

# LYCOMING REPORTER

Vol. 33

August 5, 2016

No. 32

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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, PA 17701

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Website: [www.lycolaw.org](http://www.lycolaw.org)

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Williamsport, Pennsylvania

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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.

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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](http://www.lycolaw.org)

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## EXECUTIVE COMMITTEE

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Christian D. Frey, Treasurer  
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Past President  
Angela Campana Lovecchio  
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Gary L. Weber

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## EXECUTIVE DIRECTOR

Michele S. Frey

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## COMMITTEE CHAIRS

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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).

**8/14/2016** – **Knoebel’s: Picnic and rides.** **Time:** 11:00 AM to . **Location:** Knoebel’s Amusement Park—Tent T9

**9/26/2016** – **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**

- 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
- 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
- 9/16/2016** – **Medicare and Medicaid Issues in the Litigation and Settlement of PI and WC Claims:** *PBI Groupcast.* **CLE credits:** 3 Substantive **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
- 10/19/2016** – **Traffic Court Practice in Magisterial District Court:** *PBI Groupcast.* **CLE credits:** 1 Substantive **Time:** 2:00 PM to 3:00 PM. **Location:** Lycoming Law Association Office

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**\*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).

- ▶ **Sanner Estate (07/27/2016)**—Judge Nancy L. Butts  
Wills and Estates: Petition for settlement of small estate; decedent's interest in real property; appropriateness of small estate petition; sua sponte order appointing administrator. (Sanner072716bt)
- ▶ **Commonwealth vs. Jennings (07/27/2016)**—Judge Marc F. Lovecchio  
Criminal: Commonwealth's motion for discovery; defendant's eye-witnesses; prerequisites to discovery; trial by ambush; discovery reasonable, material and necessary to the preparation of the Commonwealth's case. (Jennings072716L)

**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****Aloisio, Domenico**, dec'd.

Late of Williamsport.

Executrix: Bonita F. Aloisio, 524 Lowmiller Road, Williamsport, PA 17701.

Attorneys: Anthony J. Grieco, Esquire, Elion, Wayne, Grieco, Carlucci & Shipman, P.C., 125 East Third Street, Williamsport, PA 17701.

**Bailey, Lawrence F.**, dec'd.

Late of the Borough of South Williamsport.

Executrix: Deborah E. Young.

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

**Gibson, Betty A.**, dec'd.

Late of the Township of Woodward.

Executrix: Kelly D. Oister.

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

**Kaler, Elvena D.**, dec'd.

Late of Williamsport.

Executrices: Sondra K. Westbrook, 3124 Ashley Lane, Reading, PA 19608 and Cynthia A. Delaney, Vicus Building, 73 Liverpool Road, Apt. 316, Manchester, UK M34AQ.

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

**SECOND PUBLICATION****Connacher, Ella A.**, dec'd.

Late of the Township of Cogan House.

Administratrix: Mary Eck.

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

**Doebler, Reuben I.**, dec'd.

Late of Penn Township.

Executor: James E. Doebler c/o Clifton R. Guise, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011.

Attorneys: Clifton R. Guise, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011.

**Goodman, Stanley J., Jr.**, dec'd.

Late of Williamsport.

Administrator: Cory A. Goodman, 531 Hill Street, South Williamsport, PA 17702.

Attorneys: Anthony J. Grieco, Esquire, Elion, Wayne, Grieco, Carlucci & Shipman, P.C., 125 East Third St., Williamsport, PA 17701.

**Kohler, Jeffrey D.**, dec'd.

Late of Loyalsock Township.

Executor: Jared D. Kohler, 2102 Eagles Landing Drive, Nazareth, PA 18064.

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

**Losell, George C.,** dec'd.

Late of Williamsport.

Executrix: Carol A. Slout, 159A Williamson Road, Williamsport, PA 17701.

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

**Myers, Lena L.,** dec'd.

Late of Williamsport.

Executrix: Diane S. Kozen, 5596 Bloomingrove Road, Williamsport, PA 17701.

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

**Spadoni, Mary A. a/k/a Mary Spadoni,** dec'd.

Late of the Township of Loyalsock.

Executors: Daniel T. Spadoni, Diane Marie Leinbach and Donna Marie Glennon c/o Kevin Tanribilir, Esquire, 701 East Front Street, Berwick, PA 18603.

Attorney: Kevin Tanribilir, Esquire, 701 East Front Street, Berwick, PA 18603, (570) 752-6200.

**THIRD PUBLICATION****Badman, Eva M.,** dec'd.

Late of Williamsport.

Executrices: Janice B. Henderson, 50 Ce Ce Road, Williamsport, PA 17702 and Deborah L. Spencer, 65 JPS Drive, Dover, DE 19901.

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

**Capel, Thomas Daniel,** dec'd.

Late of the Township of Loyalsock.

Executrix: Laura E. Capel, 1380 Palmer Hill Road, Williamsport, PA 17701.

Attorneys: Kristine L. Waltz, Esquire, Dinges, Dinges & Waltz, LLC, 1307 Sheridan Street, Williamsport, PA 17701.

**Fortin, Jean F.,** dec'd.

Late of Montoursville.

Co-Executors: William P. Fortin, 88 Blue Sky Drive, Hughesville, PA 17737 and David L. Fortin, Jr., 330 Meadowview Drive, Montoursville, PA 17754.

