

LYCOMING REPORTER

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TABLE OF CONTENTS

BAR NEWS	LEGAL ADVERTISEMENTS
LLA Upcoming Events and Continuing Legal Education 3	Estate & Trust Notices 6
Court Opinions 4	Confirmation of Account 9
	Fictitious Name 9
	Sheriff's Sale 9

LYCOMING REPORTER

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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
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Telephone: (570) 323-8287
Fax: (570) 323-9897
Website: www.lycolaw.org

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LYCOMING LAW ASSOCIATION

Penn Tower, 25 West Third Street, Suite 803

Williamsport, PA 17701

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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.

- 8/2/2021 – Bench/Bar Meeting.** *Quarterly meeting of the Bench/Bar Committee. Time: 12:00 PM to 1:00 PM.*
- 8/2/2021 – Memorial Service for Henry Perciballi.** *Memorial Service for Henry Perciballi. Zoom link: <https://lycomingcountypa.zoom.us/j/96500720182>. Time: 4:00 PM to 5:00 PM.*
- 8/18/2021 – LLA Annual Picnic.** *The LLA is very excited to announce that the Annual Picnic will be held at New Trail Brewery on August 18th starting at 4:30 PM. This is an event that you surely do not want to miss! The LLA will have copies of its 150th LLA History publication available for anyone who didn't receive their copy earlier this year. New Trail Brewery has a beautiful new private space reserved for us to enjoy and is willing to take groups on brewery tours (if you haven't seen their entire operation you will be impressed with their size and their canning abilities). The Brickyard will be catering! Download the flyer. Time: 4:30 PM to 7:30 PM.*
- 8/23/2021 – Executive Committee Meeting.** *Monthly meeting of the LLA's Executive Committee. Time: 12:00 PM to 1:00 PM.*
- 8/30/2021 – Memorial Service for Hank Mitchell.** *Memorial Service for Hank Mitchell. Zoom link: <https://lycomingcountypa.zoom.us/j/93186311623>. Time: 4:00 PM to 5:00 PM.*
- 8/31/2021 – Criminal Law Committee Meeting.** *Criminal Law "brown bag" lunch meeting. Time: 12:00 PM to 1:00 PM.*
- 9/11/2021 – Knoebel's.** *Outing to Knoebel's Grove. Meet at Pavilion H. Details TBA. Time: 12:00 PM.*

UPCOMING LYCOMING COUNTY CLE OPPORTUNITY

- 8/25/2021 – What Every Estate Planning Lawyer Needs to Know About Firearms:** *This in-person CLE event is for fully vaccinated people ONLY. Seating will be limited to the first 24 people to submit their registration and payment. All 2021 CLEs can be completed through distance learning. You can see the LLA's video library at <https://www.axomeducation.com/lycoming>. Time: 12:00 PM to 1:00 PM.*

