

# LYCOMING REPORTER

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## LYCOMING REPORTER

(USPS 322-900)

THE OFFICIAL LEGAL PERIODICAL FOR LYCOMING COUNTY

PUBLISHED EVERY FRIDAY BY  
LYCOMING LAW ASSOCIATION

EDITOR: Gary L. Weber • BUSINESS MANAGER: Michele S. Frey

Penn Tower  
25 West Third Street, Suite 803  
Williamsport, PA 17701

Telephone: (570) 323-8287  
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# LYCOMING LAW ASSOCIATION

Penn Tower, 25 West Third Street, Suite 803

Williamsport, PA 17701

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

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Gary L. Weber

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## EXECUTIVE DIRECTOR

Michele S. Frey

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Community Activities and  
Outreach: *Tammy Weber*  
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- Court Calendar • Continuing Legal Education
- Conference Room Facilities • Legal Assistance
- Recent Court Decisions • Upcoming LLA & Public Events

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

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## SCHEDULED EVENTS

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

- 6/17/2019** – **Lycoming Law Association Foundation Meeting.** *Regularly scheduled meeting of the LLA Foundation. Time: 12:00 PM to 1:00 PM.*
- 6/18/2019** – **Estate, Probate and Elder Law Committee Meeting.** *Brown bag lunch meeting of the Estate, Probate and Elder Law Committee. Time: 12:00 PM to 1:00 PM.*
- 6/25/2019** – **Criminal Brown Bag Lunch.** *Regular meeting of the Criminal Bar. Time: 12:00 PM to 1:00 PM.*
- 6/26/2019** – **Civil Bar Committee Meeting.** *Brown bag lunch meeting of the Civil Bar Committee. Time: 12:00 PM to 1:00 PM.*
- 6/26/2019** – **Lycoming Law Association Foundation Meeting.** *Regularly scheduled meeting of the LLA Foundation. Time: 12:00 PM to 1:00 PM.*
- 7/16/2019** – **Family Law Brown Bag Lunch Meeting.** *Regular meeting of the family law attorneys. Time: 12:00 PM to 1:00 PM.*
- 7/24/2019** – **Lycoming Law Association Foundation Meeting.** *Regularly scheduled meeting of the LLA Foundation. Time: 12:00 PM to 1:00 PM.*
- 8/5/2019** – **Bench Bar Committee Meeting.** *Regularly scheduled meeting of the Bench Bar Committee. Time: 12:00 PM to 1:00 PM.*
- 8/27/2019** – **Criminal Brown Bag Lunch.** *Regular meeting of the Criminal Bar. Time: 12:00 PM to 1:00 PM.*
- 8/28/2019** – **Lycoming Law Association Foundation Meeting.** *Regularly scheduled meeting of the LLA Foundation. Time: 12:00 PM to 1:00 PM.*
- 8/29/2019** – **Community Outreach & Activities Committee Meeting.** *Regular meeting of the Community Outreach & Activities Committee. Time: 12:00 PM to 1:00 PM.*
- 9/7/2019** – **Knoebel's Grove Outing.** *LLA members and their families are invited to a picnic, starting at noon in Pavilion D. Knoebel's gift cards will be distributed to members who are then invited to enjoy the amusement park, shops, games and pool at Knoebel's on their own. Cold drinks and snacks will be at the pavilion until early afternoon for anyone who wants to stop back. Time: 12:00 PM to .*

**UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES**

- 6/12/2019 – Getting the Most Out of Cross-Examinations.** *Eat and Earn Series. Speaker: Robert Hoffa, Esquire. Download the flyer. CLE Credits:* 1 Substantive **Time:** 12:00 PM to 1:00 PM.
- 7/17/2019 – Maximizing the Outcome of Personal Injury Cases.** *PBI Groupcast. Register at [www.pbi.org](http://www.pbi.org). CLE Credits:* 4 Substantive **Time:** 9:00 AM to 1:15 PM.
- 8/5/2019 – Topic TBA.** *Eat and Earn Series. Speaker: Brian Quinn, Esquire. CLE Credits:* 1 Ethics **Time:** 12:00 PM to 1:00 PM.
- 8/9/2019 – The Constitution.** *PBI Groupcast. Register at [www.pbi.org](http://www.pbi.org). CLE Credits:* 3 Substantive / 1 Ethics **Time:** 9:00 AM to 1:15 PM.
- 8/21/2019 – Topic TBA.** *Eat and Earn Series. Speaker: David Trevaskis, Esquire. CLE Credits:* 1 Ethics **Time:** 12:00 PM to 1:00 PM.
- 8/27/2019 – Powerful Witness Preparation.** *PBI Groupcast. Register at [www.pbi.org](http://www.pbi.org). CLE Credits:* 5 Substantive / 1 Ethics **Time:** 9:00 AM to 3:30 PM.
- \*For more information on these events and CLEs go to [www.lycolaw.org](http://www.lycolaw.org) or contact Michele Frey at the LLA Office at (570) 323-8287.

