

# ADVANCE SHEET

## The Dauphin County Reporter

(USPS 810-200)

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**A WEEKLY JOURNAL CONTAINING THE DECISIONS  
RENDERED IN THE 12TH JUDICIAL DISTRICT**

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**No. 230**

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**THE  
DAUPHIN COUNTY REPORTER**

**Edited and published by the  
DAUPHIN COUNTY  
BAR ASSOCIATION  
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Harrisburg, PA 17101  
(717) 232-7536  
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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, opt #4; Email: [Bridgette@dcba-pa.org](mailto:Bridgette@dcba-pa.org). You will want to call to confirm deadline for Holiday weeks.



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## **ESTATE NOTICES**

### **FIRST PUBLICATION**

**ESTATE OF PAUL D. McCREARY**, late of Upper Paxton Township, Dauphin County, PA (died: October 22, 2019).

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Executrix:** Brenda J. Kahler, 506 Chestnut Street, Millersburg, Pennsylvania 17061

**Attorney:** Gregory M. Kerwin, Esquire, 4245 State Route 209, Elizabethville, Pennsylvania 17023. n22-d6

**ESTATE OF PATRICIA S. ALLEN, aka PATRICIA ANN ALLEN**, last of the County of Dauphin and Commonwealth of PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Executor:** J. Stephen Allen, 144 Rupp Road, Halifax, PA 17032 n22-d6

**ESTATE OF VERONICA A. SHIPKOWSKI**, late of Middletown Borough, Dauphin County, PA (died: March 5, 2017).

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Executrix:** Mrs. Diane S. Hubbell, replacing Original Executrix (Ms. JoAnn Shipkowski). Original advertisements published May 17, 2019, May 24, 2019 and May 31, 2019. C/O

**Attorney:** Gary L. Rothschild, Esq., 2215 Forest Hills Drive, Suite 35, Harrisburg, PA 17112. n22-d6

**ESTATE OF DONALD E. LAWRENCE**, late of Derry Township, Dauphin County, PA, (died: October 16, 2019)

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to

the Executor without delay.

**Executrix:** Barbara Woodworth, 274 N. Duke Street, Hummelstown, PA 17036

**Attorney:** Elizabeth H. Feather, Esquire, Caldwell & Kearns, P.C., 3631 North Front Street, Harrisburg, PA 17110, (717) 232-7661

n22-d6

**ESTATE OF HILDA M. COLLIER**, late of Upper Paxton Township, Dauphin County, PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Executrix:** Darla D. Fulford, 192 Huntz Road, Millersburg, PA 17061

**Attorney:** Earl Richard Etzweiler, Esquire, 105 N. Front Street, Harrisburg, PA 17101, (717) 234-5600 n22-d6

**ESTATE OF DANIEL A. SHERMAN**, late of Lower Paxton Township, Dauphin County, PA (died: 10/6/2019)

**Administrator:** Kathy J. Sherman, c/o Imblum Law Offices, 4615 Derry Street, Harrisburg, PA 17111

**Attorney:** Gary J. Imblum, Esquire, 4615 Derry Street, Harrisburg, PA 17111 n22-d6

**ESTATE OF MARY JULE MARTIN**, late of Lower Paxton Township, Dauphin County, PA (died: October 8, 2019)

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Executrix:** Michele D. Ehmann.

**Attorney:** David C. Miller, Jr., Esquire, 1846 Bonnie Blue Lane, Middletown, PA 17057, (717) 939-9806, [davidcmillerjr@verizon.net](mailto:davidcmillerjr@verizon.net)

n22-d6

**ESTATE OF SHIRLEY L. HOON**, late of West Hanover Township, Dauphin County, PA (died: October 16, 2019)

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Executrix:** Susan Miskar, c/o George W. Porter, Esquire, 909 East Chocolate Avenue, Hershey, Pennsylvania 17033

**Attorney:** George W. Porter, Esquire, 909

East Chocolate Avenue, Hershey, Pennsylvania  
17033 n22-d6

**ESTATE OF JANICE M. RUSS**, late of Lower Swatara Township, Dauphin County, PA, (died: November 5, 2019)

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Executrix:** Michele Stanislawski, c/o George W. Porter, Esquire, 909 East Chocolate Avenue, Hershey, Pennsylvania 17033.

**Attorney:** George W. Porter, Esquire, 909 East Chocolate Avenue, Hershey, Pennsylvania 17033 n22-d6

**ESTATE OF T. JEAN DEITRICH**, late of Hershey, Dauphin County, PA (died: October 22, 2019)

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Executor:** Mr. William S. Simpson, 1 Westminster Drive, Annandale, NJ 08801

**Attorney:** Bradford Dorrance, Esquire, Keefer Wood Allen & Rahal, LLP, 417 Walnut Street, 4th Floor, Rear, P. O. Box 11963, Harrisburg, PA 17108-1963 n22-d6

**ESTATE OF GLORIA B. JONES, a/k/a GLORIA JEAN JONES**, late of the Township of Lower Paxton, Dauphin, County, PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Executor:** Paul Velencia, 6430 Union Deposit Road, Harrisburg, PA 17111

**Attorney:** Theresa L. Shade Wix, Esq., Wix, Wenger & Weidner, Harrisburg, PA 17109-3041 n22-d6

**ESTATE OF MARTHA L. WRIGHT**, late of Lower Paxton Twp., Dauphin County, PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Administrator:** Shaun E. O'Toole, Esquire, 220 Pine Street, Harrisburg, Pennsylvania 17101. n22-d6

**ESTATE OF MARY ANN ROWLAND**, late of Londonderry Township, Dauphin County, PA (died: September 5, 2019)

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Executrix:** Leanne M. Rowland-Slough, 1748 Felker Road, Middletown, PA 17057-4201

**Attorney:** Jeff Goss, Esquire, Brubaker, Connaughton Goss & Lucarelli, LLC, Urban Place, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602 n22-d6

## **TRUST NOTICE**

NOTICE OF TRUST ADMINISTRATION of the **TRUST ESTATE OF WILLIAM H. LONG** from the Living Trust dated 4/12/2003, as amended (the "Trust"), following the death of William H. Long, late of Conewago Township, Dauphin County, PA on October 3, 2019 (the "Decedent"), is hereby given.