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

- ▶ **Commonwealth vs. Bean** (07/16/2021)—Judge Marc F. Lovecchio
Criminal: Post Conviction Relief Act petition; applicability of Supreme Court opinion dealing with use of tracking device without a warrant to use by the government of CSLI from a wireless service provider; ineffectiveness of counsel for failing to predict changes in the law; inevitable discovery; prejudice in light of other overwhelming evidence; issuance of a court order under Wiretap Act as satisfying Fourth Amendment warrant requirements; waiver of issue not raised in previous proceedings. (Bean071621L) (Posted: July 19, 2021)
- ▶ **Salvatore vs. Danko Holdings, L.P.; 3rd St. PLCB Ventures, LLC** (07/16/2021)— Judge Marc F. Lovecchio
Civil: Motion to strike jury demand; effect of late filed reply to new matter on timeliness of jury trial demand in the reply; authority of court under Rule 1007 to allow an untimely jury demand; lack of prejudice as a factor; preliminary objections; specificity of facts to support affirmative defenses. (Salvatore071621L) (Posted: July 19, 2021)
- ▶ **Commonwealth vs. Smith** (07/12/2021)— Judge Nancy L. Butts
Criminal: Habeas corpus motion; sufficiency of evidence of delivery of drugs; adequacy of identification of defendant on phone call initiating a drug transaction where defendant shows up to deliver drugs to confidential informant. (Smith071221bt) (Posted: July 19, 2021)
- ▶ **Miller vs. Todd Bartley, Individually and As Agent of Colonial Radio Group of Williamsport, LLC d/b/a Fox Sports, Williamsport, Fox Sports Radio, Premiere Networks, Inc., Fox Broadcasting Company, LLC, Fox Corporation and Iheartmedia, Inc.; Colonial Radio Group of Williamsport, LLC d/b/a Fox Sports Williamsport; Fox Sports Radio; Premiere Networks, Inc.; Fox Broadcasting Co., LLC.; Fox Corporation and Iheartmedia, Inc.** (07/13/2021)— Judge Eric R. Linhardt
Civil: Motion to compel; scope of permissible discovery in a defamation case; request for complete cell phone records; invasion of privacy; good faith effort to provide relevant electronic communications; refusal to provide private medical information without execution of confidentiality agreement; reasonableness of contention interrogatories where details already pled in complaint; sufficiency of interrogatory responses. (Miller071321Li) (Posted: July 19, 2021)

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- **Commonwealth vs. Maddox** (07/13/2021)— Judge Marc F. Lovecchio
Criminal: Habeas corpus petition; sufficiency of evidence to establish prima facie case of terroristic threats; necessity of a direct threat or brandishing of a weapon; handwritten note demanding money from a bank as sufficient evidence of attempt to commit robbery or theft. (Maddox071321L) (Posted: July 14, 2021)
- **Commonwealth vs. Mills-Delarge** (07/13/2021)— Judge Marc F. Lovecchio
Criminal: Suppression motion; claim that search warrant was stale, overbroad, insufficiently particularized, and failed to establish probable cause; reliability of confidential informants; totality of circumstances; standing to challenge admissibility of evidence; privacy interest; social guest's legitimate expectation of privacy. (Mills-Delarge071321L) (Posted: July 14, 2021)
- **Commonwealth vs. Bennett** (07/13/2021)— Judge Marc F. Lovecchio
Criminal: Motion for bill of particulars and for pretrial discovery and inspection; reasonable basis for request; fishing expedition respecting previous arrests, issues or cases involving African Americans; collateral information. (bennett071321L) (Posted: July 14, 2021)

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**Anderson, William Genley**

a/k/a Genley Anderson, dec'd.

Late of the City of Williamsport.

Executrix: Martha B. Harris, 2700 Blair Street, Montoursville, PA 17754.

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

Bower, Philip C., dec'd.

Late of Moreland Township.

Co-Executrices: Linda R. Kneidler and Faith A. Panter.

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

Cohick, Weldon C., Jr., dec'd.

Late of Piatt Township.

Executor: Melvin R. Cohick, 173 Kendall Ave., Jersey Shore, PA 17740.

Attorney: Leroy H. Keiler, III, Esquire, 110 Oliver St., Ste. 2, Jersey Shore, PA 17740, (570) 398-2750.

Engelman, Effie T., dec'd.

Late of Williamsport.

Executor: Douglas N. Engelman. Attorneys: David F. Wilk, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701.

Lantz, William B., dec'd.

Late of Williamsport.

Executor: William H. Lantz, 215 Strohm Rd., Shippensburg, PA 17257.

Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

Perciballi, Henry P., dec'd.

Late of Williamsport.

Executrix: Eleanor Perciballi c/o Scott T. Williams, Esquire, Perciballi & Williams LLC, 429 Market Street, Williamsport, PA 17701.

Attorneys: Scott T. Williams, Esquire, Perciballi & Williams LLC, 429 Market Street, Williamsport, PA 17701.

