

# LYCOMING REPORTER

Vol. 43

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No. 24

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# LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY  
LYCOMING LAW ASSOCIATION

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### SCHEDULED EVENTS

Additional information about any of these events is available on the Lycoming Law Association website at [www.lycolaw.org](http://www.lycolaw.org).

- 6/16/2026 – Real Estate, Estate, Probate, and Elder Law Committee Meeting:** *Meeting for members of the Real Estate, Estate, Probate, and Elder Law Committee. Pizza lunch provided!* **Time:** 12:00 PM to 1:00 PM
- 6/22/2026 – Executive Committee Meeting:** *Monthly meeting of LLA Executive Committee.* **Time:** 12:00 PM to 1:00 PM
- 7/9/2026 – Community Outreach Committee Meeting:** *Regularly scheduled quarterly meeting of the Community Activities and Outreach Committee.* **Time:** 12:00 PM to 1:00 PM
- 7/22/2026 – Lycoming Law Association Foundation:** *Quarterly meeting of the LLA Foundation.* **Time:** 12:00 PM to 1:00 PM
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### UPCOMING LYCOMING COUNTY CLE OPPORTUNITY

The Lycoming Law Association is an approved Continuing Legal Education provider and sponsors a program of regular CLE opportunities—from Eat & Earn sessions, to panel discussions, to cooperative efforts with business and educational entities and not-for-profit organizations.

- 7/29/2026 – Eat & Earn: ETHICS CLE CREDIT:** *Presented by Lawyers Concerned for Lawyers (specific topic tbd).* **LIVE Credits:** 1 Ethics. **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](http://www.lycolaw.org/cases/search.asp)

- ▶ **Aviation Holdings, L.P. vs. DeGol Jet Center, L.P.** (06/04/2026)—Judge William P. Carlucci  
Civil: Summary judgment motion; contract claims; statute of limitations issue related to 2012 business transactions; applicability of discovery rule to claims of breach of express contract; issue of reasonable diligence; ambiguity related to interpretation of lease; fact issues for the jury; pleading and proving inconsistent claims,, in the alternative; jury responsibility to determine reasonable reliance on language in bill of sale, that was not consistent with lease agreement. (Aviation060426C) (Posted: June 5, 2026)
- ▶ **Commonwealth vs. Kinney** (05/29/2026)—Judge Ryan M. Tira  
Criminal: Suppression motion; warrantless wingspan search of vehicle; justification for protective search with weapon in plain view in vehicle. (kinney052926T) (Posted: June 4, 2026)
- ▶ **Howell vs. Little Learner’s Institute LLC** (06/03/2026)—Judge William P. Carlucci  
Civil: Motion for judgment on the pleadings; complaint filed under 43 P.S. Section 1424(a) that failed to name the proper employer and no effort made to secure sheriff service; expiration of the 180 day statute of limitations. (Howell060326C) (Posted: June 4, 2026)
- ▶ **Early Bird Car Wash, Inc., Mr. Bird’s Custom Car Wash Equipment, LLC, and Early vs. Piermattei and Rhoads & Sinon, LLP** (06/02/2026)—Judge William P. Carlucci  
Civil: Motion in limine; evidence of missing documents where out-of-business law firm decommissioned computer servers; lack of evidence of intentional deletion; reservation for trial issue of how the jury will be charged on the spoliation issues. (EarlyBird060226C-3) (Posted: June 3, 2026)
- ▶ **Early Bird Car Wash, Inc., Mr. Bird’s Custom Car Wash Equipment, LLC, and Early vs. Piermattei and Rhoads & Sinon, LLP** (06/02/2026)—Judge William P. Carlucci  
Civil: Motion in limine; relevance of expert testimony on merits of underlying suit in legal malpractice claim; relevance dependent on defenses, to be determined at time of trial. (EarlyBird060226C-2) (Posted: June 3, 2026)

