

LYCOMING REPORTER

Vol. 33

May 6, 2016

No. 19

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LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY
LYCOMING LAW ASSOCIATION

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Williamsport, Pennsylvania

LYCOMING REPORTER (ISSN 0884-187X) is published weekly for \$50 per annum by the Lycoming Law Association, Penn Tower, 25 West Third Street, Suite 803, Williamsport, PA 17701.

Legal Notices of less than 300 words in length must be received by 1:00 P.M. on the Tuesday preceding the date of publication; all other notices must be received by 4:00 P.M. on the Monday preceding the date of publication.

Periodical postage paid at Williamsport, PA 17701-9998 and additional mailing offices.

POSTMASTER: Send address changes to LYCOMING REPORTER, Penn Tower, 25 West Third Street, Suite 803, Williamsport, PA 17701.

Library of Congress Catalog Card Number 61 – 18866

LYCOMING LAW ASSOCIATION

Penn Tower, 25 West Third Street, Suite 803

Williamsport, PA 17701

www.lycolaw.org

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Eric Ladley*

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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.

- 5/17/2016 – YLD Social Event – Quizzo:** *All LLA are invited to come out and play Quizzo. Pizza and beer provided. Prizes. Sponsored by the LLA's YLD Committee.* **Time:** 5:30 PM to 7:30 PM. **Location:** LLA Office
- 5/23/2016 – Executive Committee Meeting:** *Regular monthly meeting* **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office
- 5/25/2016 – Real Estate Committee Meeting:** *Real Estate Committee Meeting* **Time:** 12:00 PM to 1:00 PM. **Location:** Lycoming Law Association Office
- 5/25/2016 – Memorial Service – Max Hall:** *Memorial Service* **Time:** 3:30 PM to 5:00 PM. **Location:** Courtroom #1
- 6/27/2016 – 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

- 5/18/2016 – Eat & Earn: Family Group Decision Making:** *Lycoming Law Association Eat & Earn Series. Family Group Decision Making – A Hidden Gem. Presented by: Angela Campana Lovecchio. CLE credits:* 1 Substantive **Time:** 12:00 PM to 1:00 PM. **Location:** LLA 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
- 5/26/2016 – Trial Evidence:** *PBI Groupcast. CLE credits:* 5 Substantive / 1 Ethics **Time:** 9:00 AM to 5:00 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
- 6/3/2016 – Real Estate Agent and Broker Liability:** *PBI Groupcast. CLE credits:* 2 Substantive / 1 Ethics **Time:** 9:00 AM to 12:15 PM. **Location:** Lycoming Law Association Office
- 6/8/2016 – Talking With Pictures: Courtroom Persuasion in the Multimedia Age:** *PBI Video Replay. CLE credits:* 5 Substantive / 1 Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** Lycoming Law Association Office
- 6/21/2016 – Alzheimer’s Disease and Other Dementias: Diagnosis, Research and Estate Planning Issues:** *PBI Groupcast. CLE credits:* 5 Substantive / 1 Ethics **Time:** 8:30 AM to 3:30 PM. **Location:** Lycoming Law Association Office
- 6/26/2016 – General Practitioners’ Update 2016:** *PBI Groupcast. CLE credits:* 5 Substantive / 1 Ethics **Time:** 8:30 AM to 3:45 PM. **Location:** Lycoming Law Association Office
- 7/15/2016 – Vehicle Stops and Searches in Pennsylvania:** *PBI Groupcast. CLE credits:* 3 Substantive **Time:** 8:30 AM to 12:15 PM. **Location:** Lycoming Law Association Office
- 7/22/2016 – Understanding Injuries to the Brain, Back & Knee:** *PBI Groupcast. CLE credits:* 6 Substantive **Time:** 8:30 AM to 3:30 PM. **Location:** Lycoming Law Association Office
- 7/25/2016 – Easements and Rights of Way: From Acquisition to Zoning:** *PBI Groupcast. CLE credits:* 3 Substantive / 1 Ethics **Time:** 12:00 PM to 4:15 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.

