

CARMELLA CONDOMINIUM ASSOCIATION I, INC. v. DD&K.2.B, LLC, DD&K.2, INC., LANDMARK BUILDERS, INC., CUMBERLAND CO., COMMON PLEAS, No. 2016-02111 CIVIL TERM.

Civil Action—Motions for Summary Judgment—Pa. R.C.P. 1035—Condominium Association Action Against Condominium’s Declarant, Its Corporate Predecessor and a Third Party—Counterclaim Against Plaintiff by Third Party—PA Uniform Condominium Act—Definition of “Unit”—Exclusive Building Agreement—Collection of Unpaid Assessments—Failure to Pay Plaintiff’s Capital Reserve Account for Future Repairs/Replacements—Construction Deficiencies—Unjust Enrichment—Breach of Statutory Warranties—Breach of Fiduciary Duty—Breach of Duty to Act in Good Faith—Negligent Construction—Negligent Supervision—Statute of Limitations—Statute of Repose—Attorney’s Fees and Punitive Damages—**Summers v. Certainteed Corp.**, 606 Pa. 294, 997 A.2d 1152 (2010)—Motions Denied.

1. Entry of summary judgment is proper only in those cases where the record clearly demonstrates that there is no genuine issue of material fact and that the moving party is entitled to judgment as a matter of law.

2. Under the Uniform Condominium Law, except as expressly provided in the Act, provisions of the Act may not be varied by agreement and rights conferred may not be waived; however, variation is permitted in the sections pertaining to definitions in the declaration and bylaws.

3. Until the condominium association makes a common expense assessment, the declarant shall pay all expenses of the condominium; however, after any assessment has been made by the association, assessments shall be made at least annually and shall be based on a budget adopted at least annually by the association.

4. A declarant warrants against structural defects in each of the units for two years from the date each is conveyed to a **bona fide** purchaser, and all of the common elements for two years.

5. Any conveyance of a unit during the two-year warranty period shall be deemed to transfer to the purchaser all of the declarant’s warranties created under the Act.

6. Where a factually complex case has generated a sheer volume of material and where numerous issues presented in the context of summary judgment motions were previously the subject of preliminary objections and where the record is far from conclusive on most damage and liability issues, this case is more suited to disposition by trial than by summary judgment.

ROBERT J. HOFFMAN, ESQUIRE, MICHELLE J. STRANEN, ESQUIRE and JAMES P. McEVILLY, III, ESQUIRE, for the Plaintiff.

W. DARREN POWELL, ESQUIRE, for Defendants DD&K.2.B, LLC and DD&K.2, Inc.

HELEN L. GEMMILL, ESQUIRE, for Defendant Landmark Builders, Inc.

CECIL J. JONES, ESQUIRE and DANIEL F. DONNELLY, ESQUIRE, for Plaintiff on Counterclaim of Defendant Landmark Builders, Inc., Against It.

ESTATE AND TRUST NOTICES

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

FIRST PUBLICATION

Allwein, Dale F., dec'd.

Late of Monroe Township.
Administratrix: Debra A. Walburn.

Attorneys: Aviv S. Bliwas, Esquire, Family First Law, LLC, 3514 Trindle Rd., 2nd Floor, Camp Hill, PA 17011, (717) 761-4864.

Balum, Rosemary T., dec'd.

Late of East Pennsboro Township.
Co-Executors: Christina M. Maier and Joseph T. Balum, III.
Attorneys: Aaron C. Jackson, Esquire, Jackson Law Firm, PLLC, 1215 Manor Drive, Suite 202, Mechanicsburg, PA 17055, (717) 620-7119.

Bock, Dora M., dec'd.

Late of East Pennsboro Township.
Executor: Alvin E. Bock, III.
Attorneys: Edmund G. Myers, Esquire, Johnson, Duffie, Stewart & Weidner, P.C., 301 Market Street, P.O. Box 109, Lemoyne, PA 17043.

Brewer, Steven A., dec'd.

Late of Hampden Township.
Administrators: Scott E. Brewer and Sheila B. Sharadin.

Attorneys: Aviv S. Bliwas, Esquire, Family First Law, LLC, 3514 Trindle Rd., 2nd Floor, Camp Hill, PA 17011, (717) 761-4864.

