

LYCOMING REPORTER

Vol. 35

April 20, 2018

No. 16

TABLE OF CONTENTS

BAR NEWS

LLA Upcoming Events.....	3
Continuing Legal Education	4
Court Opinions.....	6
Notice to Profession.....	7
Memorial Resolution—Ralph “Pat” Thorne	9

LEGAL ADVERTISEMENTS

Estate & Trust Notices	12
Confirmation of Accounts	14
Incorporation Notice.....	15
Sheriff’s Sales	16

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
Williamsport, PA 17701

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Fax: (570) 323-9897
Website: www.lycolaw.org

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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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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.

- 4/24/2018 – Criminal Law Committee Meeting:** *Criminal Law Committee Meeting.* **Time:** 12:00 PM to 1:00 PM. **Location:** Courtroom #1
- 4/26/2018 – Memorial Service for Charles Caffrey:** *Memorial Service—Donations in memory of Charlie Caffrey are being accepted by the LLA Foundation.* **Time:** 4:00 PM to 5:00 PM. **Location:** Courtroom #1
- 4/27/2018 – LLA Foundation Meeting:** *Quarterly meeting of the LLAF.* **Time:** 12:00 PM to 1:00 PM. **Location:** Lycoming Law Association Office
- 5/4/2018 – Law Day Celebration:** *Winners present winning Law Day entries to Court followed by a reception for LLA members at the Old Corner.* **Time:** 4:00 PM to 7:00 PM. **Location:** Courtroom #1 (5:00 PM reception at Old Corner)
- 5/11/2018 – Memorial Service for Ron Travis:** *Memorial Service—Donations in memory of Ron Travis are being accepted by the LLA Foundation.* **Time:** 3:30 PM to 5:00 PM. **Location:** Courtroom #1
- 5/15/2018 – Family Law Committee Meeting:** *Regularly scheduled meeting of the Family Law Committee.* **Time:** 12:00 PM to 1:00 PM. **Location:** Courtroom #5
- 5/21/2018 – Executive Committee Meeting:** *Regular meeting of the LLA Executive Committee.* **Time:** 12:00 PM to 1:00 PM. **Location:** Lycoming Law Association 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

- 4/24/2018 – Emerging Issues in Restrictive Covenants & Trade Secrets:** *PBI Video Replay.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:00 PM. **Location:** Lycoming Law Association Office
- 4/25/2018 – Video Replay in the Afternoon:** *LLA Video Replay: The Various Treatment Courts of Lycoming County, Annual Update for the Civil Practitioner, Transitioning Your Practice: Death, Disbarment and Everything in Between, The Bankruptcy Cure (for the non-bankruptcy attorney).* **CLE credits:** 3 Substantive / 1 Ethics **Time:** 1:00 PM to 5:00 PM. **Location:** Lycoming Law Association Office
- 4/30/2018 – Dealing With Financial Institutions in Estates & Elder Law:** *PBI Groupcast.* **CLE credits:** 3 Substantive / 1 Ethics **Time:** 9:00 AM to 1:15 PM. **Location:** Lycoming Law Association Office
- 5/1/2018 – PBA Avoiding Legal Malpractice Seminars:** *Attendance gives you the ability to gain valuable malpractice avoidance information and earn up to a 7.5% discount on your USI Affinity malpractice insurance.* **CLE credits:** 1.5 Ethics **Time:** 2:00 PM to 3:30 PM. **Location:** Lycoming Law Association Office
- 5/7/2018 – Advanced Contract Clauses: Focus on Damage & Remedies 2018:** *PBI Video Replay.* **CLE credits:** 3 Substantive / 1 Ethics **Time:** 9:00 AM to 1:00 PM. **Location:** Lycoming Law Association Office
- 5/14/2018 – Understanding the Dependency Case: From the Report to C&Y to Conclusion:** *Eat & Earn CLE. Presented by: John Pietrovito, Esq.* **CLE credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM. **Location:** Lycoming Law Association Office
- 5/23/2018 – Handling the Workers' Compensation Case:** *PBI Video Replay.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 3:30 PM. **Location:** Lycoming Law Association Office
- 5/24/2018 – The Basis and Nuances of Disciplining Public Employees:** *Eat & Earn CLE. Presented by: Ryan Tira, Esq.* **CLE credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM. **Location:** Lycoming Law Association Office
- 6/7/2018 – Powers of Appointment: A Useful Estate Planning Tool:** *PBI Video Replay.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:00 PM. **Location:** Lycoming Law Association Office
- 6/14/2018 – Dealing With Financial Institutions in Estates & Elder Law:** *PBI Video Replay.* **CLE credits:** 3 Substantive / 1 Ethics **Time:** 9:00 AM to 1:00 PM. **Location:** Lycoming Law Association Office

6/18/2018 – Sheriff's Sales in PA: PBI Video Replay. CLE credits: 3 Substantive / 1 Ethics **Time:** 9:00 AM to 1:00 PM. **Location:** Lycoming Law Association Office

6/28/2018 – Social Security Disability: The Basics: PBI Video Replay. CLE credits: 3 Substantive / 1 Ethics **Time:** 9:00 AM to 1:00 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.

LYCOMING REPORTER

Vol. 35 January 5, 2018 No. 1

TABLE OF CONTENTS

BAR NEWS	LEGAL ADVERTISEMENTS
LLA Upcoming Events.....3	Errors & Trust Notices.....8
Continuing Legal Education.....4	Confirmation of Accounts.....10
Court Opinions.....6	Petitions Name.....10
Notice to Practitioners.....7	

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Print: Toner Telephone: (570) 323-8287
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Williamsport, PA 17701 Website: www.lycolaw.org

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You can read the digital version of the Lycoming Reporter on any device at Lycolaw.org

Digital issues are archived back to April, 2010

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

- **Commonwealth vs. Turner** (04/13/2018)—Judge Nancy L. Butts
Criminal: Suppression motion; vehicle stop; seizure of blood; search warrant; validity of consent; failure to advise of his constitutional right to counsel or right to remain silent when consent requested. (Turner041318bt)
- **Commonwealth vs. Noltee** (04/11/2018)—Judge Dudley N. Anderson
Criminal: Appeal; sufficiency of evidence of actual physical control of vehicle; mere presence in vehicle in state of intoxication; totality of circumstances. (noltee041118a)

The Lycoming Law Association office conference room is available for rental by both members and non-members. The office has a large conference table and additional area for chairs. Coffee and food services are available.

The space is ideal for depositions or small presentations. Equipment, including a projector and screen, DVD and VHS players and television, is available for use.

The cost for non-LLA members is \$100 per day. Members may use the conference room at no cost.

Scheduling arrangements may be made with Michele Frey, (570) 323-8287 or mfrey@lycolaw.org.

**PROFESSIONAL OFFICE SPACE FOR RENT—
DOWNTOWN WILLIAMSPORT**

Rieders, Travis, Humphrey, Waters & Dohrmann—161 West Third Street.

4 offices available—from 120 sq. ft. to 213 sq. ft. each.

\$12 sq. ft. Use of a conference room available.

Contact Kim—(570) 323-8711.

M-30; A-6, 13, 20

LOOKING FOR ESTATE NOTICES**OR OTHER LEGAL NOTICES
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Go to www.palegalads.org

**This FREE site allows you to
search statewide to determine
whether a specific legal notice
has been published.**





LYCOMING LAW ASSOCIATION FOUNDATION

The Lycoming Law Association Foundation expresses its great appreciation for the following contributions to the Ralph “Pat” Thorne Memorial Fund:

Contribution by Joseph L. Rider, Esquire

Contribution by G. Scott Gardner, Esquire

Contribution by the Lycoming Law Association

These contributions assist the LLA 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 LLA Foundation is funded entirely through the support of the LLA Members. Thank you.

—The Lycoming Law Association Foundation

Apr. 20

**IN THE COURT OF COMMON PLEAS OF
LYCOMING COUNTY, PENNSYLVANIA**

In Re: LLA BAR HISTORY : NO. 18-00006
MEMORIAL RESOLUTION :
RALPH "PAT" THORNE :
:

TO THE HONORABLE JUDGES OF SAID COURT:

On the 9th day of February, 2018 the Honorable Nancy L. Butts, President Judge of the 29th Judicial District of the Commonwealth of Pennsylvania, appointed the undersigned Committee to prepare a Report and Resolutions memorializing the life of Ralph W. "Pat" Thorne for submission to the Court at a public ceremony on March 12, 2018 at 4:00pm.

