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42 Years in Harrisburg

**THE
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Estate Notices

DECEDENTS ESTATES

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

FIRST PUBLICATION

ESTATE OF MARGARET A. BUSER, late of Harrisburg, Pennsylvania, (died June 9, 2013). Executrix: Jane E. Greber, 124 Brindle Road, Mechanicsburg, PA 17055. y19-a2

ESTATE OF DOLORES M. ZILINSKI, late of Lykens Borough, Dauphin County, Pennsylvania, (died May 9, 2013). Co-Executors: Monica Fisher, 400 North Road, Elizabethtown, PA 17023, and Dolores Zilinski, 6150 Springford Drive, Harrisburg, PA 17111. Attorney: Gregory M. Kerwin, Esq., Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, Pennsylvania, 17023. y19-a2

ESTATE OF MARGUERITE ELIZABETH CARNES, late of the Borough of Steelton, Dauphin County, Pennsylvania. Executor: Ford L. Carnes, Jr., c/o Gina M. Carnes, Esq. Attorney at Law, Post Office Box 742, Hummelstown, PA 17036. y19-a2

ESTATE OF ARLENE C. MICHAEL, late of Millersburg Borough, Dauphin County, Pennsylvania. Executrix: Donna M. Baker, 397 Oak Street, Millersburg, PA 17061. Attorney: Earl Richard Eitzweiler, Esq., 105 N. Front Street, Harrisburg, PA 17101. y19-a2

ESTATE OF BARBARA L. BARRICK, late of Londonderry Township, Dauphin County, Pennsylvania, (died June 1, 2013). Co-Executors: Cynthia Freeland, 123 Mill Road, Middletown, PA 17057, and Michael E. Barrick, 598 Colebrook Road, Middletown, PA 17057. Attorney: John S. Davidson, Esq., 320 West Chocolate Avenue, P.O. Box 437, Hershey, PA 17033-0437. y19-a2

ESTATE OF MARY S. NARK, AKA MARY SNELLA NARK, late of Hershey, Derry Township, Dauphin County, Pennsylvania, (died April 25, 2013). Executor: David L. Narkiewicz, 12 Southwoods Drive, Elizabethtown, PA 17022. y19-a2

FIRST PUBLICATION

Estate Notices

ESTATE OF STUART V. FULLER, late of Derry Township, Dauphin County, Pennsylvania, (died June 25, 2013). Executrix: Gail S. Fuller, 9107 Joyce Lane, Hummelstown, PA 17036. Attorney: Jean D. Seibert, Esq., WION, ZULLI & SEIBERT, 109 Locust Street, Harrisburg, PA 17101. y19-a2

ESTATE OF ALLEN E. TRAVIS, late of the Township of Lower Paxton, Dauphin County, Pennsylvania, (died on April 26, 2012). Executrix: Nancy F. Travis, 4484 Ethel Street, Harrisburg, PA 17109. Attorney: Jeffrey E. Piccola, Esq., Boswell, Tintner & Piccola, 315 N. Front Street, Harrisburg, PA 17101. y19-a2

ESTATE OF NORMAN KATZ, late of Susquehanna Township, Dauphin County, Pennsylvania. Executor: Murray A. Katz, 4510 Carrollton Drive, Harrisburg, PA 17112. Attorney: Butler Law Firm, 1007 Mumma Road, Suite 101, Lemoyne, PA 17043. y19-a2

ESTATE OF CARLA F. GILMARTIN, late of Lower Paxton Township, Dauphin County, Pennsylvania. Executor: David W. Gilmartin, 619 Frances Drive, Harrisburg, PA 17109. Attorney: John R. Beinhaur, Esq., Curcillo Law, LLC, 3964 Lexington Street, Harrisburg, PA 17109. y19-a2

ESTATE OF KATHERRYN A. JEAN, late of Lower Paxton Township, Dauphin County, Pennsylvania. Executrix: Margaret L. Olson, 5439 Autumn Drive, Harrisburg, PA 17111. Attorney: John R. Beinhaur, Esq., Curcillo Law, LLC, 3964 Lexington Street, Harrisburg, PA 17109. y19-a2

ESTATE OF MARIAN H. RHEN, late of Dauphin County, Pennsylvania, (died April 11, 2013). Executrix: Sherry A. Mutzabaugh, 530 Mountain Road, Dauphin, PA 17018. Attorney: Amy M. Moya, Esq., 5011 Locust Lane, Harrisburg, PA 17109. y19-a2

ESTATE OF HENRY D. BREThERICK, late of Derry Township, Dauphin County, Pennsylvania, (died May 29, 2013). Executors: Amy Bretherick Gangl and Steven J. Bretherick, c/o Edward P. Seeber, Esq., James, Smith, Dietterick & Connelly, LLP, Suite C-400, 555 Gettysburg Pike, Mechanicsburg, PA 17055. y19-a2

ESTATE OF BARBARA A. SELLERS, late of Penbrook, Dauphin County, Pennsylvania. Executors: Kay Sellers Daly and Kenneth L. Blatt c/o Norman E. Blatt, Jr., Esq., 1218 Delaware Avenue, Bethlehem, PA 18015. Attorney: Norman E. Blatt, Jr., Esq., 1218 Delaware Avenue Bethlehem, PA 18015. y19-a2

SECOND PUBLICATION

Estate Notices

ESTATE OF TINA M. DIETRICH, late of Lykens, Dauphin County, Pennsylvania (died March 22, 2013). Executor/Administrator: Brad A. Dietrich, 119 Lawley Road, Lykens, PA 17048. Attorney: Dale K. Ketner, Esq., Ketner Law Office, LLC, 129 Market Street, Millersburg, PA 17061. y12-26

ESTATE OF MARY LOUISE CADE, late of Harrisburg City, Dauphin County, Pennsylvania (died January 21, 2013). Executor: Henry Abrams, 2209 N. Major Street, Chicago, IL 60639. Attorney: J. Jay Cooper, Esq., Goldberg Katzman, P.C., 4250 Crums Mill Road, Ste. 301, P.O. Box 6991, Harrisburg, PA 17112. y12-26

Williams v. Dialysis Properties, LP et al.

ORDER

AND NOW, this 23rd day of May, 2013, the Petition to Strike or Open the judgment entered by admission January 6, 2012, filed by Garnishee Country Meadows, is hereby DENIED.

—o—

Williams v. Dialysis Properties, LP et al.

Torts - Negligence - Slip and Fall - “Hills and Ridges” Doctrine - Indemnification - Duty to Defend

Defendants both sought Summary Judgment against the Plaintiff in this slip and fall case. Additionally, Defendant Lessee sought Summary Judgment against Defendant Lessor for costs incurred in defending the action.

1. The “hills and ridges doctrine” protects an owner or occupier of land from liability for falls occurring on his or her property where generally slippery conditions exist, unless the owner has “permitted the ice and snow to unreasonably accumulate in ridges or elevations.” *Morin v. Traveler’s Rest Motel*, 704 A.2d 1085, 1087 (Pa. Super. 1997). The policy behind the doctrine is clear: to require that one’s walks should always be free of ice and snow would impose an impossible burden in view of the climactic conditions in this hemisphere. *Wentz v. Pennswood Apartments*, 518 A.2d 314, 316 (Pa. 1986).