Brown, Ruth A., dec'd.

Late of Carlisle Borough.
Co-Executors: Clifton Ardell Brown, III, 18 Grandview Drive, Duncannon, PA 17020 and Philip Lloyd Brown, 244 Bridges Creek Road, Colonial Beach, VA 22443.
Attorneys: Andrew S. Withers, Esquire, Etzweiler and Withers, 105 N. Front Street, Harrisburg, PA 17101, (717) 234-5600.

Burch, John Joseph, dec'd.

Late of Upper Allen Township.
Administratrix: Bernadette B. Burch c/o Craig A. Hatch, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011.

Attorneys: Craig A. Hatch, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011.

Chaback, Mark B., dec'd.

Late of Shiremanstown Borough.
Administratrix: Cara C. Chaback c/o Jennifer B. Hipp, Esquire, Bogar & Hipp Law Offices, LLC, One West Main Street, Shiremanstown, PA 17011.

Attorneys: Jennifer B. Hipp, Esquire, Bogar & Hipp Law Offices, LLC, One West Main Street, Shiremanstown, PA 17011.

Coyle, Regina Ann, dec'd.

Late of Enola.
Administrator: Frank J. Stabryla, 78 Exley Lane, Mildred, PA 18632.
Attorney: John A. Shoemaker, Esquire, 127 Headley Ave., Dushore, PA 18614, (570) 928-7374.

Fry, William J., dec'd.

Late of North Middleton Township.

Executrix: Susan Rider c/o Timothy M. Anstine, Esquire, Anstinelaw, LLC, 161 Old Schoolhouse Lane, Suite 3, Mechanicsburg, PA 17055.

Attorneys: Anstinelaw LLC.

Gumby, Harriett L., dec'd.

Late of South Middleton Township.

Executrix: Janice G. Sweeney c/o James D. Hughes, Esquire, Salzmansmann Hughes PC, 354 Alexander Spring Road, Suite 1, Carlisle, PA 17015.

Attorneys: Salzmansmann Hughes, P.C.

Haines, Stanley R., dec'd.

Late of Cumberland County.

Co-Executrices: Bonita S. Thumma and Jessica R. Williams c/o Nicholas O. Schwartz, Esquire, Allied Attorneys of Central Pennsylvania, LLC, 61 West Louthers St., Carlisle, PA 17013.

Attorneys: Nicholas O. Schwartz, Esquire, Allied Attorneys of Central Pennsylvania, LLC, 61 West Louthers St., Carlisle, PA 17013.

Miller, Donald E., dec'd.

Late of Upper Allen Township.

Executor: Thomas A. Miller.

Attorneys: Mark C. Duffie, Esquire, Johnson, Duffie, Stewart & Weidner, P.C., 301 Market Street, P.O. Box 109, Lemoyne, PA 17043.

Morrow, Wayne Jackson a/k/a Wayne J. Morrow a/k/a Wayne Morrow, dec'd.

Late of Silver Spring Township.

Executrix: Jennifer L. Wiley c/o Patrick J. Schaeffer, Esquire and Laura E. Bayer, Esquire, Trinity Law, 1681 Kenneth Road, Building 2, York, PA 17408.

Attorneys: Patrick J. Schaeffer, Esquire and Laura E. Bayer, Esquire, Trinity Law, 1681 Kenneth Road, Building 2, York, PA 17408.

Mumper, Jay C., dec'd.

Late of the Borough of Carlisle.

Executrix: Susan N. Schreiner, 480 Big Spring Road, New Cumberland, PA 17070.

Attorney: None.

Ronemus, Faye Louise, dec'd.

Late of Hampden Township.

Administrator: Rollin E. Ronemus, Jr., 3717 Concordia Rd., Columbia, PA 17512.

Attorney: None.

Souders, Ray F., Jr., dec'd.

Late of Lemoyne Borough.

Executrix: Raetta Souders a/k/a Raetta L. Souders.

Attorneys: Marvin Beshore, Esquire, Johnson, Duffie, Stewart & Weidner, P.C., 301 Market Street, P.O. Box 109, Lemoyne, PA 17043.

