



# Dauphin County Reporter ADVANCE SHEET

(USPS 810-200)

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

No. 6121 Vol. 126

November 10, 2017

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

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Bar Association Page

Back Pages



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

ELIZABETH G. SIMCOX  
Executive Director  
KENDRA HEINBAUGH  
Office Manager  
BRIDGETTE L. HILBISH  
CLE Coordinator/Reporter Designer

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### Estate Notices

#### DECEDENTS ESTATES

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

#### FIRST PUBLICATION

### Estate Notices

ESTATE OF LURA L. BARRICK, (died: October 7, 2017), late of Derry Township, Dauphin County, Pennsylvania. Executor: Steven R. Barrick, c/o Edward P. Seeber, Esquire, JSDC Law Offices, Suite C-400, 555 Gettysburg Pike, Mechanicsburg, PA 17055, 717-533-3280. n10-24

ESTATE OF LEROY RONALD SLICK, late of the Borough of Middletown, Dauphin County, Pennsylvania. Administrator: Benjamin J. Butler, 1007 Mumma Road, Suite 101, Lemoyne, PA 17043. Attorney: Butler Law Firm, 1007 Mumma Road, Suite 101, Lemoyne, PA 17043. n10-24

ESTATE OF WAYNE E. MATSON, (died: September 21, 2017), late of Pen brook Borough, Dauphin County, Pennsylvania. Personal Representative: Charlene R. Dietrich or David L. Dietrich, Sr., 705 Blue Eagle Avenue, Harrisburg, PA. Attorney: Jean D. Seibert, Esquire CALDWELL & KEARNS, PC, 3631 N. Front St. Harrisburg, PA 17110. n10-24

ESTATE OF ELENORE U. BARNHART, late of Middletown Borough, Dauphin County, Pennsylvania. Executrix: Sharon B. Duncan, 7577 Morning Star Avenue, Harrisburg, PA 17112. n10-24

ESTATE OF WENDELL W. McCORMICK, a/k/a WENDALL W. McCORMICK, (died: October 21, 2017), late of Steelton Borough, Dauphin County, Pennsylvania. Co-Executors: Lisa M. Crosson-Sadler, 34 Sweetberry Court, Alpharetta, GA 30005; William McCormick, Jr., 513A Piney Grove Road, Kernersville, NC 27285. Attorney: Elizabeth H. Feather, Esquire, Caldwell & Kearns, P.C., 3631 North Front Street, Harrisburg, PA 17110, (717) 232-7661. n10-24

ESTATE OF ROBERT STEVENS FULLER, a/k/a ROBERT S. FULLER, (died: October 18, 2017), late of Harrisburg City, Dauphin County, Pennsylvania. Executrix: Elizabeth H. Feather, Esq., Caldwell & Kearns, P.C., 3631 North Front Street, Harrisburg, PA 17110, (717) 232-7661. n10-24

## FIRST PUBLICATION

### Estate Notices

ESTATE OF REBA M. HENDERSON, (died: October 10, 2017), late of Lower Swatara Township, Dauphin County, Pennsylvania. Co-Executors: Shawn A. Henderson, 4 Ray Road, Middletown, 17057 or Mark E. Henderson, 82 Springers Lane, New Cumberland, PA or Attorney: Jean D. Seibert, Esquire, CALDWELL & KEARNS, PC, 3631 N. Front Street. Harrisburg, PA 17110. n10-24

ESTATE OF E. LOUISE HEPSCHMIDT, (died: October 3, 2017), late of City of Harrisburg, Dauphin County, PA. Executrix: Vicky Ann Trimmer; Attorney: Vicky Ann Trimmer, Esquire, Daley Zucker Meilton & Miner, LLC, 635 N. 12th Street, Suite 101, Lemoyne, PA 17043. n10-24

ESTATE OF MARSHA A. GARNER, (died: October 24, 2017), late of Lower Paxton Township, Dauphin County, Pennsylvania. Personal Representative Brendon R. Garner, 106 Kittochtinny Drive, Marysville, PA 17053 or to Attorney: Jean D. Seibert, Esquire, CALDWELL & KEARNS, PC, 3631 North Front Street, Harrisburg, PA 17110. n10-24

ESTATE OF SELMA R. GALE, died: September 16, 2017), late of Dauphin County, Pennsylvania. Executor: Joseph J. Brilla, Jr., 4430 Union Deposit Road, Harrisburg, PA 17111-2908. Attorney: Debra K. Wallet, Esquire, 24 North 32nd Street, Camp Hill, PA 17011. n10-24

## SECOND PUBLICATION

### Estate Notices

ESTATE OF EVELYN O. SHADE, (died: October 6, 2017), late of the Township of Washington, County of Dauphin, Pennsylvania. Co-Executors: Walter D. Shade, Jr., P.O. Box 154, Specktown Road, Gratz, Pennsylvania 17030; Richard A. Shade, 282 Roller Road, Elizabethville, Pennsylvania 17023; Attorney: Joseph D. Kerwin, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethville, Pennsylvania 17023. n3-17

ESTATE OF JOAN A. HOWER, late of Juniata Township, Perry County, Pennsylvania. Executrix: Marion Shuman c/o Attorney: Melanie Walz Scaringi, Esquire, Scaringi & Scaringi, P.C., 2000 Linglestown Road, Suite 106, Harrisburg, PA 17110. n3-17

ESTATE OF DEBRA ANN GARCIA, late of the County of Dauphin and Commonweath of Pennsylvania. Executrix: Sandra Lee Garcia, 18 Kennedy Lane, Steelton, PA 17113. n3-17

ESTATE OF HELEN L. STEELE, a/k/a HELEN LOUISE STEELE, late of Penn Township, Perry County, Pennsylvania. Executor: Mildred R. Bell c/o Attorney: Melanie Walz Scaringi, Esquire, Scaringi & Scaringi, P.C., 2000 Linglestown Road, Suite 106, Harrisburg, PA 17110. n3-17

