



# Dauphin County Reporter ADVANCE SHEET

(USPS 810-200)

A weekly Journal containing the decisions rendered in the 12th  
Judicial District

No. 6098 Vol. 126

June 2, 2017

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TERMS: Advertisements must be received before 12 o'clock noon on Tuesday of each week at the office of the Dauphin County Reporter, 213 North Front Street, Harrisburg, PA 17101; Telephone: (717) 232-7536.

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Bar Association Page

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The  
Dauphin County Reporter  
Edited and published  
by the  
Dauphin County Bar Association  
213 North Front Street  
Harrisburg, PA 17101  
(717) 232-7536

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### Estate Notices

#### DECEDENTS ESTATES

NOTICE IS HEREBY GIVEN that letters testamentary or of administration have been granted in the following estates. All persons indebted to the estate are required to make payment, and those having claims or demands to present the same without delay to the administrators or executors or their attorneys named below.

#### FIRST PUBLICATION

### Estate Notices

ESTATE OF ADAM MALLICK, (died: April 8, 2017), late of Middletown Borough, Dauphin County, Pennsylvania. Executor: Michael C. Mallick, 1428 Old Reliance Road, Middletown, PA 17057 or to Attorney: Christa M. Aplin, Esquire, James, Smith, Dieterick & Connelly, LLP, 134 Sipe Avenue, Hummelstown, PA 17036, (717) 533-3280. j2-16

ESTATE OF MARIE H. TOUSLEY, (died: May 15, 2017), late of Derry Township, Dauphin County, Pennsylvania. Co-Executor: Scott W. Tousley, 43505 Golden Meadow Circle, Ashburn, VA 20147; Co-Executor: Bradford C. Tousley, 43799 Abbott Place Ashburn, VA 20147. Attorney: John S. Davidson, Esquire, Yost & Davidson, 320 West Chocolate Avenue, P.O. Box 437, Hershey, PA 17033-0437. j2-16

ESTATE OF BEVERLY M. TRIMMER, late of Lower Paxton Township, Dauphin County, Pennsylvania. Executor: Richard L. Placey, PLACEY & WRIGHT, 3621 North Front Street, Harrisburg, PA 17110. j2-16

ESTATE OF NENETTE WOLFSON a/k/a FLORENCE WOLFSON a/k/a NENETTE ANNETTA WOLFSON, of Lower Paxton Township, Dauphin County, Pennsylvania. Executor: Alex Wolfson, 6214 Meridian Blvd., Warrington, PA 18976 or to Attorney: Howard B. Krug, Esquire, PURCELL, KRUG & HALLER, 1719 North Front Street, Harrisburg, PA 17102 j2-16

ESTATE OF RICHARD E. WHITE, late of the Borough of Middletown, Dauphin County, Pennsylvania. Executor: Richard C. White, 740 Deatrich Avenue, Middletown, PA 17057. Attorney: Peter R. Henninger, Jr., Esq., Jones & Henninger, P.C., 339 W. Governor Rd., Ste. 201, Hershey, PA 17033. j2-16

ESTATE OF DONALD W. STRUNK, late of DERRY Township, Dauphin County, Pennsylvania. Executrix: Debra Souder, c/o R. Mark Thomas, Esq., 101 South Market Street, Mechanicsburg, PA 17055. j2-16

## FIRST PUBLICATION

### Estate Notices

ESTATE OF MARYANN ARNOLD, (died: April 2, 2017), late of Harrisburg, PA. Co-Executors: Jeffrey R. Arnold, 172 Tapeworm Road, New Bloomfield, PA 17068; Judy L. Bielawski, 7995 Rabbit Lane, Harrisburg, PA 17112. m26-j9

## SECOND PUBLICATION

### Estate Notices

ESTATE OF BETTY L. RAMSEY a/k/a BETTY LOUISE RAMSEY, of Londonderry Township, Dauphin County, Pennsylvania. Personal Representative/Executrix: PAMELA L. MILLER, 131 Oak Hill Drive, Middletown, PA 17057 or to Attorney: ROBERT FREEDENBERG, ESQUIRE, SkarlatosZonarich LLC, 17 South 2nd Street, Floor 6, Harrisburg, PA 17101. m26-j9

