

LYCOMING REPORTER

Vol. 31

February 21, 2014

No. 8

TABLE OF CONTENTS

| BAR NEWS | LEGAL ADVERTISEMENTS |
|--|-----------------------------------|
| LLA Upcoming Events..... 3 | Estate & Trust Notices..... 8 |
| Continuing Legal Education 4 | Confirmation of Accounts 11 |
| Recent Lycoming County Court Opinions 6 | Fictitious Names..... 11 |
| Notice to Profession..... 7 | Name Change Notice 12 |
| | Sheriff's Sale Notice 12 |

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: Jessica A. Engel

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Williamsport, PA 17701

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Website: www.lycolaw.org

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Williamsport, Pennsylvania

LYCOMING REPORTER (ISSN 0884-187X) is published weekly for \$50 per annum by the Lycoming Law Association, Penn Tower, 25 West Third Street, Suite 803, Williamsport, PA 17701.

Legal Notices of less than 300 words in length must be received by 1:00 P.M. on the Tuesday preceding the date of publication; all other notices must be received by 4:00 P.M. on the Monday preceding the date of publication.

Periodical postage paid at Williamsport, PA 17701-9998 and additional mailing offices.

POSTMASTER: Send address changes to LYCOMING REPORTER, Penn Tower, 25 West Third Street, Suite 803, Williamsport, PA 17701.

Library of Congress Catalog Card Number 61—18866

LYCOMING LAW ASSOCIATION

Penn Tower, 25 West Third Street, Suite 803

Williamsport, PA 17701

www.lycolaw.org

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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.

2/26/2014 – Charles F. Greevy, Jr., American Inn of Court Meeting: *Group 4 presentation* **Time:** 5:45 PM to 8:00 PM. **Location:** TBA

3/10/2014 – LLA Executive Committee Meeting: *Regular Meeting of the LLA Executive Committee* **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office

3/26/2014 – Charles F. Greevy, Jr., American Inn of Court Meeting: *Group 5 presentation* **Time:** 5:45 PM to 8:00 PM. **Location:** TBA

4/14/2014 – LLA Executive Committee Meeting: *Regular Meeting of the LLA Executive Committee* **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office

UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES

- 2/26/2014** – **Charles F. Greevy, Jr., American Inn of Court Meeting:** *Group 4 presentation.* **CLE credits:** 1 **Time:** 5:45 PM to 8:00 PM. **Location:** TBA
- 2/27/2014** – **Facebook, Twitter and Blogging... Oh My:** *PBI Video Replay.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** LLA Office
- 3/4/2014** – **Taking and Defending Depositions:** *PBI Video Replay.* **CLE credits:** 4 Substantive **Time:** 9:00 AM to 1:30 PM. **Location:** LLA Office
- 3/6/2014** – **Handling the Workers' Comp Case:** *PBI Groupcast.* **CLE credits:** 5 Substantive / 1 Integrated Ethics **Time:** 8:25 AM to 3:45 PM. **Location:** LLA Office
- 3/13/2014** – **Spoliation and Preservation of Evidence:** *PBI Video Replay.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:30 PM. **Location:** LLA Office
- 3/19/2014** – **27th Annual Civil Litigation Update:** *PBI Groupcast.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 4:30 PM. **Location:** LLA Office
- 3/19/2014** – **Annual Update of the Law 2014:** *LLA Eat & Earn, Cliff Rieders Presenting.* **CLE credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office
- 3/25/2014** – **Elder Law Update:** *PBI Video Replay.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:30 PM. **Location:** LLA Office
- 3/26/2014** – **Charles F. Greevy, Jr., American Inn of Court Meeting:** *Group 5 presentation.* **CLE credits:** 1 **Time:** 5:45 PM to 8:00 PM. **Location:** TBA
- 3/27/2014** – **Guardianship 101:** *PBI Groupcast.* **CLE credits:** 3 Substantive / 1 Integrated Ethics **Time:** 8:30 AM to 12:50 PM. **Location:** LLA Office
- 3/31/2014** – **What Every Municipal Solicitor Should Know About Labor and Employment Law:** *PBI Groupcast.* **CLE credits:** 5 Substantive / 1 Integrated Ethics **Time:** 9:00 AM to 4:45 PM. **Location:** LLA Office
- 4/3/2014** – **School Law:** *PBI Video Replay.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:30 PM. **Location:** LLA Office
- 4/8/2014** – **Restrictive Covenants and Computer Forensics:** *PBI Video Replay.* **CLE credits:** 2 Substantive / 1 Integrated Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** LLA Office
- 4/10/2014** – **Powerful Witness Preparation:** *PBI Video Replay.* **CLE credits:** 5 Substantive / 1 Integrated Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** LLA Office

