



# Dauphin County Reporter ADVANCE SHEET

(USPS 810-200)

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

No. 6001 Vol. 125

December 19, 2014

No: 136

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Entered as Second Class Matter, February 16, 1898, at the Post Office at Harrisburg, PA., under the Act of Congress of March 31, 1879.

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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

Inside Back Cover



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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Printed by:  
K-PRESS  
1424 Herr St., Harrisburg, PA 17103

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THE DAUPHIN COUNTY REPORTER (USPS 810-200) is published weekly by the Dauphin County Bar Association, 213 North Front Street, Harrisburg, PA 17101. Periodical postage paid at Harrisburg, PA. POSTMASTER: Send address changes to THE DAUPHIN COUNTY REPORTER, 213 North Front Street, Harrisburg, PA 17101.

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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.

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### FIRST PUBLICATION

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#### Estate Notices

ESTATE OF MARILYN L. MILLER, (died: November 2, 2014), late of the Borough of Pillow, County of Dauphin, Pennsylvania. Administratrix: Patricia L. Smeltz, P. O. Box 95, 209 Market Street, Pillow, Pennsylvania 17080; Attorney: Joseph D. Kerwin, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethville, Pennsylvania 17023. d19-j2

ESTATE OF GARY H. SWEIGARD, late of Washington Township, Dauphin County, Pennsylvania. Administrator: Ronald D. Butler, 1007 Mumma Road, Suite 101, Lemoyne, PA 17043 or to Butler Law Firm, 1007 Mumma Road, Suite 101, Lemoyne, PA 17043. d19-j2

ESTATE OF DOROTHY J. ECKERT, late of Lower Paxton Township, Dauphin County, Pennsylvania. Trustee, Charles W. Despot c/o Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill PA 17011. d19-j2

ESTATE OF GLADYS E. BOHNER, late of the Borough of Lykens, County of Dauphin, Commonwealth of Pennsylvania. Executor: Robert E. Schreffler, 536 Greenwood Road, Tower City, PA 17980; Executor: Tammy Specht, 126 North Goodspring Road, Hegins, PA 17938 or Attorney: James C. Bohorad, Esquire, Lipkin, Marshall, Bohorad & Thornburg, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901-7280. d19-j2

ESTATE OF RICHARD E. YINGST A/K/A RICHARD E. YINGST, SR., late of Lower Paxton Township, Dauphin County, Pennsylvania. Executor: Mary Lynn Shay c/o Craig A. Hatch, Esquire HALBRUNER, HATCH & GUISE, LLP 2109 Market Street, Camp Hill, PA 17011. d19-j2

ESTATE OF PETER J. ORSINI, (died: November 26, 2014), late of Susquehanna Township, Dauphin County. Executrix: Lisa Burkey, 564 A West Grenada Avenue, Hershey, Pennsylvania 17033. Attorney: James Gray Strupe, Jr., Esq., 17 South Second Street, Suite 301, Harrisburg, Pennsylvania 17101, (717) 856-4648. d19-j2

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**FIRST PUBLICATION**

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**Estate Notices**

ESTATE OF MARVIN L. REIMAN, (died: September 29, 2014), late of Lower Paxton Township. Executors: Carol J. Hafer, Lynn A. Pogas, Susan L. Saltzman, 6277 Withers Court, Harrisburg, PA 17111. Attorney: Ann R. Levin, JD, 705 W. DeKalb Pike, King of Prussia, PA 19406.

d19-j2

ESTATE OF MARY E. MCLAUGHLIN A.K.A. MARY ELIZABETH MCLAUGHLIN, late of Susquehanna Township, Dauphin County, Pennsylvania. Executor: Dennis D. McLaughlin, 5679 Blakeslee Avenue, Harrisburg, PA 17111. Attorney: Kathleen B. Murren, Esquire, SkarlatosZonarich LLC, 17 South 2nd Street, 6th Floor, Harrisburg, PA 17101. d12-26

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**SECOND PUBLICATION**

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**Estate Notices**

ESTATE OF MILDRED K. ZUG, (died: October 25, 2014), late of Susquehanna Township. Executor: Michael Sanford Zug, c/o James D. Cameron, Esq., 1325 North Front Street, Harrisburg, PA 17102.

