

# LYCOMING REPORTER

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No. 17

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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: Jessica A. Engel

Penn Tower  
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Williamsport, PA 17701

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Williamsport, Pennsylvania

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# LYCOMING LAW ASSOCIATION

Penn Tower, 25 West Third Street, Suite 803

Williamsport, PA 17701

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

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

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

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## SCHEDULED EVENTS

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

- 4/30/2014** – **Charles F. Greevy, Jr., American Inn of Court Meeting:** *US District Judge Malcolm Muir Luncheon* **Time:** 12:00 PM to 1:00 PM. **Location:** TBA
- 5/2/2014** – **Law Day:** *Annual Law Day Event* **Time:** 4:00 PM to 5:30 PM. **Location:** Courtroom #1, Lycoming County Courthouse
- 5/5/2014** – **Bench Bar Committee Meeting:** *Regular Meeting of the Bench Bar Committee* **Time:** 12:00 PM to 1:00 PM. **Location:** TBA
- 5/9/2014** – **Joseph Orso, Jr., Memorial Service:** *LLA Memorial Service for Joseph Orso, Jr.* **Time:** 4:00 PM to 5:00 PM. **Location:** Courtroom 1, Lycoming County Courthouse
- 5/12/2014** – **LLA Executive Committee Meeting:** *Regular Meeting of the LLA Executive Committee* **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office
- 5/16/2014** – **John C. Youngman, Jr., Memorial Service:** *Memorial Service for John C. Youngman, Jr.* **Time:** 4:00 PM to 5:00 PM. **Location:** Courtroom 1, Lycoming County Courthouse
- 6/9/2014** – **LLA Executive Committee Meeting:** *Regular Meeting of the LLA Executive Committee* **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office

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**UPCOMING LYCOMING COUNTY CLE OPPORTUNITIES**

- 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:** 9:00 AM to 3:45 PM. **Location:** LLA Office
- 5/13/2014** – **PBA Pro Bono Seminar: Making a Difference:** *PBI Groupcast.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 4:30 PM. **Location:** LLA Office
- 5/21/2014** – **I'm Just a Bill on Capitol Hill: The Real Deal on the Legislative Process and the PBA Legislative Agenda:** *LLA Eat & Earn.* **CLE credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM. **Location:** LLA Office
- 5/27/2014** – **The Strategic Negotiator:** *PBI Video Replay.* **CLE credits:** 6 Substantive **Time:** 9:00 AM to 5:00 PM. **Location:** LLA Office
- 5/30/2014** – **Working Through the Layers of Shale: Issues for the General Practitioner:** *PBI Groupcast.* **CLE credits:** 4 Substantive **Time:** 9:00 AM to 1:15 PM. **Location:** LLA Office
- 6/3/2014** – **Basic Real Estate for Estate Planning Attorneys:** *PBI Video Replay.* **CLE credits:** 4 Substantive **Time:** 9:00 AM to 1:30 PM. **Location:** LLA Office
- 6/4/2014** – **Valuing the Small Business in Divorce Cases:** *PBI Groupcast.* **CLE credits:** 4 Substantive **Time:** 8:30 AM to 12:30 PM. **Location:** LLA Office
- 6/9/2014** – **Sheriff's Sales in Pennsylvania:** *PBI Groupcast.* **CLE credits:** 3 Substantive / 1 Integrated Ethics **Time:** 9:00 AM to 1:15 PM. **Location:** LLA Office
- 6/10/2014** – **Insurance Coverage & Conflicts: Duties of Insurer, Insured & Counsel in the Tripartite Relationship:** *PBI Groupcast.* **CLE credits:** 2 Substantive / 1 Ethics **Time:** 12:30 PM to 3:45 PM. **Location:** LLA Office
- 6/12/2014** – **Winning Numbers:** *PBI Video Replay.* **CLE credits:** 5 Substantive / 1 Ethics **Time:** 9:00 AM to 5:00 PM. **Location:** LLA Office
- 6/13/2014** – **Evidence for Trial Lawyers:** *PBI Groupcast.* **CLE credits:** 6 Substantive **Time:** 8:30 AM to 3:30 PM. **Location:** LLA Office
- 6/18/2014** – **Common Abuses of Powers of Attorney & How to Deal With Them:** *PBI Groupcast.* **CLE credits:** 3 Substantive **Time:** 9:00 AM to 12:15 PM. **Location:** LLA Office

