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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 ELLA G. HANKERSON, (died: January 23, 2017), late of Steelton Borough, Dauphin County. Executrix: Almeta Grant, 2633 Lexington Street, Harrisburg, PA 17110. Attorney: Clayton A. Lingg, Esquire, Mooney & Associates, 230 York Street, Hanover, PA 17331.

m12-26

ESTATE OF ALICE M. DILLON a/k/a ALICE DILLON, (died: March 13, 2017), late of Swatara Township, Dauphin County, Pennsylvania. Executrix: Gloria A. Shawcross of Enola, Pennsylvania. Attorney: Jacqueline A. Kelly, Esquire, Jan L. Brown & Associates, 845 Sir Thomas Court, Suite 12, Harrisburg, PA 17109; 717-541-5550.

m12-26

ESTATE OF AGNES M. KITLAN, (died: March 18, 2017), late of Lower Swatara Township, Dauphin County, Pennsylvania. Executor: David P. Kitlan, 968 Carter Cove, Hummelstown, Pennsylvania 17036; Attorney: Terrence J. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023.

m12-26

ESTATE OF FRANK RAYMOND CANIGLIA a/k/a FRANK R. CANIGLIA, late of 3903 Hickory Hill Road, Harrisburg, Pennsylvania, 17109. Administrator: Concetto G. Caniglia, 7605 Aynlee Way, Harrisburg, Pennsylvania, 17112. Attorney: John R. Beinhaus, Esquire, 3964 Lexington Street, Harrisburg, PA 17109.

m12-26

ESTATE OF ESTHER L. TETER, late of Middle Paxton Township, Dauphin County and Commonwealth of Pennsylvania. Executor: Larry E. Teter, 1011 Mountain Road, Dauphin, PA 17018. Attorney: Gerald J. Shekletski, Esquire, Stone LaFaver & Shekletski, P.O. Box E, New Cumberland, PA 17070.

m12-26

ESTATE OF JEANE C. NOWICKI of Hummelstown, Dauphin County, Pennsylvania. Executrix: Pamela D. Austin, 608 W. 2nd Street, Hummelstown, PA 17036. Attorney: Howard B. Krug, Esquire, PURCELL KRUG & HALLER, 1719 North Front Street, Harrisburg, PA 17102. m12-26

ORDER

AND NOW, this 15th day of March, 2017, upon consideration of Defendants' Motion to Strike and for Injunctive Relief, the Contested Motion of Defendants to Dismiss Frivolous Pro Se Litigation, For an Injunction and Sanctions, and after conducting a hearing on November 30, 2016, it is hereby ORDERED as follows:

1. The Prothonotary of Dauphin County is directed to STRIKE the lis pendens;
2. This action is DISMISSED WITH PREJUDICE;
3. Plaintiff, Robert M. Mumma, II, is ENJOINED from pursuing additional pro se litigation either in his own name or purported by or on behalf of Kim Company, Pennsylvania Supply Company or Pennsy Supply, against the Defendants or related parties including D-E Distribution, the Martial Trust under the will of Robert M. Mumma, deceased, Mumma Realty Associates, Mumma Realty Associates, Inc., the Residual Trust under the will of Robert M. Mumma, deceased, the Estate of Barbara McK. Mumma, Inc. or Lisa M. Morgan and George W. Hadley, Jr., Trustees of the Barbara McKimmie Mumma Trust dated April 13, 2000;
4. Plaintiff, Robert M. Mumma, II, is ORDERED to pay fifty percent of the costs and fifty percent of Defendants' counsel fees associated and incurred to defend this current action;
5. A Hearing to determine Defendants' costs and counsel fees associated with and incurred to defend this current action is scheduled for April 13, 2017 at 9:00 a.m. in Courtroom #6 of the Dauphin County Courthouse.

McFarland LP v. City of Harrisburg**Municipal Corporations - Local Agency Appeal - Condemnation Order**

Petitioner was ordered by a City Codes Bureau to correct or remediate violations resulting from the collapse of a retaining wall and surface parking lot, which were located adjacent to Petitioner's 8-Unit Apartment Building. Upon receipt of the Condemnation Order, Petitioner requested a hearing with the Codes Bureau, and disavowed any ownership of or responsibility for the collapse of the wall. After a brief hearing, the members of the Hearing Board voted unanimously to uphold the Condemnation Order.

1. A Condemnation Order can only be issued against the legal owner of a property. No person/entity other than the legal owner of a property bears the potential and significant burden of having to comply with a Condemnation Order with respect to a parcel of real property so condemned.

2. Legal ownership of property is a required and most essential legal predicate to any valid determination to sustain a Condemnation Order, and also affects any appeal process flowing from such a decision. A Court cannot determine whether a valid Condemnation Order was issued, or could be issued, unless and until that ownership issue is resolved.

3. Ownership of real property has many benefits under the law, but such ownership may also subject an owner to some significant duties, obligations and burdens as well.

Petition for Review. C.P., Dau. Co., No. 2016 CV 9177 MD. Limited Remand ordered.

Adam G. Klein, for the Petitioner

Neil A. Grover, for Respondent City of Harrisburg

James L. Cowden, for Harrisburg Building and Housing Code Board of Appeals

Clark, S.J., May 3, 2017

INTRODUCTION

PRESENTLY PENDING BEFORE THIS COURT is a Petition For Review (hereinafter the “Petition”) pursuant to what is commonly known as the Local Agency Law of our Commonwealth (2 Pa.C.S.A. §152, as amended, and Pa.R.A.P. 1511). The Petitioner, McFarland, LP, (hereinafter “McFarland” or “Petitioner”) seeks relief from Condemnation Order No. 2016-029 (hereinafter “Order” or “Condemnation Order”) issued on June 27, 2016 by the City of Harrisburg, Dauphin County, Pennsylvania (hereinafter “City”) acting by and through its Department of Public Safety, Bureau of Codes Administration (hereinafter “Codes Bureau”) whereby McFarland was ordered to forthwith (specifically within 15 days) commence to obtain required permits and certifications, and within 10 days thereafter to commence work to correct or otherwise remediate the noticed violations set forth in that Order. The primary objective of that Order concerned a collapse of a foundation/retaining wall (hereinafter the “Wall” or “Collapsed Wall”) which abuts an 8-Unit Apartment Building (hereinafter the 8-Unit Building) located at 200 Crescent Street in the City, and which Wall was the primary westerly supporting structure for a surface parking lot (hereinafter “Surface Lot”) located immediately adjacent to and northerly to the 8-Unit Building. It appears, at this juncture, that McFarland owns the 8-Unit Building, and has not contested its ownership of the same. However, the ownership of the Surface Lot and its westerly supporting Wall is very much in contention. Incredibly, no evidence of the legal ownership of the parcel of land upon which the Surface Lot or the Wall was/is located was introduced into evidence during the subsequent administrative hearing proceedings, as will be hereinafter discussed at length.

The initial occurrence giving rise to the ultimate issuance of the Order occurred on May 5, 2016 when the said Wall collapsed in a westerly direction, toward Cameron Street, and which initial collapse caused significant portions of the earthen and stone fill behind that Wall to be dislodged and likewise fall in the collapse and onto an adjacent property located to the immediate west on Cameron Street. The earthen and stone fill located behind the easterly face of the Wall (and likely the Wall itself) form the supporting structures for the Surface Lot, and when those supporting structures gave way, a significant portion of the westerly side of the Surface Lot also collapsed and fell into the rubble.

The initial collapse of the Wall was followed, on June 25, 2016, by a further and more significant collapse of the Wall, the earthen and stone fill, and the asphalt paving material on the Surface Lot. This second collapse, and its cascading debris field, resulted, *inter alia*, in significant, indeed catastrophic, damages to an adjacent business entity located beneath the westerly face of the Wall on Cameron Street, known as Howard Tire & Auto. The property involved in the collapse, i.e., the Wall, supporting earthen and stone fill, and large portions of the asphalt paving of the Surface Lot (and a single passenger automobile which was swept away in the collapse) remain, to this day, in their final resting place primarily on top of the Howard Tire & Auto warehouse buildings, and have been so situated since June 25, 2016.

When McFarland received the Condemnation Order, it took exception to that Order and filed a Request For Hearing (hereinafter “Hearing Request”) on July 12, 2016 with the City Codes Bureau. Such

appeals are heard by the mayoral-appointed, local agency, administrative body known as the City of Harrisburg Building And Housing Code Board Of Appeal (hereinafter the “Hearing Board”).

THE HEARING REQUEST & PROCESS

In order to initiate that Hearing Request, McFarland, acting by and through its legal counsel, Adam G. Klein, Esquire (hereinafter “Attorney Klein”) utilized the City’s pre-prepared, two-page, request form (hereinafter “Form” or “Request Form”), wherein the name of the principal officer of the Petitioner, Mr. Adam Dohany, and other pertinent information (i.e., property location, type of Code Action being appealed, etc.) was furnished as requested on the first page of that Form. On the second page of that Form, the appealing person/entity was directed to provide the reason(s) for the appeal and to likewise cite to the City Codes violation(s) alleged to be in dispute. In response to that page-two directive, McFarland stated the following:

“McFarland is not liable for the condition of the property that resulted from the collapse of the adjacent wall. **McFarland LP neither owns the collapsed wall in question nor is liable for the wall’s failure.** Furthermore, the building located at 200 Crescent Street is not an immediate danger to the public as outlined in Harrisburg Ordinance Section 108.0, Subsection 108.1.1 and/or Section 8-107, Section 109.0.” (emphasis supplied).

