

ADVANCE SHEET

The Dauphin County Reporter

(USPS 810-200)

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**THE
DAUPHIN COUNTY REPORTER**

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motorcycle policy and the Supreme Court held that the “household exclusion” prevented him from recovering UIM benefits under auto policies issued to members of his household).

Accordingly, this Court issued the Order dated June 24, 2021, from which Defendant appeals.

Western Funding, Inc. v. Dealer Resources, LLC

Civil –Motor Vehicle Security Interest

1. Plaintiff/Petitioner Western Funding provided automobile financing to six separate consumers, who as bona fide purchasers, bought vehicles from East Shore Auto in the ordinary course of business. Under the financing agreements, Plaintiff retained a security interest in each vehicle sold. Defendant/Respondent Dealer Resources had financed East Shore’s auto inventory, including the six vehicles at issue, and retained the vehicles’ titles as security. After East Shore defaulted on its floorplan agreement with Defendant, Defendant refused to release the titles to Plaintiff and threatened to repossess the subject vehicles.
2. Plaintiff initiated this action by Petition seeking that the Court direct Defendant to release all interest and title in the six vehicles and to extinguish any such rights retained by Defendant.
3. The Court granted the Petition inasmuch as Pennsylvania law and the UCC are clear that upon sale of the vehicles to purchasers in the ordinary course of business, all security interests held by Defendant were immediately “discontinued,” both as to the purchasers and as to the Plaintiff financing company, under *KDG Auto Sales, Inc. v. Asta Funding, Inc.*, 781 A.2d 202 (Pa. Super. 2001). Defendant’s remedy existed in its continuing interest against East Shore Auto to the proceeds from its sale of the vehicles to the purchasers.

Petition for Vehicle Titles. C.P. Dau. Co., No. 2021 CV 3028 MD. Petition Granted.

Howard W. Donahue, Jr., Esquire (for Plaintiff/Petitioner)

Charles J. Hartwell, Esq. (for Defendant/Respondent)

McNally, J. Sept. 10, 2021

OPINION

Before the Court is the Petition filed by Plaintiff / Petitioner Western Funding, Inc. (WFI) seeking that this Court award to it title to each of six vehicles, listed below, and extinguishing Defendant/Respondent Dealer Resources’ right, title, and interest in the vehicles. The Petition further seeks that Dealer Resources be compelled to deliver each vehicle’s title to WFI. For the reasons set forth below, WFI’s Petition is granted.

Background

Dealer Resources is a floorplan lender that financed the inventory for the automobile dealership East Shore Auto, Inc. The six vehicles at issue were previously included in East Shore Auto’s inventory and each was sold by East Shore Auto to bona fide purchasers for value in the ordinary course of business. Each of these bona fide purchasers financed their vehicle purchases through separate Retail Installment Sales Contracts (RISC) entered into with East Shore Auto. Each of the RISCs were assigned from East Shore Auto to WFI, which provided the consumer vehicle loans to finance the purchase of the subject vehicles for the bona fide purchasers.

In exchange for the vehicle loans, the RISCs provided WFI with a security interest in each of the subject vehicles until the loans were paid off. Each RISC also included a Security Agreement, which required the purchasers to take numerous steps to defend WFI's security interest, including keeping the vehicle in good condition, notifying WFI of vehicle damage, and obtaining written permission from WFI should the purchaser wish to transfer rights to the vehicle.

At some point following the sale of the subject vehicles, East Shore Auto defaulted on its floorplan agreement with Dealer Resources and later filed for Chapter 7 Bankruptcy protection. In response, Dealer Resources refused to release title and threatened to repossess the subject vehicles, which had already been sold and are currently in possession of the bona purchasers for value. Dealer Resources has since refused to release the titles of the subject vehicles to WFI prompting WFI to initiate this action.¹

Legal Discussion

This Court has reviewed the pleadings in this matter including the legal arguments set forth by the parties, and agrees with WFI that the law conclusively establishes its right to relief. (See Petition ¶¶ 16-23).

It is well established in Pennsylvania that, where a buyer purchases a vehicle in the ordinary course of business, that buyer takes free of a security interest by its seller even if the security interest is perfected and the buyer knows of its existence. Assocs. Disc. Corp. v. Old Freeport Bank, 220 A.2d 621, 623 (Pa. 1966); Sterling Acceptance Co. v. Grimes, 168 A.2d 600, 603 (Pa. Super. 1961).

The Pennsylvania Commercial Code defines a buyer in the ordinary course of business as "[a] person that buys goods in good faith, without knowledge that the sale violates the rights of another person in the goods, and in the ordinary course from a person ... in the business of selling goods of that kind." See 13 Pa.C.S.A. § 1201. A consumer purchasing a vehicle from a dealer in the business of selling automobiles from that dealer's inventory, as was the case with the subject vehicles, clearly qualifies as a buyer "in the ordinary course of business."