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- 6/25/2014 – General Practitioners’ Update 2014:** *PBI Groupcast.* **CLE credits:** 5 Substantive / 1 Integrated Ethics **Time:** 8:30 AM to 3:45 PM. **Location:** LLA Office
- 7/1/2014 – Civil Practice in Magisterial District Court:** *PBI Video Replay.* **CLE credits:** 3 Substantive / 1 Ethics **Time:** 9:00 AM to 1:30 PM. **Location:** LLA Office
- 7/8/2014 – Internet Defamation:** *PBI Video Replay.* **CLE credits:** 2 Substantive / 1 Ethics **Time:** 9:00 AM to 12:30 PM. **Location:** LLA Office
- 7/10/2014 – Looking Under the Hood: Drafting Better Trusts to Accomplish Your Clients’ Estate Planning Goals:** *PBI Groupcast.* **CLE credits:** 4 Substantive **Time:** 9:00 AM to 1:15 PM. **Location:** LLA Office
- 7/16/2014 – Basics of Wage & Hour Law:** *PBI Groupcast.* **CLE credits:** 4 Substantive **Time:** 8:30 AM to 12:45 PM. **Location:** LLA Office
- 7/21/2014 – Real Estate Agent & Broker Liability:** *PBI Groupcast.* **CLE credits:** 2 Substantive / 1 Ethics **Time:** 9:00 AM to 12:15 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](http://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](mailto:jengel@lycolaw.org), or online at [www.lycolaw.org](http://www.lycolaw.org).

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

- ▶ **Centura Development Co., Inc. vs. Board of Supervisors of Old Lycoming Township, Eck and Mazzullo** (04/21/2014)—Judge Richard A. Gray  
Civil: Motion for a judgment on the pleadings; violations of the Sunshine Act; availability of legal remedies; time requirements for announcing executive sessions; specificity requirements; issues of fact; curative effect of later open meeting; clear right to the relief requested for injunction to issue; de minimis violations. (Centura 042114g)
- ▶ **Centura Development Co., Inc. vs. Board of Supervisors of Old Lycoming Township** (04/17/2014)—Judge Dudley N. Anderson  
Administrative Appeal: Appeal of denial of conditional use application; water withdrawal and distribution facility; standard of review; compliance with all specific requirements of zoning ordinance; presumption of use consistent with the health, safety and general welfare of the community; shifting burden; specific or general requirements; traffic considerations. (centuradevelopment041714a)
- ▶ **Commonwealth vs. Wood** (04/16/2014)—Judge Marc F. Lovecchio  
Criminal: Suppression motion; vehicle stop; search and seizure of a gun; reasonable suspicion to believe that defendant was armed and dangerous; exhibiting disrespect toward law enforcement and providing false information. (Wood041614L)
- ▶ **Commonwealth vs. XTO Energy Inc.** (04/17/2014)—Judge Marc F. Lovecchio  
Criminal: Motion to compel response to request for bill of particulars; discharge of waste water from storage tank; sufficiency of notice of charges to prepare defense. (XTO041714L)
- ▶ **Shultz d/b/a Valley Beverage vs. Zoning Hearing Board of Wolf Township** (04/02/2014)—Judge Dudley N. Anderson  
Administrative Appeal: Land use appeal; denial of permit for operation of portable propane filling station; second principal use or incidental use; definition of retail business establishment to allow sale of merchandise; gas as merchandise; basis of Board's decision. (schultz040214a)



**Law Day is Friday, May 2, 2014** and will be held at the **Lycoming County Courthouse, Courtroom No. 1, at 4:00 p.m.** As always, a Reception will follow immediately for the children in the Jurors' Lounge.