- ▶ **Early Bird Car Wash, Inc., Mr. Bird’s Custom Car Wash Equipment, LLC, and Early vs. Piermattei and Rhoads & Sinon, LLP** (06/02/2026)—Judge William P. Carlucci  
Civil: Motion in limine; use of expert testimony where report is rife with assumptions; balance between the need of the plaintiffs to prove their damages and the need to prevent a jury verdict based upon pure speculation; issue reserved for trial. (EarlyBird060226C-1) (Posted: June 3, 2026)
- ▶ **Early Bird Car Wash, Inc., Mr. Bird’s Custom Car Wash Equipment, LLC, and Early vs. Piermattei and Rhoads & Sinon, LLP** (06/02/2026)—Judge William P. Carlucci  
Civil: Motion in limine; evidence at trial referencing the Pennsylvania Rules of Professional Conduct; preamble foreclosing use of rule in litigation. (EarlyBird060226C-4) (Posted: June 3, 2026)
- ▶ **Commonwealth vs. M.J.** (06/18/2026)—Judge Ryan C. Gardner  
Criminal: Petition for habeas corpus; use of hearsay to establish prima facie case at preliminary hearing; evidence of robbery where defendant entered vehicle to sell gun to informant and then left with the money and the gun; factors for consideration of petition to decertify and transfer criminal case to juvenile court; susceptibility of 16 year old defendant, with previous felony adjudication, and increased criminal sophistication and failure to appreciate the consequences of his actions or the effect that his actions have on the safety and welfare of the community, to rehabilitation. (MJ051826G) (Posted: June 1, 2026)

**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****Eck, Connie L.,** dec'd.

Late of Jersey Shore.  
Executor: Craig Welshans, 1005 Nolte Hill Rd., Jersey Shore, PA 17740.  
Attorney: Leroy H. Keiler, Esquire, 110 Oliver Street, Ste. 2, Jersey Shore, PA 17740, (570) 398-2750.

**Garner, Terry L.,** dec'd.

Late of Jersey Shore.  
Administrator: Douglas R. Garner, 1910 Elmhurst Ave., Jersey Shore, PA 17740.  
Attorney: Leroy H. Keiler, Esquire, 110 Oliver Street, Ste. 2, Jersey Shore, PA 17740, (570) 398-2750.

**Laedlein, Bruce A.,** dec'd.

Late of the Borough of Montoursville.  
Executor: Patrick E. Riedy c/o McCormick Law Firm, 835 West Fourth Street, Williamsport, PA 17701.  
Attorneys: Elizabeth A. White, Esquire, McCormick Law Firm, 835 West Fourth Street, Williamsport, PA 17701.

**Martin, David W.,** dec'd.

Late of the Borough of South of Williamsport.  
Administratrix: Erica Casillas, 520 McKamy Blvd., Royse City, TX 75189.  
Attorney: Mark L. Taylor, Esquire, 25 W. Third Street, Suite 701, Williamsport, PA 17701, (570) 320-7100.

**McGill, Anna J.,** dec'd.

Late of the City of Williamsport.  
Executrix: Josephine M. Latini, 1512 Sherman Street, Williamsport, PA 17701.  
Attorney: Paul A. Roman, Esquire, 1700 Four Mile Drive, Williamsport, PA 17701.

**Paulhamus, Cecil C.,** dec'd.

Late of Linden.  
Executrix: Brenda K. Campbell, 827 Devils Elbow Rd., Jersey Shore, PA 17740.  
Attorney: Leroy H. Keiler, Esquire, 110 Oliver Street, Ste. 2, Jersey Shore, PA 17740, (570) 398-2750.

**SECOND PUBLICATION****Alexander, Norma Jean,** dec'd.

Late of Montgomery.  
Executor: Melvin L. Alexander, 277 McNett Road, Montgomery, PA 17752.  
Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

**Douglass, Robyn L.,** dec'd.

Late of Williamsport.  
Executor: Randy A. Douglass, 1318 Rural Avenue, Williamsport, PA 17701.  
Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

**Dunlap, Kenneth Paul**, dec'd.

Late of Montoursville.

Executrix: Edith L. Dunlap.

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

**Fessler, Cheryl Anne**, dec'd.

Late of Williamsport.

Executrix: Tamara L. Patterson-Taylor.

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

**Fischer, Wilfredine L.**, dec'd.

Late of Williamsport.

Executors: Ellen M. Schirmer, 1770 Spring Run Road, Williamsport, PA 17701 and Julie C. Fagan, 237 Hytyre Farms Drive, Gibsonia, PA 15044.