Once the buyer purchases the vehicle, any interest in the vehicle held by the dealer's creditors, such as a floorplan lender like Dealer Resources, is thereafter "discontinued," as clearly enunciated by our Superior Court in KDG Auto Sales, Inc. v. Asta Funding, Inc., 781 A.2d 202 (Pa. Super. 2001). In KDG, the inventory / floorplan lender Portnoy claimed he maintained a security interest in three vehicles sold by the auto dealer Thomas to the bona fide purchasers. Asta Funding had provided the financing for the car sales, via RISCs, under an agreement between Asta Funding and Thomas. When floorplan lender Portnoy became aware that the dealer Thomas sold the three cars without the required prior authorization, he contacted Asta Funding which refused to acknowledge Portnoy's security interest in the cars. Portnoy, with Thomas's cooperation, then transferred the vehicle titles to a third party (Wyncote) with Portnoy listed as first lienholder. Since Asta Funding was unable to obtain titles in Pennsylvania, it obtained out-

¹ This case was originally filed by WFI in Philadelphia County but following the filing of preliminary objections by Dealer Resources, raising venue issues, the parties stipulated to the transfer of the matter to Dauphin County.

of-state substitute titles. Later, two of the cars were repossessed and later resold and the third was stolen. Asta Funding received all proceeds from the resales and insurance money on the stolen vehicle, all totaling \$33,144. Portnoy and the third party filed suit against Asta Funding, seeking the proceeds. After a bench trial, the trial court awarded judgment to Portnoy and the third party Wyncote finding that Portnoy maintained a security interest in the three vehicles even after their sale to bona fide purchasers.

On appeal by Asta Funding, the provider of the RISCs, the Superior Court reversed, rejecting Portnoy's argument, reasoning as follows:

Portnoy's security interest in the cars was discontinued upon their sale to buyers in the ordinary course of business. 13 Pa.C.S.A. § 2403(b). His security interest in the proceeds from the sale of those cars continued. 13 Pa.C.S.A. § 9306(b). However, that interest is a separate matter between Portnoy and Thomas.

We conclude that because the buyers in the ordinary course of business took ownership of the cars without respect to Portnoy's [security] interest, so, too, did their finance company [Asta Funding] upon their respective defaults. If buyers in the ordinary course of business could not take full advantage of their heightened status and alienate the full measure of their interest as they choose, the benefit granted to them by 13 Pa.C.S.A. § 9307 would be illusory and limited in a manner not provided for in that statute or in the UCC. Thus, Asta [Funding] is entitled to retain the sale/insurance values of the cars.

Id. at 205-206 (emphasis added). As clearly set forth in this holding, upon the sale of the six vehicles at issue to bona fide purchasers for value, all security interests held by Dealer Resources were immediately "discontinued," as to both the bona fide purchasers and as to WFI. Id.

Although a floorplan lender's security interests in the vehicles themselves discontinue upon the buyer's purchase, the floorplan lender's remedy lies with its continuing interest in the proceeds from the sale of those vehicles against the seller which "is a separate matter between [them]." KDG Auto Sales at 205; *see also, Assocs. Disc. Corp. v. Old Freeport Bank* at 623 ("Even though Bank lost its lien by Dealer's sale to Buyer, Bank retained a security interest in the proceeds of the sale. Thus, the inventory financier (the Bank in this case) does not suffer by the loss of its security interest in the collateral.").

Because Dealer Resources' security interest in title to the subject vehicles was discontinued as a matter of law when the bona fide purchasers for value purchased them, WFI holds a superior claim and is entitled to the relief requested.

Accordingly, this Court enters the following:

ORDER

AND NOW, this 10th day of September 2021, it is hereby directed that Plaintiff/Petitioner Western Funding, Inc.'s Petition for Title of Vehicles is **GRANTED**, and this Court hereby awards title of the following vehicles to Plaintiff/Petitioner Western Funding, Inc.:

- (1) 2010 Lexus ES350, VIN JTHBK1EG6A2352261
- (2) 2014 Hyundai Sonata, VIN 5NPEB4AC6EH839855

- (3) 2012 BMW 5-Series, VIN WBAXH5C55CDW04231
- (4) 2014 Hyundai Santa Fe, VIN KM8SMDHF3EU073100
- (5) 2015 Volkswagen Jetta, VIN 3VWD17AJ8FM266125
- (6) 2008 Lexus RX350, VIN 2T2HK31U48C047481

The right, title and interest of Defendant/Respondent Dealer Resources, LLC and/or any other person to said vehicles is hereby extinguished. The Pennsylvania Department of Transportation shall accept this order as evidence of ownership in lieu of a Certificate of Title. The Plaintiff/Petitioner shall submit the appropriate forms, taxes, and fees and comply with any other procedures the Department of Transportation has in order to receive the appropriate Certificate of Title for said vehicles.

ESTATE & TRUST NOTICES

FIRST PUBLICATION

ESTATE OF BETTY L. FLICKINGER, late of Middletown Borough, Dauphin County, PA (died: August 20, 2021)

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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Sheri L. Chamey, 78 Foxfire Lane, Lewisberry, PA 17339

Attorney: Brian J. Hinkle, Mette, Evans and Woodside, 3401 N. Front Street, Harrisburg, PA 17110; Telephone: (717) 232-5000 o22-n5

ESTATE OF FLORENCE M. SOUDERS, late of the Lower 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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Adam R. Deluca, Esq., P.O. Box E, New Cumberland, PA 17070 o22-n5

ESTATE OF TRACY Y. RAMSEY, late of the City of Harrisburg, Dauphin County, PA (died: July 26, 2021)

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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Ian K. Ramsey, 1815 Mulberry Street, Harrisburg, PA 17104

Attorney: Ronald L. Finck, Mette, Evans and Woodside, 3401 N. Front Street, Harrisburg, PA 17110; Telephone: (717) 232-5000 o22-n5

ESTATE OF PATRICK P. SMITH, late of Penbrook Borough, 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 Administrator or attorney, and all persons

indebted to the decedent to make payment to the Administrator without delay.