Mark your calendars now and plan to attend.

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**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****Blair, William L.,** dec'd.

Late of the Township of Hepburn.  
Administratrix: Donna S. Blair, 62 Norwood Drive, Williamsport, PA 17701.

Attorneys: Douglas C. Loviscky, Esquire c/o Anthony J. Grieco, II, Esquire, Elion, Wayne, Grieco, Carlucci & Shipman, P.C., 125 E. Third Street, Williamsport, PA 17701.

**Leutze, Robert E.,** dec'd.

Late of the Borough of Montoursville.

The Leutze Protector Trust, dated August 31, 2006 and modified and restated on June 21, 2010.

Settlor: Robert E. Leutze.  
Trustee: Laurie Ann Miller, 27 Walnut Lane, Muncy, PA 17756.

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

**Lovett, Salairat S.,** dec'd.

Late of Williamsport.  
Administrator: Kasanu Patthanadettrakul, 1325 North Sierra Bonita Avenue, Apartment 216, West Hollywood, CA 90046.

Attorneys: Joseph F. Orso, III, Esquire, Rudinski, Orso & Lynch, 339 Market Street, Williamsport, PA 17701.

**Machmer, Thalia E.,** dec'd.

Late of the Township of Loyalsock.  
Executor: Frederick S. Machmer, 2769 Pinewood Road, Jersey Shore, PA 17740.

Attorneys: Kristine L. Waltz, Esquire, Dinges, Dinges & Waltz, LLC, 1307 Sheridan Street, Williamsport, PA 17701.

**O'Connors, Corinne L.,** dec'd.

Late of Trout Run.  
Executor: David Holdren, 2911 Murray Run Road, Trout Run, PA 17771.  
Attorneys: Campana, Hoffa, Morone & Lovecchio, P.C., 602 Pine Street, Williamsport, PA 17701, (570) 326-2401.

**Spong, Fred E.,** dec'd.

Late of 733 Diamond Street, Williamsport.

Co-Administrators: Keith E. Spong, 811 Diamond Street, Williamsport, PA 17701 and Kristine L. Spong, 1308 West Southern Ave., Williamsport, PA 17701.

Attorney: Malcolm S. Mussina, Esquire, 426 Broad Street, Montoursville, PA 17754.

**Troisi, Robert L.,** dec'd.

Late of Williamsport.  
Executor: David F. Troisi, 2850 Cochran Ave., South Williamsport, PA 17702.

Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 270 West Third Street, Williamsport, PA 17701.

**SECOND PUBLICATION****Powell, J. Ellen a/k/a Jessie Ellen Powell,** dec'd.

Late of Jersey Shore.



Executrix: Sara Ambrose, 349 Oak Street, Jersey Shore, PA 17740.

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

**Robbins, Harriet H.,** dec'd.

Late of Penn Township.

Executor: Rudolph G. Krause, II, 40 Sweetbriar Court, Colchester, CT 06415.

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

### THIRD PUBLICATION

**Bianchi, John G.,** dec'd.

Late of Williamsport.

Executor: Stephen J. Bianchi.

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

**Buck, Mary E.,** dec'd.

Late of Montgomery.

Co-Executors: John and Kristin Garrison, 8 Tallwood Lane, Weatogue, CT 06089.

Attorney: Layne R. Oden, Esquire, Nine South Main Street, Muncy, PA 17756-1306.

**Carey, William,** dec'd.

Late of 339 Sterling Drive, Muncy.

Administratrix: Virginia A. Carey, 339 Sterling Drive, Muncy, PA 17756.

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

**Kilborn, James R., Jr.,** dec'd.

Late of Allenwood.

Executor: Scott D. Kilborn, 125 Berkshire Boulevard, Suffolk, VA 23434.

Attorneys: Joseph F. Orso, III, Esquire, Rudinski, Orso & Lynch, 339 Market Street, Williamsport, PA 17701, (570) 321-8090.