James D. Cameron, Esq.  
1325 North Front Street  
Harrisburg, PA 17102

d12-26

ESTATE OF F. R. HUTCHINSON, AKA FRANCIS R. HUTCHINSON, late of East Hanover Township, Dauphin County, Pennsylvania. Executrices: Angela M. Hutchinson and Elizabeth W. Bushey. Attorney: Andrew T. Kravitz, Esq., Law Offices of Matthew L. Owens, Esq., 2595 Interstate Drive, Suite 101, Harrisburg, PA 17110. d12-26

ESTATE OF DOLORES M. McNEAL, (died: November 12, 2014), late of the Township of Wiconisco, County of Dauphin, Pennsylvania. Executor: James E. McNeal, 403 Elizabeth Street, Williamstown, Pennsylvania 17098; Attorney: Joseph D. Kerwin, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethville, Pennsylvania 17023. d12-26

ESTATE OF EVELYN B. BOWMAN, late of Susquehanna Township, Dauphin County, Pennsylvania. Executor: David L. Bowman, 2100 Forster Street, Harrisburg, PA 17103. Attorney: Gerald J. Brinser. d12-26

ESTATE OF CATHERINE SIEMONS, (died: November 9, 2014), late of Lykens Borough, Dauphin County, Pennsylvania Glenn J. Siemons, 32005 Wildflower Trail, Spanish Fort, AL 36527; Cathy J. Bopp, 602 Market Street, Lykens, PA 17048 and Jon N. Siemons, 162 Parmer Street, Halifax, PA 17032. Attorney: Gregory M. Kerwin, Esquire, Kerwin & Kerwin, LLP, Attorneys at Law, 4245 State Route 209, Elizabethville, PA 17023. d12-26

ESTATE OF BARBARA JANE HOFFMAN, also known as BARBARA J. HOFFMAN, (died: November 4, 2014). Executor: Mr. Scott Alan Hoffman, 305 Yorkshire Drive, Harrisburg, PA 17111. Attorney: Gary L. Rothschild, Esq., 2215 Forest Hills Drive, Suite 35, Harrisburg, PA 17112. d12-26

ESTATE OF DOROTHY K. GOLDSTEIN, (died: November 11, 2014), late of Susquehanna Township, Dauphin County, Pennsylvania. Executor: Laurence Goldstein, 3540 Countryside Lane, Camp Hill, PA 17011-1523. d12-26

ESTATE OF VICKI V. CLEMM, (died: November 2, 2013), late of Middle Paxton Township. Administrator: Harry B. Clemm, Jr., 1300 Red Hill Road, Dauphin, PA 17018. Attorney: Robert G. Radebach, Esquire, 912 North River Road, Halifax, PA 17032. d12-26

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**THIRD PUBLICATION**

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**Estate Notices**

ESTATE OF MARY D. BRADY A.K.A. MARY BRADY, late of Lower Swatara Township, Dauphin County, Pennsylvania. Executrices: Elaine B. Smith, 510 Colony Drive, Middletown, PA 17057 and Victoria A. Youtz, 183 I Powderhorn Road, Middletown, PA 17057. Attorney: Kathleen B. Murren, Esquire, SkariatosZonarich LLC, 17 South 2nd Street, 6th Floor, Harrisburg, PA 17101. d12-26

ESTATE OF MICHAEL T. RORICK, (died: November 6, 2014), late of Dauphin County, Pennsylvania. Executrix: Diane E. Donato, 7 Field of Dreams, Lewisburg, PA 17837. Attorney: Robert L. Marks, Esquire, Marks, McLaughlin & Dennehy, 12 West Market Street, Danville, PA 17821, Phone (570) 275-3411. d5-19

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FIRST PUBLICATION

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**Corporate Notices**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on 12/9/2014 under the Domestic Business Corporation Law, for **ACE KING OF PAWN AND JEWELRY, INC.**, and the name and county of the commercial registered office provider is c/o: Corporation Service Co., Dauphin County. d19

NOTICE IS HEREBY GIVEN that an Application for Certificate of Authority has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on or about December 1, 2014, for a foreign corporation with a registered address in the state of Pennsylvania as follows: **E.K. Fox & Associates, Ltd.** c/o AAA-agent Services, LLC.

