

# LYCOMING REPORTER

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## TABLE OF CONTENTS

BAR NEWS	LEGAL ADVERTISEMENTS
LLA Upcoming Events..... 3	Estate & Trust Notices..... 7
Continuing Legal Education ..... 4	Confirmation of Accounts ..... 8
Recent Lycoming County Court Opinions ..... 6	Incorporation Notices ..... 8
	Service by Publication ..... 9
	Sheriff's Sale Notice ..... 9

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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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Michele S. Frey

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## COMMITTEE CHAIRS

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Outreach: *Tammy Weber*

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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](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).

- 7/20/2016 – Annual Picnic:** *On the Hiawatha paddle wheeler. Catered meal provided by Chef Hosch.* **Time:** 5:30 PM to 8:00 PM. **Location:** Hiawatha, Susquehanna Park
- 7/25/2016 – Executive Committee Meeting:** *Regular monthly meeting.* **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office
- 8/14/2016 – Knoebel’s:** *Picnic and rides.* **Time:** 11:00 AM to . **Location:** Knoebel’s Amusement Park—Tent T9
- 8/22/2016 – Executive Committee Meeting:** *Regular monthly meeting.* **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office

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

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**UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES**

- 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
- 8/2/2016 – Ben Franklin on Ethics:** *PBI Video Replay.* **CLE credits:** 3 Ethics **Time:** 9:00 AM to 12:15 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
- 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
- 8/31/2016 – Representing Residential Landlords & Tenants in PA:** *PBI Video Replay.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** Lycoming Law Association Office

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**9/8/2016 – He Died With Guns in His Closet: Firearms and Estates:** *PBI Video Replay.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 1:15 PM. **Location:** Lycoming Law Association Office

**9/14/2016 – A Family of Laws for the Family Lawyer:** *PBI Video Replay.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 12:15 PM. **Location:** Lycoming Law Association Office

**9/20/2016 – Sheriff’s Sales in PA:** *PBI Video Replay.* **CLE credits:** 3 Substantive / 1 Ethics **Time:** 9:00 AM to 1:15 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](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).

► **DLR vs. LR** (06/27/2016)—Judge Joy Reynolds McCoy

Divorce: Exceptions to master’s report; failure to award alimony due to cohabitation; arrangement with paramour that is more than just an occasional sexual liaison; lack of commingling of funds; extended relationship with paramour; adequacy of accounting of proceeds of home equity loan; lack of award of health insurance where wife received a lump sum payment and has access to insurance at work; valuation of annuity and responsibility for tax consequences, on distribution. (rdr062716m)

► **Commonwealth vs. Hays** (06/17/2016)—Judge Richard A. Gray

Criminal: Commonwealth motion in limine to preclude evidence of comments of trooper that he assumes a DUI in a crash case and as to the high number of his DUI arrests; relevancy where there is evidence of high BAC level; danger of unfair prejudice, confusing the issues, and/or misleading the jury; defense claim of cognitive bias. (Hays061716g)

► **CFP vs. REP** (06/22/2016)—Judge Joy Reynolds McCoy

Divorce: Petition to enforce property settlement agreement; unambiguous contract; determination of the intent of the parties; buyer’s remorse as a defense; enforceability of agreement labeled “draft” after it was signed and partially implemented. (CFP062216m)

## 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

**Boudeman, Donald W. a/k/a Donald Wayne Boudeman a/k/a Donald E. Boudeman**, dec'd.  
Late of 3217 Moreland Baptist Road, Muncy.

Executrix: Laurie A. Boudeman, 3217 Moreland Baptist Road, Muncy, PA 17756.

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

**Getgen, Clair L., Sr.**, dec'd.

Late of the Township of Fairfield.

Executrix: Cynthia A. Getgen Dawson, 156 Dudek Road, Williamsport, PA 17701.

Attorney: Joseph L. Rider, Esquire, 1700 Four Mile Drive, Williamsport, PA 17701.

**Hunter, Fred P., Jr.**, dec'd.

Late of 126 Center Street, Picture Rocks.