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- 4/15/2014 – CLE Ethics Fun with Sean Carter – Legal Marketing Jeopardy/No Laughing Matter/Heal Thyself:** *PBI Video Replay.* **CLE credits:** 3 Ethics **Time:** 9:00 AM to 12:30 PM. **Location:** LLA Office
- 4/16/2014 – An Hour on Ethics:** *LLA Eat & Earn, Brian Bluth (and Panel?) Presenting.* **CLE credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM. **Location:** Holiday Inn, 100 Pine Street, Williamsport
- 4/17/2014 – Drafting Last Minute Estate Plan for a Sick or Dying Client:** *PBI Video Replay.* **CLE credits:** 3 Substantive / 1 Integrated Ethics **Time:** 9:00 AM to 1:30 PM. **Location:** LLA Office
- 4/22/2014 – Ethics: Abe Lincoln, Sydney Carton and the Art of Aspiration:** *PBI Video Replay.* **CLE credits:** 1 Ethics **Time:** 9:00 AM to 10:00 AM. **Location:** LLA Office
- 4/23/2014 – Fundamentals of Estate Planning:** *PBI Groupcast.* **CLE credits:** 5 Substantive / 1 Integrated Ethics **Time:** 9:00 AM to 4:30 PM. **Location:** LLA Office
- 4/24/2014 – iPad for Legal Professionals:** *PBI Video Replay.* **CLE credits:** 6 Substantive **Time:** 9:00 AM to 5:00 PM. **Location:** LLA Office
- 4/28/2014 – 15th Annual Legal Issues in an Age of Aging:** *PBI Groupcast.* **CLE credits:** 5 Substantive / 1 Integrated Ethics **Time:** 8:30 AM to 4:00 PM. **Location:** LLA Office
- 4/30/2014 – The Jury Process in Criminal Cases:** *PBI Groupcast.* **CLE credits:** 3 Substantive **Time:** 12:30 PM to 3:45 PM. **Location:** LLA Office

*PBI Seminar. For tuition, registration, and all other information, please contact PBI Customer Service at (800) 247-4724, or online at www.pbi.org. Unless otherwise noted, this seminar is being held at the Lycoming Law Association Offices at 25 West Third Street, Suite 803, Williamsport, PA. Additional fees may be assessed for registration at the door.

**LLA Seminar. For tuition, registration, location, and all other information, please contact Jessica Engel at the LLA Office at (570) 323-8287, by e-mail at jengel@lycolaw.org, or online at www.lycolaw.org.

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

- ▶ **North Branch Transfer, Inc. & Bower vs. Bower and Matthew Bower Trucking, Inc.; Bower Container & Services, Inc. & Bower vs. Bower** (02/14/2014)—Judge Richard A. Gray
Civil: Non-jury trial verdict; requirements for a gift; inter vivos gift; donative intent and delivery; gift mortis causa; contemplation of death; death caused by unexpected vehicle accident. (Bower021414g)
- ▶ **Turkey Run Properties, LP vs. Seneca Specialty Insurance Company, Gleason Agency, Inc., and Soccer Dome, LLC** (02/13/2014)—Judge Dudley N. Anderson
Civil: Motion for discontinuance treated as a motion for summary judgment; timeliness; validity of cross claim for contribution and indemnity; primary and secondary liability; secondary liability where no legal relation between the parties; claim for failure to obtain insurance coverage. (turkeyrun021314a)
- ▶ **Middleton vs. Lycoming Housing** (02/13/2014)—Judge Richard A. Gray
Administrative Appeal: Motion for special injunction; landlord tenant matter; termination of federal Section 8 housing assistance due to criminal charges; immediate and irreparable harm; likelihood of success; hearsay evidence of police affidavit; adverse inference from exercise of his Fifth Amendment rights. (middleton21314g)
- ▶ **Commonwealth vs. Croucher** (02/12/2014)—Judge Marc F. Lovecchio
Criminal: Motion in limine to use transcripts of Children and Youth hearing; relitigation of issues addressed before a mistrial caused by a hung jury; claimed intervening change in the controlling law; reliance on unpublished, non-precedential memorandum decision of the Superior Court; clearly erroneous prior decision; adoptive admissions of defendant; abuse of discretion; law of the case doctrine; discretion of court to consider issues anew where a manifest injustice may follow; waiver for failure to raise in earlier proceeding. (Croucher021214L)