**Kramer, James D., Sr.,** dec'd.

Late of Nesbitt.

Executrix: Kim M. Gray, 1338 Pine Woods Road, Jersey Shore, PA 17740.

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

**Lockcuff, Robert L., Jr.,** dec'd.

Late of Eldred Township.

Co-Administrators: Robert L. Lockcuff, Sr. and Patsy L. Lockcuff, 5016 Warrensville Road, Montoursville, PA 17754.

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

**Rathmell, Bernice Henry,** dec'd.

Late of Williamsport.

Executor: George V. Cohen c/o McNerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17701.

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

**Sabo, Daniel T.,** dec'd.

Late of the Township of Loyalsock.

Executrix: Nicole Aube, 1541 Bunsen Drive, Virginia Beach, VA 23454. Attorneys: Paul A. Roman, Esquire, Law Office of Joseph L. Rider, 143 West Fourth Street, Williamsport, PA 17701.

**Wilkins, Lois P.,** dec'd.

Late of the Borough of Duboistown.

Executrix: Ann L. Creed, 13 Woodridge Road, Palmyra, VA 22963.

Attorneys: Paul A. Roman, Esquire, Law Office of Joseph L. Rider, 143 West Fourth Street, Williamsport, PA 17701.

## FILING ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation—Nonprofit were filed with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania on March 31, 2014 for the purpose of obtaining a Certificate of Incorporation of a proposed business corporation to be organized under the Business Corporation Law of the Commonwealth of Pennsylvania, approved December 21, 1988 (P.L. 1444, No. 177) and its amendments and supplements. The name of the corporation is:

### MONTOURSVILLE YOUTH FOOTBALL AND CHEER

whose registered office is located at: 1109 Tule Street, Montoursville, Lycoming County, Pennsylvania.

The purpose for which the corporation is organized is: to engage in any lawful act or activity for which corporations may be organized and the corporation shall have unlimited power to engage in and to do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law. KRISTINE L. WALTZ, ESQUIRE  
DINGES, DINGES & WALTZ, LLC  
1307 Sheridan Street  
Williamsport, PA 17701

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## SERVICE BY PUBLICATION

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

NO. 13-02924

TRANSPORT DESIGNS,  
Plaintiff

vs.

BILL BISHOP,  
Defendant

## NOTICE

TO: THE WITHIN NAMED DEFEN-  
DANT

You have been sued for breach of contract for money damages relating to the sale of goods from the Plaintiff.

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 this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections 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 this 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, 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.**

Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
P.O. Box 186

Harrisburg, PA 17108  
Telephone: (800) 692-7375  
North Penn Legal Services  
329 Market Street

Williamsport, PA 17701  
Telephone: (570) 323-8741

GREGORY A. STAPP, ESQUIRE  
Attorney for Plaintiff

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**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 exposed to public sale at the Executive Plaza, 1st Floor, Commissioners Board Room, 330 Pine Street, Williamsport, PA 17701 on Friday, MAY 2, 2014, at 10:30 A.M., the following described real estate to wit:

**NO. 5-1**

By Virtue of a  
Writ of

Execution No. 12-00781

HSBC Bank U.S.A., As Trustee  
for MLMI 2002-HEI

vs.

John W. Sander, Sr.

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 104 Broad Street, Montgomery, PA 17752-1436.

Parcel No. 35+,005.0-0131.00-000+.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$39,023.57.

Phelan Hallinan, LLP

Attorneys for Plaintiff

**NO. 5-2**

By Virtue of a

Writ of Execution No. 13-02372

Wells Fargo Bank, N.A. s/b/m Wells  
Fargo Home Mortgage, Inc.

vs.

Valerie A. Johnson,  
Keough M. Johnson, Sr.

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 266 Front Street, Linden, PA 17744-7846.

Parcel No. 60-003-402.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$68,997.01.