Administrator: William Smith

Attorney: Craig A. Diehl, Esquire, CPA, Law Offices of Craig A. Diehl, 3464 Trindle Road, Camp Hill, PA 17011 o22-n5

ESTATE OF ROBERT J. TENNANT a/k/a ROBERT J. TENNANT JR., late of Middletown Borough, Dauphin County, PA (died: June 25, 2021)

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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Tina M. Tennant

Attorney: Aviv S. Bliwas, 3514 Trindle Road, Second Floor, Camp Hill, PA 17011; 717-761-4864 o22-n5

ESTATE OF BONNIE A. CONNELL, a/k/a BONNIE ANN CONNELL, late of Londonderry Twp., 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Mary Joyce Fulmer, c/o Attorney Randall K. Miller, 659 E. Willow Street, Elizabethtown, PA 17022

Attorney: Randall K. Miller, Esquire, 659 E. Willow Street, Elizabethtown, PA 17022

o22-n5

ESTATE OF JEFFREY SCOTT WAYBRIGHT a/k/a JEFFREY S. WAYBRIGHT, late of Susquehanna 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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administratrix: Trudy D. Vizzini, 5132 Sunset Drive, Harrisburg, PA 17112

Attorney: Theresa L. Shade-Wix, Esquire, Wix, Wenger & Weidner, 4705 Duke Street, Harrisburg, PA 17109-3041 o22-n5

ESTATE OF VICTOR LIEFKE a/k/a VICTOR LIEFKE, SR., 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Monika Liefke Hanna, 121 Wayne Drive, Harrisburg, PA 17112

Attorney: Butler Law Firm, 1007 Mumma Road, Suite 101, Lemoyne, PA 17043 o22-n5

ESTATE OF RICHARD A. CAPPELLI, late of Derry Township, Dauphin County, PA (died: 09/09/201)

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 Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Sandra B. Cappelli, 1178 W. Granada Avenue, Hershey, PA 17033

Attorney: Robin J. Marzella, Esquire, R.J. Marzella & Associates, 3513 North Front Street, Harrisburg, PA 17110 o22-n5

ESTATE OF FRED W. BOWSER, late of Derry Township, Dauphin County, PA (died: August 28, 2021)

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: Michael F. Bowser, 3914 Rutherford Street, Harrisburg, PA 17111

Attorney: Christopher K. Lilik, Esq., DeSantis Krupp, 4200 Crums Mill Road, Suite 200 Harrisburg, PA 17112 o22-n5

ESTATE OF FRANKLIN T. MITCHELL, late of Thompsettown, Juniata 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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Orvis E. Rowles, Jr

Attorney: Melanie Walz Scaringi, Esquire, Scaringi Law, 2000 Linglestown Road, Suite

ESTATE OF S. L. NUTTALL, a/k/a STARR NUTTALL, late of Lower Swatara Township, Dauphin County, PA (died: November 1, 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.

Executor: Allan Schlusser, 94 Mic Nan Drive, Middletown, PA 17057

Attorney: Elizabeth H. Feather, Esquire, Caldwell & Kearns, P.C., 3631 North Front Street, Harrisburg, PA 17110; (717) 901-5948 o22-n5

ESTATE OF ANNETTE AGNES ANTOUN a/k/a ANNETTE A. ANTOUN, late of Lower Paxton Township, Dauphin County, PA (died: June 16, 2021)

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: Scott Joseph Antoun

Attorney: Vicky Ann Trimmer, Esquire, Daley Zucker, LLC, 645 N. 12th Street, Suite 200, Lemoyne, PA 17043 o22-n5

ESTATE OF LYSLE MOORE FREW, a/k/a LYSLE M. FREW, late of Susquehanna Township, Dauphin County, PA (died: July 22, 2021)

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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Ms. Janice Frew Walls, 1131 Colonial Club Drive, Harrisburg, PA 17112

Attorney: Gary L. Rothschild, Esq., 2215 Forest Hills Drive, Suite 35, Harrisburg, PA 17112 o22-n5

ESTATE OF VELMA P. SCHUCKER, late of West Hanover 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 Co-Executrices or attorney, and all persons indebted to the decedent to make payment to the Co-Executrices without delay.