All persons having claims against the Decedent or Trust are requested to present them for settlement and all persons indebted to the Decedent or Trust are requested to make immediate payment to:

**Trustee:** Beulah A. Long, 5420 Ridge Road Elizabethtown, PA 17022

**Attorney:** Christa M. Aplin, Esquire, JSDC LAW OFFICES, 11 East Chocolate Avenue, Suite 300, Hershey, PA 17033, (717) 533-3280 n22-d6

## **SECOND PUBLICATION**

**ESTATE OF MARIE L. ENDERS**, late of Millersburg Borough, Dauphin County, PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Executrix:** Carol A. Feidt, Box 44, Driftwood, PA 15832

**Attorney:** Earl Richard Eitzweiler, Esquire, 105 N. Front Street, Harrisburg, PA 17101, (717) 234-5600 n15-29

**ESTATE OF SANDRA D. ORWIG**, late of Dauphin County, PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Executrix:** Barbara J. Campbell, 1711 Stoney Creek Road, Dauphin, PA 17018

**Attorney:** Ann Ariano, Esq., 6121 Chatham Court, Harrisburg, PA 17111 n15-29

**ESTATE OF MICHAEL S. SWANGER II**, late of Derry Township, Dauphin County, PA, (died: October 11, 2019)

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**EXECUTOR:** Deborah L. Hoffer, 1822 E. Chocolate Avenue, Hershey, PA 17033

**ATTORNEY:** Ali M. Audi, Esq., Audi Law PLLC, 20 Briarcrest Sq., Suite 206, Hershey, PA 17033; 717-707-5611 n15-29

**ESTATE OF EDNA D. BASEHORE a/k/a EDNA BASEHORE**, late of Lower Paxton Township, Dauphin County, PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Executor:** Larry T. Dumbauld, 191 Peach Tree Road, Selingsgrove, PA 17870

**Attorney:** Roger V. Wiest, Esquire, WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, Sunbury, PA 17801 n15-29

**ESTATE OF JANE E. MERRITT**, late of Steelton Borough, Steelton, Dauphin County, PA (died: 10/11/2019)

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Executrix:** Mary Louise White

**Attorney:** Ambria Armstrong Wessel, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, P A 17601, Telephone: 717-581-2319 n1-15

## **THIRD PUBLICATION**

**ESTATE OF ALAN KATZMAN, a/k/a ALAN G. KATZMAN**, late of Susquehanna Township, County of Dauphin, Commonwealth of PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Executrix:** Robyn Katzman Bowman.

**Attorney:** Heather D. Royer, Esquire, Smigel, Anderson & Sacks, LLP, 4431 N. Front Street, 3rd Floor, Harrisburg, PA 17110 n8-22

**ESTATE OF WILLIAM C. TROXELL**, late of Swatara Township, Dauphin County, PA (died: September 7, 2019)

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Executor:** Edward C. Troxell, of Harrisburg, PA

**Attorney:** Jacqueline A. Kelly, Esquire, JSDC Law Offices, 555 Gettysburg Pike, Suite C400, Mechanicsburg, PA 17055, 717-533-3280 n8-22

**ESTATE OF LEE ANN LENKER**, late of Williams Township, Dauphin County, PA (died: 03/04/2019)

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Administrator:** Steve A. Lenker, 172 Lenker Drive, Williamstown, PA 17098

**Attorney:** Kari E. Panza, Esquire, R.J. Marzella & Associates, 3513 North Front Street Harrisburg, PA 17110 n8-22

**ESTATE OF JAMES E. WEAVER**, late of Jackson Township, Dauphin County, PA (died: October 6, 2019).

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Co-Executrix:** Karon Weaver, 581 Wolf Hole

Road, Halifax, Pennsylvania 17032

**Co-Executrix:** Surum Stielt, 228 Mill Drive, Halifax, Pennsylvania 17032

**Attorney:** Gregory M. Kerwin, Esquire, 4245 State Route 209, Elizabethtown, PA 17023

n8-22

**ESTATE OF SANDRA L. KOMAROMY**, late of Lower Paxton Township Dauphin County, PA (died: March 15, 2019).

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Executor:** James A. Komaromy, 2065 Fairway Lane, Harrisburg, PA 17112 n8-22

**ESTATE OF FRANCIS E. NUSS, III**, late of Washington Township, Dauphin County, PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Administratrix:** Kirsten M. Nuss, P.O. Box 564, Elizabethtown, PA 17023

**Attorney:** Earl Richard Etzweiler, Esquire, 105 N. Front Street, Harrisburg, PA 17101, (717) 234-5600 n8-22

**ESTATE OF CAROL ANN SHEETZ**, late of Lower Paxton Township, Dauphin County, PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Administratrix:** Kirsten M. Nuss, P.O. Box 564, Elizabethtown, PA 17023

**Attorney:** Earl Richard Etzweiler, Esquire, 105 N. Front Street, Harrisburg, PA 17101, (717) 234-5600 n8-22

**ESTATE OF BARRY F. BEISTLINE**, late of Lower Paxton Township, Dauphin County, PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Executors:** Vikki L. Cake and Timothy

Beistline

**Attorney:** Melanie Walz Scaringi, Esquire, Scaringi & Scaringi, P.C., 2000 Linglestown Road, Suite 106, Harrisburg, PA 17110

n8-22

**ESTATE OF NANCY J. STILO a/k/a NANCY JANE STILO**, late of the City of Harrisburg, Dauphin County, PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Executor:** Frances P. Sgagias, 4920 Linglestown Road, Harrisburg, PA 17112-9515

