

# LYCOMING REPORTER

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No. 3

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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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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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### 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).

- 1/22/2025 – LLA Foundation Meeting:** Quarterly meeting of the Lycoming Law Association Foundation. **Time:** 12:00 PM to 1:00 PM.
- 2/3/2025 – Bench Bar Committee Meeting:** Quarterly meeting of Bench/Bar Committee. **Time:** 12:00 PM to 1:00 PM.
- 2/18/2025 – Criminal Brown Bag Lunch Meeting:** Regularly scheduled Criminal Committee Meeting. All members are invited to attend. **Time:** 12:00 PM to 1:00 PM.

### UPCOMING LYCOMING COUNTY CLE OPPORTUNITY

- 2/19/2025 – Eat & Earn—The Heresy of Hearsay:** Presented by: Hon. William P. Carlucci. **CLE Credits:** 1 Substantive **Time:** 12:00 PM to 1:00 PM.

## When You Need:

- Social Media Searches
- Scene/Vehicle Photos
- Motor Vehicle Searches
- Asset Searches
- Surveillance
- Process/Courier Services

- Background Checks
- Employee Terminations
- Pre-Employment Searches
- Witness Statements
- Litigation Support
- Product Liability Investigations

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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)

- ▶ **Dragon Stone Energy, LTD vs. Binder Science LLC and Wenzler** (01/13/2025)—Judge William P. Carlucci  
Civil: Petition to attach distributions from trust with spendthrift provisions; statutory construction of exception to statute that validates spendthrift provisions of trusts. (Dragon011325C) (Posted: January 14, 2025)
- ▶ **Commonwealth vs. Crawford** (01/08/2025)—Judge Ryan M. Tira  
Criminal: Habeas corpus petition; sufficiency of evidence of identity of defendant; duty of Commonwealth to disclose exculpatory evidence. (Crawford010825t) (Posted: January 14, 2025)
- ▶ **Commonwealth vs. Bannerman** (01/07/2025)—Judge Ryan M. Tira  
Criminal: Suppression motion; reasonable suspicion for vehicle stop for violation of Motor Vehicle Code; duration of stop; probable cause to secure search warrant based on odor of marijuana and no valid marijuana card. (Bannerman010725t) (Posted: January 14, 2025)
- ▶ **Commonwealth vs. Davis** (01/07/2025)—Judge Ryan M. Tira  
Criminal: Suppression motion; probable cause for warrantless arrest where the arresting officer relies on evidence of a felony obtained from officer who witnessed the offense; probable cause for search warrant directed to home where affidavit included references to drug buys at the home; habeas corpus petition; prima facie case; sufficiency of evidence of drug sales and use of a cell phone for transactions; duty of Commonwealth to disclose exculpatory evidence. (Davis010725t) (Posted: January 14, 2025)
- ▶ **Commonwealth vs. Fleming** (01/07/2025)—Judge Ryan M. Tira  
Criminal: Suppression motion; probable cause for issuance of search warrant; evaluating totality of circumstances showing high likelihood that contraband would be found in trailer to be searched. (Fleming010725t) (Posted: January 14, 2025)
- ▶ **Commonwealth vs. Powell** (01/03/2025)—Judge William P. Carlucci  
Criminal: Suppression motion; vehicle stop due to reasonable suspicion to believe that vehicle was not insured based on computer check; probable cause to shift investigation to DUI where officer observes defendant showing signs of impairment. (Powell010325C) (Posted: January 7, 2025)

**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****Edwards, Martha L.,** dec'd.

Late of the Borough of Jersey Shore.  
Executrix: Brenda K. Shuman Johnson, P.O. Box 858, Avis, PA 17721.  
Attorney: Leroy H. Keiler, Esquire, 110 Oliver Street, Ste. 2, Jersey Shore, PA 17740, (570) 398-2750.

**Hare, Harry E.,** dec'd.

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

**Harman, Marian L.,** dec'd.

Late of the Borough of Hughesville.  
Executors: David L. Harman and Jane L. Opp.  
Attorneys: Julieanne E. Steinbacher, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701.

**Mapes, Elizabeth Ann,** dec'd.

Late of the City of Williamsport.  
Administrator: Matthew A. Mapes c/o Malee Law Firm, P.C., 310 East Market Street, Williamsport, PA 17701.  
Attorneys: Malee Law Firm, P.C., 310 East Market Street, Williamsport, PA 17701.

**Redden, Donald D.,** dec'd.

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

**Schon, Melva A.,** dec'd.

Late of Williamsport.  
Executor: Bernadine S. Hess, 3580 SR 287 Highway, Jersey Shore, PA 17740.  
Attorneys: Lisa M. Glick, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709.

