

# LYCOMING REPORTER

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## TABLE OF CONTENTS

BAR NEWS	LEGAL ADVERTISEMENTS
LLA Upcoming Events and Continuing Legal Education ..... 3	Estate & Trust Notices ..... 7
Court Opinions and Notice to Profession..... 4	Confirmation of Accounts ..... 10
	Service by Publication ..... 10

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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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# LYCOMING LAW ASSOCIATION

Penn Tower, 25 West Third Street, Suite 803

Williamsport, PA 17701

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

## LYCOMING LAW ASSOCIATION

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Outreach: *Tammy Weber*  
Criminal Law: *Rob Hoffa*  
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Hon. Ryan C. Gardner

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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).

- 10/11/2024 – First Day to get a Free Pumpkin at Carpenter’s:** *Lycoming Law Association members are invited to pick a pumpkin/gourd at Carpenter’s Pumpkin Farm during the month of October. Time: 9:00 AM to 6:30 PM.*
- 10/7/2024 – Bar History Committee Meeting:** *Continued discussion regarding Taber display. Time: 12:00 PM to 1:00 PM.*
- 10/9/2024 – Civil Bar Brown Bag Meeting:** *All interested members are invited to attend. Time: 12:00 PM to 1:00 PM.*
- 10/10/2024 – Real Estate & Probate Committee Meeting:** *Meeting of the Real Estate & Probate Committee. Co-Chairs: Marc S. Drier, Esq. & Elizabeth A. White, Esq. Time: 12:00 PM to 1:00 PM.*
- 10/15/2024 – Family Law Brown Bag Lunch Meeting:** *Regularly scheduled Family Law Committee meeting. All interested members are invited to attend. Time: 12:00 PM to 1:00 PM.*
- 10/16/2024 – Community Outreach Committee Meeting:** *Quarterly meeting of the Community Outreach Committee. Time: 12:00 PM to 1:00 PM.*
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## UPCOMING LYCOMING COUNTY CLE OPPORTUNITY

- 10/30/2024 – Eat & Earn—Sentencing:** *Presented By: Tiffany Smith, PA Commission on Sentencing—registration information forthcoming. CLE Credits: 1 Live Ethics Time: 12:00 PM to 1:00 PM.*
- 11/6/2024 – Eat & Earn—Understanding the Racketeer Influenced and Corrupt Organizations (RICO) Act:** *Presented By: Steve Shope. Registration details are forthcoming. CLE Credits: 1 Live Substantive 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)

► **Vosk vs. Vosk** (09/06/2024)—Judge Ryan C. Gardner

Divorce: Interpretation of prenuptial agreement provision relating to alimony; definition of “financial net worth”; intent of the parties; interpretation consistent with meaning of other provisions of the agreement. (Vosk090624RG) (Posted: September 24, 2024)

► **Commonwealth vs. Monroe** (09/23/2024)—Judge Nancy L. Butts

Criminal: Post conviction relief act petition; claim of ineffective counsel; knowing, intelligent, and voluntary guilty plea; admission of guilt during colloquy; waiver of entrapment claim; defendant afforded opportunity to commit crime, without any false representations; Second Amendment right for felon to possess gun. (Monroe092324bt) (Posted: September 24, 2024)

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## MENTAL HEALTH REVIEW OFFICER

On behalf of President Judge Nancy L. Butts from the Courts of Lycoming County, the Lycoming-Clinton Mental Health/Intellectual Disability Program is seeking applications for the appointment of a Mental Health Review Officer for the purpose of conducting hearings under Sections 303-306, and inclusive, of the Mental Health Procedures Act of 1976, as amended.

Applicants must be members of the Bar of the Supreme Court of Pennsylvania and should, where possible, be familiar with the field of Mental Health. Such Officers will be expected to, on occasion, work outside of normal business hours and be able to travel to sites within and outside of Lycoming County for the purpose of conducting hearings. This is a part-time position, and the Officer will be an independent contractor.