**Attorney:** Steve C. Nicholas, Esquire, Nicholas Law Offices, PC, 2215 Forest Hills Drive, Suite 37, Harrisburg, PA 17112-1099

n8-22

**ESTATE OF BRIAN K. BAXTER** late of the Derry Township, Dauphin County, PA, (died: October 17, 2019)

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Personal Representative:** Barbara A. Baxter, 1330 Amber Lane, Harrisburg, PA 17112

**Attorney:** Jean D. Seibert, Esquire, CALDWELL & KEARNS, PC, 3631 North Front Street, Harrisburg, PA 17110 n8-22

**ESTATE OF ALFREDA I. FURE**, late of Susquehanna Township, Dauphin County, PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Executrix:** PATRICIA DAVIS, 7652 Carlisle Pike, York Springs, PA 17372

**Attorney:** ELIZABETH B. PLACE, ESQ., SkarlatosZonarich, LLC, 320 Market Street, Suite 600 West, Harrisburg, PA 17101

n8-22

**ESTATE OF BARBARA ANN KRADEL**, of Middletown Borough, Dauphin County, PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons

indebted to the decedent to make payment to the Executor without delay.

**Executrix:** Darlene Zerbe, 158 Stoney Cliff Road, Centerville MA 02632

**Attorney:** Robert Freedenberg, Esq., SkarlatosZonarich, LLC, 320 Market Street, Suite 600 West, Harrisburg, PA 17101 n8-22

**ESTATE OF RUTH JOAN BACK**, late of Township of Lower Paxton, Dauphin County, PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Testatrix:** Judith A. Yingling, 130 Eastwood Circle, Hummelstown, PA 17036

**Attorney:** Charles E. Petrie, Attorney -At-Law, 3528 Brisban Street, Harrisburg, PA 17111 n8-22

**ESTATE OF DEBRA K. PRICE**, late of Township of Middle Paxton, Dauphin County, PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Administrator:** CHARLES E. PETRIE

**Attorney:** CHARLES E. PETRIE, Attorney-At-Law, 3528 Brisban Street, Harrisburg, PA 17111 n8-22

**ESTATE OF DOROTHY J. SMITH**, late of Lower Paxton Township, Dauphin County, PA (died: September 12, 2019)

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Executrix:** Teresa J. Robinson, of Forest Hill, Maryland.

**Attorney:** Jacqueline A. Kelly, Esquire, JSDC Law Offices, 555 Gettysburg Pike, Suite C400, Mechanicsburg, PA 17055, 717-533-3280 n8-22

## **CORPORATE NOTICES**

NOTICE IS HEREBY GIVEN that **BLUNET TECHNOLOGIES, INC.**, a foreign business corporation under the laws of the state of Florida where its principal office is located at 1219 N Florida Avenue, Tampa, FL 33602 has applied for a Certificate of Authority in Pennsylvania, where its registered office is located at c/o Incorp Services, Inc., Dauphin County. The registered office of the corporation shall be deemed for venue and official publication purposes to be located in Dauphin County, Pennsylvania. n22

NOTICE IS HEREBY GIVEN that **LUCY GOOSY, INC.** filed a foreign registration statement to do business in the Commonwealth of Pennsylvania on November 6, 2019. The street and mailing address of the association's principal office is 11400 West Olympic Blvd., Ste. 550, Los Angeles CA 90064. The commercial registered office provider is in care of Paracorp Incorporated in Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provisions of 15 Pa. C.S. 412. n22

NOTICE IS HEREBY GIVEN that **USER ZOOM, INC.** filed a foreign registration statement to do business in the Commonwealth of Pennsylvania on November 1, 2019. The street and mailing address of the association's principal office is 10 Almaden Blvd., Ste. 250, San Jose CA 95113. The commercial registered office provider is in care of Cogency Global Inc. in Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provisions of 15 Pa. C.S. 412. n22

NOTICE IS HEREBY GIVEN that **Kyaw Nyan Tun, D.O. Inc.**, a foreign business corporation incorporated under the laws of the State of California, where its principal office is located at 11404 Crabbet Park Drive, Bakersfield, CA 93311, has filed a Foreign Registration Statement in Pennsylvania, where its registered office is c/o Wix, Wenger & Weidner (Registered Agent). The registered office of the corporation shall be deemed for venue and official publication purposes to be located in Dauphin County.

David R. Getz, Esquire  
Wix, Wenger & Weidner  
508 North Second Street  
P.O. Box 845  
Harrisburg, PA 17108-0845  
n22 (717) 234-4182

NOTICE IS HEREBY GIVEN that **Honest Tea, Inc.**, a foreign business corporation incorporated under the laws of the State of Delaware, received a Certificate of Authority/Foreign Registration in Pennsylvania on January 9, 2007, and will surrender its Certificate of Authority/Foreign Registration to do business in Pennsylvania.

The address of its principal office is 1 COCA COLA PLZ NW, NAT2614B, Atlanta, GA 30313-2420.

Its last registered office in this Commonwealth was located at: c/o CT Corporation System and the last registered office shall be deemed for venue and official publication purposes to be located in Philadelphia County, Pennsylvania. n22

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 October 17, 2019, for a foreign nonprofit corporation with a registered address in the state of Pennsylvania as follows: **Brookhaven Institute for Psychoanalysis and Christian Thought**, 2007 N. Third Street, Harrisburg, PA 17102

This corporation is incorporated under the laws of Texas.

The address of its principal office is 1340 N. White Chapel Blvd., Suite 130, Southlake, TX 76092.

