

# **ADVANCE SHEET**

## ***The Dauphin County Reporter***

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### **A WEEKLY JOURNAL CONTAINING DECISIONS RENDERED IN THE 12<sup>TH</sup> JUDICIAL DISTRICT**

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**August 30, 2024**

**No. 220**

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Bar Association Page

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# ***The Dauphin County Reporter***

Edited and published by the  
Dauphin County Bar Association

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Harrisburg, PA 17101

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<https://dcba-pa.org/dauphin-county-reporter>

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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, Ext. #4; fax: 717-909-1917 or email: [Bridgette@dcba-pa.org](mailto:Bridgette@dcba-pa.org). Ads received after this day/time are not guaranteed to be printed until following issue. \*Holiday and staff vacation deadlines may vary and can be found on our website and here when appropriate.

All legal notices must be submitted in typewritten format and are published exactly as submitted.

**\*\*Please note, the deadline for publication in the Friday, September 6 Reporter will be 1:00 p.m. on Wednesday, August 28 due to staff vacation.**

## **ADVERTISING RATES:**

- Estate Notices \$102.00 (runs 3 issues)
- Corporate Notices \$102.00 (runs 1 issue)
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## **2024 Subscription Costs:**

- **Member Rates:**
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  - Electronic Copy: Free via member website portal
- **Non-Member Rates:**
  - Hard Copy: \$125.00
  - Electronic Copy via email: \$50.00

# **ESTATE & TRUST NOTICES**

## **FIRST PUBLICATION**

**ESTATE OF MARY K. LEMON a/k/a MARY KATHERYN LEMON**, late of 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Executor:** David H. Judy, 273 North Union Street, Middletown, PA 17057

**Attorney:** Kathleen B. Murren, Esquire, Mette, 3401 North Front Street, Harrisburg, PA 17110 a30-s13

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**ESTATE HOLLY CAROL STAKEM**, late Steelton Borough, Dauphin County, PA (died: February 27, 2024)

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

**Co-Executor:** Joseph K. Stakem, 229 Jefferson Street, Steelton, PA 17113

**Co-Executrix:** Carol M. Stakem, 229 Jefferson Street, Steelton, PA 17113

**Attorney:** Shannon Kerwin Sprow, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023 a30-s13

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**ESTATE OF JAMES M. TRAMMELL**, late of Derry Township, Dauphin County, PA (died: July 9, 2024)

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:** Kimberly Trammell deBien, c/o George W. Porter, Esquire, 909 E. Chocolate Ave., Hershey, PA 17033

**Attorney:** George W. Porter, Esquire, 909 E. Chocolate Ave., Hershey, PA 17033 a30-s13

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**ESTATE OF JOHN E. GOOD, JR.**, late of the Hummelstown Borough, Dauphin County, PA (died July 8, 2024)

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:** Robert D. Good, c/o Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110

**Attorney:** Estate of John E. Good, Jr., c/o Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110 a30-s13

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**ESTATE OF VIVIAN M. BLACK**, 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

**Executrix:** Tammi A. Kohler, c/o Jacqueline A. Kelly, CELA, Esquire, Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill, PA 17011

a30-s13

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**ESTATE OF LUCILLE MARSHALL PAILEN**, 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 Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

**Administratrix:** Madlyn Marshall Carder, 11209 Woodside Drive, Berlin, MD 21811

**Attorney:** LeRoy Smigel, Esquire, SMIGEL, ANDERSON & SACKS, LLP, 4431 North Front Street, Fl. 3, Harrisburg, PA 17110-1778 a30-s13

**ESTATE OF JAY E. EPLER**, late of Londonderry Township, Dauphin County, PA (died: April 28, 2024)

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:** Katherine S. Sharpless, 4998 Linganore View Dr., Monrovia, MD 21770

**Attorney:** Michael C. Giordano, Esquire, 221 W. Main Street, Mechanicsburg, PA 17055 a30-s13

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**ESTATE OF ANNA PIERICH**, late of Harrisburg, Dauphin County, PA (died June 19, 2024),

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:** Kenneth P. Pierich, c/o Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110

**Attorney:** Estate of Anna Pierich, c/o Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110

a30-s13

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**ESTATE OF ROBERT G. GRUNDEN, a/k/a BOB G. GRUNDEN**, late of Lower Paxton Township, Dauphin County, PA (died: June 23, 2024)