Accordingly, your Committee respectfully submits the following Report and Resolutions:

1. The Honorable Ralph Weymouth Thorne, Jr. a member of this bar and court from 1984 to 2006, as well as a member of the Lycoming Law Association and the Pennsylvania Bar Association died peacefully at his home on White Pine Drive, Loyalsock Township, Montoursville, Pennsylvania on Thursday, November 30, 2017.
2. Services were held on Tuesday, December 5, 2017 at 10 am at St. Mark's Lutheran Church in Williamsport following a visitation at the church the evening before from 5 to 7 pm both of which were well attended by his many friends, colleagues and relatives.
3. Ralph Weymouth Thorne, Jr. was born on November 23, 1935, the youngest son of Ralph Weymouth Thorne, Sr. and Joan (Stearns) Frymire and was a lifelong resident of Williamsport, save for the time he was pursuing his education and for a short period thereafter.
4. Ralph Thorne was generally known as Pat to his colleagues and friends he made as an adult but in his youth and among his family and close family friends he was also known as Ralphie.
5. Pat married Holly Lyon Thorne on July 1, 1967 with whom he celebrated fifty years of marriage and who survives him. Together they had six children who, along with his wife, he loved very much and was very proud of, Tara Buebendorf, born in 1971, of Hughesville, Travis Thorne, born in 1975, of

Leonard, Maryland, Tait Vimont, born in 1989, of Houston, Texas, twin daughters, born in 1991, Taigen Thorne of Williamsport and Tali Thorne of New York, New York and Patrick Todd Thorne, born in 1968, who predeceased him as a result of an automobile accident on January 29, 1986.

6. Pat is also survived by six grandchildren and was also predeceased by a grandson, Hayden Todd Buebendorf and his brothers Robert and Anthony.
7. Pat graduated from Williamsport High School in 1954, Pennsylvania State University in 1958 and Ohio Northern University School of Law in 1983.
8. Following law school, Pat worked for a year as an attorney for First National Bank of Uniontown in Uniontown, Pennsylvania.
9. Pat was admitted to the Bar of the Pennsylvania Supreme Court on June 4, 1984 and the Lycoming County Bar as well as to the Bar of the United States Supreme Court in 1984.
10. Pat began his law career in Lycoming County as an associate with Marshall and Drier in Jersey Shore in 1984 then soon opened his own office in Williamsport.
11. Pat maintained a general practice of law in Williamsport from 1984 until his retirement at age 70 in 2006, changing his attorney license status to inactive on July 1 of that year. During this time he first shared an office with Peter Burchanowski on West Fourth Street, Williamsport, then on his own with an office in the former Kresge Building at the rear of Pine Street and later from March, 1995 until his retirement at 322 Court Street where he shared offices over the course of his time there with David C. Raker, John A. Gummo, Eric R. Linhardt, and Anthony D. Miele. His work consisted of an active Bankruptcy practice and he was a Conflict Attorney for Lycoming County for a number of years.
12. Pat was a member of the Big Bear Fish and Game Club for many years. He enjoyed his fifty years of trips to Long Beach Island. He had a great love of history, especially the Civil War and was a voracious reader.
13. Pat was proud to have worked at Darling Valve, a Williamsport based fire hydrant company which was founded by his father's family, and which he worked at until 1969 when the company was sold.

14. Following his work at Darling Valve and prior to attending law school Pat worked in banking, including working with Joe Cramer at the investment firm, Blair and Company in Williamsport.
15. Pat will be remembered for his dry sense of humor, quick wit and his ability to bring a smile to those around him.
16. Your Committee recommends the adoption of the following Resolutions:

NOW THEREFORE BE IT RESOLVED that we, the undersigned Committee appointed by this Court, joined in by the Lycoming County Bar, do hereby recognize the passing of Ralph W. Thorne, Esquire, and in his death we remember his many contributions to the citizens of Lycoming County and to this Bar.

RESOLVED FURTHER that these Resolutions and statements be spread at length, upon the Minutes of Your Honorable Court with copies sent to Ralph W. Thorne's widow, children and grandchildren and be published in the **Lycoming Reporter**.

RESOLVED FINALLY that this Court and the Lycoming Bar extend to Ralph W. Thorne's widow, children and grandchildren our deep heartfelt expression of sympathy.

Respectively Submitted,
David C. Raker, Esquire, Chairman
E.J. Rymsza, Esquire
Marc Drier, Esquire
G. Scott Gardner, Esquire
John Smay, Esquire

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**Barreto, Margaret L., dec'd.**

Late of the City of South Williamsport.

Administrator: Miron San Miguel, 1577 Piedmont Dr., Deltona, FL 32725.

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

Haney, William L., Jr., dec'd.

Late of Penn Township.

Executor: Matthew Schmeltz, 204 Grimesville Road, Williamsport, PA 17701.

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

Klismeyer, Vincent C., dec'd.

Late of Jordan Township.

Co-Executrices: Christine E. Cowne, 715 Gardner Road, Unityville, PA 17774 and Patricia M. Sanguedolce, 486 J. Snyder Road, Muncy, PA 17756.

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

Marino, Vivian M. a/k/a Vivian Marino, dec'd.

Late of Williamsport.

Executor: Thomas Marino c/o Jessica Feese, Esquire, 140 East Third Street, Williamsport, PA 17701.

Attorneys: Jessica Feese, Esquire, Lepley, Engelman & Yaw, 140 East Third Street, Williamsport, PA 17701.

Pentz, LaMarr G., dec'd.

Late of Montoursville.

Executor: Kenneth E. Pentz c/o Jessica Feese, Esquire, 140 East Third Street, Williamsport, PA 17701.

Attorneys: Jessica Feese, Esquire, Lepley, Engelman & Yaw, 140 East Third Street, Williamsport, PA 17701.

Sacks, Cora E., dec'd.

Late of Franklin Township.

Co-Executrices: Jo Marie Shaffer, 9424 State Route 118 Highway, Unityville, PA 17774 and Bette Ann Bleam, 127 Badman Road, Green Lane, PA 18054.

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

Seesselberg, Jane F., dec'd.

Late of Montoursville.

Executrix: Kathleen S. Moser, 15456 Rt. 44, Allenwood, PA 17810.

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

Walters, Max L., Sr., dec'd.

Late of Hughesville.

Executors: Max L. Walters, Jr., 48 South Fourth Street, Hughesville, PA 17737 and Dale A. Walters, 115 Mohawk Drive, Hughesville, PA 17737.

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

SECOND PUBLICATION**Bussom, Sandra L.,** dec'd.

Late of the Borough of Montoursville.

Executrix: Jodi L. Eberly, 60484 Snap Shot Loop, Bend, OR 97702.

Attorney: Andrea B. Bower, Esquire, 426 Broad Street, Montoursville, PA 17754.

Campbell, Lucille F., dec'd.

Late of Muncy.

Executrix: Ruth Ann Eck, 414 Scott Road, South Abington Township, PA 18411.

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

Diltz, Ruth E., dec'd.

Late of the Township of Wolf.

Executors: Paul E. Heise and Iva Heise, 181 Elm Drive, Hughesville, PA 17737.

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

McCracken, Eleanor Jean a/k/a Eleanore Jean McCracken a/k/a Jean McCracken, dec'd.

Late of Montoursville.

Executrix: Sharon L. Guthrie, 128 Bluebird Lane, Cogan Station, PA 17728.

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

Meyer, Helen D. a/k/a Helen Dugan Meyer, dec'd.

Late of Loyalsock Township.

Executrix: Sheila M. Evans, 3108 Asster Court, Wilmington, NC 28409.

Attorney: Marc F. Demshock, Esquire, 1500 Sycamore Road, Suite 120, Montoursville, PA 17754.

Wolyniec, Darwin S., dec'd.

Late of Williamsport.

Administratrix: Amy M. Wolyniec, 10 Round Hill Road, Williamsport, PA 17701.

Attorney: Tiffani M. Kase, Esquire, 800 W. 4th Street, Suite 108, Williamsport, PA 17701.

THIRD PUBLICATION**Barner, Michael D.,** dec'd.

Late of Linden.

Administratrix: Lisa M. Glick c/o Stephen C. Sholder, Esquire, 270 West Third Street, Williamsport, PA 17701.

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

Cohick, Carl L., Sr., dec'd.