NOTICE

The offices of
the Lycoming Law Association
the Lycoming Law Association Foundation
and
the *Lycoming Reporter*
have moved, effective Monday, February 17, 2014.

The new offices are located at:
25 West Third Street, **Suite 803**
(same building, up two floors).

No other contact information has changed.

F-14, 21, 28

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

Askey, Millard Duane a/k/a Duane Millard Askey a/k/a Millard D. Askey a/k/a M. Duane Askey a/k/a Duane M. Askey, dec'd.

Late of the City of Williamsport.
 Executor: L. Craig Harris, 128 S. Main St., P.O. Box 505, Jersey Shore, PA 17740.

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

Day, Helen L., dec'd.

Late of the Borough of Jersey Shore. The Helen L. Day Income Only Protector Trust, dated October 24, 2008.

Settlor: Helen L. Day.
 Executor/Trustee: James G. Day, 10540 Route 44 North, P.O. Box 165, Waterville, PA 17776.

Attorneys: Elizabeth A. White, Esquire, Steinbacher & Stahl, 413 Washington Boulevard, Williamsport, PA 17701.

Gast, Bertha K., dec'd.

Late of Williamsport.

Executor: Mark E. Gast, 212 Hostetter Lane, Lancaster, PA 17602.

Attorney: Melissa R. Clark, Esquire, 333 Market Street, Williamsport, PA 17701, (570) 321-7554, FAX (570) 321-7845, melissa@sz-law.com.

Kremser, Paul L., dec'd.

Late of Montoursville.

Executors: Craig W. Kremser, 934 Rakestraw Road, Montoursville, PA 17754 and Paul H. Kremser, 932 Cherry Street, Montoursville, PA 17754.

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

Thaler, Marjorie A., dec'd.

Late of the Township of Loyalsock. The Thaler Family Irrevocable Trust, dated January 31, 2006 and modified and restated on May 22, 2007.

Settlor: Marjorie A. Thaler.
 Executor/Trustee: Stephen W. Thaler, 2540 Four Mile Drive, Montoursville, PA 17754.

Attorneys: Elizabeth A. White, Esquire, Steinbacher & Stahl, 413 Washington Boulevard, Williamsport, PA 17701.

Yorks, Mary Lou, dec'd.

Late of Jersey Shore.

Executrix: Jodi Heck, 1312 Locust Street, 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.

SECOND PUBLICATION

Clabaugh, John R., dec'd.

Late of the Township of Loyalsock. The John R. Clabaugh Income Only Protector Trust, dated September 27, 2010.

The John R. Clabaugh Real Estate Protector Trust, dated September 27, 2010.

The John R. Clabaugh Grandchildren's Trust, dated September 14, 2010.

The John R. Clabaugh Protector Trust, dated September 27, 2010.
Settlor: John R. Clabaugh.

Trustees: Lisa M. Hauser, 372 Northway Road Extension, Linden, PA 17744, John E. Clabaugh, 81 Jocelyn Path, Montgomery, PA 17752 and James A. Clabaugh, 2073 Wells Road, Williamsport, PA 17702.

Attorneys: Elizabeth A. White, Esquire, Steinbacher & Stahl, 413 Washington Boulevard, Williamsport, PA 17701.

Hause, Gladys E., dec'd.

Late of Williamsport.

Executors: Linda A. Seewald, 1052 Louisa Street, Williamsport, PA 17701 and David L. Miller, 1480 Pleasant Hill Road, Cogan Station, PA 17728.

Attorneys: James G. Malee, Esquire, Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701, (570) 321-6112.

Mitchell, Albert R. a/k/a Albert Mitchell, dec'd.

Late of Loyalsock.

Executrix: Sharon L. Stout, 19 Hemlock Road, Williamsport, PA 17701.

