

# **ADVANCE SHEET**

## **The Dauphin County Reporter**

(USPS 810-200)

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**A WEEKLY JOURNAL CONTAINING THE DECISIONS  
RENDERED IN THE 12TH JUDICIAL DISTRICT**

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**May 1, 2020**

**No. 253**

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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  
[www.dcba-pa.org](http://www.dcba-pa.org)**

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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, opt #4; Email: [Bridgette@dcba-pa.org](mailto:Bridgette@dcba-pa.org). You will want to call to confirm deadline for Holiday weeks.



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# **FIRST PUBLICATION**

## **ESTATE NOTICES**

**ESTATE OF RODNEY F. PYFER**, late of Lower Paxton Township, Dauphin County, PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Executor:** James Douglass Pyfer, 911 Bradford Road, Harrisburg, PA 17112

**Attorney:** Earl Richard Etzweiler, Esquire, Etzweiler and Withers, LLC, 105 N. Front Street, Harrisburg, PA 17101, (717) 234-5600  
m1-15

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**ESTATE OF SHERWOOD C. MEREDITH**, late of Middle Paxton Township, Dauphin County, PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Executrix:** Susan K. Douma, 3032 Fishing Creek Valley Road, Harrisburg, PA 17112

**Attorney:** Earl Richard Etzweiler, Esquire, 105 N. Front Street, Harrisburg, PA 17101 (717) 234-5600  
m1-15

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**ESTATE OF RAYMOND C. WILLIAMS**, late of Harrisburg, Dauphin County PA.

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Administratrix:** Darlene Williams Humphries, c/o David W. Crosson, Esq., Crosson & Richetti, LLC, 609 W. Hamilton St., Suite 100, Allentown, PA 18101

**Attorney:** Crosson & Richetti, LLC, 609 W. Hamilton St., Suite 100, Allentown, PA 18101  
m1-15

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**ESTATE OF WILLIAM F. LYONS, III**, late of Harrisburg, Dauphin County, PA (died: March 22, 2020)

The Register of Wills has granted Letters on

the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Executrix:** Catharine E. Lyons, 400 Davis Road, Harrisburg, PA

**Attorney:** Arthur F. McNulty, Esq., Arthur F. McNulty, Attorney at Law, 602 Park Avenue, New Cumberland, PA 17070  
m1-15

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## **SECOND PUBLICATION**

**ESTATE OF CAROL J. HILTNER**, late of Susquehanna Township, Dauphin County, PA (died: January 30, 2020)

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Executrix:** Maryan G. McCormick, c/o Edmund G. Myers, Attorney, Johnson, Duffie, Stewart & Weidner, 301 Market Street, P.O. Box 109, Lemoyne, PA 17043  
a24-m8

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**ESTATE OF ARLENE M. BECK**, late of the Township of West Hanover, Dauphin County, PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Executor:** Dennis L. Beck, 40 S. 24<sup>th</sup> Street, Harrisburg, PA 17103

**Attorney:** Theresa L. Shade Wix, Esquire, Wix, Wenger & Weidner, 4705 Duke Street, Harrisburg, PA 17109-3041  
a24-m8

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**ESTATE OF ROBERT P. WALLACE, a/k/a ROBERT PAUL WALLACE**, late of Swatara Township, Dauphin County, PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Executrix:** Frances Findley, c/o Caram J. Abood, Esquire, Abood, Russell, Pappas &

Rozich, 709 Franklin Street, Suite 200,  
Johnstown, PA 15901

**Attorney:** Caram J. Abood, Esquire, Abood,  
Russell, Pappas & Rozich, 709 Franklin Street,  
Suite 200, Johnstown, PA 15901 a24-m8

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## **THIRD PUBLICATION**

**ESTATE OF JOSEPH M. KLEHA**, late of  
378 Barnett Circle, Harrisburg, Dauphin  
County, PA

The Register of Wills has granted Letters on  
the Estate of the Decedent. Notice is hereby  
given to request all persons having claims  
against the decedent to make known the same to  
the Executor or attorney, and all persons  
indebted to the decedent to make payment to the  
Executor without delay.

