

LYCOMING REPORTER

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July 16, 2021

No. 29

TABLE OF CONTENTS

BAR NEWS	LEGAL ADVERTISEMENTS
LLA Upcoming Events and Continuing Legal Education 3	Estate & Trust Notices 10
Court Opinions 4	Confirmation of Accounts 12
Notice to Profession 5	Incorporation Notice 12
	Sheriff's Sales 13

LYCOMING REPORTER

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THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY
LYCOMING LAW ASSOCIATION

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LYCOMING LAW ASSOCIATION

Penn Tower, 25 West Third Street, Suite 803

Williamsport, PA 17701

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.

- 7/20/2021 – Family Law Committee Meeting.** *Family Law “brown bag” lunch meeting. Time: 12:00 PM to 1:00 PM.*
- 7/21/2021 – Lycoming Law Association Foundation.** *Quarterly meeting of the LLA Foundation. Time: 12:00 PM to 1:00 PM.*
- 8/2/2021 – Bench/Bar Meeting.** *Quarterly meeting of the Bench/Bar Committee. Time: 12:00 PM to 1:00 PM.*
- 8/2/2021 – Memorial Service for Henry Perciballi.** *Memorial Service for Henry Perciballi. Zoom link: <https://lycomingcountypa.zoom.us/j/96500720182>. Time: 4:00 PM to 5:00 PM.*
- 8/18/2021 – LLA Annual Picnic.** *New Trail Brewery has a beautiful new private space reserved for us to enjoy and is willing to take groups on brewery tours. Brickyard is catering the event. Download the flyer. Time: 4:30 PM to 7:30 PM.*
- 8/23/2021 – Executive Committee Meeting.** *Monthly meeting of the LLA’s Executive Committee. Time: 12:00 PM to 1:00 PM.*
- 8/30/2021 – Memorial Service for Hank Mitchell.** *Memorial Service for Hank Mitchell. Zoom link: <https://lycomingcountypa.zoom.us/j/93186311623>. Time: 4:00 PM to 5:00 PM.*

UPCOMING LYCOMING COUNTY CLE OPPORTUNITY

- 8/25/2021 – What Every Estate Planning Lawyer Needs to Know About Firearms:** *This in-person CLE event is for fully vaccinated people ONLY. Seating will be limited to the first 24 people to submit their registration and payment. All 2021 CLEs can be completed through distance learning. You can see the LLA’s video library at <https://www.axomeducation.com/lycoming>. Time: 12:00 PM to 1:00 PM.*

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

- ▶ **Commonwealth vs. Singleton** (07/06/2021)—Judge Nancy L. Butts
Criminal: Habeas corpus motion; sufficiency of evidence where victim of burglary, assault and threats of violence refuses to testify; hearsay testimony of police officer; evidence of violence and forced entry into house; ability to challenge sufficiency of evidence where defendant waives preliminary hearing. (Singleton070621bt) (Posted: July 10, 2021)
- ▶ **JS Adoption** (07/06/2021)—Judge Joy Reynolds McCoy
Adoption: Petition for involuntary termination of parental rights; dependent child; failure to perform parental duties; repeated incapacity and/or refusal to act resulting in the child being without essential parental care; failure to make significant progress in addressing the incapacities which caused child to be removed; needs and welfare of child; existence of some bond with parent. (AdoptionofJS070621m) (Posted: July 7, 2021)



LYCOMING LAW ASSOCIATION FOUNDATION

The Lycoming Law Association Foundation expresses its great appreciation for the following contributions to the James F. Cendoma Memorial Fund:

Contribution by Hon. William I. Arbuckle, III

Contribution by the Lycoming Law Association

These contributions assist the LLA Foundation in furthering its purpose of providing access to justice for civil legal services needed by low-income people in Lycoming County and supporting law-related community events.

The LLA Foundation is funded almost entirely through the support of the LLA Members. Thank you.

—The Lycoming Law Association Foundation

**A memorial service for Charles A. Szybist
will be held on Saturday, July 24th at
Crouse Funeral Home at 133 East Third Street in
Williamsport from 2-3 p.m. There will be a reception
afterward at The Carriage House at 414 Walnut St.**

Ju-16

**IN THE COURT OF COMMON PLEAS OF
LYCOMING COUNTY, PENNSYLVANIA**

In Re: LLA BAR HISTORY

MEMORIAL RESOLUTION
JAMES F. CENDOMA

TO THE HONORABLE JUDGES OF SAID COURT:

On or about April 6, 2021, the Honorable Nancy L. Butts, President Judge of the 29th Judicial District of the Commonwealth of Pennsylvania, appointed the undersigned Committee to prepare a report and resolutions memorializing the life and legal accomplishments of James F. Cendoma, for submission to the Court when completed.