Stahl, Charles D. a/k/a Charles David Stahl, dec'd.

Late of Muncy Township.

Executors: Kelly Stahl and Jill Boese Austin c/o Elizabeth A. White, Esquire, 835 West Fourth Street, Williamsport, PA 17701.

Attorneys: Elizabeth A. White, Esquire, McCormick Law Firm, 835 West Fourth Street, Williamsport, PA 17701.

SECOND PUBLICATION**Bower, Phillip H., dec'd.**

Late of Loyalsock Township.

Co-Personal Representatives: Andrea B. Bower, 426 Broad Street, Montoursville, PA 17754, Tanya B. Potts, 15 Quarry Drive, Watsonstown, PA 17777 and Hubert

A. Valencik, 930 Woodley Drive, Mechanicsburg, PA 17050.
Attorney: Douglas C. Loviscky, Esquire, 1500 West College Avenue, State College, PA 16801.

Crouse, Edgar L., dec'd.

Late of Duboistown.
Executrix: Linda L. Crouse c/o David F. Wilk, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701.
Attorneys: David F. Wilk, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701.

Grafius, Joy M., dec'd.

Late of Loyalsock Township.
Executrix: Andrea B. Bower, Esquire, 426 Broad Street, Montoursville, PA 17754.
Attorney: Andrea B. Bower, Esquire, 426 Broad Street, Montoursville, PA 17754.

Johnson, Dorothy E., dec'd.

Late of Loyalsock Township.
Executor: Andrew G. Spitler, 20491 Netherland St., Orlando, FL 32833.
Attorney: Christian D. Frey, Esquire, P.O. Box 262, Williamsport, PA 17703.

Muir, Lance P., dec'd.

Late of Williamsport.
Executrix: Karen M. Horne, 171 Country Manor Lane, Linden, PA 17744.
Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

Weigle, Susan K., dec'd.

Late of Old Lycoming Township.
Administrator: Steven E. Weigle, 3350 Lycoming Creek Road, Williamsport, PA 17701.
Attorney: Scott A. Williams, Esquire, 57 East Fourth Street, Williamsport, PA 17701.

White, Harry Lee, Jr. a/k/a Harry L. White, Jr., dec'd.

Late of Wolf Township.
Executrix: Amy Lu Matura, 357 Lake Victoria Circle, Melbourne, FL 32940.
Attorneys: Thomas D. Hess, Esquire, Hess and Hess, P.C., 30 South Main Street, Hughesville, PA 17737.

Woolever, Debra S., dec'd.

Late of South Williamsport.
Administratrix: Brandy S. Mills c/o Tammy A. Weber, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.
Attorneys: Tammy A. Weber, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.

THIRD PUBLICATION

Alkire, Ronald G., dec'd.

Late of Williamsport.
Executor: Shannon L. Gingerich, 273 Betty Circle, Reedsview, PA 17084.
Attorneys: Joseph F. Orso, III, Esquire, Rudinski, Orso & Lynch, P.C., 339 Market Street, Williamsport, PA 17701, (570) 321-8090.

Stugart, Carmen J., dec'd.

Late of 1104 Weaver Street, Montoursville.
Executor: Scott A. Stugart, 2215 Be Daro Drive, South Williamsport, PA 17702.
Attorney: John P. Pietrovito, Esquire, 3 South Main Street, Muncy, PA 17756.

Yagel, Karyn S., dec'd.

Late of South Williamsport Borough.
Personal Representative: Thomas E. Tamberelli, 490 Percy Street, South Williamsport, PA 17702.
Attorney: Douglas C. Loviscky, Esquire, 1500 West College Avenue, State College, PA 16801.

**REGISTER OF WILLS
CONFIRMATION OF
ACCOUNT**

NOTICE IS HEREBY GIVEN to all parties interested that the following Account together with all Statement of Proposed Distribution accompanying the same has been filed in the Office of the Register of Wills and Clerk of Orphans' Court is presented to the Orphans' Court of Lycoming County for Confirmation Absolute August 3, 2021 unless exceptions are filed before 5:00 P.M. on that date.

