

LYCOMING REPORTER

Vol. 42

January 24, 2025

No. 4

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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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SCHEDULED EVENTS

Additional information about any of these events is available on the Lycoming Law Association website at www.lycolaw.org.

2/13/2025 – 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

Continuing Legal Education Hardship/Scholarship Policy: Reduced cost CLE's for applicants who cannot afford the regular cost.

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.



LYCOMING
LAW ASSOCIATION
FOUNDATION

Apply for 2025

LAW SCHOOL SCHOLARSHIP

- Are you enrolled in Law School?
- Are you a resident of Lycoming County?
- Are you in need of financial support?

Applications are available at:
www.LycoLaw.org/lla-foundation

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

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

- ▶ **Mabsco Enterprises, LLC vs. Lycoming County Zoning Hearing Board vs. Lycoming County** (01/21/2025)—Judge William P. Carlucci
Administrative Appeal: Land use appeal; standard of review where no additional evidence is taken; refusing a special exception hearing where application simply seeks to modify the terms of a special exception; interpretation of ambiguous language of an ordinance; substantial evidence supporting hearing board findings; need for full factual hearing on the merits. (Mabsco012125C) (Posted: January 21, 2025)
- ▶ **Montgomery Area School District vs. Clinton Township Supervisors** (01/10/2025)—Judge Eric R. Linhardt
Administrative Appeal: Motion to dismiss; Sunshine Act violation for failure to approve filing appeal of land use decision at public meeting; ratification by subsequent public meeting approval; mootness. (montgomery101025Li) (Posted: January 15, 2025)

NOTICE OF SUSPENSION

NOTICE IS HEREBY GIVEN that on January 15, 2025, pursuant to Rule 208(f)(5), Pa.R.D.E., the Supreme Court of Pennsylvania ordered that Malcolm S. Mussina, be placed on Temporary Suspension from the practice of law until further definitive action by the Court, to be effective February 14, 2025.

Marcee D. Sloan
Board Prothonotary
The Disciplinary Board of the
Supreme Court of Pennsylvania
J-24

LYCOMING

LAW ASSOCIATION

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

Lunch Selections
(please circle)

Sourdough | Wheat | Rye | Crescent Roll | Wrap

The Heresy of Hearsay

Turkey | Ham | Roasted Chicken | Roast Beef | Chicken Salad | Tuna Salad

Presented By:

Hon. William P. Carlucci

American | Provolone | Swiss

Lettuce | Tomato | Onion | Hot Peppers | Sweet Peppers

Mayo | Oil | Mustard

Class: February 19, 2025 from 12-1:00 PM

Registration Deadline: February 3, 2025

Name: _____

ID Number: _____

Email Address: _____

Phone Number: _____



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

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., Rehobath 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.

SECOND 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, Williams-
port, PA 17701.

Redden, Donald D., dec'd.

Late of Cogan Station.

Executrix: Velma Redden c/o Ste-
phen 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, Es-
quire, 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.

THIRD 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
Lilium 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.

SERVICE BY PUBLICATION

In the Court of Common Pleas of
Crawford County, Pennsylvania
Civil Action

No. F.D. 2024-290

Eric S. Miller

Plaintiff

v.

Christina L. Miller

Defendant

Complaint in Divorce under Sections 3301(c)/3301(d) of the Divorce Code filed October 1, 2024 & reinstated January 15, 2025, Affidavit Under Section 3301(d) of the Divorce Code filed October 1, 2024

To the Defendant:

You have been sued in court. If you wish to defend against the claims set forth in the Complaint, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you and a decree of divorce or annulment may be entered against you by the court. A judgment may also be entered against you for any other claim or relief requested in these papers by the Plaintiff. You may lose money or property or other rights important to you.

When the ground for the divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the Office of the Prothonotary on the Second Floor of the Crawford County Judicial Center

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, MARITAL PROPERTY, LAWYER'S FEES OR EXPENSES BEFORE A DECREE OF DIVORCE OR ANNULMENT IS GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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.

Court Administrator
Crawford County Judicial Center
Meadville, PA 16335
(814) 333-7498

If you wish to deny any of the statements set forth in Plaintiff's Affidavit Under Section 3301(d) of the Divorce Code, you must file a counter-affidavit within twenty (20) days, or the statements will be admitted. If you do not wish to oppose the entry of a divorce decree and you do not wish to make any claim for economic relief, you should not file a counter-affidavit.

Jan. 24

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. 24-00112MORTGAGE 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

Judge Ryan Gardner Elected to Serve as LLA President

At the Lycoming Law Association's Annual Meeting, Judge Ryan Gardner was elected as the 124th president. Judge Gardner, who joined the LLA leadership committee in 2020, previously served as the organization's Treasurer in 2022 and 2023.

The LLA extends its sincere gratitude to outgoing president Joy Reynolds McCoy for her dedicated service.



Photo: On January 13, 2025, Elizabeth White, Past President (2023), passes the "Presidential Gavel" to Judge Ryan Gardner.



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, January 27, 2025