ESTATE OF RITA J. MESSERSMITH a/k/a RITA JANE MESSERSMITH, (died: October 6, 2017), late of Dauphin County, Pennsylvania. Executrix: Debra Boyanowski, 667 East Main Street, Annville, PA, 17003. Attorney: Steven J. Schiffman, Esq., SCHIFFMAN, SHERIDAN & BROWN, P.C., 2080 Linglestown Road, Suite 201, Harrisburg, PA 17110. n3-17

ESTATE OF HELEN L. KNOUFF, (died: August 18, 2017), late of Jackson Township. Executor: William H. Knouff, II, 25 Mini Drive, Halifax, PA 17032. Attorney: Robert G. Radebach, Esquire, 912 North River Road, Halifax, PA 17032. n3-17

## THIRD PUBLICATION

### Estate Notices

ESTATE OF ELIZABETH A. FITE, late of Middle Paxton Township, Dauphin County, Pennsylvania. Executor: Ronald G. Fite, 1111 Victor Lane, Dauphin, PA 17018. Attorney: Earl Richard Etzweiler, Esquire, 105 N. Front Street, Harrisburg, PA 17101, (717) 234-5600. o27-n10

ESTATE OF ROBERT EARL MCGOWAN, (died: August 29, 2017), late of the City of Harrisburg, Dauphin County, Pennsylvania. Administratrix: Sharon McGowan, 4400 Pheasant Hill Road, Apartment 137, Harrisburg, PA 17112 or to Attorney: Charles E. Petrie, 3528 Brisbane Street, Harrisburg, PA 17111. o27-n10

ESTATE OF ELAINE M. KARL, (died: September 22, 2017), late of Lower Paxton Township, Dauphin County. Executor: Philip Karl, c/o Steven R. Blair, Esquire, 650 Delp Road, Lancaster, PA 17601. Attorney: Steven R. Blair. o27-n10

ESTATE OF FRANCES LUCILLE NOON, (died: July 18, 2017), late of Lower Swatara Township, Dauphin County, Pennsylvania. Administratrix: Lisa R. Henderson, c/o Pannebaker & Mohr, P.C., 4000 Vine Street, Suite 101, Middletown, PA 17057 or to Attorney: Kendra A. Mohr, Esq., Pannebaker & Mohr, P.C., 4000 Vine Street, Suite 101, Middletown, PA 17057. o27-n10

### THIRD PUBLICATION

#### Estate Notices

ESTATE OF RICHARD E. MENEAR, JR., (died: September 5, 2017), late of Lower Swatara Township, Dauphin County, Pennsylvania. Executrix: Marilyn K. Demey, 1962 Oberlin Road, Harrisburg, PA 17111 or to Attorney: Jean D. Seibert, Esquire, CALDWELL & KEARNS, PC, 3631 North Front Street, Harrisburg, PA 17110.

o27-n10

ESTATE OF MARCIA A. MIHALCIK, (died: April 20, 2017), late of Dauphin County, Pennsylvania. Executrix: Jennifer M. Enders, 1135 Terry Drive, Harrisburg, PA 17113. Attorney: Adam R. Deluca, Esquire, 61 West Louther Street, Carlisle, PA 17013.

o27-n10

ESTATE OF BARBARA C. WRIGHTSTONE, (died: August 13, 2017), late of Susquehanna Twsp, Dauphin County, Pennsylvania. Administrator: Linda J. Olsen, c/o Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110 or to Estate of Barbara C. Wrightstone, c/o Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110.

o27-n10

### FIRST PUBLICATION

#### Corporate Notices

NOTICE IS HEREBY GIVEN THAT, on November 6, 2017, Articles of Incorporation were filed with the Department of State for **Ciarrocchi Family Foundation**, a nonprofit corporation organized under the Pennsylvania Nonprofit Corporation Law of 1988, exclusively for charitable purposes.

FOX ROTHSCHILD LLP, Solicitors  
747 Constitution Dr., Ste. 100  
P.O. Box 673  
n10 Exton, PA 19341-0673

NOTICE IS HEREBY GIVEN that **Multi-Health Systems Inc.**, a foreign business corporation, has applied for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The corporation is incorporated under the laws of the Country of Canada. The address of its principal office under the laws of said jurisdiction is 3770 Victoria Park Avenue, Toronto, Ontario, Canada M2H 3M6 and subject to section 109, the address, including street and number, if any, of its proposed registered office in Pennsylvania is CT Corporation System, 600 N. 2nd St, Suite 401, Harrisburg, PA 17101. n10

NOTICE IS HEREBY GIVEN THAT, on 10/27/17, Articles of Incorporation were filed with the Department of State for **PA Integrity PAC, Inc.**, a nonprofit corporation organized under the Pennsylvania Nonprofit Corporation Law of 1988, exclusively for charitable purposes.

Kleinbard LLC, Solicitors  
One Liberty Pl., 46th Fl.  
n10 Philadelphia, PA 19103

NOTICE IS HEREBY GIVEN that **Virtustream, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 4800 Montgomery Ln., Ste. 1100, Bethesda, MD 20814, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The commercial registered office provider in PA is c/o: Corporation Service Co., and shall be deemed for venue and official publication purposes to be located in Dauphin County. n10

NOTICE IS HEREBY GIVEN that **SolarWorld Americas Inc.**, a foreign business corporation incorporated under the laws of Oregon, with its princ. office located at 25300 NW Evergreen Rd., Hillsboro, OR 97124, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The street address in the association's jurisdiction of formation is 1127 Broadway St. NE, Ste. 300, Salem, OR 97301. The commercial registered office provider in PA is c/o: Corporation Service Co., and shall be deemed for venue and official publication purposes to be located in Dauphin County. n10

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on October 18, 2017 with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation of a proposed business corporation to be organized under the 1988 Pennsylvania Business Corporation Law of the Commonwealth of Pennsylvania. The name of the corporation is **The Brats Grille, Inc.** The registered office is at 3867 A Derry Street, Harrisburg, Dauphin County, Pennsylvania 17111. The purpose of the corporation is: To conduct a licensed restaurant business and all other lawful business in the Commonwealth of Pennsylvania and elsewhere for which corporations may be incorporated under the Pennsylvania Business Corporation Law.

