

LYCOMING REPORTER

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TABLE OF CONTENTS

BAR NEWS	LEGAL ADVERTISEMENTS
LLA Upcoming Events..... 3	Estate & Trust Notices..... 8
Continuing Legal Education..... 4	Incorporation Notices..... 11
Recent Lycoming County Court Opinions..... 6	LLC Filing..... 11
Notice to Profession..... 7	Corporate Dissolution..... 12
	Service by Publication..... 12
	Sheriff's Sale..... 13

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

Penn Tower
25 West Third Street, Suite 803
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Telephone: (570) 323-8287
Fax: (570) 323-9897
Website: www.lycolaw.org

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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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Eric Ladley
Real Estate: *Fred Holland*



Your online connection for:

- Court Calendar • Continuing Legal Education
- Conference Room Facilities • Legal Assistance
- Recent Court Decisions • Upcoming LLA & Public Events

www.lycolaw.org

SCHEDULED EVENTS

Additional information about any of these events is available on the Lycoming Law Association website at www.lycolaw.org.

- 4/5/2016 – Elder Law Committee Meeting:** *Brown bag lunch. Judge Butts will discuss the forthcoming changes to the Orphans' Court Rules.* **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office
- 4/7/2016 – Law Day Committee Meeting:** *Judging the art and essay submissions.* **Time:** 12:00 PM to 1:30 PM. **Location:** LLA Office
- 4/15/2016 – Rules Committee Meeting:** *Discussion regarding changes to Orphans' Court Rules.* **Time:** 12:00 PM to 1:30 PM. **Location:** LLA Office
- 4/25/2016 – Executive Committee Meeting:** *Regular monthly meeting.* **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office
- 4/26/2016 – Community Outreach Committee Meeting:** *Community Outreach Committee Meeting to consider grant requests.* **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office
- 5/23/2016 – 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.

UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES

- 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
- 4/6/2016 – 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
- 4/13/2016 – Sophisticated Issues for Family Lawyers:** *PBI Video Replay.* **CLE credits:** 4 Substantive **Time:** 9:00 AM to 1:30 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
- 4/19/2016 – Marketing and Ethics: Balancing Smart Business Development and Adhering to the Rules:** *PBI Video Replay.* **CLE credits:** 1 Ethics **Time:** 9:00 AM to 10:00 AM. **Location:** Lycoming Law Association Office
- 4/20/2016 – Eat & Earn: 21st Century Real Estate Practice:** *In the Know Series—21st Century Real Estate Practice Presented by: Fred A. Holland.* **CLE credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM. **Location:** Lycoming Law Association Office
- 4/22/2016 – Success With Summary Judgment Motions: How to Win Before Trial:** *PBI Video Replay.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:30 PM. **Location:** Lycoming Law Association Office
- 4/26/2016 – Litigating the Insurance Bad Faith Claim:** *PBI Video Replay.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:30 PM. **Location:** Lycoming Law Association Office
- 4/28/2016 – Current Issues in Nursing Home Litigation:** *PBI Video Replay.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** Lycoming Law Association Office
- 5/3/2016 – Family Caregiver Agreements & Use of Real Estate for Elder Law Attorneys:** *PBI Groupcast.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:15 PM. **Location:** Lycoming Law Association Office
- 5/4/2016 – Workers’ Comp. Practices & Procedure 2016:** *PBI Groupcast.* **CLE credits:** 4 Substantive **Time:** 8:30 AM to 12:45 PM. **Location:** Lycoming Law Association Office
- 5/11/2016 – Municipal Law Update:** *PBI Video Replay.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** Lycoming Law Association Office

5/24/2016 – Commercial Real Estate Documents: Negotiating and Drafting for Optimal Results: *PBI Video Replay*. **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:30 PM. **Location:** Lycoming Law Association Office

6/1/2016 – Pipeline and Right-of-Way Agreements in the Marcellus Shale Region: *PBI Video Replay*. **CLE credits:** 4 Substantive **Time:** 9:00 AM to 1:30 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. 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, or online at www.lycolaw.org.