Co-Executrices: Beth A. Roberts and Trudy S. Beers

Attorney: Kevin M. Dugan, Esquire, Feather and Feather, P.C., 22 West Main Street, Annville, PA 17003 o22-n5

SECOND PUBLICATION

ESTATE OF JEAN M. KLINGER, late of the Borough of Gratz, Dauphin County, PA (died: November 10, 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Tammy L. Neiswender, 6215 State Route 25, Gratz, PA 17030

Attorney: Joseph D. Kerwin, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023 o15-29

ESTATE OF DOROTHY K. OSBORNE, late of Upper Paxton Township, Dauphin County, PA (died: August 1, 2021)

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: Mark D. McAlanis, of 100 Water Street, P.O. Box 101, Pillow, PA 17080

Attorney: Terrence J. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023 o15-29

ESTATE OF D.J. FLOYD, a/k/a DAVID FLOYD, DAVID JAMES FLOYD, late of Lower Swatara Township, Dauphin County, Pennsylvania

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: Mark Floyd, c/o James C. Omdahl, Esquire, 54 South Commerce Way, Suite 172,

Bethlehem, PA 18017

o15-29

ESTATE OF RAYMOND TALTOAN, III, late of Harrisburg, Dauphin County, PA (died: August 13, 2021)

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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Raeneice Taltoan-Reed, 10130 Perimeter Parkway, Ste. 200, Charlotte, NC 28216; 717-514-6668 o15-29

ESTATE OF JOHN R. McELWEE, II, 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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Geoffrey G. McElwee, c/o Jeremy D. Wagner, Esquire, Brinser Wagner, P.O. Box 323, Palmyra, PA 17078

Attorney: Jeremy D. Wagner, Brinser Wagner, P.O. Box 323, Palmyra, PA 17078 o15-29

ESTATE OF BRIAN D.L. MINTO, late of South Hanover 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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Kimberly V. Minto, c/o Jeremy D. Wagner, Esquire, Brinser Wagner, P.O. Box 323, Palmyra, PA 17078

Attorney: Jeremy D. Wagner, Brinser Wagner, P.O. Box 323, Palmyra, PA 17078 o15-29

ESTATE OF ARTHUR F. KRIEG, 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.

Executor: The Bryn Mawr Trust Company, One East Chocolate Avenue, Suite 200, Hershey, PA 17033

Attorney: Kevin Koscil, Esquire, Barley Snyder, 213 Market Street, 12th Floor, Harrisburg, PA 17101 o15-29

ESTATE OF CATHERINE H. KIEFFER, late of the Township of Halifax, Dauphin County, PA (died: September 1, 2021)

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: Glenn E. Kieffer, 45 Mill Drive, Halifax, Pennsylvania 17032

Attorney: Joseph D. Kerwin, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethville, Pennsylvania 17023 o15-29

ESTATE OF HAROLD E. SENSENIG, late of Hummelstown Borough, Hummelstown, 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Helen Zimmerman, c/o Keith D. Wagner, P.O. Box 323, Palmyra, PA 17078

Attorney: Keith D. Wagner, Esquire, P.O. Box 323, Palmyra, PA 17078 o15-29

ESTATE OF DENNIS J. MILLER, late of the Township of Jackson, Dauphin County, PA (died: August 14, 2021)

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: Cole E. Miller, 40 N. 6th Street, Halifax, Pennsylvania 17032

Attorney: Joseph D. Kerwin, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethville, Pennsylvania 17023 o15-29

ESTATE OF RUBY T. WILSON, late of 2417 Garrison Avenue, Harrisburg, PA 17110 (died: August 11, 2021)

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: Steven Wilson, 2417 Garrison Avenue, Harrisburg, PA 17110

Attorney: Samuel T. Cooper, Esquire, 2 North Second Street, Suite 101, Harrisburg, PA 17101 o15-29

ESTATE OF PATRICIA A. ANTELITANO, a/k/a PATRICIA ANN ANTELITANO, late of West Hanover 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Margaret Hivner, c/o James D. Bogar, Esq., Bogar & Hipp Law Offices, LLC, One West Main Street, Shiremanstown, PA 17011 o15-29

THIRD PUBLICATION

ESTATE OF DELORES A. BEHRENS, 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 Co-Executrices or attorney, and all persons indebted to the decedent to make payment to the Co-Executrices without delay.

Co-Executrices: Deborah A. Weaver and Joy E. Gaweł, c/o George W. Porter, Esquire, 909 E. Chocolate Avenue, Hershey, Pennsylvania 17033 o8-22

ESTATE OF DOLORES Y. MARRA, late of Susquehanna Township, Dauphin County, PA (died: June 9, 2021)

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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Denise M. Holden, 1784 Musgrass Circle, West Melbourne, FL 32904

Attorney: Terrence J. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethville, PA 17023 o8-22

ESTATE OF VICKEY D. WRIGHT, late of Harrisburg, Dauphin County, PA (died: July 19, 2021)

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: Thomas Dowhower

Attorney: Bruce J. Warshawsky, Esquire, Cunningham, Chemicoff & Warshawsky, P.C., 2320 North Second Street, Harrisburg, PA, 17110 o8-22

ESTATE OF JOAN M. MYHRE a/k/a JOAN MARIE MYHRE, late of Susquehanna 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: Harry Kenneth Myhre, Jr., 215 Pleasant View Drive, Etters, PA 173 19

Attorney: LeRoy Smigel, Esquire, SMIGEL, ANDERSON & SACKS, LLP, 4431 North Front Street, Fl. 3, Harrisburg, PA 17110-1778 o8-22

ESTATE OF FRANK W. MILLER, 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.