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

**Greene, Stuart G.**, dec'd.

Late of the City of Montoursville.

Executrix: Alexis K. Heydenreich.

Attorneys: Julieanne E. Steinbacher, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

**Heller, Leonard F., Jr.**, dec'd.

Late of the City of Williamsport.

Executrix: Susan C. Loparco.

Attorneys: Julieanne E. Steinbacher, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

**Hopkins, Robert W., Sr.**, dec'd.

Late of Trout Run.

Executrix: Mary Ann Hopkins c/o Laci E. Freas, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701.

Attorneys: Laci E. Freas, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701.

**Regel, Edmond J., Jr.**, dec'd.

Late of Williamsport.

Executor: Joseph Regel, 1006 Ice Castle Ct., Gambrills, MD 21054.

Attorney: None.

**Swartz, Heidi F.**, dec'd.

Late of Williamsport.

Executor: Frances A. Mattson, 1039 Scott Street, Kulpmont, PA 17834.

Attorneys: Law Office of Cole & Varano, 112 South Oak Street, Mount Carmel, PA 17851.

**Zurich, Elnora F.**, dec'd.

Late of Williamsport.

Executor: John Zurich, Esquire, 497 Sand Hill Road, Montoursville, PA 17754.

Attorney: John Zurich, Esquire, 497 Sand Hill Road, Montoursville, PA 17754.

**THIRD PUBLICATION****Clark, Marcia L.**, dec'd.

Late of Lycoming County.

Executor: Tammy Clark c/o Marc S. Drier, Esquire, Drier Law Office, 227 Allegheny Street, Jersey Shore, PA 17740.

Attorney: Marc S. Drier, Esquire, Drier Law Office, 227 Allegheny Street, Jersey Shore, PA 17740.

**Edkin, Betty P.**, dec'd.

Late of Montoursville.

Executor: Donald S. King.

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

**Fisher, Nancy Lou**, dec'd.

Late of the Borough of Montgomery.

Executrices: Julie A. Gable, 51 North Fourth Street, Hughesville, PA 17737 and Jamie L. Marshall, 75 Melvina Street, Montgomery, PA 17752.  
Attorney: Mark L. Taylor, Esquire, 25 W. Third Street, Suite 701, Williamsport, PA 17701, (570) 320-7100.

**Gill, Donald L.,** dec'd.

Late of Boonsboro, Washington County, MD and Gamble Twp.  
Executrix: Meredith G. Green, 6 Westwick Rd., Henrico, VA 23238.  
Attorney: Jeanne F. Singer, Esquire, 864 Jefferson Blvd., Hagerstown, MD 21740.

**Kazio, George E.,** dec'd.

Late of Lycoming County.  
Executrix: Elizabeth D. Kazio, 1669 Reeder Road, Montoursville, PA 17754.  
Attorneys: C. Rocco Rosamilia, III, Esquire, The Rosamilia Law Firm, 241 West Main Street, Lock Haven, PA 17745.

**Layton, Eugene,** dec'd.

Late of Williamsport.  
Executrix: Jacqueline E. Layton c/o Laci E. Freas, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701.  
Attorneys: Laci E. Freas, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701.

**Madeira, Charles F., Jr. a/k/a Charles Frederick Madeira, Jr.,** (41-26-0224) dec'd.

Late of Williamsport.  
Executrix: Constance J. Ridge c/o Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701.  
Attorneys: Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701.

**Madeira, Elizabeth M.,** (41-26-0225) dec'd.

Late of Williamsport.  
Executrix: Constance J. Ridge c/o Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701.  
Attorneys: Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701.

**Miller, Raymond J., III,** dec'd.

Late of Montgomery.  
Executor: Steven E. Miller, 101 Boak Ave., Lot 41, Hughesville, PA 17737.  
Attorney: None.

**Morse, Edna J.,** dec'd.

Late of Williamsport.  
Executor: Frank L. Morse, Jr., 907 Railroad Street, Jersey Shore, PA 17740.  
Attorney: Scott A. Williams, Esquire, 57 East Fourth Street, P.O. Box 3, Williamsport, PA 17701.