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

- ▶ **JRO Adoption** (03/18/2016)—Judge Joy Reynolds McCoy
Adoption: Petition for involuntary termination of parental rights; court may terminate parental rights where a parent demonstrates a settled purpose of relinquishing parent claim to a child or fails to perform parental duties for at least six months prior to filing for the termination; active military service; mother moved frequently; failure to use court system to ensure relationship with child; clear and convincing evidence. (AdoptionofJRO031816m)
- ▶ **JP vs. KW** (03/21/2016)—Judge Joy Reynolds McCoy
Custody: Preliminary objections; jurisdiction; child never present in Lycoming County. (jp032116m)
- ▶ **LW Adoption** (03/18/2016)—Judge Joy Reynolds McCoy
Adoption: Petition for involuntary termination of parental rights; court may terminate parental rights where a parent demonstrates a settled purpose of relinquishing parental claim to a child or fails to perform parental duties for at least six months prior to filing for the termination; imprisoned parent; bond between the child and parent. (AdoptionofLW031816m)

PRIVACY OFFICER

Susquehanna Health has an opening for a **Privacy Officer**. The **Privacy Officer** interprets, educates, coordinates and oversees the establishment and implementation of all aspects of the Federal HIPAA Privacy regulations for Susquehanna Health and the Susquehanna Health Medical Plan. This position is also responsible for investigating and responding to all patient, family, employee and government investigations, complaints and queries regarding SH compliance with HIPAA, and state confidentiality laws and alleged breaches of patient privacy.

Successful Candidates will hold a bachelor's degree and have two years' experience in legal/law department/law firm.

SH offers a competitive salary and a full range of benefits including: health, dental and vision care plans, paid time off, exceptional retirement plan and tuition assistance.

To apply, please visit www.susquehannahealth.org/careers and search for Privacy Officer. For more information please contact Joe Kitzman via e-mail at jkitzman@susquehannahealth.org.

A-1, 8

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

Bachman, Carlene B., dec'd.

Late of Hughesville.

Co-Executors: Richard R. Bachman, 2491 Highland Lake Road, Hughesville, PA 17737 and Linda E. Cooper, 832 Butternut Grove Road, Montoursville, PA 17754.

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

Baker, Janet Louise, dec'd.

Late of the City of Williamsport. Executrix: Deborah Rose Baker Dellinger a/k/a Deborah R. Dellinger, 17 Round Top Road, Williamsport, PA 17701.

Attorney: Joseph L. Rider, Esquire, 143 West Fourth Street, Williamsport, PA 17701.

Gnoffo, Armeta Devito, dec'd.

Late of the Borough of Duboistown. Executrices: Patricia Albert, 345 Westland Ave., Duboistown, PA 17702 and Christine F. Bower, 768 Mosquito Valley Rd., Williamsport, PA 17702.

Attorney: Joseph L. Rider, Esquire, 143 West Fourth Street, Williamsport, PA 17701.

Kuntz, Dawn L., dec'd.

Late of Williamsport.

Administratrix: Cheryl G. Yoxtheimer, 6 East Park Street, P.O. Box 149, Avis, PA 17721.

Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 270 West Third Street, Williamsport, PA 17701, (570) 321-0709.

Masser, Dorothy Almyra a/k/a Dorothy A. Masser, dec'd.

Late of Brady Township.

Co-Executors: John Robert Masser, 100 Masser Drive, Montgomery, PA 17752 and Debra Kaye Hacker, 12136 Katherwood Street, Spring Hill, FL 34608.

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

SECOND PUBLICATION

Beck, David E., dec'd.

Late of Williamsport.

Co-Administratrices: Pauline Novello, 360 Church Street, South Williamsport, PA 17702 and Elizabeth A. Roles, 20 Highland Drive NW, Fort Walton Beach, FL 32548.

Attorneys: James D. Casale, Esquire, Casale & Bonner, P.C., 33 West Third Street, Suite 202, Williamsport, PA 17701, (570) 326-7044.

Confer, Arrianna O., dec'd.

Late of Williamsport.

Administrator: James D. Confer, Sr., 2429 Linn Street, Williamsport, PA 17701.

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

Crider, Norman J., dec'd.

Late of Williamsport.

Executrix: Rebecca Brown, 535 Liberty Valley Road, Danville, PA 17821.

Attorneys: Robert L. Dlugé, Jr., Esquire, Diehl, Dlugé, Michetti & Michetti, P.O. Box 304, Elysburg, PA 17824.

Dobson, Carol D. a/k/a Carol Dobson, dec'd.

Late of the City of Williamsport.

Executrix: Brittany Dobson.

Attorneys: Eric Ladley, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

Edkin, Marthena H., dec'd.

Late of Williamsport.

The Marthena H. Edkin Irrevocable Income Only Trust.

Settlor: Marthena H. Edkin.

Executor: William S. Tallman, 100 Woodview Drive, Cogan Station, PA 17728.

Trustee: Candrus D. Tallman, 100 Woodview Drive, Cogan Station, PA 17728.