McFarland’s disclaimer of Wall ownership on July 12, 2016 became a critical issue in this case, and remains so to this very day. Clearly, the City and its Code Bureau were put on formal notice by McFarland that it (McFarland) was disavowing any ownership of or responsibility for the collapse of the Wall. It is the unequivocal disclaimer of ownership of the Wall by McFarland, and the subsequent failure of the City and the Hearing Board to address, clearly, firmly and unequivocally that disclaimer of ownership of the Wall by McFarland that now compels the action we take today.

HEARING BOARD PROCEEDING & DECISION

On Thursday, October 27, 2016, at 5:45 P.M., the Hearing Board convened and commenced its adjudicatory proceedings to address McFarland’s asserted Exceptions to the Order. In that proceeding, the City and its Codes Bureau were represented by the City Solicitor, Neil A. Grover, Esquire (hereinafter “Attorney Grover”). McFarland was represented by Attorney Klein. The Hearing Board, which was then comprised of a Chairwoman, and three (3) other members, was advised and guided by its Solicitors, James L. Cowden, Esquire and Catherine E. Rowe, Esquire (hereinafter “Attorney Cowden” and “Attorney Rowe,” respectively). The proceedings were rather brief, and concluded (including a deliberation session among the Hearing Board members) at 7:11 P.M. that same evening following a unanimous vote (4 – 0) to uphold and sustain the Condemnation Order previously issued by the Codes Bureau on June 27, 2016.

Thereafter, on November 10, 2016, the Hearing Board, acting by and through its Chairwoman and under her signature, executed a formal written Decision of the Hearing Board (hereinafter “Decision”)

which set forth the findings of facts, conclusions of law made by the Hearing Board, and also discussed the various Local Ordinances of the City Property Maintenance Code that the Hearing Board found to be pertinent to its determination to affirm and sustain the Order. Unfortunately, it is a portion of that written Decision of the Hearing Board, coupled with the aforementioned disclaimer of Wall ownership by McFarland that creates a fatal, albeit possibly temporary and curable, flaw in the record of the appeal proceedings and the present Decision of that Hearing Board, all of which now confronts this Court.

THE DILEMMA – WHO OWNS THE WALL?

A thorough review and re-review of the certified record of this case yields an essential and unanswered question – namely, who is the legal owner of that Wall? In most Local Agency Appeal proceedings involving Condemnation Orders, and similar types of local agency Codes enforcement action, the legal owner of a condemned property is not a disputed issue. However, due to the natural topography and physical location of the ground and structures thereon which are involved in this dispute, coupled with a historic component that dates back to the time of the Civil War, the actual owner of the collapsed Wall and adjacent Surface Lot have come into serious, indeed foundational, contention. Without establishing the legal ownership of the Wall, no valid adjudication of the correctness of the Condemnation Order can possibly be made by the Hearing Board!

It is beyond cavil that the law of our Commonwealth requires that a Condemnation Order can only be issued against the legal owner of a property (there are a very few and rare exceptions to that rule of law which involve tenancy issues, which types of issues are not at all involved in this case). Once McFarland filed its Hearing Request wherein it unequivocally put the City on notice of a dispute of ownership of the Wall, the City was obligated to meet that evidentiary burden, as part of its case-in-chief, during the proceedings before the Hearing Board. So far, the City has failed to meet that evidentiary burden by conclusively establishing McFarland's ownership of the Wall. It is axiomatic under the law of our Commonwealth (and a brief exercise in logical reasoning as well) that no person/entity other than the legal owner of a property bears the potential and significant burden of having to comply with a Condemnation Order with respect to a parcel of real property so condemned.

It is with equal significance and force that we also state that McFarland's present appeal of the City's Condemnation Order does NOT involve the issues of how or why the Wall collapsed, nor who might be responsible/liable for that occurrence. Those collateral issues of how, why or who are simply not part of the instant determination. Of course, McFarland, through its legal counsel, Attorney Klein, has attempted to raise such how, why and who types of issues during the course of the proceedings, in an apparent effort to assist and advance the ultimate position of his client, McFarland. And it is almost a certainty that resolution of those how, why and who issues will need to be resolved in another, future, proceeding(s) – but NOT as part of this appeal of the Condemnation Order.

Ownership of real property has many benefits under the law, but such ownership may also subject an owner to some significant duties, obligations and burdens as well. The presently litigated

Condemnation Order is one of those fundamental possible burdens. For the purposes of the instant appeal pending before this Court, it is irrelevant as to how the collapse occurred, why it occurred, or who may have caused or contributed to its occurrence. The only issue for the Court to decide is whether or not the Hearing Board was in possession of substantial evidence justifying it affirming and sustaining the issuance of the Order by the Codes Bureau against the OWNER!

Unfortunately, the Hearing Board did not hold the City to its burden of proof regarding the ownership of the Wall as part of its (Board's) adjudication process. And as stated earlier, both the City and the Hearing Board knew, to a certainty, that McFarland disavowed ownership of that Wall from the very onset of the local agency appeals process. Quite incredibly, and notwithstanding that notice of disclaimer, the Hearing Board published the following on Page 6 of its Decision:

“... Appellant does not dispute Assistant Codes Administrator Emerick’s physical description of the property. The Appellant argues instead that it does not own the collapsed retaining wall and, accordingly, should not be held liable for the damage resulting from its collapse. **Neither the ownership of the collapsed retaining wall nor liability for the collapse are up to the Board to determine. The question before us is only whether the portion of the property subject to the City order was properly condemned.** Under Section 8-501.2(e) of the Code, the Board determines whether to “affirm, reverse or modify the notice or order ... if it determines that any such notice or order is not in accordance with [the Code.] (emphasis supplied).

Because of the facts and early record in this case before the Hearing Board, it would have been a legal impossibility for the Hearing Board to validly sustain the Condemnation Order issued by the Codes Bureau without first determining who was the legal owner of the property (Wall) against which the Order was issued. Legal ownership of property is a required and most essential legal predicate to any valid determination in such circumstances, and also affects any appeal process flowing from such a Decision. The Hearing Board abrogated its responsibility to make such a vital determination, at least in part due to the City’s utter failure to establish ownership of the Wall (and also the adjacent Surface Lot parcel) and thus its (City’s) burden of proof on that vital issue. The certified transcript of the proceedings before the Hearing Board is devoid of any evidence of Wall ownership (aside from a rather oblique comment by Attorney Grover on Page 36, lines 6-8, indicating that the City would not issue a “...Condemnation Order to someone who does not control or own the property;” and also reflected in the transcript was the testimony of the City’s primary and only witness, Assistant Codes Administrator, Mr. Arden T. Emerick, the City employee/agent who issued the Condemnation Order, and he (Emerick) was totally unsure as to who actually owned the Wall, but nevertheless ordered McFarland to correct the collapse of the same).

Due to the void in the record concerning ownership of the Wall, the Court cannot go forward to determine whether a valid Condemnation Order was issued, or could be issued, to McFarland for the

collapsed premises, which includes the Wall in dispute, unless and until that ownership issue is resolved – and therein lies the current gravamen of this case.

APPEAL TO THE COURT OF COMMON PLEAS

Once the Hearing Board's decision was served upon McFarland on November 14, 2016, Attorney Klein, on behalf of his client, filed the instant appeal in the Court of Common Pleas of Dauphin County. Thereafter, a Certification of Record was brought forward and filed with the Prothonotary of the Court on January 9, 2017. One day later, on the afternoon of January 10, 2017, the Court conducted a joint Status Conference with counsel for the City, counsel for McFarland, and counsel for the Hearing Board. The discussions during the Conference were without limitation as to what any counsel desired to raise with the Court, and the Court responded, in kind, with counsel. It was a particular matter of concern as to the state of collapse of the Wall, the Surface Lot and the enormous debris field that has slid down the hillside and deposited itself on the business concern of the adjoining landowner, Mr. Howard Henry, principal owner of Howard Tire & Auto, Inc., which business enterprises is located at 205 Cameron Street, and located directly beneath the collapsed Wall, earthen and stone debris pile and asphalt paving remnants from the Surface Lot.

During the course of the Conference, the Court pressed counsel as to what remediation steps and other interventions were being employed or foreseen to stabilize the collapse site and to relieve the devastation that had been visited upon Mr. Henry and his business concern. Although counsel for the City and McFarland were a bit circumspect about what they knew was happening or in the offing, they nevertheless expressed some optimism as to a possible positive resolution of the overall local disaster once the "insurance companies" determined their relative positions on coverage and liability. It was also conveyed to the Court that various other interested persons and entities, including possibly state and federal representatives, had indicated a willingness to assist in a recovery for the benefit of all concerned. Upon hearing of these hopefully positive initiatives, the Court urged all counsel to work together toward such a mutually beneficial resolution, especially as it relates to Mr. Henry and his crushed business concern.

