



# Dauphin County Reporter ADVANCE SHEET

(USPS 810-200)

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

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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, option #4.

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Bar Association Page

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

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### 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 JOSEPH G. BALDWIN**, late of Lower Paxton Township, Dauphin County, PA (died: 2/13/2018). Executrix: Matilda A. Baldwin. Attorney: Christopher E. Rice, 10 East High Street, Carlisle, PA 17013. d7-21

**ESTATE OF PATRICIA ANN OSMAN**, late of Dauphin County, Pennsylvania. Executrix: Meghan Carpenter, 6321 Ann Street, Harrisburg, PA 17111 or to Attorney: Ann Ariano, Esq., 6121 Chatham Court, Harrisburg, PA 17111. d7-21

**ESTATE OF DONALD L. SIMONETTI**, late of Swatara Township, Dauphin County, PA, (died: October 8, 2018). Administrator: Scott A. Simonetti, c/o George W. Porter, Esquire, 909 East Chocolate Avenue, Hershey, Pennsylvania 17033. d7-21

**ESTATE OF CECELIA I. JOHNSON**, late of Swatara Township, Dauphin County, Pennsylvania (died: October 7, 2018). Executor: Richard L. Johnson, 8003 Overfield Court, Bowie, MD 20715. Attorney: Gerald S. Robinson, Esquire, P.O. Box 5320, Harrisburg, PA 17110. d7-21

**ESTATE OF MAY ELLEN MILLER, a/k/a MAYELLEN MILLER a/k/a MAY E. MILLER**, late of Lower Paxton Township, Dauphin County; Pennsylvania, (died: November 10, 2018). Personal Representative: Eleny Kae Santanna, 12 West Christopher Court, Hummelstown, PA 17036 or to Attorney: Jean D. Seibert, Esquire, CALDWELL & KEARNS, PC, 3631 North Front Street, Harrisburg, PA 17110. d7-21

**ESTATE OF PEARL M. ENTERLINE**, late of Wayne Township, Dauphin County, Pennsylvania (died: November 10, 2018). Co-Executors: Gary R. Enterline, 1219 Janet Drive, Mount Joy, Pennsylvania 17552; Beverly S. Snyder, 175 McClellan Road, Halifax, Pennsylvania 17032; Donna K. Enders, 309 Tennessee Avenue, Elizabethtown, Pennsylvania 17023; Attorney: Terrence J. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023. d7-21

## FIRST PUBLICATION

### Estate Notices

NOTICE OF TRUST ADMINISTRATION of the **CONNIE M. VANNUCCI A/K/A CONCETTA M. VANNUCCI LIVING TRUST**, (the "Trust") following the death of Connie M. Vannucci a/k/a Concetta M. Vannucci, late of West Hanover Township, Dauphin County, Pennsylvania on May 17, 2018 (the "Decedent"), is hereby given.

**ESTATE OF CONNIE M. VANNUCCI a/k/a CONCETTA M. VANNUCCI**. Administrator: Eugene D. Vannucci, of Landisville, Pennsylvania. Attorney: JSDC Law Offices, c/o Jacqueline A. Kelly, 555 Gettysburg Pike, Suite C400, Mechanicsburg, PA 17055, 717-533-3280. d7-21

**ESTATE OF TED T. FRALICK**, late of Upper Paxton Township, Dauphin County, Pennsylvania (died: November 15, 2018). Administrator: David R. Fralick, 563 Riverview Drive, Millersburg, Pennsylvania 17061; Attorney: Terrence J. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023. d7-21

**ESTATE OF NORWOOD H. P. ROMBERGER, a/k/a NORWOOD H. ROMBERGER**, late of Mifflin Township, Dauphin County, Pennsylvania. Executor: Melvin Harry Swab, III, 196 Wilson Street, Reedsville, PA 17084. Attorney: Earl Richard Etzweiler, Esquire, 105 N. Front Street, Harrisburg, PA 17101, (717) 234-5600. d7-21

## SECOND PUBLICATION

### Estate Notices

**ESTATE OF JOSEPH DUDICK, JR.**, late of the City of Harrisburg, Dauphin County, Pennsylvania. Administrator: Ronald D. Butler, 1007 Mumma Road, Suite 101, Lemoyne, PA 17043 or Attorney: Butler Law Firm, 1007 Mumma Road, Suite 101, Lemoyne, PA 17043. n30-d14

**ESTATE OF WALTER B. WATKIN, JR.**, late of Lower Paxton Township, Dauphin County, Pennsylvania, (died: October 22, 2018). Co-Executrices, Darla Sue Watkin (Evoek) and Sarah E. Watkin (Landis). Attorney: Elizabeth H. Feather, Esquire, Caldwell & Kearns, P.C., 3631 North Front Street, Harrisburg, PA 17110, (717) 232-7661. n30-d14

**ESTATE OF WILLIAM R. WEIGLE a/k/a WILLIAM RUSSELL WEIGLE**, late of Lower Paxton Township, Dauphin County, Pennsylvania. Administratrix: Gloria B. Weigle (Dorsett) c/o Charles E. Shields, III, Esquire, 6 Clouser Rd., Mechanicsburg, Pennsylvania 17055. n30-d14