Phelan Hallinan, LLP

Attorneys for Plaintiff

**NO. 5-3**

By Virtue of a

Writ of Execution No. 13-01775

JP Morgan Chase Bank

vs.

Patsy A. Simon

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 1328 Rabbittown Road, Pennsdale, PA 17756.

Parcel No. 41-353-134 A.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$58,940.37.

McCabe, Weisberg & Conway

Attorneys for Plaintiff

**NO. 5-4**

By Virtue of a

Writ of Execution No. 13-02462.

JP Morgan Chase Bank, N.A.

vs.

John C. Winder

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 970 West Line Road, Linden, PA 17744.

Parcel No. 60-367-173.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$38,861.53.

McCabe, Weisberg & Conway

Attorneys for Plaintiff

**NO. 5-5**

By Virtue of a

Writ of Execution No. 12-00430

JP Morgan Chase Bank, N.A. s/b/m/t  
Chase Home Finance LLC

vs.

John R. Smith, Betsey I. Smith

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 72 Buckhill Road a/k/a RR 4 Box 232 E.

Parcel No. 36-375-136 C.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$77,317.81.

Phelan Hallinan, LLP

Attorneys for Plaintiff

**NO. 5-6**

By Virtue of a  
Writ of Execution No. 10-01109  
Deutsche Bank National Trust Co.

vs.

Todd P. Reed

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 2709 Lycoming Creek Road, Williamsport, PA 17701.

Parcel No. 26-002-103.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$93,478.19.

Phelan Hallinan, LLP  
Attorneys for Plaintiff

**NO. 5-7**

By Virtue of a  
Writ of Execution No. 13-01552  
U.S. Bank N.A., As Trustee for the  
Pennsylvania Housing Finance Agency

vs.

Marie A. Rhinehart

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 111 Underwood Street, Jersey Shore, Pennsylvania 17740.

Parcel No. 22-001-615.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$32,098.05.

Purcell, Krug & Haller  
Attorneys for Plaintiff

**NO. 5-8**

By Virtue of a  
Writ of Execution No. 12-00836  
Northwest Savings Bank

vs.

Russell C. Reitz, Marie E. Reitz,  
Kathy R. Eggerton & The U.S. of A.

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 1999 Fairview Road, Montoursville, PA 17754.

Parcel No. 26-330-123.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$63,882.63.  
Marsh Spaeder, Baur Spaeder & Schaff  
Attorneys for Plaintiff

**NO. 5-9**

By Virtue of a  
Writ of Execution No. 13-00755  
CU Members Mortgage, a Division of  
Colonial Savings, FA

vs.

Brian S. Cohick

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 1222 Sherman Street, Williamsport, PA 17701.

Parcel No. 76-002-403.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$74,023.77.

Phelan Hallinan, LLP  
Attorneys for Plaintiff

**NO. 5-10**

By Virtue of a  
Writ of Execution No. 13-01907  
Jersey Shore State Bank

vs.

Jeffrey A. Masden, Hazel A. Masden

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 316 Grove Street, Williamsport, PA 17701; 800 Washington Boulevard, Williamsport, PA 17701; 806 Washington Boulevard, Williamsport, PA 17701; 810 Washington Boulevard, Williamsport, PA 17701; 813 Hancock Street, Williamsport, PA 17701.

Parcel Nos. 61-005-104, 61-005-108, 61-005-109, 61-005-110, 61-005-111.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$657,319.15.  
Elion, Wayne, Grieco, Carlucci & Shipman  
Attorneys for Plaintiff

**NO. 5-11**

By Virtue of a  
Writ of Execution No. 13-02150

JP Morgan Chase Bank N.A.

vs.

Stuart J. Moser

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 36 South Fourth Street, Hughesville, PA 17737.

Parcel No. 16-001-403.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$93,771.94.

McCabe, Weisberg & Conway  
Attorneys for Plaintiff

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**NO. 5-12**

By Virtue of a

Writ of Execution No. 13-02266

Susquehanna Bank,

Successor to WNB Bank

vs.