Haas, Suzanne S., Estate—Donald E. Hessert, II, Executor.
David A. Huffman
Register of Wills

Ju-9, 16, 23, 30

**REGISTRATION OF
FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on March 18, 2021 for:

DEV THUNDER
at: 501 Broad St., Montoursville, PA 17754. The name and address of the individual interested in the business are Jordan Mingle at 501 Broad St., Montoursville, PA 17754. This was filed accordance with 54 Pa. C.S. 311.417.

July 23

WEDNESDAY, AUGUST 18, 4:30-7:30PM

**THE LLA
ANNUAL PICNIC**

LLA Members and their adult guests are invited to an evening of fresh beer, casual dining and great company!

Venue: New Trail Brewing | 240 Arch Street | Williamsport
Caterer: The Brickyard Restaurant
Cost: \$30 per person (members and their adult guests)

RSVP Deadline: August 4th to LLA | 25 W. 3rd St. Suite 803

Name(s): _____

Amount Enclosed: _____

Thank you to our sponsors:

WOODLANDS BANK
FINDLAW
HARRIS INVESTIGATIONS



**LYCOMING
LAW ASSOCIATION**

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 a public sale at the Third Street Plaza 4th Floor, 33 West 4th Street, Williamsport, PA 17701, on Friday, AUGUST 6, 2021, at 10:30 A.M., for the following described real estate to wit:

NO. 21-0120**WOODLANDS BANK**

vs.

MILLARD S. BEATTY, EXECUTORS
OF THE ESTATE OF BEATRICE
ADELE BEATTY, DECEASED, JR.,
MILLARD S. BEATTY, EXECUTORS
OF THE ESTATE OF BEATRICE
ADELE BEATTY, DECEASED, III
PROPERTY ADDRESS: 7993 PLEASANT VALLEY ROAD, COGAN STATION, PA 17728.

UPI/TAX PARCEL NUMBER: 11-291-173.B.

DOCKET NO. 21-0120.

ALL that certain piece, parcel or lot of land situate in the Township of Eldred, County of Lycoming and Commonwealth of Pennsylvania, as more fully shown as Tract "A" on a draft prepared by Bafile, James and Associates dated January 16, 1995, last revised on February 15, 1995, file no. 1-1837, bounded and described as follows:

BEGINNING at a point at the northwest corner of residue lands now or formerly of Raymond S. Perchinski, et. ux, said point also being in the centerline of State Route No. 2022; thence along said centerline, north twenty-five (25) degrees eight (08) minutes zero (00) seconds west, fifty-one and two hundredths (51.02) feet to a point; thence north twenty-seven (27) degrees fifty (50) minutes nine (09) seconds west, one hundred twelve and twenty-eight hundredths (112.28) feet to a point; thence along same north thirty-one (31) degrees twenty-seven (27) min-

utes forty-nine (49) seconds west, eighty-eight and twenty-one hundredths (88.21) feet to a point; thence along same thirty-three (33) degrees thirty-one (31) minutes fifty-two (52) seconds west, forty-eight and forty-nine hundredths (48.49) feet to a point on the southerly line of lands now or formerly of Robert L. Johnson; thence along the southerly line of lands now or formerly of said Johnson and passing through an iron pin found twenty-five and two hundredths (25.02) feet from this described point, north sixty (60) degrees twelve (12) minutes one (01) second east, one hundred ninety-seven and eighty-two hundredths (197.82) feet to an iron pin found; thence along same south eighty-one (81) degrees eighteen (18) minutes twenty-five (25) seconds east, one hundred fifty-two and two hundredths (152.02) feet to an iron pin found at the northwest corner of lands now or formerly of Paul E. Lundy, et. ux; thence along the westerly line of lands now or formerly of said Lundy, et. ux, south zero (00) degrees twenty-six (26) minutes fifty-four (54) seconds west, one hundred three and seventy-eight hundredths (103.78) feet to an iron pin found; thence along same south thirty (30) degrees thirty-two (32) minutes five (05) seconds east, one hundred ninety-nine and ninety-five hundredths (199.95) feet to an iron pin found at the northeast corner of lands now or formerly of Raymond S. Perchinski, et. ux; thence along the northerly line of lands now or formerly of said Perchinski, et. ux and passing through a rebar set twenty-five and sixty-three hundredths (25.63) feet from the next described point, south seventy-seven (77) degrees thirty-seven (37) minutes fifty-three (53) seconds west, two hundred eighty-two and thirty-four hundredths (282.34) feet to the place of beginning. Containing 2.10 acres of land in all.