This corporation is incorporated under the laws of Virginia. The address of its principal office under the laws of its jurisdiction in which it is incorporated 4035 Ridge Top Road, Suite 650, Fairfax, VA 22030. The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. d19

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State for the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania on November 3, 2014 for the purpose of obtaining Articles of Incorporation as a not-for-profit business corporation organized under the Pennsylvania Business Corporation Law of 1988, as amended. The name of the corporation is: **Hope Across Horizons, Inc.**

Saul Ewing LLP  
Matthew M. Haar, Esquire  
2 North Second Street, 7th Floor  
Harrisburg, PA 17101  
d19

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed in the Department of State of The Commonwealth of Pennsylvania for **Digestive Care Associates, P.C.** under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended. d19

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on 11 December 2014, with respect to a proposed nonprofit corporation, **The Lord's Family Fellowship, Inc.**, which has been incorporated under the nonprofit Corporation Law of 1988. A brief summary of the purposes for which said corporation is organized is: This is a church (religious purpose).

d19

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on October 1, 2014, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Think of Me Animal Rescue, Inc.**

The purposes for which it was organized are: Exclusively for charitable purposes within the meaning of Section 501 (c) (3) of the Internal Revenue Code of 1986. d19

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on September 1, 2014, with respect to a proposed non-profit corporation. **ReadStrong Group Inc.**, which has been incorporated under the nonprofit Corporation Law of 1988. A brief summary of the purposes for which said corporation is organized is: to provide reading instruction and to promote reading and mentoring for elementary aged students in the schools. d19

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, in Harrisburg, on November 19, 2014, for the purpose of obtaining a Certificate of Incorporation for a new business corporation organized under the Pa. Business Corporation Law of 1988, Act of December 21, 1988, P.L. 1444, No. 177, 15 Pa.C.S. Section 1101, et seq.

The name of the new corporation is **SDS Consulting & Travel, Inc.**

Evan C. Pappas, Esquire  
SHUMAKER WILLIAMS, P.C.  
P.O. Box 88  
Harrisburg, PA 17108  
d19

NOTICE IS HEREBY GIVEN that **INSPIRE MEDICAL EQUIPMENT & SERVICES, INC.** filed a Certificate of Authority with the Commonwealth of Pennsylvania. The address of the principal office under the laws of its jurisdiction is 155 Jefferson Blvd., Warwick RI 02888. The commercial registered office provider is United Corporate Services, Inc. in Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provisions of 15 Pa.C.S. 4124(b). d19

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed in the Department of State of The Commonwealth of Pennsylvania for **Precision Kidd Merger Sub, Inc.** on December 11, 2014 under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

d19

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FIRST PUBLICATION

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Corporate Notices

NOTICE IS HEREBY GIVEN that **Omni-Fund, Inc.** filed a Certificate of Authority with the Commonwealth of Pennsylvania. The address of the principal office under the laws of its jurisdiction is 26395 Jefferson Ave., Ste. E, Murrieta CA 92562. The commercial registered office provider is Registered Agent Solutions, Inc. in Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provisions of 15 Pa. C.S. 4124(b). d19

NOTICE IS HEREBY GIVEN that **Nulife Glass PA Inc.** filed a Certificate of Authority with the Commonwealth of Pennsylvania. The address of the principal office under the laws of its jurisdiction is 874 Walker Rd., Ste. C, Dover DE 19904. The commercial registered office provider is United Corporate Services, Inc. in Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provisions of 15 Pa. C.S. 4124(b). d19

NOTICE IS HEREBY GIVEN that **ANGIOTECH AMERICA, INC.** with a registered agent in c/o National Corporate Research, Ltd. in Dauphin County does hereby give notice of its intention to withdraw from doing business in this Commonwealth. The address to which any proceeding may be sent before this filing is 355 Burard St., Ste. 1100, Vancouver BC, Canada V6C 2G8. This shall serve as official notice to creditors and taxing authorities. d19

NOTICE IS HEREBY GIVEN that **DocuWare Corporation**, a foreign business corporation incorporated under the laws of New York, with its princ. office located at 4 Crotty Ln., Ste. 200, New Windsor, NY 12553, has applied for a Certificate of Authority in Pennsylvania under the PA Bus. Corp. Law of 1988. The commercial registered office provider in PA is Corporation Service Co., and shall be deemed for venue and official publication purposes to be located in Dauphin County. d19

NOTICE IS HEREBY GIVEN that **Capitol Specialty Products, Inc.**, a foreign business corporation incorporated under the laws of the State of Delaware, where its principal office is located at 2570 Blvd. of the Generals, Ste. 215, Norristown, PA 19403, has applied for a Certificate of Authority in Pennsylvania, where its registered office is located at 116 Pine Street, Suite 320, Harrisburg, Pennsylvania 17101. The registered office of the corporation shall be deemed for venue and official publication purposes to be located in Dauphin County, Pennsylvania. d19