2. In order to recover for a fall on an ice or snow covered walkway, a plaintiff must prove (1) that snow and ice had accumulated on the walkway in ridges or elevations of such size and character as to unreasonably obstruct travel and constitute a danger to pedestrians traveling thereon; (2) that the property owner had notice, either actual or constructive, of the existence of such condition; and (3) that it was the dangerous accumulation of snow and ice which caused the plaintiff to fall. *Heasley v. Carter Lumber*; 843 A.2d 1274, 1277 (Pa. Super. 2004).

3. The burden is upon a plaintiff to prove not only that there was an accumulation of snow and ice on the sidewalk but that such accumulation, whether in the form of ridges or other elevations, was of such size and character to constitute a substantial obstruction to travel. A mere uneven surface caused by persons walking on the snow and ice as it freezes will not constitute such an obstruction to travel. *Renaldi v. Levine*, 176 A.2d 623, 626 (Pa. 1962).

4. A lease is in the nature of a contract and is controlled by principles of contract law. *Amoco Oil Co. v. Snyder*; 478 A.2d 795, 798 (Pa. 1984). The intent of the parties to a written contract is to be regarded as being embodied in the writing itself, and when the words are clear and unambiguous the intent is to be discovered only from the express language of the agreement. *Steuart v. McChesney*, 444 A.2d 659, 661 (Pa. 1982). Contract interpretation, including of an indemnity clause, is a question of law. *Consol. Rail Corp. v. Delaware River Port Auth.*, 880 A.2d 628, 631-32 (Pa. Super. 2005).

Motions for Summary Judgment. C.P., Dau. Co., No. 2010 CV 1559.
Motions granted.

Williams v. Dialysis Properties, LP et al.

Charles S. Cooper, for the Plaintiff

Joseph G. Muzic, for Defendant Dialysis Properties LP & Cummings Properties LLC

Jennifer L. Weed, for Defendant Renal Care Group, Inc. d/b/a Fresenius Medical Care City Line Dialysis

Turgeon, J., May 31, 2013 — Defendant lessee, Fresenius Medical Care City Line Dialysis, and defendant lessor, Cummings Properties, LLC, both argue they are entitled to summary judgment as to claims against them by a business invitee, plaintiff Angela Williams, arising from her slip and fall on an outdoor pedestrian ramp located on the leased property. Additionally, defendant lessee argues it is entitled to summary judgment for costs, including attorneys' fees, incurred in defending the current action pursuant to an indemnification clause in its lease with the lessor. For the reasons set forth below, I grant summary judgment in favor of the lessee and lessor as against plaintiff, under the "hills and ridges" doctrine. I also grant summary judgment in defendant lessee's favor as against the lessor under the indemnification clause.

Background

At approximately 4:30 p.m. on February 20, 2008, plaintiff, a bus driver for Capital Area Transit, arrived at defendant lessee's facility to pick up a patient for transport. According to plaintiff's own testimony, light snow began to fall at approximately 2:30 p.m. that afternoon and it was still snowing at the time of the alleged incident. (Plaintiff's Dep. at 111) A CompuWeather report showed that less than half an inch of snow cover was present on untreated, undisturbed, and unexposed outdoor surfaces in the vicinity of the alleged incident as of 5:00 p.m. (Defendant Lessee Memorandum, Exbt. C) In order to enter the building, plaintiff walked up an outdoor pedestrian ramp connected to the dialysis center. She stated that because the ramp was slippery, and in order to avoid falling, she walked in footprints in the snow. (Plaintiff's Dep. at 108-09) Plaintiff testified "[it] was very slippery, and I slipped and fell and hit my right shoulder on the rail, and landed on my whole right side and hurt my hip." (*Id.* at 41) Plaintiff then got up, walked into the facility, reported the slip and fall to an employee of defendant lessee, transported a patient three blocks down the street, and drove ten minutes to her employer's place of business to report the incident. (*Id.* at 41 - 42) Due to her injuries, plaintiff claims to be restricted in many of her everyday activities, including driving. (*Id.* at 29) Plaintiff consequently filed a Complaint against the lessee, lessor and two other entities since dismissed from this action, asserting that their negligence in failing to properly maintain the pedestrian ramp caused her injuries.

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On August 10, 2010, after plaintiff commenced her action, defendant lessee made a defense and indemnification request to lessor, pursuant to the terms of its lease, which lessor later denied. Lessee made a second request for defense and indemnification on December 20, 2012, following defendant lessor's designee Cary Cummings' deposition. Lessor again denied the request.

Following the completion of discovery, the defendants jointly filed a summary judgment motion seeking the dismissal of plaintiff's Complaint under the "hills and ridges" doctrine. Defendant lessee also separately filed a motion for summary judgment seeking that Defendant lessor defend and indemnify lessee as required under the lease. Oral argument on the motions was held May 28, 2013.

Legal Discussion

Summary judgment is proper when "the pleadings, depositions, answers to interrogatories, and admissions on file, together with affidavits, if any, show that there is no genuine issue of material fact and that the moving party is entitled to a judgment as a matter of law." Pa.R.C.P. 1035(b). "The record must be viewed in the light most favorable to the nonmoving party, and all doubts as to the existence of a genuine issue of material fact must be resolved against the moving party." *Marks v. Tasman*, 589 A.2d 205, 206 (Pa. 1991) (citations omitted).

Defendants both move for summary judgment on the grounds that plaintiff is unable to establish their negligence. Specifically, defendants argue that the law does not impose liability for generally slippery conditions and that in order to prevail, plaintiff must show that the property owner allowed the ice and snow to unreasonably accumulate in ridges or elevations. *Morin v. Traveler's Rest Motel*, 704 A.2d 1085, 1087 (Pa. Super. 1997) (citing *Harmotta v. Bender*, 601 A.2d 837 (Pa. 1992) (internal citations omitted)). Plaintiff argues that genuine issues of material fact exist as to whether the doctrine should be applied when the generally slippery conditions complained of are not the result of an "entirely natural accumulation" but of human-made footprints.

The "hills and ridges doctrine" protects an owner or occupier of land from liability for falls occurring on his or her property where generally slippery conditions exist, unless the owner has "permitted the ice and snow to unreasonably accumulate in ridges or elevations." *Id.* The policy behind the doctrine is clear: to require that one's walks should always be free of ice and snow would impose an impossible burden in view of the climatic conditions in this hemisphere. *Wentz v. Pennswood Apartments*, 518 A.2d 314, 316 (Pa. 1986) (citations omitted). The "hills

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and ridges” doctrine applies with equal force to both public and private spaces. *Id.* at 316 (the “hills and ridges” doctrine applies not only to persons injured from falling on ice covered public walks or parking areas but to situations in which business invitees have fallen on ice covered private walks and parking areas well).