**Puterbaugh, Joyce I.,** dec'd.

Late of the Township of Franklin.  
Administratrix: Lori A. Fausnaught, 2525 Hockley Hill Road, Muncy, PA 17756.  
Attorney: Mark L. Taylor, Esquire, 25 W. Third Street, Suite 701, Williamsport, PA 17701, (570) 320-7100.

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**REGISTER OF WILLS  
CONFIRMATION OF  
ACCOUNTS**

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NOTICE IS HEREBY GIVEN to all parties interested that the following Accounts together with all Statements 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 June 15, 2026 unless exceptions are filed before 5:00 P.M. on that date.

Temple, Oscar L., Estate—Donna K. Robbins, Executrix.  
David A. Huffman  
Register of Wills

J-5, 12

**INTENTION TO CHANGE NAME**

In the Court of Common Pleas of Lycoming County, Pennsylvania

NO. 2026-00551

In Re: Name Change of Arianna Elizabeth Marie Sutton

NOTICE IS HEREBY GIVEN that on April 24, 2026, a Petition was filed in the above-named Court, praying for a decree changing the name of Arianna Elizabeth Marie Sutton to Arianna Alice Marie Chandler.

The Court has fixed June 24, 2026 at 9:00 A.M. in Courtroom number 4 of the Lycoming County Courthouse, 48 West Third Street, Williamsport, Pennsylvania 17701 as the time and place for the hearing on said petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the petitioner should not be granted.

J-12

**INTENTION TO CHANGE NAME**

In the Court of Common Pleas of Lycoming County, Pennsylvania

NO. 2026-00313

In Re: Name Change of Rachel Rene Hamilton

NOTICE IS HEREBY GIVEN that on May 26, 2026, a Petition was filed in the above-named Court, praying for a decree changing the name of Rachel Rene Hamilton to Rachel Rene Chandler.

The Court has fixed July 2, 2026 at 2:30 P.M. in Courtroom number 4 of the Lycoming County Courthouse, 48 West Third Street, Williamsport, Pennsylvania 17701 as the time and place for the hearing on said petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the petitioner should not be granted.

J-12

**SERVICE BY PUBLICATION**

In the Court of Common Pleas of Lycoming County, Pennsylvania

CASE NO.: 2025-01178

Civil Action

Mortgage Foreclosure

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR TRUMAN 2025 SC11 TITLE TRUST

Plaintiff

vs.

BARBARA J. KIESSLING;  
SHEENA M. KIESSLING a/k/a SHEENA UTTER, INDIVIDUALLY AND AS SURVIVING HEIR OF ROBERT L. MENDLER a/k/a ROBERT LYNN MENDLER, DECEASED; UNKNOWN SURVIVING HEIRS OF ROBERT L. MENDLER a/k/a ROBERT LYNN MENDLER, DECEASED

Defendants

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

TO: Barbara J. Kiessling at 1105 Main Street, Apt 406, Watsonstown, PA 17777 and 1833 Fairlawn Ave, Cogan Station, PA 17728 and Sheena M. Kiessling a/k/a Sheena Utter, Individually and as Surviving Heir of Robert L. Mendler a/k/a Robert Lynn Mendler, Deceased at 48 West Third Street, Williamsport, PA 17702 and 1833 Fairlawn Ave, Cogan Station, PA 17728 and Unknown Surviving Heirs of Robert L. Mendler a/k/a Robert Lynn Mendler, Deceased at 1833 Fairlawn Ave, Cogan Station, PA 17728 and all other Interested Persons or Parties

PLEASE TAKE NOTICE that the real estate located at 1833 Fairlawn Ave, Cogan Station, PA 17728, owned by Barbara J. Kiessling and Robert Mendler, Deceased and Sheena M. Kiessling a/k/a Sheena Utter, Individually and as Surviving Heir of Robert L. Mendler a/k/a Robert Lynn Mendler, Deceased, scheduled to be sold at Sheriff's Sale on November 6, 2026 at 10:30 a.m., prevailing time, in the Lycoming County Sales, Executive Plaza 1st Floor Commissioners Board Room, 330 Pine Street, Williamsport, PA 17701 to enforce the court judgment of \$186,943.18, plus fees, costs and other charges obtained by U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR TRUMAN 2025 SCI I TITLE TRUST against Barbara J. Kiessling, Sheena M. Kiessling a/k/a Sheena Utter, Individually and as Surviving Heir of Robert L. Mendler a/k/a Robert Lynn Mendler, Deceased, Unknown Surviving Heirs of Robert L. Mendler a/k/a Robert Lynn Mendler, Deceased.