Inquiries and further details may be directed to Jim Hicklin, County MH Program Director, Lycoming-Clinton MH/ID Program at [jhicklin@joinder.org](mailto:jhicklin@joinder.org) or by calling (570) 326-7895. Applicants should send a letter of interest, with resume or curriculum vitae, by no later than Friday, October 25, 2024, to Jim Hicklin, County MH Program Director, Lycoming-Clinton MH/ID Program, 33 W. Third Street, 4th Floor, Williamsport, PA, 17701.

Sept. 20, 27

## NOTICE OF PROPOSED TERMINATION OF CIVIL COURT CASES

The Court intends to terminate the following cases without further notice because the docket shows no activity for at least two (2) years. An official notice under Rule 1901 was previously mailed to all respective parties, but same was returned for at least one of the parties in each of the listed cases. Therefore, this advertisement will serve as the official notice to those unserved parties.

To stop the termination, a Statement of Intent to Proceed or a Praecipe to Settle and Discontinue, must be filed with the Prothonotary before Friday, November 1, 2024.

Thomas D. Heap  
Prothonotary  
County of Lycoming

<u>CAPTION</u>	<u>Docket Number</u>	<u>Attorney</u>
Callie Investment Group vs Robert J. Fluck	CV 2020-00395	Plaintiff  Defendant
Lakesha Weisel vs Cain Wheeler	CV 2021-00347	George E. Lepley, Esq  Defendant
Mindy S. Smith vs Preston L. Farrar	CV 2021-00495	Plaintiff  Defendant
ID Washington Property Group vs Frior Macon	CV 2021-00663	Plaintiff  Defendant
BradCorp vs Drae Lewis	CV 2021-00753	Plaintiff  Defendant
Bank of America vs John Wayne Rowley, Sr	CV 2021-00788	Robert W. Cusick, Esq  Defendant
Roy H. Belcher III vs Brittney Taylor	CV 2021-00895	Plaintiff  Defendant

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<b>CV 2021-00958</b>	
Curtis & Patricia Henry Real Estate vs Keiyona N. Devine	Joseph F. Orso, Esq Defendant
<b>CV 2021-00969</b>	
Brian & Kerry Zimmerman vs Mark W. Nickles, (Et Al)	Christopher H. Kenyon, Esq Defendant
<b>CV 2021-01009</b>	
GC Rentals & Greg Crouse vs Justin Lee	Plaintiff Defendant
<b>CV 2021-01028</b>	
James King vs Zachery Martin (Et Al)	Plaintiff Defendant
<b>CV 2021-01146</b>	
Steven W. Stroble vs Robert Hill (Et Al)	Plaintiff Defendant
<b>CV 2021-01192</b>	
James R. Stewart vs Phyllis Wettlauffer	Plaintiff Defendant

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Sept. 27

**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****Bower, Margaret E.,** dec'd.

Late of the Township of Anthony, Jersey Shore.  
 Administrator: Yvette M. Graver, 1823 Hidden Valley Drive, Montoursville, PA 17754.  
 Attorney: None.

**Brass, Shirley K.,** dec'd.

Late of Montoursville.  
 Executrix: Melody Roedts c/o Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701.  
 Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

**Ferari, Susanna M.,** dec'd.

Late of Williamsport.  
 The Susanna M. Ferrari Grandchildren's Trust, dated August 24, 2023.  
 Settlor: Susanna M. Ferrari.  
 Trustees: Lisa A. Ferrari and Diane Palm.  
 Attorneys: Julieanne E. Steinbacher, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

**Ferguson, Charles R., Sr.,** dec'd.

Late of Williamsport.  
 Co-Executors: Charles Ferguson, Jr. and Christina M. Smith, Williamsport and Muncy, PA.  
 Attorney: David C. Raker, Esquire, 322 Court Street, Williamsport, PA 17701.

**Mahonski, Joanne F. a/k/a Joanne Frances Mahonski,** dec'd.

Late of the City of Williamsport.  
 Executor: Wayne J. Mahonski, 1004 Blue Ball Road, Watsontown, PA 17777.  
 Attorney: Paul A. Roman, Esq., 1700 Four Mile Drive, Williamsport, PA 17701.

**Myers, Sandra A.,** dec'd.

Late of the Borough of Jersey Shore.  
 Executor: Howard T. Woodruff, 515 Sand Hill Road, Montoursville, PA 17754.  
 Attorney: Paul A. Roman, Esq., 1700 Four Mile Drive, Williamsport, PA 17701.