In order to recover for a fall on an ice or snow covered walkway, a plaintiff must prove (1) that snow and ice had accumulated on the walkway in ridges or elevations of such size and character as to unreasonably obstruct travel and constitute a danger to pedestrians traveling thereon; (2) that the property owner had notice, either actual or constructive, of the existence of such condition; and (3) that it was the dangerous accumulation of snow and ice which caused the plaintiff to fall. *Heasley v. Carter Lumber*, 843 A.2d 1274, 1277 (Pa. Super. 2004) (citing *Gilligan v. Villanova University*, 584 A.2d 1005,1007 (Pa. 1991) (internal citations omitted)). A prerequisite to the application of the “hills and ridges” doctrine is a finding of generally slippery conditions as opposed to isolated icy patches. *Morin* at 1088. There is no dispute in this case that generally slippery conditions existed at the time of plaintiff’s fall. It had been snowing since 2:30 p.m. on the day of the incident and it was still snowing at the time of her fall.

Plaintiff relies on the proposition that the “hills and ridges” doctrine may only be applied in cases where the snow and ice complained of are the result of a recent snowfall that results in an “entirely natural accumulation.” *Harmotta* at 841. Thus, proof of hills and ridges may not be required “when an icy condition is caused by the defendant’s neglect.” *Fritzky v. City of Pittsburgh*, 16 A.2d 422, 423 (Pa. 1940). Plaintiff argues that defendants are liable under a general theory of negligence because a human-made footprint in the snow is not an “entirely natural accumulation” and indicates some neglect on defendants’ part. Our Supreme Court has previously addressed and rejected an almost identical “footprint exception” argument, stating as follows:

[T]he burden is upon a plaintiff to prove not only that there was an accumulation of snow and ice on the sidewalk but that such accumulation, whether in the form of ridges or other elevations, was of such size and character to constitute a substantial obstruction to travel. **A mere uneven surface caused by persons walking on the snow and ice as it freezes will not constitute such an obstruction to travel.** In *Kohler et ux. v. Penn Township*, 305 Pa. 330, 332, 157 A. 681 (involving liability of a municipality rather than an abutting owner) the gen-

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eral principle is well expressed: ‘It is also true that ice when in the process of formation, or when softened by a rise in temperature will show footprints of the pedestrians who walk thereon, and thereby its surface will become uneven and rough. This is characteristic of all walks, and is as impossible to prevent, as is the presence of the ice. * * * Of course, where ice is suffered to remain upon a walk in substantial ridges that constitute an obstruction to travel, the municipality may be liable. *The ridge must be shown to be of such substantial size and character as to be a danger to the public, not a mere uneven surface caused by walking upon the ice. The proof must describe the alleged ridge as to size and character, and be such as to support a finding that it was a substantial obstruction to travel. Plaintiff does not meet the burden of proof by showing such surface, even though a witness may refer to it as consisting of little ridges or bumps.* * * * [citations omitted] *Rinaldi v. Levine*, 176 A.2d 623, 626 (Pa. 1962) (bolding supplied, italics in original).

Plaintiff has otherwise failed to point to any facts which would establish that snow and ice had accumulated on the outdoor ramp in ridges or elevations of such size and character as to unreasonably obstruct travel and constitute a danger to pedestrians. Accordingly, plaintiff’s action is barred by the “hills and ridges” doctrine.

Defendant lessee also moves for summary judgment against Defendant lessor on the ground that lessor was responsible under the lease to defend and indemnify it for its costs, including attorney’s fees, incurred as a result of defending the current action. Defendant lessor responds that, pursuant to mutual indemnification language of the lease, it has no duty to defend or indemnify lessee in this action.

A lease is in the nature of a contract and is controlled by principles of contract law. *Amoco Oil Co. v. Snyder*, 478 A.2d 795, 798 (Pa. 1984) (citations omitted). It is to be construed in accordance with the terms of the agreement as manifestly expressed. *Id.* In Pennsylvania, “[i]t is well established that the intent of the parties to a written contract is to be regarded as being embodied in the writing itself, and when the words are clear and unambiguous the intent is to be discovered only from the express language of the agreement.” *Stewart v. McChesney*, 444 A.2d 659, 661 (Pa. 1982) (citations omitted). See also, *Brotherton Constr. Co. v. Patterson-Emerson-Comstock, Inc.*, 178 A.2d 696, 697 (Pa. 1962) (in construing an indemnity agreement, as with any other contract, the court must determine the intentions of the parties).

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Contract interpretation, including of an indemnity clause, is a question of law. *Consol. Rail Corp. v. Delaware River Port Auth.*, 880 A.2d 628, 631-32 (Pa. Super. 2005). Indemnity agreements are to be narrowly interpreted in light of the parties' intentions as evidenced by the entire contract. *Id.* at 632 (citation omitted). Moreover, when interpreting the scope of an indemnification clause, the Court must consider the four corners of the agreement. *Id.* (citation omitted). Courts must strictly construe the scope of an indemnity agreement against the party seeking indemnification. See *Jacobs Constructors, Inc. v. NPS Energy Services, Inc.*, 264 F.3d 365, 371 (3d Cir.2001) (applying Pennsylvania law). If the indemnity clause is clear and unambiguous, the parties' intentions should be determined primarily by looking to the language in the agreement. *Id.* The parties' disagreement over the interpretation of the clause does not necessarily render the clause ambiguous. *Id.*

The duty to defend is separate and distinct from the duty to indemnify. *Jacobs* at 376 (citing *Erie Ins. Exch. v. Transamerica Ins. Co.*, 533 A.2d 1363, 1368 (Pa. 1987) (internal citations omitted)). The duty to defend is broader than the duty to indemnify and applies not only to claims that " 'are' or 'reasonably appear to be' within the scope of the indemnity obligation but also to claims that 'arguably are' or 'might be found to be' within that scope." *Step-Saver Data Sys., Inc. v. Wyse Tech.*, 912 F.2d 643, 650 (3d Cir. 1990). "In general, the duty to defend is triggered if the underlying complaint avers facts that would support indemnification under the agreement, and the indemnitor must defend until such time as the claim is confined to recovery that the contract does not cover." *Mace v. Atl. Ref. Mktg. Corp.*, 785 A.2d 491, 500 (Pa. 2001).

Pursuant to Article 10.2 of the parties' lease, lessor is required to indemnify lessee for its costs, including attorneys' fees, for all claims against the lessee (unless resulting from the negligence or misconduct of lessee or its agents, employees or invitees), arising from the repair or maintenance of the "Leased premises" or the "Land," which are the obligations of lessor. Under Article 6.1 of the lease, lessor is obligated to maintain and repair the "parking lots and all other common areas" on the "Leased premises." "Leased premises" is later defined in Article 1.1(e) as "the premises leased to Tenant pursuant to this Lease... composed of approximately 4,788 rentable square feet, but not more than, 4,900 rentable square feet." Additionally, Dr. Cary Cummings, on behalf of the lessor, confirmed lessor's defense and indemnity obligations at his deposition. (Cummings Dep. at 32-33)

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The record before the court thus unequivocally reveals that under the lease agreement, Defendant lessor was responsible for maintaining the areas outside of the leased premises, including the parking lots and all other common areas, where the pedestrian ramp was located. Consequently, under Article 10.2, lessor has the duty to defend lessee in this action, because plaintiff's Complaint asserts facts that would support indemnification under the lease. *Mace, supra*.