Steve C. Nicholas, Esquire  
Nicholas Law Offices, P.C.  
2215 Forest Hills Drive, Suite 37  
Harrisburg, PA 17112-1099  
n10 (717) 540-7746

**FIRST PUBLICATION**

Corporate Notices

NOTICE IS HEREBY GIVEN that, pursuant to the Business Corporation Law of 1988, **Jazz Pharmaceuticals (EUSA Pharma USA) Inc.**, a corporation incorporated under the laws of the State of Delaware, intends to withdraw from doing business in Pennsylvania. The address of its principal office in its jurisdiction of incorporation is 251 Little Falls Dr., Wilmington, DE 19808, and the name of its commercial registered office provider in Pennsylvania is United States Corporation Company. n10

NOTICE IS HEREBY GIVEN that **Arnold Scott Harris, P.C.** a foreign business corporation incorporated under the laws of the State of Illinois, received a Certificate of Authority in Pennsylvania on 12/22/2011 and surrenders its certificate of authority to do business in Pennsylvania.

Its last registered office in this Commonwealth was located at 2595 Interstate Drive, Suite 103, Harrisburg, PA 17110 and its last registered office of the corporation shall be deemed for venue and official publication purposes to be located in Dauphin County, Pennsylvania.

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

The post office address, including street and number, if any, to which process may be sent in an action or proceeding upon any liability incurred before any liability incurred before the filing of the application for termination of authority is 111 W. Jackson Blvd. Suite 600, Chicago, IL 60604. n10

NOTICE IS HEREBY GIVEN that **Truck Insurance Mart, Inc.**, a foreign corporation formed under the laws of the State of Kansas, where its principal office is located at 10027 Woodend Rd., Edwardsville, KS 66111, has or will register to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on October 27, 2017, under the provisions of the Pennsylvania Business Corporation Law of 1988. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located at c/o Business Filings Incorporated, Dauphin County. n10

NOTICE IS HEREBY GIVEN by **National Penn Leasing Company**, a Pennsylvania business corporation that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania. n10

NOTICE IS HEREBY GIVEN that **Up-Rite Systems, Inc.** filed a foreign registration statement with the Commonwealth of Pennsylvania. The address of the principal office is 5480 Lakeview Rd., Springfield, TN 37172. The commercial registered office provider is in care of First Corporate Solutions, Inc. in Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provisions of 15 Pa. C.S. 412. n10

NOTICE IS HEREBY GIVEN that **Greystone Real Estate Advisors, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 111 Rockville Pike, Ste. 1150, Rockville, MD 20850, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The commercial registered office provider in PA is c/o: Corporation Service Co., and shall be deemed for venue and official publication purposes to be located in Dauphin County. n10

NOTICE IS HEREBY GIVEN that **Yield Solutions Group, LLC**, a foreign business limited liability company has applied for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Pennsylvania Association Transactions Act (15 Pa. C.S. § 6124). The corporation is incorporated under the laws of the State of Colorado. The address of its principal office under the laws of said jurisdiction is 7555 E. Hampden Ave., #500, Denver, CO 80231, and the address, including street and number, if any, of its proposed registered office (name of its commercial registered officer provider) in Pennsylvania is Corporation Service Company, 2595 Interstate Dr. #103, Harrisburg, PA 17110. n10

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about October 27, 2017, for a foreign corporation with a registered address in the state of Pennsylvania as follows: **M & M Industries, Inc.** dba in PA as M & M Industries (PA), Inc. c/o National Registered Agents, Inc.

This corporation is incorporated under the laws of Tennessee.

The address of its principal office is 316 Corporate PL, Chattanooga, TN 37419.

The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. n10

**FIRST PUBLICATION**

**Corporate Notices**

NOTICE IS HEREBY GIVEN that **Fletchline, Inc.** filed a foreign registration statement with the Commonwealth of Pennsylvania. The address of the principal office is 5480 Lakeview Rd., Springfield, TN 37172. The commercial registered office provider is in care of First Corporate Solutions, Inc. in Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provisions of 15 Pa. C.S. 412. n10

NOTICE IS HEREBY GIVEN that an application was made to the Dept. of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 10/30117 by **Cosmetic Solutions.com Corp.**, a foreign corporation formed under the laws of the State of New York where its principal office is located at 50 Ramland Rd., Orangeburg, NY 10962, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988. n10

NOTICE IS HEREBY GIVEN that **Repsol Service Company**, a foreign business corporation incorporated under the laws of Texas, with its princ. office located at 2455 Technology Forest Blvd., The Woodlands, TX 77381, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The street address in the association's jurisdiction of formation is 211 E. 7th St., Ste. 620, Austin, TX 78701-3218. The commercial registered office provider in PA is c/o: Corporation Service Co., and shall be deemed for venue and official publication purposes to be located in Dauphin County. n10

**FIRST PUBLICATION**

**Fictitious Name Notices**

NOTICE IS HEREBY GIVEN that an application for registration of a fictitious name, **L Crummel Solutions**, for the conduct of business in Dauphin County, Pennsylvania, with the principal place of business being 3806 Hillcrest Rd, Harrisburg, PA 17109 was made to the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on the 31st day of October, 2017 pursuant to the Act of Assembly of December 16, 1982, Act 295.

