

LYCOMING REPORTER

Vol. 38

July 30, 2021

No. 31

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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

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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.

- 8/18/2021 – 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 Henry Mitchell.** *Memorial service for former Lycoming Law Association member Henry Mitchell, who died April 24, 2021. 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

- ▶ **Benson Estate (07/23/2021)**—Judge Eric R. Linhardt
Wills and Estates: Motions to compel depositions; eleventh-hour discovery motion that will delay trial, resulting from tactical decision of counsel; due diligence. (benson072321L2) (Posted: July 24, 2021)
- ▶ **Benson Estate (07/23/2021)**—Judge Eric R. Linhardt
Wills and Estates: Motions for summary judgment and motions in limine; inter vivos transfer of assets; prima facie proof of donative intent and independent evidence of delivery; incompetent testimony under Dead Man’s Act; voidable gift; competency of spouse to testify; evidence of a proprietary or pecuniary interest; incompetent witness’s competency to testify in support of adverse claimant; weight of testimony; cross-examination of witness as waiver of Dead Man’s Act; issues of material fact; presumption of insolvency; waiver of disqualification of an adverse party by responding to interrogatories; use of hearsay statements in police report to support motion; *Nanty-Glo* rule; unopposed motion for summary judgment; release of claims to render witness competent to testify. (benson072321L) (Posted: July 24, 2021)
- ▶ **Commonwealth vs. Williams (07/16/2021)**—Judge Nancy L. Butts
Criminal: Suppression motion; probable cause for warrantless vehicle search; observations of and smell of marijuana; display of medical marijuana card; improper storage of medical marijuana; coercively obtained consent for vehicle search. (Williams07162021bt) (Posted: July 23, 2021)
- ▶ **Northstein vs. Cochran and Cochran’s Auto (07/19/2021)**—Judge Ryan M. Tira
Civil: Non-jury trial; replevin; abandoned vehicles; statutory process; required notice; use of address registered with PA Department of Transportation. (Nothstein071921t) (Posted: July 23, 2021)
- ▶ **Commonwealth vs. Shadd (07/08/2021)**—Judge Marc F. Lovecchio
Criminal: Suppression motion; withdrawal. (Shadd070821L) (Posted: July 22, 2021)

- **Commonwealth vs. Heck** (07/12/2021)—Judge Marc F. Lovecchio
Criminal: Suppression motion; interactions constituting interrogation; right to an attorney; spontaneously made statements; recording statements made by defendant while alone, in custody; applicability of wiretap law; reasonable expectation of privacy; *Miranda* violations; voluntariness of statement initiated by defendant; use of suppressed statements to impeach defendant’s credibility; probable cause for search warrant of hotel room; particularity requirement; Independent Source Doctrine for admitting evidence tainted by illegal police conduct; willful misconduct. (Heck071221L) (Posted: July 22, 2021)
- **McDermott vs. Finck** (07/13/2021)—Judge Eric R. Linhardt
Civil: Preliminary objections; liability of tenant for damage to leased property where landlord is insured for loss; contract interpretation; reasonable expectations of the parties; contractual liability of tenant for losses caused by tenant’s negligence. (McDermott071321Li) (Posted: July 22, 2021)
- **Commonwealth vs. Hagemeyer** (07/13/2021)—Judge Nancy L. Butts
Criminal: Habeas corpus petition; sufficiency of evidence of discharge of firearm into an occupied structure where defendant used a crossbow; sufficiency of testimony of terroristic threats where some but not all witnesses testified. (Hagemeyer071321bt) (Posted: July 21, 2021)
- **Commonwealth vs. Etumnu** (07/15/2021)—Judge Nancy L. Butts
Criminal: Habeas corpus petition; sufficiency of evidence of possession with intent to deliver drugs; mere presence in a location where drugs are seized; suppression motion; adequacy of affidavit of probable cause; probable cause demonstrated from four corners of affidavit. (Etumnu071521bt) (Posted: July 21, 2021)
- **Commonwealth vs. Walker** (07/15/2021)—Judge Nancy L. Butts
Criminal: Habeas corpus petition; prima facie evidence of endangering welfare of children; leaving mixture of heroin and Gatorade in house where child could access it. (Walker071521bt) (Posted: July 21, 2021)
- **MLS Adoption** (07/15/2021)—Judge Joy Reynolds McCoy
Adoption: Petition for involuntary termination of parental rights; proper service; parent demonstrates settled purpose to relinquish parental claim to child or fails to perform parental duties for at least six months; obstacles to exercising his parental rights; no existing bond. (AdoptionofMLS071521m) (Posted: July 21, 2021)

