

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

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Williamsport, PA 17701

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LYCOMING LAW ASSOCIATION

Penn Tower, 25 West Third Street, Suite 803

Williamsport, PA 17701

www.lycolaw.org

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LYCOMING
LAW ASSOCIATION

Your online connection for:

- Court Calendar • Continuing Legal Education
- Conference Room Facilities • Legal Assistance
- Recent Court Decisions • Upcoming LLA & Public Events

www.lycolaw.org

SCHEDULED EVENTS

Additional information about any of these events is available on the Lycoming Law Association website at www.lycolaw.org.

- 12/12/2019 – Memorial Service for Yvonne Campbell.** *The memorial service for Yvonne Campbell will be held on December 12th at 4 PM in Ctrm. #1.*
Time: 4:00 PM to 5:00 PM.
- 12/13/2019 – Criminal Defense Bar Meeting.** *Members who practice criminal defense are invited to attend this meeting to discuss issues relative to criminal practice, changes in the law and local customs. Atty. Rob Hoffa, Chair.*
Time: 12:00 PM to 1:00 PM
- 12/17/2019 – Criminal Brown Bag Lunch.** *Regular meeting of the Criminal Bar.*
Time: 12:00 PM to 1:00 PM.
- 12/18/2019 – Lycoming Law Association Foundation.** *Monthly meeting of the LLA Foundation.* **Time:** 12:00 PM to 1:00 PM.
- 1/13/2020 – Annual Meeting.** *LLA Annual Meeting (at LLA Office). Please plan to attend.* **Time:** 4:00 PM to 5:00 PM.
- 1/13/2020 – Annual Banquet.** *Details to be announced. Please mark your calendars!*
Time: 6:00 PM to 8:00 PM.

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www.lclpa.org

UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES

- 12/12/2019 – Criminal Law Update 2019.** *PBI Groupcast. Register at www.pbi.org.* **CLE Credits:** 3 Substantive **Time:** 12:00 PM to 4:15 PM.
- 12/18/2019 – The Year in Review for the General Practitioner 2019.** *PBI Groupcast. Register at www.pbi.org.* **CLE Credits:** 5 Substantive / 1 Ethics **Time:** 8:30 AM to 3:45 PM.
- 1/23/2020 – Administering an Estate in PA: a Step-by-Step Guide.** *PBI Video Replay. Register at www.pbi.org.* **CLE Credits:** 5 Substantive / 1 Ethics (also approved for 7 CPA credits) **Time:** 9:00 AM to 3:30 PM.
- 1/30/2020 – Beyond the Ballot: How the Kremlin Works to Undermine the US Justice System.** *PBI Groupcast. Register at www.pbi.org.* **CLE Credits:** 2 Substantive / 1 Ethics **Time:** 9:00 AM to 12:15 PM.
- 2/4/2020 – Lawyering in a Digital World: Your Client’s Data & Your Ethical Duties.** *PBI Video Replay. Register at www.pbi.org.* **CLE Credits:** 2 Substantive / 1 Ethics **Time:** 9:00 AM to 12:00 PM.
- 2/11/2020 – The Thriving Small Firm.** *PBI Video Replay. Register at www.pbi.org.* **CLE Credits:** 3 Substantive / 1 Ethics **Time:** 9:00 AM to 1:00 PM.
- 2/19/2020 – Lincoln & His Leadership.** *PBI Video Replay. Register at www.pbi.org.* **CLE Credits:** 2 Substantive / 1 Ethics **Time:** 9:00 AM to 12:00 PM.
- 3/4/2020 – Civil Litigation Update.** *PBI Groupcast. Register at www.pbi.org.* **CLE Credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 4:15 PM.
- 3/23/2020 – Realty Transfer Tax Update.** *PBI Groupcast. Register at www.pbi.org.* **CLE Credits:** 3 Substantive **Time:** 12:00 PM to 3:15 PM.
- 3/31/2020 – Binders on Pennsylvania Evidence.** *PBI Groupcast. Register at www.pbi.org.* **CLE Credits:** 3 Substantive **Time:** 1:00 PM to 4:15 PM.