Accordingly, your Committee respectfully submits the following report and resolutions:

- (1) James F. Cendoma was born in Williamsport, Pennsylvania on January 28, 1927, the son of his proud Italian-American parents, Michael and Antoinette (Miele) Cendoma.
- (2) He grew up in the Williamsport area and attended the Williamsport High School in the early 1940s.
- (3) He joined the U.S. Navy at the age of 15 after forging his birth certificate, and served in the South Pacific aboard the *USS Catalpa* during WW II. The *Catalpa* carried out varied duties in the Solomon Islands during Jim's tenure, including tending to nets, laying mooring buoys, offering towing and salvage service, and providing divers for essential maintenance services for other ships and fleets.
- (4) In the fall of 1944 Jim was part of the staging for the invasion of the Palau Islands, a vital preparation for the return to the Philippines. On September 15, 1944, Jim and his mates stood sentry as troops invaded Peleliu and then sailed to mine-infested waters to prepare for major fleet anchorage. According to Jim, he saw "plenty of beach-heads" getting as close to the beaches as possible riding in a mortar boat and firing mortars.

- (5) Jim never hesitated to tell “war stories” and he certainly had plenty. He was very proud of his service to his country. He recalled major battles at Okinawa and Iwo Jima. On more than one occasion, his ship was attacked by kamikaze pilots and he fondly recalled shooting down “Japanese planes.” The *Catalpa* received two battle stars for WW II service. He did “breathe a sigh of relief” when he found out that he would not be part of a planned invasion of Japan.
- (6) Upon his release from military service, he returned to Williamsport and began working on the dike. He described it as his first real job. It was hard work, lifting stones and using a hammer. He then took a job at Avco as a machine operator and obtained his high school diploma. He attended then Dickinson Seminary, now Lycoming College. He graduated and then attended The Washington School of Law at American University in Washington, D.C. He graduated with honors in 1953.
- (7) He joined the Lycoming Bar Association in 1957 and for many years represented thousands of clients on varied legal matters. He was the consummate general practitioner.
- (8) Among his many accomplishments, he served as counsel to the Pennsylvania Horse Racing Commission under then-Governor Schapp. Among his more notable cases were *Valley Forge Racing Association v. State Horse Racing Commission* where he was successful in defending an action against the Commission to reverse a licensing decision. In *Stokes v. Lecce*, he defended the Chairman of the Commission in a civil suit, and although losing a verdict, the damages were limited to only \$10,000 and no attorney’s fees.
- (9) In fact, the case is sometimes cited for the principle that “Fairness of procedure is due process in the primary sense. It is ingrained in our national traditions and is designed to maintain them.” Citing Justice Frankfurter in *Joint Anti-Fascist Committee v. McGrath*.
- (10) Jim was a man and attorney of character, class and fairness. He was always willing to help but more importantly, he was always willing to ask for help from other attorneys in order to best serve his clients. As the general

practice of law became more difficult, Jim stayed the course and fought the great fight. His kind of lawyer is a dying breed. His loss is a huge loss to the community at large and the legal community.

(11) Jim is remembered for his affable manner, his sincere interest in humanity, his service to his church and his commitment to his family. He was predeceased by his wife. He is survived by numerous siblings, children, grandchildren, step-grandchildren and even 8 great grandchildren and 9 step-great grandchildren.

(12) Seneca, a philosopher and writer, once commented that: "As is a tale, so is a life: not how long it is, but how good it is, is what matters." Jim was fortunate on both accounts living a long and good life.

NOW THEREFORE BE IT RESOLVED, that we, the undersigned Committee approved by this Court, joined in by the Lycoming County Bar Association and Lycoming County Bar members, do hereby recognize the passing of James F. Cendoma, Esquire and in his death we remember his many contributions to his country, the citizens of this county and others, his family and this Bar.

RESOLVED FURTHER, that these Resolutions be spread at length, upon the Minutes of Your Honorable Court and be published in the *Lycoming Reporter*.

