



# 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.

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Bar Association Page

Inside Back Cover



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

ELIZABETH G. SIMCOX  
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JOYCE A. TAMBOLAS  
Administrative Assistant  
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Reporter Secretary

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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.

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**FIRST PUBLICATION**

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**Estate Notices**

ESTATE OF CATHERINE E. B. CHUBB, AKA CATHERINE B. CHUBB, (died: 11/20/2014), late of Derry Township, Dauphin County, PA. Executor: Gary R. Chubb, c/o George W. Porter, Esquire, 909 East Chocolate Ave., Hershey, PA 17033. j16-30

ESTATE OF HELEN UPDEGROVE, late of the Township of Lower Swatara, County of Dauphin and Commonwealth of Pennsylvania. Co-Executrix: Barbara Campbell, 124 Donald Avenue, Middletown, PA 17057; Co-Executrix: Debra Rager, 1867 Lakeside Drive, Middletown, PA 17057 or to Attorney: James H. Turner, Esquire, TURNER AND O'CONNELL, 4701 North Front Street, Harrisburg, PA 17110. j16-30

ESTATE OF MICHAEL BETZ, JR., (died: November 26, 2014), late of East Hanover Township, Dauphin County, Pennsylvania. Co-Executor: Douglas A. Betz, 133 Armor Drive, Hershey, PA 17033; Co-Executor: Deanna L. Painter, 120 Lightning Trail, Fairfield, PA 17320. Attorney: John S. Davidson, Esquire, 320 West Chocolate Avenue, P.O. Box 437, Hershey, PA 17033-0437. j16-30

ESTATE OF MURIEL H. FURMAN A/K/A MURIEL DOROTHY FURMAN, late of No. 513 Aldean Street of Lower Paxton Dauphin County, Pennsylvania. Administratrix: Melinda Axarlis, Clermont Wealth Strategies, c/o Fulton Bank, N.A., P.O. Box 7989, Lancaster, PA 17604 or to Attorney: Michael L. Mixell, Esquire, Barley Snyder LLP, 50 North Fifth Street, Second Floor, P.O. Box 942, Reading, PA 19603-0942. j16-30

ESTATE OF RUTH B. JONES, (died: November 18, 2014, late of Lower Paxton Township, Dauphin County, Pennsylvania. Co-Executor: Norma Jones Duffey of Waxhaw, North Carolina and Co-Executor: Marjorie B. Martin of Harrisburg, Pennsylvania c/o Jan L. Brown & Associates 845 Sir Thomas Court Suite 12, Harrisburg, PA 17109, Telephone: 717-541-5550. j16-30

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**FIRST PUBLICATION**

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**Estate Notices**

ESTATE OF BARBARA E. MADER, (died: October 31, 2014), late of Middletown, Dauphin County, Pennsylvania. Executor: Jack E. Mader, Jr., 1331 Newberry Road, Middletown, PA 17057. Attorney: John S. Davidson, Esquire, 320 West Chocolate Avenue, P.O. Box 437, Hershey, PA 17033-0437. j16-30

ESTATE OF PATRICIA A. REIDER, (died: December 2, 2014), late of Middletown, Dauphin County, Pennsylvania. Co-Executor: Pamela A. Kaylor, 223 Delmont Avenue, Middletown, PA 17057. Co-Executor: Patrick Reider, 16 Heatherwood Road, Middletown, PA 17057. Attorney: John S. Davidson, Esquire, 320 West Chocolate Avenue, P.O. Box 437, Hershey, PA 17033-0437. j16-30

ESTATE OF DORIS ELAINE HOLMES, (died: November 4, 2014), late of Swatara Township, Dauphin County, Pennsylvania. Executrix: Cherie N. Dininni, 5641 Fordham Ave, Harrisburg, PA 17111. Executor: Mark W. Holmes, 5002 E. Seminary Ave, Richmond, VA 23227. Attorney: A. Mark Winter, Esq., 310 W. Chocolate Ave, Hershey, PA, 17033. Phone (717) 533-4868. j16-30