**ESTATE OF GEORGE H. BLAIR**, late of Lower Paxton Township (died: July 22, 2018). Executrix: Paula E. Comber, c/o Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382. Attorney: Lisa Comber Hall, Esq., Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382. n30-d14

**ESTATE OF SEYMOUR GURWITZ**, late of Harrisburg, Dauphin County, Pennsylvania (died: October 20, 2018). Executrix: Abby E. Goddard, 747 Middle Lane, Camp Hill, PA 17011 or to Attorney: Christa M. Aplin, Esquire, JSDC Law Offices, 11 E. Chocolate Avenue, Hershey, PA 17033, (717) 533-3280. n30-d14

**ESTATE OF MICHAEL L. BOWER**, late of Halifax Township, Dauphin County, Pennsylvania. Executrix: Gail E. Bower, 252-A Ebenezer Road, Halifax, PA 17032 or to Attorney: Earl Richard Etzweiler, Esquire, 105 N. Front Street, Harrisburg, PA 17101, (717) 234-5600. n30-d14

**ESTATE OF JANE ANN VOLSCKO, a/k/a JANE A. VOLSCKO**, late of Lower Paxton Township, Dauphin County, Pennsylvania (died: August 29, 2018). Executrix: Ms. Beverly L. Azemar, 27 Sheeley Lane, Boiling Springs, PA 17007; Attorney: Gary L. Rothschild, Esq., 2215 Forest Hills Drive, Suite 35, Harrisburg, PA 17112. n30-d14

**ESTATE OF MIRIAM E. MACKERT**, late of the city of Harrisburg, Dauphin County, Pennsylvania. Executrix: Karen E. Jackson, 139 Barnwood Place, Harrisburg, PA 17112. Attorney: LAW OFFICE OF KEITH O. BRENNEMAN, P.C., 44 West Main Street, Mechanicsburg, PA 17055. n30-d14

**ESTATE OF DENNIS WILLIAM LOFTUS**, late of Upper Paxton Township, Dauphin County, Pennsylvania (died: October 26, 2018). Executrix: Carol Ann Shiffer, 1926 State Route 209, Millersburg, Pennsylvania 17061; Attorney: Terrence J. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023. n30-d14

### THIRD PUBLICATION

#### Estate Notices

**ESTATE OF ESTHER M. LENTZ**, late of Swatara Township, Dauphin County, Pennsylvania. Executrix: Carol K. Brandt, 18675 US Highway 19 North, Clearwater, FL 33764. n23-d7

**ESTATE OF ANNICE C. SWEIGARD**, late of Halifax Township (died: October 16, 2018). Executors: Paula Kissinger, 1129 Dowhower Road Harrisburg, PA 17111; Karen Buckley, 1237 Holly Pike, Carlisle, PA 17013 or Rahn Sweigard, 476 Schoolhouse Lane, Millersburg, PA 17061. Attorney: Robert G. Radebach, Esquire, 912 North River Road, Halifax, PA 17032. n23-d7

**ESTATE OF RICHARD A. WEAVER**, late of the County of Dauphin and Commonwealth of Pennsylvania. Executor: Christian E. Weaver, 42 N. Glenn Rd., Hershey, PA 17033. Attorney: Daryl J. Gerber, Esquire, The Law Office of Daryl J. Gerber, 46 E. Main Street, Palmyra, PA 17078. n23-d7

**ESTATE OF NANCY J. SPAHR**, late of Dauphin County, Pennsylvania (died: October 20, 2018). Executrix: Evelyn Pressley, 1801 Briarcreek Lane, Middletown, PA 17057. Attorney: Steven J. Schiffman, Esq., SCHIFFMAN, SHERIDAN & BROWN, P.C., 2080 Linglestown Road, Suite 201, Harrisburg, PA 17110. n23-d7

**ESTATE OF WILLIAM G. ROOT**, late of 323 Ridge Avenue, Middletown, Dauphin County, Commonwealth of Pennsylvania, (died: August 26, 2018). Co-Executor: Forrest P. Root, 3250 Bonnie Brae Lane, Hummelstown, PA 17036 or Co-Executor: David G. Root, 24737 Shoreline Drive, Millsboro, DE 19966 or to Attorney: Peter R. Henninger, Jr., Esq., Jones & Henninger, P.C., 339 W. Governor Rd., Ste. 201, Hershey, PA 17033. n23-d7

**ESTATE OF JUDITH Y. AKER**, late of Lower Paxton Township (died: October 13, 2018). Executor: James L. Aker, 190 Delaware Trail, Venetia, PA 15367. n23-d7

**ESTATE OF RICHARD R. HARTMAN a/k/a RICHARD R. HARTMAN, SR.**, late of Gratz Borough, Dauphin County, Pennsylvania (died: October 17, 2018). Co-Executor: Rodney C. Hartman, 313 West Market Street, PO Box 331, Gratz, PA 17030, and Co-Executor: Eddie R. Hartman, 313 West Market Street, PO Box 153, Gratz, PA 17030. Attorney: Gregory M. Kerwin, Esquire, 4245 State Route 209, Elizabethtown, PA 17023. n23-d7

