

# LYCOMING REPORTER

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No. 5

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

## LYCOMING LAW ASSOCIATION

### EXECUTIVE COMMITTEE

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Gary L. Weber

### EXECUTIVE DIRECTOR

Michele S. Frey

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Outreach: *Tammy Weber*  
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*Marc Drier and Elizabeth A. White*  
Mock Trial: *Taylor Paulhamus*



### FOUNDATION BOARD

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Julianne E. Steinbacher  
Adrian M. Lee  
Joy Reynolds McCoy  
Hon. Ryan C. Gardner  
Jeana A. Longo

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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).

- 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.*

### SAVE THE DATE

**Saturday, April 12**

**Wills for Heroes—***Two free CLE credits for each attorney volunteer (1 ETHICS and 1 SUBSTANTIVE credit) who attends the morning training. Appointments with heroes begin after training. 8:30 AM to 4:00 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.*
- 2/26/2025 – Eat & Earn—FARO 3D Scanner Awareness & Training:** *Presented By: Scott Henry and Calvin Irvin, Lyco. Cnty. Detectives. CLE Credits: 1 Substantive 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](http://www.lycolaw.org/cases/search.asp)

- ▶ **Commonwealth vs. Bausinger** (01/02/2025)—Judge Ryan M. Tira  
Criminal: Habeas corpus petition; sufficiency of evidence of the size of the theft of money to charge a felony; question of fact for jury. (Bausinger011024t) (Posted: January 27, 2025)
- ▶ **In re: CR, Jr.** (01/10/2025)—Judge Ryan M. Tira  
Criminal: Suppression motion; voluntary, knowing and intelligent waiver by juvenile of Miranda rights; presence or absence of an interested adult as relevant factor; determination of whether interested adult is adversarial to the juvenile. (CR011025t) (Posted: January 27, 2025)
- ▶ **Bartley, Doe and Colonial Radio Group of Williamsport, LLC vs. Webb, Webb Weekly and Dixon** (12/26/2024)—Judge Eric R. Linhardt  
Civil: Preliminary objections; use of hearsay statements as basis for allegations in a complaint; proper method of pleading minor's names; specificity required in pleading interference with contractual relations, where potential contracts are not named; prejudice to defendant; scandalous and impertinent matter relating to allegations of arson not connected to a cause of action; viability of vicarious liability claim where the underlying claims are legally insufficient; legal sufficiency of negligent or intentional infliction of emotional distress claims where no supporting facts are alleged. (Bartley122624Li) (Posted: January 27, 2025)
- ▶ **Susquehanna Legal Aid for Adults and Youth vs. Winkelman and The Pajama Factory, LLC and P.J. Holding, LLC** (01/24/2025)—Judge William P. Carlucci  
Civil: Preliminary injunction motion; staying eviction proceedings of not-for-profit law firm, funded in part through grants, which is required to secure governmental approval for its business location, rent, and other terms of occupancy. (SLAAY012425C) (Posted: January 25, 2025)

- **Commonwealth vs. Schuler** (01/24/2025)—Judge Nancy L. Butts  
Criminal: Appeal; permitted scope of expert commentary about the legal definition of insanity to explain what he was looking for in his evaluation; permissible testimony about defendant “not talking to cops” where purpose is to show his ability to make decisions and awareness of his legal circumstances, to rebut insanity defense; inconsistent verdict where defendant is found guilty but mentally ill on certain charge and guilty on others; sufficiency of evidence to convict of assault and recklessly endangering charges; burden to prove insanity defense; waiver of issues not raised in trial; proof of ineffective assistance of counsel; sentencing considerations where defendant is found guilty and guilty but mentally ill on separate charges; waiver of objection to deadly weapon enhancement where not raised during sentencing or in post-sentence motion; constitutionality of judge applying sentencing enhancement. (Shuler012425bt) (Posted: January 25, 2025)
- **Commonwealth vs. Henry** (01/22/2025)—Judge William P. Carlucci  
Criminal: Motion for nominal bail; time computation under Rule 600. (Henry012225C) (Posted: January 22, 2025)
- **Commonwealth vs. Patterson** (01/21/2025)—Judge Nancy L. Butts  
Criminal: Post Conviction Relief Act petition; death penalty case; ineffective counsel; knowing and voluntary waiver of Miranda rights; lack of prejudice for failure to file suppression motion; suppressing spontaneous statements of defendant made to sheriff; counsel’s ineffectiveness for failing to request cautionary instruction about drug dealing and incarceration testimony; use of testimony of other convictions to prove guilt; use of Kloiber instruction where witness did not identify defendant as person who committed crime; ability of counsel to predict a change in the law on use of identification experts; reference to rap lyrics used by defendant, with the inference that he was referring to a killing; prejudice by failing to object to increased courthouse security; failure to object to witness’s interpretation of conversations in which he was not involved but on which topics he had conspired; adequacy of preparation of defendant to testify; failure to voir dire jury on prior murder conviction; reference to multiple aggravating circumstances, when there was only one; adequacy of race-neutral reasons to strike juror; validity of closing with claimed appeal to sympathy, vouching for witness, objectionable definition of