Late of Old Lycoming Township.

Executrix: Mary E. Szuhaj, 328 Grimesville Rd., Williamsport, PA 17701.

Attorney: None.

Crouse, Kathleen G., dec'd.

Late of Williamsport.

Executor: Thomas R. Crouse, 319 Henry Drive, Montoursville, PA 17754.

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

Dodson, Darlene K. Hafer a/k/a Darlene K. Dodson, dec'd.

Late of South Williamsport.

Executor: John F. Hafer, Jr., 39 West Wilcox Road, Williamsport, PA 17701.

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

Durrwachter, Robert J., dec'd.

Late of the Township of Eldred.
Executors: Kristen A. Durrwachter
and Kenneth R. Durrwachter, 64
Caraway Drive, Cogan Station, PA
17728.

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

Funk, Sadie E., dec'd.

Late of the City of Montoursville.
Executrix: Mary Ellen Embick.
Attorneys: Brittany O. Smith, Es-
quire, Steinbacher, Goodall & Yur-
chak, 413 Washington Boulevard,
Williamsport, PA 17701.

Ginter, George C., Jr., dec'd.

Late of Gamble Township.
Executrix: Mary B. Ginter, 444 Ul-
mer Road, Trout Run, PA 17771.
Attorneys: Daniel E. Bright, Esquire,
McQuaide Blasko, Inc., 811 Univer-
sity Drive, State College, PA 16801.

Martuccio, Pasquale A., dec'd.

Late of Lycoming.
The Pasquale A. and Sally A. Martuc-
cio Protector Trust, dated June 20,
2008.
Settlor: Pasquale A. Martuccio.
Trustee: Sheila M. Lain.
Attorneys: Brittany O. L. Smith,
Esquire, Steinbacher, Goodall & Yur-
chak, 413 Washington Boulevard,
Williamsport, PA 17701.

Reeder, Kenneth E., dec'd.

Late of Williamsport.
Executrix: Cheryl A. Garrett, 85
Grimesville Road, Williamsport, PA
17701.
Attorneys: Thomas D. Hess, Esquire,
Hess and Hess, P.C., 30 South Main
Street, Hughesville, PA 17737.

**Ritter, Aaron H. a/k/a Aaron Harry
Ritter,** dec'd.

Late of 322 Ritter Hill Road, Muncy.

Executrix: Julie H. Ritter, 322 Ritter
Hill Road, Muncy, PA 17756.

Attorney: J. Howard Langdon, Es-
quire, 3 South Main Street, Muncy,
PA 17756.

Selleck, Elaine C., dec'd.

Late of Montoursville.
The Elaine C. Selleck Supplemental
Needs Trust, dated August 5, 2016.
Settlor: David A. Selleck.
Executor/Trustee: David A. Selleck.
Attorneys: Brittany O. L. Smith,
Esquire, Steinbacher, Goodall & Yur-
chak, 413 Washington Boulevard,
Williamsport, PA 17701.

Shaner, Beverly L., dec'd.

Late of 96 Park Place, Apt. 53,
Muncy.
Executrix: Ann M. Hartman, 96 Park
Place, Apt. 53, Muncy, PA 17756.
Attorney: John P. Pietrovito, Es-
quire, 3 South Main Street, Muncy,
PA 17756.

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 May 1, 2018
unless exceptions are filed before 5:00
P.M. on that date.

1. Hauke, Bessie A. Trust—Judy L.
Joy, Trustee.

2. Hirsh Family Trust U/A—Albert
A. Clapps, Trustee.

3. Hirsh, Louis and Pauline Trust—
Albert A. Clapps, Trustee.

4. Hirsh, Pauline Trust—Albert A. Clapps, Trustee.

5. Hirsh, Pauline IRA Trust—Albert A. Clapps, Trustee.
Kathy Rinehart
Register of Wills

A-6, 13, 20, 27

**FILING ARTICLES OF
INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania on March 28, 2018, for the purpose of obtaining a Certificate of Incorporation of a proposed business corporation to be organized under the Business Corporation Law of the Com-

monwealth of Pennsylvania, approved December 21, 1988 (P.L. 1444, No. 177) and its amendments and supplements. The name of the corporation is:

C I DOLLY'S WEST, INC.
whose registered office is located at: 2075 Meadow Lane, Montoursville, Lycoming County, Pennsylvania 17754.

The purpose for which the corporation is organized is 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.

ANTHONY J. GRIECO, ESQUIRE
ELION GRIECO CARLUCCI
& SHIPMAN, P.C.
125 East Third Street
Williamsport, PA 17701

A-20

SHERIFF'S SALE

By Virtue of Writs of Execution issued out of the Court of Common Pleas of Lycoming County, and directed to me, there will be exposed to public sale at the Executive Plaza, 1st Floor, Commissioners Board Room, 300 Pine Street, Williamsport, PA 17701 on Friday, MAY 4, 2018, at 10:30 A.M., the following described real estate to wit:

NO. 17-1300

PNC BANK, NATIONAL
ASSOCIATION

vs.

ANNE BLISS, EXECUTOR OF THE
ESTATE OF GLENN L. BLAKESLEE
PROPERTY ADDRESS: 1128 MUL-
BERRY ST., WILLIAMSPORT, PA 17701.
UPI/TAX PARCEL NUMBER: 75-
004-500.

ALL that certain piece, parcel and lot of land situate in the Fifteenth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, known at Lot No. 162 on the Plan of Gilmore's Addition to the City of Williamsport, bounded and described as follows:

BEGINNING at the southeast corner of Mulberry Street and Huffman Avenue; thence eastwardly along the south line of Huffman Avenue, a distance of two hundred (200.00) feet, more or less, to the west line of an alley; thence southwardly along the west side of said alley, a distance of fifty (50.00) feet, more or less, to a point in the north line of Lot No. 164; thence westwardly along the north line of Lot No. 164, a distance of two hundred (200.00) feet, more or less, to a point in the east line of Mulberry Street; thence northwardly along the east line of Mulberry Street a distance of fifty (50.00) feet, more or less, to the corner and place of beginning.

Being the same property which Sascha A. Feinstein and Marleni Feinstein, his wife, granted and conveyed unto Glenn L. Blakeslee and Mary Y. Blakeslee, his

wife, as tenants by the entirety by deed dated May 12, 2000 and recorded May 15, 2000 in the Recorder's Office of said County in Deed Book 3542 Page 116.

The said Mary Y. Blakeslee having died January 13, 2015.

The said Glenn L. Blakeslee having died February 16, 2016.

1128 Mulberry Street, Williamsport, PA 17701.

Permanent Parcel No.: 75-004-0500.

NO. 17-1409

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

JOSEPH M. BERRY
PROPERTY ADDRESS: 412 WIN-
THROP ST., SOUTH WILLIAMSPORT,
PA 17702.

UPI/TAX PARCEL NUMBER: 52-
003-407.

ALL that certain piece of land in the Second Ward Borough of South Williamsport, County of Lycoming, Pennsylvania, being approximately 47 x 150. HAVING THEREON ERECTED A DWELLING KNOWN AS 412 WINTHROP STREET, SOUTH WILLIAMSPORT, PA 17702.

TAX PARCEL: 52-3-407 Lycoming Deed Book 6476, page 345.

TO BE SOLD AS THE PROPERTY OF JOSEPH M. BERRY ON JUDGMENT NO. CV-2017-001409-MF.

NO. 17-1434

WELLS FARGO BANK, NA

vs.

HALI M. BUSH,
THE UNITED STATES OF AMERICA
PROPERTY ADDRESS: 1214
WALUNT STREET, WILLIAMSPORT,
PA 17701.

UPI/TAX PARCEL NUMBER: 74-
006-209.

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN THE FOURTEENTH WARD OF THE CITY OF WILLIAMSPORT, COUNTY OF LYCOMING AND COMMON-

WEALTH OF PENNSYLVANIA, KNOWN ON THE PLAN OF VALLAMONT AS LOT NOS 10 AND 12 IN BLOCK NO.13, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TOWIT:

BEGINNING AT A POINT AT THE SOUTHEAST CORNER OF WALNUT STREET AND VERNON AVENUE; THENCE EASTWARD ALONG THE SOUTHERN LINE OF VERNON AVENUE, ONE HUNDRED SIXTY (160) FEET TO THE WEST LINE OF AN ALLEY; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID ALLEY, ONE HUNDRED (100) FEET TO A POINT; THENCE WESTERLY IN A LINE PARALLEL WITH THE SOUTHERLY LINE OF VERNON AVENUE, ONE HUNDRED SIXTY (160) FEET TO THE EASTERLY LINE OF WALNUT STREET; THENCE NORTHERLY ALONG THE EASTERLY LINE OF WALNUT STREET, ONE HUNDRED (100) FEET TO A POINT AT THE SOUTHEAST CORNER OF WALNUT STREET AND VERNON AVENUE, THE PLACE OF BEGINNING.