**ESTATE OF HARRY J. DEITRICH**, late of Jefferson Township, Dauphin County, Pennsylvania (October 9, 2018). Executrix: Joann M. Bent, 2786 Powells Valley Road, Halifax, PA 17032; Attorney: Terrence J. Kerwin, Esquire. Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023. n23-d7

**TRUST ESTATE OF ALAN B. WEISER**, late of Harrisburg, Pennsylvania (died: September 15, 2018). Trustees: Susan Jane Sholtis, 250 Brindle Road, Mechanicsburg, PA 17055; Susan E. Lederer, Esquire, 5011 Locust Lane, Harrisburg, PA 17109. Attorney: Susan E. Lederer, Esquire, 5011 Locust Lane, Harrisburg, PA 17109. n23-d7

**ESTATE OF EVELYN M. GRIMM**, late of Upper Paxton Township, Dauphin County, Pennsylvania (died: November 5, 2018). Executor: Gary G. Grimm, 124 Mahantongo Creek Road, Dalmatia, PA 17017; Attorney: Terrence J. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023. n23-d7

### FIRST PUBLICATION

#### Corporate Notices

NOTICE IS HEREBY GIVEN **Fox Valley Electric & Lighting Maintenance, Inc.**, a foreign corporation formed under the laws of the State of Illinois and where its principal office is located at 2007 Bull Ridge Dr., McHenry, IL 60050, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 11/26/18, under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. d7

NOTICE IS HEREBY GIVEN **PRECISION NANOSYSTEMS US, INC.**, a foreign corporation formed under the laws of the State of Delaware and where its principal office is located at 5012 141st Ave, SE, Bellevue, WA 98006, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 11/21/18, under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. d7

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which is to be incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is: **Peggy's Fuel Oil Corp.** d7

**FIRST PUBLICATION**

**Corporate Notices**

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about November 13, 2018, for a foreign corporation with a registered address in the state of Pennsylvania as follows: **The Athletic Media Company** c/o Incorporating Services, Ltd.

This corporation is incorporated under the laws of Delaware.

The address of its principal office is 332 Pine Street, Penthouse, San Francisco, CA 94104.

The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. d7

NOTICE IS HEREBY GIVEN **Alltel Corporation**, a foreign corporation formed under the laws of the State of Delaware and where its principal office is located at One Verizon Way, Basking Ridge, NJ 07920, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 11/21/18, under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County d7

NOTICE IS HEREBY GIVEN **Torrent Pharma Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 150 Allen Rd., Ste. 102, Basking Ridge, NJ 07920, 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. d7

NOTICE IS HEREBY GIVEN **NTT Global Sourcing, Inc.**, a foreign corporation formed under the laws of the State of Delaware and where its principal office is located at 7950 Legacy Drive, Ste 900, Plano, TX 75024, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 11/20/18, under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. d7

NOTICE IS HEREBY GIVEN to all creditors and claimants of **CARNRIGHT DESIGN, INC.**, a Pennsylvania (PA) business corporation originally incorporated under the Business Corporation Law of 1933 on 7/29/2011, that said corporation has filed Articles of Dissolution under the provisions of PA Business Corporation Law on 11/19/2018. The name of the commercial registered office provider and the county of the venue is c/o: Corporation Service Co., Dauphin County. d7

NOTICE IS HEREBY GIVEN **Lindt & Sprungli (North America) Inc.**, a foreign corporation formed under the laws of the State of Delaware and where its principal office is located at 4717 Grand Ave, Ste 700, Kansas City, MO 64112, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 11/13/18, under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. d7

NOTICE IS HEREBY GIVEN **TopHatMonocole (US) Corp.**, a foreign corporation formed under the laws of the State of Delaware and where its principal office is located at 151 Bloor Street West, Suite 200, Toronto, Ontario, M53 1S4, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 11/26/18, under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. d7

NOTICE IS HEREBY GIVEN **Talcott Resolution Life, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 1 Griffin Rd. North, Windsor, CT 06095, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. Date filed: 11/13/18, date effective: 1/1/19. The street address in the association's jurisdiction of formation is 1 Griffin Rd. North, Windsor, CT 06095. 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. d7

**FIRST PUBLICATION**

**Corporate Notices**

NOTICE IS HEREBY GIVEN **Gaggle.Net, Inc.**, a foreign corporation formed under the laws of the State of Delaware and where its principal office is located at 2205 E. Empire, Ste B, Bloomington, IL 61704, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 11/21/18, under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. d7

NOTICE IS HEREBY GIVEN **Healthfair Plus OK PC**, a foreign business corporation incorporated under the laws of Oklahoma, with its principal office located at 9201 E. Mountain View Rd., Ste. #220, Scottsdale, AZ 85258-5172, 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. d7

NOTICE IS HEREBY GIVEN **KIA-RUBICON, INC.**, a foreign corporation formed under the laws of the State of Delaware and where its principal office is located at 1251 Avenue of the Americas, Fl. 17, NY, NY 10020, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 11/1/18, under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. d7

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about November 13, 2018, for a foreign corporation with a registered address in the state of Pennsylvania as follows: **Petersburg Community Development Corporation, Inc.** c/o Cogency Global, Inc.