Swarner, Marlin L., dec'd.

Late of West Pennsboro Township.

Executors: Debra E. Swarner and Marlin L. Swarner, II c/o James D. Hughes, Esquire, Salzmansmann Hughes PC, 354 Alexander Spring Road, Suite 1, Carlisle, PA 17015.

Attorneys: Salzmansmann Hughes, P.C.

Truckor, Georgiana Susan, dec'd.

Late of Hampden Township.

Executrix: Dionne E. Johnston.

Attorneys: Aaron C. Jackson, Esquire, Jackson Law Firm, PLLC, 1215 Manor Drive, Suite 202, Mechanicsburg, PA 17055, (717) 620-7119.

Winchester, Pearl C., dec'd.

Late of Upper Allen Township.

Executrix: Susan L. Anderson c/o Aevitas Law, PLLC, 1755 Oregon Pike, Suite 201, Lancaster, PA 17601.

Attorneys: Neil R. Vestermark, Esquire, Aevitas Law, PLLC.

Yoder, Heather S.R. a/k/a Heather R. Yoder a/k/a Heather S. Yoder, dec'd.

Late of Hampden Township.

Personal Representative: Steven D. Reider, 120 Sholly Drive, Mechanicsburg, PA 17055-5841.
Attorneys: Teeter Law Office, 108 West Middle Street, Gettysburg, PA 17325.

SECOND PUBLICATION

Clopper, Jane E., dec'd.

Late of Dickinson Township.
Executor: Scott A. Clopper c/o James M. Robinson, Esquire, Salzmans Hughes PC, 354 Alexander Spring Road, Suite 1, Carlisle, PA 17015.
Attorneys: Salzmans Hughes, P.C.

Fanus, Ronald E., dec'd.

Late of Cumberland County.
Administrator: Brian K. Fanus c/o Nicholas O. Schwartz, Esquire, Allied Attorneys of Central Pennsylvania, LLC, 61 West Louther St., Carlisle, PA 17013.
Attorneys: Nicholas O. Schwartz, Esquire, Allied Attorneys of Central Pennsylvania, LLC, 61 West Louther St., Carlisle, PA 17013.

Hoffman, Sharon L., dec'd.

Late of Monroe Township.
Executor: Edward L. Hoffman c/o James D. Bogar, Esquire, Bogar & Hipp Law Offices, LLC, One West Main Street, Shiremanstown, PA 17011.
Attorneys: James D. Bogar, Esquire, Bogar & Hipp Law Offices, LLC, One West Main Street, Shiremanstown, PA 17011.

Martin, Olive M., dec'd.

Late of Carlisle.
Executrix: Christina M. Martin-Anderson, 3 Montadale Drive, Dillsburg, PA 17019.
Attorney: None.

Maslowski, Thomas R., dec'd.

Late of the Borough of Mechanicsburg.

Executrix: Fae K. Maslowski.
Attorneys: Law Offices Stephen C. Nudel, PC, 219 Pine Street, Harrisburg, PA 17101.

McGaughey, Frances R., dec'd.

Late of Newville, Newville Borough.
Executor: Harry J. Rinehart, Jr.
Attorneys: Wm. D. Schrack, III, Esquire, Benn Law Firm, 124 West Harrisburg Street, Dillsburg, PA 17019-1268.

Morrow, Jewel McKeaver, dec'd.

Late of Silver Spring Township.
Executrix: Andra L. McKeaver, 1821 Beaver Creek Lane, Hephzibah, GA 30815.
Attorney: Michael C. Giordano, Esquire, Attorney & Counselor at Law, 221 W. Main Street, Mechanicsburg, PA 17055.

Nissel, Hilda M., dec'd.

Late of New Cumberland Borough.
Executors: Patricia M. Strickler and Ronald L. Nissel.
Attorneys: Murrel R. Walters, III, Esquire, Walters & Galloway, PLLC, 54 East Main Street, Mechanicsburg, PA 17055.

Ritter, Donna L., dec'd.

Late of Lower Allen Township.
Co-Executors: Mark E. Ritter and Cheryl A. Stouffer c/o James D. Bogar, Esquire, Bogar & Hipp Law Offices, LLC, One West Main Street, Shiremanstown, PA 17011.
Attorneys: James D. Bogar, Esquire, Bogar & Hipp Law Offices, LLC, One West Main Street, Shiremanstown, PA 17011.