**Confidential Lawyers Helpline**

Alcohol, Drugs, Gambling  
Stress, Depression, Anxiety

**1-888-999-1941**

7 days a week – 24 hours a day – Holidays  
[www.lclpa.org](http://www.lclpa.org)

The full text of the following Lycoming County Court opinions is reported at [www.lycolaw.org/cases/search.asp](http://www.lycolaw.org/cases/search.asp)

► **Commonwealth vs. Rhinehart (05/28/2019)**—Judge Marc F. Lovocchio

Criminal: Motion to reconsider habeas corpus petition denial; intervening appeal court case with similar facts; trial issues based solely on consciousness of guilt as a result of allegedly false statements; lack of evidence of reckless or grossly negligent behavior. (rhinehart052819L) (Posted: May 28, 2019)

## LYCOMING REPORTER

Vol. 35 November 9, 2018 No. 45

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Digital issues are archived back to January, 2017

# Talk of the Town

## \$1,600 GRANTED



The Lyscoming Law Association Foundation granted \$1,600.00 to Jersey Shore Schools Educational Foundation to fund the High School Business Law and Crime and Law students' trip to the Lyscoming County Courthouse. Students will observe a trial and meet with attorneys, judges and courthouse personnel to discuss aspects of court trial workings.

**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****Brennan, Lee R.,** dec'd.

Late of Williamsport.

Administratrix: Sharon J. Brennan, 2613 Grand Street, Williamsport, PA 17701.

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

**Cozza, Rosanne,** dec'd.

Late of Loyalsock Township.

Administratrix: Maria C. Casale, 910 Rakestraw Road, Montoursville, PA 17754.

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

**Dobbie, Colin G.,** dec'd.

Late of Cammal.

Executor: Steven S. Dawson, 11227 St. Rte. 414 Hwy., Cammal, PA 17723.

Attorney: Leroy H. Keiler, III, Esquire, 110 Oliver Street, Ste. 2, P.O. Box 263, Jersey Shore, PA 17740, (570) 398-2750.

**Feigles, Donald a/k/a Donald H. Feigles,** dec'd.

Late of Muncy.

Executors: Steve W. Feigles, 1832 Egli Road, Muncy, PA 17756 and Stacey L. Moyer, 138 New Street, Muncy, PA 17756.

Attorneys: Layne R. Oden, Esquire, Layne R. Oden, Attorney and Counselor at Law, P.C., Nine South Main Street, Muncy, PA 17756.

**Miller, Jane B.,** dec'd.

Late of Jersey Shore Borough.

Executrix: Robin C. Miller, 449 South Main Street, Jersey Shore, PA 17740.

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

**Neff, Harold P.,** dec'd.

Late of Williamsport.

Executor: David M. Neff 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.

**Tallman, Carl R. a/k/a Carl Ransom Tallman,** dec'd.

Late of the Borough of Montoursville.

Executrix: Karla D. Mears, 352 Gainer Hill Road, Dushore, PA 18614.

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

**SECOND PUBLICATION****Artley, Julia A.,** dec'd.

Late of Muncy Creek Township.

Administratrix: Amber M. Artley, 19C South Main Street, Hughesville, PA 17737.

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

**Dieter, William R., Jr.,** dec'd.

Late of Nisbet.

Executrix: Cynthia L. Rice, 2823 Euclid Avenue, Duboisstown, PA 17702.

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

**Fowler, John W.,** dec'd.

Late of Williamsport.