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

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

1. The sale will be cancelled if you pay to U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR TRUMAN 2025 SCII TITLE TRUST, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, please call our office at (212) 471-5100 and/or e-mail to [pafigures@friedmanvartolo.com](mailto:pafigures@friedmanvartolo.com).

2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO  
SAVE YOUR PROPERTY AND  
YOU HAVE OTHER RIGHTS EVEN  
IF THE SHERIFF'S SALE DOES NOT  
TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling (212) 471-5100.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (212) 471-5100.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.**

**IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

Lycoming County Lawyer Referral Service

Pennsylvania Bar Association

100 South Street

P.O. Box 186

Harrisburg, PA 17108

(800) 692-7375

Legal Description SCHEDULE "A"

ALL those three pieces, parcels, and lots of land, situate in the Township of Lycoming, County of Lycoming, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1—BEGINNING at a stake in the South line of Fairlawn Avenue 287 1/2 feet Westerly from a stake at its intersection with the West line of Oberlin Avenue; thence Westerly

40 feet along said Fairlawn Avenue to a stake; thence Southerly 140 feet along Lot No. 75 to a stake at a twenty foot alley; thence Easterly 40 feet along said alley to a stake; thence Northerly 140 feet along Lot No. 77 to a stake, the place of beginning. Known as Lot No. 76 on Fairlawn Plan of lots to Williamsport.

PARCEL NO. 2—BEGINNING at a point in the South line of Fairlawn Avenue, 267.5 feet West from a stake, at its intersection with the West line of Oberlin Avenue; thence Westerly 20 feet along said Fairlawn Avenue to a stake; thence Southerly 70 feet along Lot No. 76, to a post; thence Easterly 20 feet on a line parallel with Fairlawn Avenue to a point; thence Northerly along the middle line of Lot No. 77, 70 feet to the point and place of beginning; being the Northwest quarter of Lot No. 77, in Fairlawn Plan of Lots to Williamsport, Pennsylvania, as same is recorded in Lycoming County, Pennsylvania records.

PARCEL NO. 3—BEGINNING at a point on the East side of the State Highway, said point being 327.5 feet West of the intersection of Oberlin Avenue and Fairlawn Avenue; thence in a Westerly direction along the South side of Fairlawn Avenue, 20 feet to a point midway between the East and West lines of Lot No. 75; thence in a Southerly direction along the middle line of Lot No. 75 (said middle line being of equal distance from, and parallel to, the East and West line of Lot No. 75), 140 feet to a point to the North side of a twenty foot Alley; thence in an Easterly direction along the North side of said twenty foot alley, 20 feet to a point to the West side of Lot No. 76; thence in a Northerly direction along the West side of Lot No. 76; one hundred forty feet to a point to the South side of Fairlawn Avenue, the place of beginning. Being the Eastern 1/2 of Lot No. 75 on the Plan of Fairlawn, Lycoming Township, Lycoming County, Pennsylvania.

SUBJECT to all covenants, conditions and restrictions contained in prior deeds in the chain of title.

BEING the same premises which Ronald L. Bower, by his deed dated June 21, 1994, and recorded in the office for the recording of deeds in and for Lycoming County, Pennsylvania, in Deed Book 2303 Page 303, granted and conveyed to Wilbur Betts, Jr. and Jan Betts, his wife.

FOR IDENTIFICATION PURPOSES ONLY, being known as Parcel Number 27-1-205A in the office of the Lycoming County Assessor.

BEING the same premises which Robert L. Mendler, Barbara J. Kiessler, and Sheena M. Kiessler by Deed dated June 1, 2001 and recorded in the Official Records of Lycoming County on June 1, 2001 in Deed Book Volume 3810, Page 214, granted and conveyed unto Wilbur Betts Jr. and Jan Betts.

Robert L. Mendler is believed to have departed this life on June 3, 2022.

1833 Fairlawn Ave, Cogan Station, PA 17728.

Tax Parcel Number: 27-001.0-0205.A-000.

J-12



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**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, June 15, 2026