Improvements on the premises include a one-story residence known as 7993 Pleasant Valley Road, Cogan Station, PA 17728.

FOR identification purposes only being known as Tax Parcel No. 11-291-173.B in the Office of the Lycoming County Tax Assessor.

NO. 21-0095

CITIZENS & NORTHERN BANK

vs.

WADE C. BREON

PROPERTY ADDRESS: 457 SPOOK HOLLOW ROAD, LINDEN, PA 17744.

UPI/TAX PARCEL NUMBER: 45-367-186.

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

BEGINNING at a point in the center line of the Public Road known as the Spook Hollow Road, said point of beginning being the northeast corner of the lot of land hereby conveyed and the southeast corner of lot of land now or formerly of Weldon C. Cohick and Wilma R. Cohick; thence south zero (00) degrees and forty-seven (47) minutes west, along the center line of said Spook Hollow Road, a distance of one hundred and ninety-one hundredths (100.91) feet to lot of land now or formerly of Dean Bryon Stahl and Anna Paula Stahl, his wife; thence north seventy-six (76) degrees west, along the northern line of said lot of land now or formerly of Dean Bryon Stahl and Anna Paula Stahl, his wife, a distance of three hundred twenty-eight and one tenth (328.1) feet to an iron pin cornering on other land now or formerly of William E. Huffman; thence north fourteen (14) degrees east, along other land now or formerly of the said William E. Huffman, a distance of one hundred (100) feet

to an iron pin cornering on lot of land now or formerly of the said Weldon C. Cohick and Wilma R. Cohick; and thence south seventy-six (76) degrees east, along the southern line of said lot of land now or formerly of Weldon C. Cohick and Wilma R. Cohick, a distance of three hundred four and six tenths (304.6) feet to the center line of the said Spook Hollow Road, the point and place of beginning. Containing seventy-three hundredths (0.73) of an acre, more or less.

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

BEING the same premises conveyed unto WADE C. BREON by Deed of LINDA BLAIR RAMIN and JOHN RAMIN, her husband, dated the 30th day of December, 2009, and intended to be recorded herewith.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel #45-367-186, on the maps in the office of the Lycoming County Tax Assessor.

NO. 19-1566

QUICKEN LOANS INC.

vs.

DANIEL E. FOULKROD, SR.

PROPERTY ADDRESS: 1666-1668 MEMORIAL AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 70-008-519.

SHORT DESCRIPTION

DOCKET # 19-1566.

ALL THAT CERTAIN lot of land situate in City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1666-1668 Memorial Avenue, Williamsport, PA 17701.

SOLD as the property of DANIEL E. FOULKROD, SR.

TAX PARCEL #70-008.0-0519.00-000.
KML LAW GROUP, P.C.

NO. 19-1358

U.S. BANK NATIONAL
ASSOCIATION AS LEGAL TITLE
TRUSTEE FOR TRUMAN 2016 SC6
TITLE TRUST

vs.