ESTATE OF AMELIA K. NICCOLINI, (died: March 5, 2017), late of Derry Township, Dauphin County, PA. Executor: Kimberly Kowker Walker 506 Calder Street, Harrisburg, PA 17102. Attorney: G. Patrick O'Connor, Esquire, 503 Penn Ayr Road, Camp Hill, PA 17011. m26-j9

ESTATE OF JAMES R. REED, (died: November 30, 2015) late of Middletown Borough, Dauphin County. Executor: Amy L. Reed, 134 Broad Street, St. Clair, PA 17970. Attorney: Anthony W. Parker, Esq., Kelly, Parker & Cohen LLP, 5425 Jonestown Road, Suite 103, Harrisburg, PA 17112. m26-j9

ESTATE OF EDWARD TELESHA (died: February 25, 2017), late of Harrisburg, Dauphin County, Pennsylvania. Executor: Craig Telesha, 126 Winston Drive, Mechanicsburg, PA 17055. Attorney: Joseph J. Dixon, Esquire, 126 State Street, Harrisburg, PA 17101. m26-j9

ESTATE OF STEVE KATIC, (died: May 6, 2017), late of Harrisburg, Pennsylvania. Executrix: Susan E. Lederer, 5011 Locust Lane, Harrisburg, PA 17109. Attorney: Susan E. Lederer, Esquire, 5011 Locust Lane, Harrisburg, PA 17109. m26-j9

ESTATE OF ROBERTA G. HOOVER, (died: April 26, 2017), late of Hershey, Derry Township, Dauphin County, Pennsylvania. Executor: A. Mark Winter, 310 W. Chocolate Ave, Hershey, PA 17033. Attorney: A. Mark Winter, Esq., 310 W. Chocolate Ave, Hershey, PA 17033. Phone (717) 533-4868. m26-j9

ESTATE OF MICHAEL ANDREW ROTHMAN (died: 4/28/2017), late of Lower Paxton Township, Harrisburg, Dauphin County, Pennsylvania. Executor: Edward W. Rothman. Attorney: Vance E. Antonacci, Esquire, McNeese Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster. PA 17601, Telephone: 717-581-3701. m26-j9

ESTATE OF PATRICIA A. BRODE, late of Swatara Township, Dauphin County, Pennsylvania. Executrix: Rose Marie Zerance, c/o PLACEY & WRIGHT, 3621 North Front Street, Harrisburg, PA 17110. m26-j9

ESTATE OF REYNOLD L. STRAWHECKER, (died: May 4, 2017), late of the City of Harrisburg, County of Dauphin, Pennsylvania. Executrix: Julie A. Myers, 230 Fox Drive, Mechanicsburg, PA 17050. m26-j9

ESTATE OF RICHARD E. BURKE, JR., (died: 3/21/17), late of E. Hanover Twp., Dauphin County, PA. Executrix: Wendy C. Burke, c/o Leonard R. Shober, Esq., 308 N. Main St., Ste. 400, Chalfont, PA 18914 or to Attorney: Leonard R. Shober, Sober & Rock, P.C., 308 N. Main St., Ste. 400, Chalfont, PA 18914. m26-j9

## THIRD PUBLICATION

### Estate Notices

ESTATE OF BARBARA C. KOSTYAL, late of Steelton Borough, Dauphin County, Pennsylvania. Executor: Frank Kostyal, 244 Winding Way, Camp Hill, PA 17011 or to Attorney: Jennifer M. Merx, Esquire, SkarlatosZonarich, LLC, 17 S. 2nd St., Floor 6, Harrisburg, PA 17101. m19-j2

ESTATE OF REV. WILLIAM T. HAVILAND, (died: February 22, 2017), late of Lower Paxton Township, Dauphin County, Pennsylvania. Executor: Rev. Alfred P. Sceski, 359 West Areba Avenue, Hershey, Pennsylvania 17033; Attorney: Terrence J. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023. m19-j2

ESTATE OF TZYH S. WU, late of Swatara Township, Dauphin County, Pennsylvania. Executrix: Ellen Jau-Fann Wu, 469 Hivner Road, Harrisburg, PA 17111-5645 or to Attorney: Steve C. Nicholas, Esq., Nicholas Law Offices, P.C., 2215 Forest Hills Drive, Suite 37, Harrisburg, PA 17112-1099, (717) 540-7746. m19-j2

