gephart and Karen A. Gephart, husband and wife, by deed dated September 13, 2002 and recorded on September 27, 2002 in the office of Recorder of Deeds in and for Lycoming County, at Book 4313 and Page 241, conveyed unto Scott D. Fry and Ann M. Fry, husband and wife, Grantee(s) herein.

Parcel No. 10-004-437.

**NO. 2-28**

**EXHIBIT "A"**

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

BOUNDED on the south by a sixteen (16) foot alley, on the east by land now or formerly of Mary Frank; on the north by land now or formerly of George Huyck; and on the west by a sixteen (16) foot alley; having a frontage beginning at the intersection of said alley, running east fifty (50) feet; thence north seventy-eight (78) feet; thence west fifty (50) feet; thence south seventy-eight (78) feet to the place of beginning.

BEING the same premises conveyed to Kalvin C. Bowman, by Deed from Lee A. Viard, Family Limited Partnership, a

Pennsylvania Limited Partnership, dated August 1, 2013, and recorded August 26, 2013, in Lycoming County Record Book 8101, page 9.

Improvements on the property include a 2-story residence.

FOR identification purposes only being known as Tax Parcel No. 67-004-523 in the Office of the Lycoming County Tax Assessor.

**NO. 2-29**

IN THE COURT OF COMMON  
PLEAS OF LYCOMING COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION

No. 2015-01432

PNC BANK, NATIONAL  
ASSOCIATION,

Plaintiff

vs.

AMY B. WEAVER AND

SETH F. WEAVER,

Defendants

TO THE SHERIFF OF LYCOMING  
COUNTY:

Please use the following legal description of property for advertising purposes:

**SHORT LEGAL DESCRIPTION  
OF REAL ESTATE**

ALL THE RIGHT, Title Interest and Claims of Amy B. Weaver and Seth F. Weaver, in and to the following described property:

ALL THAT CERTAIN parcel situate in the City of Williamsport, 10th Ward, being more fully described at DBV 4257, Page 335.

Het a Dwelling k/a 665 Cemetery Street, Williamsport, Pennsylvania 17701.  
Tax Parcel No. 70-2-801.

**NO. 2-30**

**EXHIBIT "A"**

**PROPERTY DESCRIPTION**

ALL that certain piece, parcel and lot of land situate in the Twelfth Ward of the

City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on High Street forty-two (42) feet eastward from the southeast corner of High and Cherry Streets; thence southward along land now or formerly of Ida M. Bussom, and parallel with Cherry Street, eighty-eight (88) feet nine (09) inches to land now or formerly of Lydia F. Start; thence eastward by line parallel with High Street, twenty-eight (28) feet to an alley; thence northward along said alley and parallel with Cherry Street, eighty-eight (88) feet nine (09) inches to High Street; thence westward along High Street, twenty-eight (28) feet to the place of beginning.

BEING the same premises granted and conveyed unto Thomas W. Greenabaum and Delores R. Greenabaum, his wife, by

Deed of Scott J. Laubach and Patricia A. Laubach, his wife, dated August 27, 1991 and recorded August 27, 1991 in Lycoming County Record Book 1734, page 173.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 72-4-105 in the Office of the Lycoming County Tax Assessor.

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 FEBRUARY 15, 2016 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

J-15, 22, 29

**Do you know what your  
LYCOMING LAW ASSOCIATION  
FOUNDATION**

**has done to improve the delivery of legal services in our community, facilitate learning about the legal system, and enhance the image of the organized Bar?**

**Assigned over \$47,500.00** in Arbitration Fees to North Penn Legal Services to promote and facilitate the delivery of legal services to indigent persons in Lycoming County over the last six years

**Granted \$500.00** to the Changing Lives Through Literature Program to assist in the purchase of books.

**Granted \$3,000.00** to West Branch School to assist in funding a trip for students to travel to Washington, DC and visit the Supreme Court and the Houses of Congress

**Granted \$6,000.00** to North Penn Legal Services to assist in funding an AmeriCorp position

**Granted \$2,000.00** to CASA to assist in developing the CCAP curriculum and train program staff and volunteers

**Granted \$1,245.00** to North Penn Legal Services so that one of their Staff Attorneys could attend a Fair Debt Collection Act Boot Camp Seminar in San Francisco

**Granted \$1,489.00** to North Penn Legal Services so that one of their Staff Attorneys could attend a Consumer Rights Litigation Conference in Philadelphia

**Granted \$2,952.00** to the Law Library at the JV Brown Library for the initial digitization of its current collection of 140 local ordinances

**Granted \$1,000.00** to the Curtin PTO toward their Ben Carson Reading Room Project

**Granted \$2,945.00** to CASA of Lycoming County, so that the CASA Director and the CASA Coordinator of Early Education could attend at a three day national conference on Children and the Law held at Harvard Law School

**Granted \$2,625.00** to North Penn Legal Services to fund the costs of a law student's employment at NPLS for ten weeks during a summer

**Granted \$250.00** to Susquehanna Home Care & Hospice for the Nurse Family Partnership to purchase reference books for nurses to use with low income families

**Granted \$1,250.00** to CASA for the purchase of a computer system and necessary software

**Granted \$2,200.00** to North Penn Legal Services for the development of a customized Lycoming County Child Custody Video

**Granted \$1,500.00** to Wise Options (on behalf of the Domestic Violence Task Force) for the preparation, printing and distribution of a county protocol for domestic violence calls

**Granted \$1,000.00** to North Penn Legal Services to assist in funding a Medicare Part D Provider Education Training

**Granted \$7,500.00** to the Lycoming County Historical Society for the interpretation, archiving and digitalization of historical legal documents owned by the Taber Museum

**Granted \$2,750.00** to Lycoming County for training necessary to establish a Domestic Fatality Review Team

**Established** a Pro Bono Litigation Costs Reimbursement Fund

Request for Grant Funding should be directed to the LLA Community Activities and Outreach and Committee. Information is available on the LLA website at <http://www.lycolaw.org/Committees/LLAfoundation.htm>

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

Donations to the Lycoming Law Association Foundation are tax deductible.

The Lycoming Law Association Foundation is a tax-exempt, not-for-profit, 501(c)(3) corporation.

Its mission is to cultivate the science of jurisprudence, improve the legal and judicial system, and facilitate the administration of justice for residents of Lycoming County.



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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, January 25, 2016**