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

Edwards, Donald H., dec'd.

Late of Clinton Township.

Administrator: William K. Pysher, 1441 Petersburg Road, Allenwood, PA 17810.

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

Everett, Maxine S., dec'd.

Late of Muncy.

Executor: Garth David Everett, 527 South Main Street, Muncy, PA 17756.

Attorneys: Ann S. Pepperman, Esquire, McCormick Law Firm, 835 West Fourth Street, Williamsport, PA 17701.

Harris, Michael E., dec'd.

Late of Cogan House Township.

Executrix: Heidi D. Harris, 3069 Cogan House Road, Trout Run, PA 17771.

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

Jenks, Doris E., dec'd.

Late of the Township of Loyalsock.

Administratrix: Theresa Gordon.

Attorneys: Eric Ladley, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

Kane, Marion L., dec'd.

Late of Williamsport.

Co-Executors: CoraLynne Kane Jordan, 265 Lincoln Ave., Williamsport, PA 17701 and Robert E. Kane, Jr., 849 Louisa Street, Williamsport, PA 17701.

Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 270 West Third Street, Williamsport, PA 17701, (570) 321-0709.

Kring, Eleanor C., dec'd.

Late of 215 East Water Street, Muncy.

Co-Executors: Kay M. Rhinehart, 526 Narber Fry Road, Pennsdale, PA 17756 and Kenneth L. Kring, 6495 Herrickville Road, Wyalusing, PA 18853.

Attorney: John P. Pietrovito, Esquire, 3 South Main Street, Muncy, PA 17756.

Palesky, Robert T., dec'd.

Late of Williamsport.

Executrix: Rachelle R. Eddy, 102 North Third Street, Hughesville, PA 17737.

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

Smith, Viola J., dec'd.

Late of Williamsport.

Executor: Joseph M. Casale, 509 Cemetery Street, 2nd Floor, Williamsport, PA 17701.

Attorneys: Peter T. Campana, Esquire, Campana, Hoffa, Morrone & Lovecchio, P.C., 602 Pine Street, Williamsport, PA 17701, (570) 326-2401.

Thompson, Joan L. a/k/a Joan L. Harris Thompson a/k/a Joan L. Harris, dec'd.

Late of Porter Township.

Executrix: Bonnie R. Herold, 534 Nices Hollow Road, Jersey Shore, PA 17740.

Attorneys: Martin A. Flayhart, Esquire, Carpenter, Harris & Flayhart, 128 S. Main St., P.O. Box 505, Jersey Shore, PA 17740.

THIRD PUBLICATION**Eck, Frank L.,** dec'd.

Late of the Township of Loyalsock.
Executor: Paul C. Saar, P.O. Box 1772, Williamsport, PA 17701.

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

Gehr, Vera S., dec'd.

Late of Gamble Township.

Co-Executors: Cathy J. Carson, 1830 Green Hollow Road, Montoursville, PA 17754 and Charles S. Gehr, 4099 Bloomingrove Road, Williamsport, PA 17701.

Attorneys: Christopher H. Kenyon, Esquire, McCormick Law Firm, 835 West Fourth Street, Williamsport, PA 17701.

Johnston, Betty Ann, dec'd.

Late of the City of Williamsport.

Executrix: Doris H. Johnston c/o Daniel K. Mathers, Esquire, Mathers

& Stapp PC, 416 Pine St., Ste. 308, Williamsport, PA 17701.

Attorneys: Daniel K. Mathers, Esquire, Mathers & Stapp PC, 416 Pine St., Ste. 308, Williamsport, PA 17701.

Marshalek, Bernard J., dec'd.

Late of Williamsport.

The Bernard J. Marshalek Irrevocable Trust, The Bernard J. Marshalek Protector Trust and The Bernard J. Marshalek Living Trust.

Settlor: Bernard J. Marshalek.

Executor/Trustee: John G. Marshalek, 253 Hillcrest Drive, Montoursville, PA 17754.

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

Miller, Howard F., dec'd.

Late of Muncy.

Administratrix: Gail E. Miller, 120 N. Washington Street, Muncy, PA 17756.

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

Smith, Karl C., Jr., dec'd.

Late of 240 Waymol Lane, Muncy, Muncy Creek Township.

Administratrix: Sandra McNeil, 10510 Rose Valley Road, Trout Run, PA 17771.

Attorneys: Lester L. Greevy, Jr., Esquire, Greevy & Shoemaker, 5741 State Route 87, Williamsport, PA 17701, (570) 435-2233.