**Overmoyer, Robert C., II,** dec'd.

Late of Williamsport.  
 Executrix: Lisa G. Hammond c/o Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701.  
 Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

**Pauling, Lee Roy,** dec'd.

Late of Montoursville.  
 Executor: Jay K. Pauling c/o Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.  
 Attorneys: Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.

**Runnels, Donna L. a/k/a Donna Lee Runnels, dec'd.**

Late of the City of Williamsport.  
 Executor: Charles A. Runnels, Jr. 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.

**Savage, Dianne A., dec'd.**

Late of the Borough of Hughesville.  
 Administrators: Faith M. Avery, Michael Savage, Matthew Savage and Jennifer Savage 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.

**Smith, Margaret N., dec'd.**

Late of Williamsport.  
 Executrix: Debra S. Burch c/o Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701.

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

**SECOND PUBLICATION****Fulmer, Bradley D., dec'd.**

Late of the Borough of Montoursville.

Executrix: Helen M. Pentz, 1074 Cherry Street, Montoursville, PA 17754.

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

**Kiernan, Charles A. a/k/a Chuck Kiernan, dec'd.**

Late of the City of Williamsport.

Executor: Eleanor J. Fox.

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

**Manley, Frederica A., dec'd.**

Late of the Township of Muncy Creek.

Administrator: Gregg A. Manley, 1918 Apple Street, Williamsport, PA 17701.

Attorneys: Mark L. Taylor, Esquire, Mark L. Taylor Law Office, 25 W. Third Street, #701, Williamsport, PA 17701, (570) 320-7100.

**Montgomery, Thomas J., dec'd.**

Late of Muncy.

Executor: Ivy J. Bixler-Montgomery, 187 Linvic Drive, 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.

**Osterhout, Kenneth M., dec'd.**

Late of Muncy.

Executor: Mark R. Osterhout, 117 E. Jennings Avenue, South Bend, IN 46614.

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

**Prentiss, Tina K., dec'd.**

Late of the Borough of Jersey Shore.

Administratrix: Tonya Fisher c/o Jami Layaou Hearn, Esquire, 103 Warren Street, Tunkhannock, PA 18657.

Attorney: Jami Layaou Hearn, Esquire, 103 Warren Street, Tunkhannock, PA 18657.

**Schriner, Betty Ann a/k/a Betty A. Schriner a/k/a Betty Schriner, dec'd.**

Late of 5935 Route 442 Highway, Muncy.



Executrix: Paulette A. Schriener.  
 Attorneys: Richard P. Klingerman,  
 Esquire, Kreisher, Marshall & As-  
 sociates, LLC, 401 S. Market Street,  
 Bloomsburg, PA 17815.

**Shaffer, Samuel R.,** dec'd.

Late of Hughesville.  
 Executors: Craig V. Shaffer, 571  
 Clark Street, South Williamsport,  
 PA 17702 and Wendy M. Wentzel,  
 752 South Frymire Hollow Road,  
 Hughesville, PA 17737.  
 Attorneys: Joseph F. Orso, III, Es-  
 quire, Rudinski, Orso & Associates,  
 P.C., 339 Market Street, William-  
 sport, PA 17701, (570) 321-8090.

**THIRD PUBLICATION**

**Anderson, Thomas a/k/a Thomas  
 B. Anderson,** dec'd.

Late of Anthony Township.  
 Executor: Brent Daniel Anderson,  
 399 Windy Ridge Road, Cogan Sta-  
 tion, PA 17728.  
 Attorney: Kenneth R. Levitsky, Es-  
 quire, P.O. Box 489, Dushore, PA  
 18614.

**Koch, Iola E.,** dec'd.

Late of the Borough of Montours-  
 ville.  
 Executrix: Barbara A. Bower, 1001  
 Weldon Street, Montoursville, PA  
 17754.  
 Attorney: Andrea B. Bower, Esquire,  
 426 Broad Street, Montoursville,  
 PA 17754.