We should note that it is a general policy of the Judiciary to encourage parties to negotiate and mutually resolve their differences in civil proceedings. A resolution of a dispute reached through mutual efforts and agreement is almost always preferable to a Court imposed resolution, simply because the parties to a mutual agreement usually assume ownership in the agreement and its success. It is for that very reason, after the Court heard about these possible resolutions, that we decided to afford the parties sufficient time to explore those possibilities, without the necessity of the Court having to issue an imposed determination on the parties. At the conclusion of that Conference, the Court specifically asked each counsel if they believed that the record of the case adduced before the Hearing Board, and filed with the Prothonotary the previous day, was complete. Each counsel expressed their professional opinion that the record was indeed complete and ready for the Court's review and determination upon receipt of their then forthcoming Briefs in about one month's time. For the reasons articulated above concerning ownership of the Wall, they were all incorrect!

On February 7, 2017, the Court received the writings of counsel and integrated the same into our overall review of the fabric of the case. As previously noted, we had hoped that amicable resolution efforts of counsel and other interested persons/entities would bear some fruit, and so we have been patiently awaiting some indication of progress on that front; unfortunately, none has been forthcoming. Indeed, recent public statements by various individuals associated with this case seem to indicate some retrenchments and hardening of their respective positions. That is indeed unfortunate for the parties, the previous tenants of the 8-Unit Building, the citizens of the City, and most especially, Mr. Henry.

Therefore, we will wait no longer in hopes of a mutual resolution of this grave situation. Perhaps our optimism and hopefulness for a negotiated outcome was a bit misplaced, and that is indeed regrettable. As we noted, that Status Conference was held on January 10, 2017 and we are now on the cusp of the one-year anniversary (May 5, 2017) of this devastation. The time has come for the Court to act, and that is what we undertake to do this day.

AVAILABLE AVENUES OF APPROACH

Given the current state of the record, as discussed above, particularly the lack of any legally sufficient finding and determination by the Hearing Board concerning the legal ownership of the Wall, we are confronted with three (3) possible courses of action.

The First of these courses of action would be for us to affirm the decision of the Hearing Board, which found a legally valid Condemnation Order had been issued by the City. We note that there is a certain base appeal to such an affirmation given the well-established principle of Administrative Agency law encouraging judicial deference to the determinations of the Administrative Agency (Hearing Board) charged with the focused responsibility for making such administrative decisions. However, such deference is not mandatory, nor absolute. And when such Administrative Agency has abrogated its essential responsibility or abused its discretion, as is the case in the instant matter, through its essential failure to require or even seek evidence of an indispensable element in a case (ownership), such deference must be swept aside and the Court, on review, must act to restore the balance of the rule of law to the case. To be sure, any such affirmation by this Court, at this time and with the underlying record in its present state, would be a gross insult to the inadequately developed and presented record facts to date, and would likewise constitute an abrogation of our Oath of Office as a Judicial Officer of this Commonwealth. That is something we would never entertain! In short, given the present state of the record, affirmation of the Hearing Board's present Decision would be an utter anathema to the rule of law and is out of the question at this time.

The Second course of action could be for us to sustain McFarland's appeal and dismiss the Condemnation Order for lack of a credible finding of Wall ownership by the Hearing Board. Such a ruling would accomplish nothing to resolve this dispute or to assist the innocent victims of this tragedy, and would only serve to exacerbate an already unbearable situation. Furthermore, if we dismiss the Condemnation Order and sustain the instant appeal, there is no impediment to the City obtaining the

necessary evidence of ownership and re-instituting condemnation proceedings anew. That would constitute a colossal waste of a year's time, countless hours of effort by all parties concerned, deplete valuable and sometimes scarce City resources, be repulsive to notions of Judicial economy and, in the end, likely return us to approximately where we are right now. We will not permit our Court to become a shill in some kind of contest of assertion and denial between the parties, and, therefore, this Second option is not viable at this time.

And so, we visit the Third option, and we choose this course of action moving forward. In our considered judgment, this case must be REMANDED to the Hearing Board for further proceedings. However, this shall be a Limited Remand, according to very specific directives and objectives for compliance by the City that will enable the Court to determine legal ownership of the Wall and adjunct structures in due course. We are specifically retaining jurisdiction over this entire matter for ultimate determination of the validity of the Condemnation Order, as aforesaid.

The required evidence of ownership is obtainable with concerted effort and professional assistance. The City will be afforded sixty (60) days to engage the required professionals, obtain appropriate reports and certifications and then notify the Hearing Board that it (City) is prepared to re-engage in a Supplemental Hearing process and to present and establish the missing evidence of ownership of the Wall and associated structures. Upon such notice of preparedness for re-engagement, the Hearing Board shall immediately schedule a Supplemental Hearing to receive such evidence of ownership. All parties, their counsel, witnesses, together with the Hearing Board members and their counsel shall adjust their respective schedules and activities to accommodate the timelines set forth in this writing and the accompanying Order. The Hearing Board shall conclude its proceedings and issue a Final Decision within thirty (30) days of the notice of the City's preparedness for re-engagement. The Petitioner, McFarland, shall be privy to and entitled to receive copies of any and all professional reports, opinions, advisories or similar information concerning ownership of the Wall at the same time the City receives the same. An accompanying Order of Limited Remand will set forth these requirements in sufficient scope and detail to afford the parties and the Hearing Board with guidance on these issues.

WHAT IS NECESSARY TO PROVE OWNERSHIP
IN THIS UNUSUAL CASE?

To state that this case presents some rather complex and unusual challenges concerning the efficacy of the issuance of a Condemnation Order would be a gross understatement! As mentioned earlier, the origins of the premises date back to at least the time of the Civil War, and possibly beyond. Although legal records were not kept in the same manner in those bygone days as we are accustomed to seeing today, nevertheless, reliable and accurate records are available to accomplish the tasks at hand, one merely needs to undertake to determine where to look. The fact that Harrisburg was the capitol of our Commonwealth at all times relevant to the sought-after records, provides a treasure trove of historical data and other pertinent evidence concerning the evolution of title to this disputed real property. Indeed, the records of the Commonwealth's and Dauphin County's historical archives will likely be of great assistance, and the Court

has great confidence that any polite and respectful overture to the keepers of those public historical treasures will be met with boundless enthusiasm and cooperation in such quest. These historical records, coupled with the actual legal records, should certainly provide a comprehensive assessment of legal title, and thus, ownership.

There are basically three (3) elements of professional endeavor which need to coalesce and harmonize in order to produce the required information for the Court's ultimate further review. These elements are: 1.) A professional Title Search must be conducted by a qualified and bonded Pennsylvania title search firm on the area of the Collapsed Wall, which because of the age of that structure must be extended back in time for at least one-hundred fifty (150) years, more if necessary; and, 2.) To assist in such title search, a Survey Plan of the disputed site, conducted by a Pennsylvania Registered Surveyor, must be developed, published and coordinated with such title search to ensure that the location of the ground being searched is actually reflecting the subject premises (GPS technology will likely be of great benefit in such process); and lastly, 3.) All of the foregoing search and survey endeavors must be undertaken pursuant to the oversight and direction of a Pennsylvania licensed Professional Engineer (P.E.), which civil engineer possesses the requisite training and experience to author a Final Professional Report which must clearly articulate the findings of the Title Search and Survey Plan, and state the results thereof.

Upon the filing of this Memorandum and accompanying Order, the Prothonotary shall promptly return the Certified Record of the case to the Solicitor of the Hearing Board for further proceedings in conformance with this Memorandum and the Order.

ORDER OF LIMITED REMAND

AND NOW, to wit, this 3rd day of May, 2017, the Court issues this Interim and Interlocutory Order of Limited Remand (hereinafter "Remand Order") to the Petitioner, McFarland LP, (hereinafter "Petitioner" or "McFarland"), the City of Harrisburg, Dauphin County, Pennsylvania (hereinafter "City"), and the City of Harrisburg Building And Housing Code Board Of Appeal (hereinafter "Hearing Board") to immediately initiate and comply with the directives, conditions and objectives set forth hereinafter, and as further illuminated and articulated in the Memorandum Opinion published of even date herewith, all of which will enable the Court to fulfill its review duties and functions in the above-captioned matter.

THEREFORE, IT IS HEREBY ORDERED as follows:

1. Immediately upon receipt by the City of a copy of this Order, the City shall promptly move forward with all possible dispatch to engage and retain the professional services of the following professional persons or entities:
 - a. A bonded, experienced and reputable Pennsylvania-based (and preferably Dauphin County-based) Title Search firm, which has substantial and credible experience in historical title searches of real property located in the City of Harrisburg, Dauphin County, Pennsylvania, especially searches extending back at least 150 years in time. The objective of the efforts of that Title

Search firm's professional endeavors shall be to establish a legally credible chain of title to a certain foundation/retaining wall (hereinafter the "Wall") located adjacent to the easterly end of the present Mulberry Street Bridge, in the City, on the southerly side thereof. Said Wall and adjunct earthen structures are now in a state of substantial collapse. Said title search shall utilize all available legal and historical records, archives and any other pertinent and reliable information in accomplishing its professional tasks, and shall coordinate its activities and undertakings with the professional activities and endeavors of the Pennsylvania Registered Surveyor, and shall be also under the supervision and direction of a Pennsylvania Licensed Professional Civil Engineer (P.E.) for all of the tasks directed herein, all of which is set forth hereinafter. All such title search activities shall be accomplished within sixty (60) days hereof, and the Title Search firm shall issue a full and complete written report of its findings and opinions to the parties at the conclusion of its work, and be fully prepared to testify as may be necessary at a Hearing Board proceeding thereafter.