ESTATE OF JOHN H. WELLER, JR. A/K/A JOHN H. WELLER, late of Lower Paxton Township, Dauphin County, Pennsylvania. Executrix: Melanie Ann Weller, 1302 Avenue F, Danville, PA 17821 or Attorney: Jean D. Seibert, Esquire, CALDWELL & KEARNS, PC, 3631 North Front Street, Harrisburg, PA 17110. j16-30

ESTATE DOROTHY S. WILHELM, (died: October 9, 2014), late of Dauphin County, Pennsylvania. Executrix: Cindy Wilhelm Ernharth, c/o Hazen Elder Law, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110 or Estate of Dorothy S. Wilhelm, c/o Hazen Elder Law, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110. j16-30

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**SECOND PUBLICATION**

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**Estate Notices**

ESTATE OF DEWAYNE C. SIMPSON, (died: December 13, 2014), late of Swatara Township, Dauphin County, Pennsylvania. Executor: John C. Stoeckle, c/o James, Smith, Dietterick & Connelly, LLP, 134 Sipe Avenue, Hummelstown, PA 17036 or to Attorney: Gary L. James, Esquire, James, Smith, Dietterick & Connelly, LLP, 134 Sipe Avenue, Hummelstown, PA 17036, (717) 533-3280. j9-23

ESTATE OF NANCY J. TIGHE, (died: November 29, 2014), late of Derry Township, Dauphin County, Pennsylvania. Executor: James H. Clark, c/o Pannebaker & Mohr, P.C., 4000 Vine Street, Suite 101, Middletown P A 17057 or to Attorney: Kendra A. Mohr, Esq., Pannebaker & Mohr, P.C., 4000 Vine Street, Suite 101, Middletown PA 17057, (717) 944-1333. j9-23

ESTATE JOSEPH J. SEYGAL, (died: December 4, 2014), late of Susquehanna Township, Dauphin County, Pennsylvania. Executor: Joseph W. Seygal, c/o Hazen Elder Law, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110 or to Estate of Joseph J. Seygal, c/o Hazen Elder Law 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110. j9-23

ESTATE MARTHA M. MICHAEL, (died: September 29, 2014), late of Lower Paxton Township, Dauphin County, Pennsylvania. Executor: Helen M. Darhower, c/o Hazen Elder Law, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110 or to Estate of Martha M. Michael, c/o Hazen Elder Law, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110. j9-23

ESTATE OF GARFIELD BURKE, AKA GARFIELD E. BURKE, late of the City of Harrisburg, Dauphin County, Pennsylvania. Executrix: Donna Burke, 825 Factory Street, Carlisle, PA 17013 or to Attorney: Andrew T. Kravitz, Esq., Law Offices of Matthew L. Owens, Esq., 6310 Allentown Boulevard, Suite 101, Harrisburg, PA 17112. j9-23



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### THIRD PUBLICATION

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#### Estate Notices

ESTATE OF KAREN G. BRENNAN, late of the Borough of Middletown, Dauphin County, Pennsylvania. Personal Representative/Executor: Cheryl J. Forsyth, 125 Conewago Street, Middletown, PA 17057 or to Attorney: Bridget M. Whitley, Esquire, SkarlatosZonarich LLC, 17 South 2nd Street, Floor 6, Harrisburg, PA 17101.

j2-16

ESTATE OF IVAN S. KINSINGER, (died: May 4, 2014), late of Middle Paxton Township. Administrator: Terry L. Kinsinger, 501 Misty Lane, Dauphin, PA 17018. Attorney: Robert G. Radebach, Esquire, 912 North River Road, Halifax, PA 17032.

j2-16

ESTATE OF JOSEPH H. SNYDER, late of Upper Paxton Township, Dauphin County, Pennsylvania. Executrix: Nancy L. Snyder, 155 James Road, Millersburg, PA 17061. Attorney: Earl Richard Etzweiler, Esquire, 105 N. Front Street, Harrisburg, PA 17101, (717) 234-5600.

j2-16

ESTATE OF LESTER L. LEITZEL, (died: December 12, 2014), late of Millersburg Borough, Dauphin County, Pennsylvania. Executrix: Yolanda K. Schadel, 867 Adams Road, Dalmatia, PA 17017. Attorney: Gregory M. Kerwin, Esquire, Kerwin & Kerwin, LLP, Attorneys at Law, 4245 State Route 209, Elizabethtown, PA 17023.