CHARLENE HUFF, EXECUTRIX
OF THE ESTATE OF PHYLLIS H.
CHAPMAN, PAUL E. CHAPMAN,
KNOWN HEIR OF KENNETH
W. CHAPMAN, BETTY J. LAHN,
KNOWN HEIR OF KENNETH W.
CHAPMAN, NAOMI R. HAIRE,
KNOWN HEIR OF KENNETH W.
CHAPMAN, MARIAN CHAPMAN,
KNOWN HEIR OF KENNETH W.
CHAPMAN, UNKNOWN HEIRS OF
KENNETH W. CHAPMAN

PROPERTY ADDRESS: 906 SHER-
MAN STREET, WILLIAMSPORT, PA
17701.

UPI/TAX PARCEL NUMBER: 61-
001-200.

ALL THAT CERTAIN lot or piece of
ground situate in Woodward Addition
to Williamsport in the First Ward of the
City of Williamsport, County of Lycom-
ing and Commonwealth of Pennsylvania,
being more particularly bounded and
described in accordance with a survey
prepared by Daniel F. Vassallo, R.E. on
August 14, 1975 as follows:

BEGINNING at a Nail in Tree, on
the Eastern line of Sherman Street, said
beginning point being North 4 Degrees
40 Minutes East—84.00 feet from the
intersection of the Eastern line of said
Sherman Street and the Northern line
of Tucker Street. Thence from the
said pace of beginning and continuing
along the Eastern line of said Sherman
Street, North 4 Degrees 40 Minutes
East—73.50 feet to an Iron Pin at the
intersection of the Eastern line of said
Sherman Street, and the Southern line

of Maxwell Place. Thence along the
Southern line of said Maxwell Place,
South 85 Degrees 00 Minutes East—
46.00 feet to a point. Thence along the
Western line of land of Michael A. and
Joyce M. Treas, South 4 Degrees 40
Minutes West—73.50 feet to an Iron
Pin. Thence along the Northern Line
of land of Rankin R. Harris, North 85
Degrees 00 Minutes West—46.00 feet
to the place of beginning.

BEING known as 906 Sherman
Street, Williamsport, PA 17701.

BEING Tax Parcel #61-001.0-
0200.00-000.

BEING THE SAME PREMISES which
Kenneth W. Chapman, married, by his
Deed dated September 28, 2006, and
recorded September 29, 2006, in the
office of the Recorder of Deeds in and
for Lycoming County, Pennsylvania, at
Record Book Volume 5807, page 59,
granted and conveyed unto Kenneth
W. Chapman and Phyllis H. Chapman,
husband and wife, Grantees therein.

NO. 21-0053

THE MUNCY BANK
AND TRUST CO.

vs.

MICHELE K. KONDISKO a/k/a
MICHELE K. BERGMAN
PROPERTY ADDRESS: 1349 FOUR
MILE DRIVE, WILLIAMSPORT, PA
17701.

UPI/TAX PARCEL NUMBER: 26-
350-105.A.

THE MUNCY BANK AND TRUST
CO. vs. MICHELE K. KONDISKO
(a/k/a) MICHELE K. BERGMAN.

PROPERTY ADDRESSES: 1349 Four
Mile Drive, Williamsport, PA 17701.

UPI/TAX PARCEL NUMBER(S):
26-350-105.A.

DOCKET NUMBER: 21-0053.

ALL that certain piece, parcel and lot
of land situate in the Township of Loy-
alsock, County of Lycoming and Com-
monwealth of Pennsylvania, bounded
and described as follows, to wit:

BEGINNING at a point on the north side of the public road leading eastwardly from the City of Williamsport and known as "The Four Mile Drive", said iron pin also being the southeastern corner of lands now or formerly of A. Bower; thence along lands now or formerly of A. Bower and up and along the side of a run which also marks the western side of a driveway or road, north zero (00) degrees forty-five (45) minutes east, passing a square stone and an iron pin marker a distance of three hundred fifteen (315) feet to an iron pin corner; thence along lands now or formerly of B. Tallman south eighty-nine (89) degrees fifteen (15) minutes east, passing through a Shell Bark Tree on the line a distance of two hundred forty (240) feet to a post corner; thence along lands now or formerly of B. Tallman south zero (00) degrees forty-five (45) minutes east, three hundred eighty-two and five-tenths (382.5) feet to a point on the north side of the public road; thence westwardly along the northern side of the curved course of said public road known as "The Four Mile Drive", a distance of two hundred sixty (260) feet, more or less, to the place of beginning.