Ryan, Edith Marie, dec'd.

Late of East Pennsboro Township.
Executor: Robert Scruggs c/o Benjamin R. Yoffee, Esquire, Attorney at Law, P.O. Box 605, New Bloomfield, PA 17068.
Attorney: Benjamin R. Yoffee, Esquire, Attorney at Law.

Smith, Randall Eugene a/k/a Randall Smith a/k/a Randall E. Smith, dec'd.

Late of North Middleton Township.
Executrix: Cynthia Spitman.
Attorneys: Melissa L. Kelso, Esquire, Kelso Law, LLC, 396 Alexander Spring Road, Suite 1, Carlisle, PA 17015.

Sternberg, Stephen J. a/k/a Steeve J. Sternberg a/k/a Steeve Sternberg, dec'd.

Late of Middlesex Township.
Co-Executors: Brian J. Goldman and Robert A. Sternberg.
Attorneys: Melissa L. Kelso, Esquire, Kelso Law, LLC, 396 Alexander Spring Road, Suite 1, Carlisle, PA 17015.

THIRD PUBLICATION

Aichele, Patricia A., dec'd.

Late of the Borough of Carlisle.
Executrix: Karen L. Walker c/o Martson Law Offices, 10 East High Street, Carlisle, PA 17013.
Attorneys: Christopher E. Rice, Esquire, Martson Law Offices.

Deimler, Carl A., dec'd.

Late of East Pennsboro Township.
Administratrix: Leah M. Godwin, 259 Susquehanna Avenue, Enola, PA 17025.
Attorney: Scott W. Morrison, Esquire, 6 West Main Street, P.O. Box 232, New Bloomfield, PA 17068.

Gross, Carolyn M., dec'd.

Late of East Pennsboro Township.
Executrix: Lori Gross-Plumley c/o Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011.
Attorneys: Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011.

McKenzie, Judy A., dec'd.

Late of South Middleton Township.
Executor: Robert R. McKenzie c/o Martson Law Offices, 10 East High Street, Carlisle, PA 17013.
Attorneys: Christopher E. Rice, Esquire, Martson Law Offices.

Miller, James K., dec'd.

Late of Hampden Township.
Executor: Brent D. Miller c/o Nathan C. Wolf, Esquire, Wolf & Wolf, Attorneys at Law, 10 West High Street, Carlisle, PA 17013.
Attorneys: Nathan C. Wolf, Esquire, Wolf & Wolf, Attorneys at Law, 10 West High Street, Carlisle, PA 17013, (717) 241-4436.

Morris, Patricia V., dec'd.

Late of the Township of Upper Allen.
Executrix: Jill S. Morris, 482 Nursery Dr. S., Mechanicsburg, PA 17055.
Attorneys: Adam R. Deluca, Esquire, Stone LaFaver & Shekletski, P.O. Box E, New Cumberland, PA 17070.

Morrison, Yvonne G., dec'd.

Late of the Borough of Carlisle.
Executor: James Mark Wrightstone, 1924 Esther Drive, Carlisle, PA 17013.
Attorneys: Law Office of Keith O. Brenneman, P.C., 44 West Main Street, Mechanicsburg, PA 17055.

Orr, Eleanor, dec'd.

Late of Shippensburg.
Co-Executors: Bryan M. Orr, 8724 Pineville Rd., Shippensburg, PA 17257 and Vickie D. Frederick, 2967 Roosevelt Drive, Chambersburg, PA 17201.
Attorney: None.

Owens, Mary L., dec'd.

Late of the Township of East Pennsboro.

Co-Executrices: Lisa A. Owens, 1A Old Depot Rd., New Cumberland, PA 17070 and Karen L. Owens, 500 Geneva Dr., Apt. A6, Mechanicsburg, PA 17055.

Attorneys: Adam R. Deluca, Esquire, Stone LaFaver & Shekletski, P.O. Box E, New Cumberland, PA 17070.

Paxton, Michael A., dec'd.