The name and address of the only person or persons owning or interested in the said business are: Lakeyshia Crummel, 3806 Hillcrest Rd, Harrisburg, PA 17109. n10

NOTICE IS HEREBY GIVEN that an application for registration of a fictitious name, **REFI-JET.COM** for the conduct of business in Dauphin County, Pennsylvania, with the principal place of business being 7555 E. Hampden Ave. #500, Denver, CO 80231, was made to the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on the 18th day of October, 2017 pursuant to the Act of Assembly of December 16, 1982, Act 295.

The name and address of the only person or persons owning or interested in the said business are: Yield Solutions Group, LLC, 7555 E. Hampden Avenue, #500, Denver, CO 80231. n10

**FIRST PUBLICATION**

**Miscellaneous Notices**

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

**NO. 2017-CV-05128-MF**

**CIVIL ACTION-LAW**

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

**JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION SUCCESSOR BY MERGER  
TO CHASE HOME FINANCE LLC,  
SUCCESSOR BY MERGER TO CHASE  
MANHATTAN MORTGAGE  
CORPORATION, PLAINTIFF  
VS.  
JOSEPH S. GUNTER, DEFENDANT**

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

TO: Joseph S. Gunter, Defendant, whose last known address is 575 Second Street, Highspire, PA 17034.

Your house (real estate) at: 575 Second Street, Highspire, PA 17034, 30-028-006-000-0000, is scheduled to be sold at Sheriff's Sale on January 18, 2018, at 10:00AM, at Dauphin County Admin. Bldg., 4th Fl., Commissioners Hearing Rm., Market Sq. (former Mellon Bank Bldg.), Harrisburg, PA 17101, to enforce the court judgment of \$64,102.08, obtained by JPMorgan Chase Bank, National Association successor by merger to Chase Home Finance LLC, successor by merger to Chase Manhattan Mortgage Corporation (the mortgagee) against you.

**FIRST PUBLICATION**

**Miscellaneous Notices**

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

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

1. The sale will be cancelled if you pay back to JPMorgan Chase Bank, National Association successor by merger to Chase Home Finance LLC, successor by merger to Chase Manhattan Mortgage Corporation, the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

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 be able to stop the sale through other legal proceedings.

4. 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 below 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**

5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800.

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

7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 717-255-2660.

8. 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.

9. 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.

10. 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 no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the 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 the date of filing of said schedule.

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

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

Dauphin County Local Counsel/  
Dauphin County Lawyer Referral Service  
213 N. Front St.  
Harrisburg, PA 17101  
717-232-7536

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Christopher A. DeNardo, Kristen D. Little,  
Kevin S. Frankel, Samantha Gable, Daniel T. Lutz,  
Leslie J. Rase, Alison H. Tulio &  
Katherine M. Wolf  
Attys. for Plaintiff  
SHAPIRO & DeNARDO, LLC  
3600 Horizon Dr., Ste. 150  
King of Prussia, PA 19406  
n10 610-278-6800

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

**NUMBER 2017-CV-1751-MF**

**CIVIL ACTION LAW**

**LSF9 MASTER PARTICIPATION TRUST,  
PLAINTIFF  
VS.  
NANCY A. MILLER, DEFENDANT**

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

To: Nancy A. Miller

Your house (real estate) at **210 Center Street, Millersburg, Pennsylvania 17061** is scheduled to be sold at Sheriff's Sale on **January 18, 2018 at 10:00 a.m.** at Dauphin County Administration Building, Corners of Second and Market Streets, Commissioners Hearing Room, Harrisburg, Pennsylvania 17101 to enforce the court judgment of \$73,001.26 obtained by LSF9 Master Participation Trust against the above premises.

**FIRST PUBLICATION**

**Miscellaneous Notices**

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

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

1. The sale will be canceled if you pay to LSF9 Master Participation Trust the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

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

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

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

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

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

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

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

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

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

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

days after the posting of the schedule of distribution.

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

MCCABE, WEISBERG & CONWAY, LLC  
Attorneys for Plaintiff  
123 S. Broad Street, Suite 1400  
Philadelphia, PA 19109  
215-790-1010

n10

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

**NO.: 2016-CV-8100-MF**

**CIVIL ACTION/ COMPLAINT IN**  
**MORTGAGE FORECLOSURE**

**WELLS FARGO BANK, N.A., PLAINTIFF**  
**VS.**  
**MISHELLE DUPREE , DEFENDANTS**

TO: Mishelle Dupree

PREMISES SUBJECT TO FORECLOSURE: 263 Delaware Street, Harrisburg, PA 17102-2268

**NOTICE**

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

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE



**FIRST PUBLICATION**

**Miscellaneous Notices**

THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral and Information Service  
Dauphin County Lawyer Referral Services  
213 N. Front Street  
Harrisburg, PA 17101  
717-232-7536

MILSTEAD & ASSOCIATES, LLC  
By: Bernadette Irace, Esquire  
Attorney ID#3130081  
1 E. Stow Road  
Marlton, NJ 08053  
Attorney for Plaintiff  
(856) 482-1400  
File No. 219141-1

n10

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

**NO. 2017-CV-5082-MF**

**NOTICE OF SHERIFF'S SALE**

**U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR RESIDENTIAL ASSET  
MORTGAGE PRODUCTS, INC.,  
MORTGAGE ASSET-BACKED PASS-  
-THROUGH CERTIFICATES, SERIES  
2005-EFC7, PLAINTIFF**

**VS.  
PAMELA J. CUNKLE AND  
TIMOTHY W. PRITCHARD,  
DEFENDANT(S)**

NOTICE TO: PAMELA J. CUNKLE and TIMOTHY W. PRITCHARD

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

Being Premises: 5545 PINE STREET, HARRISBURG, PA 17112-4016

Being in LOWER PAXTON TOWNSHIP, County of DAUPHIN, Commonwealth of Pennsylvania, 35-044-205-000-0000