The corporation has been qualified in Pennsylvania under the provisions of the Nonprofit Corporation Law of 1988, as amended. n22

NOTICE IS HEREBY GIVEN to all creditors and claimants of **PENNSYLVANIA HRT, INC.**, a Pennsylvania (PA) business corporation originally incorporated under the Business Corporation Law of 1988 on 9/25/1998 that said corporation has filed Articles of Dissolution under the provisions of PA Business Corporation Law on 9/11/2019. The name of the commercial registered office provider and the county of the venue is c/o: Corporation Service Co., Dauphin County. n22

NOTICE IS HEREBY GIVEN in compliance with the requirements of the applicable provisions of 15 PA. C.S/415 or /417, the undersigned registered foreign association hereby states that **Healthcare Realty Services Incorporated** is not doing business in the Commonwealth and withdraws its registration to do business in this Commonwealth. The jurisdiction of formation is Tennessee, with the PA registered agent being c/o: Corporation

Service Co. This statement of withdrawal will take place effective 11/5/2019. n22

NOTICE IS HEREBY GIVEN that pursuant to the applicable provisions of 15 Pa.C.S Section 415 or 417, **Quality III Fire Protection, Inc.**, a corporation incorporated under the laws of the State of Delaware with its registered office in PA at c/o: Corporation Service Co., Dauphin County, intends to file a Statement of Withdrawal of Foreign Registration with the Dept. of State. n22

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on under the Domestic Business Corporation Law, for **SELECTED DISTRIBUTORS INC.**, and the name and county of the commercial registered office provider is c/o: Corporation Service Co., Dauphin County. n22

NOTICE IS HEREBY GIVEN **VR US Holdings, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 390 Interlocken Crescent, Broomfield, CO 80021, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. 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. n22

NOTICE IS HEREBY GIVEN **Deluxe Creative Services Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 2400 W. Empire Ave., Burbank, CA 91504, 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 251 Little Falls Dr., 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. n22

NOTICE IS HEREBY GIVEN that **Bill Me Later, Inc.**, a foreign corporation formed under the laws of the State of Delaware and with its principal office located 2211 North First St, San Jose, CA 95131, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 11/13/19, 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 in Dauphin County. n22

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on October 7, 2019, for the purpose of obtaining a Certificate of Incorporation of a Professional Business Corporation to be organized under the Business Corporation Law of 1988.

The name of the proposed corporation is: **Empark Properties Solutions, LLC.** n22

NOTICE IS HEREBY GIVEN that **Richmond American Homes of Maryland, Inc.**, a foreign business corporation incorporated under the laws of the State of Maryland received a Certificate of Authority in Pennsylvania on 11/24/2004 and surrenders its certificate of authority to do business in Pennsylvania.

Its last registered office in this Commonwealth was located at: 600 N. 2nd Street, Suite 401, Harrisburg, Pennsylvania 17101-1071, and its last registered office of the corporation shall be deemed for venue and official publication purposes to be located in Dauphin County, Pennsylvania.

Notice of its intention to withdraw from Pennsylvania was mailed by certified or registered mail to each municipal corporation in which the registered office or principal place of business of the corporation in Pennsylvania is located.

The post office address, including street and number, if any, to which process may be sent in an action or proceeding upon any liability incurred before any liability incurred before the filing of the application for termination of authority is 4350 S. Monaco Street, Suite 500, Denver, CO 80237. n22

NOTICE IS HEREBY GIVEN that **HomeAmerican Mortgage Corporation** a foreign business corporation incorporated under the laws of the State of Colorado received a Certificate of Authority in Pennsylvania on 08/29/2002 and surrenders its certificate of authority to do business in Pennsylvania.

Its last registered office in this Commonwealth was located at: 600 N. 2nd Street, Suite 401, Harrisburg, Pennsylvania 17101-1071, and its last registered office of the corporation shall be deemed for venue and official publication purposes to be located in Dauphin County, Pennsylvania.

Notice of its intention to withdraw from Pennsylvania was mailed by certified or registered mail to each municipal corporation in which the registered office or principal place of business of the corporation in Pennsylvania is located.

The post office address, including street and number, if any, to which process may be sent in an action or proceeding upon any liability incurred before any liability incurred before the filing of the application for termination of authority is 4350 S. Monaco Street, Suite 500, Denver, CO 80237. n22

NOTICE IS HEREBY GIVEN **Healthgram, Inc.**, foreign business corporation, has applied for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Pennsylvania Association Transactions Act (15 Pa. C.S. § 6124). The corporation is incorporated under the laws of the State/Country of North Carolina. The address of its principal office under the laws of said jurisdiction is 8731 Red Oak Boulevard, Charlotte, NC 28217 and the (address, including street and number, if any, of its proposed registered office) (name of its commercial registered office provider) in Pennsylvania is CT Corporation System, 600 N. 2<sup>nd</sup> Street, Suite 401, Harrisburg, PA, 17101. n22

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 November 4, 2019, for a foreign corporation with a registered address in the state of Pennsylvania as follows: **Verbo Productions, Inc.** c/o Registered Agent Solutions, Inc.

This corporation is incorporated under the laws of California.

The address of its principal office is 15060 Ventura Blvd., Ste. 225, Sherman Oaks, CA 91403.

The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. n22

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 October 28, 2019, for a foreign corporation with a registered address in the state of Pennsylvania as follows: **TWS Facility Services, Inc.** c/o AAAGENT Services, LLC

This corporation is incorporated under the laws of California.

The address of its principal office is 42217 Rio Nedo, #205A, Temecula, CA 92590.

The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. n22

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 November 7, 2019, for a foreign corporation with a registered address in the state of Pennsylvania as follows: **Great Lakes Gypsy, Inc.** c/o Registered Agent Solutions, Inc.

This corporation is incorporated under the laws of California.

The address of its principal office is 8383 Wilshire Blvd., Suite 1000, Beverly Hills, CA 90211.

The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. n22

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 October 30, 2019, for a foreign corporation with a registered address in the state of Pennsylvania as follows: **PETROLEUM SERVICE CORPORATION PARENT, INC** c/o Registered Agent Solutions, Inc.

This corporation is incorporated under the laws of Delaware.

The address of its principal office is 5055 Preston Ave., Pasadena, TX 77505.

The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. n22

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 November 12, 2019, for a foreign corporation with a registered address in the state of Pennsylvania as follows: **MY MORTGAGE, INC.** c/o Registered Agent Solutions, Inc.

This corporation is incorporated under the laws of Maryland.