ESTATE OF GRACE U. CONRAD, (died: February 13, 2017), late of West Hanover Township. Executor: Thomas C. Conrad, 124 Cook Road, Duncannon, PA 17020. Attorney: Kristen Snyder, 1215 Manor Drive, Ste. 202, Mechanicsburg, PA 17055. m19-j2

**THIRD PUBLICATION**

Estate Notices

ESTATE OF LYLE B. TIDD a/k/a LYLE BARKLEY TIDD, (died: February 6, 2017), late of Lower Paxton Township, Dauphin County, Pennsylvania. Executrix: Chris Tinna Horvath. Attorney: Bruce J. Warshawsky, Esquire, Cunningham, Chernicoff & Warshawsky, P.C., 2320 North Second Street, Harrisburg, PA 17110. m19-j2

ESTATE OF ALEXANDER T. TSCHERNEFF, late of Deny Township, Dauphin County, Pennsylvania. Executor: D. Bernd Tscherneff, 202 Hallmark House, Hershey, PA, 17033. m19-j2

ESTATE OF RONALD L. ACRI, (died: April 5, 2017), late of 1020 N. Union St., Apt. 203, Middletown, Middletown Borough, Dauphin County, Pennsylvania 17057. Executor: Robert J. Acri, P. O. Box 3340, Ocean City, Maryland 21843. Attorney: Charles E. Friedman, Esquire, Friedman & Hoch, P.C., 300 N. 2nd Street, Suite 402, Harrisburg, PA 17101. m19-j2

ESTATE OF RAHIMA HOWARD (died: July 28, 2016), late of Harrisburg, Dauphin County, Pennsylvania. Executrix: Sharrieffia Howard, 89 Clinton Street, Bloomfield, NJ 07003. Attorney: Joseph J. Dixon, Esquire, 126 State Street, Harrisburg, PA 17101. m19-j2

ESTATE OF ANNABELL S. CASE, (died: May 2, 2017), late of Paxtang Borough, Dauphin County, Pennsylvania. Co-Executors: George M. Case and Sharon L. Simpson c/o Linus E. Fenicle, Esquire Reager & Adler, PC, 2331 Market Street, Camp Hill, PA 17011, (717) 763-1383. m19-j2

ESTATE OF CARL E. SNYDER, (died: April 28, 2017), late of the Township of Jefferson County of Dauphin, Pennsylvania. Co-Executors: Joseph D. Kerwin, 4245 State Route 209, Elizabethville, Pennsylvania 17023; and Richard Hoke, 900 Meadow Lane, Millersburg, Pennsylvania 17061; Attorney: Joseph D. Kerwin, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethville, Pennsylvania 17023. m19-j2

ESTATE OF DOROTHY E. WILLIAMS, (died: October 24, 2016), late of Highspire, Dauphin County, Pennsylvania/ Administrator: John S. Williams, c/o David C. Miller, Jr., Esquire, 1846 Bonnie Blue Lane, Middletown, PA 17057, (717) 939-9806, email: [davidcmillerjr@verizon.net](mailto:davidcmillerjr@verizon.net). m19-j2

**FIRST PUBLICATION**

Corporate Notices

NOTICE IS HEREBY GIVEN that on May 15, 2017 Articles of Incorporation have been filed with the Commonwealth of Pennsylvania Department of State pursuant to the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania, Act of December 21, 1998 by **RNx, Inc.**, with its principal place of business at 7226 Kelsey Court, Harrisburg, Dauphin County, Pa 17112.

John M. Kerr, Esquire  
John Kerr Law, PC  
5010 Ritter Road  
Suite 109  
Mechanicsburg, PA 17055  
Telephone: 717-766-4008

j2

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about April 27, 2017, for a foreign corporation with a registered address in the state of Pennsylvania as follows: **Dedicated Distribution, Inc.** c/o Capitol Corporate Services, Inc.

This corporation is incorporated under the laws of Missouri.

The address of its principal office is 640 Miami Avenue, Kansas City, KS 66105.

