

# LYCOMING REPORTER

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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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## EXECUTIVE COMMITTEE

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Gary L. Weber

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## EXECUTIVE DIRECTOR

Michele S. Frey

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Outreach: *Tammy Weber*  
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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](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).

**6/27/2016 – Executive Committee Meeting:** *Regular monthly meeting* **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office

**7/20/2016 – Annual Picnic:** **Time:** 5:30 PM to 8:00 PM. **Location:** Hiawatha

**7/25/2016 – 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**

- 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
- 6/14/2016** – **Quiet Title: A Puzzle Worth Solving:** *PBI Video Replay.* **CLE credits:** 3 Substantive / 1 Ethics **Time:** 9:00 AM to 1:30 PM. **Location:** Lycoming Law Association Office
- 6/15/2016** – **Eat & Earn: Developments in Employment Law:** *Developments in Employment Law: Personnel Files, Wellness Programs and the First Amendment. Presented by: Ryan M. Tira.* **CLE credits:** 1 Substantive **Time:** 12:00 PM to 1:00 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
- 6/29/2016** – **CLE for Today’s Busy Lawyer:** *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
- 8/4/2016** – **The Jury Process in Criminal Cases:** *PBI Video Replay.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:30 PM. **Location:** Lycoming Law Association Office
- 8/8/2016** – **Federal Appellate Advocacy:** *PBI Groupcast.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:15 PM. **Location:** Lycoming Law Association Office
- 8/9/2016** – **CLE Ethics Fun and Fantasy With Sean Carter:** *PBI Groupcast.* **CLE credits:** 3 Substantive / 3 Ethics **Time:** 9:00 AM to 4:15 PM. **Location:** Lycoming Law Association Office
- 8/11/2016** – **Premises Liability Litigation: Focus on the Slip, Trip and Fall Case:** *PBI Groupcast.* **CLE credits:** 4 Substantive **Time:** 12:00 PM to 4:15 PM. **Location:** Lycoming Law Association Office
- 8/16/2016** – **Ethics Potpourri—Depression: An Occupational Hazard of the Legal Profession:** *PBI Video Replay.* **CLE credits:** 1 Ethics **Time:** 9:00 AM to 10:00 AM. **Location:** Lycoming Law Association Office

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**8/24/2016 – 5th Annual U.S. Supreme Court Roundup:** *PBI Groupcast*. **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:15 PM. **Location:** Lycoming Law Association Office

**8/30/2016 – Ethics Potpourri—A Piano Man’s Journey to the Bar: Billy Joel’s Lessons for a Lawyer’s Life:** *PBI Video Replay*. **CLE credits:** 1 Ethics **Time:** 10:30 AM to 11:30 AM. **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. Cartwright** (05/27/2016)—Judge Marc F. Lovecchio  
Criminal: Claimed immunity from intermediate punishment violation pursuant to drug overdose response immunity statute; clear language of the statute; question of whether person who reported overdose and remained with defendant, may not be charged and is entitled to immunity under the act; applicability of statute to intermediate punishment violation. (cartwright052716L)
- ▶ **Commonwealth vs. Beaghley** (05/27/2016)—Judge Marc F. Lovecchio  
Criminal: Suppression motion; waiver of *Miranda* rights; claim of intoxication; signs of alcohol impairment or intoxication; confession the product of an essentially free and unconstrained choice. (Beaghley052716L)
- ▶ **Commonwealth vs. Gates** (05/27/2016)—Judge Marc F. Lovecchio  
Criminal: Commonwealth appeal of decertification order; evidence that defendant could be rehabilitated prior to expiration of juvenile court jurisdiction; no opportunity to engage in therapy; transfer promoting public safety both in the short and long term. (Gates052716L)
- ▶ **Commonwealth vs. Jennings** (05/27/2016)—Judge Marc F. Lovecchio  
Criminal: Commonwealth's motion to amend the information; second amendment; lack of prejudice. (Jennings052716L)
- ▶ **In re C. G.** (05/27/2016)—Judge Richard A. Gray  
Civil: Motion to dismiss petition for involuntary emergency examination and treatment of an incarcerated individual; deteriorating mental condition while incarcerated; refusal of prisoner to accept psychiatric evaluation and treatment; prisoner not presenting clear and present danger of harm to others or herself; strict construction of the Act; required physical debilitation resulting from mental health condition; need for legislative solution; prisons as warehouse for mentally ill. (CG052716g)
- ▶ **Commonwealth vs. \$100 US Currency and One 2007 Dodge Ram** (05/19/2016)—Judge Richard A. Gray  
Civil: Forfeiture petition; claim of lienholder; individual who assisted defendant in financing vehicle because of personal relationship; lack of