RESOLVED FINALLY, THAT THIS Court and Committee and the Lycoming County Bar extend to his family our deep and heartfelt expressions of sympathy.

Respectfully Submitted,
Hon. Marc F. Lovecchio, Chairman
Hon. William S. Kieser, Senior Judge
Charles F. Greevy, III, Esquire
Peter T. Campana, Esquire

Ju-16



This is an in-person CLE offering at the LLA Office. This event is for fully vaccinated people only and seating will be limited to the first 24 people to submit their registration and payment.

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

**What Every Estate Planning
 Lawyer Needs to Know About
 Firearms**

Presented by:
William P. Carlucci, Esq.

August 25, 2021 | 12:00 - 1:00 PM
Registration Deadline: August 16, 2021

Lunch Selections

(please circle)

Sourdough | Wheat | Rye | Cresant 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: _____

Registered person is fully vaccinated (check box)

ID Number: _____

E-mail Address: _____

Phone Number: _____



Lycoming Law Association | 25 West Third Street, Suite 803 | Williamsport, PA 17701
 Tele: 570-323-8287 | www.lycolaw.org | MFrey@lycolaw.org

Ju-16

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

Bower, Phillip H., dec'd.

Late of Loyalsock Township.
Co-Personal Representatives: Andrea B. Bower, 426 Broad Street, Montoursville, PA 17754, Tanya B. Potts, 15 Quarry Drive, Watsonstown, PA 17777 and Hubert A. Valencik, 930 Woodley Drive, Mechanicsburg, PA 17050.
Attorney: Douglas C. Loviscky, Esquire, 1500 West College Avenue, State College, PA 16801.

Crouse, Edgar L., dec'd.

Late of Duboistown.
Executrix: Linda L. Crouse c/o David F. Wilk, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701.
Attorneys: David F. Wilk, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701.

Grafius, Joy M., dec'd.

Late of Loyalsock Township.
Executrix: Andrea B. Bower, Esquire, 426 Broad Street, Montoursville, PA 17754.

Attorney: Andrea B. Bower, Esquire, 426 Broad Street, Montoursville, PA 17754.

Johnson, Dorothy E., dec'd.

Late of Loyalsock Township.
Executor: Andrew G. Spitler, 20491 Netherland St., Orlando, FL 32833.
Attorney: Christian D. Frey, Esquire, P.O. Box 262, Williamsport, PA 17703.

Muir, Lance P., dec'd.

Late of Williamsport.
Executrix: Karen M. Horne, 171 Country Manor Lane, Linden, PA 17744.
Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

Weigle, Susan K., dec'd.

Late of Old Lycoming Township.
Administrator: Steven E. Weigle, 3350 Lycoming Creek Road, Williamsport, PA 17701.
Attorney: Scott A. Williams, Esquire, 57 East Fourth Street, Williamsport, PA 17701.

White, Harry Lee, Jr. a/k/a Harry L. White, Jr., dec'd.

Late of Wolf Township.
Executrix: Amy Lu Matura, 357 Lake Victoria Circle, Melbourne, FL 32940.
Attorneys: Thomas D. Hess, Esquire, Hess and Hess, P.C., 30 South Main Street, Hughesville, PA 17737.

Woolever, Debra S., dec'd.

Late of South Williamsport.
Administratrix: Brandy S. Mills 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.

SECOND PUBLICATION**Alkire, Ronald G.,** dec'd.

Late of Williamsport.
 Executor: Shannon L. Gingerich, 273 Betty Circle, Reedsview, PA 17084.
 Attorneys: Joseph F. Orso, III, Esquire, Rudinski, Orso & Lynch, P.C., 339 Market Street, Williamsport, PA 17701, (570) 321-8090.

Stugart, Carmen J., dec'd.

Late of 1104 Weaver Street, Montoursville.
 Executor: Scott A. Stugart, 2215 Be Daro Drive, South Williamsport, PA 17702.
 Attorney: John P. Pietrovito, Esquire, 3 South Main Street, Muncy, PA 17756.

Yagel, Karyn S., dec'd.

Late of South Williamsport Borough.
 Personal Representative: Thomas E. Tamberelli, 490 Percy Street, South Williamsport, PA 17702.
 Attorney: Douglas C. Loviscky, Esquire, 1500 West College Avenue, State College, PA 16801.

THIRD PUBLICATION**Hess, Richard C.,** dec'd.