Executor: Lisa A. Ritter, 2303 Market Street, Harrisburg, PA 17103 o8-22

ESTATE OF RAYMOND TALTOAN, III, late of Harrisburg, Dauphin County, PA (died: August 13, 2021)

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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Raeneice Taltoan-Reed, 10130 Perimeter Parkway, Ste. 200, Charlotte, NC 28216; 717-514-6668 o8-22

ESTATE OF CLYDE H. COOPER, 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Nancy J. Weitzel, c/o Gerald J. Brinser, PO Box 323, Palmyra, PA 17078 o8-22

ESTATE OF TIMOTHY GOEDE a/k/a TIMOTHY J. GOEDE a/k/a TIMOTHY JAY GOEDE, late of Susquehanna Township, Dauphin County, PA (died: June 30, 2021)

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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Stephen L. Zinicola, 4020 Green Street, Harrisburg, PA 17110

Attorney: Jill M. Wineka, Esquire, Purcell, Krug & Haller, 1719 North Front Street, Harrisburg, PA 17102 o8-22

ESTATE OF BERNICE E. ROBERTS, late of Deltona, FL (died: 12/23/1996)

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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Lorraine J. Roberts-Vega, 48 Crown Circle, Lakewood, NJ 08701 o8-22

ESTATE OF ROBERT ZELIS, SR., a/k/a ROBERT F. ZELIS, SR., late of Derry Township, Dauphin County, PA (died: August 20, 2021)

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 Co-Executor or attorney, and all persons indebted to the decedent to make payment to the Co-Executor without delay.

Co-Executors: Robert F. Zelis, Jr.; Robert R. Church, Esq., c/o William R. Church, Esq., Keefer Wood Allen & Rahal, LLP, P.O. Box 11963, Harrisburg, PA 17108-1963 o8-22

FIRST PUBLICATION

CORPORATE NOTICES

NOTICE IS HEREBY GIVEN that **MBC Investments Corporation**, which is registering in the Commonwealth as fictitious name MBC Investments Corporation of Delaware, a foreign corporation formed under the laws of the State of Delaware where its principal office is located at 301 Bellevue Pkwy., Fl. 3, Wilmington, DE 19809, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 10/6/21, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. o22

NOTICE IS HEREBY GIVEN **Cultec Inc.**, a foreign business corporation incorporated under the laws of Connecticut, with its princ. office located at 878 Federal Rd., PO Box 280, Brookfield, CT 06804, 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 878 Federal Rd., PO Box 280, Brookfield, CT 06804. 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. o22

NOTICE IS HEREBY GIVEN **Omaze, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 5735 W Adams Blvd., Los Angeles, CA 90016, 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. o22

NOTICE IS HEREBY GIVEN **Checkly Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at One Boston Pl., Ste. 2600, Boston, MA 02108, 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. o22

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about October 4, 2021, for a foreign corporation with a registered address in the Commonwealth of Pennsylvania as follows: **JFE SHOJI AMERICA HOLDINGS INC.** c/o Registered Agent Solutions, Inc.

This corporation is incorporated under the laws of Delaware.

The address of its principal office is 301 E. Ocean Blvd., Ste. 1750, Long Beach, CA 90802. The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. o22

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about October 1, 2021, for a foreign corporation with a registered address in the Commonwealth of Pennsylvania as follows: **CHRIS ROCK ENTERPRISES, INC.** c/o Registered Agent Solutions, Inc.

This corporation is incorporated under the laws of Delaware.

The address of its principal office is 888 7th Avenue, 4th Floor, New York, NY 10106.

The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. o22

NOTICE IS HEREBY GIVEN that **Ace of Harts Productions, Inc.** filed a foreign registration statement to do business in the Commonwealth of Pennsylvania. The mailing address of the association's principal office is 8 Bellwood Drive, New City, NY 10956. The commercial registered office provider is c/o United Corporate Services, Inc. in Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provisions of 15 Pa. C.S. 412 o22

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of

Pennsylvania, at Harrisburg, PA on or about October 1, 2021, for a foreign corporation with a registered address in the Commonwealth of Pennsylvania as follows: **WIYY PRODUCTIONS, INC.** c/o Registered Agent Solutions, Inc.

This corporation is incorporated under the laws of California.

The address of its principal office is 11150 W. Olympic Blvd., Suite 1020, Los Angeles, CA 90064.

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

o22

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about October 1, 2021, for a foreign corporation with a registered address in the Commonwealth of Pennsylvania as follows: **COGNITIVE SPACE, INC.** c/o Registered Agent Solutions, Inc.

This corporation is incorporated under the laws of Delaware.

The address of its principal office is 2339 Commerce Street, Suite 108, Houston, TX 77002.

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

o22

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 September 15, 2021, for a foreign nonprofit corporation with a registered address in the Commonwealth of Pennsylvania as follows: **CONFERENCE OF STATE BANK SUPERVISORS, INC.** c/o Registered Agent Solutions, Inc.

This corporation is incorporated under the laws of Washington D.C.

The address of its principal office is 1129 20th Street, N.W. 9th Floor, Washington, DC 20036.