Improvements consist of residential property.  
Sold as the property of PAMELA J. CUNKLE and TIMOTHY W. PRITCHARD

Your house (real estate) at 5545 PINE STREET, HARRISBURG, PA 17112-4016 is scheduled to be sold at the Sheriff's Sale on 01/18/2018 at 10:00 AM, at the DAUPHIN County Courthouse, 101 Market Street, Room 104, Harrisburg, PA 17107-2012, to enforce the Court Judgment of \$130,084.22 obtained by, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-EFC7 (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND  
& JONES, LLP  
n10 Attorney for Plaintiff

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

**NO. 2016-CV-5672-EJ**

**CIVIL ACTION – WRIT OF POSSESSION**

**OCWEN LOAN SERVICING, LLC,  
PLAINTIFF  
VS.**

**NORVELLA LOGAN A/K/A NORVELLA W.  
LOGAN AND JOHN DOE, DEFENDANTS**

To: Norvella Logan a/k/a Norvella W. Logan and John Doe, Defendants, whose last known address is 2144 Swatara Street, Harrisburg, PA 17104.

Take notice that a Complaint in Ejectment has been filed against you in the above-named Court. Plaintiff became the equitable owner of premises of 2144 Swatara Street, Harrisburg, PA 17104, as a result of foreclosure and judicial sale by the Sheriff of Dauphin County on 6/28/16. The Defendants, Norvella Logan a/k/a Norvella W. Logan and John Doe, are occupying the said premises without right, and so far as the Plaintiff is informed, without claim of title. Plaintiff has demanded possession of the said premises from the said Defendants, who have refused to deliver up possession of the same. WHEREFORE, Plaintiff respectfully requests issuance of writ for immediate possession of the Foreclosed Premises.

**NOTICE**

**YOU HAVE BEEN SUED IN COURT.** If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set for against you. You are warned that if you fail to do so the case may proceed without you and a

**FIRST PUBLICATION**

Miscellaneous Notices

judgement 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.

Dauphin County Lawyer Referral Service  
213 N. Front St.  
Harrisburg, PA 17101  
717-232-7536

M. TROY FREEDMAN, Atty. for Plaintiff  
STERN & EISENBERG, PC  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
215-572-8111

n10

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

**NO. 2017-CV-05358-EJ**

**CIVIL ACTION-LAW**

**NOTICE OF ACTION IN EJECTMENT**

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

**GEORGE D. KINDERMAN, ANNA MARIE  
ZIMMERMAN AND OCCUPANTS,  
DEFENDANTS**

To the Defendants, George D. Kinderman, Anna Marie Zimmerman and Occupants: TAKE NOTICE THAT THE Plaintiff, JPMorgan Chase Bank, National Association, has filed an Ejectment action, as to the property known as 300 Fox Street, Harrisburg, PA 17109, as captioned above.

**NOTICE**

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE

MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Dauphin County Lawyer Referral Service  
213 N. Front St.  
Harrisburg, PA 17101

Christopher A. DeNardo, Kristen D. Little,  
Kevin S. Frankel, Samantha Gable, Daniel T. Lutz,  
Leslie J. Rase, Alison H. Tulio &  
Katherine M. Wolf  
Attys. for Plaintiff  
Shapiro & DeNardo, LLC  
3600 Horizon Dr., Ste. 150  
King of Prussia, PA 19406  
610-278-6800

n10

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

**NO. 2017-CV-5150-MF**

**CIVIL ACTION – LAW**

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

**SANTANDER BANK, N.A., PLAINTIFF  
VS.**

**JEREMY MICHAEL BRINK A/K/A JEREMY  
M. BRINK, IN HIS CAPACITY AS  
EXECUTOR AND DEVISEE OF THE  
ESTATE OF DONALD L. BRINK, JR A/K/A  
DONALD LEE BRINK, JR**

**MEREDITH DAWN BRINK A/K/A  
MEREDITH D. BRINK, IN HER CAPACITY  
AS DEVISEE OF THE ESTATE OF DONALD  
L. BRINK, JR A/K/A DONALD LEE BRINK,  
JR**

**GARRETT JOSEPH BRINK A/K/A  
GARRETT J. BRINK, IN HIS CAPACITY AS  
DEVISEE OF THE ESTATE OF DONALD L.  
BRINK, JR A/K/A DONALD LEE BRINK, JR**

**JENNIFER K. BRINK, IN HER CAPACITY  
AS HEIR OF ADAM PAUL BRINK A/K/A**

**FIRST PUBLICATION**

**Miscellaneous Notices**

**ADAM P. BRINK, DECEASED DEVISEE OF THE ESTATE OF DONALD L. BRINK, JR A/K/A DONALD LEE BRINK, JR**

**TAYLOR M. BRINK, IN HER CAPACITY AS HEIR OF ADAM PAUL BRINK A/K/A ADAM P. BRINK, DECEASED DEVISEE OF THE ESTATE OF DONALD L. BRINK, JR A/K/A DONALD LEE BRINK, JR**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ADAM PAUL BRINK A/K/A ADAM P. BRINK, DECEASED DEVISEE OF THE ESTATE OF DONALD L. BRINK, JR A/K/A DONALD LEE BRINK, JR, DEFENDANTS**

**NOTICE**

To GARRETT JOSEPH BRINK A/K/A GARRETT J. BRINK, in his capacity as Devisee of the Estate of DONALD L. BRINK, JR A/K/A DONALD LEE BRINK, JR

You are hereby notified that on July 12, 2017, Plaintiff, SANTANDER BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of DAUPHIN County Pennsylvania, docketed to No. 2017-CV-5150-MF. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 600 YALE STREET 406, A/K/A 600 YALE STREET UNIT 406, HARRISBURG, PA 17111-2553 whereupon your property would be sold by the Sheriff of DAUPHIN County.