*For more information on these events and CLEs go to www.lycolaw.org or contact Michele Frey at the LLA Office at (570) 323-8287.

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

- ▶ **Commonwealth vs. Matlosz** (11/27/2019)—Judge Nancy L. Butts
Criminal: Appeal; permissible cross-examination; prejudice of questions about age; jury had an opportunity to observe defendant; weight of evidence; credibility of victim; sufficiency of evidence of unlawful restraint; indecent assault and corruption of minors; vacation of sentence when defendant convicted of an offense that is a lesser-included offense of crime actually charged; timing of claim of ineffective counsel. (Matlosz112719BT) (Posted: December 2, 2019)
- ▶ **Rose’s Auto Body, Inc. vs. Monaghan; Monaghan vs. Rose’s Auto Body** (11/27/2019)—Judge Eric R. Linhardt
Civil: Preliminary objections and motion to stay; appeal from magistrate court judgments; complaint with unnecessary detail, with imprecise request for relief; extensive impertinent material; sufficiency of claim for defamation; judicial privilege for statements made to investigating police officer; towing of damaged vehicle as state action because it was pursuant to statute; allegation of lack of notice; sealing medical records first introduced to the action without confidential document form cover sheet; consolidation of actions dealing with the same subject matter rather than staying one of the actions; withdrawal of demand for jury trial where one party objects. (rose112719LI) (Posted: November 27, 2019)
- ▶ **Estate of Harmon vs. Harmon** (11/25/2019)—Judge Eric R. Linhardt
Divorce: Appeal; jurisdiction of civil court after death of party to contract; contested ownership of decedent’s life insurance benefits; rights to proceeds of former spouse’s life insurance; ERISA preemption; enforcement of unambiguous property settlement agreement. (harmon112519L) (Posted: November 27, 2019)
- ▶ **MD vs. CD and NS** (11/22/2019)—Judge Joy Reynolds McCoy
Custody: Petition of paternal grandmother of children to intervene in custody action; standing; in loco parentis status; finding of a relationship between petitioner and child that began with consent of the parent or by court order. (MD112219m) (Posted: November 25, 2019)

EFFECTIVE DECEMBER 1ST, 2019

All deeds that require a registration form need to have the registration form attached and completed at the time the deed is filed. We are attaching a list for your reference of the city/boros/twps that require a registration form. Starting **December 15th** deeds without the required completed registration form will be rejected.

If a statement of value form is required for a deed please see attached list as to how many copies of that form are needed. We always need at least two and certain twps/boros require more.

We are requiring return information to be placed on all incoming documents. The back of the document is the preferred placement for this information. If there is "mail to" information on the front of the document and you do not wish for it to be returned there, it will need to be crossed out. Then note on the back of the document where it should be returned to. If the document is not being returned into a mail box in our office an envelope will need to be provided.

For those who are already completing these items we thank you. Having everyone's cooperation in these matters is greatly appreciated. Participation from all will help relieve potential errors.