- b. A Pennsylvania Registered Surveyor shall likewise be retained to produce a certified Survey Plan of the Wall and its adjunct and pertinent structures, and shall conduct such investigation of the site, legal and historical records, evidence and other data as may be required to depict the site of the Wall and to ensure that exactly the same physical premises which is being searched in the title chain aforesaid is, unquestionably, the same premises reflected in such Survey Plan. All such survey plan activities shall be accomplished within sixty (60) days hereof, and the Registered Surveyor shall issue a full and complete written report of its findings and opinions to the parties at the conclusion of its work together with a fully drawn Survey Plan, and be fully prepared to testify as may be necessary at a Hearing Board proceeding thereafter.
- c. A Pennsylvania Licensed Professional Engineer (P.E.) shall be engaged and retained to oversee the activities and work of the Title Search firm and Registered Surveyor in the conduct of their assigned tasks. It shall be the responsibility of the Engineer to coordinate all necessary or advisable activities to ensure, to a degree of professional certainty, that the final reports of such other professionals, together with the Engineer's Final Report shall establish the legal title to the land where on the Wall was/is situated, and such other pertinent information as would be reasonably necessary to establish the ownership of the Wall. All such activities of the Engineer shall be accomplished within sixty (60) days hereof, and the Engineer shall issue a

full and complete written report of his/her findings and opinions to the parties at the conclusion of the work, and shall be fully prepared to testify as may be necessary at a Hearing Board proceeding thereafter.

2. Once the City and the Petitioner receive the above-mentioned professional reports, the City shall notify the Hearing Board of its preparedness to re-engage in a Supplementary Hearing concerning the issue of legal ownership of the Wall and its adjunct structures.
3. Upon receiving said notice to re-engage in the adjudicatory process of determining legal ownership of the Wall and adjunct structure, the Hearing Board shall immediately set a feasible date, time and location to conduct further proceedings in this matter and to receive evidence of the legal title to the premises of the Wall and determine ownership of the same. The representatives of the parties, their counsel, all witnesses, together with the Hearing Board members and their counsel shall adjust their respective schedules and activities to accommodate the timelines set forth in this Remand Order and as also discussed in the accompanying Memorandum Opinion published this date.
4. After the Hearing Board has completed its tasks and issued a Supplementary Decision concerning the same, that Decision and the complete record of proceedings shall be re-deposited with the Prothonotary for further review and action by the Court. The Court hereby retains jurisdiction of this entire case until final disposition by the Court.

FIRST PUBLICATION

Estate Notices

ESTATE OF JANET R. WOLFE, (died: March 27, 2017), late of Upper Paxton Township, Dauphin County, Pennsylvania. Executrix: Jill M. Wineka, Purcell, Krug & Haller, 1719 North Front Street, Harrisburg, PA 17102. m12-26

SECOND PUBLICATION

Estate Notices

ESTATE OF RANDALL C. OLEWINE, (died: June 23, 2016), late of Lower Paxton Township, Dauphin County. Administrators: Barbara M. Koller, 5009 Irene Drive, Harrisburg, PA 17112; Charles E. Olewine, 4031 Concord Street, Harrisburg, PA 17109. Attorney: Kent H. Patterson, 221 Pine Street, Harrisburg, PA 17101. m5-19

ESTATE OF ROBERTA F. WALSH, (died: February 22, 2017), late of Susquehanna Township, Dauphin County, PA. Executor: Eric Sisson; c/o Attorney Steven P. Miner, Esquire, Daley Zucker Meilton & Miner, LLC, 635 N. 12th Street, Suite 101, Lemoyne, PA 17043. m5-19

ESTATE OF RONALD J. ACRI, late of Steelton Borough, Dauphin County, Pennsylvania. Administratrixes: Tessa M. Santiago and Tiffany J. Acri, c/o E. Ralph Godfrey, Esquire Cipriani & Werner, P.C., 1011 Mumma Road, Suite 201, Lemoyne, PA 17043. m5-19

ESTATE OF JOHN J. SCHMIDT, JR., (died: March 25, 2017), late of Middletown, Dauphin County, Pennsylvania. Co-Executors: Benedict J. Brought, 841 Moores Mountain Road, Lewisberry, PA 17399; Melissa Wells, 620 Georgian Place, Harrisburg, PA 17111. Attorney: John S. Davidson, Esquire, Yost & Davidson, 320 West Chocolate Avenue, P.O. Box 437, Hershey, PA 17033-0437. m5-19

ESTATE OF HENRY A. HOOVER, last of the County of Dauphin and Commonwealth of Pennsylvania. Administrator: Douglas C. Hoover, 1412 Kaylor Road, Hummelstown, PA 17036. m5-19

ESTATE OF GLORIA M. PAXTON, (died: March 23, 2017), late of Harrisburg Borough, Dauphin County, Harrisburg, Pennsylvania. Executrix: Vanora N. Bricker, c/o Mateya Law Firm, P.C., Mark A. Mateya, Esq., 55 W. Church Avenue, Carlisle, PA 17013, (717) 241-6500. m5-19

ESTATE OF BRUCE E. SPENCER, SR., late of Steelton Borough, Dauphin County, Pennsylvania. Personal Representative/Executor: Rhonda M. Hill, 553 N. 2nd Street, Steelton, PA 17113 or to Attorney: Jessica L. Wilson, Esquire, SkarlatosZonarich, LLC, 17 S. 2nd St., Floor 6, Harrisburg, PA 17101. m5-19

ESTATE OF NANCY L. STEWART, (died: April 13, 2017), late of Derry Township, Dauphin County, Pennsylvania. Executor: Anthony Stewart c/o Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110 or to Estate of Nancy L. Stewart c/o Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110. m5-19

TRUST ESTATE OF GEORGE W. CHRONISTER, (died: February 14, 2017), late of Harrisburg, Pennsylvania. Trustee: Ronald Chronister, 5941 Faith Circle, Harrisburg, PA 17112. Attorney: Susan E. Lederer, Esquire, 5011 Locust Lane, Harrisburg, PA 17109. m5-19

TRUST ESTATE OF ROBERTA J. BERDOFE a/k/a ROBERTA F. BERDOFE, (died: February 1, 2017), late of Harrisburg, Pennsylvania. Trustee: Melanie Berdofe, 3960 Greenwood Avenue, Oakland, CA 94602. Attorney: Susan E. Lederer, Esquire, 5011 Locust Lane, Harrisburg, PA 17109. m5-19

ESTATE OF DANIEL J. SCHULDER, a/k/a DANIEL JOHN SCHULDER, (died: March 29, 2017), late of the City of Harrisburg, Dauphin County, Pennsylvania. Administrators: David Schulder and Zoe Schulder. Attorney: Elizabeth P. Mullaugh, McNees Wallace & Nurick LLC, 100 Pine Street, P. O. Box 1166, Harrisburg, PA 17108 -1166; (717) 232-8000. m5-19

ESTATE OF BEVERLY J. HARBST, (died: March 13, 2017), late of Highspire, Dauphin County, Pennsylvania. Administrator: Scott A. Harbst, Jr. Attorney: David C. Miller, Jr., Esquire, 1846 Bonnie Blue Lane, Middletown, PA 17057; (717) 939-9806; email: DavidCMJlerJr@verizon.net. m5-19

ESTATE OF MARY KAY PARKER, late of Halifax Borough, Dauphin County, Pennsylvania. Co-Executrices: Dorothy Biesiadecki, 325 Market Street, Halifax, PA 17032; Jennifer Rebecca Karijomenggolo, 2158 N. 7th Street, Harrisburg, PA 17110. Attorney: Earl Richard Etzweiler, Esquire, 105 N. Front Street, Harrisburg, PA 17101, (717) 234-5600. m5-19

SECOND PUBLICATION

Estate Notices

ESTATE OF SHIRLEY M. HOCKENBERRY, (died: April 1, 2017), late of Dauphin County, Pennsylvania. Executrix: Anita M. Spangler, 4309 Kaby Street, Harrisburg, PA, 17110. Attorney: Steven J. Schiffman, Esq., SCHIFFMAN, SHERIDAN & BROWN, P.C., 2080 Linglestown Road, Suite, 201, Harrisburg, PA 17110. m5-19

ESTATE OF MURIEL M. BERNECKER, (died: March 19, 2017), late of West Hanover Township, Dauphin County, Pennsylvania. Executrix: Arm Marie Bernecker. Attorney: Nora F. Blair, Esquire, 5440 Jonestown Road., P.O. Box 6216, Harrisburg, PA 17112. a28-m12

ESTATE OF JOHN R. SCHORY, JR., late of Middle Paxton Township, Dauphin County, Pennsylvania. Executor: Richard Schory, c/o PLACEY & WRIGHT, 3621 North Front Street, Harrisburg, PA 17110. a28-m12