Lessor has suggested that it has no duty to defend and indemnify lessee because there is a mutual indemnification provision under Article 10.1 of the lease which cancels out any obligation it has under Article 10.2. Article 10. 1 provides, *inter alia*, as follows:

[t]enant shall indemnify and hold Landlord harmless from and against, to the extent not the Landlord's obligation under this Lease, all costs, damages, claims, liabilities and expenses (including attorneys' fees) suffered by or claimed against Landlord (unless resulting from the negligence or misconduct of Landlord, Landlord's agents, employees, or invitees)... arising out of or resulting from (i) use and occupancy of the Leased Premises by Tenant, (ii) repair or maintenance of the Leased Premises which are the obligations of the Tenant.

As set forth above, the maintenance of the pedestrian ramp, including snow and ice removal, was solely defendant lessor's obligation under the lease. Because the clear and unambiguous language of Article 10.1 reveals that it does not apply, I enter the following:

ORDER

AND NOW, this 31st day of May, 2013, the Motion for Summary Judgment filed jointly by Defendant Renal Care Group East, Inc. d/b/a Fresenius Medical Care City Line Dialysis and by Defendant Cummings Properties, seeking judgment on Plaintiff's claims, is hereby GRANTED. Plaintiff's Complaint is dismissed, with prejudice. In addition, the Motion for Summary filed by Defendant Renal Care Group East, Inc. d/b/a Fresenius Medical Care City Line Dialysis for Defense and Indemnification against Defendant Cummings Properties is hereby GRANTED.

SECOND PUBLICATION

Estate Notices

ESTATE OF VICKI F. CULTON, late of Williamstown Borough, Dauphin County, Pennsylvania (died May 13, 2013). Executrix: Ms. Janice M. Culton, 540 Deimler Drive, Harrisburg, PA 17111. Attorney: Gary L. Rothschild, Esq., 2215 Forest Hills Drive, Suite 35, Harrisburg, PA 17112. y12-26

ESTATE OF KAREN J. VAJDA, a/k/a KAREN JOYCE VAJDA, late of Middletown, Dauphin County, Pennsylvania (died June 12, 2013). Executrix: Jennifer M. Houser. Attorney: David C. Miller, Jr., Esq., 1100 Spring Garden Drive, Suite A, Middletown, PA 17057. y12-26

ESTATE OF JUDITH R. BOWMAN-FES-CHUK, late of the Township of Lower Paxton, Dauphin County, Pennsylvania (died May 13, 2013). Administrator: Nicole L. Maturo, 1610 Fishing Creek Valley Road, Harrisburg, PA 17112. Attorney: Chad D. Lubas, Esq., 2640 Westview Drive, Wyomissing, PA 19610. y12-26

ESTATE OF RUSSEL R. FELS, late of Susquehanna Township, Dauphin County, Pennsylvania. Executor: James M. Fels, 1025 Canter Court, Harrisburg, PA 17111-3210. Attorney: Steve C. Nicholas, Esq., Nicholas Law Offices, P.C., 2215 Forest Hills Drive, Suite 37, Harrisburg, PA 17112-1099. y12-26

ESTATE OF MARGARET A. REED, late of Susquehanna Township, Dauphin County, Pennsylvania (died May 2, 2013). Executor: Ernest S. Reed, 2880 Parkview Circle, Emmaus, PA 18049. Attorney: Gary L. Rothschild, Esq., 2215 Forest Hills Drive, Suite 35, Harrisburg, PA 17112. y12-26

ESTATE OF CALVIN H. FOLTZ, late of Middle Paxton Township, Dauphin County, Pennsylvania (died April 29, 2013). Executrix: Kathy L. Garman, 567 Dellville Dam Road, Shermans Dale, PA 17090. Attorney: Gary L. Rothschild, Esq., 2215 Forest Hills Drive, Suite 35, Harrisburg, PA 17112. y12-26

ESTATE OF HARRY W. FURST a/k/a HARRY WEEST FURST, late of Middletown Borough, Dauphin County, Pennsylvania (died May 21, 2013). Executor: Thomas Alan Furst, 920 N. Spring St., Middletown, PA 17057. Attorney: Kendra A. Mohr, Esq., Pannebaker & Mohr, P.C., 4000 Vine Street, Middletown, PA 17057. y12-26

ESTATE OF CARRIE M. BEAM, late of Susquehanna Township, Dauphin County, Pennsylvania. Co-Executors: W. Robert Beam, 128 Lesha Drive, Morrisville, Pennsylvania 19067 or Karen J. Gross, 354 Sheffield Circle, Palm Harbor, Florida 34683 or Edward D. Beam, 185 Laurel Drive, Mount Wolf, PA 17347. Attorney: Marlin R. McCaleb, Esq., 219 East Main Street, P.O. Box 230, Mechanicsburg, Pennsylvania 17055. y12-26

THIRD PUBLICATION

Estate Notices

ESTATE OF EDYTHE S. JOHNSON, late of Harrisburg, Dauphin County, Pennsylvania. Executor: Wesley H. Johnson, Jr., 807 N. 17th Street, Harrisburg, PA 17103. Attorney: Wesley H. Johnson, Jr., 807 N. 17th Street, Harrisburg, PA 17103. y5-y19

THIRD PUBLICATION

Estate Notices

ESTATE OF KIMBERLY A. ZIELINSKI
A/K/A KIMBERLY A. TAYLOR ZIELINSKI
late of Paxton Township. Executrix: Victoria
L. Myers c/o Thomas W. Bergen, Esq., 221
East Chestnut Street, Lancaster, PA 17602.
Attorneys: Hartman Underhill & Brubaker,
LLC. y5-y19

ESTATE OF JANICE L. EVANS, late of
Middle Paxton Township, Dauphin County,
Pennsylvania. Co-Executors: Ronald Evans,
Jr., 490 Misty Lane, Dauphin, PA 17018 and
Cindy Mumma, 310 Faculty Rd., Duncannon,
PA 17020. Attorney: Marlene Tremmel, Esq.,
Law Office of Marlene Tremmel, 1461 Pheasant
Hill Rd., Dauphin, PA 17018. y5-y19

ESTATE OF MARSHA L. BUSKEY, late
of Swatara Township, Harrisburg, Dauphin
County, Pennsylvania, (died 6/1/2013).
Executrix: Jennifer L. Russell. Attorney:
Vance E. Antonacci, Esq., McNeese Wallace &
Nurick LLC, 570 Lausch Lane, Suite 200,
Lancaster, PA 17601 y5-y19