The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. j2

NOTICE IS HEREBY GIVEN that **Aon Consulting & Insurance Services**, registering in the Commonwealth under the alternate name Aon Consulting & Insurance Services, Inc., a foreign business corporation incorporated under the laws of California, with its princ. office located at 200 E. Randolph St., Chicago, IL 60601, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The street address in the association's jurisdiction of formation is c/o CSC-Lawyers Incorporating Service, 2710 Gateway Oaks Dr., Ste. 150N, Sacramento, CA 95833. The commercial registered office provider in PA is c/o: Corporation Service Co., and shall be deemed for venue and official publication purposes to be located in Dauphin County. j2

NOTICE IS HEREBY GIVEN that **MILLER MEDICAL SALES, INC.** has been incorporated under the provisions of the Business Corporation Law of 1988.

Butler Law Finn  
1007 Mumma Road, Suite 101  
Lemoyne, PA 17043

j2

**FIRST PUBLICATION**

**Corporate Notices**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State for **Ease Money, Inc.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988. j2

NOTICE IS HEREBY GIVEN that **Savings.com, Inc.**, a foreign corporation formed under the laws of the State of Delaware, where its principal office is located at c/o Platinum Equity Advisors, LLC, 360 N. Crescent Dr., South Bldg., Beverly Hills, CA 90210, has or will register to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on May 23, 2017, under the provisions of the Pennsylvania Business Corporation Law of 1988. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located at c/o CT Corporation System, Dauphin County. j2

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of Section 4129 of the Business Corporation Law of 1988, **CMO Enterprises, Inc.**, a corporation of the State of Delaware, with principal office located at 1209 Orange St., Wilmington, DE 19801, and having a Commercial Registered office Provider and county of venue as follows: CT Corporation System, Dauphin County, which on May 20, 2016, was granted a Certificate of Authority, to transact business in the Commonwealth, intends to file an Application for Termination of Authority with the Department of State. j2

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State for **Olympus Enterprise Software Inc.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988. j2

NOTICE IS HEREBY GIVEN that **DOCTOR ON DEMAND, INC.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 275 Battery St., Ste. 650, San Francisco, CA 94111, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The street address in the association's jurisdiction of formation is 2711 Centerville Rd., Ste. 400, Wilmington, DE 19808. The commercial registered office provider in PA is c/o: Corporation Service Co., and shall be deemed for venue and official publication purposes to be located in Dauphin County. j2

NOTICE IS HEREBY GIVEN that **Compass Group Holdings PLC**, a foreign business corporation incorporated under the laws of United Kingdom, with its princ. office located at Compass House, Guildford St., Chertsey, Surrey, UK KT16 9BQ, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The street address in the association's jurisdiction of formation is Compass House, Guildford St., Chertsey, Surrey, UK KT16 9BQ. The commercial registered office provider in PA is c/o: Corporation Service Co., and shall be deemed for venue and official publication purposes to be located in Dauphin County. j2

NOTICE IS HEREBY GIVEN that Articles of Incorporation-Nonprofit were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg PA for **Elizabethville Area Community Alliance Inc.** The said corporation has been incorporated under the provisions of the Business Corporation Law of 1988 of the Commonwealth of Pennsylvania.

Matthew R. Shade, CPA  
Laudenslager and Shade Inc. CPA's  
235 Matter Road  
Lykens, PA 17048

j2

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 1\|ay 3,2017, for a foreign corporation with a registered address in the state of Pennsylvania as follows: **METRO CONSTRUCTION MANAGEMENT, INC.** c/o Registered Agent Solutions, Inc.

This corporation is incorporated under the laws of Kansas.

The address of its principal office is 710 W. Main Street, STE F, Blue Springs, MO 64015.