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

o22

NOTICE IS HEREBY GIVEN that **Cirdan Health Systems, Inc.**, a foreign corporation formed under the laws of the State of Minnesota and its principal office is located at 444 Cedar St., #500, St. Paul, MN 55101, has registered to

do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 7/30/21, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. o22

NOTICE IS HEREBY GIVEN that **OHPOP Inc.**, a foreign corporation formed under the laws of the State of Delaware where its principal office is located at 360 Grand Ave. #259, Oakland, CA 94610, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 10/8/21, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. o22

NOTICE IS HEREBY GIVEN that **Eclipse Advantage Acquisition Inc.**, a foreign corporation formed under the laws of the State of Delaware where its principal office is located at 6905 N. Wickham Rd., Ste. 405, Melbourne, FL 32940, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 7/21/21, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. o22

NOTICE IS HEREBY GIVEN that **Variante Bio, Inc.**, a foreign corporation formed under the laws of the State of Delaware and its principal office is located at 1616 Eastlake Ave. E, Ste. 208, Seattle, WA 98102, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 10/6/21, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. o22

NOTICE IS HEREBY GIVEN **Courier Plus, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 2728 NW Potts Court, Ste. 100, Bend, OR 97703, 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. o22

NOTICE IS HEREBY GIVEN **America's Healthcare Agency Inc.**, a foreign business corporation incorporated under the laws of Florida, with its princ. office located at 5703 N. Andrews Way, Ft. Lauderdale, FL 33309, 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 5703 N. Andrews Way, Ft. Lauderdale, FL 33309. 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. o22

NOTICE IS HEREBY GIVEN **Nilorn USA East Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 200 S. Wacker Dr., Ste. 1375, Chicago, IL 60606, 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. o22

NOTICE IS HEREBY GIVEN that **Carbonair Environmental Systems, Inc.** a foreign business corporation incorporated under the laws of the State of Minnesota received a Certificate of Authority in Pennsylvania on 2/19/95 and surrenders its certificate of authority to do business in Pennsylvania.

Its last registered office in this Commonwealth was located at: c/o CT Corporation System, Dauphin County and its last registered office of the corporation shall be deemed for venue and official publication purposes to be located in Dauphin County, Pennsylvania.

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

The post office address, including street and number, if any, to which process may be sent in an action or proceeding upon any liability incurred before any liability incurred before the

filing of the application for termination of authority is 210 Sixth Ave., Ste. 300, Pittsburgh, PA 15222. o22

NOTICE IS HEREBY GIVEN **QRP, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 1000 West Bagley Rd., Berea, OH 44017-2906, 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. o22

NOTICE IS HEREBY GIVEN that **Coursetune, Inc.**, a foreign corporation formed under the laws of the State of Utah and its principal office is located at 9884 S Riggs Dr., Sandy, UT 84092, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 10/6/21, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. o22

NOTICE IS HEREBY GIVEN **A. E. PETSCHKE COMPANY INC.** filed a Foreign Registration Statement with the Commonwealth of Pennsylvania. The address of its principal office under the laws of its jurisdiction is 9201 E. DRY CREEK RD, CENTENNIAL, CO 80112. The Commercial Registered Office Provider is in care of URS AGENTS, LLC in the county of Dauphin. The Corporation is filed in compliance with the requirements of the applicable provision of 15 Pa. C.S. 412. o22

NOTICE IS HEREBY GIVEN **24/7 PRODUCTIONS (USA) INC.** filed a Foreign Registration Statement with the Commonwealth of Pennsylvania. The address of its principal office under the laws of its jurisdiction is 1301 Avenue of the Americas, 10th Floor New York, NY 10019. The Commercial Registered Office Provider is in care of National Registered Agents, Inc. in the county of Dauphin. The Corporation is filed in compliance with the requirements of the applicable provision of 15 Pa. C.S. 412. o22

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on 9/13/2021 under the Domestic Business Corporation Law, for **JEWELSTAR INVESTMENTS, Inc.**, and the name and county of the commercial registered office provider is c/o: Corporation Service Co., Dauphin County. o22

NOTICE IS HEREBY GIVEN that, pursuant to the Business Corporation Law of 1988, **Investor Force Securities, Inc.**, a corporation incorporated under the laws of the State of Delaware, intends to withdraw from doing business in Pennsylvania. The address of its principal office in its jurisdiction of incorporation is c/o The Corporation Trust Company, 1209 Orange St., Wilmington, DE 19801 and the name of its commercial registered office provider in Pennsylvania is C T Corporation System. o22

NOTICE IS HEREBY GIVEN that Articles of Incorporation were approved by the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on the 23rd day of June, 2021 for the purpose of incorporating a nonprofit corporation under the Pennsylvania Nonprofit Corporation Law of 1988. The name of the corporation is **OLD FAITHFUL RESCUE AND SANCTUARY, INC.** The purpose for which it has been organized is an equine rescue and sanctuary.

Elizabeth H. Feather, Esquire
Caldwell & Kearns, P.C.
3631 North Front Street
Harrisburg, PA 17110-1533
o22 (717) 232-7661

NOTICE IS HEREBY GIVEN that **WRNS Studio Architecture PC**, a foreign corporation formed under the laws of the State of New Jersey its principal office is located at 26 Broadway, Ste. 1105, NY, NY 10004, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 9/29/21, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. o22

NOTICE IS HEREBY GIVEN that Articles of Incorporation–Nonprofit was filed on August 30, 2021, with the Department of State of the

Commonwealth of Pennsylvania, on behalf of **PA Dream House, Inc.**, a domestic nonprofit corporation, whose address is State Street, Harrisburg. The said Business Corporation was organized under the Pennsylvania Business Corporation Law, 15 Pa. C.S. § 5306.