ESTATE OF MARY JANE FREDRICK-
SEN, late of Harrisburg, Dauphin County,
Pennsylvania, (died June 3, 2013). Co-
Executors: Deborah S. Dewey And Richard E.
Connell c/o Richard E. Connell, Esq., Ball,
Murren & Connell, 2303 Market Street, Camp
Hill, Pa 17011. y5-y19

ESTATE OF JANEDA R. BARNETT
A/K/A JANEDA RAE BARNETT, late of
Dauphin County, Pennsylvania, (died: June
11, 2013). Executrix: Cheryl A. Orsinger;
Attorney: Patricia Carey Zucker, Esq., Daley
Zucker Meilton & Miner, LLC, 635 N. 12th
Street, Suite 101, Lemoyne, PA 17043.
y5-y19

ESTATE OF RUTH W. GEMORA, late of
Susquehanna Township, Dauphin County,
Pennsylvania, (died March 1, 2013). Executor:
Peter Gemora, 105 N. 38th Street, Harrisburg,
PA 17109. Attorney: James A. Ulsh, Esq., Mette,
Evans & Woodside, 3401 North Front Street,
Harrisburg, PA 17110. y5-y19

ESTATE OF ALICE M. DOWHOUER,
late of Derry Township, Dauphin County,
Pennsylvania (died June 8, 2013). Executrix:
Linda Caparella, JSDC Law Offices, 134
Sipe Avenue, Hummelstown, PA 17036.
Attorney: Gary L. James, Esq., JSDC Law
Offices, 134 Sipe Avenue, Hummelstown,
PA 17036. y5-y19

FIRST PUBLICATION

Corporate Notices

NOTICE IS HEREBY GIVEN that
**Raymond James Financial Services Advi-
sors, Inc.** a foreign business corporation in-
corporated under the laws of the State of
Florida, where its principal office is located
at 880 Carillon Parkway, St. Petersburg,
FL 33716, has applied for a Certificate of
Authority in Pennsylvania, where its regis-
tered office is located at 116 Pine Street, Suite
320, Harrisburg, PA17101.

The registered office of the corporation shall
be deemed for venue and official publication
purposes to be located in Dauphin County,
Pennsylvania. y19

NOTICE IS HEREBY GIVEN that
**McKesson Specialty Care Distribution
Corporation**, a foreign business corporation
incorporated under the laws of Delaware, with
its princ. office located at One Post St., San
Francisco, CA 94104, has applied for a
Certificate of Authority in Pennsylvania under
the PA Bus. Corp. Law of 1988. The commer-
cial 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. y19

FIRST PUBLICATION

Corporate Notices

NOTICE IS HEREBY GIVEN that **Comprehensive Health Insights, Inc.**, a foreign business corporation incorporated under the laws of Illinois, with its princ. office located at 500 W. Main Street, c/o Corporate Secretary, Louisville, KY 40202, 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. y19

NOTICE IS HEREBY GIVEN that **EMERGE, INC.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 14850 Highway 4 Ste. A #188, Discovery Bay, CA 94505, has applied for a Certificate of Authority in Pennsylvania under the PA Bus. Corp. Law of 1988. Fictitious Name: EMERGE NETWORKS, INC. 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. y19

NOTICE IS HEREBY GIVEN that a Certificate of Authority was filed in the Department of State of the Commonwealth of Pennsylvania for **Dipson Theatres, Inc.** The address of its principal office under the laws of its jurisdiction is 388 Evans Street, Williamsville, NY 14221. The commercial registered office provider is National Registered Agents, Inc. in Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provisions of 15 Pa. C.S. 4124(b). y19

NOTICE IS HEREBY GIVEN that **Hugo Boss Retail, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 2711 Centerville Rd., Ste. 400, Wilmington, DE 19808, 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. y19

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on 6/28/2013 under the Domestic Business Corporation Law, for **CTC FISHING SUPPLIES AND BOAT RENTALS, LTD.**, and the name and county of the commercial registered office provider is c/o: Corporation Service Co., Dauphin County. y19

NOTICE IS HEREBY GIVEN that **Fluid-Flow Products, Inc.**, a foreign business corporation incorporated under the laws of North Carolina, with its princ. office located at 2108 Crown View Dr., Charlotte, NC 28227, 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. y19

FIRST PUBLICATION

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 July 5, 2013, by **GLOB-AL MERCHANDISING SERVICES INC.**, a foreign corporation formed under the laws of the State of Delaware, where its principal office is located at 2711 Centerville Rd., Ste. 400, Wilmington, DE 19808, 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 Filings Incorporated, Dauphin County. y19

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on July 3, 2013, by **miAnalysis, Inc.**, a foreign corporation formed under the laws of the State of Delaware, where its principal office is located at 108 W. 13th St., Wilmington, DE 19801, 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 Filings Incorporated, Dauphin County. y19

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on July 2, 2013, by **Leeward Strategic Properties, Inc.**, a foreign corporation formed under the laws of the State of Delaware, where its principal office is located at 901 Main Ave., Norwalk, CT 06851, 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. y19

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on July 3, 2013, by **Cozzini Bros., Inc.**, a foreign corporation formed under the laws of the State of Illinois, where its principal office is located at 350 Howard Ave., Des Plaines, IL 60018, 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. y19

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on June 7, 2013, by **Inter-Exchange, Inc.**, a foreign corporation formed under the laws of the State of New York, where its principal office is located at 161 6th Ave., New York, NY 10013, 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. y19

FIRST PUBLICATION

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 July 1, 2013, by **BTMU Capital Leasing & Finance, Inc.**, a foreign corporation formed under the laws of the State of Delaware, where its principal office is located at 111 Huntington Ave., Boston, MA 02199, 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. y19

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of Section 4129 of the Business Corporation Law of 1988, **HotelWorks Corporation**, a corporation of the State of Kansas, with principal office located at 8100 E. 22nd St. N, Bldg. 500, Wichita, KS 67226, and having a Commercial Registered office Provider and county of venue as follows: National Registered Agents, Inc., Dauphin County, which on November 19, 1998, 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. y19

NOTICE IS HEREBY GIVEN that **Southern Spray Co.**, a foreign business corporation incorporated under the laws of Tennessee, with its princ. office located at 3765 Homewood Rd., Memphis, TN 38118, 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. y19

NOTICE IS HEREBY GIVEN that **ELEVATE HR, INC.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 1055 Parsippany Blv., Ste. 511, Parsippany, NJ 07054, 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. y19

NOTICE IS HEREBY GIVEN that, **ProTech Systems Group, Inc.**, a foreign business corporation under the laws of the State of Tennessee, where its principal office is located at 3350 Players Club Pkwy Suite 120, Memphis, TN 38125, 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. y19

NOTICE IS HEREBY GIVEN that **Terex Utilities, Inc.**, a foreign business corporation incorporated under the laws of Oregon, with its princ. office located at 12805 SW. 77th Pl., Tigard, OR 97223, 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. y19

FIRST PUBLICATION

Corporate Notices

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on July 1, 2013, with respect to a proposed non-profit corporation. **L&W Girls Softball**, which has been incorporated under the nonprofit Corporation Law of 1988. A brief summary of the purposes for which said corporation is organized is: Girls Softball Teams. y19

FIRST PUBLICATION

Fictitious Notices

NOTICE IS HEREBY GIVEN that an application for registration of a fictitious name, **JR Roofing** for the conduct of business in Dauphin County, Pennsylvania, with the principal place of business being 450 Indian Trail Rd., Lykens, Pa. 17048 was made to the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on the 10th day of July, 2013 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: Jacob Riehl 450 Indian Trail Rd, Lykens, Pa. 17048. y19

FIRST PUBLICATION

Miscellaneous Notices

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

NO. 2012-CV-3625-MF

NOTICE OF SHERIFF'S SALE

WELLS FARGO BANK, N.A., Plaintiff

vs.