reasonable doubt, and claimed comment on right to remain silent; issues previously litigated on appeal; use of recording of hearsay statement to refresh recollection; ineffectiveness of counsel for failing to conduct a competent investigation; prejudicial effect of cumulative errors; requiring new trial due to email scandal involving Supreme Court Justices; qualifications of mitigation specialist to testify as an expert, making her report discoverable; duty of counsel to investigate circumstances of old conviction that serves as aggravating circumstances; claimed failure to secure and develop available mitigation evidence, so that defendant is prejudiced in sentencing; failure to develop and litigate evidence to attack eligibility for the death penalty because of an intellectual disability; consideration of future dangerousness during penalty phase; authority to argue that defendant showed no sympathy or remorse; failure to disclose claimed Brady material; waiver of argument on constitutionality of the state's death penalty law; merits of attacking the death penalty law on its face or as applied. (Patterson012125bt) (Posted: January 22, 2025)

WILLIAMSPORT SUN-GAZETTE

FRIDAY, January 24, 2025

## COMMUNITY CORNER



Each year, the Lycoming Law Association (LLA) gives the Thomas Wood Jr. Equal Access to Justice Award to a member who has gone above and beyond to donate their time, knowledge, and skills to represent indigent people in Lycoming County, pro bono. The recipient of the LLA's 2024 Thomas Wood Jr. Equal Access to Justice Award is Matthew Diemer. Since passing the bar in 2020 Diemer has taken 24 pro bono cases referred by North Penn Legal Services. His pro bono clients say that he fights hard for them and makes them feel heard, both in and outside of the courtroom. Pictured from left to right are Hon. Ryan Gardner, LLA president; John Pietrovito, LLA Indigent Committee chair; Matthew Diemer; and Jennifer Heverly, NPLS managing attorney.

**COURT OF COMMON PLEAS, LYCOMING COUNTY,  
PENNSYLVANIA**

**IN RE: RESOLUTIONS** :  
**IN MEMORY OF** :  
**ROBERT W. FERRELL, III, ESQUIRE:** **NO. 24-00003**

**REPORT AND RESOLUTIONS OF COMMITTEE  
TO THE HONORABLE JUDGES OF THE ABOVE-  
NAMED COURT:**

By Order of October 16, 2024, the Honorable Nancy L. Butts, President Judge of the 29th Judicial District of the Commonwealth of Pennsylvania, appointed the undersigned Committee to prepare a Report and Resolutions memorializing the life of Robert W. Ferrell, III, Esquire, for submission to the Court at a public ceremony on January 16, 2025. Accordingly, your Committee submits the following Report and Resolutions:

1. Robert W. "Bob" Ferrell, III, a proud life-long resident of Picture Rocks, passed away peacefully on Friday, September 13, 2024, at UPMC Williamsport, Divine Providence Hospital.
2. Bob was born on September 26, 1956, in Muncy, Pennsylvania, the son of the late Robert Ferrell, Jr. and Lorma Egli Ferrell. Bob shared his birthday with Kevin Way, Esquire and William Carlucci, Esquire, both of this Association.
3. Bob was a 1974 graduate of Hughesville High School, and received his Bachelor of Science degree from the Pennsylvania State University in 1979.
4. Bob attended the University of Pittsburgh Law School, graduating with a Juris Doctor degree in 1982.
5. Bob began his legal career as a law clerk for the Honorable Thomas C. Raup, former President Judge of Lycoming County.
6. Bob served Lycoming County as an Assistant District Attorney for 30 years, rising to the position of First Assistant District Attorney prior to his retirement.
7. In addition to his distinguished career as an attorney, Bob was a passionate supporter of Penn State Football, and a devoted father to his golden retrievers, including his latest dog, Pip.