j2-16

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### FIRST PUBLICATION

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#### Corporate Notices

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

j16

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on October 10, 2014, by **Herzog Technologies, Inc.**, a foreign corporation formed under the laws of the State of Missouri, where its principal office is located at 600 S. Riverside Rd., St. Joseph, MO 64507, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located at c/o CT Corporation System, Dauphin County.

j16

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on January 2, 2015, by **HANBON -- MI II, INC.**, a foreign corporation formed under the laws of the State of Michigan, where its principal office is located at 850 Stephenson Hwy., Ste. 600, Troy, MI 48083, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located at c/o Business Filings Incorporated, Dauphin County.

j16

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on December 29, 2014, by **Idera Pharmaceuticals, Inc.**, a foreign corporation formed under the laws of the State of Delaware, where its principal office is located at 167 Sidney St., Cambridge, MA 02139, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located at c/o CT Corporation System, Dauphin County.

j16

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of Section 4129 of the Business Corporation Law of 1988, **AP Exhaust Technologies, Inc.**, a corporation of the State of North Carolina, with principal office located at c/o Terry J. Carlton, Jordan Price Wall Gray Jones & Carlton, PLLC, 1951 Clark Ave., P.O. Box 10669, Raleigh, NC 27605, and having a Commercial Registered office Provider and county of venue as follows: National Registered Agents, Inc., Dauphin County, which on December 10, 2013, 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.

j16

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of Section 4129 of the Business Corporation Law of 1988, **SurePayroll Insurance Agency, Inc.**, a corporation of the State of DE, with principal office at 911 Panorama Trail South, Rochester, NY 14625, and having a Commercial Registered office Provider and county of venue as follows: CT Corporation System, Dauphin County, which on January 12, 2010, 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.

j16

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## FIRST PUBLICATION

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### Corporate Notices

NOTICE IS HEREBY GIVEN that **Arythmia Records, Inc.**, a foreign business corporation incorporated under the laws of the State of Virginia, where its principal office is located at 4314 Cedar Road, Drexel Hill, PA 19026, has applied for a Certificate of Authority in Pennsylvania, where its registered office is located at National Registered Agents, Inc., 116 Pine Street, 3rd Floor, Suite 320, Harrisburg, PA 17101.

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

j16

NOTICE IS HEREBY GIVEN that **CressCare Wellness, Inc.**, a Pennsylvania Business Corporation, with its registered office at 1820 Linglestown Road, Harrisburg, PA 17110-3339, is now engaged in winding up and settling the affairs of said corporation. The corporation will be filing Articles of Dissolution with the Commonwealth of Pennsylvania at Harrisburg, PA, so that its corporate existence shall be ended by issuance of a Certificate of Dissolution by the Department of State under the provisions of the Business Corporation Law of 1988 (as amended).

JSDC Law Offices  
P.O. Box 650  
Hershey, PA 17033  
(717) 533-3280

j16

NOTICE IS HEREBY GIVEN that Nonprofit Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on December 24, 2014, for the purpose of obtaining a Certificate of Incorporation under the provisions of the Nonprofit Corporation Law of 1988. The name of the proposed nonprofit corporation is **Middletown Business Association**.

It will be organized under Section 501 (c)(6) of the Internal Revenue Code of 1986, as thereafter amended, for the purpose of functioning as a business league.

McNEES WALLACE & NURICK LLC  
100 Pine Street  
Harrisburg, PA 17101

j16

NOTICE IS HEREBY GIVEN that **WILLIS OBER ENTERPRISES, INC.** has been incorporated under the provisions of the Business Corporation Law of 1988.

VanOnner & Associates  
Attorneys

j16

NOTICE IS HEREBY GIVEN that a Certificate of Organization has been filed and approved by the Pennsylvania Department of State at Harrisburg, Pennsylvania, on December 17, 2014 for the purpose of organizing a domestic limited liability company pursuant to the Limited Liability Law of 1994, 15 Pa. C.S.A. § 8901 ET SEQ. The name of the Limited Liability Company is: **Scuba Trek, LLC**

The purpose for which it is being organized is to engage in any business permitted by law, with a focus on providing scuba instruction and training, and organizing dive trips for the general public.