This corporation is incorporated under the laws of Virginia.

The address of its principal office is 200 South 10th Street, Suite 1600, Richmond, VA 23219.

The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. d7

NOTICE IS HEREBY GIVEN that **Hershey Christian School Association**, a Pennsylvania nonprofit corporation, with a registered office address of 7048A Red Top Road, Harrisburg, PA 17111, intends to file Articles of Dissolution with the Pennsylvania Department of State and that the members and board of directors are now engaged in winding up and settling the affairs of said corporation so that its corporate existence can be terminated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

d7

NOTICE IS HEREBY GIVEN **Crosswind Industries, Inc.**, a foreign corporation formed under the laws of the State of Kansas and where its principal office is located at 4666 Faries Parkway, Decatur, IL 62526, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 11/27/18, under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. d7

NOTICE IS HEREBY GIVEN that **Zaremba Management Co.**, a foreign corporation formed under the laws of the State of Ohio and having its principal office at 22730 Fairview Center Drive, Suite 200, Fairview Park, OH 44126, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, on 10/26/2018, at Harrisburg, PA, under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. d7

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on 11/21/2018 under the Domestic Business Corporation Law, for **POPSIGCO, INC.**, and the name and county of the commercial registered office provider is c/o: Corporation Service Co., Dauphin County. d7

NOTICE IS HEREBY GIVEN that pursuant to the applicable provisions of 15 Pa.C.S. Section 415 or 417, **Choice Administrators Insurance Services, Inc.**, a corporation incorporated under the laws of the State of California with its registered office in PA at c/o CT Corporation, Dauphin County, intends to file a Statement of Withdrawal of Foreign Registration with the Dept. of State. d7

**FIRST PUBLICATION**

**Corporate Notices**

NOTICE IS HEREBY GIVEN **SMG ITO Holdings, Inc.**, a foreign corporation formed under the laws of the State of Ohio and where its principal office is located at 14111 Scottslawn Road, Marysville, OH 43041, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 11/27/18, under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. d7

NOTICE IS HEREBY GIVEN **SLS Holdings, Inc. dba SLS Holdings of Ohio, Inc.** a foreign corporation formed under the laws of the State of Delaware and where its principal office is located at 14111 Scottslawn Road, Marysville, OH 43041, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 11/28/18, under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. d7

NOTICE IS HEREBY GIVEN **Casestack, Inc.**, a foreign corporation formed under the laws of the State of California and where its principal office is located at 3000 Ocean Park, Ste 1000, Santa Monica, CA 90405, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 10/23/18, under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. d7

NOTICE IS HEREBY GIVEN **ANDERSON, CHAVET AND ANDERSON, INC.** with a commercial registered office provider in care of CO-GENCY GLOBAL INC. 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 is 1832 n Litchfield Rd., Goodyear AZ 85395. This shall serve as official notice to creditors and taxing authorities. d7

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on 11/20/2018 under the Domestic Business Corporation Law, for **MOUNTAIN PROPERTY MANAGEMENT, INC.**, and the name and county of the commercial registered office provider is c/o: Corporation Service Co., Dauphin County. d7

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of Section 4129 of the Business Corporation Law of 1988, **Beechcraft Domestic Service Company**, a corporation of the State of Kansas with principal office at One Cessna Blvd., Bldg. C1, Wichita, Kansas 67215 and having a Commercial Registered office Provider and county of venue as follows: C T Corporation System in Dauphin County, which on 1/20/2009 was registered to transact business in the Commonwealth, intends to file a Statement of Withdrawal with the Department of State. d7

**FIRST PUBLICATION**

**Fictitious Name Notices**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly No. 295, effective March 16, 1983, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Dauphin County, Pennsylvania under the assumed or fictitious name, style or designation of Name: **Porco Energy**, with its principal place of business at: 1870 South Winton Rd, Ste 200, Rochester, NY 14618. The names and addresses of all persons or entities owning or interested in said business are: Superior Plus Energy Services Inc., 1870 South Winton Rd, Ste 200, Rochester, NY 14618. The application has been filed on 11/20/2018. d7

NOTICE IS HEREBY GIVEN, pursuant to the provisions of 54 Pa.C.S., that an Application for Registration of Fictitious Name for the conduct of a business in Dauphin County, PA, under the assumed or fictitious name, style or designation of **RespirTech** was filed in the office of the Secy. of the Commonwealth of Pennsylvania (PA), Dept. of State, on 11/29/2018. Purpose: supplies certain medical products to patients as a licensed durable medical equipment supplier. Principal place of business: 2896 Centre Pointe Dr., St. Paul, MN 55113. The name and address of the person/entity owning or interested in said business is Respiratory Technologies, Inc., (a Profit Corporation organized in Minnesota), with an address of 2896 Centre Pointe Dr., St. Paul, MN 55113. The PA reg'd office is c/o: Corporation Service Co. d7