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:** Mr. Michael R. Grunden, 6202 Valleybrook Drive, Mechanicsburg, PA 17050-1997

**Attorney:** Gary L. Rothschild, Esquire, 2215 Forest Hills Drive, Suite 35, Harrisburg, PA 17112 a30-s13

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**ESTATE OF WINIFRED B. CADWALLADER a/k/a WINIFRED CADWALLADER a/k/a WINIFRED**

**KEPNER**, late of Dauphin County, PA (died: June 3, 2024)

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:** Kristen Clark

**Attorney:** Summer Pannizzo, Esquire, 3425 Simpson Ferry Rd., Camp Hill, PA 17011 a30-s13

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**ESTATE OF WILLARD D. WOODS a/k/a WILLARD DANIEL WOODS**, late of Lower Paxton Township, Dauphin County, PA (died: July 23, 2024)

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:** Karen E. Swain, 1936 Preserve Lane, Palmyra, PA 17078

**Attorney:** Christa M. Aplin, Esquire, JSDC Law Offices, 11 East Chocolate Avenue, Suite 300, Hershey, PA 17033; (717) 533-3280 a30-913

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**ESTATE OF SHERYL A. MURPHY**, 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:** Bryon P. Murphy

**Attorney:** Stephen S. Werner, Esquire, Werner Law Group, 35 East 2<sup>nd</sup> Street, Suite 103, Hummelstown, PA 17036

a30-s13

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**ESTATE OF PATRICIA A. CARTWRIGHT**, 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 Personal Representative or attorney, and all persons indebted to the decedent to

make payment to the Personal Representative without delay.

**Personal Representative:** Michael C. Cartwright, c/o James D. Hughes, Esquire, SALZMANN HUGHES PC, 354 Alexander Spring Road, Suite 1, Carlisle, PA 17015 a30-s13

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**ESTATE OF MARK R. STAMBAUGH, SR.,** late of Lower Swatara, Dauphin County, PA (died: June 21, 2024)

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:** Wanda Sipe

**Attorney:** Jaron P. Castranio, Esquire, Jackson Law Firm, PLLC, 1215 Manor Drive, Suite 202, Mechanicsburg, PA 17055; 717-620-7119 a30-s13

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**ESTATE OF ELVIRA M. HUDSON,** late of Susquehanna Township, Dauphin County, PA (died: July 20, 2024)

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

**Executrices:** Patirica L. Snively and Joyce C. O'Donnell, c/o Hazen Law Group, 2000 Linglestown Road, Suite 202 Harrisburg, PA 17110

**Attorney:** Estate of Elvira M. Hudson, c/o Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110 a30-s13

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**ESTATE OF ANITA K. POST,** late of Susquehanna Township, Dauphin County, PA (died: June 8, 2024)

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 L. Post, 20789 Rodney Drive, Rehoboth Beach, DE 19971

**Attorney:** John W. Purcell, Jr., Esquire, Purcell, Krug & Haller, 1719 North Front Street, Harrisburg, PA 17102 a30-s13

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**ESTATE OF MADOLYN MAY ALT,** late of Deny Township, Dauphin County, PA (died: March 23, 2024)

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:** Jodi Bingaman, c/o Edward P. Seeber, Esquire, JSDC Law Offices, Suite C-400, 555 Gettysburg Pike, Mechanicsburg, PA 17055; 717-533-3280 a30-s13

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## **SECOND PUBLICATION**

**ESTATE OF JACK W. ZINN, a/k/a JACK WILMER ZINN,** late of Halifax 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

**Executrix:** Wilma M. Seiler, 224 Armstrong Street, P. O. Box 75, Halifax, PA 17032

**Attorney:** R. Benjamin Cramer, Esquire P. O. Box 159, Duncannon, PA 17020 a23-s6

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**ESTATE OF ROSA LEE SPRIGGS,** 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

**Executrix:** Michelle Spriggs

**Attorney:** Steven D.W. Miller, Esquire, CELA, Miller Law Firm PC, 718 Poplar Street, Suite I, Lebanon, PA 17042

a23-s6

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**ESTATE OF SHARON R. KUHN a/k/a SHARON REIM KUHN**, late of Middle Paxton Township, Dauphin County, PA (died: June 12, 2024)