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on November 18, 2014, by **ATCO Structures & Logistics (USA) Inc.**, a foreign corporation formed under the laws of the State of Alaska, where its principal office is located at 700, 909 – 11th Ave. SW, Calgary, Alberta T2R 1N6, Canada, for a Certificate of Authority to do business in Pennsylvania 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. d19

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on November 14, 2014, by **Innovative Therapies, Inc.**, doing business in the Commonwealth of Pennsylvania under the fictitious name of Cardinal Health 248, a foreign corporation formed under the laws of the State of Delaware, where its principal office is located at 3770 Park Central Blvd. North, Pompano Beach, FL 33064, for a Certificate of Authority to do business in Pennsylvania 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. d19

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, by **Gardner Denver Water Jetting Systems, Inc.**, a foreign corporation formed under the laws of the State of Texas, where its principal office is located at 12300 N. Houston/Rossllyn, Houston, TX 77086, for a Certificate of Authority to do business in Pennsylvania 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. d19

NOTICE IS HEREBY GIVEN to all creditors and claimants of **Culligan Water Company of Pennsylvania, Inc.**, a Pennsylvania corporation, with its registered office at c/o CT Corporation System, Dauphin County, that the corporation is voluntarily dissolving and that its Board of Directors is now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988. d19

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FIRST PUBLICATION

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**Corporate Notices**

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on December 9, 2014, by **California Mark Container Corporation**, a foreign corporation formed under the laws of the State of California, where its principal office is located at 6850 Brisa St., Livermore, CA 94550, for a Certificate of Authority to do business in Pennsylvania 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. d19

NOTICE IS HEREBY GIVEN of Intention to Withdraw from Doing Business - **Hayashi Telempu North America Corporation**, a foreign business corporation incorporated under the laws of Michigan, intends to withdraw from doing business in this Commonwealth. The address, including street and number, if any, of its principal office under the laws of its jurisdiction is: 14328 Genoa Ct., Plymouth, MI 48170. Its last registered office in this Commonwealth is c/o National Registered Agents, Inc. and is deemed for venue and official publication purposes to be located in Dauphin County. d19

NOTICE IS HEREBY GIVEN that pursuant to the provisions of 15 Pa.C.S. §8586 of the Pennsylvania Business Corporation Law, **Culligan Store Solutions, LLC**, a Limited Liability Company of the State of Minnesota, with principal office at 9399 W. Higgins Rd., Ste. 1100, Rosemont, IL 60018 and a registered office at CT Corporation System, Dauphin County, which on August 3, 1990, filed its Registration with the Pennsylvania Department of State to transact business in the Commonwealth of Pennsylvania, intends to file an Application for Cancellation of Registration - Foreign, with the Department of State. d19

NOTICE IS HEREBY GIVEN that pursuant to the provisions of 15 Pa.C.S. §8586 of the Pennsylvania Business Corporation Law, **Culligan Water Company of New England, LLC**, a Limited Liability Company of the State of Delaware, with principal office at 9399 W. Higgins Rd., Ste. 1100, Rosemont, IL 60018 and a registered office at CT Corporation System, Dauphin County, which on February 9, 1998, filed its Registration with the Pennsylvania Department of State to transact business in the Commonwealth of Pennsylvania, intends to file an Application for Cancellation of Registration - Foreign, with the Department of State. d19

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of Section 4129 of the Business Corporation Law of 1988, **Culligan Transport, Inc.**, a corporation of the State of Delaware, with principal office located at 9399 W. Higgins Rd., Ste. 1100, Rosemont, IL 60018, and having a Commercial Registered office Provider and county of venue as follows: CT Corporation System, Dauphin County, which on May 24, 2000, 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. d19

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on December 2, 2014, by **UNITED VENTILATION'S INC.**, a foreign corporation formed under the laws of the State of New Jersey, where its principal office is located at 208 W. State St., Trenton, NJ 08608, for a Certificate of Authority to do business in Pennsylvania 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 Business Fillings Incorporated, Dauphin County. d19

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on December 11, 2014, for the purpose of obtaining a Certification of Incorporation for a Pennsylvania nonprofit corporation, which corporation is organized under the Nonprofit Corporation Law of 1988, as amended and supplemented. A brief summary of the purposes for which said corporation is organized is: exclusively for charitable, educational, religious or scientific purposes, within the meaning of Section 501(c)(3) of the Internal Revenue Code (or corresponding section of any Federal tax code).

The name of the corporation is **AFFORDABLE HOUSING OF PA INC.** The address of the registered office of the said corporation is 2601 North Front Street, Harrisburg, P A 17110.