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

**NOTICE**

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

**YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

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

**NO. 2017-CV-5778-MF**

**CIVIL ACTION – LAW**

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

**WELLS FARGO BANK, N.A., PLAINTIFF VS.**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CLYDE C. MORROW A/K/A CLYDE MORROW, DECEASED, DEFENDANT**

**NOTICE**

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CLYDE C. MORROW A/K/A CLYDE MORROW, DECEASED

You are hereby notified that on August 9, 2017, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of DAUPHIN County Pennsylvania, docketed to No. 2017-CV-5778-MF. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 3619 NORTH FOURTH STREET, A/K/A 3619 NORTH 4TH STREET, HARRISBURG, PA 17110-1511 whereupon your property would be sold by the Sheriff of DAUPHIN County.

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

**NOTICE**

**FIRST PUBLICATION**

**Miscellaneous Notices**

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

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

DAUPHIN COUNTY  
LAWYER REFERRAL SERVICE  
213 NORTH FRONT STREET  
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(717) 232-7536

n10

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

**NO. 2017-CV-3524-MF**

**NOTICE OF SHERIFF'S SALE**

**HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-HE4, ASSET BACKED PASS THROUGH CERTIFICATES, PLAINTIFF**

**VS.**

**DJENABOU DIALLO and CHAD SHULL, DEFENDANT(S)**

NOTICE TO: CHAD SHULL and DJENABOU DIALLO A/K/A DJENABOU C. DIALLO

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

Being Premises: 2705 CANBY STREET, HARRISBURG, PA 17103-2036

Being in PENBROOK BOROUGH, County of DAUPHIN, Commonwealth of Pennsylvania, 490140110000000

Improvements consist of residential property. Sold as the property of DJENABOU DIALLO and CHAD SHULL

Your house (real estate) at 2705 CANBY STREET, HARRISBURG, PA 17103-2036 is scheduled to be sold at the Sheriff's Sale on 01/18/2018 at 10:00 AM, at the DAUPHIN County Courthouse, 101 Market Street, Room 104, Harrisburg, PA 17107-2012, to enforce the Court Judgment of \$210,275.97 obtained by, HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-HE4, ASSET BACKED PASS THROUGH CERTIFICATES (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND  
& JONES, LLP

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Attorney for Plaintiff

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

**NO. 2017-CV-05883**

**CIVIL ACTION – LAW**

**NOTICE OF ACTION IN QUIET TITLE**

**BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP, PLAINTIFF**

**VS.**

**HECTOR M. RAMOS  
MAGDELI RAMOS**

**DANA ROACH, IN HER CAPACITY AS HEIR OF RUTH S. ROACH, DECEASED  
THELMA ROACH-SERRY, IN HER CAPACITY AS HEIR OF RUTH S. ROACH, DECEASED**

**ERLE STANLEY ROACH, IN HIS CAPACITY AS HEIR OF RUTH S. ROACH, DECEASED**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RUTH S. ROACH, DECEASED, DEFENDANTS**

**NOTICE**

To DANA ROACH, in her capacity as Heir of RUTH S. ROACH, Deceased and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL

**FIRST PUBLICATION**

Miscellaneous Notices

PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RUTH S. ROACH, DECEASED

You are hereby notified that on 08/14/2017, Plaintiff, BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP, filed a Quiet Title Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of DAUPHIN County Pennsylvania, docketed to No. 2017-CV-05883. Wherein Plaintiff seeks to satisfy a lien on the property located at 449 LINCOLN STREET, STEELTON, PA 17113-1833 and confirm BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP is the holder of a first priority mortgage on the Property.

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

**NOTICE**

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

**YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

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

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**THIRD PUBLICATION**

Miscellaneous Notices

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

**NO.: 2017-CV-6278-MU**

**CIVIL DIVISION**

**LOWER PAXTON TOWNSHIP AUTHORITY  
425 PRINCE STREET, SUITE 139**

**HARRISBURG, PA 17109, PLAINTIFF**

**VS.**

**BRIAN G. DEAN AND**

**DIERDRA R. DEAN**

**1328 ALBANY ROAD**

**HARRISBURG, PA 17109**

**PARCEL# 35-015-121, DEFENDANT**

WRIT OF SCIRE FACIAS

TO: BRIAN G. DEAN AND DIERDRA R. DEAN:

WHEREAS, Lower Paxton Township Authority, on August 29, 2017, filed its claim in the Court of Common Pleas of Dauphin County at Municipal Claim No. 2017-CV-6278-MU for the sum of \$2,417.26, plus interest, penalties, additional sewer charges, additional attorney's fees and costs and collection fees, for sewer rents due said Lower Paxton Township Authority, said Claim filed against property owned by you in Lower Paxton Township, located at 1328 Albany Road, Harrisburg, Pennsylvania 17109, as more particularly described in said Claim, and said property being further described in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, Instrument No. 20070046586 owned or reputed to be owned by you;

WHEREAS, we have been given to understand that said Claim is still due and unpaid, and remains a lien against the said property;

NOW, you are hereby notified to file your Affidavit of Defense to said Claim, if defense you have thereto, in the Office of the Prothonotary of our said Court, within fifteen (15) days after the service of this Writ upon you. If no Affidavit of Defense is filed within said time, Judgment may be entered against you for the whole Claim, and the property described in the Claim be sold to recover the amount thereof.

WITNESS the Honorable Richard A. Lewis, President Judge of our said court this 15th day of September 2017.