THIRD PUBLICATION

Estate Notices

ESTATE OF TERRANCE A. MOSKALUK aka TERRANCE A. MOSKALUK, JR. (died: July 31, 2016), late of Lower Paxton Township, Dauphin County, Pennsylvania. Executrix: Sharon L. Restagno. Attorney: Susan H. Confair, Esquire, Reager & Adler, PC, 2331 Market Street, Camp Hill, PA 17011, (717) 763-1383. a28-m12

ESTATE OF JOHN QUINCY ADAMS, III, late of Londonderry Township, Dauphin County, Pennsylvania. Administrator: Benjamin J. Butler, 1007 Mumma Road, Suite 101, Lemoyne, PA 17043 or to Butler Law Firm, 1007 Mumma Road, Suite 101, Lemoyne, PA 17043. a28-m12

ESTATE OF GIZELLA R. ZUVICH, of Swatara Township, Dauphin County, Pennsylvania. Personal Representative/Executor: Irene H. Wadsworth, 413 Sweetbriar Drive, Harrisburg, PA 17111 or Attorney: Elizabeth B. Place, Esquire, SkarlatosZonarich, LLC, 17 S. 2nd St., Floor 6, Harrisburg, PA 17101. a28-m12

ESTATE OF DEBRA L. NASH (died: March 31, 2017), late of Dauphin County, Pennsylvania. Administrator: Mark B. Farner, 118 Lakeside Circle, Panama City Beach, FL 32413. Attorney: LAW OFFICES OF MARK K. EMERY, 410 North Second Street, Harrisburg, PA 17101, (717) 238-9883. a28-m12

ESTATE OF BARBARA M. BATES, (died: March 24, 2017), late Of: Lower Swatara Township. Co-Executors: Brenda M. Lawrence, 3109 N. 4th St., Harrisburg, PA 17110 & Edward F. Bates, III, 301 Poplar St., Highspire, PA 17034. Attorney: Herschel Lock, Esquire, 3107 N. Front St., Harrisburg, PA 17110. a28-m12

ESTATE OF DOROTHY C. SMOKER, (died: March 20, 2017), late of Royalton, Dauphin County, Pennsylvania. Executrix: Toniann Noss, 20 Conway Drive, Middletown, PA 17057. Attorney: John S. Davidson, Esquire, Yost & Davidson, 320 West Chocolate Avenue, P.O. Box 437, Hershey, PA 17033-0437. a28-m12

ESTATE OF BETTY J. FERRON, (died: March 23, 2017), late of the Township of Williams, County of Dauphin, Pennsylvania. Co-Executors: Larry W. Shuey and Brenda M. Shuey, 454 Dayton Street, Williamstown, Pennsylvania 17098. Attorney: Joseph D. Kerwin, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethville, Pennsylvania 17023. a28-m12

ESTATE OF RASHEEN V. GRIFFIN, late of the City of Harrisburg, Dauphin County, Pennsylvania. Administrator: Ronald D. Butler, 1007 Mumma Road, Suite 101, Lemoyne, PA 17043 or to Butler Law Firm, 1007 Mumma Road, Suite 101, Lemoyne, PA 17043. a28-m12

ESTATE OF MILDRED I. SCHRECK, (died: November 3, 2016), late of City of Harrisburg, Dauphin County, PA. Representative's: Nancy J. Klinger, 2-B Round Ridge Road, Mechanicsburg, PA 17055, 717-790-9894 & Karen S. Johnson, 412 Bristol Drive, Harrisburg, PA 17011, 717-982-1773. a28-m12

ESTATE OF ALPHONSE J. MANGANELLI, late of the Township of Lower Paxton Township, Dauphin, County, Pennsylvania. Executrix: Ann M. Delp, 2809 Boas Street, Harrisburg, PA 17103. Attorney: Theresa L. Shade Wix, Esq., Wix, Wenger & Weidner, 4705 Duke Street, Harrisburg, PA 17109-3041. a28-m12

ESTATE OF DONNA J. STAUB (died: May 24, 2016), late of Dauphin County, Pennsylvania. Administratrix: Jennifer E. Staub, 3950 Walnut Street, Harrisburg, Pennsylvania 17109. Attorney: Catherine A. Boyle, Esquire, Saltzgeber & Boyle, 410 North Second Street, P.O. Box 1062, Harrisburg, PA 17108, (717) 236-9428. a28-m12

FIRST PUBLICATION

Corporate Notices

NOTICE IS HEREBY GIVEN that **BNI RTS, INC.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 205 N. Michigan Ave., Ste. 1900, Chicago, IL 60601, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The 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.

m12

NOTICE IS HEREBY GIVEN that **Kaolin RE Holdings Corporation**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 320 Park Ave., Fl. 9, NY, NY 10022, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The street address in the association's jurisdiction of formation is 2711 Centerville Rd., Ste. 400, Wilmington, DE 19808. The commercial registered office provider in PA is c/o: Corporation Service Co., and shall be deemed for venue and official publication purposes to be located in Dauphin County.

m12

NOTICE IS HEREBY GIVEN that **Group Insurance Service Center, Inc.**, a foreign business corporation incorporated under the laws of Massachusetts, with its princ. office located at 20 Winter St., Pembroke, MA 02359, 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.

m12

NOTICE IS HEREBY GIVEN that **CORMAN USA INC.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at c/o Itmas Inc., 1140 Bay St., Ste. 2C, Staten Island, NY 10305, 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.

m12

NOTICE IS HEREBY GIVEN that **DTI Direct Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at C/O DTI Direct Inc, 458 Rue Des Pivoines, Terrebonne, Quebec, Canada, J6V 1E4 , 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.

m12

NOTICE IS HEREBY GIVEN that **Engineering America, Inc.**, a foreign business corporation incorporated under the laws of Minnesota, with its princ. office located at 1822 Buerkle Rd., White Bear Lake, MN 55110, 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.

m12

NOTICE IS HEREBY GIVEN that an application was made to the Dept. of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 4/27/17 by **PCCM Management Corp.**, a foreign corporation formed under the laws of the State of New York where its principal office is located at 9 East 53rd St., New York, NY 10022, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

m12

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Commonwealth of Pennsylvania on May 1, 2017. The name of the corporation is **Inxy Studio, Inc.** The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988. Megan C. Huff, Esquire, 1135 East Chocolate Avenue, Suite 300, Hershey, PA 17033, (717) 533-5406, Attorney for Inxy Studio, Inc.

m12

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement was filed with the PA Dept. of State on 04/28/2017 for **ACRA Control, Inc.**, a business corporation formed under the laws of the jurisdiction of MD with its principal office located at 15 Terry Drive, Newtown, PA 18940, to do business in PA under the provisions of the Business Corporation Law of 1988. The registered office in PA shall be deemed for venue and official publication purposes to be located in Dauphin County.

m12

FIRST PUBLICATION

Corporate Notices

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement was filed with the PA Dept. of State on 02/08/2017 for **Fleetmatics USA Holdings, Inc.**, a business corporation formed under the laws of the jurisdiction of DE with its principal office located at 1100 Winter St., Suite 4600, Waltham, MA 02451, to do business in PA under the provisions of the Business Corporation Law of 1988. The registered office in PA shall be deemed for venue and official publication purposes to be located in Dauphin County. m12

NOTICE IS HEREBY GIVEN that **Western Institutional Review Board, Inc.**, a foreign business corporation incorporated under the laws of Washington, with its princ. office located at 1019 38th Avenue SE, Ste. 120, Puyallup, WA 98734, 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. m12

NOTICE IS HEREBY GIVEN that **Visage Software, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 5151 California Ave., Ste. 230, Irvine, CA 92617, 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. m12

NOTICE IS HEREBY GIVEN that **Raterlabs, Inc.**, a foreign business corporation incorporated under the laws of California, with its princ. office located at c/o Daren Jackson, 5050 Hopyard Rd., Ste. #425, Pleasanton, CA 95488, 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. m12

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State for **New Horizon Biotech Inc.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988. m12

NOTICE IS HEREBY GIVEN that **JENSTAR PROPERTIES, INC.**, a foreign business corporation incorporated under the laws of Florida, with its princ. office located at PO Box 1400, Rt. 73 & Cooper Rd., Voorhees, NJ 08043, 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. m12

NOTICE IS HEREBY GIVEN that **Grinnell Specialty Agency, Inc.**, a foreign corporation formed under the laws of the State of Iowa, where its principal office is located at 4215 Highway 146, P.O. Box 790, Grinnell, IA 50112, has or will register to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on May 3, 2017, under the provisions of the Pennsylvania Business Corporation Law of 1988. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located at c/o CT Corporation System, Dauphin County. m12

NOTICE IS HEREBY GIVEN that **Global Life Distribution (US) INC.** filed a foreign registration statement with the Commonwealth of Pennsylvania. The address of the principal office is 175 King Street, Armonk, NY 10504. The commercial registered office provider is in care of 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. 412. m12