The Estate of Jesse Hurst

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 616 Fifth Avenue, Williamsport, PA 17701; 618 Fifth Avenue, Williamsport, PA 17701.

Parcel No. 73-007-335.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$26,626.91.

McNerney, Page, Vanderlin & Hall  
Attorneys for Plaintiff

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**NO. 5-13**

By Virtue of a

Writ of Execution No. 12-01273

BMO Harris Bank N.A.

vs.

David C. Spring, Nichole M. Spring

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 23 North Market Street, Muncy, PA 17756.

Parcel No. 39-001-211.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$114,455.99.

McCabe, Weisberg & Conway, P.C.  
Attorneys for Plaintiff

**NO. 5-15**

By Virtue of a

Writ of Execution No. 13-02553

Citizens & Northem Bank

vs.

MaryAnn Daponte

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 2218 Johnson Place, Williamsport, PA 17701.

Parcel No. 67-011-200.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$48,566.90.

McNerney, Page, Vanderlin & Hall  
Attorneys for Plaintiff

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**NO. 5-16**

By Virtue of a

Writ of Execution No. 10-00690

Bank of America, N.A.

vs.

Barbara Eileen Martinez,

Richard Martinez

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 3088 Route 220 Highway, Hughesville, PA 17737.

Parcel No. 59-354-207 D.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$257,487.81.

KML Law Group, P.C.  
Attorneys for Plaintiff

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**NO. 5-17**

By Virtue of a

Writ of Execution No. 11-01927

Wells Fargo Bank, N.A.

vs.

Gary D. Hurlburt

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 1032 Dewey Avenue, Williamsport, PA 17701.

Parcel No. 67-018-405.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$83,382.62.  
Zucker, Goldberg & Ackerman  
Attorneys for Plaintiff

**NO. 5-18**

By Virtue of a  
Writ of Execution No. 12-02897

Wells Fargo Bank  
vs.

Kenneth D. Baumer, Janice C. Baumer

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 201 West Penn Street, Muncy, PA 17756.

Parcel No. 38-001-136.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$71,306.11.  
Phelan Hallinan, LLP  
Attorneys for Plaintiff

**NO. 5-20**

By Virtue of a  
Writ of Execution No. 13-00547

The Bank of New York  
Mellon Trust Co.

vs.

Karen L. Valdez

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 68 Wagner Avenue, Montgomery, PA 17752.

Parcel No. 35-005-205.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$82,722.20.  
Phelan Hallinan, LLP  
Attorneys for Plaintiff

**NO. 5-21**

By Virtue of a  
Writ of Execution No. 09-03016  
The New York Mellon Bank Trust Co.

vs.

Richard C. Bloom

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 321 Campbell Street, Jersey Shore, PA 17740.

Parcel No. 20-001-418.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$118,615.59.  
Phelan Hallinan, LLP  
Attorneys for Plaintiff

**NO. 5-22**

By Virtue of a  
Writ of Execution No. 13-00917

Wells Fargo Bank  
vs.

The Heirs of Ann Marie Michel; Allan R. Robertson, Brian N. Robertson

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 1919 Sheridan Street, Williamsport, PA 17701.

Parcel No. 26-012-409.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$127,534.67.  
Zucker, Goldberg & Ackerman  
Attorneys for Plaintiff

**NO. 5-23**

By Virtue of a  
Writ of Execution No. 13-03163

Williamsport Sanitary Authority  
vs.

Corinne M. Stammel

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 4678 South Route 220 Highway, Linden, PA 17744.

Parcel No. 60-001-104.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$271.92.  
Denise Dieter  
Attorney for Plaintiff

**NO. 5-25**

By Virtue of a  
Writ of Execution No. 13-00779

Williamsport Sanitary Authority  
vs.

Jo Ann Colechio

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 513 South Pine Run Road, Linden, PA 17744.

Parcel No. 60-387-171.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$643.45.