8. Bob was an accomplished amateur historian, particularly the history of the United States Civil War, and cheerfully volunteered his time to speak to local groups on those subjects.
9. Bob served his community as an active member of the Picture Rocks Lions Club.
10. Bob was survived by two sisters, Susan Ferrell Troller of Terrance Park, Ohio, and Sharon Ferrell Ketchen of Opelika, Alabama, one niece Katharine Bond, and two nephews, Andrew and Robert Troller. In addition to his parents, Bob was preceded in death by his brother, William Ferrell.
11. Bob lived a full life as an accomplished attorney, a loving family member, a devoted community volunteer, a loyal Penn State fan, and a gentleman of the highest order.

Now therefore, be it resolved that we, the undersigned, joined by the Bench and Bar of Lycoming County, do recognize the passing of Robert W. Ferrell, III, Esquire, and submit the following resolutions:

BE IT RESOVLED that in the passing of Robert W. Ferrell, III, Esquire, on September 13, 2024, there has been a loss to this Association of an able lawyer of the highest character and integrity, a loss to the Picture Rocks community of a valuable servant, and a loss to his family of a cherished brother and uncle.

BE IT FURTHER RESOLVED that this Court and Bar do hereby extend to Bob's family our deep and heartfelt sympathy, and

BE IT FURTHER RESOLVED that these Resolutions be spread at length upon the minutes of the Court of Common Pleas of Lycoming County and that copies be provided to the family of Robert W. Ferrell, III, Esquire.

Respectfully submitted,  
The Honorable William P. Carlucci, Chairperson  
Diane Turner, Esquire  
Bradley Hillman, Esquire





### **LYCOMING LAW ASSOCIATION FOUNDATION**

The Lycoming Law Association Foundation expresses its great appreciation for the following contributions to the Robert W. Ferrell, III Memorial Fund:

Contribution by Bradley S. Hillman, Esquire

Contribution by Hon. William P. Carlucci

Contribution by Hon. William I. Arbuckle, III

Contribution by the Lycoming Law Association

These contributions assist the LLA Foundation in furthering its purpose of providing access to justice for civil legal services needed by low-income people in Lycoming County and supporting law-related community events.

The LLA Foundation is funded almost entirely through the support of the LLA Members. Thank you.

—The Lycoming Law Association Foundation



**PUBLIC NOTICE FOR THE  
APPOINTMENT OF A NEW MAGISTRATE JUDGE  
January 24, 2025**

The Judicial Conference of the United States has authorized the appointment of a full-time United States Magistrate Judge for the Middle District of Pennsylvania at Williamsport, Pennsylvania, upon the retirement of the Honorable William I. Arbuckle as a United States Magistrate Judge, effective June 8, 2025. The essential function of courts is to dispense justice. An important component of this function is the creation and maintenance of diversity in the court system. A community's belief that a court dispenses justice is heightened when the court reflects the community's racial, ethnic, and gender diversity.

The duties of the position are demanding and wide-ranging and include the following: (1) To exercise all the powers and duties conferred or imposed upon United States Magistrate Judges by law or the Federal Rules of Criminal Procedure or the Federal Rules of Civil Procedure; (2) To administer oaths and affirmations, impose conditions of release under 18 U.S.C. §3146, and take acknowledgments, affidavits, and depositions; (3) To try persons accused of misdemeanors committed within this district in accordance with 18 U.S.C. §3401, order presentence investigation reports and sentence such persons; (4) To conduct proceedings in accordance with Fed.R.Cr.P. 40; (5) To conduct extradition proceedings, in accordance with 18 U.S.C. §3184; (6) To appoint attorneys under the court's Criminal Justice Act Plan; (7) To review applications by prisoners for post-trial and other relief, make such orders as are necessary to obtain appropriate information which may be of assistance in determining the merits of any complaint, submit reports and recommendations to the district judge having jurisdiction over the

case; (8) To act as a special master when designated by the district court; (9) To receive indictments returned by grand juries; (10) To conduct arraignments to the extent of taking a not guilty plea or noting a defendant's intention to plead guilty or nolo contendere; and (11) Conduct trials and the disposition of civil cases on consent of the parties.

The basic authority of a United States Magistrate Judge is specified in 28 U.S.C. §636.

To be qualified for appointment an applicant must:

- (1) Be, and have been for at least five (5) years, a member in good standing of the bar of the highest court of a state, the District of Columbia, the Commonwealth of Puerto Rico, the Territory of Guam, the Commonwealth of the Northern Mariana Islands, or the Virgin Islands of the United States, and have been engaged in the active practice of law for a period of at least five (5) years;
- (2) Be competent to perform all the duties of the office; be of good moral character; be emotionally stable and mature; be committed to equal justice under the law; be in good health; be patient and courteous; and be capable of deliberation and decisiveness;
- (3) Be less than seventy (70) years old; and
- (4) Not be related to a Judge of the appointing District Court with the degree of relationship specified in 28 U.S.C. §458, i.e., "by affinity or consanguinity within the first degree of first cousin."