Co-Executrices: Joan L. Hunter, 1210 Cedar Street, Montoursville, PA 17754 and Andrea L. Hunter, 126 Center Street, Picture Rocks, PA 17762.

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

**Kift, Philip S., Sr. a/k/a Philip Sayer Kift, Sr. a/k/a Dr. Philip S. Kift a/k/a Philip S. Kift**, dec'd.

Late of the Township of Loyalsock, Williamsport.

Executrix: Betty Jean Kift.

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

### SECOND PUBLICATION

**Frey, Doris J. a/k/a Doris Jean Frey**, dec'd.

Late of the Borough of Montoursville.

Executors: Linda J. Hawkins and Larry D. Frey.

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

**Harris, Mark A.**, dec'd.

Late of Montoursville.

Administrator: Douglas S. Harris, 1116 Brushy Ridge Road, Montoursville, PA 17754.

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

**Horner, Naomi C. a/k/a Naomi C. Bittner**, dec'd.

Late of Williamsport.

Co-Executors: Terry L. Bittner, 15201 Fredrick Road, Woodbine, MD 21797 and Robert L. Bittner, 2800 Cornerstone Ridge Dr., Apex, NC 27539.

Attorney: David C. Raker, Esquire, 322 Court Street, Williamsport, PA 17701.

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

Late of Montoursville.

Executor: David L. James, 6029 Monroe Ave., Eldersburg, MD 21784.  
Attorneys: Scott T. Williams, Esquire, Law Offices of Perciballi & Williams, LLC, 429 Market Street, Williamsport, PA 17701.

Attorneys: Elliott B. Weiss, Esquire, Elliott B. Weiss & Associates, 416 Pine Street, Suite 203, Williamsport, PA 17701.

**Metzger, Kenneth L.,** dec'd.

Late of Loyalsock Township.  
Administratrix: Cheryl E. Angle, P.O. Box 314, Montoursville, PA 17754.  
Attorneys: James G. Malee, Esquire, Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701, (570) 321-6112

**Repaci, Anthony V.,** dec'd.

Late of Williamsport.  
Executor: Charles Anthony Repaci, 403 South Broad Street, Apt. B., Jersey Shore, PA 17740.  
Attorney: David C. Raker, Esquire, 322 Court Street, Williamsport, PA 17701.

**THIRD PUBLICATION**

**Amos, Elizabeth A.,** dec'd.

Late of 801 Tule Street, Montoursville.  
Executrix: Diane E. Emixk, 10653 Rte. 87 Hwy., Williamsport, PA 17701.  
Attorney: Malcolm S. Mussina, Esquire, 426 Broad Street, Montoursville, PA 17754.

**Bieber, Anthony Ray,** dec'd.

Late of Wolf Township.  
Administrator: Fred B. Bieber, 606 Fisher Drive, Watsontown, PA 17777.  
Attorneys: Thomas D. Hess, Esquire, Hess and Hess, P.C., 30 South Main Street, Hughesville, PA 17737.

**Confer, Arrianna O.,** 41-16-0154, dec'd.

Late of the City of Williamsport.  
Executrix: Nakesha Conrad, 811 Park Ave., Williamsport, PA 17701.

**REGISTER OF WILLS  
CONFIRMATION OF  
ACCOUNTS**

NOTICE IS HEREBY GIVEN to all parties interested that the following Accounts together with all Statement of Proposed Distribution accompanying the same have been filed in the Office of the Register of Wills and Clerk of Orphans' Court are presented to the Orphans' Court of Lycoming County for Confirmation Absolute August 2, 2016 unless exceptions are filed before 5:00 P.M. on that date.