**L. MICHELLE HUTCHINSON,
Defendant**

NOTICE TO:

L. MICHELLE HUTCHINSON

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

BEING Premises: 1605 North 2nd Street, Harrisburg, Pa 17102- 2403.

BEING in HARRISBURG CITY, County of DAUPHIN, Commonwealth of Pennsylvania, 12-008-077-000-0000.

Improvements consist of residential property.

SOLD AS the property of L. MICHELLE HUTCHINSON

Your house (real estate) at 1605 NORTH 2ND STREET, HARRISBURG, PA 17102-2403 is scheduled to be sold at the Sheriff's Sale on 10/10/2013 at 10:00 AM, at the DAUPHIN County Courthouse, 101 Market Street, Harrisburg, PA 17107-2012, to enforce the Court Judgment of \$84,050.39 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises.

y19 PHELAN HALLINAN, LLP

FIRST PUBLICATION

Miscellaneous Notices

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

NO. 2012-CV-7099-MF

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

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION,
PLAINTIFF**

vs.

**JUSTIN M. BARNES, IN HIS
CAPACITY AS ADMINISTRATOR AND
HEIR OF THE ESTATE OF DOROTHY
E. BARNES And UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
DOROTHY E. BARNES, DECEASED,
DEFENDANTS**

NOTICE TO:

**JUSTIN M. BARNES, IN HIS
CAPACITY AS ADMINISTRATOR
AND HEIR OF THE ESTATE OF
DOROTHY E. BARNES**

BEING Premises: 1322 CUMBERLAND
STREET, HARRISBURG, PA 17103-1128

BEING in CITY OF HARRISBURG,
County of DAUPHIN, Commonwealth of
Pennsylvania, 07-076-023-000-0000.

Improvements consist of residential property.
SOLD AS the property of JUSTIN
M. BARNES, IN HIS CAPACITY AS
ADMINISTRATOR AND HEIR OF THE
ESTATE OF DOROTHY E. BARNES
AND UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
DOROTHY E. BARNES, DECEASED.

Your house (real estate) at 1322 CUMBER-
LAND STREET, HARRISBURG, PA 17103-
1128 is scheduled to be sold at the Sheriff's
Sale on 10/10/2013 at 10:00 AM, at the
DAUPHIN County Courthouse, 101 Market
Street, Harrisburg, PA 17107-2012, to enforce
the Court Judgment of \$100,807.97 obtained
by, JPMORGAN CHASE BANK, NATION-
AL ASSOCIATION (the mortgagee), against
the above premises.

y19

PHELAN HALLINAN, LLP

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

**NO. 2013-CV-448 MF
CIVIL TERM IN
MORTGAGE FORECLOSURE**

**MEMBERS 1st FEDERAL
CREDIT UNION,
Plaintiff**

V.

**MATTHEW J. DUNLEAVY and
ROLAND ORIS,
Defendants**

TO: MATTHEW J. DUNLEAVY:

A Civil Complaint has been filed against
you by Members 1st Federal Credit Union in
the above captioned Mortgage Foreclosure ac-
tion, for the real property located at 1182
Main Street, Swatara Township, Dauphin
County, Pennsylvania 17113 at the above-cap-
tioned action. A copy of the Complaint may be
obtained by contacting the attorney listed
below or at the Dauphin County Courthouse.

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 by
the court 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**

FIRST PUBLICATION

Miscellaneous Notices

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

Christopher E. Rice, Esq.
MARTSON LAW OFFICES
10 E. High Street
Carlisle, PA 17013
717-243-3341

y19

IN THE COURT OF COMMON PLEAS
OF DAUPHIN COUNTY,
PENNSYLVANIA

DOCKET NO: 2013 CV 4325 NC

PETITION FOR CHANGE OF NAME

NOTICE

NOTICE IS HEREBY GIVEN that on June 10, 2013, the Petition of **Michael James Englund-Krieger a/k/a Michael James Krieger** was filed in the above named court, requesting a decree to change his name from **Michael James Englund-Krieger** to **Michael James Krieger**.

The Court has fixed Tuesday, August 13, 2013 in Courtroom No. 11, at 1:30 p.m., at the Juvenile Justice Center, 25 South Front Street, 7th Floor, 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.

y19

IN THE COURT OF COMMON PLEAS
OF DAUPHIN COUNTY,
PENNSYLVANIA

CIVIL ACTION - LAW

NO. 2013-CV-390-MF

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

**Deutsche Bank National Trust Company,
as Trustee for FFMLT TRUST 2004-FF3,
Mortgage Pass-Through Certificates,
Series 2004-FF3,**

Plaintiff

vs.

**Abby M. Malseed and
John C. Malseed, Jr.,**

Defendants

NOTICE OF SALE OF
REAL PROPERTY

To: Abby M. Malseed and John C. Malseed, Jr., Defendants, whose last known addresses are 3608 Centerfield Road, Harrisburg, PA 17109; 19 North 5th Street, Newport, PA 17074 and 5107 Haverford Road, Harrisburg, PA 17109.

Your house (real estate) at 3608 Centerfield Road, Harrisburg, PA 17109, is scheduled to be sold at the Sheriff's Sale on September 5th, 2013 (Postponed from July 11, 2013) at 10:00 a.m. in the Dauphin County Admin. Bldg., 4th Fl., 2nd & Market Streets, Commissioners Hearing Room, Harrisburg, PA 17101, to enforce the court judgment of \$95,162.78, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale. PROPERTY DESCRIPTION: ALL THAT CERTAIN TRACT OR PIECE OF LAND, SITUATE IN SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERN LINE OF CENTERFIELD ROAD AS LAID OUT ON PLAN OF SECTIONS "A" AND "B", COLONIAL GARDENS, RECORDED IN THE RECORDER'S