The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. j2

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement was filed with the PA Dept. of State on 05/24/2017 for **Viking Automatic Sprinkler Company**, a business corporation formed under the laws of the jurisdiction of MN with its principal office located at 301 York Ave., St. Paul, MN 55130, to do business in PA under the provisions of the Business Corporation Law of 1988. The registered office in PA shall be deemed for venue and official publication purposes to be located in Dauphin County. j2

**FIRST PUBLICATION**

Fictitious Name Notices

NOTICE IS HEREBY GIVEN that an application for registration of a fictitious name, **C&J Catering**, for the conduct of business in Dauphin County, Pennsylvania, with the principal place of business being 7441-R Allentown Boulevard, Harrisburg, PA 17112 was made to the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on the 27th day of May, 2010 pursuant to the Act of Assembly of December 16, 1982, Act 295. The name and address of the only person or persons owning or interested in the said business are: C&J, LLC, 7441-R Allentown Boulevard, Harrisburg, PA 17112. j2

NOTICE IS HEREBY GIVEN that an application for registration of a fictitious name, **The 903**, for the conduct of business in Dauphin County, Pennsylvania, with the principal place of business being 903 Spring Garden Drive, Middletown, PA 17057 was made to the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on the 24th day of May, 2017, pursuant to the Act of Assembly of December 16, 1982, Act 295. The name and address of the only person or persons owning or interested in the said business are: C&J, LLC, 7441-R Allentown Boulevard, Harrisburg, PA 17112. j2

**FIRST PUBLICATION**

Miscellaneous Notices

**IN THE COURT OF COMMON PLEAS OF  
DAUPHIN COUNTY,  
PENNSYLVANIA**

**NO. 2016-CV-8422-MF**

**CIVIL ACTION – LAW**

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

**LSF9 MASTER PARTICIPATION TRUST,  
PLAINTIFF  
VS.  
JOSE M. LOPEZ, DEFENDANTS**

**NOTICE OF SALE OF REAL PROPERTY**

To: Jose Lopez, Defendant, whose last known addresses are 120 S. 13th Street, Harrisburg, PA 17104 and 6635 Evelyn Street, Harrisburg, PA 17111.

**FIRST PUBLICATION**

Miscellaneous Notices

Your house (real estate) at 120 S. 13th Street, Harrisburg, PA 17104, is scheduled to be sold at the Sheriff's Sale on October 19, 2017 at 10:00 a.m., at the Dauphin County Admin. Bldg., 4th Fl., 2nd & Market Streets, Commissioners Hearing Room, Harrisburg, PA 17101, to enforce the court judgment of \$87,697.28, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

Property Description: ALL THAT CERTAIN LOT OF LAND SITUATE IN 9th WARD OF THE CITY OF HARRISBURG, DAUPHIN COUNTY, PENNSYLVANIA:

BEING KNOWN AS 120 S 13th Street, Harrisburg, PA 17104.

PARCEL NUMBER: 09-048-009.

IMPROVEMENTS: Residential Property.

TITLE TO SAID PREMISES IS VESTED IN JOSE M. LOPEZ, SINGLE MAN BY DEED FROM CHRIST EVANGELICAL LUTHERAN CHURCH OF HARRISBURG, PA DATED 07/09/2004, RECORDED 07/15/2004 IN DEED BOOK 5591 PAGE 211.

UDREN LAW OFFICES, P.C. IS A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU ARE NOT OBLIGATED UNDER THE NOTE OR YOU ARE IN BANKRUPTCY OR YOU RECEIVED A DISCHARGE OF YOUR PERSONAL LIABILITY UNDER THE NOTE IN BANKRUPTCY, THIS COMMUNICATION IS NOT SENT TO COLLECT THE DEBT; RATHER, IT IS SENT ONLY TO PROVIDE INFORMATION WITH REGARD TO THE LENDER'S RIGHT TO ENFORCE THE LIEN OF MORTGAGE.

Udren Law Offices, P.C.  
Attorneys for Plaintiff  
111 Woodcrest Rd., Ste. 200  
Cherry Hill, NJ 08003  
856-669-5400

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**FIRST PUBLICATION**

Miscellaneous Notices

**IN THE COURT OF COMMON PLEAS OF  
DAUPHIN COUNTY,  
PENNSYLVANIA**

**CIVIL ACTION – LAW**

**NO. 2017-CV-2509-QT**

**NOTICE OF ACTION TO QUIET TITLE**

**ZXYBRYUL BUCHER  
TERRANCE BUCHER, PLAINTIFFS  
VS.  
DANA CAPITAL GROUP,  
COMMONWEALTH OF PA  
DEPT. OF LABOR AND INDUSTRY, AND  
MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.  
DEFENDANTS.**