1. Stroup, William B.—Douglas W. Stroup, Executor.

2. Dugan, Betty June a/k/a Dugan, Betty J.—Mary L. Ettinger and Loretta J. Van Nuys, Executrices.

3. Adams, Linda G.—Terri L. Funk, Administratrix.

4. Ungard, Arthur V.—Dawnielle Phil, Executrix.  
Kathy Rinehart  
Register of Wills

Ju-1, 8

**FILING ARTICLES OF  
INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on June 10, 2016, for the purpose of obtaining a Certificate of Incorporation of a business corporation to be organized under the Business Corporation Law of 1988 of the Commonwealth of Pennsylvania, approved December 21, 1988 (P.L. 1444, No. 177) and its amendments

and supplements. The name of the corporation is:

**CENTRAL PENNSYLVANIA  
REHABILITATION MEDICINE, INC.**

The registered office of said corporation is: 1009 Broad Street, Suite 1, Montoursville, PA 17754. The purposes for which it is organized are: To have unlimited power to engage in and do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988 as amended.

**JAMES D. CASALE, ESQUIRE  
CASALE & BONNER, P.C.**  
33 West Third Street  
Suite 202  
Williamsport, PA 17701

Ju-1

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania on April 22, 2016 for the purpose of forming a non-profit corporation under the Non-Profit Corporation Law of 1988 of the Commonwealth of Pennsylvania, 15 Pa. C.S. §1101 et seq.

The name of the corporation is:

**NAMI OF NORTH  
CENTRAL PENNSYLVANIA**

Fred A. Holland, Esquire  
Murphy, Butterfield & Holland, P.C.  
442 William Street  
Williamsport, PA 17701

Ju-1

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania on June 16, 2016, for the purpose of obtaining a Certificate of Incorporation of a proposed business corporation to be 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 Corporation is:

**WALTZ RENTALS, INC.**

whose registered office is located at: 6570 State Route 973 E, Cogan Station, PA 17728.

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. **SAMANTHA K. WOLFE, ESQUIRE  
STEINBACHER, GOODALL  
& YURCHAK**  
413 Washington Boulevard  
Williamsport, PA 17701

Ju-1

**SERVICE BY PUBLICATION**

NOTICE IS HEREBY GIVEN that Woodstock International Inc., a foreign business corporation incorporated under the laws of the State of Washington, received a Certificate of Authority/Foreign Registration in Pennsylvania on February 8, 1995, and will surrender its certificate of authority/foreign registration to do business in Pennsylvania.

Its last registered office in this Commonwealth was located at: 2406 Reach Rd., Williamsport, PA 17701 and its last registered office of the corporation shall be deemed for venue and official publication purposes to be located in Lycoming County, Pennsylvania.

Ju-1

**SHERIFF'S SALE**

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

NO. 13-03226

NOTICE OF SHERIFF SALE OF REAL  
ESTATE PURSUANT TO  
PA. R.C.P. NO. 3129

U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE  
FOR THE STRUCTURED ASSET  
INVESTMENT LOAN TRUST,  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2005-8,

Plaintiff

vs.

Michael F. McDermott, Jr.,

Defendant

TO: Michael F. McDermott, Jr.

Take Notice that by virtue of the Writ of Execution issued out of the Court of Common Pleas of Lycoming County, Pennsylvania, and directed to the Sheriff of Lycoming County, there will be exposed to Public Sale at the Executive Plaza, 1st Floor, Commissioners Board Room, 330 Pine Street, Williamsport, PA 17701 on August 5, 2016 at 10:30 A.M. prevailing local time, your real property described herein.

The Real Property To Be Sold is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

The Location of your property to be sold is: 1132 Hepburn Street, Williamsport, PA 17701.

The judgment under or pursuant to which your property is being sold is docketed to: No. 13-03226.

A complete copy of the Notice of Sheriff Sale will be sent to you upon request to the Attorney for the Plaintiff, Kimberly A. Bonner, Manley Deas Kochalski LLC, P.O. Box 165028, Columbus, OH 43216-5028, (614) 220-5611.

This Paper Is A Notice of the Time and Place of the Sale of Your Property. It has been issued because there is a Judgment Against You. It May Cause Your Property to be Held, to be Sold Or Taken to Pay the Judgment. You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of those rights. If you wish to exercise your rights, You Must Act Promptly.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:**

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

Ju-1

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, July 4, 2016**