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on May 3, 2017, by **Ludwig Institute for Cancer Research Ltd.**, a foreign nonprofit corporation formed under the laws of the Country of Switzerland, where its principal office is located at 666 Third Ave., 28th Fl., New York, NY 10017, for a certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, exclusively for religious, charitable, scientific, literary or educational purposes under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended. The registered office in Pennsylvania is located at c/o CT Corporation System, Dauphin County, Pennsylvania. m12

FIRST PUBLICATION

Corporate Notices

NOTICE IS HEREBY GIVEN that **PrimeGlobal, Inc. – North America**, a foreign corporation formed under the laws of the State of Missouri, where its principal office is located at 3235 Satellite Blvd., Bldg. 400, Ste. 300, Duluth, GA 30096, has or will register to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on April 21, 2017, under the provisions of the Pennsylvania Business Corporation Law of 1988. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located at c/o CT Corporation System, Dauphin County. m12

NOTICE IS HEREBY GIVEN that **Credit Karma Offers, Inc.**, a foreign corporation formed under the laws of the State of Delaware, where its principal office is located at 760 Market St., 5th Fl., San Francisco, CA 94102, has or will register to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on April 26, 2017, under the provisions of the Pennsylvania Business Corporation Law of 1988. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located at c/o CT Corporation System, Dauphin County. m12

NOTICE IS HEREBY GIVEN that **Quorum Therapeutics Development Company, Inc.**, a foreign corporation formed under the laws of the State of Delaware, where its principal office is located at 711 Pine St., Apt. 4F, Phila., PA 19106, has or will register to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on May 3, 2017, under the provisions of the Pennsylvania Business Corporation Law of 1988. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located at c/o CT Corporation System, Dauphin County. m12

NOTICE IS HEREBY GIVEN that **Outset Medical, Inc.**, a foreign corporation formed under the laws of the State of Delaware, where its principal office is located at 1830 Bering Dr., San Jose, CA 95112, has or will register to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on April 6, 2017, under the provisions of the Pennsylvania Business Corporation Law of 1988. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located at c/o CT Corporation System, Dauphin County. m12

NOTICE IS HEREBY GIVEN that **DITCHTHESPACE INC.** filed a foreign registration statement with the Commonwealth of Pennsylvania. The address of the principal office is 590 Madison Avenue, 21st Floor, New York, NY 10022. The commercial registered office provider is in care of Corporation Service Company in Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provisions of 15 Pa. C.S. 412. m12

NOTICE IS HEREBY GIVEN that **SAGE TEL-ECOM, INC.** with a commercial registered office provider in care of Corporation Service Company in Dauphin County does hereby give notice of its intention to withdraw from doing business in this Commonwealth. The address to which any proceeding may be sent before this filing is 10440 N. Central Expressway, Ste. 700, Dallas TX 75231. This shall serve as official notice to creditors and taxing authorities. m12

NOTICE IS HEREBY GIVEN that **ZPMC NA EAST COAST INC.** filed a foreign registration statement with the Commonwealth of Pennsylvania. The address of the principal office is 410 Route 34 Suite 220, Colts Neck, NJ 07722. The commercial registered office provider is in care of National Corporate Research, Ltd. In Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provisions of 15 Pa. C.S. 412. m12

NOTICE IS HEREBY GIVEN that **Union Pacific Distribution Services Company**, a foreign corporation formed under the laws of the State of Delaware, where its principal office is located at 1400 Douglas St., Omaha, NE 68179, has or will register to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on May 2, 2017, under the provisions of the Pennsylvania Business Corporation Law of 1988. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located at c/o CT Corporation System, Dauphin County. m12

NOTICE IS HEREBY GIVEN that **ABM Industries Incorporated**, a foreign corporation formed under the laws of the State of Delaware, where its principal office is located at 14141 Southwest Frwy., Ste. 477, Sugar Land, TX 77478, has or will register to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on April 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 CT Corporation System, Dauphin County. m12

FIRST PUBLICATION

Corporate Notices

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of Section 4129 of the Business Corporation Law of 1988, **Associates Information Services, Inc.**, a corporation of the State of Delaware, with principal office located at 1000 Technology Dr., MS 140, O'Fallon, MO 63368, and having a Commercial Registered office Provider and county of venue as follows: CT Corporation System, Dauphin County, which on 12/1/1971, 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. m12

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of Section 4129 of the Business Corporation Law of 1988, **PC REO Trust**, a statutory trust of the State of Delaware, with principal office located at 3043 Townsgate Rd., 3rd Fl., Westlake Village, CA 91361, and having a Commercial Registered office Provider and county of venue as follows: CT Corporation System, Dauphin County, which on June 30, 2011, 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. m12

NOTICE IS HEREBY GIVEN that Articles of Incorporation-Nonprofit for **NORTH BROAD CONDOMINIUM ASSOCIATION, INC.** were filed in the Department of State of the Commonwealth of Pennsylvania. This Corporation is incorporated under the provisions of the Pennsylvania Non-Profit Corporation Law of 1988, as amended. m12

FIRST PUBLICATION

Fictitious Name Notices

NOTICE IS HEREBY GIVEN that an application for registration of a fictitious name, **Workplace Essentials**, for the conduct of business in Dauphin County, Pennsylvania, with the principal place of business being 100 Wellington St. W., Suite 2300, TD West Tower, Toronto, Ontario M5K 1A1, Canada, was made to the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on April 19, 2017, pursuant to the Act of Assembly of December 16, 1982, Act 295.

The names and addresses of the persons owning or interested in the said business are: Citron Hygiene US Corp., 100 Wellington St. W., Suite 2300, TD West Tower, Toronto, Ontario M5K 1A1, Canada. m12

NOTICE IS HEREBY GIVEN that an application for registration of a fictitious name, **SingleCare Administrators** for the conduct of business in Dauphin County, Pennsylvania, with the principal place of business being 4510 Cox Road, Ste. 111, Glen Allen, VA 23060 (registered office: 3631 N. Front Street., Harrisburg, PA 17110 was made to the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on the 10th day of April, 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: Towers Administrators, Inc. 4510 Cox Road, Ste. 111, Glen Allen, VA 23060. m12

ATTORNEY DISCIPLINARY / ETHICS MATTERS

Representation, consultation and expert testimony in disciplinary matters and matters involving ethical issues, bar admissions and the Rules of Professional Conduct

James C. Schwartzman, Esq.

Chairman, Judicial Conduct Board of Pennsylvania • Former Chairman, Disciplinary Board of the Supreme Court of PA • Former Chairman, Continuing Legal Education Board of the Supreme Court of PA • Former Chairman, Supreme Court of PA Interest on Lawyers Trust Account Board • Former Federal Prosecutor • Named by his peers as Best Lawyers in America 2015 Philadelphia Ethics and Professional Responsibility Law "Lawyer of the Year"

17 North Second Street, 16th Fl., Harrisburg, PA 17101 • (717) 255-7388

FIRST PUBLICATION

Miscellaneous Notices

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

NO.: 2016-CV-2400-MF

CIVIL ACTION – LAW

**NOTICE OF SHERIFF SALE OF
REAL ESTATE PURSUANT TO
P.A.R.C.P. NO. 3129**

**WELLS FARGO BANK, NA, PLAINTIFF
VS.**

**CARMEN MALDONADO, AKA CARMEN
MALDONADO CEBALLOS, DEFENDANT**

TO: Carmen Maldonado, AKA Carmen Maldonado Ceballos

Take Notice that by virtue of the Writ of Execution issued out of the Court of Common Pleas of Dauphin County, Pennsylvania, and directed to the Sheriff of Dauphin County, there will be exposed to Public Sale in the Commissioner's Hearing Room, 4th Floor, Dauphin County Administration Building, 2 South 2nd Street, Harrisburg, PA 17101 on July 20, 2017 at 10:00AM, prevailing local time, your real property described herein.

The Real Property To Be Sold is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. The Location of your property to be sold is: 1 South Pine Street, Middletown, PA 17057

The Judgment under or pursuant to which your property is being sold is docketed to: No. 2016-CV-2400-MF

A complete copy of the Notice of Sheriff Sale will be sent to you upon request to the Attorney for the Plaintiff, Kimberly A. Bonner, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611.

This Paper Is A Notice of the Time and Place of the Sale of Your Property. It has been issued because there is a Judgment Against You. It May Cause Your Property to be Held, to be Sold Or Taken to Pay the Judgment. You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of those rights. If you wish to exercise your rights, You Must Act Promptly.

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

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

m12

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

NO.: 2013-CV-07612-MF

CIVIL ACTION – LAW

**NOTICE OF SHERIFF SALE OF
REAL ESTATE PURSUANT TO
P.A.R.C.P. NO. 3129**

**U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE, SUCCESSOR-IN-INTEREST TO
BANK OF AMERICA, N.A., AS TRUSTEE,
SUCCESSOR TO LASALLE BANK, N.A., AS
TRUSTEE FOR STRUCTURED ASSET
SECURITIES CORPORATION MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES
2005-WF1, PLAINTIFF
VS.**

**THOMAS F. PREGENT; UNITED STATES
OF AMERICA; LINDA A. SULLIVAN
PREGENT, DEFENDANTS**

TO: Linda A. Sullivan Pregent

Take Notice that by virtue of the Writ of Execution issued out of the Court of Common Pleas of Dauphin County, Pennsylvania, and directed to the Sheriff of Dauphin County, there will be exposed to Public Sale in the Commissioner's Hearing Room, 4th Floor, Dauphin County Administration Building, 2 South 2nd Street, Harrisburg, PA 17101 on July 20, 2017 at 10:00AM, prevailing local time, your real property described herein.