The address of its principal office is 1143 C Executive Circle Suite 102, Cary, NC 27511.

The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. n22

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

November 5, 2019, for a foreign corporation with a registered address in the state of Pennsylvania as follows: **PREMIER MARINE INSURANCE MANAGERS GROUP (USA) INC.** c/o Incorporating Services, Ltd.

This corporation is incorporated under the laws of Washington.

The address of its principal office is 3302 Fuhrman Ave. E., Suite 300, Seattle, WA 98102-7115.

The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. n22

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 November 6, 2019, for a foreign corporation with a registered address in the state of Pennsylvania as follows: **New Patriot Energy Inc.** c/o Registered Agent Solutions, Inc.

This corporation is incorporated under the laws of Delaware.

The address of its principal office is 5265, 185A Street, Surrey, BC, Canada V3S 7A4.

The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. n22

NOTICE IS HEREBY GIVEN **Virgin Pulse, Inc.**, a foreign corporation formed under the laws of the State of Delaware where its principal office is located at 75 Fountain St, Ste 310, Providence, RI 02902, has or will register to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 11/14/19, 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 in Dauphin County. n22

NOTICE IS HEREBY GIVEN **TAV Holdings, Inc.**, a foreign corporation formed under the laws of the State of Georgia where its principal office is located at 3311 Empire Blvd, Atlanta, GA 30354, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 11/8/19, 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 in Dauphin County. n22

NOTICE IS HEREBY GIVEN #1 A **LifeSafer Distribution, Inc.**, a foreign corporation formed under the laws of the State of Nevada where its principal office is located at 4290 Glendale Milford Rd, Cincinnati, OH 45242 has or will register to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 10/16/19, 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 in Dauphin County. n22

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 September 27, 2019, for a foreign corporation with a registered address in the state of Pennsylvania as follows: **Steve Davis Sales Inc.** c/o Capitol Corporate Services, Inc.

This corporation is incorporated under the laws of New York.

The address of its principal office is 99B Ridgeland Road, Rochester, NY 14623.

The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. n22

NOTICE IS HEREBY GIVEN **Medical Care Innovation, P.C.**, a foreign business corporation incorporated under the laws of Michigan, with its princ. office located at N61W23044 Harry's Way, Sussex, WI 53089, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. 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. n22

NOTICE IS HEREBY GIVEN **Netwrix Corporation**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 300 Spectrum Center Dr., Ste. 200, Irvine, CA 92618, 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 Harvard Business Services, Inc., 16192 Coastal Hwy., Lewes, DE 19958. 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. n22

NOTICE IS HEREBY GIVEN that, pursuant to the Business Corporation Law of 1988, **CRI Northwestern I Trust** a corporation incorporated under the laws of the State of Delaware, intends to withdraw from doing business in Pennsylvania. The address of its principal office in its jurisdiction of incorporation is 301 Bellevue Pkwy, Fl. 3, Wilmington, DE 19809 and the name of its commercial registered office provider in Pennsylvania is CT Corporation System. n22

NOTICE IS HEREBY GIVEN that **NETAFIM IRRIGATION, INC.**, a foreign corporation formed under the laws of the State of New York and with its principal office located 5470 E. Home Ave, Fresno, CA 93727, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 6/27/19, 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 in Dauphin County. n22

NOTICE IS HEREBY GIVEN that **Reliable Respiratory, Inc.**, a foreign corporation formed under the laws of the State of Massachusetts and with its principal office located 1502 Boston Providence Highway, Suite 10, Norwood, MA 02062, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 11/7/19, 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 in Dauphin County. n22

## **FICTITIOUS NAME NOTICES**

NOTICE IS HEREBY GIVEN that an application for registration of a fictitious name, **Sunrise Landscape Service**, for the conduct of business in Dauphin County, Pennsylvania, with the principal place of business being 940 Stony Creek Road, Dauphin was made to the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on the 30<sup>th</sup> day of October, 2019 pursuant to the Act of Assembly of December 16, 1982, Act 295.

The name and address of the only person owning or interested in the said business is Jeremiah J. Beaston. n22

**MISCELLANEOUS  
NOTICES**

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

**NO. 2019-CV-04037-MF**

**NOTICE OF SHERIFF'S SALE**

**HOME POINT FINANCIAL  
CORPORATION, PLAINTIFF  
VS.**

**DEANNA L. YOUNG, DEFENDANT**

NOTICE TO: DEANNA L. YOUNG

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**

Being Premises: 595 STIKLE STREET,  
HARRISBURG, PA 17113-2003

Being in SWATARA TOWNSHIP, County of  
DAUPHIN, Commonwealth of Pennsylvania,  
63-048-199-000-0000

Improvements consist of residential property.

Sold as the property of DEANNA L. YOUNG  
Your house (real estate) at 595 STIKLE  
STREET, HARRISBURG, PA 17113-2003 is  
scheduled to be sold at the Sheriff's Sale on  
01/09/2020 at 10:00 AM, at the DAUPHIN  
County Courthouse, 101 Market Street, Room  
104, Harrisburg, PA 17107-2012, to enforce the  
Court Judgment of \$132,784.07 obtained by,  
HOME POINT FINANCIAL CORPORATION  
(the mortgagee), against the above premises.

**PHELAN HALLINAN DIAMOND  
& JONES, LLP**

n22 Attorney for Plaintiff

**TAX ASSESSMENT NOTICE**

NOTICE IS HEREBY GIVEN that the  
DAUPHIN COUNTY BOARD OF  
ASSESSMENT APPEALS has completed its  
annual hearings of appeal for tax assessments  
of real estate and that the assessment roll for  
calendar year 2019 and school fiscal year 2019-  
2020 is completed. The assessment roll is  
available for inspection by any citizen at the  
Dauphin County Assessment Office, Second  
Floor, Dauphin County Administration  
Building, 2 South 2nd Street, Harrisburg, PA,  
17101, between the hours of 8:00 am and 4:30  
pm, Monday through Friday.