JAMES M. ROBINSON, ESQUIRE  
TURO ROBINSON ATTORNEYS AT LAW  
129 South Pitt Street  
Carlisle, PA 17013

j16

NOTICE IS HEREBY GIVEN THAT Articles of incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on December 10, 2014, for the purpose of obtaining a Certificate of Incorporation of a Professional Business Corporation to be organized under the Business Corporation Law of 1988.

The name of the proposed corporation is: **Intelec, LLC**.

j16

NOTICE IS HEREBY GIVEN that an Application for Certificate of Authority was filed with the PA Dept. of State on 01/07/2015 by **Reverse Mortgage Corporation**, a foreign corporation formed under the laws of the jurisdiction of MD with its principal office located at 100 Owings Court, Ste. 14, Reisterstown, MD 21136, 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.

j16

NOTICE IS HEREBY GIVEN that an Application for Certificate of Authority has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about December 10, 2014, for a foreign corporation with a registered address in the state of Pennsylvania as follows: **M Squared Associates, Inc.** c/o Registered Agent Solutions, Inc.

This corporation is incorporated under the laws of District of Columbia.

The address of its principal office under the laws of its jurisdiction in which it is incorporated is 575 8th Ave Suite 1212, New York, NY 10018.

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

j16

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FIRST PUBLICATION

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Corporate Notices

NOTICE IS HEREBY GIVEN that **Reporting Systems, Inc.** a foreign business corporation incorporated under the laws of the State of Washington where its principal office is located at 851 Coho Way, Suite 301, Bellingham, WA 98225 has applied for a Certificate of Authority in Pennsylvania. The commercial registered office provider is Incorp Services, Inc. in Dauphin County.

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

j16

NOTICE IS HEREBY GIVEN that **MCP PA, INC.**, hereby gives notice that articles of incorporation were filed on 1/5/2015 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.

j16

NOTICE IS HEREBY GIVEN that **Zoomi, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 101 Lindenwood Dr., Ste. 400, Malvern, PA 19355, has applied for a Certificate of Authority in Pennsylvania under the PA Bus. Corp. Law of 1988. The commercial registered office provider in PA is Corporation Service Co., and shall be deemed for venue and official publication purposes to be located in Dauphin County.

j16

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FIRST PUBLICATION

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Fictitious Name Notices

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on December 2, 2014 for **Hood-billy Outdoors** located at 32 Meadow Lane Halifax PA 17032. The name and address of each individual interested in the business is Michael Scott Bordner 32 Meadow Lane Halifax PA 17032. This was filed in accordance with 54 Pa.C.S. 311.

j16

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FIRST PUBLICATION

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Miscellaneous Notices

IN THE COURT OF COMMON PLEAS  
OF DAUPHIN COUNTY,  
PENNSYLVANIA

NO.: 2014-CV-4564 MF

CIVIL ACTION/  
MORTGAGE FORECLOSURE

GENERATION MORTGAGE COMPANY  
3565 PIEDMONT ROAD NE, STE 300  
ATLANTA, GA 30305, PLAINTIFF,  
VS.

ESTATE OF PAUL CHENEY, GISELLE F.  
CHENEY, KNOWN HEIR OF PAUL CHENEY  
AND UNKNOWN HEIRS, DEVISEES  
AND PERSONAL REPRESENTATIVES OF  
PAUL CHENEY, DEFENDANT(S)

TO: Estate of Paul Cheney  
Unknown Heirs, Devisees and Personal  
Representatives of Paul Cheney

PREMISES SUBJECT TO FORECLOSURE: 232  
South 19th Street, Harrisburg, PA 17104

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, 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.

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**FIRST PUBLICATION**

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**Miscellaneous Notices**

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

Michael F.J. Romano, Esquire  
Romano, Garubo & Argentieri  
Counselors at Law LLC  
52 Newton Avenue, PO Box 456  
Woodbury, NJ 08096  
PH: (856) 384-1515

j16

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

**ORPHANS' COURT DIVISION**

**NO. 1 ADOPTIONS 2015**

**IN RE: ADOPTION OF C.L.  
DOB: 5/5/13**

**NOTICE**

A petition has been filed asking the Court to put an end to all rights you have to your child, C.L. The Court has set a hearing to consider ending your rights to your child. The hearing will be held in Courtroom 5, 4th Floor, Cumberland County Courthouse, Carlisle, Pennsylvania, on February 18, 2015 at 4:00 PM. If you do not appear at the hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer.