ECKERT SEAMANS CHERIN  
& MELLOTT, LLC  
213 Market Street, 8th Floor  
Harrisburg, PA 17101

d19

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FIRST PUBLICATION

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Fictitious Name Notices

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name for **Brown Buck** to conduct business in Dauphin County, Pennsylvania, with the principal place of business being 7324 Main Street, Harrisburg, PA 17112, was filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on or about November 24, 2014, pursuant to the provisions of the Fictitious Name Act of December 16, 1982, Act 295 (54 Pa. C.S. § 311 et seq.).

The name of the entity owning or interested in said business is: MEQ, LLC, 7324 Main Street, Harrisburg, PA 17112.

SAIDIS SULLIVAN & ROGERS

635 N. 12th Street, Suite 400

d19

Lemoyne, PA 17043

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NOTICE IS HEREBY GIVEN that an application for registration of a fictitious name, **Capitol Specialty Products, Inc.**, for the conduct of business in Dauphin County, Pennsylvania, with the principal place of business being 2570 Blvd. of the Generals, Ste. 215, Norristown, PA 19403 was made to the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on the 21st day of November, 2014 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: CSP Technologies, Inc., 2570 Blvd. of the Generals, Ste. 215, Norristown, PA 19403. d19

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FIRST PUBLICATION

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Miscellaneous Notices

IN THE COURT OF COMMON PLEAS OF  
DAUPHIN COUNTY,  
PENNSYLVANIA

CIVIL ACTION – LAW

NO.: 2013-CV-7417-MF

NOTICE OF SHERIFF SALE OF REAL  
ESTATE PURSUANT TO PA.R.C.P. 3129

OCWEN LOAN SERVICING, LLC,  
PLAINTIFF

VS.

HORACE R. BUSCH, DEFENDANT(S)

TO: Horace R. Busch

That the Sheriff's Sale of Real Property (Real Estate) will be held in the Commissioner's Hearing Room, Dauphin County Administration Building (formerly the Mellon Bank Building). Please enter through the Market Square Entrance, take the elevator to the 4th Floor and turn right. Hearing Room is on the left. Harrisburg, Pennsylvania 17101 on 03/05/2015 at 10:00am prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

The LOCATION of your property to be sold is: 3707 Walnut Street, Harrisburg, PA, 17109

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No.: 2013-CV-7417-MF

A complete copy of the Notice of Sheriff Sale will be sent to you upon request to the Attorney for the Plaintiff, Scott A. Dieterick, Esquire, Zucker, Goldberg & Ackerman, LLC, 200 Sheffield Street, Mountainside, NJ 07092, 908-233-8500

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, YOU MUST ACT PROMPTLY.

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**FIRST PUBLICATION**

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**Miscellaneous Notices**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

DAUPHIN COUNTY  
LAWYER REFERRAL SERVICE  
Dauphin County Lawyer Referral Service  
213 N. Front Street  
Harrisburg, PA 17101  
Phone (717) 232-7536

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

**CIVIL ACTION – LAW**

**NO.: 2012-CV-323-MF**

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

**WELLS FARGO BANK, N.A., SUCCESSOR  
BY MERGER TO WACHOVIA BANK, N.A.,  
SUCCESSOR BY MERGER TO HOMEQ  
SERVICING CORPORATION, PLAINTIFF  
VS.**

**UNKNOWN HEIRS AND/OR ADMINISTRATORS  
OF THE ESTATE OF RACHAEL E.  
BROADNAX, ET AL, DEFENDANT(S)**

TO: Unknown Heirs and/or Administrators of the Estate of Rachael E. Broadnax

PRESENTLY OR FORMERLY of 3002 North 3rd Street, Harrisburg, PA 17110-2102. A lawsuit has been filed against you in mortgage foreclosure and against your real estate at 3002 North 3rd Street, Harrisburg, PA 17110-2102 because you have failed to make the regular monthly payments on your mortgage loan and the loan is in default. The lawsuit is an attempt to collect a debt from you owed to the plaintiff, Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, N.A., successor by merger to Homeq Servicing Corporation. A detailed notice to you of your rights under the Fair Debt Collection Practices Act (15 U.S.C. §1692, et. seq.) is included in the Complaint filed in the lawsuit. The lawsuit is filed in the Dauphin County Court of Common Pleas, at the above term and number.

A copy of the Complaint filed in the lawsuit will be sent to you upon request to the Attorney for the Plaintiff, Scott A. Dietterick, Esquire, P.O. Box 1024, Mountainside, NJ 07092. Phone (908) 233-8500.