**Kyle, Rebecca M. a/k/a Rebecca M.  
 Harris,** dec'd.

Late of the the Township of Eldred.  
 Executor: Christopher Michael Har-  
 ris, 96 Fink Drive, Ext., Montours-  
 ville, PA 17754.

Attorney: Paul A. Roman, Esquire,  
 1700 Four Mile Drive, Williamsport,  
 PA 17701.

**Newhart, David C.,** dec'd.

Late of Muncy Borough.  
 Co-Executors: Hillary D. Newhart  
 and Jon A. Swartz, Esquire c/o  
 Prokup & Swartz, 7736 Main Street,  
 Fogelsville, PA 18051.  
 Attorneys: Prokup & Swartz, 7736  
 Main Street, Fogelsville, PA 18051.

**Pysher, Raymond J.,** dec'd.

Late of Williamsport.  
 Administratrix: Anna Pysher, 1301  
 Grampian Blvd., Apt. 1A, Williams-  
 port, PA 17701.  
 Attorney: None.

**Stackhouse, Max S. a/k/a Max Syl-  
 vester Stackhouse,** dec'd.

Late of Muncy.  
 Administrator: Jessalee J. Stack-  
 house, 774 State Route 442, Muncy,  
 PA 17756.  
 Attorneys: Layne R. Oden, Esquire,  
 Layne R. Oden, Attorney and Coun-  
 selor at Law, P.C., Nine South Main  
 Street, Muncy, PA 17756.

**Stahel, Maria C.,** dec'd.

Late of Montoursville.  
 Administrator: Jeffrey G. Stahel, 813  
 Wades Branch Road, Centerville,  
 TN 37033.  
 Attorneys: McNerney, Page, Vander-  
 lin & Hall, 433 Market Street, Wil-  
 liamsport, PA 17701.

**Sylvis, Elsie L.,** dec'd.

Late of Montoursville.  
 Executor: Bruce A. Wehler c/o  
 Stephen C. Sholder, Esquire, Raup  
 & Sholder, P.C., 445 Elmira Street,  
 Williamsport, PA 17701.  
 Attorneys: Stephen C. Sholder, Es-  
 quire, Raup & Sholder, P.C., 445 El-  
 mira Street, Williamsport, PA 17701.

**REGISTER OF WILLS  
CONFIRMATION OF  
ACCOUNTS**

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 October 1, 2024 unless exceptions are filed before 5:00 P.M. on that date.

1. Bush, Karen M., Estate—Eric F. Bush, Executor.

2. Thompson, Linda M., Estate—Janet M. Hillyard, Administratrix.

3. Deseau, Leo L., Estate—Brandi Plocinski, Barbara Gehr, Executrices.  
David A. Huffman  
Register of Wills

S-6, 13, 20, 27

**SERVICE BY PUBLICATION**

Civil Action Law  
Court Of Common Pleas  
Lycoming County

Number CV22-01230

Truist Bank f/k/a Branch Banking and  
Trust Company

v.

Unknown Surviving Heirs of  
Timothy D. McCandless

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

TO: Unknown Surviving Heirs of Timothy  
D. McCandless

Your house (real estate) at 725  
Sheridan Street, Williamsport, Penn-  
sylvania 17701-2423 is scheduled to be

sold at Sheriff's Sale on November 1, 2024 at 10:30 AM in Trade & Transit Centre II, Michael Ross Event Center, on the 3rd floor, 144 West 3rd Street, Williamsport, Pennsylvania 17701 to enforce the court judgment of \$86,007.22 obtained by Truist Bank f/k/a Branch Banking and Trust Company against the above premises.

**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 canceled if you pay to Truist Bank f/k/a Branch Banking and Trust Company the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the 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.

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 the following notice 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 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 price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

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 on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.

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 real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the 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 schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

**LAWYER REFERRAL SERVICE  
ASSOCIATION DE  
LICENCIADOS**

Susquehanna Legal Services  
329 Market Street  
Williamsport, PA 17701  
(570) 323-8741

**McCABE, WEISBERG &  
CONWAY, LLC**  
Attorneys for Plaintiff  
1420 Walnut St.  
Suite 1501  
Philadelphia, PA 19102  
(215) 790-1010



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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, September 30, 2024**