Trufant, Richard F., dec'd.

Late of Muncy.

The Richard F. and Regina H. Trufant Living Trust, dated June 28, 2012 and the Richard F. and Regina H. Trufant Family Protection Trust, dated June 28, 2012.

Settlor: Richard F. Trufant.
 Co-Trustees: Joanne T. Cromley
 and First National Trust Company
 c/o RHP Law Group LLC, 1372 N.
 Susquehanna Trail, Suite 130, Selins-
 grove, PA 17870.
 Attorneys: Karen L. Hackman, Es-
 quire, RHP Law Group LLC, 1372
 North Susquehanna Trail, Suite
 130, Selinsgrove, PA 17870, (570)
 743-2333.

Walters, Jacob A., dec'd.

Late of Jersey Shore.
 Administrators: Robert A. Walters,
 Jr. and Amanda L. Walters, 215 Cal-
 vert Street, Jersey Shore, PA 17740.
 Attorneys: McNerney, Page, Vander-
 lin & Hall, 433 Market Street, Wil-
 liamsport, PA 17701.

**FILING ARTICLES OF
 INCORPORATION**

NOTICE IS HEREBY GIVEN that
 Articles of Incorporation were filed
 on or about December 4, 2015 with
 the Department of State of the Com-
 monwealth of Pennsylvania at Harris-
 burg, Pennsylvania, for the purpose of
 obtaining a Certificate of Incorporation
 for a proposed business corporation,
 organized under the Business Corpora-
 tion Law as amended. The name of the
 proposed corporation is:

MED-AG INDUSTRIES, INC.

The purpose for which the corpora-
 tion was organized is: to have unlimited
 power to engage in and do any lawful act
 concerning any and all lawful business
 for which corporations may be incorpo-
 rated under the Pennsylvania Business
 Corporation Law of 1988 as amended.
ANDREA B. BOWER, ESQUIRE
 426 Broad Street
 Montoursville, PA 17754

A-1

NOTICE IS HEREBY GIVEN that
 articles of incorporation were filed on
 January 28, 2016 with the Department
 of State of the Commonwealth of
 Pennsylvania, Harrisburg, Pennsylvania.
 The corporation is a domestic 501c(3)
 under the Pennsylvania Business Cor-
 poration Law of 1988 (P.L. 1444, No.
 177) as amended. The name of the
 corporation is:

**THE PRESERVATION LEAGUE OF
 JERSEY SHORE**

The address of the principal place
 of business is: 170 Kendall Ave., Jersey
 Shore, PA 17740.

The purpose of the corporation is to
 engage in and do any lawful act concern-
 ing any and all lawful business for which
 corporations may be incorporated under
 Pennsylvania Business Corporation
 Law of 1988 as amended.

Olive Cooney
 170 Kendall Ave.
 Jersey Shore, PA 17740
 (570) 865-6468

A-1

**FILING OF CERTIFICATE OF
 ORGANIZATION OF LLC**

NOTICE IS HEREBY GIVEN that
 a Certificate of Organization was filed
 on or about February, 29 2016, with
 the Department of State of the Com-
 monwealth of Pennsylvania, at Harris-
 burg, Pennsylvania, for the purpose of
 obtaining a Certification of Organization
 for a domestic business corporation,
 organized under the Business Corpora-
 tion Law of 1988; December 21, 1988
 (P.L. 1444, No. 177), as amended. The
 name of the limited liability company is:

P&C, LLC

1102 Cherry Street, Montoursville,
 PA 17754.

The purpose for which the limited
 liability company was organized is: To
 have unlimited power to engage in and

do any lawful act concerning any and all lawful business for which a limited liability company may be organized under the Pennsylvania Business Corporation Law of 1988, as amended.
 HENRY P. PERCIBALLI, ESQUIRE
 PERCIBALLI & WILLIAMS, LLC
 429 Market Street
 Williamsport, PA 17701

A-1

DISSOLUTION OF CORPORATION

NOTICE OF DISSOLUTION PURSUANT TO THE PENNSYLVANIA BUSINESS CORPORATION LAW OF 1988, AS AMENDED, §1975 NOTICE OF DISSOLUTION TO CREDITORS OF AND CLAIMANTS AGAINST W.B. GRIGGS, INC. NOTICE IS HEREBY GIVEN that W.B. Griggs, Inc. d/b/a W.B. Griggs Coffee Store, a Pennsylvania corporation, formerly doing business at 707 Claire Road, Montoursville, Pennsylvania 17754, is being dissolved and is now engaged in winding up proceedings so that its corporate existence shall be ended pursuant to Section 1975(b) of the Pennsylvania Business Corporation Law of 1988, as amended. Please direct any inquiries to: Douglas C. Loviscky, Esquire, Loviscky & Associates, 1500 West College Avenue, State College, PA 16801, (814) 231-1391.