**Personal Representative:** Joseph D. Kleha c/o  
R. Nicholas Nanovic, Esquire, Gross McGinley,  
LLP, 33 South 7<sup>th</sup> Street, PO Box 4060,  
Allentown, PA 18105-4060

**Attorney:** R. Nicholas Nanovic, Esquire,  
Gross McGinley, LLP, 33 South 7<sup>th</sup> Street, PO  
Box 4060, Allentown, PA 18105-4060 a17-m1

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**ESTATE OF A. ELIZABETH BINNER**,  
late of Derry Township, Dauphin County, PA

The Register of Wills has granted Letters on  
the Estate of the Decedent. Notice is hereby  
given to request all persons having claims  
against the decedent to make known the same to  
the Executor or attorney, and all persons  
indebted to the decedent to make payment to the  
Executor without delay.

**Personal Representative:** Theodore J. Sopko,  
c/o Megan C. Huff, Esquire, Nestico Druby,  
P.C., 1135 East Chocolate Avenue, Suite 300,  
Hershey, PA 17033 a17-m1

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**ESTATE OF THERESA ANN HARRIS**,  
late of Swatara Township, Dauphin County, PA  
(died: 11/20/2019)

The Register of Wills has granted Letters on  
the Estate of the Decedent. Notice is hereby  
given to request all persons having claims  
against the decedent to make known the same to  
the Executor or attorney, and all persons  
indebted to the decedent to make payment to the  
Executor without delay.

**Administratrix:** She'Quiera Harris, 8301  
President's Drive, Apt. 233, Hummelstown, PA  
17036

**Attorney:** Robin J. Marzella, Esquire, R.J.  
Marzella & Associates, 3513 North Front Street  
Harrisburg, PA 17110 a17-m1

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**ESTATE OF ANTHONY J. MAY a/k/a  
ANTHONY JOSEPH MAY**, late of  
Harrisburg, Dauphin County, PA (died: January  
20, 2020)

The Register of Wills has granted Letters on  
the Estate of the Decedent. Notice is hereby  
given to request all persons having claims  
against the decedent to make known the same to  
the Executor or attorney, and all persons  
indebted to the decedent to make payment to the  
Executor without delay.

**Executrix:** Elizabeth L. Payne, 2955 Green  
Street, Harrisburg, PA 17110

**Attorney:** Linda C Plum, Attorney at Law,  
4617 Walnut Street, McKeesport, PA 15132  
a17-m1

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## **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  
March 18, 2020, for a foreign corporation with a  
registered address in the Commonwealth of  
Pennsylvania as follows: **AH SERVICES,  
INC.** c/o Capitol Corporate Services, Inc.

This corporation is incorporated under the laws  
of Delaware.

The address of its principal office is 1100  
Virginia Drive, Suite 200, Fort Washington, PA  
19034.

This corporation has been qualified in  
Pennsylvania under the provisions of the  
Business Corporation Law of 1988, as amended.  
m1

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NOTICE IS HEREBY GIVEN **WGRX Corp**  
hereby gives notice that articles of incorporation  
were filed on 3/26/2020 with the Department of  
State of the Commonwealth of Pennsylvania,  
under the provisions of the Pennsylvania  
Business Corporation Law of 1988, approved  
December 21, 1988, P.L. 1444, No. 177,  
effective October 1, 1989, as amended. m1

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NOTICE IS HEREBY GIVEN **PUT Corp.**  
dba Haultail, hereby gives notice that articles of  
incorporation will be filed with the Department  
of State of the Commonwealth of Pennsylvania,  
under the provisions of the Pennsylvania  
Business Corporation Law of 1988, approved  
December 21, 1988, P.L. 1444, No. 177,  
effective October 1, 1989, as amended. The

purpose for which the corporation is to be organized is for transportation and delivery. m1

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NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania on or before 4/2/2020, with respect to a proposed nonprofit corporation, **RO CARES, INC.**, which has been incorporated under the Nonprofit Corporation Law of 1988.

The address of the registered office is 2595 Interstate Dr., Ste. 103, Harrisburg, PA 17110.