Executor: Gary A. Fowler c/o Marc S. Drier, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740.

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

**Fuller, David P.,** dec'd.

Late of Jersey Shore.

Executors: Timothy Fuller, 2508 St. Rte. 184, Trout Run, PA 17771 and Cindy Fuller, 2242 Nices Hollow Road, Jersey Shore, PA 17740.

Attorney: Leroy H. Keiler, III, Esquire, 110 Oliver Street, Ste. 2, P.O. Box 263, Jersey Shore, PA 17740, (570) 398-2750.

**Fuoco, Helen J.,** dec'd.

Late of Williamsport.

Executrix: Sharon A. Keller, 2496 Oakview Drive, Jacksonville, FL 32246.

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

**Hartman, Robert H.,** dec'd.

Late of Williamsport.

Executrix: Anita V. Mueller, 512 Alexis Drive, Williamsport, PA 17701.

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

**Messner, Barbara A.,** dec'd.

Late of Williamsport.

Messner Irrevocable Grantor Trust, dated May 6, 2008.

Settlor: Barbara A. Messner.

Co-Trustees: Charles W. Messner and Christopher A. Messner.

The Charles W. Messner Supplemental Needs Trust, dated February 23, 2015.

Settlor: Barbara A. Messner.

Trustee: Christopher A. Messner.

Attorneys: Brittany O. L. Smith, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

**Snyder, Constance M.,** dec'd.

Late of Montoursville.

Executrix: Carol S. Coffman, 1946 Walters Road, Montoursville, PA 17754.

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

**Stacer, Mary C.,** dec'd.

Late of Williamsport.

Executor: Gene C. Stacer, 45 Princeton Avenue Ext., Williamsport, PA 17701.

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

**Taylor, William B.,** dec'd.

Late of the Borough of South Williamsport.

Executrix: Georgia M. Taylor, 56 Garden Terrace, Pittsburgh, PA 15221.

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

**Whiting, John E.,** dec'd.

Late of the City of Williamsport.

Executrix: Theresa L. Eck.

Attorneys: Laura R. Burd, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701.

**Woodside, Maurice F., Jr.,** dec'd.

Late of Lewis Township.



Administrator: Maurice F. Woodside,  
III c/o Daniel K. Mathers, Esquire,  
Mathers Law Firm, PC, 416 Pine St.,  
Ste. 308, Williamsport, PA 17701.

Attorneys: Daniel K. Mathers, Es-  
quire, Mathers Law Firm, PC, 416  
Pine St., Ste. 308, Williamsport, PA  
17701.

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### SERVICE BY PUBLICATION

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Court of Common Pleas  
Civil Division  
Lycoming County

NO.: CV-2018-001416-JJ

Specialized Loan Servicing LLC  
PLAINTIFF

vs.

Unknown Heirs, Successors, Assigns  
and All Persons, Firms or Associations  
Claiming Right, Title or Interest from  
or under Annette Fenning, deceased  
and Barbara Smith, known Heir of  
Annette Fenning, deceased

DEFENDANTS

---

### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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TO: Unknown Heirs, Successors, As-  
signs and All Persons, Firms or Associa-  
tions Claiming Right, Title or Interest  
from or under Annette Fenning, de-  
ceased, 511 Grier Street, Williamsport,  
PA 17701

Your house (real estate) at: 511  
Grier Street, Williamsport, PA 17701,  
66-009.0-0103.00-000 is scheduled to  
be sold at Sheriff's Sale on November  
1, 2019 at: Executive Plaza, 1st Floor,  
Commissioners Board Room, 330 Pine  
Street, Williamsport, PA 17701 at 10:30  
A.M. to enforce the court judgment of  
\$87,260.07 obtained by Specialized Loan  
Servicing LLC against you.

### 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 back to Specialized Loan Servic-  
ing LLC the amount of the judgment  
plus costs or the back payments, late  
charges, costs, and reasonable attorneys  
fees due. To find out how much you  
must pay, you may call: (610) 278-6800.

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

3. You may 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 on  
page two of how to obtain an attorney.)

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### YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

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5. If the Sheriff's Sale is not stopped,  
your property will be sold to the highest  
bidder. You may find out the price bid  
by calling (610) 278-6800.