Late of Williamsport.
 Executor: Robert C. Hess, Jr., 229 Woodview Drive, Cogan Station, PA 17728.
 Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

Hurd, Richard G., dec'd.

Late of Loyalsock Township.
 Executor: Mark N. Hurd, 1082 Pine Mountain Road, Lock Haven, PA 17745.
 Attorneys: Fred A. Holland, Esquire, Murphy, Butterfield & Holland, P.C., 442 William Street, Williamsport, PA 17701.

McKissick, William H., Jr., dec'd.

Late of Williamsport.
 Executor: Brad V. McKissick, 3145 Stewart Rd., Unit 33, Vestal, NY 13850.
 Attorney: None.

Miller, Willard E., dec'd.

Late of Upper Fairfield Township.
 Co-Executors: Kimberly Lynn Boyer, 2112 Roosevelt Avenue, Williamsport, PA 17701 and Alan Thomas Miller, 6175 Northway Road, Cogan Station, PA 17728.
 Attorneys: Thomas D. Hess, Esquire, Hess & Hess, P.C., 30 South Main Street, Hughesville, PA 17737.

Prince, Stanley M., dec'd.

Late of Jersey Shore.
 Executrix: Catherine E. Burns, 960 Plaza Drive, Montoursville, PA 17754.
 Attorneys: Mc Nerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17701.

Richardson, Jude R., dec'd.

Late of Cogan Station.
 Executor: Robert S. Richardson, 631 E. Main Street, Lock Haven, PA 17745.
 Attorney: None.

Smith, Phyllis L., dec'd.

Late of South Williamsport.
 Executrices: Ellen M. Reynolds, 331 Skylark Way, South Williamsport, PA 17702 and Deborah S. Myers, 726 Lehman Drive, Watsontown, PA 17777.
 Attorney: Scott A. Williams, Esquire, 57 East Fourth Street, Williamsport, PA 17701.

Welliver, William N., dec'd.

Late of Williamsport.
 Executor: Jason E. Clark, 736-738 Pine St., Unit D, Philadelphia, PA 19106.

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

**REGISTER OF WILLS
CONFIRMATION OF
ACCOUNT**

NOTICE IS HEREBY GIVEN to all parties interested that the following Account together with all Statement of Proposed Distribution accompanying the same has been filed in the Office of the Register of Wills and Clerk of Orphans' Court is presented to the Orphans' Court of Lycoming County for Confirmation Absolute August 3, 2021 unless exceptions are filed before 5:00 P.M. on that date.

Haas, Suzanne S., Estate—Donald E. Hessert, II, Executor.
David A. Huffman
Register of Wills

Ju-9, 16, 23, 30

**NOTICE OF INTENT
TO FILE ARTICLES OF
INCORPORATION SOUTH
SIDE RECREATION
AUTHORITY**

Pursuant to the requirements of Section 5603(b) of the Pennsylvania Municipality Authorities Act, the Borough of Duboistown, the Borough of South Williamsport, and the Township of Armstrong hereby provide notice of their intent to file Articles of Incorporation to form the South Side

Recreation Authority ("Authority"). As set forth in the Articles of Incorporation, the Authority shall consist of nine (9) members, three (3) each from the founding and participating municipalities. The initial members as appointed by the forming municipalities are set forth in the Articles of Incorporation. The purpose of the Authority is to organize, supervise, administer, maintain and operate the Sylvan Dell Conservation Project ("Project") for the environmental, recreational, educational and overall community benefits of the Project to the residents of the founding and participating municipalities and the surrounding area.

The Borough of Duboistown resolved to proceed with the formation of the Authority on May 6, 2021 with Resolution No. 2021-0506. The Borough of South Williamsport resolved to proceed with the formation of the Authority on May 10, 2021 with Resolution No. 2021-R7. The Township of Armstrong resolved to proceed with the formation of the Authority on May 13, 2021 with Resolution No. 2021-04. These actions took place after a duly advertised public hearing pursuant to Section 5603(a) of the Pennsylvania Municipality Authorities Act regarding the formation of the Authority was held on Thursday, April 29, 2021.

The Articles of Incorporation for the:

SOUTH SIDE
RECREATION AUTHORITY
will be filed on Tuesday, July 20, 2021.