- **OS Adoption (07/16/2021)**—Judge Joy Reynolds McCoy
Adoption: Petition for involuntary termination of parental rights; consent to termination; parent demonstrates settled purpose to relinquish parental claim to child or fails to perform parental duties for at least six months; no existing bond. (AdoptionofOS071621m) (Posted: July 21, 2021)
- **Lycoming County Commissioners vs. Rodgers (07/20/2021)**—Senior Judge John B. Leete
Civil: Preliminary injunction petition relating to refusal of county controller to sign payroll or accounts payable checks; demonstration of irreparable injury; speculation as to prospective harm; preliminary objections; propriety of mandamus action upon dereliction of a ministerial duty; use of mandamus to compel a series of ongoing acts unrelated to specific transactions and unbounded in duration; injunction request where adequate remedy at law exists. (commissioners072021leete) (Posted: July 21, 2021)



This is an in-person CLE offering at the LLA Office. This event is for **fully vaccinated people only** and **seating will be limited** to the first 24 people to submit their registration and payment.

Cost (Lunch & Credit)

\$37.50 - LLA Member
 \$52.50 - Non Member
 \$26.25 - Paralegal

PAYMENT IN ADVANCE IS REQUIRED.
 Late registrations will not be accepted and
 no refunds will be given after the cutoff date.

1 Substantive Credit

**What Every Estate Planning
 Lawyer Needs to Know About
 Firearms**

Presented By:
William P. Carlucci, Esq.

August 25, 2021 | 12:00 - 1:00 PM
Registration Deadline: August 16, 2021

Lunch Selections
(please circle)

Sourdough | Wheat | Rye | Crescent Roll | Wrap
 Turkey | Ham | Roasted Chicken | Roast Beef | Chicken Salad | Tuna Salad
 American | Provolone | Swiss
 Lettuce | Tomato | Onion | Hot Peppers | Sweet Peppers
 Mayo | Oil | Mustard

Name: _____

____ Registered person is fully vaccinated (check box)

ID Number: _____

Email Address: _____

Phone Number: _____



Lycoming Law Association | 25 West Third Street, Suite 803 | Williamsport, PA 17701
 Tele: 570-323-8287 | www.lycolaw.org | MFrey@lycolaw.org

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

Barnes, Barbara A., dec'd.

Late of Williamsport.
 Executor: Michael E. Barnes, 2792 Route 654, Williamsport, PA 17702.
 Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

Dockey, Grover C., dec'd.

Late of the Township of Hepburn.
 Executrices: Bonnie J. Tebbs, 7500 Daugherty's Run Road, Cogan Station, PA 17728 and Linda L. Davis, 134 Marydale Street, Cogan Station, PA 17728.
 Attorney: Paul A. Roman, Esquire, 1700 Four Mile Drive, Williamsport, PA 17701.

Gallagher, Walter R., dec'd.

Late of Jersey Shore.
 Executor: Woodlands Bank 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.

Goddard, Joan L., dec'd.

Late of the Township of Clinton.
 Executor: Paul Milton Fritz.
 Attorneys: Brittany O. Smith, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

Goddard, Robert F., Jr., dec'd.

Late of the Township of Clinton.
 Executor: Paul Milton Fritz.
 Attorneys: Brittany O. Smith, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

Goodreau, Jamey L., dec'd.

Late of Montoursville.
 Executrix: Kasondra M. Goodreau, 442 Jordan Avenue, Montoursville, PA 17754.
 Attorneys: Bret J. Southard, Esquire, Casale & Bonner, P.C., 331 Elmira Street, Williamsport, PA 17701, (570) 326-7044.

McCloskey, Elizabeth, dec'd.

Late of the City of Cogan Station.
 Executrix: Patricia Kast.
 Attorneys: Brittany O.L. Smith, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

Morgan, Sandra D., dec'd.

Late of the Township of Cogan House.
 Executors: Jonathan T. Gregory and Elizabeth A. Gregory, P.O. Box 36, Woolrich, PA 17779.
 Attorney: Paul A. Roman, Esquire, 1700 Four Mile Drive, Williamsport, PA 17701.

Orwig, Mary L., dec'd.

Late of Williamsport.