FIRST PUBLICATION

Miscellaneous Notices

OFFICE OF DAUPHIN COUNTY, PENNSYLVANIA, IN PLAN BOOK "J", PAGE 19, AND ANOTHER PORTION IN PLAN BOOK "J", PAGE 29, AS PROJECTED IN A WESTWARDLY DIRECTION TO A PUBLIC ROAD KNOWN AS 36TH STREET, SAID POINT BEING LOCATED TWO HUNDRED TWELVE AND FIVE-TENTHS (212.5) FEET EAST OF THE NORTHEAST CORNER OF SAID CENTERFIELD ROAD AS PROJECTED AND SAID 36TH STREET; THENCE NORTHWARDLY WITH RIGHT ANGLES FROM SAID CENTERFIELD ROAD ALONG THE EASTERN LINE OF LAND NOW OR FORMERLY OF IRENE B. BRESSLER, A DISTANCE OF ONE HUNDRED TWENTY (120) FEET TO A POINT; THENCE EASTWARDLY PARALLEL WITH THE NORTHERN LINE OF SAID CENTERFIELD ROAD A DISTANCE OF EIGHTY-FIVE (85) FEET TO A POINT; THENCE SOUTHWARDLY AT RIGHT ANGLES TO THE NORTHERN LINE OF SAID CENTERFIELD ROAD AND ALONG THE WESTERN LINE OF LAND NOW OR FORMERLY OF HARRY H. PETERS AND WIFE, A DISTANCE OF ONE HUNDRED TWENTY (120) FEET TO A POINT IN THE NORTHERN LINE OF SAID CENTERFIELD ROAD THENCE WESTWARDLY ALONG NORTHERN LINE OF SAID CENTERFIELD ROAD A DISTANCE OF EIGHTY-FIVE (85) FEET TO A POINT, THE PLACE OF BEGINNING. HAVING THEREON ERECTED A BRICK DWELLING HOUSE KNOWN AND NUMBERED AS 3608 CENTERFIELD ROAD. BEING THE SAME PREMISES WHICH WILLIAM C. DEMETRICIAN AND KELLY L. DEMETRICIAN BY INDENTURE DATED THE 31ST DAY OF MARCH A.D. 2003 AND RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF DAUPHIN, AFORESAID, IN DEED BOOK 4829 PAGE 424, GRANTED AND CONVEYED UNTO KELLY L. DEMETRI-

CIAN, IN FEE. EXCEPTING THEREOUT AND THEREFROM (IF ANY) THE PREMISES AS MORE FULLY DESCRIBED IN THE FOLLOWING DEED: NONE. BEING KNOWN AS: 3608 CENTERFIELD ROAD, HARRISBURG, PA 17109. PROPERTY ID NO.: 62-032-110-000-0000. TITLE TO SAID PREMISES IS VESTED IN JOHN C. MALSEED, JR., AND ABBY M. MALSEED BY DEED FROM KELLY L. DEMETRICIAN, AN UNMARRIED WOMAN DATED 02/24/2004 RECORDED 03/03/2004 IN DEED BOOK 5394 PAGE 058.

Udren Law Offices, P.C.
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003
856.482.6900

y19

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

NOTICE OF SHERIFF'S SALE

NO. 2012-CV-7079-MF

**SOVEREIGN BANK, N.A., FORMERLY
KNOWN AS SOVEREIGN BANK,**

Plaintiff

vs.

**JAMES M. DEETS and
MELISSA J. WEAVER,**

Defendants

NOTICE TO: JAMES M. DEETS

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

BEING Premises: 412 NORTH DUKE STREET, HUMMELSTOWN, PA 17036-9208.

BEING in SOUTH HANOVER TOWNSHIP, County of DAUPHIN, Commonwealth of Pennsylvania, 56-018-007-000-0000.

Improvements consist of residential property.

SOLD AS the property of JAMES M. DEETS and MELISSA J. WEAVER.

Your house (real estate) at 412 NORTH DUKE STREET, HUMMELSTOWN, PA

FIRST PUBLICATION

Miscellaneous Notices

17036-9208 is scheduled to be sold at the Sheriff's Sale on 10/10/2013 at 10:00 AM, at the DAUPHIN County Courthouse, 101 Market Street, Harrisburg, PA 17107-2012, to enforce the Court Judgment of \$156,041.27 obtained by, SOVEREIGN BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK (the mortgagee), against the above premises.

y19 PHELAN HALLINAN, LLP

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

NOTICE OF SHERIFF'S SALE

NO. 2012-CV-4502-MF

WELLS FARGO BANK, N.A.,

Plaintiff

vs.

LORI R. BUPP, Defendant

NOTICE TO: LORI R. BUPP

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

BEING Premises: 301 WEDGEWOOD ROAD, HARRISBURG, PA 17109-1918.

BEING in SUSQUEHANNA TOWNSHIP, County of DAUPHIN, Commonwealth of Pennsylvania, 62-031-102-000-0000.

Improvements consist of residential property.

SOLD AS the property of LORI R. BUPP.

Your house (real estate) at 301 WEDGEWOOD ROAD, HARRISBURG, PA 17109-1918 is scheduled to be sold at the Sheriff's Sale on 09/05/2013 at 10:00 AM, at the DAUPHIN County Courthouse, 101 Market Street, Harrisburg, PA 17107-2012, to enforce the Court Judgment of \$62,903.99 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises.

y19 PHELAN HALLINAN, LLP

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

NO. 2009 CV 17185 MF

NOTICE OF SHERIFF'S SALE

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION, S/B/M
CHASE HOME FINANCE, LLC, S/B/M
TO CHASE MANHATTAN
MORTGAGE CORPORATION,**

Plaintiff

vs.

SCOTT A. BINGAMAN,

Defendant

NOTICE TO: SCOTT A. BINGAMAN

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

BEING Premises: 120 WILSON STREET, MIDDLETOWN, PA 17057-1341.

BEING in MIDDLETOWN BOROUGH, County of DAUPHIN, Commonwealth of Pennsylvania, 41-017-014-000-0000.

Improvements consist of residential property.

SOLD AS the property of SCOTT A. BINGAMAN.

Your house (real estate) at 120 WILSON STREET, MIDDLETOWN, PA 17057-1341 is scheduled to be sold at the Sheriff's Sale on 10/10/2013 at 10:00 AM, at the DAUPHIN County Courthouse, 101 Market Street, Harrisburg, PA 17107-2012, to enforce the Court Judgment of \$47,178.24 obtained by, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M CHASE HOME FINANCE, LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION (the mortgagee), against the above premises.

y19 PHELAN HALLINAN, LLP

FIRST PUBLICATION

Miscellaneous Notices

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

ORPHANS' COURT DIVISION

**NOTICE OF HEARING TO
TERMINATE PARENTAL RIGHTS**

August 15, 2013

**Time 9:00 A.M. Carmelo Sobrado,
father and Maria Rivera, mother
Docket No. 30-Adopt-2013
In Re: Male child, RS,
born 04/11/2001**

**Maria Rivera, mother
Docket No. 31 -Adopt-2013
In Re: Female child, SS,
born 05/14/2004**

**Maria Rivera, mother
Docket No. 32-Adopt-2013
In Re: Male child, OR,
born 06/02/2006**

**Maria Rivera, mother
Docket No. 33-Adopt-2013
In Re: Female child, SR,
born 09/16/2007**

**Carmelo Sobrado, father, Unknown
Father and Maria Rivera, mother
Docket No. 47-Adopt-2013
In Re: Female child, DS,
born 03/26/1998**

A petition has been filed asking the Court to put an end to all rights you have to your child. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Dauphin County Juvenile Justice Center, 25 South Front Street, Harrisburg, Pennsylvania, in Courtroom 1, Seventh Floor, on the date and time specified. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at

the hearing by a lawyer. 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 to find out where you can get legal help. You are also warned that if you fail to file either an acknowledgement or paternity pursuant to 23 Pa.C.S.A. Section 5103 and fail to either appear at the hearing to object to the termination of your rights or file a written objection to such termination with the Court prior to be hearing, your rights may also be terminated under Pa.C.S.A. Section 2503(d) or Section 2504(c) of the Adoption Act.