BEING THE SAME PREMISES which Daniel C. Wurster and Margery S. Wurster, his wife, by Deed dated September 5, 2013 and recorded September 9, 2013 in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book Volume 8115, Page 292, granted and conveyed unto HALI M. BUSH.

BEING KNOWN AS: 1214 WALNUT STREET, SOUTH WILLIAMSPORT, PA 17701.

PARCEL #74-006-209.

NO. 17-1549

WELLS FARGO BANK, NA

vs.

BENJAMIN E. COHICK,
DAWN M. COHICK

PROPERTY ADDRESS: 1664 MARLIN PARKWAY, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 26-014-466.

By virtue of a Writ of Execution No. 17-1549.

Wells Fargo Bank, NA v. Benjamin E. Cohick, Dawn M. Cohick owner(s) of property situate in the LOYALSOCK TOWNSHIP, LYCOMING County, Pennsylvania, being 1664 Marlin Parkway, Williamsport, PA 17701-2610.

Parcel No. 26+,014.0-0466.00-000+. Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$101,655.20.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 17-1215

PENNYMAC LOAN SERVICES, LLC

vs.

DAVID L. GUTHRIE a/k/a
DAVID LAWRENCE GUTHRIE
PROPERTY ADDRESS: 2613 E. HILLS DRIVE, WILLIAMSPORT, PA 17701.
UPI/TAX PARCEL NUMBER: 26-027-155.

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 17-1215.

Pennymac Loan Services LLC v. David L. Guthrie a/k/a David Lawrence Guthrie owner(s) of property situate in the LOYALSOCK TOWNSHIP, LYCOMING County, Pennsylvania, being 2613 E. Hills Drive, Williamsport, PA 17701-2914.

Parcel No. 26-27-155.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$108,545.41.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 17-1193

JERSEY SHORE STATE BANK

vs.

TODD A. DeSEAU
PROPERTY ADDRESS: 2025 LINCOLN STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 71-002-623.

ALL that certain message, tenement and lot of land situate in the Eleventh Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, known as Lot No. 6 of Daniel Updegraff's Addition to the City of Williamsport, bounded and described as follows:

BOUNDED on the north by Lincoln Street; on the east by Lot No. 51; on the south by an alley; and on the west by Lot No. 7, being fifty (50) feet in width fronting on Lincoln Street and one hundred fifty (150) feet in depth to said alley. Having erected thereon a two story frame dwelling, known as No. 2025 Lincoln Street.

BEING the same premises granted and conveyed unto Todd A. DeSeau, single, by Todd A. DeSeau, single, and Paula L. DeSeau, single, by Deed intended to be herewith recorded.

FOR identification purposes only, being known as all of Tax Parcel No. 71-2-623 in the Office of the Lycoming County Tax Assessor. The real property is more fully described in a mortgage filed January 17, 2014 recorded in the Lycoming County Office of the Recorder of Deeds at Book 8232, beginning at page 104.

Improvements include two story dwelling with an attached carport.

NO. 17-1192

JERSEY SHORE STATE BANK

vs.

TODD A. DeSEAU

PROPERTY ADDRESS: 34 THOMPSON STREET, RALSTON, PA 17763.

UPI/TAX PARCEL NUMBER: 29-001-417.

ALL that certain piece, parcel or lot of land situate in the Village of Ralston, Township of McIntyre, County of Lycoming, Commonwealth of Pennsylvania, more particularly bounded and described in accordance with a survey prepared by Ted Franklin, R.L.S., dated January 19,

1981 and recorded June 13, 1983 as set forth in Lycoming County Deed Book Volume 1041, Page 312, as follows:

BEGINNING at a placed iron pin on the southern edge of Thompson Street, being south sixty-four (64) degrees zero (00) minutes zero (00) seconds east, one hundred twenty-five and seventy-five hundredths (125.75) feet from the intersection of McIntyre Street and being the common corner with lands now or formerly of First National Bank of Ralston, Deed Book 207, page 75, and Deed Book 344, page 255; thence with the southern edge of said Thompson Street, south sixty-four (64) degrees zero (00) minutes zero (00) seconds east, for forty-one and twenty-five hundredths (41.25) feet to a point on the southern edge of said Thompson Street and the western edge of a sixteen (16) foot Division alley; thence with the western edge of said alley, south twenty-five (25) degrees forty-eight (48) minutes zero (00) seconds west, for one hundred twelve and seventy-three hundredths (112.73) feet to a placed iron pin on the western edge of said alley and common corner with land now or formerly of the Administrator of Veteran Affairs, Deed Book 949, page 254; thence with the line of said tract, north sixty-three (63) degrees forty-one (41) minutes zero (00) seconds west, for forty-one and twenty-five hundredths (41.25) feet to a placed iron pin in the line of said Administrator of Veteran Affairs and common corner with said First National Bank of Ralston; thence with said First National Bank parcel, north twenty-five (25) degrees forty-eight (48) minutes zero (00) seconds east, for one hundred twelve and fifty hundredths (112.50) feet to the point of beginning. Containing four thousand six hundred forty-five (4,645) square feet.

UNDER AND SUBJECT to the conditions, restrictions, covenants, rights-of-way, easements, etc. as heretofore contained in the prior chain of title.

BEING the same premises granted and conveyed unto Todd A. DeSeau, single, by Todd A. DeSeau, single and Paula L. DeSeau, single, by Deed intended to be herewith recorded.

FOR identification purposes only, being known as all of Tax Parcel No. 29-1-417 in the Office of the Lycoming County Tax Assessor. Further, being that real property which is the subject of a mortgage filed August 7, 2017 in the Lycoming County Office of the Recorder of Deeds to Deed Book 8389, beginning at page 321.

Improvements include a frame retail store with attached apartments.

NO. 17-1615

JP MORGAN CHASE BANK, N.A.
s/b/m TO BANK ONE, N.A.

vs.

JEFFREY L. FOLLMER
PROPERTY ADDRESS: 436 VALLEY ROAD, SOUTH WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 55-368-158.

By virtue of a Writ of Execution No. 17-1615.

JP Morgan Chase Bank, N.A. s/b/m to Bank One, N.A. v. Jeffrey L. Follmer owner(s) of property situate in the SUSQUEHANNA TOWNSHIP, LYCOMING County, Pennsylvania, being 436 Valley Road, South Williamsport, PA 17702-869.

Parcel No. 55-368-158.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$326,516.80.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

NO. 17-1683

US BANK NATIONAL ASSOCIATION
AS TRUSTEE FOR THE
PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

JAMES FULLER

PROPERTY ADDRESS: 81 MAIN ROAD, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 25-001-303.

ALL that certain piece of land in the Village of Oriole, Township of Limestone, County of Lycoming, Pennsylvania, being 52 x 108, containing 1/4 of an acre, being known as Lot No. 2. HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 81 MAIN ROAD, JERSEY SHORE, PA 17740.

TAX PARCEL: 25-001-303.

Lycoming Deed Book 4230, page 257.

TO BE SOLD AS THE PROPERTY OF
JAMES M. FULLER ON JUDGMENT NO.
CV-2017-001683-MF.

NO. 17-1222

NATIONSTAR MORTGAGE LLC

vs.

ROGER D. GEIGER a/k/a ROGER D. GEIGER, JR., MISSEY D. GEIGER
PROPERTY ADDRESS: 562 PEPPER ST., MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 40-004-900.

Docket Number CV-2017-001222-MF.