A brief summary of the purpose or purposes for which said corporation is organized is: Assist employees of **Reconstructive Orthopaedic Associates II, LLC** and its affiliates who are experiencing financial need as a result of COVID-19. m1

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NOTICE IS HEREBY GIVEN **INGURAN USA, INC.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 22575 State Hwy. 6, South, Navasota, TX 77868, 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 251 Little Falls Dr., 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. m1

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NOTICE IS HEREBY GIVEN that **Golick-Martins, Inc.**, a foreign business corporation, has applied for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Pennsylvania Association Transactions Act (15 Pa. C.S. § 6124). The corporation is incorporated under the laws of the State of New Jersey. The address of its principal office under the laws of said jurisdiction is 140 Sylvan Ave., Suite 107, Englewood Cliffs, NJ 07632, and the name of its commercial registered office provider and address in Pennsylvania is CT Corporation System, 600 North 2nd Street, Suite 401, Harrisburg, PA, 17101. m1

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NOTICE IS HEREBY GIVEN that **E2 Consulting Engineers, Inc.**, a foreign corporation formed under the laws of the State of California and with its principal office located at 2100 Powell St, Ste 850, Emeryville, CA 94608 has registered to do business in Pennsylvania with the Department of State of

the Commonwealth of Pennsylvania, at Harrisburg, PA, on 3/31/20, 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. m1

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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 March 6, 2020, for a foreign corporation with a registered address in the Commonwealth of Pennsylvania as follows: **POSH CLOSING SERVICES, INC.** c/o AAAgent Services, LLC

This corporation is incorporated under the laws of Florida.

The address of its principal office is 13055 SW, 42 Street, Suite 207, Miami, FL 33175.

The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. m1

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NOTICE IS HEREBY GIVEN **Stonewater Underwriters, Inc.** filed a foreign registration statement with the Commonwealth of Pennsylvania. The address of the principal office is 4615 Walzem Road, Suite 200, San Antonio, Texas 78218. The commercial registered office provider is Paracorp Incorporated, Inc. in Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provisions of 15 Pa. C.S. 412. m1

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NOTICE IS HEREBY GIVEN that **ConsumerInfo.com, Inc.** filed a foreign registration statement to do business in the Commonwealth of Pennsylvania on March 13, 2020. The street and mailing address of the association's principal office is 475 Anton Blvd., Costa Mesa, CA 92626. The commercial registered office provider is in c/o CT Corporation System in Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provisions of 15 Pa. C.S. 412. m1

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NOTICE IS HEREBY GIVEN that **AlienVault, Inc.**, a foreign corporation formed under the laws of the State of Delaware and with its principal office located 1100 Park Place, Ste. 300, San Mateo, CA 94403, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 3/19/20, 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. m1

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NOTICE IS HEREBY GIVEN that **Versace USA, Inc.**, a foreign corporation formed under the laws of the State of New York and with its principal office located 11 W. 42nd St, Fl. 28, NY, NY 10036, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 4/9/20, 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. m1

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NOTICE IS HEREBY GIVEN **Blue Prism Software, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 12357 Riata Trace Pkwy., Ste. C150, Austin, TX 78727, 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 1688 Meridian Ave., Ste. 700, Miami Beach, FL 33139. 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. m1

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NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on 4/8/2020 under the Domestic Business Corporation Law, for **CONSULT MJI Inc.** and the name and county of the commercial registered office provider is c/o Corporation Service Co., Dauphin County. m1

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NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State for **EC Squared Incorporated**, a corporation organized under the Pennsylvania Business Corporation Law of 1988. m1

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## FICTITIOUS NAME NOTICES

NOTICE IS HEREBY GIVEN that an application for registration of a fictitious name, **Financial Endurance** for the conduct of business in Dauphin County, Pennsylvania, with the principal place of business being 600 N. 2<sup>nd</sup> Street, Ste. 401, Harrisburg, PA 17101 was made to the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on the 1<sup>st</sup> day of April, 2020 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: Timothy E Ash c/o Ash Brokerage LLC, ATTN: Pam Dunnuck, PO Box 2572, Fort Wayne, IN 46801-2572. m1

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NOTICE IS HEREBY GIVEN that an application for registration of a fictitious name, **Helping Hands for Life** for the conduct of business in Dauphin County, Pennsylvania, with the principal place of business being 910 D Rhue Haus Lane, Hummelstown, PA 17036 was made to the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on the 21<sup>st</sup> day of April, 2020 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 Joyce Atkinson, 910 D Rhue Haus Lane, Hummelstown, PA 17036. m1