EXCEPT AND RESERVING therefrom all that certain piece, parcel and lot of land sold to William L. Hockman, et ux., by Deed dated the 21st day of April, 1947, and recorded in the Lycoming County Deed Book 348, Page 195.

ALSO, ALL that certain piece, parcel or lot of land situate in the Township of Loyalsock, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of a public road known as the Four Mile Drive, said point being in line of land formerly of Jacob Thomas, now or formerly of LeRoy L. Thompson and Mabel E. Thompson, his wife; thence along said Thompson land north three and one-half (3 1/2) degrees west, four hundred

seven and one-half (407 1/2) feet, more or less, to a point, said point being at the northeast corner of other land now or formerly of LeRoy L. Thompson and wife; thence south eighty-nine (89) degrees fifteen (15) minutes east, ten (10) feet to other land now or formerly of Charlotte E. Carlson; thence along the same south three and one-half (3 1/2) degrees east, four hundred seven and one-half (407 1/2) feet, more or less, to the center of the aforementioned public road; thence westerly along the same ten (10) feet, more or less, to the point and place of beginning.

The above two (2) parcels are more particularly bounded and described in accordance with a survey by Vassallo Engineering & Surveying, Inc. dated June 8, 2001, as follows:

BEGINNING at an iron pin at the intersection of the Northern line of Four Mile Drive, also known as Pa State Highway, State Route No. 2018, the southwestern corner of land now or formerly of Bechtold/Nies Associates, known as Tax Parcel No. 26-330-114 and the southeastern corner of the parcel herein described; thence from the said place of beginning and along the northern line of said Four Mile Drive, also known as Pa State Highway, State Route No. 2018, by a curve to the right, having a radius of 1038.50 feet, an arc distance of 90.83 feet (long chord = North 78 degrees 24 minutes 17 seconds West, 90.80 feet), to an iron pin at the intersection of the northern line of said Four Mile Drive, also known as Pa State Highway, State Route No. 2018, and the southeastern corner of land now or formerly of Robert C. and Karen L. Temple, known as Tax Parcel No. 26-350-105, North 03 degrees 05 minutes 07 seconds East, 335.59 feet to an iron pin at the intersection of the northeastern corner of land now or formerly of said Robert C. and Karen L. Temple, known as Tax Parcel No.

26-350-105, and the southern line of land now or formerly of Leader Nursing Centers, Inc., known as part of Tax Parcel NO. 26-330-144B; thence along the southern line of said Leader Nursing Centers, Inc., known as part of Tax Parcel No. 26-330-144B, South 87 degrees 59 minutes 53 seconds East, 74.00 feet to an iron pin at the intersection of the southern line of said Leader Nursing Centers, Inc., known as part of Tax Parcel No. 26-330-144B, and the northwestern corner of other land now or formerly of said Leader Nursing Centers, Inc., known as part of Tax Parcel No. 26-330-144B, and along the western line of land of the aforesaid Bechtold/Nies Associates, known as Tax Parcel No. 26-330-144, South 00 degrees 30 minutes 07 seconds West, 350.79 feet to the said place of beginning

Subject to any restrictions, easements and/or adverbs that pertain to this property.

FOR IDENTIFICATION PURPOSES ONLY, being known as Parcel Number 26- 350-105.A in the Office of the Lycoming County Assessor.