A merit selection panel composed of seven individuals (five lawyers and two nonlawyer members of the community) will review all applicants and recommend to the District Judges in confidence the five (5) persons it considers best qualified.<sup>1</sup> The Court will make the appointment following an FBI full-field investigation and an IRS

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<sup>1</sup>No person may be considered by the court for a Magistrate Judge position while serving as a member of a merit selection panel, or for one year after such service is completed. But, the Judicial Conference on the Administration of the Magistrate Judges System may grant, on an individual case basis, waivers of the provision prohibiting a member of a merit selection panel from being considered for selection by the Court.

tax check of the applicant selected by the Court for appointment. The individual selected must comply with the financial disclosure requirements pursuant to the Ethics in Government Act of 1978, Pub. L. No. 95-521, 92 Stat. 1824 (1978) (codified at 5 U.S.C. app. §§101-111) as implemented by the Judicial Conference of the United States. An affirmative effort will be made to give due consideration to all qualified applicants without regard to race, color, age (forty and over), gender, religion, national origin, or disability. The current annual salary of the position is \$223,836.00. The term of office is (8) eight years.

Application forms and more information on the Magistrate Judge position in this Court may be obtained from the Clerk of the District Court or from the court's internet website at: [www.pamd.uscourts.gov](http://www.pamd.uscourts.gov). Applications must be submitted only by applicants personally and **must be received by February 28, 2025**.

Please provide eight (8) hard copies of your complete application packet to the court via U.S. Mail (ATTN: HR, U.S. District Court, 235 N. Washington Avenue, Scranton, PA 18503) or hand delivery **in addition** to submitting your complete application packet as one pdf file via e-mail to:

[HR\\_PAMD@pamd.uscourts.gov](mailto:HR_PAMD@pamd.uscourts.gov)

Please include in the subject line:

**MAGISTRATE JUDGE – WILLIAMSPORT**

All applications will be kept confidential, unless the applicant consents to disclosure, and all applications will be examined only by members of the merit selection panel and the Judges of the District Court. The panel's deliberations will remain confidential. Questions may be directed to Peter J. Welsh, Clerk of Court at (717) 221-3940.

**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****Kish, David Christopher**, dec'd.

Late of Williamsport.

Administrator: Kyle Murphy.

Attorney: Michael A. Shotto, Jr., Esquire, 951 Wyoming Avenue, Forty Fort, PA 18704, (570) 820-9800.

**Knyrim, Elizabeth A. a/k/a Elizabeth Rogers Knyrim**, dec'd.

Late of Montoursville.

Executor: Harry Scott Knyrim, 311 Cypress Street, Montoursville, PA 17754.

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

**Laudenslager, Charles Thomas**, dec'd.

Late of the Township of Armstrong.  
Executors: Terry E. Laudenslager, 2235 Sylvan Dell Road, Williamsport, PA 17702 and Susan R. Larson, 179 Fluman Road, Williamsport, PA 17701.

Attorney: Paul A. Roman, Esquire, 1700 Four Mile Drive, Williamsport, PA 17701.

**Palmer, Ahmeen W.**, dec'd.

Late of Williamsport City.

Administrator: Gilbert Palmer c/o Elaine T. Yandrisevits, Esquire, 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

Attorneys: Elaine T. Yandrisevits, Esquire, Antheil, Maslow & MacMinn, LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

**Poorman, Kenneth B., Sr.**, dec'd.

Late of Williamsport.

Executors: Roxanna L. Welter, 901 Meade Street, Williamsport, PA 17701 and Eric J. Matthews, 160 Marsh Hill Road, Trout Run, PA 17771.

Attorneys: Anthony J. Grieco, Esquire, Elion, Grieco & Shipman, P.C., 125 East Third Street, Williamsport, PA 17701.

**Rafter, Christina**, dec'd.

Late of South Williamsport.

Executrix: Shelby Cupp 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.

**Schild, Doris J.**, dec'd.

Late of the Borough of Montoursville.

Executrix: Karen R. Geschwind, 75 Heritage Drive, Georgetown, OH 45121.

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

**Waltz, Linda L.**, dec'd.

Late of Duboistown.

Co-Executor: Kevin W. Waltz, 140 Winter Street, Duboistown, PA 17702.