The Real Property To Be Sold is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. The Location of your property to be sold is: 285 Romberger Road, Elizabethtown, PA 17023

The Judgment under or pursuant to which your property is being sold is docketed to: No. 2013-cv-07612-mf

A complete copy of the Notice of Sheriff Sale will be sent to you upon request to the Attorney for the Plaintiff, Kimberly A. Bonner, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611.

This Paper Is A Notice of the Time and Place of the Sale of Your Property. It has been issued because there is a Judgment Against You. It May Cause Your Property to be Held, to be Sold Or Taken to Pay the Judgment. You may have legal

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Miscellaneous Notices

rights to prevent your property from being taken away. A lawyer can advise you more specifically of those rights. If you wish to exercise your rights, You Must Act Promptly.

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

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

m12

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

NO.: 2017-CV-1387-MU

CIVIL DIVISION

**LOWER PAXTON TOWNSHIP AUTHORITY
425 PRINCE STREET, SUITE 139
HARRISBURG, PA 17109, PLAINTIFF
VS.
WILLIAM A. ROZIER
5300 EARL DRIVE
HARRISBURG, PA 17112
PARCEL# 35-097-048, DEFENDANT**

WRIT OF SCIRE FACIAS

TO: WILLIAM A. ROZIER:

WHEREAS, Lower Paxton Township Authority, on February 23, 2017, filed its claim in the Court of Common Pleas of Dauphin County at Municipal Claim No. 2017-CV-1387-MU for the sum of \$5,698.91, plus interest, penalties, additional sewer charges, additional attorneys 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 5300 Earl Drive, Harrisburg, Pennsylvania 17112, 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. 20080001561, 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 20th day of March 2017.

Stephen E. Farina (SEAL)
PROTHONOTARY

m12-26

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

NO. 2017-CV-278-MF

CIVIL TRIAL DIVISION

**THE SUITES AT HERSHEY
CONDOMINIUM ASSOCIATION, INC.
4960 CONFERENCE WAY NORTH, SUITE
100 BOCA RATON, FL 33431 , PLAINTIFF
VS.
HAGGITH ASSOCIATES
PO BOX 231
MANHEIM, PA 17545, DEFENDANT(S)**

NOTICE

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Miscellaneous Notices

LECLAIRRYAN
Catherine G. Bryan, Esq.
Atty. ID No. 93104
One Liberty Place
1818 Market Street – Suite 2600
Philadelphia, Pennsylvania 19103
(215) 278-8016
Attorney for Plaintiff, The Suites At Hershey
m12 Condominium Association, Inc.

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

NO. 2017-CV-217-MF

CIVIL TRIAL DIVISION

**THE SUITES AT HERSHEY
CONDOMINIUM ASSOCIATION, INC.
4960 CONFERENCE WAY NORTH, SUITE
100 BOCA RATON, FL 33431, PLAINTIFF
VS.
RAMONA MAIORELLA
PO BOX 781867
ORLANDO, FL 32878, DEFENDANT(S)**

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LECLAIRRYAN
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Philadelphia, Pennsylvania 19103
(215) 278-8016
Attorney for Plaintiff, The Suites At Hershey
m12 Condominium Association, Inc.

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

NO. 2017-CV-453-MF

CIVIL TRIAL DIVISION

**THE SUITES AT HERSHEY
CONDOMINIUM ASSOCIATION, INC.
4960 CONFERENCE WAY NORTH, SUITE
100 BOCA RATON, FL 33431, PLAINTIFF
VS.
VACATION VENTURES, LLC
1365 GARDEN OF THE GODS ROAD
COLORADO SPRINGS, CO 80907,
DEFENDANT(S)**

NOTICE

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Philadelphia, Pennsylvania 19103
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Attorney for Plaintiff, The Suites At Hershey
m12 Condominium Association, Inc

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

NO. 2017-CV-175-MF

CIVIL TRIAL DIVISION

**THE SUITES AT HERSHEY
CONDOMINIUM ASSOCIATION, INC.
4960 CONFERENCE WAY NORTH, SUITE
100 BOCA RATON, FL 33431, PLAINTIFF
VS.
STEVE LEVY
3950 KOVAL LANE, APT. 1092
LAS VEGAS, NV 89109, DEFENDANT(S)**

NOTICE

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1818 Market Street – Suite 2600
Philadelphia, Pennsylvania 19103
(215) 278-8016
Attorney for Plaintiff, The Suites At Hershey
m12 Condominium Association, Inc.

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

NO. 2017-CV-263-MF

CIVIL TRIAL DIVISION

**THE SUITES AT HERSHEY
CONDOMINIUM ASSOCIATION, INC.
4960 CONFERENCE WAY NORTH, SUITE
100 BOCA RATON, FL 33431, PLAINTIFF
VS.
W. LOUIS MCDONALD, DECEASED, HIS
DEWISEES AND PERSONAL
REPRESENTATIVES, AND HIS, THEIR OR
ANY OF THEIR SUCCESSORS IN RIGHT,
TITLE AND INTEREST
PO BOX 412
GATLINBURG, TN 37738, DEFENDANT(S)**

NOTICE

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Harrisburg, PA 17101
(717) 232-7536

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Miscellaneous Notices

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One Liberty Place

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Philadelphia, Pennsylvania 19103
(215) 278-8016

Attorney for Plaintiff, The Suites At Hershey
m12 Condominium Association, Inc.

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

NO. 2017 CV 820 MF

CIVIL ACTION - LAW

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE**

**U.S. BANK NATIONAL ASSOCIATION AS
TRUSTEE FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY, PLAINTIFF
VS.
CHRISTINA L. DARLING AND ERIC
PROSCHOLD-DARLING, DEFENDANTS**

MORTGAGE FORECLOSURE

TO: CHRISTINA L. DARLING AND ERIC
PROSCHOLD-DARLING:

You are hereby notified that on January 31, 2017, Plaintiff, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, 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 820 MF, wherein Plaintiff seeks to foreclose its mortgage securing your property located at 2308-2310 N. 4TH STREET, HARRISBURG, PA 17110, 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

You have been sued in Court. If you wish to defend, you must enter a written appearance personally or by an attorney, and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case may

proceed without you and a Judgment may be entered against you without further notice for 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, TELEPHONE THE OFFICE BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ON 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

Leon P. Haller, Esquire
Attorney ID #15700
1719 North Front Street
Harrisburg, Pa. 17102
717-234-4178

m12

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

NO. 2017-CV-01110-MF

CIVIL ACTION – LAW

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

**WELLS FARGO BANK, N.A., PLAINTIFF
VS.
NICOLE M. GREEN, DEFENDANT**

NOTICE

To NICOLE M. GREEN

You are hereby notified that on February 13, 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-01110-MF. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 117 NORTH CHESTNUT STREET, HARRISBURG, PA 17109-2246 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.

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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

m12

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

NO.: 2009-CV-06200-MF

CIVIL ACTION – LAW

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

**CALVIN W. WILLIAMS, JR., PLAINTIFF,
VS.
MICHAEL A. MAZZACCARO,
JUDY A. MAZZACCARO AND
SARATOGA BUILDERS, LLC,
DEFENDANTS.**

TO: Michael A. Mazzaccaro,

That the Sheriff's Sale of Real Property (Real Estate) will be held in the Commissioner's Hearing Room, Dauphin County Administration Building (formerly the Mellon Bank Building). Please enter through the Market Square Entrance, take the elevator to the 4th Floor and turn right. Hearing Room is on the left. Harrisburg, Pennsylvania

17101 on Thursday, July 20, 2017 at 10:00 a.m. prevailing local time.

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

The LOCATION of your property to be sold is:

2401 Bradley Drive
Harrisburg, Pennsylvania 17110
Dauphin County

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

No.: 2009-CV-06200-MF

A complete copy of the Notice of Sheriff Sale will be sent to you upon request to the Attorney for the Plaintiff, Scott A. Dieterick, Esquire, P.O. Box 650, Hershey, PA 17033. Phone (717) 533-3280.

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

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

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

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

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

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

m12

FIRST PUBLICATION

Miscellaneous Notices

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

NO. 2017-CV-240-MF

CIVIL TRIAL DIVISION

**THE SUITES AT HERSHEY
CONDOMINIUM ASSOCIATION, INC.
4960 CONFERENCE WAY NORTH, SUITE
100 BOCA RATON, FL 33431, PLAINTIFF
VS.
FALCO ADMINISTRATION
1 FARRADAY LANE
PALM COAST, FL 32137, DEFENDANT(S)**

NOTICE

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1818 Market Street – Suite 2600
Philadelphia, Pennsylvania 19103
(215) 278-8016

Attorney for Plaintiff, The Suites At Hershey
m12 Condominium Association, Inc.