Attorneys: James G. Malee, Esquire, Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701, (570) 321-6112.

Monoski, William, dec'd.

Late of Williamsport.

Executor: Ronald L. Monoski, 209 Elm Street, South Williamsport, PA 17702.

Attorneys: McNerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17703.

Nichols, Jack Lewis, dec'd.

Late of Loyalsock Township.

Executor: Jay Lewis Nichols c/o Denise L. Dieter, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740.
Attorney: Denise L. Dieter, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740.

Rager, Charles W., II a/k/a Charles Walter Rager, Jr., dec'd.

Late of 303 South Market Street, Muncy.

Co-Executors: Charles W. Rager, III, 512 Dutchtown Road, Muncy, PA 17756 and Marlae M. Adams, 179 Old Cement Road, Lot A42, Montoursville, PA 17754.

Attorney: J. Howard Langdon, Esquire, 3 South Main Street, Muncy, PA 17756.

Rhinehart, Lois R., dec'd.

Late of Porter Township, Jersey Shore.

Executor: Russell L. Rhinehart.

Attorneys: Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 303 Allegheny Street, Jersey Shore, PA 17740.

Schon, Martha J., dec'd.

Late of Cogan Station.

Co-Executors: Oscar L. Schon, Jane P. Blaker and Sherry A. Lowmiller c/o 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.

Snyder, Earl J., Jr. a/k/a Earl Snyder, dec'd.

Late of Washington Township.

Executrix: Karen Jacobs c/o Denise L. Dieter, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740.

Attorney: Denise L. Dieter, Esquire, 227 Allegheny Street, Jersey Shore, PA 17740.

THIRD PUBLICATION**Bierman, Robert C.,** dec'd.

Late of Williamsport.

Executrix: Lisa A. Thomas, 208
Dochter Street, Jersey Shore, PA
17740.

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

Eiswerth, Beverly L., dec'd.

Late of Montoursville.

Executor: Eldercare Solutions,
Inc., Deborah Berrigan, P.O. Box
755, Williamsport, PA 17701.

Attorneys: Lester L. Greevy, Jr.,
Esquire, Greevy & Associates, 5741
State Route 87, Williamsport, PA
17701.

Entz, Walter R., dec'd.

Late of 1515 Dutchtown Rd., Muncy.
Executor: Larry W. Entz, 12 Bruner
St., Muncy, PA 17756.

Attorneys: John A. Smay, Esquire,
Williams and Smay, 39 S. Main St.,
P.O. Box 35, Muncy, PA 17756.

Falk, Gayle, dec'd.

Late of Montoursville.

Executor: David W. Falk, 347 W.
57th Street, Apt. 29A, New York,
NY 10019.

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

Hanner, Edith L., dec'd.

Late of the Township of Loyalsock.
Executors: Theda L. Tallman, 5033
Inverness Drive, Mechanicsburg, PA
17050 and Timothy J. Hanner, 1304
Walnut Street, Williamsport, PA
17701.

Attorney: Joseph L. Rider, Esquire,
143 West Fourth Street, Williams-
port, PA 17701.

Houseknecht, June E., dec'd.

Late of 109 Park Place, Apt. 23,
Muncy.

Executor: Richard B. Houseknecht,
271 South Allegheny Street, Lock
Haven, PA 17745.

Attorney: J. Howard Langdon, Es-
quire, 3 South Main Street, Muncy,
PA 17756.

Kinley, Thomas E., dec'd.

Late of Cogan Station.

Executor: Corby M. Kinley, 2789
Beautys Run Road, Cogan Station,
PA 17728.

Attorneys: John R. Bonner, Esquire,
Casale & Bonner, P.C., 33 West
Third Street, Suite 202, Williams-
port, PA 17701, (570) 326-7044.

Kreitz, Marian L., dec'd.

Late of Williamsport.

Executrix: Karen M. Chianelli.

Attorneys: Matthew J. Parker, Es-
quire, Marshall, Parker & Weber,
LLC, 49 E. Fourth Street, Williams-
port, PA 17701.

Mix, Raymond A., dec'd.

Late of 1895 State Route 973 West,
Cogan Station.

Executrix: Joyce E. Mix, 1895 State
Route 973 West, Cogan Station, PA
17728.