CLIFFORD A. RIEDERS, ESQUIRE
SEAN P. GINGERICH, ESQUIRE
RIEDERS, TRAVIS, HUMPHREY,
WATERS & DOHRMANN
161 W. Third Street
Williamsport, PA 17701

NO. 20-0749

LAKEVIEW LOAN SERVICING, LLC

vs.

MICHAEL F. STEIN
PROPERTY ADDRESS: 733 TUCKER STREET, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 61-002-0321.

DOCKET # 20-0749.

ALL THAT CERTAIN lot of land situate in City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 733 Tucker Street, Williamsport, PA 17701.

SOLD as the property of MICHAEL F. STEIN.

TAX PARCEL #61+,002.0-0321.00-000+.

KML LAW GROUP, P.C.

NO. 19-0600

FREEDOM MORTGAGE CORPORATION

vs.

PATRICIA A. WALTERS
PROPERTY ADDRESS: 655 RADIO CLUB ROAD, MONTTOURSVILLE, PA 17754-8404.

UPI/ TAX PARCEL NUMBER: 12-331-143.E.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of land situate in the Township of Fairfield, County of Lycoming and Commonwealth of Pennsylvania, bounded and described according to a survey and drawing number 1025 by English Engineering Corporation as follows, to-wit:

BEGINNING at a railroad spike set in Township Road Number 545 said railroad spike being located south sixty-four (64) degrees nineteen (19) minutes forty (40) seconds east, four hundred ninety-six and fifty-eight hundredths (496.58) feet from a cut stone at the corner of land now or formerly of William C. McClintock and Harold A. Leavy, thirty- two and one half (32 1/2) feet on the north side of the aforementioned road T-545; thence from the point of beginning and by remaining land now or formerly of Ruth S. Larson, the three following courses and distances: (1) north twenty (20) degrees thirty-six (36) minutes thirty-seven (37) seconds east one hundred ninety-three and forty-eight hundredths (193.48) feet passing through an iron pin crossing a small stream, and through a

second iron pin to an existing number eight reinforcing bar; (2) south eighty (80) degrees eight (8) minutes seven (7) seconds east, three hundred eleven and forty-three hundredths (311.43) feet passing through a tree on line to an existing number six reinforcing bar; (3) south seventeen (17) degrees seventeen (17) minutes forty-eight (48) seconds west, two hundred eighty and sixty-six hundredths (280.66) feet passing through three iron bars on line, crossing the aforementioned small stream to an existing number six iron bar located twelve and six tenths (12.6) feet south of the middle of the aforementioned Township Road 545; thence by land now or formerly of William C. McClintock, north sixty-four (64) degrees nineteen (19) minutes forty (40) seconds west, three hundred twenty-three and fifty hundredths (323.50) feet to a set railroad spike being the point and place of beginning. Containing 1.710 acres.

UNDER AND SUBJECT, nevertheless, to the rights of the public in that portion of the premises above described which lies within the right-of-way of the public highway known as T-545.

BEING the same premises conveyed unto Patricia A. Walters, by Deed from Gene A. Schurer, dated the 21 day of July, 2017 and recorded July 21, 2017 at Book 9138, Page 1003.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel #12-331-143.E, on the Maps in the Office of the Lycoming County Tax Assessor.

Tax Parcel: 12-331-143.E.

Premises Being: 655 RADIO CLUB ROAD, Montoursville, PA 17754.

Docket No.: 19-0600.

Take notice that a schedule of proposed distribution of the proceeds of the above sale will be on file in the Prothonotary of Lycoming County, Pennsylvania, on AUGUST 16, 2021, 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

Ju-16, 23, 30

LYCOMING REPORTER

Vol. 35 November 9, 2018 No. 45

TABLE OF CONTENTS	
Bar News	Legal Advertisements
LLA Lycopring Events.....3	Estates & Trust Notices.....8
Continuing Legal Education.....4	Probation Matters.....11
Court Opinions.....5	Corporate Dissolutions.....11
Notice to Profession.....7	

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Penn Tower Telephone (717) 323-6287

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