ADDITIONALLY, NOTICE is also given that  
any Dauphin County property owner may file  
an annual appeal of his/her/its real estate tax  
assessment with the Board of Assessment

Appeals between June 1st and August 1st,  
2020. Appeal forms and the Rules of Appeal  
Procedure utilized by the Board may be secured  
from the Office of the Board, First Floor,  
Dauphin County Administration Building, or  
by calling the Board's Office at (717) 780-  
6102.

The Rules of Appeal Procedure utilized by the  
Board should be reviewed by an Appellant as  
they will be strictly followed by the Board at  
the time of an assessment hearing. Failure to  
abide by the Rules may result in the loss of  
your appeal.

Dauphin County Board of Assessment Appeals  
Jeffrey B. Engle, Esquire  
n22 Solicitor, Board of Assessment Appeals

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

**NO. 2019-CV-1910-MF**

**NOTICE OF SHERIFF'S SALE**

**FREEDOM MORTGAGE  
CORPORATION, PLAINTIFF  
VS.**

**JAMES W. SIX, JR AND HOLIEANN L.  
SIX, DEFENDATN(S)**

NOTICE TO: JAMES W. SIX, JR and  
HOLIEANN L. SIX

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**

Being Premises: 4051 EASY STREET,  
HARRISBURG, PA 17109-4144

Being in LOWER PAXTON TOWNSHIP,  
County of DAUPHIN, Commonwealth of  
Pennsylvania, 35-058-131-000-0000

Improvements consist of residential property.

Sold as the property of JAMES W. SIX, JR  
and HOLIEANN L. SIX

Your house (real estate) at 4051 EASY  
STREET, HARRISBURG, PA 17109-4144 is  
scheduled to be sold at the Sheriff's Sale on  
01/09/2020 at 10:00 AM, at the DAUPHIN  
County Courthouse, 101 Market Street, Room  
104, Harrisburg, PA 17107-2012, to enforce the  
Court Judgment of \$156,838.97 obtained by,  
FREEDOM MORTGAGE CORPORATION  
(the mortgagee), against the above premises.

**PHELAN HALLINAN DIAMOND  
& JONES, LLP**

n22 Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS  
DAUPHIN COUNTY  
PENNSYLVANIA

NUMBER: 2018-CV-4404-MF

CIVIL ACTION LAW

AMERICAN ADVISORS GROUP,  
PLAINTIFF  
VS.

KARALYN DUNCAN, EXECUTRIX OF  
THE ESTATE OF LEE A. FETTER,  
DEFENDANT(S)

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

TO: Karalyn Duncan, Executrix of the Estate of  
Lee A. Fetter

Your house (real estate) at **2424 State Route 209, Millersburg, Pennsylvania 17061** is scheduled to be sold at Sheriff's Sale on **January 9, 2020** at 10:00 a.m. at Dauphin County Administration Building, Corners of Second and Market Streets, Commissioners Hearing Room, Harrisburg, Pennsylvania 17101 to enforce the court judgment of \$75,097.24 obtained by American Advisors Group against the above premises.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS**  
**SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to American Advisors Group the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE**  
**YOUR PROPERTY AND YOU HAVE**  
**OTHER RIGHTS EVEN IF THE**  
**SHERIFF'S SALE DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling

McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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.

LAWYER REFERRAL SERVICE  
ASSOCIATION DE LICENCIADOS  
Dauphin County Lawyer Referral Service  
213 North Front Street  
Harrisburg, Pennsylvania 17101  
(717) 232-7536

McCABE, WEISBERG & CONWAY, LLC  
Attorneys for Plaintiff  
123 S. Broad St., Ste. 1400  
Philadelphia, PA 19109

IN THE COURT OF COMMON PLEAS  
DAUPHIN COUNTY  
PENNSYLVANIA

NUMBER 2013-CV 2904-MF

CIVIL ACTION LAW

**BANK OF AMERICA, N.A., PLAINTIFF  
VS.  
LELAND JAMES NELSON, DEFENDANT**

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

TO: Leland James Nelson

Your house (real estate) at **1718 State Street, Harrisburg, Pennsylvania 17103** is scheduled to be sold at Sheriff's Sale on **January 9, 2020** at 10:00 a.m. at Dauphin County Administration Building, Corners of Second and Market Streets, Commissioners Hearing Room, Harrisburg, Pennsylvania 17101 to enforce the court judgment of \$125,921.91 obtained by Bank of America, N.A. against the above premises.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS**  
**SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Bank of America, N.A. the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE**  
**YOUR PROPERTY AND YOU HAVE**  
**OTHER RIGHTS EVEN IF THE**  
**SHERIFF'S SALE DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly

inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

**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.**

LAWYER REFERRAL SERVICE  
ASSOCIATION DE LICENCIADOS  
Dauphin County Lawyer Referral Service  
213 North Front Street  
Harrisburg, Pennsylvania 17101  
(717) 232-7536

McCABE, WEISBERG & CONWAY, LLC  
Attorneys for Plaintiff  
123 S. Broad St., Ste. 1400  
Philadelphia, PA 19109

n22 215-790-1010

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

**NO.: 2019-CV-3706-MF**

**MORTGAGE FORECLOSURE**

**MEMBERS 1<sup>ST</sup> FEDERAL CREDIT  
UNION, PLAINTIFF  
VS.**

**MARK GASPICH AND HIS UNKNOWN,  
HEIRS, AND ASSIGNS, DEFENDANT**

**NOTICE OF ENTRY OF JUDGMENT**

TO: Mark Gaspich and His Unknown Heirs and  
Assigns  
2168 Paxton Drive  
Harrisburg, PA 17110

Pursuant to Rule 236 of the Pennsylvania  
Rules of Civil Procedure, you are hereby  
notified that judgment has been entered against  
you in the above-captioned proceedings in the  
amount of twenty-six thousand five hundred  
one and 07/100 Dollars (\$26,501.07), plus  
interest, costs and attorneys' fees.