CARPENTER, HARRIS & FLAYHART is seeking an attorney with family law and criminal experience to complement our elder law, real estate and estates practice. Partnership potential. Contact Martin Flayhart, (570) 398-1071.

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What do Personal Injury, Social Security Disability, Workers' Compensation, Long-Term Disability, Divorce/Support, and ADA Employment Law cases all have in common? The need for **VOCATIONAL EXPERT TESTIMONY** because it assesses and explains damages, disability, earning capabilities, and availability of reasonable accommodations. You have spent resources establishing or defending against liability. Now retain an expert so what is at stake is evaluated professionally.

Jerrold Rutkove, MA, CRC

**Vocational Rehabilitation
Specialist**

Providing Vocational Expert Opinion in the following counties: Bradford, Columbia, Lycoming, Potter, Sullivan, Susquehanna, Tioga and Wyoming.

Tele: 570-867-1988

Web: www.rutkoverehab.com

Referral rates for services for 2016 are \$110/hour in deposition/hearing/court, \$80/hour all else.

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

- ▶ **In re: Hughesville Borough Authority and Mira Point, LLC** (04/22/2016)—Judge Richard A. Gray
Civil: Motion to quash appeal from arbitration; reasonableness of inspection fees; presumption of common-law arbitration where the agreement does not specify type of arbitration; showing that hearing was denied or that there was some fraud, misconduct, corruption or other irregularity of the arbitrator which caused an unjust, inequitable or unconscionable award; challenge to the process and not the results of the arbitration. (Hughesville042216g)
- ▶ **KB vs. KB** (04/22/2016)—Judge Joy Reynolds McCoy
Divorce: Exceptions to family court hearing officer's determination of date of separation of the parties; intent of the parties to live separate and apart; continued sexual relations after no longer residing together in the marital home. (KB042216m)
- ▶ **Commonwealth vs. Michael** (04/27/2016)—Judge Marc F. Lovecchio
Criminal: Motion to dismiss; drug overdose immunity statute; definition of drug overdose event; balance between saving lives and prosecution; reasonable belief of person who calls in emergency; liberal construction of statute. (michael042716L)

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**Burkholder, Gerald W., Sr.,** dec'd.

Late of Muncy.

Administratrix: Michelle L. Burkholder, 512 South Market Street, Muncy, PA 17756.

Attorney: Layne R. Oden, Esquire, Nine South Main Street, Muncy, PA 17756-1306.

Kohler, Joan K., dec'd.

Late of 1350 Lose Avenue, Williamsport.

Executor: Steven Kohler, 710 Florin Avenue, Mount Joy, PA 17552.

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

Mix, Richard L., dec'd.

Late of Williamsport.

Executors: Andrew Mix, 106 Pheasant Way, Downingtown, PA 19335 and Scott Mix, 1686 Heebner Way, Lansdale, PA 19446.

Attorneys: Charles F. Greevy, III, Esquire, Greevy & Taylor Law Offices, Lycoming Executive Plaza, 330 Pine Street, Suite 403, Williamsport, PA 17701, (570) 320-7100.

Mornay, Eva M. a/k/a Sabrina Mornay a/k/a Eva Sabrina Mornay, dec'd.

Late of 68 Penn Street, Montgomery. Executrix: Stephanie L. Harris, 1434 Mall Road, Muncy, PA 17756.

Attorney: J. Howard Langdon, Esquire, 3 South Main Street, Muncy, PA 17756.

Stanford, Edward J., dec'd.

Late of the City of Williamsport.

Executrix: Felicia Fields c/o Daniel K. Mathers, Esquire, Mathers Law Firm, PC, 416 Pine St., Ste. 308, Williamsport, PA 17701.

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

Williams, Arthur Eugene, dec'd.

Late of Jersey Shore.

Executrix: Nadine L. Leone 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.

SECOND PUBLICATION**Holtz, Cecil E.,** dec'd.

Late of the Borough of South Williamsport.