Administrator: Karl V. Orwig, 2525 Four Mile Drive, Montoursville, PA 17754.

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

Robertson, Mary D., settlor.

Various Trusts.

Trustee: Nancy Grausam.

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

Rothfuss, Marcia, dec'd.

Late of the Borough of Williamsport. Executor: John Thomas Gribbin.

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

Waltman, Jeffery H. a/k/a Jeffrey H. Waltman, dec'd.

Late of Muncy.

Administratrix: Heidi J. Waltman-Kane 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.

SECOND 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. Kneedler 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.

THIRD 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.

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

SHERIFF'S SALE

Court of Common Pleas
Civil Division
Lycoming County

NO.: CV-2019-0001749-MF

Nationstar Mortgage LLC
d/b/a Mr. Cooper

PLAINTIFF

vs.

Unknown Heirs, Successors, Assigns
and All Persons, Firms or
Associations Claiming Right, Title
or Interest From or Under Alice J.
Barbee, Deceased and Latasha Barbee,
Known Heir of Alice J. Barbee,
Deceased and Alphonso Barbee a/k/a
Alphonso Greathouse, Known Heir
of Alice J. Barbee, Deceased

DEFENDANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns
and All Persons, Firms or Associations
Claiming Right, Title or Interest From
or Under Alice J. Barbee, Deceased,
620 Green Street, Williamsport, PA
17701

Your house (real estate) at: 620
Green Street, Williamsport, PA 17701,
73+,001.0-0318.00-000+, is scheduled

to be sold at Sheriff's Sale at Executive Plaza, 1st Floor, Commissioners Board Room, 330 Pine Street, Williamsport, PA 17701 on November 5, 2021 at 10:30 A.M. to enforce the court judgment of \$131,223.97 obtained by Nationstar Mortgage LLC d/b/a Mr. Cooper 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 Nationstar Mortgage LLC d/b/a Mr. Cooper 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 judgment 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.)

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

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.
Suite 400
Williamsport, PA 17701
(800) 692-7375

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 (now being known as 620 Green Street, Williamsport, Pennsylvania) situate in the Thirteenth Ward (formerly Fourth Ward) of the City of Williamsport, County of Lycoming, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a post on the East side of Green Street one hundred fifty (150) feet South of the southeast corner of Green Street and Park Avenue; thence South along Green Street fifty (50) feet to a post corner of lot now or formerly of John Smeades; thence East along said lot now or formerly of John Smeades one hundred ten (110) feet, more or less, to an alley; thence North along said alley fifty (50) feet to a post; thence West in a line parallel with Park Avenue one hundred ten (110) feet to a post, the place of beginning.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 620 Green Street, Williamsport, PA 17701.

PARCEL # 73+,001.0-0318.00-000+.
BEING THE SAME PREMISES which William E. Stroup and Norma Grace Stroup, his wife, by Deed dated October 2, 1957 and recorded October 3, 1957 in the Office of the Recorder of Deeds in and for the County of Lycoming, Pennsylvania in Book 433, Page 458, granted and conveyed unto John A. Barbee and Alice J. Barbee, his wife, in fee.

AND THE SAID John A. Barbee departed this life on or about July 29, 2007 thereby vesting title unto Alice J. Barbee by operation of law.

AND THE SAID Alice H. Barbee departed this life on or about August 31, 2019 thereby vesting title unto Latasha Barbee and Alphonso Barbee a/k/a Alphonso Greathouse, Known Heirs of Alice J. Barbee, Deceased, and Any Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Alice J. Barbee, Deceased. CHRISTOPHER A. DeNARDO, ESQUIRE
PA I.D. No. 78447
KRISTEN D. LITTLE, ESQUIRE
PA I.D. No. 79992

ELIZABETH L. WASSELL, ESQUIRE
PA I.D. No. 77788
LESLIE J. RASE, ESQUIRE
PA I.D. No. 58365
SAMANTHA GABLE, ESQUIRE
PA I.D. No. 320695
LOGS LEGAL GROUP LLP
3600 Horizon Drive
Suite 150
King of Prussia, PA 19406
Telephone: (610) 278-6800
E-mail: pahelp@logs.com

Ju-30

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. 20-0749

LAKEVIEW LOAN SERVICING, LLC

vs.

MICHAEL F. STEIN

PROPERTY ADDRESS: 733 TUCK-
ER 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 resi-
dential 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, MONTOURSVILLE, 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

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