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Muncy Creek, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron bolt located in the center line of the intersection of two alleys; thence North eighty-six (86) degrees fifty (50) minutes East, being the center line of said alley between the properties now or formerly of Oliver C. Brass, deceased; and property now or formerly of Latimer Ludwig, one hundred thirty and seven tenths (130.7) feet to a tack located sixteen and five-tenths (16.5) feet from an iron bolt located at west edge of Pennsylvania Legislative Route No. 41062; thence South two (2)

degrees fifty-five (55) minutes East, being the center line of said Pennsylvania Legislative Route No. 41062 from Muncy to Dewart, one hundred twenty-six and thirty-one hundredths (126.31) feet to a tack located sixteen and five-tenths (16.5) feet from an iron bolt located at west edge of highway; thence by a curve to the right with a radius of one hundred twenty-eight and two hundred fifty-six one thousandths (128.256) feet still along the center line of said Muncy-Dewart Highway, a length of one hundred seventy-five and seventy-three hundredths (175.73) feet to a tack located sixteen and five-tenths (16.5) feet from an iron bolt located at west edge of Highway; thence South seventy-five (75) degrees thirty-five (35) minutes West, being the center line of said Highway, Muncy to Dewart, eighty-two and thirty-six hundredths (82.36) feet to a tack; thence along property now or formerly of Robert Brass, deceased, North seventeen (17) degrees thirty (30) minutes and fifty-two (52) seconds East two hundred fourteen (214) feet to an iron bolt; thence along property now or formerly of Robert Brass, deceased, South eighty-six (86) degrees fifty (50) minutes West forty-six (46) feet to an iron bolt in center line of alley; thence North seventeen (17) degrees zero (00) minutes East along center line of alley dividing property now or formerly of Oliver C. Brass, deceased, and now or formerly of Robert Brass, deceased, forty-nine and six-tenths (49.6) feet to an iron bolt in center line of alley; thence along property now or formerly of Robert Brass, deceased, North seventy-seven (77) degrees thirty (30) minutes, West eighty-four and two-tenths (84.2) feet to an iron pipe on top of bank of Susquehanna River and continuing along same course thirty(30) feet, more or less, to low water mark of the Susquehanna River, thence up the river North fourteen (14) degrees thirty (30) minutes East one hundred twenty (120) feet, more or less,

to a point designated as low water mark of the Susquehanna River; thence South eighty (80) degrees thirty (30) minutes East thirty (30) feet, more or less, to an iron bolt on top of bank of the Susquehanna River from thence along same course eighty-nine and five-tenths (89.5) feet to an iron bolt in the center line of said alley; thence South seventeen (17) degrees zero (00) minutes West, being the center line of said alley between the property now or formerly of Latimer Ludwig and now or formerly of Oliver C. Brass, deceased, one hundred three (103) feet to an iron bolt and place of beginning.

BEING Parcel ID 40-004.0-0900.00-000.

BEING known for informational purposes as 562 Pepper Street, Muncy, PA.

BEING THE SAME PREMISES which was conveyed to Missey D. Geiger and Roger D. Geiger, wife and husband by Deed of George E. Stabler, joined by his wife, Linda K. Stabler, dated 11.03.2006 and recorded 11.06.2006 as Instrument 200600019068 BK 5843 PG 165 in the Lycoming County Recorder of Deeds Office.

NO. 16-0418

WELLS FARGO BANK, NA

vs.

JAMES HOLT & ET AL., STACY HOLT
PROPERTY ADDRESS: 325 WELDON STREET, MONTTOURSVILLE, PA 17754-1311.

UPI/TAX PARCEL NUMBER: 33-002.1-629.A.

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 16-0418.

Wells Fargo Bank, NA v. James Holt, Stacy Holt owner(s) of property situate in the MONTTOURSVILLE BOROUGH, 1ST, LYCOMING County, Pennsylvania, being 325 Weldon Street, Montoursville, PA 17754-1311.

Parcel No. 33+,002.1-0629.A+-000+.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$179,195.78.
 PHELAN HALLINAN
 DIAMOND & JONES, LLP
 Attorneys for Plaintiff

NO. 17-1415

JPMORGAN CHASE BANK,
 NATIONAL ASSOCIATION

vs.

BROOKE A. KAMERER
 PROPERTY ADDRESS: 422 KEPNER
 HILL RD., MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 40-394-169.S.

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Muncy Creek, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a spike in the centerline of Township Route No. 596, said spike being South fourteen (14) degrees zero (00) minutes East, three hundred (300) feet from a spike at the point of intersection of the centerline of said Route 596 with the Southern line of land now or formerly of Harry Reeser.

THENCE along the centerline of said Township Route No. 596, South fourteen (14) degrees zero (00) minutes East, one hundred and zero hundredths (100.00) feet to a spike.

THENCE along the Northern line of Lot No. 5, South seventy-six (76) degrees zero (00) minutes West, two hundred and zero hundredths (200.00) feet to an iron pin in the Eastern line of land now or formerly of John A. Bubb.

THENCE along the Eastern line of land now or formerly of John A. Bubb, North fourteen (14) degrees zero (00) minutes West, one hundred and zero hundredths (100.00) feet to an iron pin.

THENCE along the Southern line of Lot No. 3, North seventy-six (76) degrees zero (00) minutes East, two hundred and zero hundredths (200.00) feet to the place of beginning.

Commonly known as 422 Kepner Hill Road, Muncy, PA 17756.

Parcel No. 40+,394.0-0169.S+-000+
 UPI: 40-394-169.S.

BEING THE SAME PREMISES which Mary K. Houseknecht by Deed dated August 29, 2011 and recorded August 31, 2011 in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book 7380, page 229 instrument #201100012426 granted and conveyed unto Brooke A. Kameron, in fee.

NO. 17-1585

WELLS FARGO BANK, NA

vs.

BENJAMIN M. KRAHLING
 PROPERTY ADDRESS: 533 ANTHONY STREET, WILLIAMSPORT, PA 17701.
 UPI/TAX PARCEL NUMBER: 69-004-409.

DOCKET NO: CV-2017-001585-MF.
 ALL THAT CERTAIN lot or piece of ground situate in Williamsport City, County of Lycoming, and Commonwealth of Pennsylvania.

TAX PARCEL NO: 69-004-409.
 PROPERTY ADDRESS: 533 Anthony Street, Williamsport, PA 17701.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Benjamin M. Krahling.
 ROGER FAY, ESQUIRE

NO. 17-1640

THE MUNCY BANK
 AND TRUST COMPANY

vs.

VICKIE LEECH,
 UNITED STATES OF AMERICA
 PROPERTY ADDRESS: 126 NORTH MIDDLE ROAD, MUNCY, PA 17756.
 UPI/TAX PARCEL NUMBER: 41-001-114.

DOCKET NO. 17-1640.
 126 North Middle Road, Penns Dale (Muncy Township).
 Lycoming County Tax Parcel Number: 41-001-114.

ALL that certain, piece, parcel and lot of land situate in the Township of Muncy, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the eastern line of the public road known as North Middle Road leading from Pennsdale to Muncy, said point being South five and one-fourth (5-1/4) degrees East, fifty-four and forty-five hundredths (54.45) feet from the southern line of land of Friends Meeting House and Grounds;

Thence South eighty-nine (89) degrees East, one hundred ninety-eight (198) feet, more or less, to the northern line of land now or formerly of J. C. Stugard;

Thence in a northwesterly direction along lands now or formerly of Stugard, a distance of approximately two hundred ten (210.00) feet to the eastern line of the public road leading from Pennsdale to Muncy;

Thence in a northerly direction along the eastern line of said public road, a distance of fifty-five (55) feet, more or less, to the place of beginning.

WHEREON is erected a two-story frame dwelling.

BEING the same premises conveyed unto Vickie S. Leech, by Deed of James D. Smith and Ann L. Smith, his wife, dated and recorded December 5, 1996, in Lycoming County Record Book 2719, Page 231.

UNDER AND SUBJECT to a Pipeline Easement from Vickie S. Leech to the Lycoming County Water and Sewer Authority dated February 27, 2002, and recorded in Lycoming County Record Book 4199 at page 175.

Including the following improvements located on the land: a frame two story residential structure and a detached garage.

FOR IDENTIFICATION PURPOSES ONLY, BEING ALL OR PART OF REAL ESTATE TAX PARCEL NO. 41-001-114 IN THE OFFICE OF THE LYCOMING COUNTY TAX ASSESSOR.

SEIZED in execution as the property of Vickie S. Leech, Defendant, on the judgment in mortgage foreclosure entered on January 23, 2018, indexed to #17-1640 in the Court of Common Pleas of Lycoming County.

NO. 15-2652

US BANK NATIONAL AS TRUSTEE IN TRUST FOR THE HOLDERS OF MLMI TRUST 2002-AFC1 ASSET-BACKED CERTIFICATES SERIES 2002-AFC1

vs.