**Schreffler, Dean Edward,** dec'd.

Late of the Township of Muncy Creek.  
Executrix: Mildred L. Schreffler, 2310 Route 405 Highway, Muncy, PA 17756.  
Attorney: Mark L. Taylor, Esquire, 25 W. Third Street, Suite 701, Williamsport, PA 17701, (570) 320-7100.

**Shadle, Dennis John,** dec'd.

Late of Montgomery.  
Executor: Tasha Mooreen Shadle, 5 Partridge Court, Newtown, PA 18940.  
Attorney: Richard G. Scheib, Esquire, 11 Reitz Blvd., Suite 102, Lewisburg, PA 17837-9293.

**Swisher, Carl L.,** dec'd.  
 Late of the City of Unityville.  
 Executor: Donna M. Good.  
 Attorneys: Jaime M. Leon, Esquire,  
 Steinbacher, Goodall & Yurchak,  
 413 Washington Boulevard, Wil-  
 liamsport, PA 17701.

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**SECOND PUBLICATION**

**Gaskin, Martha B.,** dec'd.  
 Late of the Township of Brady.  
 Executor: Woodlands Bank, 2450  
 East Third Street, Williamsport, PA  
 17701.  
 Attorney: Paul A. Roman, Esquire,  
 1700 Four Mile Drive, Williamsport,  
 PA 17701.

**Holdren, Sally J.,** dec'd.  
 Late of Montgomery.  
 Executrix: Nancy Secules, 120 Gap  
 Rd., Allenwood, PA 17810.  
 Attorneys: John A. Smay, Esquire,  
 Williams and Smay, 39 S. Main St.,  
 P.O. Box 35, Muncy, PA 17756.

**Lamade, Jill A.,** dec'd.  
 Late of Williamsport.  
 Executor: Sarah R. Lamade, 808  
 Liliun Lane, East Stroudsburg, PA  
 18301.  
 Attorneys: Lisa M. Glick, Esquire,  
 Raup & Sholder, P.C., 445 Elmira  
 Street, Williamsport, PA 17701,  
 (570) 321-0709.

**Middlesworth, Donna M.,** dec'd.  
 Late of the Township of Clinton.  
 Executors: Barbara J. Matter and  
 William R. Middlesworth, Jr.  
 Attorneys: Julieanne E. Steinbacher,  
 Esquire, Steinbacher, Goodall & Yur-  
 chak, 413 Washington Boulevard,  
 Williamsport, PA 17701.

**THIRD PUBLICATION**

**Byham, Nellie S.,** dec'd.  
 Late of the Borough of South Wil-  
 liamsport.  
 Executor: Robert C. Byham.  
 Attorneys: Julieanne E. Steinbacher,  
 Esquire, Steinbacher, Goodall & Yur-  
 chak, 413 Washington Boulevard,  
 Williamsport, PA 17701.

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**INTENTION TO  
 CHANGE NAME**

In the Court of Common Pleas  
 of Lycoming County, Pennsylvania

NO. CV24-00838

In re: Name Change of  
 Austin Richard Neal, a minor,  
 by Brynn Neal

NOTICE IS HEREBY GIVEN that on  
 August 13, 2024, a Petition was filed in  
 the above-named Court, praying for  
 a decree changing the name of Austin  
 Neal to Austin Longenecker.

The Court has fixed January 17, 2025  
 at 1:30 p.m. in Courtroom number 2  
 of the Lycoming County Courthouse,  
 48 West Third Street, Williamsport,  
 Pennsylvania 17701 as the time and  
 place for the hearing on said petition,  
 when and where all persons interested  
 may appear and show cause, if any they  
 have, why the prayer of the petitioner  
 should not be granted.

J-17

**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 a NEW LOCATION—33 West Third Street Williamsport PA 17701, 3rd Floor, Commissioner's Board Room, on Friday, FEBRUARY 7, 2025 at 10:30 A.M., for the following described real estate to wit:

**NO. 24-00693**

MCLP ASSET COMPANY, INC.

vs.

DONNA J. BARTO

PROPERTY ADDRESS: 266 SAW-MILL ROAD, MUNCY, PA 17756.

UPI/TAX PARCEL NUMBER: 40-374-195.

By virtue of Writ of Execution No. CV24-00693.

MCLP Asset Company, Inc. v. Donna J. Barto.

Property Address: 266 Sawmill Road, Muncy, PA 17756, Township of Muncy Creek, County of Lycoming, and Commonwealth of Pennsylvania.

Tax Parcel Number: 40-374001950-0000-.