Ju-16

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 the Third Street Plaza 4th Floor, 33 West 4th Street, Williamsport, PA 17701, on Friday, AUGUST 6, 2021, at 10:30 A.M., for the following described real estate to wit:

NO. 21-0120**WOODLANDS BANK**

vs.

MILLARD S. BEATTY, EXECUTORS
OF THE ESTATE OF BEATRICE
ADELE BEATTY, DECEASED, JR.,
MILLARD S. BEATTY, EXECUTORS
OF THE ESTATE OF BEATRICE
ADELE BEATTY, DECEASED, III
PROPERTY ADDRESS: 7993 PLEASANT VALLEY ROAD, COGAN STATION, PA 17728.

UPI/TAX PARCEL NUMBER: 11-291-173.B.

DOCKET NO. 21-0120.

ALL that certain piece, parcel or lot of land situate in the Township of Eldred, County of Lycoming and Commonwealth of Pennsylvania, as more fully shown as Tract "A" on a draft prepared by Bafile, James and Associates dated January 16, 1995, last revised on February 15, 1995, file no. 1-1837, bounded and described as follows:

BEGINNING at a point at the northwest corner of residue lands now or formerly of Raymond S. Perchinski, et. ux, said point also being in the centerline of State Route No. 2022; thence along said centerline, north twenty-five (25) degrees eight (08) minutes zero (00) seconds west, fifty-one and two hundredths (51.02) feet to a point; thence north twenty-seven (27) degrees fifty (50) minutes nine (09) seconds west, one hundred twelve and twenty-eight hundredths (112.28) feet to a point; thence along same north thirty-one (31) degrees twenty-seven (27) min-

utes forty-nine (49) seconds west, eighty-eight and twenty-one hundredths (88.21) feet to a point; thence along same thirty-three (33) degrees thirty-one (31) minutes fifty-two (52) seconds west, forty-eight and forty-nine hundredths (48.49) feet to a point on the southerly line of lands now or formerly of Robert L. Johnson; thence along the southerly line of lands now or formerly of said Johnson and passing through an iron pin found twenty-five and two hundredths (25.02) feet from this described point, north sixty (60) degrees twelve (12) minutes one (01) second east, one hundred ninety-seven and eighty-two hundredths (197.82) feet to an iron pin found; thence along same south eighty-one (81) degrees eighteen (18) minutes twenty-five (25) seconds east, one hundred fifty-two and two hundredths (152.02) feet to an iron pin found at the northwest corner of lands now or formerly of Paul E. Lundy, et. ux; thence along the westerly line of lands now or formerly of said Lundy, et. ux, south zero (00) degrees twenty-six (26) minutes fifty-four (54) seconds west, one hundred three and seventy-eight hundredths (103.78) feet to an iron pin found; thence along same south thirty (30) degrees thirty-two (32) minutes five (05) seconds east, one hundred ninety-nine and ninety-five hundredths (199.95) feet to an iron pin found at the northeast corner of lands now or formerly of Raymond S. Perchinski, et. ux; thence along the northerly line of lands now or formerly of said Perchinski, et. ux and passing through a rebar set twenty-five and sixty-three hundredths (25.63) feet from the next described point, south seventy-seven (77) degrees thirty-seven (37) minutes fifty-three (53) seconds west, two hundred eighty-two and thirty-four hundredths (282.34) feet to the place of beginning. Containing 2.10 acres of land in all.

Improvements on the premises include a one-story residence known as 7993 Pleasant Valley Road, Cogan Station, PA 17728.

FOR identification purposes only being known as Tax Parcel No. 11-291-173.B in the Office of the Lycoming County Tax Assessor.

NO. 21-0095

CITIZENS & NORTHERN BANK

vs.

WADE C. BREON

PROPERTY ADDRESS: 457 SPOOK HOLLOW ROAD, LINDEN, PA 17744.

UPI/TAX PARCEL NUMBER: 45-367-186.