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:** Aleana Jarrett, c/o Edward P. Seeber, Esquire, JSDC Law Offices, Suite C-400, 555 Gettysburg Pike, Mechanicsburg, PA 17055; 717-533-3280 a23-s6

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**ESTATE OF CHARLES J. MARK**, late of Harrisburg City, Dauphin County, PA (died: March 1, 2024)

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:** Charles M. Mark, 911 Poplar Avenue, Hershey, PA 17033

**Attorney:** Sharon E. Myers, Esquire, P.O. Box 606, East Berlin, PA 17316 a23-s6

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**ESTATE OF AMELIA C. DeLEO**, late of Susquehanna Township, Dauphin County, PA (died: July 13, 2024)

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

**Executrices:** Andrea J. DeLeo, 1200 N. Lakeshore Drive, Unit 702, Chicago, IL 60610; Joanna M. DeLeo, 2391 Via Firenze, Harrisburg, PA 17112

**Attorney:** John A. Feichtel, Esquire, Mette, Evans & Woodside, 3401 North Front Street, P.O. Box 5950, Harrisburg, PA 17110-0950 a23-s6

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**ESTATE OF DARLENE SWAB**, late of Upper Paxton Township, Dauphin County, PA

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

**Executor:** George D. Klinger, 115 Natures Trail, Millersburg, PA 17061

**Attorney:** Andrew S. Withers, Esquire, Etzweiler and Withers, LLC, 105 N. Front Street, Harrisburg, PA 17101; (717) 234-5600 a23-s6

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**ESTATE OF OLUFUNKE TEMITOPE TELLA**, late of Susquehanna Township, Dauphin County, PA (died: May 12, 2024)

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:** Tobiloba O. Sodamola, 4304 Old Union Deposit Road, Harrisburg, PA 17111

**Attorney:** Robert G. Radebach, Esquire, 912 North River Road, Halifax, PA 17032; (717) 896-2666 a23-s6

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**ESTATE OF PAUL M. KATTOUF**, late of Susquehanna Township, Dauphin County, PA (died: June 23, 2024)

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:** Heather C. Jackson, c/o Bruce J. Warshawsky, Esquire, Cunningham, Chernicoff & Warshawsky, P.C., P.O. Box 60457, Harrisburg, PA 17106-0457 a23-s6

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## **THIRD PUBLICATION**

**ESTATE OF ROSE MARIE NEIDLINGER a/k/a ROSE M. NEIDLINGER** late of 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:** Thomas L. Neidlinger, Jr.

**Attorney:** Ryan A. Webber, Esquire, WEBBER LAW, PLLC, 5000 Ritter Road, Suite 202, Mechanicsburg, PA 17055; (717) 790-2410 a16-30

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**ESTATE OF ANNETTE JEAN STONEBRAKER**, late of 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:** Sarah A. Stonebraker, 403 Mountainview Lane, Dauphin, PA 17018 a16-30

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**ESTATE OF JAMES SPEVACEK, a/k/a JAMES RICHARD SPEVACEK**, late of Swatara Township, Dauphin County, PA (died: February 17, 2024)

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:** Arthur Joseph Spevacek, Jr., c/o Bruce J. Warshawsky, Esquire, Cunningham, Chernicoff & Warshawsky, P.C., P.O. Box 60457, Harrisburg, PA 17106-0457 a16-30

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**ESTATE OF ISAAC BAHARLIAS**, late of Harrisburg City, Dauphin County, PA (died: May 28, 2024)

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:** Memos Baharlias, c/o Bruce J. Warshawsky, Esquire, Cunningham, Chernicoff & Warshawsky, P.C., P.O. Box 60457, Harrisburg, PA 17106-0457 a16-30

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**ESTATE OF ANNA R. FULTON**, late of Middle Paxton Township, Dauphin County, PA

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

**Executor:** William R. Fulton, 345 Mooredale Road, Carlisle, PA 17015

**Attorney:** R. Benjamin Cramer, Esquire, P. O. Box 159, Duncannon, PA 17020 a16-30

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**ESTATE OF CHRISTINA SWAVOLA**, 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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

**Administrator:** Jacob Michael-Ray Hall, 625 Lesentier Lane, Harrisburg, PA 17112

**Attorney:** Deborah E. Crum, Esquire, SMIGEL, ANDERSON & SACKS, LLP, 4431 North Front Street, Third Floor, Harrisburg, PA 17110 a16-30