Attorney: John P. Pietrovito, Es-
quire, 3 South Main Street, Muncy,
PA 17756.

**Murray, Evelyn F. a/k/a Evelyn
Forney Murray a/k/a Evelyn I.
Murray,** dec'd.

Late of the Township of Loyalsock.
The Evelyn F. Murray Income Only
Protector Trust dated April 24,
2012.

The Evelyn F. Murray Real Estate
Protector Trust, dated April 24,
2012.

The Evelyn F. Murray Gas Lease Pro-
tector Trust, dated April 24, 2012.

The Evelyn F. Murray Primary Resi-
dence Protector Trust, dated April
24, 2012.

Settlor: Evelyn F. Murray.
 Executor/Trustee: Glenn A. Murray,
 603 Seagaze Drive, #841, Oceanside,
 CA 92054.

Attorneys: Elizabeth A. White,
 Esquire, Steinbacher & Stahl, 413
 Washington Boulevard, Williams-
 port, PA 17701.

Sheasley, Thomas B., dec'd.

Late of 118 Harvest Moon Park,
 Linden.

Executor: Tyrine R. Sheasley, 352
 Lick Run Road, Williamsport, PA
 17701.

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

Thompson, Martha L., dec'd.

Late of Williamsport.

Executor: Woodlands Bank.

Attorneys: Matthew J. Parker, Es-
 quire, Marshall, Parker & Weber,
 LLC, 49 E. Fourth Street, Williams-
 port, PA 17701.

**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 March 4, 2014
 unless exceptions are filed before 5:00
 P.M. on that date.

I. Coyle, Betty M.—Christian D.
 Frey, Esquire.
 Annabel Miller
 Register of Wills

F-21, 28

**REGISTRATION OF
 FICTITIOUS NAMES**

NOTICE IS HEREBY GIVEN, pursu-
 ant to the Fictitious Names Act, 54 Pa.
 C.S. Section 311, that an Application
 for Registration of Fictitious Name was
 filed with the Secretary of the Common-
 wealth of Pennsylvania on November 8,
 2013, for the following name:

LIFE'S FLAVORS
 with the principal place of business at:
 936 Louisa Street, Apt. 2, Williamsport,
 Pennsylvania. The name and address of
 the party to this registration is: Dustin
 Sawyer, 936 Louisa Street, Apt. 2, Wil-
 liamsport, PA 17701.

DANIEL K. MATHERS, ESQUIRE
 MATHERS & STAPP, P.C.

416 Pine Street
 Suite 308
 Williamsport, PA 17701

F-21

NOTICE IS HEREBY GIVEN that an
 Application for Registration of Fictitious
 Name was filed in the Commonwealth
 of Pennsylvania on February 5, 2014 for:

THE MADD POTTER
 located at: 354 Pine St., Williamsport,
 PA 17701. The name and address of
 the individual interested in the business
 is: Michael T. Roan, 1775 Liberty Dr.,
 Williamsport, PA 17701. This was filed
 in accordance with Pa. C.S. 311.

F-21

NOTICE IS HEREBY GIVEN of the
 filing on January 24, 2014, pursuant
 to the provisions of the Pennsylvania
 Fictitious Names Act, 1982, Dec. 16,
 P.L. 1309, No. 295, in the Office of
 the Secretary of the Commonwealth
 of Pennsylvania, at Harrisburg, Penn-
 sylvania, an amendment to fictitious
 name for the conduct of a business in
 Lycoming County, Pennsylvania, under

the assumed or fictitious name, style or designation of:

WILLIAMSPORT YACHT CLUB with its principal place of business now at: 57 East Fourth Street, Williamsport, Pennsylvania 17701.

The individuals now owning and interested in said business are: Kyle Bidelspacher and Kirk Bidelspacher, 37 Autumn Drive, Dillsburg, PA 17019 and Kristopher Bidelson, 765 Marvle Drive, Bethel Park, PA 15102. SCOTT A. WILLIAMS, ESQUIRE 57 East Fourth Street Williamsport, PA 17701

F-21

INTENTION TO CHANGE NAME

In the Court of Common Pleas, Lycoming County, Pennsylvania

NO. 14-00155

IN THE MATTER OF PAMELA NICHOLS

PETITION FOR NAME CHANGE

NOTICE IS HEREBY GIVEN that on February 3, 2014, the petition for name change, filed by the Petitioner Pamela Nichols, was filed in the above-named Court, praying for a decree to change her name to Pamela Nelson.