Pursuant to Court Order, Defendant will be  
served by publication and posting. The name  
and post office address of counsel for the  
creditor is Paula J. McDermott, Esquire,  
Members 1st Federal Credit Union, 5000  
Louise Drive, Mechanicsburg, PA 17055-4899,  
(717) 458-6900.

Date: October 28, 2019 /s/ Matthew R. Krupp  
n22 Prothonotary, Dauphin County, PA

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

**NO. 2019-CV-06443-MF**

**CIVIL ACTION – LAW**

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

**U.S. BANK NATIONAL ASSOCIATION,  
PLAINTIFF  
VS.  
MELISSA J. SILSBEE, DEFENDANT**

**NOTICE**

To: MELISSA J. SILSBEE

You are hereby notified that on August 29,  
2019, Plaintiff, U.S. BANK NATIONAL

ASSOCIATION, filed a Mortgage Foreclosure  
Complaint endorsed with a Notice to Defend,  
against you in the Court of Common Pleas of  
DAUPHIN County Pennsylvania, docketed to  
No. 2019-CV-06443-MF. Wherein Plaintiff  
seeks to foreclose on the mortgage secured on  
your property located at 850 MAPLEWOOD  
AVENUE, DAUPHIN, PA 17018-9621  
whereupon your property would be sold by the  
Sheriff of DAUPHIN County.

You are hereby notified to plead to the above  
referenced Complaint on or before 20 days  
from the date of this publication or a Judgment  
will be entered against you.

**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 NOTICE 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  
LAWYER REFERRAL SERVICE  
213 NORTH FRONT STREET  
HARRISBURG, PA 17101  
(717) 232-7536

n22

**NOTICE OF AUDIT**

**TO LEGATEES, NEXT OF KIN,  
CREDITORS AND ALL OTHER  
PERSONS CONCERNED:**

NOTICE IS HEREBY GIVEN that the  
following accounts have been filed by the  
respective accountants in the Office of the  
Register of Wills or with the Clerk of the  
Orphans' Court Division of the Common Pleas  
of Dauphin County, as the case may be, and  
that the same shall be duly presented to the said  
Orphans' Court Division at the Office of the





**BAR ASSOCIATION PAGE**  
**Dauphin County Bar Association**  
**213 North Front Street, Harrisburg, PA 17101-1493**  
**www.dcba-pa.org**  
**Phone: (717) 232-7536                      Fax: (717) 234-4582**

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Board of Directors

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The Board of Directors of the Bar Association meets on the third Thursday of the month at the Bar Association headquarters. Anyone wishing to attend or have matters brought before the Board should contact the Bar Association office in advance.

**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*

**BAR ASSOCIATION PAGE**  
**Dauphin County Bar Association**  
**213 North Front Street, Harrisburg, PA 17101-1493**  
**www.dcba-pa.org**  
**Phone: (717) 232-7536                      Fax: (717) 234-4582**

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The Judges have completed the **OCTOBER 21, 2019** civil jury term. Two civil cases reached verdict and the summaries are as follows:

**FRANKLIN C. BROWN and KAREN S. BROWN v. RITE AID CORPORATION (2010-CV-01865-CV)**  
**Trial dates: October 2, 2019 – October 25, 2019**

**Trial Summary:**

In 2003, Plaintiff, Franklin C. Brown, and several other Rite Aid executives, including Martin Grass, the former CEO of Rite Aid, were indicted by a federal grand jury on multiple counts of conspiracy, fraud and obstruction of justice, among other crimes. Mr. Brown initially pleaded guilty to one count of obstruction of justice, but later rescinded that plea, and opted to go to trial. After a two-week trial, Brown was convicted of ten counts of the Indictment, including the principal counts of falsifying the Company's financial statements and obstructing government investigations into those crimes. Mr. Brown ultimately served five years in prison as a result of his convictions.

After he had been convicted, in an effort to curry favor with Rite Aid prior to his sentencing hearing, Mr. Brown revealed that he had information that Rite Aid may have been a victim of fraud with respect to the sale of a company by the name of Sera-Tec Biologicals, Inc. that was sold to Alex Grass in 1994. Rite Aid performed a year-long investigation of this allegation and ultimately concluded that it was the victim of fraud, and that Franklin Brown had participated in the fraud. As a result, Rite Aid filed a lawsuit against Franklin and Plaintiff Karen Brown, as co-trustee of the Grass Trust, among others, in the Court of Common Pleas of Dauphin County on September 12, 2005 at Docket No. 2005-CV-3862 (the "Underlying Action"). Rite Aid later filed an identical action in New York due to Preliminary Objections of some of the Defendants in the Dauphin County action.

With respect to the Underlying Action, Sera-Tec Biologicals, Inc., which was wholly owned by Rite Aid through a holding company called Life Aid Services, Inc., was sold in 1994 together with Rite Aid's shares of stock in two other companies, Immucor, Inc. and Isolyser Company, Inc. (the "Investment Securities"), which were also held by Rite Aid through Life Aid. A company that was owned by Alex and Martin Grass, named A.G. Capital, Inc., bid on certain Rite Aid assets and ultimately purchased Sera-Tec and the Investment Securities from Life Aid in 1994. Rite Aid alleged that the Investment Securities were not supposed to be sold with Sera-Tec, and the Defendants in the Underlying Action, including Franklin Brown, fraudulently concealed the sale of the Investment Securities, thus cheating Rite Aid out of over thirty million dollars' worth of stock.

The Underlying Action was ultimately dismissed on Summary Judgment grounds by Judge Moskowitz in New York. In dismissing the Underlying Action, Judge Moskowitz considered the various letters that were drafted by Robert Campbell, the President of Life Aid, which were communicated to Rite Aid and its attorneys, that documented the inclusion of the Investment Securities being among the assets being sold by Life Aid to A.G. Capital. Judge Moskowitz also recounted Life Aid's financial records that reflected sale of the Investment Securities and letters that were sent to Rite Aid's Vice Chief Financial Officer, Richard Varnecky, reflecting sale of the Investment Securities in connection with Rite Aid's sale of Sera-Tec. Based on this evidence, Judge Moskowitz found that the Special Committee, Life Aid and Rite Aid all were, at the very least, on inquiry notice that the sale of Sera-Tec also included the sale of the Investment Securities.