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**ESTATE OF ROSALBA S. JACOBS**, late of Derry Township, Dauphin County, PA (died: July 22, 2024)

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:** Noreen S. Jones, c/o George W. Porter, Esquire, 909 E. Chocolate Ave., Hershey, PA 17033

**Attorney:** George W. Porter, Esquire, 909 E. Chocolate Ave., Hershey, PA 17033 a16-30

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**ESTATE OF DONNA WRIGHT**, late of Susquehanna Township, Dauphin County, PA (died: July 9, 2024)

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:** Michelle McClenahan, 3506 Ridgeway Road, Harrisburg, PA 17109 a16-30

**ESTATE OF BONITA K. BARRICK a/k/a BONITA K. SHADLE** of Lower Paxton Township, Dauphin County, PA

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

**Executor:** Irvin G. Shadle, 1340 Quail Hollow Road, Harrisburg, PA 17112

**Attorney:** LeRoy Smigel, Esquire, SMIGEL, ANDERSON & SACKS, LLP, 4431 North Front Street, Fl. 3, Harrisburg, PA 17110-1778 a16-30

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**ESTATE OF JAMES A. MOSBY, SR.**, late of Steelton, Dauphin County, PA (died: May 18, 2010)

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:** Joyce A. Spivey, c/o George W. Porter, Esquire, 909 E. Chocolate Ave., Hershey, PA 17033

**Attorney:** George W. Porter, Esquire, 909 E. Chocolate Ave., Hershey, PA 17033 a16-30

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## **CORPORATE NOTICES**

NOTICE IS HEREBY GIVEN that **CVI OCT Acquisition Trust**, a foreign trust formed under the laws of the State of Delaware and its principal office is located at 1601 Utica Ave. S., Ste. 1000, Minneapolis, MN 55416, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 8/19/24, 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. a30

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NOTICE IS HEREBY GIVEN **Course5 Intelligence Inc.**, a foreign corporation formed under the laws of the State of Delaware and with its principal office located at 3600 136 Pl. SE, Ste. 300, Bellevue, WA 98006, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 8/16/24, 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. a30

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NOTICE IS HEREBY GIVEN that pursuant to the applicable provisions of 15 Pa.C.S. Section 415 or 417, **Comcast DC Radio, Inc.**, a corporation incorporated under the laws of the State of Delaware with its registered office in PA at c/o: Corporation Service Company, Dauphin County, intends to file a Statement of Withdrawal of Foreign Registration with the Dept. of State. a30

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NOTICE is hereby given that Articles of Incorporation were filed with the Commonwealth of Pennsylvania, Department of State, Harrisburg, Pennsylvania, on September 30, 2010, for the purpose of obtaining a Certificate of Incorporation.

The name of the corporation, organized under the Commonwealth of Pennsylvania Business Corporation Law of 1988 is **G. B. K. Transport, Inc.**, with a registered office at 414 7 River Road, Middletown, Pennsylvania 17051.



Heather D. Royer, Esquire  
JOHNSON, DUFFIE, STEWART &  
WEIDNER

301 Market Street  
PO Box 109

a30 Lemoyne, PA 17043-0109

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NOTICE IS HEREBY GIVEN of the filing of Articles of Incorporation - Nonprofit in the Department of State of the Commonwealth of Pennsylvania. The name of the nonprofit is: **Tuscarora Valley Chapel**. The nonprofit has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended and supplemented. The purpose for which the Nonprofit was organized is for the operation of a church and conducting church-related activities.

Seth T. Mosebey, Esquire  
MARTSON LAW OFFICES

621 West Main Street \* PO Box 300 \*  
Thompsonsontown, PA 17094

a30 (717) 535-2100

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NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed in the Department of State of The Commonwealth of Pennsylvania on August 20, 2024 for **ALTOONA DENTISTRY IMPLANTS DENTURES INC** under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended. a30

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NOTICE IS HEREBY GIVEN **SNARKY, INC.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 3750 Woodbriar Way, McKean, PA 16426, 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 Corporation Service Company, and shall be deemed for venue and official publication purposes to be located in Dauphin County. a30