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

BEGINNING at a point in the center line of the Public Road known as the Spook Hollow Road, said point of beginning being the northeast corner of the lot of land hereby conveyed and the southeast corner of lot of land now or formerly of Weldon C. Cohick and Wilma R. Cohick; thence south zero (00) degrees and forty-seven (47) minutes west, along the center line of said Spook Hollow Road, a distance of one hundred and ninety-one hundredths (100.91) feet to lot of land now or formerly of Dean Bryon Stahl and Anna Paula Stahl, his wife; thence north seventy-six (76) degrees west, along the northern line of said lot of land now or formerly of Dean Bryon Stahl and Anna Paula Stahl, his wife, a distance of three hundred twenty-eight and one tenth (328.1) feet to an iron pin cornering on other land now or formerly of William E. Huffman; thence north fourteen (14) degrees east, along other land now or formerly of the said William E. Huffman, a distance of one hundred (100) feet

to an iron pin cornering on lot of land now or formerly of the said Weldon C. Cohick and Wilma R. Cohick; and thence south seventy-six (76) degrees east, along the southern line of said lot of land now or formerly of Weldon C. Cohick and Wilma R. Cohick, a distance of three hundred four and six tenths (304.6) feet to the center line of the said Spook Hollow Road, the point and place of beginning. Containing seventy-three hundredths (0.73) of an acre, more or less.

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 conveyed unto WADE C. BREON by Deed of LINDA BLAIR RAMIN and JOHN RAMIN, her husband, dated the 30th day of December, 2009, and intended to be recorded herewith.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel #45-367-186, on the maps in the office of the Lycoming County Tax Assessor.

NO. 19-1566

QUICKEN LOANS INC.

vs.

DANIEL E. FOULKROD, SR.

PROPERTY ADDRESS: 1666-1668 MEMORIAL AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 70-008-519.

SHORT DESCRIPTION

DOCKET # 19-1566.

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1666-1668 Memorial Avenue, Williamsport, PA 17701.

SOLD as the property of DANIEL E. FOULKROD, SR.

TAX PARCEL #70-008.0-0519.00-000.
KML LAW GROUP, P.C.

NO. 19-1358

U.S. BANK NATIONAL
ASSOCIATION AS LEGAL TITLE
TRUSTEE FOR TRUMAN 2016 SC6
TITLE TRUST

vs.

CHARLENE HUFF, EXECUTRIX
OF THE ESTATE OF PHYLLIS H.
CHAPMAN, PAUL E. CHAPMAN,
KNOWN HEIR OF KENNETH
W. CHAPMAN, BETTY J. LAHN,
KNOWN HEIR OF KENNETH W.
CHAPMAN, NAOMI R. HAIRE,
KNOWN HEIR OF KENNETH W.
CHAPMAN, MARIAN CHAPMAN,
KNOWN HEIR OF KENNETH W.
CHAPMAN, UNKNOWN HEIRS OF
KENNETH W. CHAPMAN
PROPERTY ADDRESS: 906 SHER-
MAN STREET, WILLIAMSPORT, PA
17701.

UPI/TAX PARCEL NUMBER: 61-
001-200.

ALL THAT CERTAIN lot or piece of
ground situate in Woodward Addition
to Williamsport in the First Ward of the
City of Williamsport, County of Lycom-
ing and Commonwealth of Pennsylvania,
being more particularly bounded and
described in accordance with a survey
prepared by Daniel F. Vassallo, R.E. on
August 14, 1975 as follows:

BEGINNING at a Nail in Tree, on
the Eastern line of Sherman Street, said
beginning point being North 4 Degrees
40 Minutes East—84.00 feet from the
intersection of the Eastern line of said
Sherman Street and the Northern line
of Tucker Street. Thence from the
said pace of beginning and continuing
along the Eastern line of said Sherman
Street, North 4 Degrees 40 Minutes
East—73.50 feet to an Iron Pin at the
intersection of the Eastern line of said
Sherman Street, and the Southern line

of Maxwell Place. Thence along the
Southern line of said Maxwell Place,
South 85 Degrees 00 Minutes East—
46.00 feet to a point. Thence along the
Western line of land of Michael A. and
Joyce M. Treas, South 4 Degrees 40
Minutes West—73.50 feet to an Iron
Pin. Thence along the Northern Line
of land of Rankin R. Harris, North 85
Degrees 00 Minutes West—46.00 feet
to the place of beginning.

BEING known as 906 Sherman
Street, Williamsport, PA 17701.

BEING Tax Parcel #61-001.0-
0200.00-000.

BEING THE SAME PREMISES which
Kenneth W. Chapman, married, by his
Deed dated September 28, 2006, and
recorded September 29, 2006, in the
office of the Recorder of Deeds in and
for Lycoming County, Pennsylvania, at
Record Book Volume 5807, page 59,
granted and conveyed unto Kenneth
W. Chapman and Phyllis H. Chapman,
husband and wife, Grantees therein.