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

y19

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

NOTICE OF SHERIFF'S SALE

**NO. 2012-CV-7069-MF
WELLS FARGO BANK, N.A., S/B/M
WELLS FARGO HOME MORTGAGE,
INC., Plaintiff**

vs.

**THOMAS A. RICHARDS, CYNTHIA M.
RICHARDS and ROBERT L. HEILIG,
Defendants**

NOTICE TO: ROBERT L. HEILIG

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

BEING Premises: 611 MARKET STREET,
LYKENS, PA 17048-1512.

BEING in LYKENS BOROUGH, County
of DAUPHIN, Commonwealth of Pennsyl-
vania, 37-006-061-000-0000.

Improvements consist of residential prop-
erty.

SOLD AS the property of THOMAS A.
RICHARDS, CYNTHIA M. RICHARDS and
ROBERT L. HEILIG.

Your house (real estate) at 611 MARKET
STREET, LYKENS, PA 17048-1512 is sched-

FIRST PUBLICATION

Miscellaneous Notices

uled to be sold at the Sheriff's Sale on 10/10/2013 at 10:00 AM, at the DAUPHIN County Courthouse, 101 Market Street, Harrisburg, PA 17107-2012, to enforce the Court Judgment of \$85,144.22 obtained by, WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC. (the mortgagee), against the above premises.
y19 PHELAN HALLINAN, LLP



Struggles can be overcome.

THOMAS T. FRAMPTON, ESQUIRE

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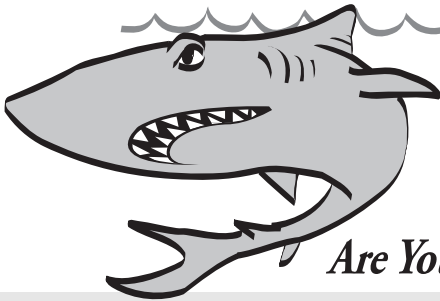
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REPORTING OF ERRORS IN ADVANCE SHEET

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

DAUPHIN COUNTY COURT SECTION

Opinions Not Yet Reported

BAR ASSOCIATION PAGE – Continued

MISCELLANEOUS SECTION

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

**AO NO. AO-10-2013
NO.: 0010-11-MD-2013**

**IN RE:
CRIME VICTIM'S COMPENSATION FUND
AND VICTIM WITNESS SERVICES FUND**

ADMINISTRATIVE ORDER OF COURT

AND NOW, TO WIT, this 12th day of July, 2013, this Court pursuant to Title 18, Section 11.1101, Costs, (a) **APPROVES** the increased assessment of the Crime Victim's Compensation Fund and Victim Witness Services Fund to a total of \$100.00, unless otherwise ordered by court. This cost shall be imposed at both the Magisterial District Courts (ungraded misdemeanors and misdemeanor 3) and the Common Pleas Court of the 12th Judicial District notwithstanding any statutory provision to the contrary.

Pursuant to Title 18, Section 11.1101 Costs (b) Disposition,

(1) Thirty-five dollars of the costs imposed under subsection (a)(1) and (2) plus 30% of the costs imposed under subsection (a)(1) which exceed \$60.00 (a total of \$47.00) shall be paid into the Crime Victim's Compensation Fund, and Twenty-five dollars of the costs imposed under subsection (a)(1) and (2) plus 70% of the costs imposed under subsection (a)(1) and (2) which exceed \$60.00 (a total of \$53.00) shall be paid into the Victim Witness Services Fund.

The costs assessed and collected under Section (b)(2) that exceed \$60.00 shall be returned by the Pennsylvania Commission on Crime and Delinquency to the County of Dauphin for victim witness services.

IT IS ORDERED that this Administrative Order shall be effective thirty (30) days after the publication thereof in the Pennsylvania Bulletin, and shall govern all matters then pending.

IT IS FURTHER ORDERED that in accordance with Pa.R.Crim.P. 105, that District Court Administrator shall:

- (a) File seven (7) certified copies hereof with the Administrative Office of Pennsylvania Courts,
- (b) Distribution two (2) certified copies hereof to the Legislative Reference Bureau for publication in the Pennsylvania Bulletin,
- (c) File one(1) certified copy hereof with the Criminal Procedural Rules Committee,
- (d) Cause a copy hereby to be published in the Dauphin County Reporter once a week for two successive weeks at the expense of the County of Dauphin, and
- (e) Supervise the distribution hereof to all Judges and all members of the Criminal Bar of this Court.

BY THE COURT:

Todd A. Hoover, President Judge

BAR ASSOCIATION PAGE – Continued

MISCELLANEOUS SECTION

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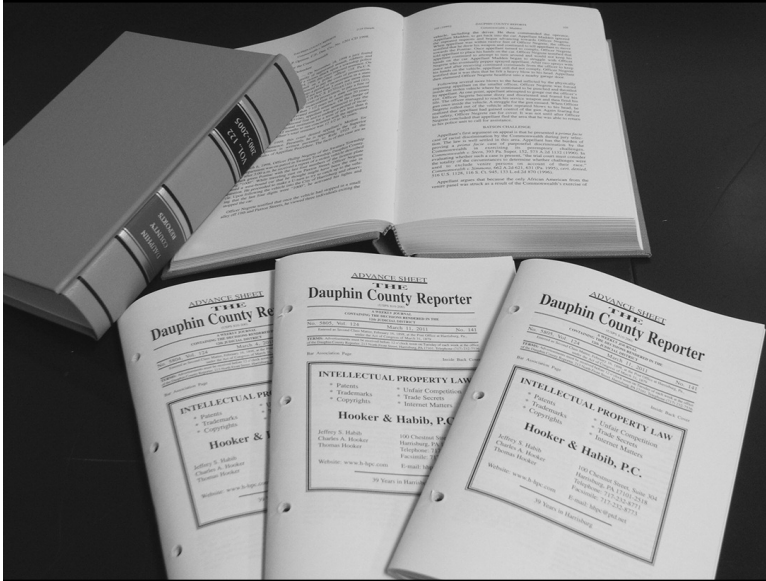
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