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**BAR ASSOCIATION PAGE**  
**Dauphin County Bar Association**  
**213 North Front Street, Harrisburg, PA 17101-1493**  
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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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**PROJECT ATTORNEY:** The YWCA Greater Harrisburg's Legal Center, a non-profit law office, is seeking a full-time attorney to provide legal assistance and representation in family law matters to victims of sexual violence, domestic violence, dating violence, stalking, and human trafficking. This position will function as part of a mobile response unit (MRU) providing services at multiple locations through Perry County. The ideal candidate will have at least 3 years family law experience and experience working with survivors/crime victims. Applicant must have a professional demeanor, excellent verbal and written communication skills, demonstrate an ability to function in a team environment, excellent time management skills, and be a self-starter requiring minimal supervision. Requires advanced-level computer skills, and the ability to multi-task. Must have valid driver's license, clean driving history, reliable transportation, proof of insurance, FBI, criminal, and child abuse clearances. Interested candidates should forward their resume along with a cover letter to [mailto:resume@ywcahbg.org](mailto:mailto:resume@ywcahbg.org) or fax to (717) 234-1779. a17-m1

**ASSOCIATE ATTORNEY:** The YWCA Greater Harrisburg's Legal Center, a non-profit law office, is seeking a full-time attorney to provide legal assistance and representation to victims of domestic violence, sexual assault, dating violence, stalking, and Human Trafficking in family law and immigration matters. This position will provide services at multiple locations throughout Dauphin County and Perry County and may be located at either our Harrisburg or Perry County office. The ideal candidate will have at least 3 years family law and immigration law experience and prior experience working with survivors/crime victims. Applicants must have a professional demeanor, excellent verbal and written communication skills, excellent time management skills, and be a self-starter requiring minimal supervision. Requires advanced-level computer skills and the ability to multi-task. Must have valid driver's license, clean driving history, reliable transportation, proof of insurance, FBI, criminal, and child abuse clearances. Interested candidates should forward their resume along with a cover letter to [mailto:resume@ywcahbg.org](mailto:mailto:resume@ywcahbg.org) or fax to (717) 234-1779. a17-m1

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**The Judges have completed the MARCH 9, 2020 civil jury term. Two civil cases reached a verdict and summary is as follows:**

**JOSH G. BAIR v. JOSEPH R. KUHS and RICHARD L. KUHS**  
**(2013 CV 07599 CV)**

**Trial dates: March 9, 2020 to March 10, 2020**

**Trial Summary:** This case involves a rear end collision which occurred on September 28, 2011 on Route 22 in Duncannon, PA. The accident occurred around midnight. Defendant Joseph Kuhns' F250 pickup truck struck the Plaintiff from behind, after he came over a crest in the road, attempted to stop but could not avoid the collision. There was rear end damage to Plaintiff's SUV. The police described the impact to both vehicles as "minor."

Defendant did not contest negligence for the accident. Defendant challenged causation, particularly as to Plaintiff's discectomy and fusion at C6-7, which expert Dr. Lippe performed six years later in March of 2017 to repair a herniation at that level.

There was no dispute that Plaintiff suffered a neck strain/sprain in the 2011 crash, and that in October of 2011, he went to five sessions of PT before deciding to stop his treatment. Plaintiff also had two trigger point injections in 2012 to alleviate his pain. Defendant did not dispute that these treatments were causally related to the accident.



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Plaintiff stopped treatment entirely from November 2012 through May 2014, a period of a year and half. There was no dispute that Plaintiff had progressive degenerative disc disease (DDD) in his neck at the time of the 2011 accident. His treating physician, Dr. Lippe said that he had degeneration and osteoarthritis, which was shown in the November 2011 MRI.

In September of 2014, Plaintiff hit a deer while riding his motorcycle. He was not wearing a helmet and was thrown from his bike. He suffered a traumatic brain injury, including bi-lateral subdural hematomas, epidural hematoma, facial and orbital bone fractures from hitting his head on the road. He was treated at Hershey Hospital for one week and then checked himself out against doctors' recommendations.

Following the serious and life-threatening motorcycle accident, Plaintiff began having consistent radicular pain in his upper extremities. There was no indication of radicular pain in connection with the 2011 accident. Defendants medical expert, Dr. Levenberg testified that the surgery performed by Dr. Lippe six years later was unrelated to the 2011 accident and was caused by Plaintiff's longstanding and progressive DDD, along with a traumatic motorcycle crash after which Plaintiff began having recurring neuropathy and radiculopathy.