The Court has fixed March 19, 2014 in Courtroom #3 of the Lycoming County Courthouse at 4:30 P.M. as the time and place for the hearing of said petition, when and where all persons interested may appear and show cause why, if any they have, why the prayer of the said petition should not be granted. MARY C. KILGUS, ESQUIRE MARY C. KILGUS LAW OFFICE 91 N. Main St. Hughesville, PA 17737 (570) 584-5000

F-21

SHERIFF'S SALE

In the Court of Common Pleas of Lycoming County, Pennsylvania

NO. 10-01504

GMAC MORTGAGE LLC f/k/a GMAC MORTGAGE CORPORATION

vs.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY E. BABB, DECEASED; CAROL J. RINE, IN HER CAPACITY AS HEIR OF MARY E. BABB, DECEASED; LOIS PHILLIPS, IN HER CAPACITY AS HEIR OF MARY E. BABB, DECEASED; NEAL BABB, IN HIS CAPACITY AS HEIR OF MARY E. BABB, DECEASED; RONALD A. RINE; MARY E. BABB

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY E. BABB, DECEASED

Being Premises: 12081 ROUTE 220 HIGHWAY, HUGHESVILLE, PA 17737.

Being in SHREWSBURY TOWNSHIP, County of LYCOMING, Commonwealth of Pennsylvania.

TAX PARCEL NUMBER: 54+001.0-0110.00-000+.

Improvements consist of residential property.

Sold as the property of UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR

INTEREST FROM OR UNDER MARY E. BABB, DECEASED; CAROL J. RINE, IN HER CAPACITY AS HEIR OF MARY E. BABB, DECEASED; LOIS PHILILPS, IN HER CAPACITY AS HEIR OF MARY E. BABB, DECEASED; NEAL BABB, IN HIS CAPACITY AS HEIR OF MARY E. BABB, DECEASED; RONALD A. RINE; MARY E. BABB.

Your house (real estate) at 12081 ROUTE 220 HIGHWAY, HUGHESVILLE, PA 17737 is scheduled to be sold

at the Sheriff's Sale on May 2, 2014 at 10:30 A.M., at the LYCOMING County Courthouse, 48 West 3rd Street, Williamsport, PA 17701 to enforce the Court Judgment of \$107,279.43 obtained by GMAC MORTGAGE LLC f/k/a GMAC MORTGAGE CORPORATION (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP
Attorneys for Plaintiff

F-21

The Lycoming Law Association Foundation is a tax-exempt not-for-profit, 501(c)(3) corporation. The mission of the Foundation is to cultivate the science of jurisprudence, improve the legal and judicial system and facilitate the administration of justice for residents of Lycoming County.

The Foundation provides funding for worthwhile law-related community projects and activities, in addition to supporting the Williamsport Office of North Penn Legal Services, which has provided civil legal services on a wide range of high priority legal problems to poor people in Lycoming County since 1974.

The Foundation is funded through the support of the members of the Lycoming Law Association. This support comes in various forms: from member dues, income from the *Lycoming Reporter*; donations by individual lawyer members of the Lycoming County Bar; donations by other individuals, lawyer family members, and estates.

The Lycoming Law Association's Community Activities and Outreach Committee is responsible to advise and assist the Foundation in administering funds for community projects of merit. The Committee is actively involved in reviewing grant applications and in making recommendations to the Foundation and the Association's Executive Committee concerning the funding of worthwhile projects and activities.

For additional information regarding the Foundation and its procedures, contact Jessica Engel, Executive Director, at (570) 323-8287 or jengel@lycolaw.org.

The Lycoming Law Association office conference room is available for rental by both members and non-members. The office has a large conference table, and additional area for chairs. Coffee and food services are available.

The space is ideal for depositions or small presentations. Equipment, including a projector and screen, DVD and VHS players and television, is available for use.

The cost for non-LLA members is \$100 for 4 hours or less; \$150 for more than 4 hours. Members may use the conference room at no cost.

Scheduling arrangements may be made with Jessica Engel, (570) 323-8287 or jengel@lycolaw.org.



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, February 24, 2014