**FIRST PUBLICATION**

**Fictitious Name Notices**

NOTICE IS HEREBY GIVEN that **DORIS SOCE'S ITALIAN PIZZA AND SUBS, LLC** filed a Registration of Fictitious Name with the Commonwealth of Pennsylvania, Department of State, Corporation Bureau, Harrisburg, Pennsylvania on November 19, 2018 for the purpose of conducting business under the name "Italian Pizza and Subs". The place of business in the Commonwealth is located at 6620-A Derry Street, Harrisburg, PA 17111. The character and nature of the business is to engage in fast food and to do any lawful act concerning any or all lawful business for which a Limited Liability Company may be established under the Limited Liability Company Law of 1994, 15 Pa. C.S., as amended. d7

**FIRST PUBLICATION**

**Miscellaneous Notices**

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

**DOCKET NO.: 2015-CV-4657-MF**

**CIVIL DIVISION**

**WELLS FARGO BANK, N.A., PLAINTIFF  
VS.  
UNKNOWN ADMINISTRATORS, AND/OR  
HEIRS OF THE ESTATE OF SUPREME A.  
SHABAZZ; THOMAS L. STRAWBRIDGE,  
SR., BELIEVED ADMINISTRATOR AND/OR  
HEIR OF THE ESTATE OF SUPREME  
SHABAZZ; MICHELLE SETTLE,  
BELIEVED ADMINISTRATOR AND/OR  
HEIR OF THE ESTATE OF SUPREME  
SHABAZZ; BETTY STRAWBRIDGE,  
BELIEVED ADMINISTRATOR AND/OR  
HEIR OF THE ESTATE OF SUPREME  
SHABAZZ; THERESA STRAWBRIDGE,  
BELIEVED ADMINISTRATOR AND/OR  
HEIR OF THE ESTATE OF SUPREME  
SHABAZZ; SABRINA STRAWBRIDGE,  
BELIEVED ADMINISTRATOR AND/OR  
HEIR OF THE ESTATE OF SUPREME  
SHABAZZ; THOMAS L. STRAWBRIDGE,  
JR., BELIEVED ADMINISTRATOR AND/OR  
HEIR OF THE ESTATE OF SUPREME  
SHABAZZ; JEFFREY ROBINSON,  
BELIEVED ADMINISTRATOR AND/OR  
HEIR OF THE ESTATE OF SUPREME  
SHABAZZ, DEFENDANTS**

**AMENDED NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY PURSUANT TO  
PENNSYLVANIA RULE OF  
CIVIL PROCEDURE 3129**

TO: Theresa Strawbridge, Believed Administrator  
and/or heir of the Estate of Supreme Shabazz  
303 Stuart Place  
Harrisburg, PA 17109  
AND  
1837 North 4th Street  
Harrisburg, PA 17102

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Dauphin County Sheriff's Office, in the Commissioner's Hearing Room, 4th Floor, Dauphin County Administration Building, 2 South 2nd Street, Harrisburg, PA 17101 on January 10, 2019 at 10:00AM prevailing local time.

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

The LOCATION of your property to be sold is: 303 Stuart Place, Harrisburg, PA 17109

The JUDGMENT under or pursuant to which your property is being sold is docketed to: No. 2015-CV-4657-MF

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE: Unknown Administrators, and/or heirs of the Estate of Supreme A. Shabazz; Thomas L. Strawbridge, Sr., Believed Administrator and/or heir of the Estate of Supreme Shabazz; Michelle Settle, Believed Administrator and/or heir of the Estate of Supreme Shabazz; Betty Strawbridge, Believed Administrator and/or heir of the Estate of Supreme Shabazz; Theresa Strawbridge, Believed Administrator and/or heir of the Estate of Supreme Shabazz; Sabrina Strawbridge, Believed Administrator and/or heir of the Estate of Supreme Shabazz; Thomas L. Strawbridge, Jr., Believed Administrator and/or heir of the Estate of Supreme Shabazz; Jeffrey Robinson, Believed Administrator and/or heir of the Estate of Supreme Shabazz

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court



**FIRST PUBLICATION**

**Miscellaneous Notices**

of Common Pleas of Dauphin County, in the Commissioner's Hearing Room, 4th Floor, Dauphin County Administration Building, 2 South 2nd Street, Harrisburg, PA 17101.

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. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

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**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

1. You may file a petition with the Court of Common Pleas of Dauphin County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Dauphin County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Dauphin County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Dauphin County Courthouse, 101 Market Street, Suite 101, Harrisburg, PA 17101, before presentation of the petition to the Court.

Dated: 11/19/18  
Justin F. Kobeski, Esquire (200392)  
Manley Deas Kochalski LLC  
P. O. Box 165028

Columbus, OH 43216-5028

Telephone: 614-222-4921

Fax: 614-220-5613

Email: [jfkobeski@manleydeas.com](mailto:jfkobeski@manleydeas.com)

Attorney for Plaintiff

d7

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

**NO. 2018-CV-03305-MF**

**CIVIL ACTION-LAW**

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

**WELLS FARGO BANK, N.A. AS TRUSTEE  
FOR THE MASTR ASSET BACKED  
SECURITIES TRUST 2007-NCW  
MORTGAGE PASS-THROUGH  
CERTIFICATES SERIES 2007-NCW,  
PLAINTIFF**

**VS.**

**TODD W. ARNOLD AND JILL I. ARNOLD,  
DEFENDANTS**

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

To: Jill I. Arnold, Defendant, whose last known address is 7557 East Appalachian Trail, Harrisburg, PA 17112.