6. 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.

7. 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 (570) 327-2280.

8. 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.

9. 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.

10. 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 no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the 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 date of filing of said schedule.

11. 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  
North Penn Legal Services  
Penn Tower Bldg.  
25 W. Third St.  
Ste. 400  
Williamsport, PA 17701  
(570) 323-8741

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

ALL THAT CERTAIN piece, parcel and lot of land situate in the 6th Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described

in accordance with a survey made by Daniel F. Vassallo, Registered Surveyor, dated 09 December 1980, as follows:

BEGINNING at an existing iron pipe on the Western line of North Grier Street, said beginning point being South 02 degrees, 52 minutes West, 250.00 feet from the intersection of the Western line of said North Grier Street and Southern line of Memorial Avenue; thence, from said place of beginning and continuing along the Western line of North Grier Street, South 02 degrees, 52 minutes West, 50.00 feet to a fence post; thence, along the Northern line of land now or formerly of Ronald and Laura A. Hill and the Northern line of land now or formerly of John E. Phillips, North 87 degrees, 00 minutes West, 200.00 feet to an existing iron pin on the Eastern line of Ninth Avenue; thence, along the Eastern line of said Ninth Avenue, North 02 degrees, 52 minutes East, 50.00 feet to an existing iron pin; thence, along the Southern line of land now or formerly of Richard J. Swinehart, South 87 degrees, 00 minutes East, 200.00 feet to the place of BEGINNING.

THE ABOVE PREMISES are conveyed under and subject to all restrictions, covenants and easements, if any, appearing in the chain of title. THE ABOVE PREMISES are more particularly bounded and described in accordance with a survey by Ted P. Franklin, P.L.S., dated 24 May 1999, as follows:

BEGINNING at a placed pin on the Western line of North Grier Street, said beginning point being South 08 degrees, 43 minutes, 14 seconds West, 253.00 feet from the intersection of the Western line of said North Grier Street and the Southern line of Memorial Avenue; thence, from the said place of beginning and continuing along the Western line of North Grier Street, South 08 degrees, 43 minutes, 14 seconds West, 49.92 feet to a bolt hole on a buried fixture; thence, along the Northern line of land now or formerly of Oliver and now or

formerly of John E. Phillips, North 80 degrees, 43 minutes, 06 seconds West, 201.43 feet to a found pin on the Eastern line of Ninth Avenue, North 08 degrees, 50 minutes, 35 seconds East, 49.85 feet to a found pin; thence, along the Southern line of land now or formerly of Richard J. Swinehart, South 80 degrees, 44 minutes, 20 seconds East, 201.32 feet to the placed pin on the Western line of North Grier Street, the point and place of BEGINNING.

BEING Parcel ID 66-009.0-0103.00-000 AND BEING KNOWN for informational purposes only as 511 Grier Street, Williamsport, PA.

BEING THE SAME PREMISES which was conveyed to Annette Fenning by Deed of Joseph Scott Pfirman and Della M. Pfirman, his wife, dated 05/25/2004 and recorded 06/02/2004 as Instrument 200400009503 Book 4979 Page 83 in the Lycoming County Recorder of Deeds Office, in fee.

AND THE SAID Annette Fenning has since departed this life there by vesting title unto Barbara Smith, known Heir of Annette Fenning, deceased and any Unknown Heirs, Successors, or Assigns of Annette Fenning, deceased. CHRISTOPHER A. DeNARDO, ESQUIRE  
PA I.D. NO. 78447  
KRISTEN D. LITTLE, ESQUIRE  
PA I.D. NO. 79992  
KEVIN S. FRANKEL, ESQUIRE  
PA I.D. NO. 318323  
MICHELLE L. MCGOWAN, ESQUIRE  
PA I.D. NO. 62414  
LESLIE J. RASE, ESQUIRE  
PA I.D. NO. 58365  
ALISON H. TULLIO, ESQUIRE  
PA I.D. NO. 87075  
KATHERINE M. WOLF, ESQUIRE  
PA I.D. NO. 314307  
SHAPIRO & DeNARDO, LLC  
3600 Horizon Dr.  
Ste. 150  
King of Prussia, PA 19406  
Telephone: (610) 278-6800



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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, June 3, 2019**