Executrices: Lori J. Mahaffey, 928 West Southern Ave., S. Williamsport, PA 17702 and Holly K. Young, 2410 Sylvan Dell Rd., Williamsport, PA 17702.

Attorneys: Paul A. Roman, Esquire, Law Office of Joseph L. Rider, Esq., 143 West Fourth Street, Williamsport, PA 17701.

McCabe, Grace E. a/k/a Grace M. McCabe, dec'd.

Late of Fairfield Township.

Executrix: Linda M. Shutts, 334 Shady Brook Lane, Williamsport, PA 17702.

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

Nevel, Wilma D. a/k/a Wilma M. Nevel, dec'd.

Late of Hughesville.
 Executor: David T. Nevel, 3978 State Route 220 Highway, Hughesville, PA 17737.

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

THIRD PUBLICATION

DeSanto, Ronald R., dec'd.

Late of the City of Williamsport.
 Co-Executors: Kimberly D. McGee and Ronald A. DeSanto.
 Attorneys: Eric Ladley, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

Johnson, Betty H., dec'd.

Late of 14032 Route 220, Towanda.
 Executrix: Judy A. Cole, 81 Berwick Drive, Monroeton, PA 18832.
 Attorneys: Taunya Knolles Rosenbloom, Esquire, Law Office of Taunya Knolles Rosenbloom, 332 South Main Street, P.O. Box 309, Athens, PA 18810.

Koch, Gordon, Jr., dec'd.

Late of Jersey Shore.
 Administrator: Robert L. Koch 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.

Patterson, Curtis, dec'd.

Late of Lycoming County.

Administratrix: Savannah Boyd-Patterson, 647 Center Street, Williamsport, PA 17701.

Attorney: Scott A. Williams, Esquire, 57 East Fourth Street, P.O. Box 3, Williamsport, PA 17703.

Smith, LaRaine E., dec'd.

Late of Williamsport.
 Executor: Albert A. Smith, 1615 Kramer Mill Road, Denver, PA 17517.

Attorney: Scott A. Williams, Esquire, 57 East Fourth Street, P.O. Box 3, Williamsport, PA 17703.

Swartz, Alberta M., dec'd.

Late of Montoursville.
 Executor: Richard A. Swartz, 2054 E. Colgate Drive, Tempe, AZ 85283.
 Attorneys: McNerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17701.

FILING OF CERTIFICATES OF ORGANIZATION OF LLC

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed on or about April 5, 2016, with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Organization for a domestic limited liability company, organized under the Business Corporation Law of 1988; December 21, 1988 (P.L. 1444, No. 177), as amended. The name of the limited liability company is:

602 PINE STREET, LLC
 602 Pine Street, Williamsport, Pennsylvania 17701. 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.

ROBERT A. HOFFA, ESQUIRE
CAMPANA, HOFFA, MORRONE &
LOVECCHIO, P.C.
602 Pine Street
Williamsport, PA 17701

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a Pennsylvania business corporation, in accordance with the provisions of the Pennsylvania Corporation Law of 1988.
L. CRAIG HARRIS, ESQUIRE
CARPENTER, HARRIS & FLAYHART
128 South Main Street
P.O. Box 505
Jersey Shore, PA 17740

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NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania on March 2, 2016, for the purpose of obtaining a Certificate of Organization for a domestic business corporation, organized under the Business Corporation Law of the Commonwealth of Pennsylvania, approved December 21, 1988 (P.L. 1444, No. 177) and its amendments and supplements. The name of the limited liability company is:

NIPPENOSE VALLEY
HAPPENINGS, LIMITED

whose registered office is located at: 7193 S. Rte. 44 Hwy., Williamsport, PA 17702.

The purpose for which the corporation is organized is to engage in any lawful act or activity for which corporations may be organized, and the corporation shall have unlimited power to engage in and to do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law.

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FILING ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State for:

GSCHEIDLE ENTERPRISES, INC.