THANK YOU

Register and Recorder Staff

Lycoming County Registration & Statement of Value Requirements							
City/Twp/Boro	School Dist	Reg	SOV	City/Twp/Boro	School Dist	Reg	SOV
Anthony Twp	JS	no	2	Mifflin Twp	JS	YES	2
Armstrong Twp	SWMPT	no	2	Mill Creek Twp	ELS	no	2
Bastress Twp	JS	no	2	Montgomery Boro	MTGY	YES	2
Brady Twp	MTGY	no	2	Montoursville Boro	MTSV	YES	3
Brown Twp	JS	YES	2	Moreland Twp	ELS	YES	2
Cascade Twp	MTSV	YES	2	Muncy Boro	MUN	YES	2
Clinton Twp	MTGY	YES	2	Muncy Creek Twp	MUN	YES	2
Cogan House Twp	STIOGA	no	2	Muncy Twp	MUN	YES	2
Cummings	JS	YES	2	Nippenose Twp	JS	no	2
Duboistown Boro	SWMPT	YES	2	Old Lycoming Twp	WMSPT	YES	2
Eldred Twp	MTSV	YES	2	Penn Twp	ELS	no	2
Fairfield Twp	MTSV	no	2	Piatt Twp	JS	YES	2
Franklin Twp	ELS	YES	2	Picture Rocks Boro	ELS	no	2
Gamble Twp	MTSV	YES	2	Pine Twp	WELLS	no	2
Hepburn Twp	WMSPT	YES	2	Plunketts Creek Twp	MTSV	YES	2
Hughesville Boro	ELS	YES	2	Porter Twp	JS	YES	2
Jackson Twp	STIOGA	no	2	Salladasburg Boro	JS	no	2
Jersey Shore Boro	JS	YES	2	Shrewsbury Twp	ELS	no	2
Jordan Twp	ELS	no	2	So Williamsport Boro	SWMPT	YES	3
Lewis Twp	WMSPT	no	2	Susquehanna Twp	SWMPT	YES	2
Limestone Twp	JS	YES	2	Upper Fairfield Twp	MTSV	YES	2
Loyalsock Twp	LOY	YES	2	Washington Twp	MTGY	no	2
Lycoming twp	WMSPT	YES	2	Watson Twp	JS	YES	2
McHenry Twp	JS	YES	2	Williamsport City	WMSPT	YES	3
McIntyre Twp	CAN	no	2	Wolf Twp	ELS	YES	2
McNett Twp	CAN	no	2	Woodward Twp	WMSPT	YES	2

Legal Aid Attorney and Paralegal Openings

North Penn Legal Services is seeking to fill an attorney and paralegal position in a newly formed medical-legal partnership in Williamsport, PA. Additionally North Penn has new positions for disability advocacy as follows: paralegal in Bethlehem and Bloomsburg and an attorney opening in Pittston, PA. For information on the positions and how to apply, visit www.northpennlegal.org/about/careers. EOE.

Nov. 29; Dec. 6



Please be advised that there will be an early deadline for Reporter Notices for the upcoming holidays. All notices must be submitted as follows:

Received by Thursday, December 19th, at 4:00 p.m. for publication in the Friday, December 27, 2019 edition.

Received by Thursday, December 26th, at 10:00 a.m. for publication in the Friday, January 3, 2020 edition.

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Employment Opportunity

Immediate job opening for a Law Clerk to the Honorable Ryan M. Tira, Judge of the Court of Common Pleas of Lycoming County. For details, please see the job posting at:
<https://wwwsecure.pacourts.us/judicial-administration/human-resources/job-openings/>.

D-6, 13



Client Meeting Mediation Deposition Arbitration

Whatever the Situation

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Member Rate: \$25 Half Day*
\$50 Full Day

Non-Member Rate: \$100 Half Day*
\$150 Full Day

*Up to 4 Hours - Subject to Availability

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

Chapman, Phyllis H., dec'd.

Late of Williamsport.

Executor: Charlene Huff, 814 Sherman St., Williamsport, PA 17701.

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

Denworth, Peter S., dec'd.

Late of the City of Scranton.

Administrator: Jim Denworth.

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

Donley, Edward H. a/k/a Edward Herman Donley, dec'd.

Late of Linden.

Administratrix: Ethel E. Donley, 415 Pine Run Road, Linden, PA 17744.

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

Engler, David L., dec'd.

Late of the City of Williamsport.

Administrator: Judith A. Esposito 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.

Kielwein, Michael K., dec'd.

Late of Loyalsock Township.

Administrator: Trevor E. Kielwein c/o Fred A. Holland, Esquire, Murphy, Butterfield & Holland, P.C., 442 William Street, Williamsport, PA 17701.