Mark W. Allshouse, Esquire
CHRISTIAN LAWYER SOLUTIONS, LLC
15 Cove Road
o22 Marysville, PA 17053

NOTICE IS HEREBY GIVEN that **Spotlight Inc., DBA Spotlight Let It Shine Inc.**, a foreign corporation formed under the laws of the State of Colorado and its principal office is located at 7995 E. Prentice Ave, Ste. 100E, Greenwood Village, CO 80111, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 10/6/21, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. o22

MISCELLENOUS NOTICES

IN THE COURT OF COMMON PLEAS OF DAUPHIN COUNTY, PENNSYLVANIA

NO.: 2013-CV-00600-MF

CIVIL DIVISION

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

ALTHEA M. HALL, DEFENDANT(S)

NOTICE TO: Althea M. Hall

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

BEING PREMISES: 2368 CANBY STREET,
Harrisburg, PA 17103

BEING in BOROUGH OF PENBROOK,
County of DAUPHIN, Commonwealth of
Pennsylvania, 48-001-006-000-0000

IMPROVEMENTS consist of residential
property.

SOLD as the property of ALTHEA M. HALL
YOUR HOUSE (real estate) at 2368 CANBY
STREET, Harrisburg, PA 17103 is scheduled to
be sold at the Sheriff's Sale on January 20, 2022

at 10:00 AM, at the PA-DAUPHIN, DAUPHIN COUNTY ADMINISTRATION BUILDING, CORNERS OF SECOND & MARKET STREETS, COMMISSIONERS HEARING ROOM, HARRISBURG, PA 17101, to enforce the Court Judgment of \$113,155.44 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
(844) 856-6646

o22

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

NO.: 2019-CV-3631-MF

CIVIL DIVISION

**SANTANDER BANK, N.A., PLAINTIFF
VS.
LORI A. THOMPSON, DEFENDANT(S)**

NOTICE TO: LORI A. THOMPSON

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

BEING PREMISES: 501 Bessemer St., Steelton, PA 17113

BEING IN BOROUGH OF STEELTON, County of DAUPHIN, Commonwealth of Pennsylvania, 60-001-004-000-0000

IMPROVEMENTS consist of residential property.

SOLD as the property of LORI A. THOMPSON

YOUR HOUSE (real estate) at 501 Bessemer St., Steelton, PA 17113 is scheduled to be sold at the Sheriff's Sale on January 20, 2022 at 10:00 AM, at the PA-DAUPHIN, DAUPHIN COUNTY ADMINISTRATION BUILDING, CORNERS OF SECOND & MARKET STREETS, COMMISSIONERS HEARING ROOM, HARRISBURG, PA 17101, to enforce the Court Judgment of \$52,933.82 obtained by, SANTANDER BANK, N.A. (the mortgagee), against the above premises.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
(844) 856-6646

o22

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

NO.: 2019-CV-5168-MF

CIVIL DIVISION

**WILMINGTON SAVINGS FUND
SOCIETY, FSB, AS TRUSTEE OF
STANWICH MORTGAGE LOAN TRUST
I, PLAINTIFF
VS.**

**MARLENE H. CRAWFORD,
DEFENDANT(S)**

NOTICE TO: MARLENE H. CRAWFORD

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

BEING PREMISES: 1735 Logan Street, Harrisburg, PA 17102-1852

BEING in CITY OF HARRISBURG, County of DAUPHIN, Commonwealth of Pennsylvania, 12-0004-151-000-0000

IMPROVEMENTS consist of residential property.

SOLD as the property of SYLVESTER J. CRAWFORD AND MARLENE H. CRAWFORD

YOUR HOUSE (real estate) at 1735 Logan Street, Harrisburg, PA 17102-1852 is scheduled to be sold at the Sheriff's Sale on January 20, 2022 at 10:00 AM, at the PA-DAUPHIN, DAUPHIN COUNTY ADMINISTRATION BUILDING, CORNERS OF SECOND & MARKET STREETS, COMMISSIONERS HEARING ROOM, HARRISBURG, PA 17101, to enforce the Court Judgment of \$131,721.56 obtained by, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I (the mortgagee), against the above premises.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
(844) 856-6646

o22

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

NO: 2020-CV-01971-MF

CIVIL DIVISION

**BANK OF NEW YORK MELLON TRUST
COMPANY, N.A. AS TRUSTEE FOR
MORTGAGE ASSETS MANAGEMENT**

**SERIES I TRUST, PLAINTIFF
VS.
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
LORETTA O. RICHARDSON,
DECEASED; KEITH RICHARDSON,
KNOWN HEIR OF LORETTA O.
RICHARDSON, DECEASED; MARK
RICHARDSON, KNOWN HEIR OF
LORETTA O. RICHARDSON,
DECEASED; AND CRAIG RICHARDSON,
KNOWN HEIR OF LORETTA O.
RICHARDSON, DECEASED,
DEFENDANTS**

To the Defendants, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Loretta O. Richardson, deceased: TAKE NOTICE that the Plaintiff, Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust has filed an action Mortgage Foreclosure, as captioned above.