Late of Upper Mifflin Township. Executrix: Cherie L. Lebo c/o Marcus A. McKnight, III, Esquire, Irwin & McKnight, P.C., 60 West Pomfret Street, Carlisle, PA 17013. Attorneys: Irwin & McKnight, P.C.

Plantz, Gale B., dec'd.

Late of Lemoyne Borough. Executor: Mark G. Plantz. Attorneys: Katherine L. McDonald, Esquire, Dethlefs-Pykosh Law Group, LLC, 2132 Market Street, Camp Hill, PA 17011, (717) 975-9446.

Pringle, John A. a/k/a John Allison Pringle, dec'd.

Late of Mechanicsburg Borough. Executrix: Lisa Corish. Attorneys: Craig A. Diehl, Esquire, CPA, Law Offices of Craig A. Diehl, 3464 Trindle Road, Camp Hill, PA 17011.

Ross, Donald Charles a/k/a Donald C. Ross, dec'd.

Late of the Township of Lower Allen. Administratrix: Fawn C. Ross, 16 Riverview Dr., Enola, PA 17025. Attorneys: David H. Stone, Esquire, Stone LaFaver & Shekletski, P.O. Box E, New Cumberland, PA 17070.

Schmitt, Virginia C., dec'd.

Late of Middlesex Township. Executors: Katherine M. Schwang and Nathaniel H. Schmitt c/o Nathan C. Wolf, Esquire, Wolf & Wolf, Attorneys at Law, 10 West High Street, Carlisle, PA 17013.

Attorneys: Nathan C. Wolf, Esquire, Wolf & Wolf, Attorneys at Law, 10 West High Street, Carlisle, PA 17013, (717) 241-4436.

Westhafer, Clair G., Jr., dec'd.

Late of Silver Spring Township. Executrix: Kay I. Humes c/o Mark W. Allshouse, Esquire, Christian Lawyer Solutions, LLC, 15 Cove Road, Marysville, PA 17053. Attorneys: Mark W. Allshouse, Esquire, Christian Lawyer Solutions, LLC, 15 Cove Road, Marysville, PA 17053, (717) 582-4006.

Won, Moonsik, dec'd.

Late of Hampden Township. Executrix: Jiyon W. Tuman. Attorneys: Katherine L. McDonald, Esquire, Dethlefs-Pykosh Law Group, LLC, 2132 Market Street, Camp Hill, PA 17011, (717) 975-9446.

NOTICE OF ACTION IN QUIET TITLE

Cumberland County Court of Common Pleas

Number: 2021-08884

Reverse Mortgage Funding LLC
Plaintiff

v.

Edith Harris Sheibley, Known Heir and Successor in Interest to Reynold L. Sheibley and Unknown Heirs, Successors or Assigns of Reynold L. Sheibley
Defendants

NOTICE

TO: Unknown Heirs, Successors or Assigns of Reynold L. Sheibley Premises subject to quiet title: 12 Kevin Road, Mechanicsburg, Pennsylvania 17050.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Cumberland County Bar Association
 32 South Bedford Street
 Carlisle, PA 17013
 (717) 249-3166
 McCABE, WEISBERG & CONWAY, LLC
 Attorneys for Plaintiff
 123 S. Broad St.
 Ste. 1400
 Philadelphia, PA 19109
 (215) 790-1010

Feb. 4

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

Court of Common Pleas
 Cumberland County, Pennsylvania
 Civil Action—Law

NO. 2021-09461

MORTGAGE ASSETS MANAGEMENT, LLC
 Plaintiff

v.

TAMMY L. WILLIAMS, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF ROBERT L. BALTIMORE, JR.;
 MARK L. BALTIMORE, IN HIS

CAPACITY AS HEIR OF ROBERT L. BALTIMORE, JR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT L. BALTIMORE, JR.