- legal interest in vehicle; failure to object to forfeiture or to assert equitable claim; rights fixed through a statutory scheme. (Goff051916g)
- ▶ **Commonwealth vs. Harmer** (05/16/2016)—Judge Richard A. Gray  
Criminal: Post Conviction Relief Act petition; guilty plea; ineffective assistance of counsel claim; voluntariness of the plea; record demonstrating guilt; lack of issues of material fact. (Harner051616g)
- ▶ **Commonwealth vs. Forsythe** (05/18/2016)—Judge Nancy L. Butts  
Criminal: Motion for release on nominal bail during Commonwealth appeal of suppression decision; excludable time under Rule 600. (TDF051816bt)
- ▶ **Commonwealth vs. Joiner** (05/26/2016)—Judge Marc F. Lovecchio  
Criminal: Suppression motion; probable cause for vehicle stop; credible testimony by police officer that defendant rolled through two stop signs. (Joiner052616L)
- ▶ **Commonwealth vs. T.M.T.** (05/25/2016)—Judge Nancy L. Butts  
Criminal: Petition to transfer minor to juvenile court; 16-year-old who participated in a home invasion; threat of juvenile to the community; response to treatment; recommendation of probation of officers. (TMT052516bt)

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**LYCOMING LAW ASSOCIATION FOUNDATION**

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

- T. Max Hall, Esq. Memorial Fund contribution  
by McNerney, Page, Vanderlin & Hall
- T. Max Hall, Esq. Memorial Fund contribution  
by Joseph L. Rider, Esquire
- T. Max Hall, Esq. Memorial Fund contribution  
by William E. Nichols, Esquire
- T. Max Hall, Esq. Memorial Fund contribution  
by the Lycoming Law Association

These contributions assist the 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 Lycoming Law Association Foundation*  
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**IN RE: APPOINTMENT : IN THE COURT OF  
 OF A COMMITTEE TO : COMMON PLEAS  
 DRAFT RESOLUTIONS : OF LYCOMING COUNTY,  
 IN THE DEATH OF : PENNSYLVANIA  
 T. MAX HALL : NO. 16-00006**

### **RESOLUTIONS OF COMMITTEE**

TO THE HONORABLE JUDGES OF SAID COURT:

The Committee appointed by your Honorable Court to prepare Resolutions concerning the death of T. Max Hall, Esquire, reports as follows:

1. T. Max Hall was born in South Williamsport, Pennsylvania, on October 10, 1934. He died on Thursday, April 28, 2016. Max Hall was the son of the Rev. T. Max Hall and the Rev. Helen Bechdel Hall. Three children were born of this marriage. His sister Carol Brumbaugh lives in upstate New York. Max was predeceased by his brother, Raymond Hall.

2. T. Max Hall graduated from Shamokin Area High School in 1952; from Lycoming College in 1956; from the Dickinson School of Law in 1959; and he was then admitted to practice before the Lycoming County Bar and the Supreme Court of Pennsylvania.

3. He began his law practice with McNerney Page in 1960. In 1962 he became a Partner, at which time the firm changed its name to McNerney, Page, Vanderlin & Hall. For the last several years, when Max returned from Florida in late April or early May, he would come into the firm almost on a daily basis until his return to Florida in November.

4. Max Hall is survived by his wife, Betty Burns Hall, his son T. Max Hall, III and his stepsons, Eric Waldman, James Waldman and Chris Waldman. He is survived by his grandchildren, Tara, C. Max, T. Michael, Jr., and Madelyn. He was preceded in death by his son, T. Michael Hall (son of Rita Hall).

5. Max served in the U.S. Army and the Army Reserves.

6. His law practice covered a wide range, but he was well known for his divorce and criminal law practices. He was a zealous advocate for all of his clients. He developed a business acumen that helped to provide stellar legal and practical advice for all his clients. His effective and respectful representation of his clients allowed him to maintain good relationships with members of the Bar.

7. Max served on the Board of Directors of the Williamsport National Bank and was one of the founders of Data Papers, Inc., located in Muncy, Pennsylvania.

8. He served many charities over the years. He was active with the Lycoming United Way and also assisted many area residents through the Literacy Project. He was always quite discreet when he provided assistance to so many people.

9. Max was an avid farmer for many years in Wolf Township outside of Hughesville, Pennsylvania. That love of farming highlighted his work ethic. After many long hours of the day practicing law and attending to board responsibilities, he loved working on the farm with his boys, Max and Michael.