You should take this paper to your lawyer at once. If you do not have a lawyer, or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Cumberland County Bar Assoc.  
32 S. Bedford Street, Carlisle, PA 17013  
(717) 249-3166

Lindsay D. Baird, Esq.  
Solicitor, Cumberland County  
Children & Youth Services

j16

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

**NO. 2013-CV-7669-MF**

**NOTICE OF SHERIFF'S SALE**

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

**PATRICIA A. FRALEY, IN HER CAPACITY  
AS ADMINISTRATRIX AND HEIR OF THE  
ESTATE OF LOUISA STERNER AND UN-  
KNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR ASSOCIA-  
TIONS CLAIMING RIGHT, TITLE OR IN-  
TEREST FROM OR UNDER LOUISA  
STERNER, DECEASED, DEFENDANT**

NOTICE TO: UNKNOWN HEIRS, SUCCE-  
SORS, ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT, TI-  
TLE OR INTEREST FROM OR UNDER  
LOUISA STERNER, DECEASED

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

Being Premises: 503 SOUTH FRONT STREET,  
STEELTON, PA 17113-2912

Being in STEELTON BOROUGH, County of  
DAUPHIN, Commonwealth of Pennsylvania, 57-  
008-019-000-0000

Improvements consist of residential property.

Sold as the property of PATRICIA A. FRALEY,  
IN HER CAPACITY AS ADMINISTRATRIX  
AND HEIR OF THE ESTATE OF LOUISA  
STERNER and UNKNOWN HEIRS, SUCCE-  
SORS, ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT, TI-  
TLE OR INTEREST FROM OR UNDER  
LOUISA STERNER, DECEASED.

Your house (real estate) at 503 SOUTH FRONT  
STREET, STEELTON, PA 17113-2912 is sched-  
uled to be sold at the Sheriff's Sale on 4/16/2015  
at 10:00 AM, at the DAUPHIN County Court-  
house, 101 Market Street, Room 104, Harrisburg,  
PA 17107-2012, to enforce the Court Judgment of  
\$79,196.49 obtained by, WELLS FARGO BANK,  
N.A. (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff

j16

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**FIRST PUBLICATION**

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**Miscellaneous Notices**

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

**NO. 2014-CV-6130-MF**

**CIVIL ACTION – LAW**

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

**PHH MORTGAGE CORPORATION F/K/A  
CENDANT MORTGAGE CORPORATION,  
PLAINTIFF  
VS.**

**JOHN P. FAGAN A/K/A JOHN PATRICK  
FAGAN CRISTEN DRONSFIELD A/K/A  
CRISTEN C. DRONSFIELD, DEFENDANTS**

**NOTICE**

To CRISTEN DRONSFIELD A/K/A CRISTEN C.  
DRONSFIELD

You are hereby notified that on July 9, 2014, Plaintiff, PHH MORTGAGE CORPORATION F/K/A CENDANT MORTGAGE CORPORATION, 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. 2014-CV-6130-MF. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 303 SOUTH 29TH STREET, HARRISBURG, PA 17103-1919 whereupon your property would be sold by the Sheriff of DAUPHIN County.

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

**NOTICE**

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

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

IF YOU CANNOT AFFORD TO HIRE A LAW-  
YER, THIS OFFICE MAY BE ABLE TO PRO-  
VIDE YOU WITH INFORMATION ABOUT  
AGENCIES THAT MAY OFFER LEGAL SER-  
VICES TO ELIGIBLE PERSONS AT A RE-  
DUCED FEE OR NO FEE.