NO. 21-0053

THE MUNCY BANK
AND TRUST CO.

vs.

MICHELE K. KONDISKO a/k/a
MICHELE K. BERGMAN
PROPERTY ADDRESS: 1349 FOUR
MILE DRIVE, WILLIAMSPORT, PA
17701.

UPI/TAX PARCEL NUMBER: 26-
350-105.A.

THE MUNCY BANK AND TRUST
CO. vs. MICHELE K. KONDISKO
(a/k/a) MICHELE K. BERGMAN.

PROPERTY ADDRESSES: 1349 Four
Mile Drive, Williamsport, PA 17701.

UPI/TAX PARCEL NUMBER(S):
26-350-105.A.

DOCKET NUMBER: 21-0053.

ALL that certain piece, parcel and lot
of land situate in the Township of Loy-
alsock, County of Lycoming and Com-
monwealth of Pennsylvania, bounded
and described as follows, to wit:

BEGINNING at a point on the north side of the public road leading eastwardly from the City of Williamsport and known as "The Four Mile Drive", said iron pin also being the southeastern corner of lands now or formerly of A. Bower; thence along lands now or formerly of A. Bower and up and along the side of a run which also marks the western side of a driveway or road, north zero (00) degrees forty-five (45) minutes east, passing a square stone and an iron pin marker a distance of three hundred fifteen (315) feet to an iron pin corner; thence along lands now or formerly of B. Tallman south eighty-nine (89) degrees fifteen (15) minutes east, passing through a Shell Bark Tree on the line a distance of two hundred forty (240) feet to a post corner; thence along lands now or formerly of B. Tallman south zero (00) degrees forty-five (45) minutes east, three hundred eighty-two and five-tenths (382.5) feet to a point on the north side of the public road; thence westwardly along the northern side of the curved course of said public road known as "The Four Mile Drive", a distance of two hundred sixty (260) feet, more or less, to the place of beginning.

EXCEPT AND RESERVING therefrom all that certain piece, parcel and lot of land sold to William L. Hockman, et ux., by Deed dated the 21st day of April, 1947, and recorded in the Lycoming County Deed Book 348, Page 195.

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

BEGINNING at a point in the center of a public road known as the Four Mile Drive, said point being in line of land formerly of Jacob Thomas, now or formerly of LeRoy L. Thompson and Mabel E. Thompson, his wife; thence along said Thompson land north three and one-half (3 1/2) degrees west, four hundred

seven and one-half (407 1/2) feet, more or less, to a point, said point being at the northeast corner of other land now or formerly of LeRoy L. Thompson and wife; thence south eighty-nine (89) degrees fifteen (15) minutes east, ten (10) feet to other land now or formerly of Charlotte E. Carlson; thence along the same south three and one-half (3 1/2) degrees east, four hundred seven and one-half (407 1/2) feet, more or less, to the center of the aforementioned public road; thence westerly along the same ten (10) feet, more or less, to the point and place of beginning.

The above two (2) parcels are more particularly bounded and described in accordance with a survey by Vassallo Engineering & Surveying, Inc. dated June 8, 2001, as follows:

BEGINNING at an iron pin at the intersection of the Northern line of Four Mile Drive, also known as Pa State Highway, State Route No. 2018, the southwestern corner of land now or formerly of Bechtold/Nies Associates, known as Tax Parcel No. 26-330-114 and the southeastern corner of the parcel herein described; thence from the said place of beginning and along the northern line of said Four Mile Drive, also known as Pa State Highway, State Route No. 2018, by a curve to the right, having a radius of 1038.50 feet, an arc distance of 90.83 feet (long chord = North 78 degrees 24 minutes 17 seconds West, 90.80 feet), to an iron pin at the intersection of the northern line of said Four Mile Drive, also known as Pa State Highway, State Route No. 2018, and the southeastern corner of land now or formerly of Robert C. and Karen L. Temple, known as Tax Parcel No. 26-350-105, North 03 degrees 05 minutes 07 seconds East, 335.59 feet to an iron pin at the intersection of the northeastern corner of land now or formerly of said Robert C. and Karen L. Temple, known as Tax Parcel No.