A-1

SERVICE BY PUBLICATION

In the Court of Common Pleas of Lycoming County, Pennsylvania
 Civil Action—Law

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

No. 15-3092

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT, DATED AS OF APRIL 1, 2002, ABFC 2002-SBI TRUST, ABFC ASSET-BACKED CERTIFICATES, SERIES 2002-SBI
 Plaintiff

vs.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS L. YEAGLE, DECEASED, ALLIANCE FUNDING, A DIVISION OF SUPERIOR FEDERAL BANK FSB
 Defendants

NOTICE

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS L. YEAGLE, DECEASED

You are hereby notified that on December 22, 2015 Plaintiff, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT, DATED AS OF APRIL 1, 2002, ABFC 2002-SBI TRUST, ABFC ASSET-BACKED CERTIFICATES, SERIES 2002-SBI, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LYCOMING County, Pennsylvania, docketed to No. 15-3092. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 341-343 CLARK STREET, SOUTH WILLIAMSPORT, PA 17702-7132 whereupon your property would be sold by the Sheriff of LYCOMING County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Notice to Defend:
 North Penn Legal Services
 329 Market Street
 Williamsport, PA 17701
 Telephone (570) 323-8741
 Lawyer Referral Service:
 Pennsylvania Lawyer Referral Service
 Pennsylvania Bar Association
 100 South Street
 P.O. Box 186
 Harrisburg, PA 17108
 Telephone (800) 692-7375

SHERIFF'S SALE

Court of Common Pleas
 Lycoming County

No.: 15-02087

WELLS FARGO BANK, N.A.,
 Plaintiff

vs.

Billie D. Mitcheltree,
 Defendant

**NOTICE OF SHERIFF'S SALE OF
 REAL PROPERTY PURSUANT TO
 Pa. R.C.P. 3129**

TAKE NOTICE:

Your house (real estate) at 308 Hawthorne Ave., Williamsport, PA 17701, is scheduled to be sold at sheriff's sale on May 6, 2016 at 10:30 a.m. in the Executive Plaza, 1st Floor, Commissioners Board Room, 330 Pine Street, Williamsport, PA 17701 to enforce the Court Judgment of \$91,808.14 obtained by WELLS FARGO BANK, N.A.

**NOTICE OF OWNER'S RIGHTS
 YOU MAY BE ABLE TO PREVENT
 THIS SHERIFF'S SALE**

To Prevent this Sheriff's Sale you must take immediate action:

1. The Sale will be cancelled if you pay to Milstead & Associates LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (856) 482-1400.

2. You may be able to stop the Sale by filing a petition asking the Court to strike or open the Judgment, if the Judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.

3. You may also be able to stop the Sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the Sale. (See notice on following page on how to obtain an attorney.)

—————

**YOU MAY STILL BE ABLE TO SAVE
YOUR PROPERTY AND YOU HAVE
OTHER RIGHTS EVEN IF THE
SHERIFF'S SALE DOES TAKE PLACE**

—————

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling Milstead & Associates at (856) 482-1400.

2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the market value of your property.

3. The Sale will go through only if the Buyer pays the Sheriff the full amount due on the Sale. To find out if this has happened you may call Milstead and Associates at (856) 482-1400.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the Buyer. At that time, the

Buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than thirty days after the Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the Sale.

**YOU SHOULD TAKE THIS PAPER
TO YOUR LAWYER AT ONCE. IF
YOU DO NOT HAVE A LAWYER OR
CANNOT AFFORD ONE, GO TO
OR TELEPHONE THE OFFICE LISTED
BELOW TO FIND OUT WHERE YOU
CAN GET LEGAL HELP.**

Lycoming Notice to Defend
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375
North Penn Legal Services
329 Market Street
Williamsport, PA 17701
(570) 323-8741

Lycoming Law Association Members are kindly asked to consider a donation to the Lycoming Law Association Foundation in memory of a deceased Member. The Foundation will notify the family of such Member that a gift was made by you.

Members of the Lycoming Law Association are reminded and urged to consider placing in your Wills a bequest to the Lycoming Law Association Foundation. As you probably know, your gift is tax deductible as the Foundation is a 501(c)(3) Organization.



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