Attorneys: Anthony J. Grieco, Esquire, Elion, Wayne, Grieco, Carlucci & Shipman, P.C., 125 East Third Street, Williamsport, PA 17701.

**Frazier, Thomas A.,** dec'd.

Late of Williamsport.

Co-Executors: Charles H. Frazier, 398 Brick Church Road, Montgomery, PA 17752 and Barbara K. Frazier, 3240 Watermill Drive, Macungie, PA 18062.

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

**Fry, Evelyn F.,** dec'd.

Late of Montgomery.

Co-Executors: Joyce M. Swartz, 8528 St. Rt. 405, Montgomery, PA 17752 and Carl W. Fry, 2388 Rt. 405 Hwy., Muncy, PA 17756.

Attorneys: John A. Smay, Esquire, Williams and Smay, 39 S. Main St., P.O. Box 35, Muncy, PA 17756.

**Hill, Gwendolyn M. a/k/a Maxine Hill,** dec'd.

Late of Porter Township.

Executrix: Kathy A. Koons, 309 Corning Avenue, Jersey Shore, PA 17740.

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

**Kelchner, William R. a/k/a W.R. Kelchner a/k/a W.R. Kelchner, Jr. a/k/a William R. Kelchner, Jr.,** dec'd.  
 Late of the City of Williamsport.  
 Executor: Gary W. Kelchner.  
 Attorneys: Tammy A. Weber, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.

**Lucas, Janet A.,** dec'd.  
 Late of Muncy.  
 Executor: John D. Lucas.  
 Attorneys: Tammy A. Weber, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Williamsport, PA 17701.

**Meyer, Dennis C.,** dec'd.  
 Late of Cogan House Township.  
 Co-Executrices: Mary D. Gregory, Lynn P. King and Denise A. Lepley c/o Fred A. Holland, Esquire, 442 William Street, Williamsport, PA 17701.  
 Attorneys: Fred A. Holland, Esquire, Murphy, Butterfield & Holland, P.C., 442 William Street, Williamsport, PA 17701.

**Salvatori, Sebastian F.,** dec'd.  
 Late of Williamsport.  
 Executrix: Pamela M. Fink, 2048 Town & Country Drive, Sierra Vista, AZ 85635.  
 Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 270 West Third Street, Williamsport, PA 17701, (570) 321-0709.

**Turik, Ann Louise,** dec'd.  
 Late of South Williamsport.  
 Executors: James A. Kriner and Melinda A. Mussare c/o Patricia L. Bowman, Esquire, 1530 Sherman Street, Williamsport, PA 17701.  
 Attorney: Patricia L. Bowman, Esquire, 1530 Sherman Street, Williamsport, PA 17701.

**Welsh, Mary M.,** dec'd.  
 Late of South Williamsport Borough.  
 Executrix: Arlene K. Butters, 439 Percy Street, South Williamsport, PA 17702.  
 Attorney: None.

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## SERVICE BY PUBLICATION

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

No. 16-0607

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### NOTICE OF ACTION IN MORTGAGE FORECLOSURE

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WELLS FARGO BANK, N.A.  
 s/b/m TO WELLS FARGO HOME  
 MORTGAGE, INC. f/k/a  
 NORWEST MORTGAGE, INC.  
 Plaintiff

vs.

MATTHEW SIMS, in his capacity as Heir of WELDON T. PRICE, Deceased; ROBERT SIMS, in his capacity as Heir of WELDON T. PRICE, Deceased; RUSSELL SIMS, in his capacity as Heir of WELDON T. PRICE, Deceased; CHRISTINA SIMS, in her capacity as Heir of WELDON T. PRICE, Deceased; JOHN SIMS, in his capacity as Heir of WELDON T. PRICE, Deceased; JAMES SIMS, in his capacity as Heir of WELDON T. PRICE, Deceased; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WELDON T. PRICE, DECEASED; JOHN SIMS, in his capacity as Heir of EDWARD SIMS, Deceased; BRENDA SIMS, in her capacity as Heir of EDWARD SIMS, Deceased; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR

ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDWARD SIMS, DECEASED HEIR OF WELDON T. PRICE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SARAH MULLER, DECEASED HEIR OF WELDON T. PRICE, DECEASED; ARTHUR W. SIMS, in his capacity as Heir of ARTHUR SIMS, Deceased; JASON SUDA, in his capacity as Heir of ARTHUR SIMS, Deceased; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ARTHUR SIMS, DECEASED HEIR OF WELDON T. PRICE, DECEASED

Defendants

—————  
NOTICE  
—————

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDWARD SIMS, DECEASED HEIR OF WELDON T. PRICE, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WELDON T. PRICE, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SARAH MULLER, DECEASED HEIR OF WELDON T. PRICE, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PER-

SONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ARTHUR SIMS, DECEASED HEIR OF WELDON T. PRICE, DECEASED

You are hereby notified that on April 25, 2016, Plaintiff, WELLS FARGO BANK, N.A. s/b/m TO WELLS FARGO HOME MORTGAGE, INC. f/k/a NORWEST MORTGAGE, INC., 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. 16-0607. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 612 REAR FIRST AVENUE, WILLIAMSPORT, PA 17701-4803 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

- or -

Lawyer Referral Service:  
Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
100 South Street  
P.O. Box 186  
Harrisburg, PA 17108  
Telephone (800) 692-7375

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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, August 8, 2016**