26-350-105, and the southern line of land now or formerly of Leader Nursing Centers, Inc., known as part of Tax Parcel NO. 26-330-144B; thence along the southern line of said Leader Nursing Centers, Inc., known as part of Tax Parcel No. 26-330-144B, South 87 degrees 59 minutes 53 seconds East, 74.00 feet to an iron pin at the intersection of the southern line of said Leader Nursing Centers, Inc., known as part of Tax Parcel No. 26-330-144B, and the northwestern corner of other land now or formerly of said Leader Nursing Centers, Inc., known as part of Tax Parcel No. 26-330-144B, and along the western line of land of the aforesaid Bechtold/Nies Associates, known as Tax Parcel No. 26-330-144, South 00 degrees 30 minutes 07 seconds West, 350.79 feet to the said place of beginning

Subject to any restrictions, easements and/or adverbs that pertain to this property.

FOR IDENTIFICATION PURPOSES ONLY, being known as Parcel Number 26- 350-105.A in the Office of the Lycoming County Assessor.

CLIFFORD A. RIEDERS, ESQUIRE
SEAN P. GINGERICH, ESQUIRE
RIEDERS, TRAVIS, HUMPHREY,
WATERS & DOHRMANN
161 W. Third Street
Williamsport, PA 17701

NO. 20-0749

LAKEVIEW LOAN SERVICING, LLC

vs.

MICHAEL F. STEIN
PROPERTY ADDRESS: 733 TUCKER STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 61-002-0321.

DOCKET # 20-0749.

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 733 Tucker Street, Williamsport, PA 17701.

SOLD as the property of MICHAEL F. STEIN.

TAX PARCEL #61+,002.0-0321.00-000+.

KML LAW GROUP, P.C.

NO. 19-0600

FREEDOM MORTGAGE CORPORATION

vs.

PATRICIA A. WALTERS
PROPERTY ADDRESS: 655 RADIO CLUB ROAD, MONTTOURVILLE, PA 17754-8404.

UPI/ TAX PARCEL NUMBER: 12-331-143.E.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of land situate in the Township of Fairfield, County of Lycoming and Commonwealth of Pennsylvania, bounded and described according to a survey and drawing number 1025 by English Engineering Corporation as follows, to-wit:

BEGINNING at a railroad spike set in Township Road Number 545 said railroad spike being located south sixty-four (64) degrees nineteen (19) minutes forty (40) seconds east, four hundred ninety-six and fifty-eight hundredths (496.58) feet from a cut stone at the corner of land now or formerly of William C. McClintock and Harold A. Leavy, thirty- two and one half (32 1/2) feet on the north side of the aforementioned road T-545; thence from the point of beginning and by remaining land now or formerly of Ruth S. Larson, the three following courses and distances: (1) north twenty (20) degrees thirty-six (36) minutes thirty-seven (37) seconds east one hundred ninety-three and forty-eight hundredths (193.48) feet passing through an iron pin crossing a small stream, and through a

second iron pin to an existing number eight reinforcing bar; (2) south eighty (80) degrees eight (8) minutes seven (7) seconds east, three hundred eleven and forty-three hundredths (311.43) feet passing through a tree on line to an existing number six reinforcing bar; (3) south seventeen (17) degrees seventeen (17) minutes forty-eight (48) seconds west, two hundred eighty and sixty-six hundredths (280.66) feet passing through three iron bars on line, crossing the aforementioned small stream to an existing number six iron bar located twelve and six tenths (12.6) feet south of the middle of the aforementioned Township Road 545; thence by land now or formerly of William C. McClintock, north sixty-four (64) degrees nineteen (19) minutes forty (40) seconds west, three hundred twenty-three and fifty hundredths (323.50) feet to a set railroad spike being the point and place of beginning. Containing 1.710 acres.

UNDER AND SUBJECT, nevertheless, to the rights of the public in that portion of the premises above described which lies within the right-of-way of the public highway known as T-545.

BEING the same premises conveyed unto Patricia A. Walters, by Deed from Gene A. Schurer, dated the 21 day of July, 2017 and recorded July 21, 2017 at Book 9138, Page 1003.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel #12-331-143.E, on the Maps in the Office of the Lycoming County Tax Assessor.

Tax Parcel: 12-331-143.E.

Premises Being: 655 RADIO CLUB ROAD, Montoursville, PA 17754.

Docket No.: 19-0600.

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 16, 2021, and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten days thereafter.

R. MARK LUSK,
Sheriff

Lycoming County, PA

Ju-16, 23, 30

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