Co-Executrix: Brooke E. Wright, P.O. Box 138, Trout Run, PA 17771. Attorneys: Mc Nerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17701.

### SECOND PUBLICATION

#### **Buck, Virginia L.,** dec'd.

Late of Cogan House Township. Executor: Alan W. Buck c/o Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701. Attorneys: Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701.

#### **Druckenmiller, Richard L.,** dec'd.

Late of Loyalsock Township. Richard L. Druckenmiller Real Estate Protector Trust, dated May 10, 2022.

Co-Trustees: Matthew L. Druckenmiller and Erin R. Druckenmiller c/o Landon R. Hodges, Esquire, Steinbacher, Goodall & Yurchak, 243 Second St., P.O. Box 114, Wyalusing, PA 18853.

Attorneys: Landon R. Hodges, Esquire, Steinbacher, Goodall & Yurchak, 243 Second St., P.O. Box 114, Wyalusing, PA 18853.

#### **Riggins, Margaret H.,** dec'd.

Late of New Castle County, Delaware.

Executor: George W. Riggins, 119 Blackpool Rd., Rehoboth Beach, DE 19971.

Attorney: None.

#### **Wertman, Mary Ann,** dec'd.

Late of Muncy.

Executor: B. Maine Wertman 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.

### THIRD 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, Williamsport, PA 17701.

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**REGISTRATION OF  
FICTITIOUS NAMES**


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NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on January 2, 2025, for:

SACRED WILDNESS  
PSYCHOTHERAPY

with its principal place of business located at: 502 West 7th Street, Suite 100, Erie, PA 16502, in Erie County. The individual interested in this business is Katya Vallon and the entity interested in this business is Viriditas, LLC, a Pennsylvania Limited Liability Company, with its principal place of business also located at 502 West 7th Street, Suite 100, Erie, PA 16502, in Erie County. This is filed in Compliance with 54 Pa. C.S. 311.

J-31

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NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name has been filed with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania on January 16, 2025, under the Fictitious Names Act. The fictitious name registered is:

UNION AUTO AND  
RADIATOR REPAIR CENTER

The fictitious name is registered to: Corter's Union Auto LLC with a registered address of 2955 Lycoming Creek Road, Williamsport, Lycoming County, Pennsylvania, 17701.

ANTHONY J. GRIECO, ESQUIRE  
ELION GRIECO CARLUCCI &  
SHIPMAN, P.C.

125 East Third Street  
Williamsport, PA 17701

J-31

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NOTICE IS HEREBY GIVEN, pursuant to Section 311 of Act 1982-295 (54 Pa. C.S. §311), there was filed in the Office of the Secretary of the Commonwealth of Pennsylvania, on January 24, 2025, a certificate for the conduct of business in Lycoming County, Pennsylvania, under the assumed or fictitious name, style or designation of:

WEST BRANCH  
DRUG & ALCOHOL

with its principal place of business at 213 West Fourth Street, Williamsport, PA 17701.

The name and address of the entity owning and interested in the aforementioned fictitious name and business is: West Branch Drug and Alcohol Abuse,

213 West 4th Street, Williamsport, PA 17701.

McNERNEY PAGE VANDERLIN & HALL  
433 Market Street  
Williamsport, PA 17701

J-31



This is an in-person CLE offering at the LLA Office. Seating will be limited. Submit registration and payment early to secure a seat.

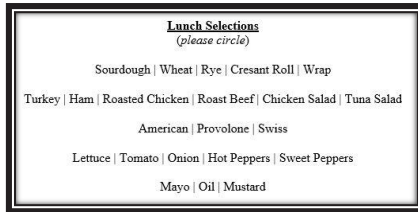
Cost (Lunch & Credit)  
\$40 – LLA Member  
\$55 – Non Member  
\$30 – Paralegal

**PAYMENT IN ADVANCE IS REQUIRED.**  
**Late registrations will not be accepted and no refunds will be given after the cut-off date.**

**1 Substantive Credit**

**FARO 3D Scanner Awareness and Training**

Presented By:  
**Scott Henry & Calvin Irvin,**  
**Lycoming County Detectives**



**Class: February 26, 2025 from 12-1:00 PM**  
**Registration Deadline: February 12, 2025**

Name: \_\_\_\_\_

ID Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_





**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 Burkhardt; thence Westerly along land now or formerly of George Burkhardt 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. 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

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**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 SA-  
LEM SCHOOLHOUSE ROAD, UNI-  
TYVILLE, 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

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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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**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, February 3, 2025