SERVICE BY PUBLICATION

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

NO.: 15-00355

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

The Bank of New York Mellon f/k/a
The Bank of New York, As Indenture
Trustee for the Registered Holders
of ABFS Mortgage Loan Trust 2002-
2, Mortgage-Backed Pass-Through
Certificates, Series 2002-2,

Plaintiff

vs.

Patricia McKee, Known Heir of Bruce
Reese a/k/a Bruce J. Reese, Dale
Reese, Known Heir of Bruce Reese
a/k/a Bruce J. Reese, David Reese,
Known Heir of Bruce Reese a/k/a
Bruce J. Reese and Unknown Heirs,
Successors, Assigns and All Persons,
Firms or Associations Claiming Right,
Title or Interest From or Under
Bruce Reese a/k/a Bruce J. Reese,

Defendants

NOTICE OF SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns
and All Persons, Firms or Associations
Claiming Right, Title or Interest From

or Under Bruce Reese a/k/a Bruce J. Reese, Defendant(s), whose last known address is 1135 South Frymire Hollow Road, Hughesville, PA 17737 Your house (real estate) at 1135 South Frymire Hollow Road, Hughesville, PA 17737, is scheduled to be sold at the Sheriff's Sale on August 5, 2016 at 10:30 a.m. in the Executive Plaza, 1st Fl., Commissioners Board Rm., 330 Pine St., Williamsport, PA 17701, to enforce the court judgment of \$30,170.32, obtained by the judgment creditor against you. If the sale is postponed, the property will be relisted for the Next Available Sale. Property Description: ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF PENN, LYCOMING COUNTY, PENNSYLVANIA. BEING KNOWN AS 1135 South Frymire Hollow Road, Hughesville, PA 17737. PARCEL NUMBER: 44-335-134.Z. IMPROVEMENTS. Residential Property. UDREN LAW OFFICES, P.C. IS A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU ARE NOT OBLIGATED UNDER THE NOTE OR YOU ARE IN BANKRUPTCY OR YOU RECEIVED A DISCHARGE OF YOUR PERSONAL LIABILITY UNDER THE NOTE IN BANKRUPTCY, THIS COMMUNICATION IS NOT SENT TO COLLECT THE DEBT; RATHER, IT IS SENT ONLY TO PROVIDE INFORMATION WITH REGARD TO THE LENDER'S RIGHT TO ENFORCE THE LIEN OF MORTGAGE.

UDREN LAW OFFICES, P.C.
Attorneys for Plaintiff
111 Woodcrest Rd.
Ste. 200
Cherry Hill, NJ 08003
(856) 669-5400

SERVICE BY PUBLICATION

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

NO. 15-02315

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

U.S. Bank, National Association
s/b/m to U.S. Bank National
Association, ND,

Plaintiff

vs.

Michael K. Engler and
Kimberly A. Engler,

Defendants

COMPLAINT IN MORTGAGE FORECLOSURE

TO: Michael K. Engler, Defendant, whose last known address is 1340 Warren Avenue, Williamsport, PA 17701

You are hereby notified that Plaintiff, U.S. Bank, National Association s/b/m to U.S. Bank National Association, ND, has 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. 15-02315, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 1340 Warren Avenue, Williamsport, PA 17701, whereupon your property would be sold by the Sheriff of Lycoming County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within

twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER 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 THE 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.

LAWYERS' REFERRAL SERVICE

PA Bar Assn.

P.O. Box 186

Harrisburg, PA 17108

(800) 692-7375

- or -

North Penn Legal Services

329 Market St.

Williamsport, PA 17701

(570) 323-8741

JILL MANUEL-COUGHLINE, ESQUIRE

AMANDA L. RAUER, ESQUIRE

JOLANTA PEKALSKA, ESQUIRE

HARRY B. REESE, ESQUIRE

MATTHEW J. McDONNELL,

ESQUIRE

POWERS KIRN & ASSOC., LLC

Attys. for Plaintiff

8 Neshaminy Interplex

Ste. 215

Treose, PA 19053

(215) 942-2090

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PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, May 9, 2016**