Your house (real estate) at: 7557 East Appalachian Trail, Harrisburg, PA 17112, 68-010-053-000-0000, is scheduled to be sold at Sheriff's Sale on 1/10/19, 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 \$202,676.83, obtained by Wells Fargo Bank, N.A. as Trustee for the MASTR Asset Backed Securities Trust 2007-NCW Mortgage Pass-Through Certificates Series 2007-NCW against you.

**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 Wells Fargo Bank, N.A. as Trustee for the MASTR Asset Backed Securities Trust 2007-NCW Mortgage Pass-Through Certificates Series 2007-NCW, 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.

**FIRST PUBLICATION**

**Miscellaneous Notices**

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.**

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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,  
Nicole B. LaBletta, Leslie J. Rase, Alison H. Tulio  
& Katherine M. Wolf, Attys. for Plaintiff,  
SHAPIRO & DeNARDO, LLC  
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**SECOND PUBLICATION**

Miscellaneous Notices

**NOTICE OF AUDIT**

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

NOTICE IS HEREBY GIVEN that the following accounts have been filed by the respective accountants in the Office of the Register of Wills or with the Clerk of the Orphans' Court Division of the Common Pleas of Dauphin County, as the case may be, and that the same shall be duly presented to the said Orphans' Court Division at the Office of the Court Administrator for Audit, Confirmation and Distribution of the said ascertained balances to and among those legally entitled thereto **January 2, 2019**. Pursuant to Pennsylvania Orphans' Court Rule 2.7(b) (formerly Dauphin County Orphans' Court Rule 6.10.1), objections to an account must be filed in writing with the Register or Clerk *no later than the close of business on December 31, 2018*.

1. BESHORE, DONNA EDITH a/k/a DONNA W. BESHORE, Deceased, First and Final Account of Jason Beshore and Kendra Stottlemeyer, Executors.
2. BOYER, RUTH E., Deceased, First Intermediate Account of Fulton Bank, N. A., Trustee (Charitable Trust Under Will).
3. BRAUN, GEORGE RICHARD, Deceased, First and Final Account of Ryan P. Siney, Administrator.
4. BROWN, ERIC W., Deceased, First and Final Account of Heather D. Royer, Administratrix D.B.N.
5. PILSITZ, DALE L., Deceased, First and Final Account of Karen L. DeCamp, Executrix.

November 19, 2018                      Jean Marfizo King  
Register of Wills & Clerk of the Orphans' Court  
n30-d7

**NOTICE OF HEARING**

NOTICE IS HEREBY GIVEN that a hearing on the Petition of The School District of the City of Harrisburg for Approval of the Sale of Real Estate located at 236 Cameron Street, Harrisburg, Dauphin County, Pennsylvania 17101-2807 to Eddie Ruth, Sr., pursuant to Section 707(3) of the Pennsylvania School Code (24 P.S. Section 7-707(3)), shall be held on December 18, 2018 at 10:30 a.m. in Courtroom No. 5 in the Dauphin County Courthouse, 101 Market St, Harrisburg, PA 17101, at which time all interested parties may appear personally or by agent or Attorney and present testimony pertinent to this Petition. This Petition bears No. 2018-CV-7630-MD on the Docket of the Dauphin County Court of Common Pleas.

Dated: November 20, 2018  
DILWORTH PAXSON LLP  
Attorneys for Petitioner,  
Board of School Directors  
City of Harrisburg School Board.

n30-d14

By: Samuel T. Cooper, III, Esquire

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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*

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n23-d7

The Judges have completed the **OCTOBER 2018** civil jury term, including a **NOVEMBER 2018** special listing. Three civil cases reached verdict and the summary is as follows:

**STEPHEN L. OZIMAC, Personal Representative of the Estate of GENEVIEVE OZIMAC v. DANIEL M. KAMBIC, D.O. (2012 CV 10586 MM)**

**Trial dates: October 22-25, 2018**

Plaintiff, Stephen Ozimac, brought this wrongful death and survival medical negligence action on behalf of his mother, Genevieve Ozimac, as Executor of her Estate. It was alleged that Plaintiff suffered multi-system organ failure due to an adverse dosage interaction among medication provided and prescribed by Defendant Daniel M. Kambic, D.O., Decedent's family physician for over twenty-five (25) years.

While Plaintiff asserted that Genevieve was a reasonably healthy and vibrant woman of eighty-six (86) years, it is not disputed that she had a long medical history with Defendant in his management of her hypertension, congestive heart failure and chronic renal insufficiency. Several years before her death the Decedent's cardiologist noted that she suffered from moderate to severe Alzheimer's disease. Although Defendant denied this condition as among Genevieve's co-morbidities, Plaintiff disputed a clinical diagnosis.