Stephen E. Farina (SEAL)  
PROTHONOTARY

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

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

**REPORTING OF ERRORS IN ADVANCE SHEET**

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

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

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

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The Judges have completed the **SEPTEMBER 2017** civil jury term. Two civil cases reached verdict during the September civil term and the summary is as follows:

**AARON REED and ADRIELLE REED, husband and wife v. SCOTT KEPNER and CYNTHIA KEPNER (2015 CV 05318)**

This is a trip and fall case that occurred at the Defendants' home on Halloween night. The trip and fall allegedly occurred because the Defendants had displayed the use of a fog machine and both the fog and the irritation to Plaintiff Aaron Reed's eyes caused him to fall off a step at the end of the walkway to the sidewalk. Plaintiff suffered a left knee patella tendon rupture requiring surgery and follow up arthroscopic surgery due to scar tissue.

At trial, the jury determined that Plaintiffs did not prove that Plaintiff Aaron Reed suffered injury/harm as a result of Defendants' negligence.

**Judge:** Senior Judge John Kuhn

**Counsel for Plaintiffs:** Michael W. Landis, Esquire

**Counsel for Defendant:** Timothy J. McMahon, Esquire

**Verdict:** Defendants

**CLARE M. RHOADS, AS PARENT AND NATURAL GUARDIAN OF L.C., A MINOR v. SANDRA E. HOOPS, CNM; STEPHEN L. SEGRAVE-DALY, M.D.; EMMA G. CARGADOLEYNES, D.O.; WOMEN FIRST OBSTETRICS & GYNECOLOGY, P.C. (2014 CV 03096)**

This is a jury trial that was tried during the September 2017 term. The case resulted in a defense verdict with the jury answering Question 1: NO as to whether any of the Defendants treatment and care fell below the applicable standard of care (negligence).

This case involved the birth of L.C. in September 2012 and focused on labor and delivery with the critical time period being in the afternoon and evening of September 28, 2012. Plaintiff during labor had what is known as a "hand presentation" where the medical providers could see/feel the hand in the birth canal. Eventually, because labor did not progress, a "C" section was done at approximately 8:00 p.m. The minor had a compartment injury on the right arm.

While there were numerous pre-trial motions/motions in limine, the principal one was the defense argued that testimony concerning fetal monitoring strips should not be presented to the jury. The defense argued that fetal monitoring strips are used to determine if the baby is suffering from a lack of oxygen – hypoxic event – that could lead to brain damage. It is well recognized that fetal monitoring strips are used for that purpose and may require an immediate "C" section to prevent an hypoxic event. There was a dispute between the experts whether the fetal monitoring strips were such that a "C" section should have been ordered for that purpose.

The Plaintiff's expert report so indicated. The defense argued because there was no hypoxic injury to this baby, that testimony concerning fetal monitoring strips should be excluded from the jury. The defense initially filed this motion under "Frye" but the Court believed that it was not a "Frye" motion but one of relevance. Ultimately the Court allowed the testimony because it was Plaintiff's position that the combination of fetal monitoring strips and lack of progress during labor required an order for a "C" section sooner than was ordered.

The Plaintiff argued that if a "C" section was done at 4:30 p.m. instead of at 8:30 p.m. the compartment injury to the arm and hand would have been prevented.

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

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Since the plaintiff's theory of liability was that a "C" section should have been ordered the Court granted motion of Defendant Hoops for non-suit. Nurse Hoops was a mid-wife and could not order a "C" section.

Two days after birth, the baby underwent a surgical procedure called a "release." There was little if any evidence that the Plaintiff's minor continued to suffer any ill effect from the compartment injury and surgery.

Another issue in the case was whether the Plaintiff had presented enough evidence on causation to present it to the jury. The Court believed it was an extremely close question nonetheless allowed the issue to go to the jury.

Below are the names of the Experts, their various specialties and the parties on behalf of whom they testified:

Jill Mauldin, OB/GYN on behalf of Plaintiff on liability  
Fred Guckas OB/GYN defense expert  
Benjamin Chang, MD, Plastic surgeon/hand specialist defense expert (a renowned expert who performed 1st hand transplant in the world)

**Judge:** Judge Andrew H. Dowling  
**Counsel for Plaintiffs:** Richard C. Angino, Esquire  
**Counsel for Defendants:** Leigh A. J. Ellis, Esquire, for Defendant Sandra E. Hoops, CNM  
Daniel L. Grill, Esquire, for Defendant Stephen L. Segrave-Daly, M.D.  
Michael D. Pipa, Esquire, for Defendants Emma G. Cargado-Laynes, D.O.  
and Women First Obstetrics & Gynecology, P.C.

**Verdict:** Defendants

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**2018 HEARING DATES (INCLUDES ANNUALS)**

January 9, 2018	August 21, 2018	September 27, 2018
February 13,2018	August 23, 2018	
March 13, 2018	August 28, 2018	October 4, 2018
April 10, 2018	August 30, 2018	October 9, 2018
May 8, 2018	September 4, 2018	October 11, 2018
June 12, 2018	September 6, 2018	October 16, 2018
July 10, 2018	September 11, 2018	October 18, 2018
August 7, 2018	September 13, 2018	October 23, 2018
August 9, 2018	September 18, 2018	October 25, 2018
August 14, 2018	September 20, 2018	October 30, 2018
August 16, 2018	September 25, 2018	<b>November 13, 2018</b>
		December 11, 2018

**NOVEMBER 13, 2018 – Certification of Numbers**



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

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**NOTICE:**

Effective NOVEMBER 13, 2017, pursuant to ACTS 40 & 44 of 2017, the JCS/ATJ/CJEA Surcharge will increase from \$35.50 to \$40.25.

n10

JEAN MARFIZO KING  
REGISTER OF WILLS/CLERK OF THE ORPHANS' COURT

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**LEGAL/ADMINISTRATIVE ASSISTANT:** Harrisburg Law Firm is seeking a legal/administrative assistant with strong typing and computer skills. Experience in Microsoft Office and Word Perfect required. Law office experience, paralegal training and/or experience and knowledge of court filings (electronic and in person) is preferred. Litigation and Family Law experience would be advantageous. Duties include general administrative support, file management, dictation, time entries/billing, answering phones and interaction with courts, government agencies and clients. Competitive salary and benefits. Please send cover letter, salary requirement and resume to Dauphin County Reporter, Attn: Box A, 213 North Front Street, Harrisburg, PA 17101. n3-17