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN 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 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 LAWYER OR CANNOT AFFORD ONE GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUR WHERE YOU CAN GET LEGAL HELP.

**NOTICE TO DEFEND**

Dauphin County Lawyer Referral Service  
213 N. Front Street  
Harrisburg, PA 17101  
Phone (717) 232-7536

**LAWYER REFERRAL**

Dauphin County Lawyer Referral Service  
213 N. Front Street  
Harrisburg, PA 17101  
Phone (717) 232-7536

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

**NO.: 2013-CV-6711-MF**

**NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY PURSUANT  
TO PA.R.C.P.3129**

**CITIMORTGAGE, INC., PLAINTIFF  
VS.**

**GEORGE S. BASHAM, IRENE M. BASHAM,  
DEFENDANTS**

**TAKE NOTICE:**

Your house (real estate) at 6120 Evelyn Street, Harrisburg, PA 17111, is scheduled to be sold at sheriff's sale on **January 15, 2015 at 10:00 am** in the Administrative Building, 4th Floor, Commissioner's Hearing Room, 2nd and Market Streets, Harrisburg, PA 17101 to enforce the Court Judgment of \$206,811.90 obtained by CitiMortgage, Inc.

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



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**FIRST PUBLICATION**

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**Miscellaneous Notices**

To prevent this Sheriffs Sale you must take immediate action:

1. The Sale will be cancelled if you pay to Milstead & Associates LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 856-482-1400.

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 notice on following page 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 Sheriffs Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling Milstead & Associates at 856-482-1400.

2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the market 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 Milstead and Associates at 856-482-1400.

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 house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than thirty days after 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 distribution is wrong) are filed with the Sheriff within ten (10) days after.

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

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**MILSTEAD & ASSOCIATES, LLC**

BY: Robert W. Williams, Esquire

ID No. 315501

1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

Attorney for Plaintiff

File Number: 88.25935

d19

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

**NO.2014-CV-9750-CN**

**EMINENT DOMAIN - IN REM**

**IN RE: CONDEMNATION BY THE LOWER  
PAXTON TOWNSHIP AUTHORITY OF A  
SANITARY SEWER EASEMENT IN THE  
TOWNSHIP OF LOWER PAXTON, DAU-  
PHIN COUNTY, PENNSYLVANIA, OVER  
LANDS OWNED BY ROBBIE R. WILLIAMS**

**NOTICE TO CONDEMNEE**

TO: Robbie R. Williams, Condemnee

In accordance with Section 305 of the Eminent Domain Code, 26 Pa.C.S.A. §305, Lower Paxton Township Authority notifies you that:

1. A Declaration of Taking, based on the provisions of Chapter 3, Section 302 of the Eminent Domain Code, Act of May 4, 2006, P.L. 112, No. 34 §1, 26 Pa.C.S.A. §302, as amended, was filed on October 30, 2014, in the Court of Common Pleas of Dauphin County at the above named term and number.

2. A portion of your property, known as Tax Parcel No. 35-036-076, located at 6250 Jonestown Road, Harrisburg, Pennsylvania, has been condemned for the purpose of rehabilitating, repairing and/or replacing the private building sanitary sewer line and its appurtenances.

3. The Condemnor is the Lower Paxton Township Authority (the "Authority") acting through its Board.

4. The address of the Condemnor is 425 Prince Street, Harrisburg, PA 17109.

5. The Authority is authorized by the provisions of the Municipality Authorities Act, 53 Pa.C.S. §5615, as amended and the Eminent Domain Code, to acquire by lease, purchase or condemnation, any land lying either within or without the

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**Miscellaneous Notices**

territorial limits of Lower Paxton Township, which may be necessary and desirable for the purpose of establishing and maintaining the sanitary sewer system.

6. This Declaration of Taking is made an authorized by virtue of Resolution 14-10-23, duly adopted by the Board of the Authority at a public meeting held on August 26, 2014 in the Lower Paxton Township Municipal Building. The record of said public meeting being the minutes thereof, and the original resolution with the accompanying plan may be examined at the Township's offices, 425 Prince Street, Harrisburg, Pennsylvania 17109.

7. The purpose of the within condemnation and this Declaration of Taking filed incidental thereto is to acquire a temporary construction easement for the purpose of rehabilitating, repairing and/or replacing the private building sanitary sewer line and its appurtenances on the property, which is the subject of this condemnation.