Plaintiff's claim was exclusively for non-economic harm as he did not pursue a claim for present damage past or future medical, wages loss or loss of earning capacity. In his testimony, as in the histories contained in his medical records, Plaintiff was proven to be a very poor historian of his medical history and the nature of the collision.

**Pretrial Motions:** The Court allowed Defendant to use a "Timeline" exhibit of Plaintiff's injury and accident history.

**Plaintiff's Expert**

1) Ronald Lippe, MD (expert by video): Dr. Lippe testified that Plaintiff suffered injury to his cervical spine necessitating surgery in the form of a spinal fusion. On cross examination he acknowledged that he did not review pre-mva diagnostic tests performed on Plaintiff's cervical spine and did not consult available medical records of Plaintiff's condition and treatment that pre-dated his treatment of Plaintiff.

**Plaintiff's witnesses**

- 1) Josh Bair
- 2) Dave Booth
- 3) Rick Dean

**Defense Expert:**

1) Richard J. Levenberg, MD (expert by video): Dr. Levenberg testified about Plaintiff's long and relevant history of cervical spine pre-mva in comparison to the limited treatment he received post-mva. He opined that Plaintiff sustained a mild spine/strain which resolved to short course of conservative treatment. He attributed Dr. Lippe's surgery to the trauma Plaintiff experienced in a post-mva automobile accident.

**Defense Witnesses:**

- 1) Joseph Kuhns

**Exhibits:** Numerous exhibits were presented such as: accident scene pictures, depositions, expert/report of medical reports from both Plaintiff and Defendant.

**Verdict:** After less than a day of deliberations, the jury awarded Plaintiff \$500.00 in damages.

**Judge:** Judge John J. McNally, III

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**Counsel for Plaintiff:**

James R. Moyles, Esquire  
Moyles Muzic Law

**Counsel for Defendants:**

Anthony T. Lucido, Esquire  
Johnson, Duffie, Stewart & Weidner, P.C.

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**JOHN ACHENBACH v. MICHAEL R. WILSON, JR. (2017 CV 07306 DJ)**

**Trial dates: March 9, 2020 to March 10, 2020**

**Trial Summary:** This case arose out of a landlord tenant dispute and claim for conversion of personal property.

Plaintiff alleged that beginning March 2, 2016, he leased premises at 1180 Cameron Street in Harrisburg where he operated an automotive service business. After the lease period began, Defendant purchased the property. Plaintiff asserted that neither the original lessor nor the Defendant notified Plaintiff of the termination of the lease and that, therefore, the lease renewed for a period of one year.

Plaintiff alleged that on July 6, 2017, he was admitted to the hospital and remained an inpatient until July 28, 2017. Plaintiff alleged that vehicles on which he was working before his hospitalization remained at the premises, as well as his tools and equipment. Plaintiff alleged that without legal authorization to do so, Defendant changed the locks on the premises, refused Plaintiff's son access to the premises, took possession of Plaintiff's tools and equipment, and failed to return Plaintiff's \$1500.00 security deposit.

Defendant asserted that Plaintiff failed to pay rent for the months of June, July, August and September of 2017. Defendant admitted that he changed the locks in an effort to protect the property and the vehicles on the premises. Defendant asserted that Plaintiff's son had earlier entered the property and removed tools. Defendant asserted that he denied the son access to the property because the son had no legal authorization to enter the property.

Plaintiff sought damages in the amount of \$13,350.00 for missing equipment, \$1,500.00 for return of the security deposit and \$75,000.00 for loss of business and intentional infliction of emotional distress.

**Verdict:** The jury found that Defendant breached the lease agreement between Plaintiff and Defendant and converted property which belonged to Plaintiff. The jury awarded damages to Plaintiff in the amount of \$2,900.00 for the value of an automotive lift and the security deposit, and \$2,000.00 for tools, for a total verdict of \$4,900.00.

**Judge:**

John F. Cherry, President Judge

**Counsel for Plaintiff:**

Richard H. Wix, Esquire  
Wix, Wenger & Weidner, P.C.

Counsel for Defendants:

Michael R. Wilson, Jr.  
Self-represented

## 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.**

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