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

NO. 2017-CV-236-MF

CIVIL TRIAL DIVISION

**THE SUITES AT HERSHEY
CONDOMINIUM ASSOCIATION, INC.
4960 CONFERENCE WAY NORTH, SUITE
100 BOCA RATON, FL 33431, PLAINTIFF
VS.
THEODORE GREGORY MYERS
1490 QUARTERPATH ROAD
WILLIAMSBURG, VA 23185,
DEFENDANT(S)**

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Philadelphia, Pennsylvania 19103
(215) 278-8016

Attorney for Plaintiff, The Suites At Hershey
m12 Condominium Association, Inc.

FIRST PUBLICATION

Miscellaneous Notices

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

NO. 2017-CV-173-MF

CIVIL TRIAL DIVISION

**THE SUITES AT HERSHEY
CONDOMINIUM ASSOCIATION, INC.
4960 CONFERENCE WAY NORTH, SUITE
100 BOCA RATON, FL 33431, PLAINTIFF
VS.
MARMAC ETT, LLC
372 S. EAGLE ROAD #148
EAGLE, ID 83616, DEFENDANT(S).**

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Atty. ID No. 93104
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1818 Market Street – Suite 2600
Philadelphia, Pennsylvania 19103
(215) 278-8016

Attorney for Plaintiff, The Suites At Hershey
m12 Condominium Association, Inc.

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

NO. 2017-CV-208-MF

CIVIL TRIAL DIVISION

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

**FRANK J. ERTZ, DECEASED, HIS
DEWISEES AND PERSONAL
REPRESENTATIVES, AND HIS, THEIR OR
ANY OF THEIR SUCCESSORS IN RIGHT,
TITLE AND INTEREST
94 HOBART AVENUE, UNIT 304
SUMMIT, NJ 07901, DEFENDANT(S).**

NOTICE

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Philadelphia, Pennsylvania 19103
(215) 278-8016

Attorney for Plaintiff, The Suites At Hershey
m12 Condominium Association, Inc .

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Miscellaneous Notices

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

CIVIL TRIAL DIVISION

NO.2017-CV-182-MF

**THE SUITES AT HERSHEY
CONDOMINIUM ASSOCIATION, INC.
4960 CONFERENCE WAY NORTH, SUITE
100 BOCA RATON, FL 33431, PLAINTIFF
VS.
ELIZABETH A. MCGUIDWIN
256 BRANCH GROOM ROAD
EASTOVER, SC 29044, DEFENDANT(S)**

NOTICE

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LECLAIRRYAN

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

Attorney for Plaintiff, The Suites At Hershey
m12 Condominium Association, Inc.

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

NO.2017-CV-172-MF

CIVIL TRIAL DIVISION

**THE SUITES AT HERSHEY
CONDOMINIUM ASSOCIATION, INC.
4960 CONFERENCE WAY NORTH, SUITE
100 BOCA RATON, FL 33431, PLAINTIFF
VS.
DONALD A. WHEATLEY
1 KIMBERLY COURT
DAYTONA BEACH, FL 32119**

**KATHY A. WHEATLEY
1500 VIRGINIA AVENUE, APT. 214
DAYTONA BEACH, FL 32114,
DEFENDANT(S)**

NOTICE

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213 North Front Street
Harrisburg, PA 17101
(717) 232-7536

LECLAIRRYAN

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

Attorney for Plaintiff, The Suites At Hershey
m12 Condominium Association, Inc.

FIRST PUBLICATION

Miscellaneous Notices

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

NO.: 2016-CV-03962-MF

CIVIL ACTION – LAW

**NOTICE OF SHERIFF SALE OF
REAL ESTATE PURSUANT TO
PA.R.C.P. NO. 3129**

**NATIONSTAR MORTGAGE LLC,
PLAINTIFF,
VS.
MICHAEL JOHNSON, AS BELIEVED HEIR
AND/OR ADMINISTRATOR TO THE
ESTATE OF JOAN V. PRIMM; GARY
JOHNSON, AS BELIEVED HEIR AND/OR
ADMINISTRATOR TO THE ESTATE OF
JOAN V. PRIMM; DIANE PRIMM, AS
BELIEVED HEIR AND/OR
ADMINISTRATOR TO THE ESTATE OF
JOAN V. PRIMM; CAROL JONES, AS
BELIEVED HEIR AND/OR
ADMINISTRATOR TO THE ESTATE OF
JOAN V. PRIMM; JOANNE PRIMM, AS
BELIEVED HEIR AND/OR
ADMINISTRATOR TO THE ESTATE OF
JOAN V. PRIMM; UNKNOWN HEIRS, AND/
OR ADMINISTRATORS TO THE ESTATE
OF JOAN V. PRIMM, DEFENDANTS**

TO: Unknown Heirs, and/or Administrators to the Estate of Joan V. Primm

Take Notice that by virtue of the Writ of Execution issued out of the Court of Common Pleas of Dauphin County, Pennsylvania, and directed to the Sheriff of Dauphin County, there will be exposed to Public Sale in the Commissioner's Hearing Room, 4th Floor, Dauphin County Administration Building, 2 South 2nd Street, Harrisburg, PA 17101 on July 20, 2017 at 10:00AM, prevailing local time, your real property described herein.

The Real Property To Be Sold is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. The Location of your property to be sold is: 2448 Brookwood Street, Harrisburg, PA 17104

The Judgment under or pursuant to which your property is being sold is docketed to: No. 2016-CV-03962-MF

A complete copy of the Notice of Sheriff Sale will be sent to you upon request to the Attorney for the Plaintiff, Kimberly A. Bonner, Manley Deas

Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611.

This Paper Is A Notice of the Time and Place of the Sale of Your Property. It has been issued because there is a Judgment Against You. It May Cause Your Property to be Held, to be Sold Or Taken to Pay the Judgment. You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of those rights. If you wish to exercise your rights, You Must Act Promptly.

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

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

m12

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

NO. 2016-CV-5378-MF

CIVIL ACTION – LAW

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE**

**PNC BANK, NATIONAL ASSOCIATION,
PLAINTIFF
VS.
FRANK J. PADBERG & KRISTINE N.
PADBERG, DEFENDANTS**

Notice of Sale of Real Property

To: Frank J. Padberg, Defendant, whose last known addresses are 5313 Ridge Road, Elizabethtown, PA 17022 and 4015 Deer Creek Road, Reading, PA 19608.

Your house (real estate) at 5313 Ridge Road, Elizabethtown, PA 17022, is scheduled to be sold at the Sheriff's Sale on 7/20/17 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 \$101,860.69, obtained by Plaintiff above (the mortgage) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

Property Description: ALL THAT CERTAIN LOT OF LAND SITUATE IN CONEWAGO TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA: BEING KNOWN AS 5313 Ridge Rd., Elizabethtown, PA 17022. PARCEL #22-008-007-

FIRST PUBLICATION

Miscellaneous Notices

000-0000.

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

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

m12

FIRST PUBLICATION

Name Change Notices

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

DOCKET NO: 2017-CV-02837-NC

PETITION FOR CHANGE OF NAME

NOTICE

NOTICE IS HEREBY GIVEN that on April 26, 2017 the Petition of Katari Lisa Marie McMillion was filed in the above named court, requesting a decree to change her name from **Katari Lisa Marie McMillion** to **Kateri Nishi McMillion**.

The Court has fixed Tuesday, June 20, 2017 at 9:30a.m. in Courtroom No. 12, 7th Floor, Juvenile Justice Center (Human Services Building), 25 South Front Street, Harrisburg, PA as the time and place for the hearing on said Petition, when and where all persons interested may appear and show cause if any they have, why the prayer of the said Petition should not be granted. m12

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

DOCKET NO: 2017-CV-03168-NC

PETITION FOR CHANGE OF NAME

NOTICE

NOTICE IS HEREBY GIVEN that on April 24, 2017, the Petition of AVINASH KANTILAL PATEL and DHARTIBEN D. PATEL on behalf of minor child, AKXAR AVINASH PATEL was filed in the above named court, requesting a decree to change the minor child's name from **AKXAR AVINASH PATEL** to **ARNNAV AVINASH PATEL**.

The Court has fixed Tuesday June 20, 2017 at 9:30 a.m. in Courtroom No. 12, at 7th Floor Juvenile Justice Center (Human Services Bui/ding) 25 South Front Street, Harrisburg, PA 17101, 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.

Robert G. Radebach, Esquire
912 North River Road
Halifax, PA 17032
717-896-2666
PA ID#19255

m12

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

DOCKET NO: 2017-CV-01306-NC

PETITION FOR CHANGE OF NAME

NOTICE

NOTICE IS HEREBY GIVEN that on April 18, 2017, the Petition of Dilli Ram Khatiwoda and Lachi Maya Nepal on behalf of minor child, Binit Khatiwoda was filed in the above named court, requesting a decree to change the minor child's name from **Binit Khatiwoda** to **Syon Khatiwoda**.

The Court has fixed Tuesday, June 20, 2017 at 9:30 a.m. in Courtroom No 12, 7th Floor, Juvenile Justice Center (Human Services Building) 25 South Front Street, Harrisburg, PA as the time and place for the hearing on said Petition, when and where all persons interested may appear and show cause if any they have, why the prayer of the said Petition should not be granted. m12

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

REPORTING OF ERRORS IN ADVANCE SHEET

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

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Opinions Not Yet Reported

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