JENNIFER G. LEVANDOSKI,
MICHAEL T. LEVANDOSKI
PROPERTY ADDRESS: 201 N. MARKET ST., MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 39-001-315.

DOCKET NO: 15-2652.

ALL THAT CERTAIN lot or piece of ground situate in Muncy Borough, County of Lycoming, and Commonwealth of Pennsylvania.

TAX PARCEL NO: 39+,001.0-0315.00-000+ and UPI #: 39-1-315.

PROPERTY ADDRESS: 201 N. Market St., Muncy, PA 17756.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Michael T. Levandoski.

ROGER FAY, ESQUIRE

NO. 17-1498

BAYVIEW LOAN SERVICING, LLC

vs.

MARGARET A. MALIZIA
PROPERTY ADDRESS: 1327 SCOTT ST., WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 70-010-412.

ALL THAT CERTAIN Parcel of Land In The Tenth Ward of the City of Williamsport, Lycoming County, Commonwealth of Pennsylvania, As More Fully Described On Deed Book 873 Page 1, ID# 70-10-412, Being Known and Designated As A Metes And Bounds.

BEING MORE FULLY DESCRIBED IN DEED AS THE FOLLOWING:

ALL THAT CERTAIN parcel of land situate in the Tenth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on Scott Street and at the center of tract or lot of land now or formerly of Joseph O. Gifford, et ux, which was conveyed to them by deed of Merritt Sauster and Emily, his wife, on August 27, 1886; thence extending westerly along Scott Street a distance of thirty-nine (39) feet and ten (10) inches, more or less, to property now or formerly of Asenath Sheffer; thence southerly a distance of ninety (90) feet to line of land now or late of Lucy and Alice G. Spalding; thence easterly a distance of thirty-nine (39) feet and ten (10) inches, more or less, to center of lot above mentioned; thence northerly ninety (90) feet, more or less, to Scott Street, being the place of beginning.

SUBJECT to the condition regarding water main and sanitary sewer as imposed by provision contained in the Deed from Samuel D. Bailey, widower, to Robert R. Merrell dated September 9, 1957 and recorded in Deed Book 433, page 291.

AND TOGETHER with such rights regarding the use, repair, etc. of said water main and sanitary sewer as were conferred therein by the above recited Deed.

UNDER AND SUBJECT to the conditions, restrictions, covenants, rights-of-way, etc. as heretofore contained in the prior chain of title.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1327 Scott Street, Williamsport, PA 17701.

SOLD as the property of MARGARET A. MALIZIA.

TAX PARCEL #70-0100-0412-000.

DOCKET #17-1498.

NO. 17-1052

WELLS FARGO BANK, NA

vs.

MARK D. SCHOLLES,
KEIR C. SCHOLLES

PROPERTY ADDRESS: 239 SLACKS RUN RD., TROUT RUN, PA 17771.

UPI/TAX PARCEL NUMBER: 24-002-203.

SHORT DESCRIPTION

DOCKET NO: 17-1052.

ALL THAT CERTAIN lot or piece of ground situate in Lewis Township, County of Lycoming, and Commonwealth of Pennsylvania.

TAX PARCEL NO: 24-002-203.

PROPERTY ADDRESS: 239 Slacks Run Road, Trout Run, PA 17771.

IMPROVEMENTS: a Residential Dwelling.

SOLD AS THE PROPERTY OF: Keir C. Scholes and Mark D. Scholes.

ROGER FAY, ESQUIRE

NO. 17-1606

WILMINGTON SAVINGS FUND

SOCIETY, FSB d/b/a

CHRISTIANA TRUST ET AL.

vs.

TIMOTHY A. SCOTT,
NICO S. SCOTT

PROPERTY ADDRESS: 510 DYLAN DR., COGAN STATION, PA 17728.

UPI/ TAX PARCEL NUMBER: 15-269-134.C.

PARCEL NO.: 15-269-134.C.

ALL THAT CERTAIN piece, parcel and lot of land located in Hepburn Township, Lycoming County, Commonwealth of Pennsylvania and shown upon a plan prepared by Richard M. Trowbridge, dated November 9, 2001 bounded and described as follows:

Commencing at an existing steel pin, said pin being located on the Northern line of lands of Robert A. Maguire, with the intersection of the Eastern line of Dylan Drive (private), also being the Southwestern corner of Lot #3, Thence

from the point of commencement and along lands of Robert A. Maguire, North 91 Degrees 26'01" West, 25.57 feet to the center of Dylan Drive (private); Thence along the center of Dylan Drive 50' in total width as previously shown on the subdivision plan of Schauer, by the 2 following courses and distances; (1) North 03 Degrees 34'33" West, 592.64 feet to a point; (B) North 24 Degrees 39'36" East, 329.92 feet to a point at the terminus of the existing Dylan Drive; Thence along the centerline of the proposed extension of Dylan Drive, Private and 50' wide in total width by the 4 following courses and distances; (c) North 25 Degrees 07'56" East, 276.00 feet to a point; (D) North 59 Degrees 09'07" West, 368.77 feet to a point; (E) North 64 Degrees 35'44" West, 269.05 feet to a point; (F) North 78 Degrees 52'32" West, 63.96 feet to a point marking the terminus of the proposed Dylan Drive; (G) Thence along residual lands of Jack E. Strouse and Jean F. Strouse North 49 Degrees 19'14" East, 13.82 feet to a set steel pin marking the Southeastern corner of the lot herein described the point and place of beginning and through lands of Jack E. Strouse and Jean F. Strouse by the 12 following courses and distances; (1) North 78 Degrees 52'32" West, 54.51 feet to a point; (2) North 64 Degrees 35'04" West, 135.57 feet to a point; (3) North 59 Degrees 36'36" West, 154.18 feet to a point; (4) North 31 Degrees 27'44" West, 53.84 feet to a point; (5) North 19 Degrees 08'44" West, 200.61 feet to a set steel pin; (6) North 60 Degrees 29'30" East, 885.00 feet to a set steel pin near a logging path; Thence along the South side of an existing logging path by the 5 following courses and distances; (7) South 92 Degrees 19'32" East, 20.32 feet to a point; (8) South 41 Degrees 00'15" East, 94.85 feet to a point; (9) South 37 Degrees 52'46" East, 153.41 feet to a point; (10) South 41 Degrees 58'02"

East, 101.85 feet to a point; (11) South 50 Degrees 40'25" East, 21.26 feet to a set steel pin, (12) Thence South 49 Degrees 19'14" West, 823.13 feet to the point and place of beginning, containing 10.000 Acres as above described.

Together with a private access easement known as Dylan Drive the centerline of which is described as follows:

Commencing at an existing steel pin being located on the Northern line of lands of Robert A. Maguire, with the intersection of the Eastern line of Dylan Drive (private), also being the Southwestern corner of Lot #3; Thence from the point of commencement and along lands of Robert A. Maguire, North 81 Degrees 26'01" West, 25.57 feet to the center of Dylan Drive (Private); Thence along the center of Dylan Drive 50 feet in total width as previously shown on the subdivision plan of Schauer, by the 2 following courses and distances; (a) North 03 Degrees 34'33" West, 592.64 feet to a point; (B) North 24 Degrees 39'36" East, 329.92 feet to a point at the terminus of the existing Dylan Drive, Private and 50' wide in total width by the 4 following courses and distances; (C) North 25 Degrees 07'56" East, 278.00 feet to a point; (D) North 59 Degrees 09'07" West, 368.77 feet to a point; (E) North 66 Degrees 35'44" West, 269.05 feet to a point; (F) North 79 Degrees 52'32" West, 63.96 feet to a point marking the terminus of the proposed Dylan Drive.

The Improvements thereon being known as 510 Dylan Drive.

Fee Simple Title Vested in Nico S. Scott and Timothy Scott, her husband, by deed from, Jack E. Strouse and Jean F. Strouse, Husband and Wife, dated 01/28/2002, recorded 02/01/2002, in the Lycoming County Recorder of deeds in Deed Book 4072, Page 264.

Property Address: 510 Dylan Drive, Cogan Station, PA 17728.

Docket #17-1606.

NO. 17-1133

FEDERAL NATIONAL MORTGAGE
ASSOCIATION (FANNIE MAE)

vs.

DANIEL L. TAWNEY

PROPERTY ADDRESS: 349 SHER-
WOOD AVE., SOUTH WILLIAMSPORT,
PA 17702.