Denise Dieter

Attorney for Plaintiff

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**NO. 5-28**

By Virtue of a  
Writ of Execution No. 13-02845

Lycoming County Water  
& Sewer Authority

vs.

Todd J. Clayton

Owner(s) of property situate in Lycoming County, Pennsylvania, being: Lot 28 Lakeview Drive, Muncy Valley, PA 17758.

Parcel No. 44-316.1-328.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$954.13

Austin White

Attorney for Plaintiff

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**NO. 5-29**

By Virtue of a  
Writ of Execution No. 13-02527

Lycoming County Water  
& Sewer Authority

vs.

Dominick & Lori Noviello

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 312 Sylvan Dell Road, South Williamsport, PA 17702.

Parcel No. 51-003-701.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$3,665.36.

Austin White

Attorney for Plaintiff

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**NO. 5-30**

By Virtue of a  
Writ of Execution No. 13-02791

Lycoming County Water  
& Sewer Authority

vs.

Charles & Karen Heinsinger

Owner(s) of property situate in Lycoming County, Pennsylvania, being: Lot 88 Lakeview Drive, Muncy Valley, PA 17758.

Parcel No. 44-316.1-288.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$1,123.41.

Austin White

Attorney for Plaintiff

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**NO. 5-31**

By Virtue of a  
Writ of Execution No. 13-02886

Lycoming County Water  
& Sewer Authority

vs.

Eric J. Steinbacher

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 1321 West Central Avenue, South Williamsport, PA 17702.

Parcel No. 53-002-161.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$2,061.49.

Austin White

Attorney for Plaintiff

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**NO. 5-32**

By Virtue of a  
Writ of Execution No. 12-01274

FV-I, in Trust for Morgan Stanley  
Mortgage Capital Holdings LLC

vs.

Ernest Wachter, Doris Wachter

Owner(s) of property situate in Lycoming County, Pennsylvania, being: 1651 Kaiser Avenue, Williamsport, PA 17701.

Parcel No. 53-002-601.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$164,119.64.

McCabe, Weisberg & Conway

Attorneys for Plaintiff

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**NO. 5-33**

By Virtue of a  
Writ of Execution No. 11-00466

Wells Fargo Bank N.A. As Trustee  
for Carrington Mortgage Loan

Trust, Series 2006 NC5 Asset  
Backed Pass-Through Certificates  
vs.

Charles E. Sharr

Owner(s) of property situate in Ly-  
coming County, Pennsylvania, being: 698  
Pinchtown Road, Montgomery, PA 17752.  
Parcel No. 07-411-127.

Improvements thereon: Residential  
Dwelling.

Judgment Amount: \$147,416.50.  
Federman & Associates  
Attorneys for Plaintiff

**NO. 5-34**

By Virtue of a  
Writ of Execution No. 12-01969

U.S. Bank N.A.

vs.

John Russell, Jane Russell

Owner(s) of property situate in  
Lycoming County, Pennsylvania, being:

171 South Railroad Street, Hughesville,  
PA 17737.

Parcel No. 17-002-111.

Improvements thereon: Residential  
Dwelling.

Judgment Amount: \$29,837.32.

Federman & Associates  
Attorneys for Plaintiff

Take notice that a schedule of pro-  
posed distribution of the proceeds of the  
above sale will be on file by the Sheriff  
of Lycoming County, Pennsylvania, in his  
office on MAY 12, 2014 and that distri-  
bution will be made in accordance with  
said schedule unless exceptions are filed  
thereto within ten days thereafter.

R. MARK LUSK,  
Sheriff

Lycoming County, PA

A-11, 18, 25



The mission of the Lycoming Law Association is to promote the practice of law using the highest ethical standards and to advance the public image of our profession. We accomplish this by communicating within our profession and throughout our community, providing continuing legal education, encouraging collegiality among attorneys and the Court, providing *pro bono* legal assistance, and through community involvement.

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](mailto:jengel@lycolaw.org).

**T**he 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](mailto:jengel@lycolaw.org).



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**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, April 28, 2014