Improvements thereon: Single family residential dwelling.

Judgment Amount: \$147,420.83

JACQUELINE F. McNALLY, ESQ.

PADGETT LAW GROUP

Attorneys for Plaintiff

700 Darby Road, Suite 100

Havertown, PA 19083

(850) 422-2520

**NO. 22-00120**

COLONIAL SAVINGS F.A.

vs.

NATASHA R. EVELHAIR,  
ALEXIS M. FRYE

PROPERTY ADDRESS: 323 NORTH LINCOLN AVENUE, JERSEY SHORE, PA 17740.

UPI/TAX PARCEL NUMBER: 20-002-317.

DOCKET # CV-2022-00120.

ALL THAT CERTAIN lot of land situate in Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 323 North Lincoln Avenue, Jersey Shore, PA 17740.

SOLD as the property of NATASHA R. EVELHAIR and ALEXIS M. FRYE.

TAX PARCEL #: 20,002.0-0317.00-000/UPI #: 20-002-317

KML LAW GROUP, P.C.

Attorneys for Plaintiff

**NO. 24-00112**MORTGAGE ASSETS  
MANAGEMENT, LLC c/o PHH  
MORTGAGE CORPORATION

vs.

DENISE JACKSON, SOLELY IN HER CAPACITY AS HEIR OF LUTRECIA P. BROWN, DECEASED, KEVIN BROWN, SOLELY IN HIS CAPACITY AS HEIR OF LUTRECIA P. BROWN, DECEASED, SHEREE PETERSON, SOLELY IN HER CAPACITY AS HEIR OF LUTRECIA P. BROWN, DECEASED, LUTRECIA HICKS, SOLELY IN HER CAPACITY AS HEIR OF LUTRECIA P. BROWN, DECEASED, THE UNKNOWN HEIRS OF LUTRECIA P. BROWN, CORRINE BROWN, SOLELY IN HER CAPACITY AS HEIR OF MICHAEL BROWN, DECEASED, MICHAEL BROWN, SOLELY IN HIS CAPACITY AS HEIR OF MICHAEL BROWN, DECEASED, THE UNKNOWN HEIRS OF MICHAEL BROWN, JOHN BROWN a/k/a JOHN ALLEN BROWN, SOLELY IN HIS CAPACITY AS HEIR OF LUTRECIA P. BROWN, DECEASED

PROPERTY ADDRESS: 646 1/2 SECOND AVENUE, WILLIAMSPORT, PA 17701.

UPI/TAX PARCEL NUMBER: 73-006-318.

ALL THAT CERTAIN piece, parcel or lot of land situate in the 13th Ward of the City of Williamsport, County of Lycoming and State of Pennsylvania, described as follows:

BEGINNING at a point in the South-west corner of the first alley South of Park Avenue and the first alley East of Second Avenue; thence Southerly along the West line of the first alley East of Second Avenue 20 feet 1-1/2 inches to line of land now or formerly of George Burkhart; thence Westerly along land now or formerly of George Burkhart 43 feet 02 inches more or less, to a point in line of land now or formerly of Russel L. and Margaret E. Bower; thence Northerly along land now or formerly of Russel L. and Margaret E. Bower, being a line parallel with Second Avenue, 20 feet 1-1/2 inches more or less, to a point in the South line of the first alley South of Park Avenue; thence Easterly along the same 43 feet 02 inches to a point, the place of beginning.

BEING known as 646-1/2 Second Avenue, Williamsport, PA 17701.

BEING Parcel #73+,006.0-0318.00-000+.

The improvements thereon being known as 646 1/2 Second Avenue, Williamsport, PA 17701.

HAVING ERECTED THEREON a Residential Real Estate.

BEING the same premises which James R. Seidel and Inez J. Seidel, his Wife by Deed dated March 19, 1973 and recorded in the Office of Recorder of Deeds of Lycoming County on March 19, 1973 at Book 642, Page 81 Instrument# 01384 granted and conveyed unto John A. Brown and Lutrecia P. Brown, his wife. Lutrecia P. Brown

departed this life on departed this life on 02/21/2023. John A. Brown departed this life on December 1, 1985.

**NO. 17-000543**

JERSEY SHORE STATE BANK

vs.

RANGDEEP, INC.

PROPERTY ADDRESS: 6801 ROUTE 15 HIGHWAY, MONTGOMERY, PA 17752.

UPI/TAX PARCEL NUMBER: 07-411-165.B.