UPI/TAX PARCEL NUMBER: 51-
004-268.

SHORT DESCRIPTION

DOCKET NO: 17-1133.

ALL THAT CERTAIN lot or piece
of ground situate in South Williamsport
Borough, County of Lycoming, and Com-
monwealth of Pennsylvania.

TAX PARCEL NO: 51-004.0-0268.00-
000.

PROPERTY ADDRESS: 349 Sherwood
Avenue, S. Williamsport, PA 17702.

IMPROVEMENTS: a Residential
Dwelling.

SOLD AS THE PROPERTY OF: Daniel
L. Tawney, Ann M. Tawney, deceased.
ROGER FAY, ESQUIRE

NO. 2016-01746

BRANCH BANKING AND
TRUST COMPANY

vs.

W.P.B. RESOURCES INC.,

B & B REAL ESTATE VENTURES LLC
PROPERTY ADDRESS: 402-404
WASHINGTON BLVD., WILLIAMS-
PORT, PA 17701.

UPI/TAX PARCEL NUMBER: 69-
004-310.

COMMONLY KNOWN AS 402-404
WASHINGTON BLVD., WILLIAMS-
PORT, PENNSYLVANIA 17701.

PARCEL ID NO. 69-004.0-0310.00-
000 (ALSO REFERRED TO AS NO.
69-04-310).

Civil Action No. 2016-01746.

EXHIBIT A

ALL THAT CERTAIN PIECE, PAR-
CEL AND LOT OF LAND SITUATE
IN THE NINTH WARD OF THE CITY
OF WILLIAMSPORT, COUNTY OF

LYCOMING AND COMMONWEALTH
OF PENNSYLVANIA, MORE PARTICU-
LARLY BOUNDED AND DESCRIBED
AS FOLLOWS:

BEGINNING AT THE SOUTHEAST
CORNER OF WASHINGTON BOU-
LEVARD (FORMERLY WASHINGTON
STREET) AND PENN STREET; THENCE
EAST ALONG THE SOUTH SIDE OF
WASHINGTON BOULEVARD, FIFTY-
TWO (52) FEET TO CORNER OF LOT
NO. 3 OF THE MYERS ADDITION TO
THE CITY OF WILLIAMSPORT, NOW
OR FORMERLY THE PROPERTY OF
C.F. GREEVY; THENCE SOUTH ALONG
SAID LOT NO. 3, ONE HUNDRED
(100) FEET; THENCE WEST ON LINE
PARALLEL WITH EAST SEVENTH
STREET (FORMERLY WILLIAM AL-
LEY) ALONG LAND FORMERLY OF
CHARLES ERHARD, FIFTY-TWO (52)
FEET TO PENN STREET; THENCE
NORTH ALONG PENN STREET, ONE
HUNDRED (100) FEET TO THE PLACE
OF BEGINNING, BEING LOT NO. 2 IN
THE MYERS ADDITION TO THE CITY
OF WILLIAMSPORT.

THIS BEING THE SAME PROPERTY
CONVEYED TO B AND B REAL ES-
TATE VENTURES LLC, A PENNSYLV-
ANIA LIMITED LIABILITY COMPANY,
DATED 05/28/2010 AND RECORDED
ON 06/02/2010 IN BOOK 6956, PAGE
171, IN THE LYCOMING COUNTY
RECORDERS OFFICE.

PARCEL NUMBER: 69,004.0-0310.00-
000.

Address: 402-404 WASHINGTON
BLVD., WILLIAMSPORT, PA.

NO. 16-1239

CITIZENS & NORTHERN BANK

vs.

SHANE T. WATKINS, HEATHER M.
WATKINS, SHANE AND
HEATHER WATKINS

PROPERTY ADDRESS: 58 STRAW-
BRIDGE HILL ROAD, HUGHESVILLE,
PA 17737.

UPI/TAX PARCEL NUMBER: 44-316-163.A.

ALL those certain lots, pieces or parcels of land lying and situate in the Township of Penn, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL NO. ONE:

BEGINNING at the intersection of the division line between land now or formerly of Clyde Foust and land now or formerly of Earl McClintock with the centerline of T-700; thence along the centerline of T-700, South nineteen (19) degrees forty-five (45) minutes East, two hundred forty-six (246.00) feet, thence along other land now or formerly of Earl McClintock, being also along the center of a dug road, South eighty-six (86) degrees fifteen (15) minutes West, two hundred fifty-seven (257.00) feet to a stake; thence along the same, North seventy-four (74) degrees thirty (30) minutes West, two hundred one (201.00) feet to a stake in the division line between land now or formerly of Clyde Foust and land now or formerly of Earl McClintock; thence along said division line, North sixty-two (62) degrees East four hundred fifteen (415.00) feet to the place of beginning.

PARCEL NO. ONE CONTAINING one and thirty-six hundredths (1.36) acres.

PARCEL NO. ONE UNDER AND SUBJECT to the right of Max G. McClintock and Patricia J. McClintock, his wife, their heirs and assigns, to use a certain right-of-way for access to their premises as more fully set forth in Lycoming County Deed Book 498, Page 998.

PARCEL NO. TWO:

BEGINNING at an existing railroad spike in the center line of T-700, said spike being located approximately one hundred forty-two (142.00) feet along the center line of T-700 from the centerline intersection of said T-700 and SR 220; thence along the centerline of T-700, South twenty-eight (28) degrees ten (10) minutes thirty-four (34) seconds East,

forty-seven (47.00) feet to an existing railroad spike in the center line of T-700; thence along land now or formerly of Thomas and Gloria Watkins, South sixty-one (61) degrees forty-three (43) minutes fourteen (14) seconds West, sixteen and fifty hundredths (16.50) feet to a set #4 rebar; thence along the same, South sixty-one (61) degrees forty-three (43) minutes fourteen (14) seconds West, four hundred sixty-three and fifty hundredths (463.50) feet to a set #4 rebar on the South side of an existing private road; thence along lands now or formerly of Red Pine Ridge Hunting Club, North twelve (12) degrees forty-three (43) minutes thirty-eight (38) seconds East, sixty-two and twenty-eight hundredths (62.28) feet to a set #4 rebar; thence along lands now or formerly of Dennis Foust, North sixty-one (61) degrees forty-three (43) minutes fourteen (14) seconds East four hundred twenty-two and seventy-two hundredths (422.72) feet to a set #4 rebar; thence along the same, North sixty-one (61) degrees forty-three (43) minutes fourteen (14) seconds East, sixteen and fifty hundredths (16.50) feet to an existing railroad spike in the centerline of T-700, the point and place of beginning.

PARCEL NO. TWO CONTAINING fifty hundredths (.50) of an acre.

PARCEL NO. THREE:

BEGINNING at a point in the centerline of T-700 where it is intersected by the centerline of a private road and by the centerline of T-702; thence from the said place of beginning and along the center of the aforesaid private road the following courses and distances: 1) North seventy-two (72) degrees seventeen (17) minutes forty-four (44) seconds West, 150.75 feet to a point; 2) North sixty-nine (69) degrees thirty-four (34) minutes twenty-six (26) seconds West, 36.89 feet to a point; 3) North sixty-six (66) degrees eighteen (18) minutes thirteen (13) seconds West,

28.20 feet to a point; 4) North sixty-five (65) degrees fifty-six (56) minutes eight (08) seconds West, 178.02 feet to a point; 5) North sixty-four (64) degrees eleven (11) minutes three (03) seconds West, 59.83 feet to a point; 6) North sixty-two (62) degrees forty-one (41) minutes one (01) second West, 80.56 feet to a point; 7) North sixty-five (65) degrees ten (10) minutes seventeen (17) seconds West, 69.86 feet to a point; 8) North sixty-one (61) degrees twenty-eight (28) minutes fifty-five (55) seconds West, 49.75 feet to a point; 9) North sixty-two (62) degrees thirty-three (33) minutes nineteen (19) seconds East, 62.13 feet passing through an iron pin and along land now or formerly of Clyde and Elizabeth Foust to an iron pin in the center of an old road; 10) South seventy-three (73) degrees fifty-six (56) minutes forty-one (41) seconds East, 201.00 feet along an old road and land now or formerly of Thomas and Gloria Watkins to a point; 11) North eighty-five (85) degrees forty-one (41) minutes eight (08) seconds East, 257.00 feet along the said old road and land now or formerly of Thomas and Gloria Watkins to a point in the center of Township Road 700; 12) South nineteen (19) degrees twelve (12) minutes fifty-three (53) seconds East, 126.06 feet along the center of Township Road 700 to a point; 13) South twenty-one (21) degrees fifty-two (52) minutes thirty-two (32) seconds East, 142.34 feet along the center of Township Road 700 to the place of beginning.