8. The nature of the title hereby acquired is a temporary construction easement. The temporary construction easement shall terminate upon completion of the construction work on the private building sanitary sewer line on the property which is the subject of this condemnation.

9. Plans showing the property condemned have been lodged for record in the Office of the Recorder of Deeds in and for Dauphin County, as instrument no. 20140026240, in accordance with Section 304 of the Eminent Domain Code, 26 Pa.C.S.A. §304.

10. A plan showing the condemned property may be inspected at the address of the Condemnor and the Dauphin County Recorder of Deeds, Dauphin County Courthouse, Front and Market Streets, Harrisburg, Pennsylvania.

11. The payment of just compensation in this matter is secured by an open-end bond without surety pursuant to Section 303(a) of the Eminent Domain Code, 26 Pa.C.S.A. §303(a). Just compensation is made or secured by the filing of the bond.

12. If you wish to challenge the power or right of the Lower Paxton Township Authority to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor or the Declaration of Taking, you are required to file preliminary objections within thirty (30) days after being served with this notice.

Steven A. Stine, Esquire  
Solicitor for Lower Paxton Township Authority  
Attorney ID# 44859  
23 Waverly Drive  
Hummelstown, P A 17033  
d19 (717) 903-1268

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

**NO. 20 14-CV-9579-CN**

**EMINENT DOMAIN - IN REM**

**IN RE: CONDEMNATION BY THE LOWER  
PAXTON TOWNSHIP AUTHORITY OF A  
SANITARY SEWER EASEMENT IN THE  
TOWNSHIP OF LOWER PAXTON, DAU-  
PHIN COUNTY, PENNSYLVANIA, OVER  
LANDS OWNED BY MICHAEL DEAN, LLC**

**NOTICE TO CONDEMNEE**

TO: Michael Dean, LLC, Condemnee

In accordance with Section 305 of the Eminent Domain Code, 26 Pa.C.S.A. §305, Lower Paxton Township Authority notifies you that:

1. A Declaration of Taking, based on the provisions of Chapter 3, Section 302 of the Eminent Domain Code, Act of May 4, 2006, P.L. 112, No. 34 §1, 26 Pa.C.S.A. §302, as amended, was filed on October 23, 2014, in the Court of Common Pleas of Dauphin County at the above named term and number.

2. A portion of your property, known as Tax Parcel No. 35-034-009, located at 6200 Jonestown Road, Harrisburg, Pennsylvania, has been condemned for the purpose acquiring a permanent sanitary sewer easement to rehabilitate, repair and/or replace sanitary sewer lines and their appurtenances, as well as maintenance thereof, and a temporary construction easement to rehabilitate, repair and/or replace sanitary sewer lines and their appurtenances.

3. The Condemnor is the Lower Paxton Township Authority (the "Authority") acting through its Board.

4. The address of the Condemnor is 425 Prince Street, Harrisburg, PA 17109.

5. The Authority is authorized by the provisions of the Municipality Authorities Act, 53 Pa.C.S. §5615, as amended and the Eminent Domain Code, to acquire by lease, purchase or condemnation, any land lying either within or without the territorial limits of Lower Paxton Township, which may be necessary and desirable for the purpose of establishing and maintaining the sanitary sewer system.

6. This Declaration of Taking is made an authorized by virtue of Resolution 14-10-39, duly adopted by the Board of the Authority at a public meeting held on August 26, 2014 in the Lower Paxton Township Municipal Building. The record of said public meeting being the minutes thereof, and the original resolution with the accompanying plan may be examined at the Township's offices, 425 Prince Street, Harrisburg, Pennsylvania 17109.

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**Miscellaneous Notices**

7. The purpose of the within condemnation and this Declaration of Taking filed incidental thereto is to acquire a permanent sanitary sewer easement for the purpose of rehabilitating, repairing and/or replacing sanitary sewer lines and their appurtenances as well as maintenance thereof, and a temporary construction easement for the purpose of rehabilitating, repairing and/or replacing sanitary sewer lines and their appurtenances.

8. The nature of the title hereby acquired is a permanent sanitary sewer easement and temporary construction easements. The temporary construction easement shall terminate upon completion of the construction of the sanitary sewer line replacement on the property which is the subject of this condemnation.

9. Plans showing the property condemned have been lodged for record in the Office of the Recorder of Deeds in and for Dauphin County, as instrument no. 20140025590, in accordance with Section 304 of the Eminent Domain Code, 26 Pa.C.S.A. §304.