ALL that certain piece, parcel and lot of land situate in the Township of Clinton, County of Lycoming and Commonwealth of Pennsylvania, being more particularly bounded and described in accordance with a survey made by Leigh E. Herman, R.E., dated September 16, 1958, as follows, to-wit:

BEGINNING at an iron pin in the east line of U.S. Highway Route No. 15, said point being three hundred (300) feet southerly from the centerline of Legislative Route 41005; thence north seventy-four (74) degrees twenty-seven (27) minutes east along property now or formerly of Frank Irvin a distance of two hundred nineteen and eighty-three hundredths (219.83) feet to an iron pin; thence south seven (7) degrees forty-five (45) minutes east along property now or formerly of Albert D. Baker a distance of three hundred (300) feet to an iron pin; thence south seventy-four (74) degrees twenty-seven (27) minutes west along property now or formerly of Walter L. Flexer, et ux., a distance of two hundred nineteen and eighty-three hundredths (219.83) feet to an iron pin in the east line of U.S. Route No. 15; thence north seven (7) degrees forty-five (45) minutes west along said highway a distance of three hundred (300) feet to an iron pin, the point and place of beginning. Containing one and five tenths (1.5) acres.



BEING the same premises granted and conveyed unto Susan M. Satteson by Deed of Lloyd B. Sensenig, Single, dated April 4, 2006 and recorded April 5, 2006 in Lycoming County Record Book 5617, Page 52.

ALSO BEING the same premises granted and conveyed unto Rangdeep, Inc., a Pennsylvania Corporation, by Deed of Susan M. Satteson, Single, dated June 26, 2008 and to be recorded.

FOR IDENTIFICATION PURPOSES ONLY, being known as all of Tax Parcel No. 07-411-165.B in the Office of the Lycoming County Tax Assessor.

Known as 6801 Route 15 Highway, Montgomery, Lycoming County, Pennsylvania 17752.

Parcel No. 07-411-165.B.

**NO. 24-00426**

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST

vs.

CHRISTOPHER J. REYNOLDS  
PROPERTY ADDRESS: 93 BROAD STREET, MONTGOMERY, PA 17752.

UPI/TAX PARCEL NUMBER: 35-005-312.

By virtue of Writ of Execution No. CV-2024-00426.

U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust v. Christopher J. Reynolds.

Docket Number: CV-2024-00426.

Property to be sold is situated in the borough/township of Montgomery, County of Lycoming and Commonwealth of Pennsylvania.

Commonly known as: 93 Broad Street, Montgomery, PA 17752.

Parcel Number: 35-0050031200000.

Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: \$72,835.79.  
Attorneys for the Plaintiff  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
(212) 471-5100

**NO. 24-00489**

PENNSYLVANIA HOUSING FINANCE AGENCY

vs.

ANDREW WALTERS,  
CAROLYN WALTERS

PROPERTY ADDRESS: 158 CENTER STREET, PICTURE ROCKS, PA 17762.

UPI/TAX PARCEL NUMBER: 46-002-213.

Real Estate: 158 Center Street Picture Rocks, PA 17762.

Municipality: Picture Rocks Borough Lycoming County, Pennsylvania.

Dimensions: Approx. 1.92 x 2.36 x 10.54 x 4.52 x 9.87 perches = Approx. 0.27 acres.

Tax I.D. 46-002-213.

Deed Book/Inst #: 2021-00014351.

Improvement thereon: a residential dwelling house as identified above.

LEON P. HALLER, ESQUIRE  
PURCELL KRUG & HALLER

1719 N. Front Street  
Harrisburg, PA 17102

(717) 234-4178

**NO. 22-01258**

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST

vs.

SCOTT L. WILSON,  
NICKIE A. WILSON

PROPERTY ADDRESS: 1865 SALEM SCHOOLHOUSE ROAD, UNITYVILLE, PA 17774.

UPI/TAX PARCEL NUMBER: 23-376-101.B.

By virtue of Writ of Execution No. CV-2022-01258.

U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For RCAF Acquisition Trust (Plaintiff) vs. Scott L. Wilson and Nickie A. Wilson (Defendants).

Property Address 1865 Salem Schoolhouse Road, Unityville, PA 17774.

Parcel I.D. No. 23-37600101B-000.

Improvements thereon consist of a residential dwelling.

Judgment Amount: \$42,150.55.

HLADIK, ONORATO &  
FEDERMAN, LLP  
Attorneys for Plaintiff  
298 Wissahickon Avenue  
North Wales, PA 19454

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 February 18, 2025 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

Jan. 17, 24, 31



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The Joseph L. Rider Law School Scholarship, established in 2023, annually provides a \$1,000 grant to three Lycoming County residents attending law school.



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**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Tuesday, January 21, 2025