NOTICE

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

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

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

Dauphin County Local Counsel
Dauphin County Lawyer Referral Service
213 North Front Street
Harrisburg, PA 17101

LOGS LEGAL GROUP LLP

BY: CHRISTOPHER A. DeNARDO,
PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
ELIZABETH L. WASSALL,
PA I.D. NO. 77788
LESLIE J. RASE, PA I.D. NO. 58365
SAMANTHA GABLE, PA I.D. NO. 320695
LILY CALKINS, PA I.D. NO. 327356
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
E-MAIL: PAHELP@LOGS.COM
o22 LLG FILE NO. 19-064241

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

NO. 2019-CV-04461-MF

CIVIL ACTION – LAW

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

**PENNSYLVANIA HOUSING FINANCE
AGENCY, PLAINTIFF**

VS.

JERMAINE THOMPSON, DEFENDANT

To: Jermaine Thompson, Defendant

YOU ARE HEREBY notified that on 12/6/21 (Postponed from 10/21/21), a Sheriff Sale of Real Property will be held at 10:00 AM at the Dauphin County Courthouse, 1 S. Market Sq., Harrisburg, PA. The location of the property to be sold is 798 Highland Street, Steelton, PA 17113, whereupon this property would be sold by the Sheriff of Dauphin County. The said writ of execution has been issued as judgment in Mortgage Foreclosure Action at execution No. 2019-CV-04461-MF in the amount of \$60,004.12.

NOTICE

YOU HAVE BEEN SUED in Court. If you wish to defend, you must enter a written appearance personally or by an Attorney, and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case may proceed without you. 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

Leon P. Haller, Atty. for Plaintiff
1719 N. Front St.
Harrisburg, PA 17102
717-234-4178

o22

**NAME CHANGE
NOTICES**

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

DOCKET NO: 2021-CV-06185-NC

**PETITION FOR MINOR
CHANGE OF NAME**

NOTICE

NOTICE IS HEREBY GIVEN that on September 30, 2021 the Petition of Tyasia Spruill on behalf of minor child E.T.R. & E.J.R. was filed in the above named court, requesting a decree to change minor child's name from **E.T.R. & E.J.R. to E.T.S. & E.J.S.**

The Court has fixed November 17, 2021 at 9:00 a.m. in Courtroom No. 8, 5th Floor, Dauphin County Courthouse, 101 Market Street, Harrisburg, PA 17101 as the time and place for the hearing on said Petition, when and where all persons interested may appear and show cause if any they have, why the prayer of the said Petition should not be granted.

o22 Attorney: Mary Catherine Scott, Esquire
Central PA Law Clinics

CHANGE OF NAME HEARING

NOTICE IS HEREBY GIVEN that a hearing on the Petition of **IRENE STEPHANIE MILLER, A/K/A IRENE STEPHENIE MILLER** to change her name to **IRENE MILLER**, will be held on Wednesday, November 17, 2021, at 9:00 A.M., in the Dauphin County Courthouse, Courtroom No. 8, Fifth Floor, Front and Market Streets, Harrisburg, Pennsylvania.

All parties having an interest in this matter are required to be in attendance.

CHARLES E. PETRIE
3528 Brisban Street
Harrisburg PA 17111
(717) 561-1939
Attorney for Petitioner

o22

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

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

REPORTING OF ERRORS IN ADVANCE SHEET

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

DAUPHIN COUNTY COURT SECTION

Opinions Not Yet Reported

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

HEARING OFFICER 2: The Hearing Officer 2 will preside over divorce masters' proceedings, custody conciliations, juvenile hearings, and several other family division assignments, including wellness courts. The starting salary is around \$63,300. For more information and to find out how to apply, please click [here](#).
o8-22

STAFF ATTORNEYS: The State Civil Service Commission (Commission) is accepting employment applications for two exceptional job opportunities to serve as Staff Attorneys (Attorney 2 and Attorney 3) in the Commission's Legal Service Office. These positions serve as legal advisors to the State Civil Service Commissioners, Executive Director, and staff. These positions draft adjudicatory appeal decisions, draft appellate court briefs, and prepare other legal documents. For more detailed information about these opportunities and how to apply, interested job seekers should visit the Commonwealth of Pennsylvania's employment website at <http://www.employment.pa.gov>. Positions will be posted for consideration from September 30 to October 15. The Commission offers a competitive compensation package including a competitive salary, health and medical benefits, generous leave, retirement, voluntary deferred compensation program, and etc. We request you share this information with your members or others who may be interested in a career with the Commonwealth of Pennsylvania. Questions related to these job opportunities should be directed to Mr. Scott Steele at ssteele@pa.gov or 717 787-6212.
o8-22

PART-TIME ATTORNEY: Dauphin County is seeking resumes for a part-time attorney to represent parents in juvenile dependency court matters. This individual represents parents in multiple proceedings including safety plan hearings, shelter hearings, adjudication and disposition hearings, permanency review hearings, early review hearings, termination of parental rights hearings and adoption hearings. The time commitment will vary but will include monthly review hearings for two days out of each month. There are also three months each year that the parent attorney would have to be available for emergency hearings and adjudication hearings. Professional Liability Insurance is required. Please send letters of interest and resumes to President Judge John F. Cherry, 5th Floor, Dauphin County Courthouse, 101 Market Street, Harrisburg, PA or email hitus@dauphinc.org.
o15-29

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