Defendants

COMPLAINT IN MORTGAGE FORECLOSURE

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT L. BALTIMORE, JR., Defendant(s), 8 STINE AVENUE, CARLISLE, PA 17013

You are hereby notified that Plaintiff, MORTGAGE ASSETS MANAGEMENT, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CUMBERLAND County, PA docketed to No. 2021-09461, seeking to foreclose the mortgage secured on your property located, 8 STINE AVENUE, CARLISLE, PA 17013.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the 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 THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Cumberland County Bar Association's Find a Lawyer
32 South Bedford Street
Carlisle, PA 17013
(717) 249-3166 Ext. 105
JENINE DAVEY, ESQUIRE
ID No. 87077
ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE &
PARTNERS, PLLC
A Florida professional limited liability company
Attorneys for Plaintiff
133 Gaither Drive
Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

Feb. 4

WRIT OF SCIRE FACIAS

In the Court of Common Pleas
Cumberland County, Pennsylvania

NO. 2021-01899

EAST PENNSBORO TOWNSHIP,
98 SOUTH ENOLA DRIVE, ROOM
103, ENOLA, PA 17025-2796
Plaintiff

v.

ANDREW KOCHVAR,
10 E. LOCUST STREET,
ENOLA, PA 17025,
PARCEL ID #09-16-1050-049
Defendant

TO: ANDREW KOCHVAR, DEFENDANT

WHEREAS, East Pennsboro Township, on January 21, 2021, filed its

claim in the Court of Common Pleas of Cumberland County at Municipal Claim No. 2021-00302-MLD, for the sum of \$2,717.70, plus additional quarterly billings incurred after the 1st quarter 2021, and additional attorney's fees and costs incurred thereafter, for trash/sewer rents due said East Pennsboro Township, said Claim filed against property owned by you, in East Pennsboro Township located at 10 E. Locust Street, Enola, PA 17025, as more particularly described in said Claim, and said property being further described in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania, to Instrument #201625723, Tax Parcel #09-16-1050-049, owned or reputed to be owned by you;

WHEREAS, we have been given to understand that said Claim is still due and unpaid, and remains a lien against the said property;

NOW, you are hereby notified to file your Affidavit of Defense to said Claim, if defense you have thereto, in the Office of the Prothonotary of our said Court, within twenty (20) days after the service of this Writ upon you. If no Affidavit of Defense is filed within said time, Judgment may be entered against you for the whole Claim, and the property described in the Claim be sold to recover the amount thereof.

KIMBERLY A. BONNER,
ESQUIRE
Supreme Court I.D. #89705
JSDC LAW OFFICES
Attorneys for Plaintiff
11 E. Chocolate Avenue
Suite 300
Hershey, PA 17033
(717) 298-2032

Feb. 4

NOTICE

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Fictitious Names Act of Pennsylvania, 54 Pa. C.S. §§301 et seq., that an application for registration of a fictitious name will be filed in the office

of the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of:

THIRD EYE CONNECTIONS, LLC with its principal office or place of business at: 420 Reno Avenue, New Cumberland, PA 17070. The name and address of the person who is party to the registration are: Elizabeth Caralyus, 420 Reno Avenue, New Cumberland, PA 17070.

Feb. 4

**FICTITIOUS NAME
REGISTRATION**

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 8, 2021 for:

WITHIN YOU WELLNESS at: 1849 Fisher Rd., Mechanicsburg, PA 17055. The name and address of the individual interested in the business Nina VanValin at 1849 Fisher Rd., Mechanicsburg, PA 17055. This was filed in accordance with 54 Pa. C.S. 311.417.

Feb. 4

NOTICE

NOTICE IS HEREBY GIVEN that New Cumberland Boating and Fishing Club, a Pennsylvania non-profit corporation with its registered office

at P.O. Box 466, 9122 16th Street, New Cumberland, PA 17070, is winding up and settling the affairs of said corporation and its corporate existence shall be ended by filing Articles of Dissolution with the Pennsylvania Department of State.

JOHNSON DUFFIE
301 Market Street
P.O. Box 109
Lemoine, PA 17043-0109

Feb. 4

**PETITION FOR
CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on January 19, 2022, the Petition of James Bowman and Megan Kane-Mangol on behalf of minor child Ella Kane Bowman was filed in the Cumberland County Court, requesting a decree to change minor child's name from Ella Kane Bowman to Leah Kane Bowman. The Court has fixed February 14, 2022 at 9 a.m. in Courtroom No. 1 of the Cumberland County Courthouse, 1 Courthouse Square, Carlisle, PA 17013 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.

Feb. 4