10. He was a longtime member of Williamsport Country Club and Williamsport Tennis Club. His exercise regimen included many miles of walking with Betty

and his friends. This helped him keep his weight down and explained his stamina in tennis, which included playing as late as February 19, 2016. His participation in these endeavors contributed to his remarkable vitality and fitness. His love for walking and playing tennis was shared by his wife, Betty, only to be outmatched by their feelings for each other.

11. With T. Max Hall's death, his family has lost a devoted and loving husband, father and grandfather; his law firm family has lost an invaluable mentor and a kind and considerate colleague; his clients have lost an able and ardent advocate; the Court has lost a worthy and trusted officer; and his community has lost an outstanding citizen.

**NOW THEREFORE, BE IT RESOLVED**, that we, the undersigned, joined by the Lycoming County Bar, do recognize the passing of T. Max Hall, Esquire, and recommend adopting the following resolutions.

**BE IT RESOLVED**, that in the passing of T. Max Hall there has been a loss to the Bar of Lycoming County of an outstanding member who represented and stood for the highest principles of the legal profession; a loss to the community of a contributing, valued and unselfish leader; a loss to his family of a loving husband, father and grandfather; and a loss to his friends and acquaintances of a loyal, true and gentlemanly companion.

**BE IT FURTHER RESOLVED**, that a copy of these Resolutions be spread upon the records of this court and that copies of the same be sent to his widow and children.

**BE IT FURTHER RESOLVED**, that this Court and its Bar hereby extend to his widow, his children, and his grandchildren a deep and heartfelt expression of sympathy.

Respectfully submitted,

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Michael H. Collins, Chairman

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Honorable Dudley N. Anderson

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Honorable Joy Reynolds McCoy

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Thomas C. Marshall

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George V. Cohen

**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****McMullen, Doris J., dec'd.**

Late of Limestone Twp.

Executor: Robert E. McMullen, 146 Wagner Rd., Jersey Shore, PA 17740.

Attorneys: Elizabeth B. Place, Esquire, Skarlatos Zonarich LLC, 17 S. 2nd St., 6th Fl., Harrisburg, PA 17101-2039.

**Oakes, Frederick H., dec'd.**

Late of Williamsport.

Executor: Richard J. Palmer, 87 Mann Creek Heights Road, Mansfield, PA 16933.

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

**Preitz, Curtis Mark, Sr., dec'd.**

Late of Williamsport.

Executor: Curtis Mark Preitz, Jr., 105 Kinsey Street, Montgomery, PA 17752.

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

**Swisher, Charlotte, dec'd.**

Late of the Township of Old Lycoming.

Administrators: Christine Bartlett, Steven A. Swisher and Jeffrey W. Swisher.

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

**SECOND PUBLICATION****Hall, T. Max a/k/a Thomas Max Hall, dec'd.**

Late of Williamsport.

Executrix: Betty L. Hall, 1729 Pentridge Cove, Williamsport, PA 17701

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

**Lehman, Glenn S. a/k/a Glenn Samuel Lehman, dec'd.**

Late of Loyalsock Township.

Executor: Perry P. Lehman.

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

**Meckley, Mary M. a/k/a Mary Margaret Meckley, dec'd.**

Late of Muncy Creek Township.

Executrix: Jeanne M. Burkholder, 141 Buck Street, Muncy, PA 17756.

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

**THIRD PUBLICATION****Artley, James F., dec'd.**

Late of Penn Township.

Executrix: Teresa A. Stackhouse, 12524 Route 220 Highway, Hughesville, PA 17737.

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

**Beiter, Robert W.**, dec'd.  
Late of the Township of Loyalsock.  
Executors: Angela M. Welty, Robert T. Beiter and Paula J. Beiter.  
Attorneys: Julieanne E. Steinbacher, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

**Berresford, John F.**, dec'd.  
Late of Montoursville.  
Executrix: Ann L. Berresford.  
Attorneys: Tammy A. Weber, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Williamsport, PA 17701.

**Breon, Patricia A.**, dec'd.  
Late of Lycoming County.  
Executrix: Gwendolyn Nasr, 32 Thrush Field Way, Pittsford, NY 14534.  
Attorney: Scott A. Williams, Esquire, 57 East Fourth Street, P.O. Box 3, Williamsport, PA 17703.

**Carberry, Virginia M.**, dec'd.  
Late of South Renovo, Clinton County.  
Administrators: Robert C. Morton and Richard C. Morton c/o Patricia L. Bowman, Esquire, 1530 Sherman Street, Williamsport, PA 17701.  
Attorney: Patricia L. Bowman, Esquire, 1530 Sherman Street, Williamsport, PA 17701.