Plaintiffs alleged that the filing of the Underlying Action was a wrongful use of civil proceedings. Plaintiffs also alleged that Rite Aid conspired with the federal government to deprive Franklin Brown of his constitutionally protected right to a fair criminal trial by instituting the Underlying Action and a separate



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As a result of the incident, Plaintiff alleges she sustained DeQuervain's syndrome and a tear of the scapholunate ligament in her wrist, for which she had surgery, left wrist carpal tunnel, left carpometacarpal joint osteoarthritis, fractured nose, abrasions and a mild concussion. The report for the left wrist X-ray indicated: wide scapholunate distance, a sign fairly specific for a tear on the scapholunate ligament. In addition to recovery of medical bills for treatment<sup>2</sup> and non-economic losses, Plaintiff made a claim for loss of income and loss of earning capacity from the failure of her bakery which she and her husband opened four (4) months prior to the accident.

On June 6, 2015, more than a year after the incident, Plaintiff presented to Gregory Gallany, M.D. at Abington Orthopedic Specialists. An MRI was obtained of her left wrist which revealed: "Mild degenerative change at thumb carpometacarpal joint." Dr. Gallant's diagnosis was left thumb CMC joint degenerative joint disease and left DeQuervain's syndrome. On August 24, 2015, Plaintiff underwent left thumb CMC joint tendon interposition arthroplasty and release of left DeQuervain's. After attending four sessions of physical therapy, Plaintiff decided to no longer attend.

In June 2016, Plaintiff presented to Peter Chan, M.D. of Hand Surgery Specialists, LLC complaining of ongoing pain. Dr. Chan was unable to determine the initial pathology or injury causing her discomfort. Plaintiff returned to Dr. Gallant in July 2016, who suspected carpal tunnel syndrome in her left hand at this time and recommended an EMG to confirm that diagnosis, however, no EMG was ever conducted.

Lastly, Plaintiff presented to Raymond Peart, M.D. at Lancaster Orthopedic Group on November 7, 2018. Dr. Peart presented an expert report in which he opined that Plaintiff's fall likely exacerbated pre-existing left CMC joint arthritis which necessitated the CMC arthroplasty. He suspected that her fall may have contributed to the development of post-traumatic carpal tunnel syndrome, but an EMG was needed to confirm same. Dr. Peart believed that she sustained a partial scapholunate ligamentous injury. Further surgery was not recommended.

Plaintiff underwent an Independent Medical Examination by William H. Kirkpatrick, M.D. on November 7, 2017. In his initial IME report, Dr. Kirkpatrick opined that the ongoing complaints of Plaintiff were not related to the fall that she sustained on April 13, 2014. He noted that she was diagnosed with left thumb CMC joint osteoarthritis and felt that this was the primary source of her main complaints. Dr. Kirkpatrick did not relate the CMC joint osteoarthritis to her fall.

**Pretrial Motions:**

- 1) *Plaintiff's Motion for the Admission of Hearsay Statements [of Steven Vujanovich]* was GRANTED. The Court granted this Motion under the present sense impression exception to hearsay. Pa. 803(1). Defendants Motion In Limine to exclude same was DENIED.
- 2) *Plaintiff's Motion for the Admission of Hearsay Statements [of Gregory Goggin]* former employee of Gallagher Bassett Services, Inc., was DENIED. The Court did not accept this statement regarding a "hazardous condition" of the sidewalk as an admission.
- 3) *Motion in Limine of Defendant, Eisenhower, QSR, LP to Preclude Evidence or Testimony as to Lost Wages or Future Earnings/Earning Capacity* was GRANTED. Without the aid of a vocational or economic expert, the Court found Plaintiff's own account too speculative for the jury to consider.
- 4) *Plaintiff's Motion to Permit Counsel to Argue for a Specific Dollar Amount from Non-Economic Damages during Closing Argument* was DENIED. The Court denied Plaintiff's invitation to create new case law on this well-established prohibition.

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<sup>2</sup> Plaintiff chose to withdraw its claim for medical expenses prior to this matter going to the jury.

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5) *Motion for a Directed Verdict and Summary Judgment of Defendant, Eisenhower, QSR, LP* were **DENIED.**

**Plaintiff's Expert:**

Raymond E. Peart, M.D. (video)  
Lancaster Orthopedic Group. Dr. Peart testified that Plaintiff's injury to her left wrist was a result of her fall on April 13, 2014.

**Plaintiff's witnesses:**

- 1) Heather Rainear
- 2) Charles Rainear
- 3) Rhonda White (as on cross)

**Defense Expert:**

William H. Kirkpatrick, M.D. (video)  
Rothman Institute Medical Arts Pavilion at Bryn Mawr Hospital  
Dr. Kirkpatrick opined that Plaintiff injury to and treatment of her left wrist was the result of ongoing degeneration (arthritis) not related to or aggravated by her fall.

**Defense Witnesses:**

- 1) Rhonda White

**Exhibits:**

Numerous exhibits were presented such as: depositions, expert/IME reports of William Kirkpatrick, all photographs produced from Plaintiff, PDA report from Gregory Buss, medical reports from Gregory Gallant, M.D.

**Verdict:**

After twenty-five minutes of deliberations, the jury found that Eisenhower QSR, LP was not negligent.

**Judge:**

Judge John J. McNally, III

**Counsel for Plaintiff:**

Andrew J. Leger, Jr., Esq.  
LAW OFFICE OF ANDREW J. LEGER, JR., P.C.

**Counsel for Defendants:**

Mark A. Lockett, Esq. and Sheila A. King, Esq.  
BONNER KIERNAN TREBACH & CROCIATA, LLP

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