On January 10, 2011, Defendant provided Decedent with samples of a fourth medication, Bystolic, in an attempt to lower her blood pressure, with the recommendation that she take 5 mg/day. Plaintiff claimed that, per the manufactures instructions set forth in the Physician's Desk Reference (PDR), Genevieve should have been started at a dose of 2.5 mg/day in view of her renal insufficiency. There was evidence introduced, and controverted, that the Decedent may have accidentally overdosed on samples of Bystolic that the Defendant provided Decedent.

Plaintiff's theory of liability was largely based on his view of medicine as a science based on clinical trials and numbers, while Defendant viewed his practice more as an art, based on the individual patients' history and his clinical experience.

**Pretrial Motions:** Plaintiff filed a Motion in Limine to preclude cumulative and duplicative testimony of Defendant's experts. The motion was denied as, while both physicians came to similar conclusions relying on many of the same records, their perspective and opinions were that of different disciplines; family practice and cardiology.

Defendant filed an Omnibus Motion in Limine to limit Plaintiff's recovery of medical expenses to that for which Plaintiff was able to establish a lien, to preclude the introduction of statements made of doctors involved in Plaintiff's hospital care through Plaintiff's niece, and to preclude the introduction of manufacturer's prescription information set forth in the PDR as establishing a breach of the standard of care.

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The Court granted Defendant's motion and limited recovery of medical expenses to that for which a lien had been asserted, (as opposed to the actual cost of medical services paid). The hearsay of treating physicians was also kept from the jury. Finally, while the Court did allow reference to the PDR as a learned treating and substantive evidence of the standard of care, it was not accepted as establishing the standard of care.

**Plaintiff's Expert:** Charles Metzger, M.D., a licensed physician, board-certified in Internal Medicine, of Metzger Comprehensive Care, LLC Boca Raton, Florida, was accepted as an expert in primary care and the treatment of the elderly. Dr. Metzger was of the opinion that the Defendant's treatment of Plaintiff fell below the standard of care in his instructions on the use of a fourth Bystolic in the control of Plaintiff's high blood pressure. Relying largely on the science of medicine, Dr. Metzger believed that Decedent should have started low and proceeded slowly in view of her severe renal insufficiency. He concluded that Decedent had a serious bradycardic reaction to the beta blocker causing multi-organ failure.

**Defense Experts:** Robert L. Perkel, M.D. an academic at Jefferson University of Physicians and board-certified family practitioner, was accepted as an expert in family medicine and primary care. He reviewed Defendant's 25-year history of treating Decedent's hypertension, hypoglycemia, congestive heart failure, and other chronic conditions including her diagnosis of dementia several years before her death. He did not believe that, at the time the Bystolic was prescribed, the Decedent had severe bradycardia. He disagreed with the reduced initial dosage referenced in the PDR and agreed with the dosage prescribed by Defendant in an effort to control Decedent's blood pressure. Relying on Defendant's history of treating the Decedent and the art of medicine, he believed the benefit of Bystolic outweighed the risk and Defendant's treatment was consistent with the standard of care.

Gary S. Ledley, M.D., a practitioner and academic in cardiology at the Drexel University College of Medicine was accepted as an expert in cardiology. Dr. Ledley largely focused on Decedent's treatment at Harrisburg Hospital. He opined that Defendant provided appropriate medical care of the Decedent's cardiovascular issues and did not deviate from the accepted standard of care. Defendant's effort to control Decedent's long-standing hypertension and complications including the recommended dosage of Bystolic was reasonable and appropriate in his view.

**Exhibits:** A joint trial exhibit list was expertly displayed by Brian White, Pa.C.P. of Capital Support Services.

Verdict: After several hours of deliberations, the jury returned a unanimous defense verdict, that Dr. Martin was not negligent.

<b><u>Judge:</u></b>	Judge John J. McNally, III
<b><u>Counsel for Plaintiff:</u></b>	Robin J. Mazella, Esquire *Charles W. Marsar, Jr., Esquire R.J. Marzella & Associates
<b><u>Counsel for Defendants:</u></b>	*Sarah W. Arosell, Esquire Matthew Ridley, Esquire Thomas, Thomas & Hafer, LLP *Trial Counsel

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**JEFFREY DANA, Individually and as Executor of the ESTATE OF LAURIE DANA, Deceased, and as Personal Representative of the ESTATE OF CAITLYN DANA, and LAURYN DANA, Deceased, and DONALD DANA, Individually and as Executor of the ESTATE OF JANET DANA, Deceased, and GREG PLANTY and NANNETTE PLANTY, Individually and as Co-Personal Representatives of the ESTATE OF SHANNON PLANTY, Deceased v. MEADOWBROOK MEAT COMPANY, INC., RYDER TRUCK RENTAL, INC., RYDER TRUCK RENTAL, LT, and JAMES A. MILLS v. BARRETT PAVING MATERIALS, INC. (2013 CV 01065)**

***[REMAINING CLAIM BY DEFENDANT MEADOWBROOK MEAT COMPANY, INC. AGAINST DEFENDANT BARRETT PAVING MATERIALS, INC.]***

**Trial dates: October 17-23, 2018**

**Trial Summary:** This case arises out of a multi-fatality accident which occurred in a construction/paving zone on July 19, 2012, near Antwerp, New York. A truck owned by Meadowbrook Meat Company ("Meadowbrook") and operated by its employee James Mills ("Mills") collided with traffic stopped or slowing in the area of the construction/paving zone. Plaintiffs commenced in Dauphin County based upon the domicile of some of the defendants. Meadowbrook entered into settlement of the claims on behalf of 5 members of the Dana family. Additional Defendant Barrett Paving Materials, Inc. ("Barrett") declined to participate in the settlement.