To: Dana Capital Group, Inc.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the 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.**

**DAUPHIN COUNTY LAYER  
REFERRAL SERVICE  
213 North Front Street  
Harrisburg, PA 17101  
(717) 232-7536**

j2

**IN THE COURT OF COMMON PLEAS  
DAUPHIN COUNTY  
PENNSYLVANIA**

**CIVIL TRIAL DIVISION  
NO. 2017-CV-216-MF**

**THE SUITES AT HERSHEY  
CONDOMINIUM ASSOCIATION, INC.  
4960 CONFERENCE WAY NORTH,  
SUITE 100  
BOCA RATON, FL 33431, PLAINTIFF  
VS.  
LINDA M. JACKSON  
612 SOUTH 13TH STREET  
LEBANON, PA 17042**

**KIRK A. JACKSON  
410 DOUGLASS STREET  
READING, PA 19601, DEFENDANT(S)**

**NOTICE**

**YOU HAVE BEEN SUED IN COURT.** If you wish to defend against the claims set forth in the foregoing 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 the 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 OR KNOW A LAWYER, THEN YOU SHOULD GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**Lawyer's Referral Service  
Dauphin County Bar Association  
213 North Front Street  
Harrisburg, PA 17101  
Telephone: (717) 232-7536**

**LECLAIRRYAN  
Catherine G. Bryan, Esq.  
Atty. ID No. 93104  
One Liberty Place  
1818 Market Street – Suite 2600  
Philadelphia, Pennsylvania 19103  
(215) 278-8016**

**Attorney for Plaintiff, The Suites At Hershey  
Condominium Association, Inc.**

j2

**FIRST PUBLICATION**

Miscellaneous Notices

**IN THE COURT OF COMMON PLEAS  
DAUPHIN COUNTY  
PENNSYLVANIA**

**CIVIL TRIAL DIVISION  
NO. 2017-CV-235-MF**

**THE SUITES AT HERSHEY  
CONDOMINIUM ASSOCIATION, INC.  
4960 CONFERENCE WAY NORTH,  
SUITE 100  
BOCA RATON, FL 33431, PLAINTIFF  
VS.  
JAMES RIVERA AND DIANA RIVERA  
34 S. HARRISBURG STREET  
STEELTON, PA 17113, DEFENDANT(S)**

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the foregoing 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 the Complaint or for any other claim or relief requested by the Plaintiff. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

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LECLAIRRYAN  
Catherine G. Bryan, Esq.  
Atty. ID No. 93104  
One Liberty Place  
1818 Market Street – Suite 2600  
Philadelphia, Pennsylvania 19103  
(215) 278-8016

Attorney for Plaintiff, The Suites At Hershey  
Condominium Association, Inc.

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**IN THE COURT OF COMMON PLEAS  
DAUPHIN COUNTY  
PENNSYLVANIA**

**CIVIL TRIAL DIVISION  
NO. 2017-CV-268-MF**

**THE SUITES AT HERSHEY  
CONDOMINIUM ASSOCIATION, INC.  
4960 CONFERENCE WAY NORTH,  
SUITE 100  
BOCA RATON, FL 33431, PLAINTIFF  
VS.  
DAVID BORTZ  
2300 READING AVENUE D9  
WEST LAWN, PA 19609**

**LORI BORTZ  
26 EVANS AVENUE  
READING, PA 19608, DEFENDANT(S)**

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the foregoing 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 the Complaint or for any other claim or relief requested by the Plaintiff. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

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LECLAIRRYAN  
Catherine G. Bryan, Esq.  
Atty. ID No. 93104  
One Liberty Place  
1818 Market Street – Suite 2600  
Philadelphia, Pennsylvania 19103  
(215) 278-8016

Attorney for Plaintiff, The Suites At Hershey  
Condominium Association, Inc.

j2





**FIRST PUBLICATION**

Miscellaneous Notices

**IN THE COURT OF COMMON PLEAS  
DAUPHIN COUNTY  
PENNSYLVANIA**

**CIVIL TRIAL DIVISION NO.  
2017-CV-207-MF**

**THE SUITES AT HERSHEY  
CONDOMINIUM ASSOCIATION, INC.  
4960 CONFERENCE WAY NORTH,  
SUITE 100  
BOCA RATON, FL 33431, PLAINTIFF  
VS.  
CALLAHAN & ZALINSKY ASSOCIATES,  
LLC  
1148 PULASKI HWY #475  
BEAR, DE 19701, DEFENDANT(S)**

**NOTICE**

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Attorney for Plaintiff, The Suites At Hershey  
Condominium Association, Inc.