10. A plan showing the condemned property may be inspected at the address of the Condemnor and the Dauphin County Recorder of Deeds, Dauphin County Courthouse, Front and Market Streets, Harrisburg, Pennsylvania.

11. The payment of just compensation in this matter is secured by an open-end bond without surety pursuant to Section 303(a) of the Eminent Domain Code, 26 Pa.C.S.A. §303(a). Just compensation is made or secured by the filing of the bond.

12. If you wish to challenge the power or right of the Lower Paxton Township Authority to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor or the Declaration of Taking, you are required to file preliminary objections within thirty (30) days after being served with this notice.

Steven A. Stine, Esquire  
Solicitor for Lower Paxton Township Authority  
Attorney ID# 44859  
23 Waverly Drive  
Hummelstown, PA 17033  
d19 (717) 903-1268

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

**NO. 2014-CV-5027-QT**

**CIVIL ACTION - LAW  
COMPLAINT TO QUIET TITLE**

**DAVID W. SYKES AND MARYLYNN D.  
SYKES, PLAINTIFF  
VS.  
ACCUBANC MORTGAGE CORPORATION,  
DEFENDANT**

**NOTICE OF QUIET TITLE ACTION**

TO: Accubanc Mortgage Corporation

YOU ARE HEREBY NOTIFIED that an action to Quiet Title was brought against you in the Court of Common Pleas of Dauphin County Filed No. 2014-CV-5027-QT requesting that you be forever barred from asserting any right, title or interest in and to the real property described herein Accubanc Mortgage Corporation, his heirs and assigns have extinguished any right, lien title or interest claimed by you or any other person or persons in and to the real property described herein as follows:

ALL THAT CERTAIN lot or tract of ground Situate in Lower Paxton Township, Dauphin County, Pennsylvania, more Particularly bounded and described as follows To wit:

BEGINNING at a point on the northern right Of way line of Rockland Drive at the Southwest Corner of Lot No. 112; thence along said right Of way line South 88 degrees 38 minutes 11 Seconds West 52.00 feet to a point being the Southeast corner of Lot No. 114; thence along Lot No. 114, North 01 degrees 21 minutes 49 seconds West 122.57 feet to a point on The southern line of Lot No. 115; thence Along Lot No. 115 and along Lot No. 116 South degrees 00 minutes 00 seconds East 53.93 feet to a point, being the northwest Corner of Lot No. 112; thence along Lot No. 112 South 01 degrees 21 minutes 49 seconds East 108.28 feet to a point, being the place of Beginning.

CONTAINING 6,002 square feet, more or less and being Lot No. 113 on a plan of Blue Meadows Farms, Phase IV, recorded in Plan Book H, Volume 5 page 94.

HAVING thereon erected a two story dwelling Known and numbered as 6091 Rockland Drive, Harrisburg, Pennsylvania, 17112

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following 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

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Miscellaneous Notices

set forth against you. You are warned that if you fail to do so the case may proceed without you and 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 A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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Darrin C. Dinello, Esq.  
5405 Jonestown Road  
Suite 101  
Harrisburg, PA 17112  
(717) 909-6730

d19

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Name Change Notices

IN THE COURT OF COMMON PLEAS  
OF DAUPHIN COUNTY  
PENNSYLVANIA

DOCKET NO: 2014-CV-9456-NC

NOTICE

NOTICE IS HEREBY GIVEN that November 7, 2014, the Petition of Mie Hae Kim was filed in the above named court, requesting a decree to change her name from **Mie Hae Kim** to **Carol Mie Hae Kim Kint**.

The Court has fixed **Tuesday, January 20, 2015** at 9:00a.m. in Courtroom No. 2, 3rd Floor, Dauphin County Courthouse, 101 Market Street, Harrisburg, PA as the time and place for the hearing on said Petition, when and where all persons interested may appear and show cause if any they have, why the prayer of the said Petition should not be granted. d19



**BAR ASSOCIATION PAGE**  
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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.

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**DAUPHIN COUNTY COURT SECTION**

*Opinions Not Yet Reported*

December 4, 2014 - Cherry, J., Commonwealth v. Ricker, Pa.R.A.P. 1925(a) opinion, C.P., Dau. Co., No. 3601 CR 2014.

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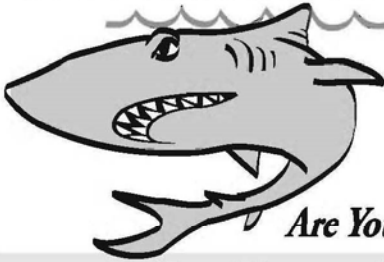
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