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

j16

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

**NUMBER 2009-CV-17495-MF**

**CIVIL ACTION LAW**

**M&T BANK, PLAINTIFF  
VS.  
BONNIE L. GRISWOLD, DEFENDANT**

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

TO: Bonnie L. Griswold

Your house (real estate) at 603 South Catherine Street, Middletown, Pennsylvania 17057 is scheduled to be sold at Sheriff's Sale on March 5, 2015 at 10:00 a.m. at the Sheriff's Office, Civil Division, Dauphin County Courthouse, 1st Floor, Room 104, 101 Market Street, Harrisburg, Pennsylvania 17101 to enforce the court judgment of \$66,072.82 obtained by M&T Bank 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 canceled if you pay to M&T Bank the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

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

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



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## FIRST PUBLICATION

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### Miscellaneous Notices

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

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

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

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

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

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

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

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

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

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

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

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McCABE, WEISBERG & CONWAY, P.C.  
Attorneys for Plaintiff  
123 S. Broad St., Ste. 1400  
Philadelphia, PA 19109  
215-790-1010

j16

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

**NUMBER 2014-CV-3850-MF**

### **CIVIL ACTION LAW**

**NATIONSTAR MORTGAGE LLC,  
PLAINTIFF  
VS.  
CHRISTIAN J. NEWBERRY AND MICHELE  
G. NEWBERRY, DEFENDANT**

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

TO: Christian J. Newberry

Your house (real estate) at 115 Royal Terrace, Harrisburg, Pennsylvania 17103 is scheduled to be sold at Sheriff's Sale on March 5, 2015 at 10:00 a.m. at the Sheriff's Office, Civil Division, Dauphin County Courthouse, 1st Floor, Room 104, 101 Market Street, Harrisburg, Pennsylvania 17101 to enforce the court judgment of \$51,091.06 obtained by Nationstar Mortgage LLC 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 canceled if you pay to Nationstar Mortgage LLC the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

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

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**FIRST PUBLICATION**

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**Miscellaneous Notices**

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

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

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

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

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

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

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

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

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

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

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

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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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**DAUPHIN COUNTY COURT SECTION**

*Opinions Not Yet Reported*

December 4, 2014 - Cherry, J., Commonwealth v. Ricker, Pa.R.A.P. 1925(a) opinion, C.P., Dau. Co., No. 3601 CR 2014.

December 18, 2014 - Turgeon., J. Tuzzato v. Tuzzato, Pa.R.A.P. 1925(a) opinion, C.P., Dau. Co., No 2002 CV 441 Div.

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Dauphin County Bar Association  
Annual Membership Meeting

The Annual Dinner Meeting of the Dauphin County Bar Association will be held Wednesday, January 21, 2015, at 6:30 p.m. in the second floor dining room of the National Civil War Museum. The meeting will be preceded by a Social Hour in the first floor atrium beginning at 5:30 p.m. The cost of the dinner is \$35.00 per person.

The Nominating Committee of the Dauphin County Bar Association, in accordance with Article V. Section 2 of the By-Laws, submits the following nominations for officers and directors of the Board for the term of one year or as otherwise indicated, beginning February 1, 2015:

|                          |                        |
|--------------------------|------------------------|
| President Elect:         | J. Michael Sheldon     |
| Vice President:          | Edward F. Spreha, Jr.  |
| Secretary:               | Matthew M. Haar        |
| Treasurer:               | Thomas P. Gacki        |
| Directors (2-year term): | Leonard Tintner        |
|                          | Jeffrey T. McGuire     |
|                          | Paula J. McDermott     |
|                          | Devin J. Chwastyk      |
|                          | Charles O. Beckley, II |

By virtue of Article V, Section 1 of the By-Laws, Pamela C. Polacek will automatically succeed to the office of President. j9-16

---

**Attorney:** Stock and Leader, York County's premier law firm, is comprised of sixty-five professionals and support staff providing legal services to businesses, individuals, and governmental entities across a broad range of civil law practice areas. The Firm is seeking an attorney to join the practice that has at least 6 years of business transactional, commercial finance experience including general business planning and counseling, commercial real estate, commercial finance, formation, acquisitions and reorganizations. Other desirable experience includes intellectual property, business tax planning, creditors' rights, non-profit and employment. The Firm is also seeking an attorney to join the practice who has at least 6 years of commercial litigation experience in the areas of business disputes, contracts, construction, workout and loan enforcement, collection, infringement, appropriation, and employment. A candidate may have a background that includes both litigation and transactional experience. Interested attorneys can submit a resume and cover letter to the Firm Administrator, Gary Sonke at [gs@stockandleader.com](mailto:gs@stockandleader.com). Hard copy credentials can be mailed to Gary A. Sonke, Firm Administrator, Stock and Leader, Susquehanna Commerce Center, 221 West Philadelphia S1., Suite E600, York, PA 17401. Please provide personal contact information as all inquiries are confidential. j16-30