PARCEL NO. THREE CONTAINING 1.560 acres of land.

The above three (3) parcels of land are to be considered as one for tax and subdivision purposes.

PARCELS NOS. ONE, TWO AND THREE BEING the same premises granted and conveyed unto Shane T. Watkins by deed of Thomas W. Watkins and Gloria E. Watkins, a/k/a Gloria Watkins, husband and wife, dated August 17, 2001 and recorded in Lycoming County Record Book 3898, Page 161.

FOR IDENTIFICATION PURPOSES ONLY, being known as Parcel No. 44-316-163A in the Office of the Lycoming County Tax Assessor.

SEIZED, taken in execution and to be sold as the property of Shane T. Watkins under a judgment entered against Shane T. Watkins and Heather M. Watkins, in the Court of Common Pleas of Lycoming, Pennsylvania, docketed to No. 16-1239.

NO. 17-1439

QUICKEN LOANS INC.

vs.

DARWIN S. WOLYNIEC
PROPERTY ADDRESS: 1556 RIVERSIDE DR., SOUTH WILLIAMSPORT, PA 17702.

UPI/TAX PARCEL NUMBER: 53-001-824.

ALL that certain piece, parcel or lot of land situate in the Third Ward of the Borough of South Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the eastern line of lot now or formerly of Helen H. Dauberman said point of beginning being referenced from an iron pin located near the northern line of Riverside Drive on the Western line of lot of Independent Fire Co. No. 1, by the two following courses and distances: First, North 0 degrees 46 minutes 51 seconds East, 2.02 feet to the Northern line of Riverside Drive; Second, South 89 degrees 13 minutes 09 seconds East, 172 feet to the Southeast corner of lot now or formerly of Helen H. Dauberman, the place of beginning; thence from the said place of beginning and along the Eastern line of lot now or formerly of Helen H. Dauberman, North 0 degrees 46 minutes 51 seconds East, 155 feet to a point on the Southern right-of-way line of the Linden Branch of the Pennsylvania Railroad Company; thence along the right of way of the aforementioned railroad by a curve to the

left having a radius of 5,762.65 feet, an arc distance of 59.31 feet to a point on the Western line of lot now or formerly of Elmer G. Kloss; thence along the Western line of lot now or formerly of Elmer G. Kloss, South 0 degrees 46 minutes 51 seconds West, 167.31 feet to a point in the northern line of Riverside Drive; thence along the northern side of Riverside Drive, North 89 degrees 13 minutes 09 seconds West, 58 feet to a point and the place of beginning. Containing 0.217 acres.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1556 Riverside Drive, S. Williamsport, PA 17702.

SOLD as the property of DARWIN S. WOLYNIEC.

TAX PARCEL #53-001-824.
DOCKET #17-1439.

Take notice that a schedule of the proposed distribution of the proceeds of the above sale will be on file in the Prothonotary of Lycoming County, Pennsylvania, on MAY 14, 2018 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten days thereafter.

R. MARK LUSK,
Sheriff
Lycoming County, PA

A-13, 20, 27

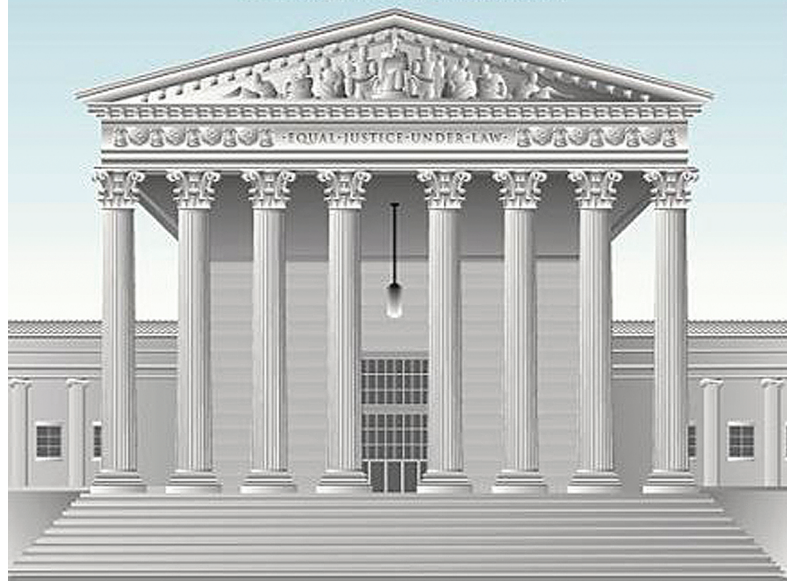
SAVE THE DATE

US Supreme Court Admission November 18, 2019

As part of the upcoming 150th Anniversary Celebration, the LLA is planning an admission to the US Supreme Court.

Registration for LLA Members:
July 1, 2018 – December 31, 2018

Details: To Be Announced



**Do you know what your
LYCOMING LAW ASSOCIATION
FOUNDATION**

has done to improve the delivery of legal services in our community, facilitate learning about the legal system, and enhance the image of the organized Bar?

Assigned over \$75,700.00 in Arbitration Fees to North Penn Legal Services to promote and facilitate the delivery of legal services to indigent persons in Lycoming County over the last nine years

Granted \$500.00 to the Changing Lives Through Literature Program to assist in the purchase of books

Granted \$3,000.00 to West Branch School to assist in funding a trip for students to travel to Washington, DC and visit the Supreme Court and the Houses of Congress

Granted \$6,000.00 to North Penn Legal Services to assist in funding an AmeriCorp position

Granted \$2,000.00 to CASA to assist in developing the CCAP curriculum and train program staff and volunteers

Granted \$1,245.00 to North Penn Legal Services so that one of their Staff Attorneys could attend a Fair Debt Collection Act Boot Camp Seminar in San Francisco

Granted \$1,489.00 to North Penn Legal Services so that one of their Staff Attorneys could attend a Consumer Rights Litigation Conference in Philadelphia

Granted \$2,952.00 to the Law Library at the JV Brown Library for the initial digitization of its current collection of 140 local ordinances

Granted \$1,000.00 to the Curtin PTO toward their Ben Carson Reading Room Project

Granted \$2,945.00 to CASA of Lycoming County, so that the CASA Director and the CASA Coordinator of Early Education could attend at a three day national conference on Children and the Law held at Harvard Law School

Granted \$2,625.00 to North Penn Legal Services to fund the costs of a law student's employment at NPLS for ten weeks during a summer

Granted \$250.00 to Susquehanna Home Care & Hospice for the Nurse Family Partnership to purchase reference books for nurses to use with low income families

Granted \$1,250.00 to CASA for the purchase of a computer system and necessary software

Granted \$2,200.00 to North Penn Legal Services for the development of a customized Lycoming County Child Custody Video

Granted \$1,500.00 to Wise Options (on behalf of the Domestic Violence Task Force) for the preparation, printing and distribution of a county protocol for domestic violence calls

Granted \$1,000.00 to North Penn Legal Services to assist in funding a Medicare Part D Provider Education Training

Granted \$9,000.00 to the Lycoming County Historical Society for the interpretation, archiving and digitalization of historical legal documents owned by the Taber Museum

Granted \$2,750.00 to Lycoming County for training necessary to establish a Domestic Fatality Review Team

Granted \$2,500.00 to the Montoursville Area Mock Trial Team for their attendance at Harvard University's high school mock trial workshop

Established a Pro Bono Litigation Costs Reimbursement Fund

Request for Grant Funding should be directed to the LLA Community Activities and Outreach and Committee. Information is available on the LLA website at <http://www.lycolaw.org/Committees/LLAfoundation.htm>

Please consider the Lycoming Law
Association Foundation when making planned gifts.

Donations to the Lycoming Law Association
Foundation are tax deductible.

The Lycoming Law Association Foundation is a tax-exempt, not-for-profit, 501(c)(3) corporation.
Its mission is to cultivate the science of jurisprudence, improve the legal and judicial system,
and facilitate the administration of justice for residents of Lycoming County.



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, April 23, 2018**