In the matter tried before the Court, Meadowbrook pursued contribution against Barrett based upon claims that Barrett failed to provide adequate signage and warnings to drivers approaching the construction/paving zone, including Mills, that they were traveling through a construction zone and might encounter stopped traffic.

In advance of trial, the Court ruled upon numerous motions in limine which addressed the scope of expert opinion as well as factual testimony regarding Mills' training, experience and schedule surrounding the time of the accident.

Because the accident occurred in up-state New York, a majority of the witnesses reside outside of the jurisdiction of Dauphin County. The parties presented numerous witness' testimony by videotape. Mills testified in person at trial. Mills testified that he did not observe signs as he approached the construction zone.

Meadowbrook and Barrett each relied upon the opinions of accident reconstruction experts.

At the conclusion of Meadowbrook's case, Barrett presented a motion for non-suit in which it asserted that Meadowbrook failed to introduce evidence of the release as to the settlement with the Dana plaintiffs which properly preserved a legal claim for contribution under the Uniform Contribution Amongst Joint Tortfeasors Act, 42 Pa.C.S. §§8321-8327. The Court requested, and Meadowbrook provided, the release for consideration of the motion, which the Court made part of the record.

The Court held that the language of the release did not meet the legal elements under the Uniform Contribution Amongst Joint Tortfeasors Act, 42 Pa.C.S. §§8324 (c) in that the settlement and release between the Dana plaintiffs and Meadowbrook did not extinguish liability of Barrett, the non-settling defendant.

**Verdict:** The Court granted Barrett's motion for non-suit and entered a directed verdict in favor of Barrett and against Meadowbrook as to its contribution claim.

Judge:

Judge John F. Cherry

Counsel for Meadowbrook Meat Co.:

Kimberly A. Selemba, Esquire  
James D. Murdock, II, Esquire

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Counsel for Barrett Paving Materials: Jeffrey T. McGuire, Esquire  
Keith Frary, Esquire

**HPT TA PROPERTIES TRUST v. TOWNSHIP OF WEST HANOVER (2013 CV 10597)**

**Trial dates: November 13-16, 2018**

**Introduction:**

This is an eminent domain case resulting in a jury verdict for the Plaintiff in the amount of \$1,750,000.00.

**Factual Summary:**

The property in question is HPT TA (Truckstops of America), a truck stop located on Route 39/Linglestown Road. The property had an interesting history. Prior to the construction of Route 81, the property in question was owned by two families. When Route 81 was constructed, one of the properties became landlocked; therefore, PennDOT created a "real estate easement for highway purposes" to address the landlocked property. Eventually, the two properties became one owned by the Plaintiff and operated as Truckstops of America. Plaintiff had, because of this easement, two entrances - one that went to the trucking area used by only trucks and the other went to a restaurant used by only cars. The two entrances were only 135 feet apart. This entrance for cars was referred to during trial as the "driveway" and/or "elbow." The two entrances were such that the trucks and cars did not intermingle. In the mid-2000s, West Hanover Township began a project to widen Route 39/Linglestown Road in this area. Route 39/Linglestown Road is a state road and, therefore, West Hanover Township needed to work with PennDOT on the project. The project called for the main entrance, the one for the trucks, to be widened and become a lighted intersection. With this, the smaller entrance used by cars only for the restaurant, needed to be closed because it was too close to the lighted intersection and sidewalks under the plan would block entrance into this driveway/elbow.

**Legal Issues:**

At trial, the Plaintiff produced evidence that with one intersection trucks and cars intermingled. Plaintiff argued that because of the intermingling, trucks were less likely to stop at this truck stop and use other truck stops in the area instead. Plaintiff produced evidence of a 15% decrease in fuel sales to show a decrease value in the real estate. The Defendant argued that the intersection which became larger and with a lighted intersection actually was a benefit to the Defendant and produced experts including traffic studies to support that argument.

**Experts:**

Both parties had various experts including real estate experts. Real estate expert for the Plaintiff opined loss of \$1.75 million and the Defendant's expert claimed there was no loss of value of the real estate.

**Verdict:** for the Plaintiff in the amount of \$1,750,000.00

**Case Appealed:**

The court was presented with legal argument both pretrial and a motion for nonsuit whether legally Plaintiff could collect any damages. There is a case from the Superior Court indicating that the Plaintiff under arguably similar circumstances could not collect any damages since they had reasonable access to their property. Court will re-examine this issue on post-trial motions.

Judge: Judge Andrew H. Dowling

Counsel for Plaintiff: David B. Snyder, Esquire

Counsel for Defendant: C. Edward Browne, Esquire



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