Attorneys: Fred A. Holland, Esquire, Murphy, Butterfield & Holland, P.C., 442 William Street, Williamsport, PA 17701.

Matlosz, Glenn A., dec'd.

Late of the Township of Eldred.

Executor: Michael A. Matlosz, 10518 Mountain Road, Grantville, PA 17028.

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

Northcutt, Peggy J., dec'd.

Late of Muncy.

Executrix: Monique L. Reinsel, 443 River Road, Muncy, PA 17756.

Attorney: John A. Smay, Esquire, 39 South Main Street, P.O. Box 35, Muncy, PA 17756.

Porter, James N., dec'd.

Late of Williamsport.

Executor: Brian J. Porter, 254 Grammer Road, Williamsport, PA 17701.

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

Roush, Wendell M., dec'd.

Late of Old Lycoming Township.

Executor: Janice L. Hughey c/o Daniel K. Mathers, Esquire, Mathers Law Firm, PC, 416 Pine St., Ste. 308, Williamsport, PA 17701.

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

Trimble, Arthur N., Jr., dec'd.

Late of Trout Run.

Executrix: Ann M. Smith 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.

SECOND PUBLICATION

Mack, Renate C., dec'd.

Late of Lycoming County.

Executor: Shannon N. Mack, 1225 Governor Bridge Road, Davidsonville, MD 21035.

Attorney: John A. Shoemaker, Esquire, 127 Headley Avenue, Dushore, PA 18614, (570) 928-7374.

McKeag, James P., dec'd.

Late of Jersey Shore.

Executrix: Melissa M. Young, 1289 Fox Road, Jersey Shore, PA 17740.

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

Pfirman, Sherrylee, dec'd.

Late of the Borough of South Williamsport.

Executrix: Mara L. Hause, 704 Curtin Street, S. Williamsport, PA 17702.

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

THIRD PUBLICATION

Bartle, Helen D., dec'd.

Late of Williamsport.

Executrix: Karen D. Mitchell c/o C. Edward S. Mitchell, Esquire, Mitchell Gallagher, 10 West Third Street, Williamsport, PA 17701.

Attorneys: C. Edward S. Mitchell, Esquire, Mitchell Gallagher, 10 West Third Street, Williamsport, PA 17701, (570) 323-8404.

Bay, Jasper H., dec'd.

Late of 1130 Bardo Avenue, Jersey Shore.

Executrix: LuAnn Catherine, 343 Bennardi Development Road, Williamsport, PA 17701.

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

Bellows, Derrike Jordan, dec'd.

Late of Williamsport.

Co-Administrators: Amy L. Bellows, and Randy L. Bellows, 1001 Sterling Hill Road, Canton, PA 17724.

Attorneys: Gerald W. Brann, Esquire, Brann, Williams, Caldwell & Sheetz, Attorneys at Law, 1090 West Main Street, Troy, PA 16947.

Fior, John P., dec'd.

Late of Linden.

Executor: Richard Robert Mazzocco, Jr.

Attorneys: James E. Higinbotham, Jr., Esquire, Higinbotham Law Offices, 45 East Main Street, Suite 500, Uniontown, PA 15401.

George, Harriet J., dec'd.

Late of Wolf Township.

Executor: Harry E. George, 119 Sawmill Road, Hughesville, PA 17737.

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

Kephart, Cherilyn R., dec'd.

Late of Cogan Station.

Administratrix: Theresa Kephart c/o Mitchell Gallagher, 10 West Third Street, Williamsport, PA 17701.
Attorneys: C. Edward S. Mitchell, Esquire, Mitchell Gallagher, 10 West Third Street, Williamsport, PA 17701, (570) 323-8404.

**REGISTER OF WILLS
CONFIRMATION OF
ACCOUNTS**

NOTICE IS HEREBY GIVEN to all parties interested that the following Accounts together with all Statement of Proposed Distribution accompanying the same have been filed in the Office of the Register of Wills and Clerk of Orphans' Court are presented to the Orphans' Court of Lycoming County for Confirmation Absolute January 7, 2020 unless exceptions are filed before 5:00 P.M. on that date.