**PART-TIME ATTORNEYS:** Dauphin County Court is seeking resumes for part-time attorneys to represent alleged incapacitated persons in guardianship proceedings. The attorney would be responsible for meeting with the alleged incapacitated person and representing them in the guardianship hearing before the judge. Please send a cover letter and resume to Judge Lewis at [ckiner@dauphinc.org](mailto:ckiner@dauphinc.org). n3-17

**ASSISTANT COUNTY SOLICITOR: COUNTY OF LANCASTER, PENNSYLVANIA:** Will work closely with the County Solicitor, Board of Commissioners, department heads, and other County officials; the Assistant Solicitor will be responsible to provide and/or supervise a full range of legal services relating to County operations under the direction of the County Solicitor. Qualified candidates will have a JD Degree from an accredited law school, admission to the Pennsylvania Bar (or able to promptly obtain such admission through waiver of bar examination), and two or more years of relevant legal experience. For a detailed job description and application, refer to [www.co.lancaster.pa.us](http://www.co.lancaster.pa.us). n3-17

**MEDICAL MALPRACTICE PARALEGAL:** Camp Hill office of large multi-state law firm is seeking a full-time medical malpractice paralegal to support busy attorney. Minimum of five (5) years of litigation experience required with medical knowledge. Job duties may include: Procuring, indexing, analyzing and summarizing medical records and depositions; Scheduling depositions and meetings; Drafting and answering discovery; Drafting pleadings; General investigative work; Medical and legal research; Assisting with trial preparation; Manage files and documents; Perform additional duties as required. The ideal candidate will be highly organized, a self-starter and possess excellent organizational, decision-making and communication skills. Candidate must be proficient in Word (including spreadsheet preparation), Outlook and West Law. Competitive salary and benefits. Send cover letter, resume and past employer references to [agayman@margolisedelstein.com](mailto:agayman@margolisedelstein.com). n3-17

**ATTORNEY – WALTERS & GALLOWAY, PLLC:** Walters & Galloway, PLLC is expanding its practice and is seeking an attorney who is interested in working in a general practice firm and engaging with the downtown Mechanicsburg community. The ideal candidate should have up to 3-years of experience and be interested in various legal practice areas. Candidates must be licensed to practice law in Pennsylvania and be committed to providing premium legal services to our clients. Interested applicants should send cover letter, resume, and references to [nora@waltersgalloway.com](mailto:nora@waltersgalloway.com). n10-24

**FILE CLERK/RECEPTIONIST:** Camp Hill office of large multi-state law firm is seeking a part-time file clerk/receptionist to work approximately 25-28 hours per week. Job duties include greeting clients, answering phones, filing and ordering supplies for office. Candidate must be familiar with use of basic office equipment, computer literate and proficient in Microsoft Word and Outlook. Competitive salary and benefits. Send cover letter and resume to [agayman@margolisedelstein.com](mailto:agayman@margolisedelstein.com). n10-24

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

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**LEGAL ASSISTANT – WALTERS & GALLOWAY, PLLC:** Downtown Mechanicsburg law firm is seeking a full-time legal assistant to support various legal practice areas. Responsibilities and qualifications include a knowledge, understanding, and compliance of real estate settlement practices and estate administration procedures; the ability to remain organized and multi-task in a fast-paced environment; be accountable for all decisions, actions, and directives with respect to job responsibilities; and follow up in a timely manner to ensure customer satisfaction. Applicants should have proficient personal computer skills, including Microsoft Office and Excel; be able to answer telephones and greet clients as they enter the office; have excellent interpersonal, written and oral communication skills; can adapt to a flexible schedule and work in a team fostered environment; can maintain the highest level of confidentiality. Interested candidates should e-mail their cover letter and resume to [nora@waltersgalloway.com](mailto:nora@waltersgalloway.com). n10-24

**LEGAL SECRETARY – CAMP HILL, PA:** The law firm of Margolis Edelstein seeks a full-time Legal Secretary with 3-5 years of experience in Insurance Defense to join its Camp Hill, PA office. Job Description: Perform secretarial and clerical duties including,; Maintain attorney diary system; Open mail for attorney; Answer telephone, giving non-legal information when possible, refer call to attorney and take messages; Scan documents into document management system; Occasionally prepare correspondence on own initiative for approval of lawyer and prepare legal documents as required; Maintain files, assisting with filing or request file clerk assistance; Schedule depositions and various other meetings and appointments; In emergency may have to deliver or collect documents for attorney at courthouse, other law offices, etc.; Make travel arrangements and hotel reservations for attorney; Perform additional duties as required. Minimum Requirements: Must have 3-5 years of experience in Insurance Defense. Candidate must have proven track record of organization skills, possess excellent typing skills, possess a keen eye for detail, and have the ability to prioritize, multitask, and work in a team environment; Must be proficient in Microsoft Office Suite and Outlook; Must be able to communicate with clients and co-workers effectively and efficiently. Firm offers a sound future, competitive salary, and an excellent benefits package. Qualified candidates should submit cover letter and resume to [agayman@margolisedelstein.com](mailto:agayman@margolisedelstein.com) for consideration. n10-24

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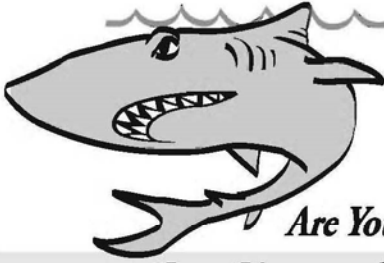
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