**IN THE COURT OF COMMON PLEAS OF  
DAUPHIN COUNTY,  
PENNSYLVANIA**

**NO. 2017-CV-2664-QT**

**CIVIL ACTION**

**COMPLAINT TO QUIET TITLE**

**GLORIA KING-COBB, PLAINTIFF  
VS.  
HOA VAN LE AND LE GIA TA  
AND THEIR UNKNOWN HEIRS,  
ASSIGNS AND SUCCESSORS IN INTEREST,  
DEFENDANTS**

To: HOA VAN LE AND LE GIA TA and THEIR  
UNKNOWN HEIRS, ASSIGNS AND  
SUCCESSORS IN INTEREST

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Miscellaneous Notices

**IN THE COURT OF COMMON PLEAS OF  
DAUPHIN COUNTY,  
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To: HOA VAN LE AND LE GIA TA and THEIR  
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**AVISO**

USTED HA SIDO DEMANDADO/A EN CORTE. Si usted desea defenderse de las demandas que se presentan más adelante en las siguientes páginas, debe tomar acción dentro de los próximos veinte (20) días después de la notificación de esta Demanda y Aviso radicando personalmente o por medio de un abogado una comparecencia escrita y radicando en la Corte por escrito sus defensas de, y objeciones a, las demandas presentadas aquí en contra suya. Se le advierte de que si usted falla de tomar acción como se describe anteriormente, el caso puede proceder sin usted y un fallo por cualquier suma de dinero reclamada en la demanda o cualquier otra reclamación o remedio solicitado por el demandante puede ser dictado en contra suya por la Corte sin más aviso adicional. Usted puede perder dinero o propiedad u otros derechos importantes para usted.

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**IN THE COURT OF COMMON PLEAS OF  
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**NO. 2017-CV-2664-QT**

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To: HOA VAN LE AND LE GIA TA and THEIR  
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**COMPLAINT TO QUIET TITLE**

AND NOW COMES, the Plaintiff, Gloria King-Cobb, through her attorneys, Central Pennsylvania Law Clinics, and files this Complaint to Quiet Title as follows:

1. The Plaintiff, Gloria King-Cobb, formerly Gloria King-Monroe, is an adult individual, located at 290 2nd Street, Highspire, Dauphin County, Pennsylvania 17034.
2. The Defendants, Hoa Van Le and Le Gia Ta, are believed to be adult individuals, whose last known address is 290 2nd Street, Highspire, Dauphin County, Pennsylvania 17034.
3. The Defendant's, Hoa Van Le and Le Gia Ta, current whereabouts are unknown to Plaintiff.
4. Plaintiff purchased the premises known as 290 2nd Street, Highspire, Dauphin County, Pennsylvania 17034 ("Premises"), tax parcel 30-012-011 by Judicial Sale by the Tax Claim Bureau of Dauphin County on May 17, 2010, and transferred to Plaintiff by Deed on August 2, 2010. The Tax Claim Bureau deed of said property was duly recorded on September 2, 2010 in the Dauphin County Recorder of Deeds as instrument #20100025307, Grantor, Tax Claim Bureau of Dauphin County, grantee Gloria J. King-Monroe. A true and correct copy of the Plaintiff Deed is marked "Exhibit A", attached hereto and made a part hereof.