1. Stryker, Danielle L., Estate—Victoria L. Stryker, Administratrix.
2. Delycure, Stella M., Estate—Dolores A. Schafer, Executrix.
Kathy Rinehart
Register of Wills

D-6, 13, 20, 27

SERVICE BY PUBLICATION

In the Court of Common Pleas
Lycoming County
Civil Action—Law

Term No. 19-1715

ACTION OF
MORTGAGE FORECLOSURE

FREEDOM MORTGAGE
CORPORATION

Plaintiff

vs.

JANELLE GATZ, Solely in Her
Capacity as Heir of Karen S. Gatz,
Deceased and the Unknown Heirs of
Karen S. Gatz, Deceased
Mortgagor and Real Owner
Defendants

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

The Unknown Heirs of Karen S. Gatz, Deceased, MORTGAGOR AND REAL OWNER, DEFENDANTS whose last known address is 489 Kane Street, Williamsport, PA 17702

THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff FREEDOM MORTGAGE CORPORATION, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Lycoming County, Pennsylvania, docketed to No. 19-1715 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 489 Kane Street, Williamsport, PA 17702 whereupon your property will be sold by the Sheriff of Lycoming County.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objec-

tions to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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 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.

NORTH PENN LEGAL SERVICES

Penn Tower Building
25 W. Third Street
Suite 400

Williamsport, PA 17701
(570) 323-8741

- or -

**PENNSYLVANIA BAR
ASSOCIATION**

Lawyer Referral Service
100 South Street

P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

MICHAEL T. McKEEVER, ESQUIRE

KML LAW GROUP, P.C.

Attorneys for Plaintiff
BNY Independence Center
701 Market Street
Suite 5000

Philadelphia, PA 19106-1532
(215) 627-1322

SERVICE BY PUBLICATION

Lycoming County
Court of Common Pleas

Number: 19-0964

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

Sun West Mortgage Company, Inc.
Plaintiff

v.

Charles Tilburg, Known Surviving
Heir of Rachel Tilburg, Jeanne Confer,
Known Surviving Heir of Rachel
Tilburg, Kathy Rhodes,
Known Surviving Heir of Rachel
Tilburg, and Unknown Surviving Heirs
of Rachel Tilburg

Defendants

TO: Unknown Surviving Heirs of Rachel
Tilburg

Premises subject to foreclosure:
95 Upper Manor Road, Williamsport,
Pennsylvania 17701.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice 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.

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

McCABE, WEISBERG &
CONWAY, LLC
Attorneys for Plaintiff
123 S. Broad St.
Ste. 1400
Philadelphia, PA 19109
(215) 790-1010

D-6



**So far in 2019, the LLA Foundation
has provided funding in the
amount of \$17,920 for:**

- LLA's Wills for Heroes event
- Jersey Shore Schools Education Foundation
- LLA's 150th Anniversary celebrations
- Lycoming County Court of Common Pleas
- Montoursville High School Mock Trial Team
- North Penn Legal Services

Any worthy law-related programs
or activities can apply for a grant at:
<https://www.lycolaw.org/lla-foundation>.

*Your arbitration fee donations
provided \$9,200 to the Foundation in 2018!*

**Thank you to all the LLA members who have
supported the Foundation's efforts!**

Do you know what your



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

In 2019, the LLAF has granted:

\$650.00 to the Lycoming Law Association for the Wills for Heroes event to provide free legal services to our veterans, active-duty military personnel and first responders;

\$7,630.00 to North Penn Legal Services to provide civil legal services to indigent people and operate the Lycoming County pro bono program;

\$1,600.00 to Jersey Shore School District's Education Foundation for a student field trip to the Lycoming County courthouse to see a trial;

\$1,500.00 to the Lycoming County Court of Common Pleas for production of a juror orientation video.



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, December 9, 2019**