**Fedorowicz, Ella Frances a/k/a Ella Frances Federowicz**, dec'd.  
Late of Williamsport.  
Executrix: Virginia Lee Federowicz a/k/a Virginia L. Fedorowicz, 257 Wagner Road, Williamsport, PA 17701.  
Attorneys: Joseph F. Orso, III, Esquire, Rudinski, Orso and Lynch, 339 Market Street, Williamsport, PA 17701, (570) 321-8090.

**Kerwell, Bernard W. a/k/a William B. Kerwell**, dec'd.  
Late of Montgomery.  
Executrix: Bernette Lynn Ardrey, 425 Sheridan Street, Williamsport, PA 17701.  
Attorneys: John A. Smay, Esquire, Williams and Smay, 39 S. Main St., P.O. Box 35, Muncy, PA 17756.

**Miller, Max J.**, dec'd.  
Late of Hughesville.  
Executrix: Tina Marie Barto, 590 Broadway, Hughesville, PA 17737.  
Attorneys: Thomas D. Hess, Esquire, Hess and Hess, P.C., 30 South Main Street, Hughesville, PA 17737.

**Sampsell, Edwin B., Jr.**, dec'd.  
Late of the Township of Washington.  
Executor: Harry L. Sampsell, 2943 Elimsport Road, Montgomery, PA 17752.  
Attorney: Andrea B. Bower, Esquire, 426 Broad Street, Montoursville, PA 17754.

**Snyder, Alma Jean**, dec'd.  
Late of 1557 Dutchtown Road, Muncy.  
Executors: Timothy M. Snyder, 1557 Dutchtown Road, Muncy, PA 17756 and David T. Snyder, 405 Church Road, Unityville, PA 17774.  
Attorney: J. Howard Langdon, Esquire, 3 South Main Street, Muncy, PA 17756.

**Snyder, Grace I., Jr.**, dec'd.  
Late of Muncy.  
Administratrix: Deborah A. Kleese, 693 Beacon Light Road, Pennsdale, PA 17756.  
Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 270 West Third Street, Williamsport, PA 17701.

**Woltz, Lawrence D.**, dec'd.  
Late of Williamsport.

Executrix: Tina M. Watkins c/o Marc S. Drier, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740.  
 Attorney: Marc S. Drier, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740.

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**FILING OF CERTIFICATE OF ORGANIZATION OF LLC**

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NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed on or about May 20, 2016, with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certification of Organization for a domestic business corporation, 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:

CITY HALL GRAND, LLC  
 454 Pine Street, Williamsport, PA 17701.

The purpose for which the limited liability company was organized is: To own, manage, lease and otherwise deal in real estate and any other lawful business for which limited liability companies can be formed in the Commonwealth of Pennsylvania.

SCOTT T. WILLIAMS, ESQUIRE  
 PERCIBALLI & WILLIAMS, LLC  
 429 Market Street  
 Williamsport, PA 17701

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**SHERIFF'S SALE**

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Court of Common Pleas  
 Lycoming County

Number 15 01787

CIT Bank N.A.

v.

Luigina Jenny Miele, Unknown  
 Surviving Heirs of Luigina Jenny Miele,  
 Dreena M. Campana, Known Surviving  
 Heir of Luigina Jenny Miele, and  
 Joseph A. Miele, Known Surviving Heir  
 of Luigina Jenny Miele

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**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

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TO: Dreena M. Campana, Known Surviving Heir of Luigina Jenny Miele

Your house (real estate) at 1304 West Mountain Avenue, South Williamsport, Pennsylvania 17702 is scheduled to be sold at Sheriff's Sale on August 5, 2016 at 10:30 a.m. in the Executive Plaza, 1st Floor Commissioners Board Room, 330 Pine Street, Williamsport, Pennsylvania 17701 to enforce the court judgment of \$106,269.41 obtained by CIT Bank N.A. against you.

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

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

1. The sale will be canceled if you pay to CIT Bank N.A. the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

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 the following notice 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 price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the 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 McCabe, Weisberg and Conway, P.C. at (215) 790-1010.

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 real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of 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 schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate 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, GO  
TO OR TELEPHONE THE OFFICE SET  
FORTH BELOW. THIS OFFICE CAN  
PROVIDE YOU WITH INFORMA-  
TION 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 RE-  
DUCED FEE OR NO FEE.**

**LAWYER REFERRAL SERVICE  
ASSOCIATION DE  
LICENCIADOS  
Susquehanna Legal Services  
329 Market Street  
Williamsport, PA 17701  
(570) 323-8741**

**McCABE, WEISBERG & CONWAY, P.C.  
Attorneys for Plaintiff  
123 S. Broad St.  
Ste. 1400  
Philadelphia, PA 19109  
(215) 790-1010**

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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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, June 6, 2016**