**Paralegal:** Camp Hill office of large multi-state law firm is seeking a full-time medical malpractice paralegal to support busy attorney. Minimum of five (5) years of litigation experience required with medical knowledge. Job duties include: scheduling depositions and meetings; procuring, indexing and summarizing medical records; drafting pleadings and discovery documents; general investigative work; medical and legal research; and assisting with trial preparation. The ideal candidate will be a self-starter and possess excellent organization, decision-making and communication skills. Candidate must be proficient in WordPerfect, Word, West Law and Microsoft Spreadsheet preparation. Competitive salary and benefits. Send cover letter and resume to [agayman@margolisedelstein.com](mailto:agayman@margolisedelstein.com)

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The Judges have completed the OCTOBER 2014 civil jury term. Two civil cases reached verdict during the October civil term and the summary is as follows:

**RAYMOND GROTE, A MINOR BY AND THROUGH HIS PARENT AND NATURAL GUARDIAN MICHELLE SHENBERGER v. CARL A. FRANKEL, M.D., F.A.C.S AND YORK HOSPITAL (2010 CV 15124)**

This was a medical malpractice action. Raymond Grote was born prematurely on April 8, 1993 at York Hospital. He was approximately 26 weeks and weighed less than two pounds. This action concerned the potential complication of premature birth known as retinopathy of prematurity ("ROP"), which can lead to blindness. While Raymond was in the York Hospital NICU, the neonatologists requested that Carl Frankel, M.D., a pediatric ophthalmologist, evaluate Raymond for ROP. After his discharge from the NICU on June 20, 1993, Dr. Frankel continued to monitor Raymond's ROP by way of outpatient visits. Raymond was found to have detached retinas, which resulted in bilateral, permanent vision loss.

The Complaint alleged that Dr. Frankel failed to properly monitor and treat Raymond's ROP, both in the NICU and later, resulting in bilateral, permanent vision loss. The Complaint also alleged that York Hospital was vicariously liable for the negligence of unnamed agents and directly liable for its own corporate negligence for violating the non-delegable duties under Thompson.

|  |  |
|--|--|
| Counsel for Plaintiff                    | Andrew Youman, Esquire<br>Braden Lepisto, Esquire  |
| Counsel for Defendant Carl Frankel, M.D. | Thomas Chairs, Esquire<br>Aaron Jayman, Esquire  |
| Counsel for Defendant York Hospital      | Christopher Stump, Esquire<br>David Krolikowski, Esquire<br>Steven Ryan, Esquire<br>Anthony Trozzolillo, Esquire |
| Judge                                    | Bernard L. Coates, Jr.   |
| Verdict:                                 | Defendants   |

**JAMES C. COOPER v. CONSTANZA RUSSO (2012 CV 1437)**

On August 10, 2010, Plaintiff's vehicle was rear ended by the Defendant's vehicle while Plaintiff was waiting in a left-turn lane on Hershey Park Drive. Plaintiff claimed he has been unable to work due to injuries suffered to his cervical, thoracic and lumbar areas and to his right leg, knee and shoulder. Plaintiff received Social Security Disability benefits after the accident. The jury found that the Defendant was not negligent in striking Plaintiff's vehicle.

|                       |                  |
|-----------------------|------------------|
| Counsel for Plaintiff | David L. Lutz    |
| Counsel for Defendant | George Eager     |
| Judge                 | Jeannine Turgeon |
| Verdict:              | Defendant        |

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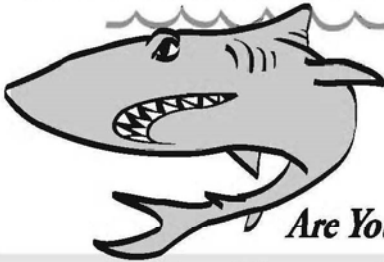
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