**FIRST PUBLICATION**

**Miscellaneous Notices**

5. A legal description is described in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, in Record Book 2621, Page number 625 (Recorded Deed of Former Owners and Defendants) below:

Beginning at a point or pin in the Northerly side of Second Street, at the line of the Homestead premise of the late Eva Florence Stoner, which point of BEGINNING is 62.75 feet, Northwestwardly from corner of said Second Street and Lumber Street, thence North, 40 degrees West, along the said Northerly line of Second Street, a distance of 50 feet to a stake in the line now or late of Jesse L. Keller; thence along said last mentioned line, North 50 degrees 46 minutes and 30 seconds East, a distance of 120 feet to an unopened 20 foot alley; thence along the said Alley, South 40 degrees East, 50 feet to said line of the Homestead Premises of the late Eva Florence Stoner; thence along said last mentioned line, south, 30 degrees, 36 minutes 30 seconds, a distance of 120 feet to a point, the PLACE OF BEGINNING.

6. Defendants, Hoa Van Le and Le Gia Ta, were the prior owners of the Premises, which was sold by Nickolas Le and Thuy-Nga Tran, by Deed dated November 18, 1989, and recorded November 20, 1989, in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, in Record Book 1352, Page 133. A true and correct copy of the Deed is marked as Exhibit "B" attached hereto and made a part hereof.

7. Plaintiff believes, and therefore avers, that all of the requirements of the Real Estate Tax Sale Law, Act of 1947, P.L. 1368, were fully complied with in the above-referenced Tax Sale and that said sale vested full and complete marketable title, free and clear of all liens and encumbrances, in the Plaintiff.

8. Plaintiff desires that the Defendants, Hoa Van Le and Le Gia Ta, be barred from asserting any right, lien, title or interest in and to the property known as 290 2nd Street, Highspire, Dauphin County, Pennsylvania 17034 by reason of the Tax Sale, which sale terminated all of Defendants' right, lien, title or interest in and to the aforesaid Premises.

WHEREFORE, Plaintiff respectfully requests that this Honorable Court:

A) Enter an Order that Plaintiff, Gloria King-Cobb, is the legal owner of the Premises known as 290 2nd Street, Highspire, Dauphin County, Pennsylvania, owns in fee simple, and is entitled to the lawful, peaceful, and continuous possession of, the real property, and that Defendants, and all persons claiming

under them, have no estate, right, title, lien, or interest whatsoever in or to the real property, or any part of it;

B) That the Defendants, Hoa Van Le and Le Gia Ta, and any person or entity claiming through them, are forever barred from asserting any right, lien, title or interest in and to 290 2nd Street, Highspire, Dauphin County, Pennsylvania inconsistent with the interest or claim of the Plaintiff; and

C) That the Plaintiff be granted such other and further relief as the Court may deem just and proper

Date: 3/30/17  
Respectfully submitted  
/s/ Sarah Stigerwalt  
Certified Legal Intern

/s/ Adelle Zavada  
Adelle Zavada, Esquire  
Supervising Attorney  
Central Pennsylvania Law Clinic  
3605 Vartan Way, 2nd Floor  
Harrisburg, PA 17110  
(717) 541-0320

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**IN THE COURT OF COMMON PLEAS  
DAUPHIN COUNTY  
PENNSYLVANIA**

**CIVIL TRIAL DIVISION NO.  
2017-CV-246-MF**

**THE SUITES AT HERSHEY  
CONDOMINIUM ASSOCIATION, INC.  
4960 CONFERENCE WAY NORTH, SUITE  
100 BOCA RATON, FL 33431, PLAINTIFF  
VS.**

**MIRIAM L. FELTON DECEASED, HER  
DEVISEES AND PERSONAL  
REPRESENTATIVES, AND HER, THEIR OR  
ANY OF THEIR SUCCESSORS IN RIGHT,  
TITLE AND INTEREST, DEFENDANT(S)**

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**REPORTING OF ERRORS IN ADVANCE SHEET**

The Bench and Bar will contribute to the accuracy in matters of detail of the permanent edition of the Dauphin County Reporter by sending to the editor promptly, notice of all errors appearing in this advance sheet. Inasmuch as corrections are made on a continuous basis, there can be no assurance that corrections can be made later than thirty (30) days from the date of this issue but this should not discourage the submission of notice of errors after thirty (30) days since they will be handled in some way if at all possible. Please send such notice of errors to: Dauphin County Reporter, Dauphin County Bar Association, 213 North Front Street, Harrisburg, PA 17101-1493.

**DAUPHIN COUNTY COURT SECTION**  
*Opinions Not Yet Reported*

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