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NOTICE IS HEREBY GIVEN **Nextera Energy Transmission MidAtlantic, Inc**, a foreign business corporation incorporated under the laws of Indiana, with its princ. office located at Ste. 2900, One American Square, Indianapolis, IN 46282, 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 Company, and shall be deemed for venue and official publication purposes to be located in Dauphin County. a30

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NOTICE IS HEREBY GIVEN that **Felix Technologies, Inc.** filed a foreign registration to do business in the Commonwealth of Pennsylvania under the alternate name of **Felix Pago, Inc.** The mailing address of the association's principal office is 2261 Market St., #4469, San Francisco, CA 94114. The commercial registered office provider is in the care of Corporation Service Company in Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provisions of 15 Pa. C.S. 412. a30

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NOTICE IS HEREBY GIVEN that **Stavvy Baby Enterprises Inc.** filed a foreign registration to do business in the Commonwealth of Pennsylvania. The mailing address of the association's principal office is c/o Bell and Company CPAS PC, 380 Lexington Ave. 31 Fl., New York, NY 10168. The commercial registered office provider is in the care of 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. a30

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NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 7/8/2024 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows: **SPARITY, INC.** c/o Registered Agent Solutions, Inc.

This corporation is incorporated under the laws of Delaware.

The address of its principal office is 107 Technology Parkway, Ste. 405, Peachtree Corners, GA 30092.

The corporation has been registered in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. a30

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NOTICE IS HEREBY GIVEN that pursuant to the applicable provisions of 15 Pa.C.S. Section 415 or 417, **Flowav, Inc.**, a corporation incorporated under the laws of the State of Delaware with its registered office in PA at c/o: Corporation Service Company, Dauphin County, intends to file a Statement of Withdrawal of Foreign Registration with the Dept. of State. a30

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NOTICE IS HEREBY GIVEN that pursuant to the applicable provisions of 15 Pa.C.S. Section 415 or 417, **O'Donovan & Associates, Inc.**, a corporation incorporated under the laws of the State of Maryland with its registered office in PA at c/o: Corporation Service Company, Dauphin County, intends to file a Statement of Withdrawal of Foreign Registration with the Dept. of State. a30

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NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed in the Department of State of The Commonwealth of Pennsylvania on August 21, 2024 for **GREEN 2 GREEN CORP.** under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended. a30

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NOTICE IS HEREBY GIVEN **Ceribell, Inc.**, a foreign corporation formed under the laws of the State of Delaware and with its principal office located at 360 N. Pastoria Ave., Sunnyvale, CA 94085, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 8/19/24, 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. a30

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NOTICE IS HEREBY GIVEN by **Chameleon Semiconductor, Inc.**, a foreign business corporation, incorporated under the laws of the State/Country of Delaware, where its principal office is located at 251 Little Falls Drive, Wilmington, DE 19808. Said corporation has applied to the Department of State of the Commonwealth of Pennsylvania for a Statement of Registration to do business

within the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The name of its registered office provider in Pennsylvania is Corporation Service Company and the county of venue is Dauphin.

K&L GATES LLP  
210 Sixth Avenue  
Pittsburgh, PA  
a30

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NOTICE IS HEREBY GIVEN that **SPLIT SOFTWARE, INC.**, a foreign business corporation incorporated under the laws of the State of Delaware, received a Certificate of Authority/Foreign Registration in Pennsylvania on May 9, 2022, and will surrender its Certificate of Authority/Foreign Registration to do business in Pennsylvania.

The address of its principal office is 2317 Broadway Street, 3<sup>rd</sup> Floor, Redwood City, CA 94063.

Its last registered office in this Commonwealth was located at: c/o Registered Agent Solutions, Inc. and the last registered office shall be deemed for venue and official publication purposes to be located in Dauphin County, Pennsylvania. a30

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NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 8/14/2024 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows: **TEVIS REAL ESTATE, INC.** c/o URS Agents, LLC

This corporation is incorporated under the laws of Maryland.

The address of its principal office is 82 John Street, Westminster, MD 21157.

The corporation has been registered in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. a30

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NOTICE IS HEREBY GIVEN that, pursuant to the Business Corporation Law of 1988, **Forecom Challenger, Inc.**, a corporation incorporated under the laws of the State of Illinois intends to withdraw from doing business in Pennsylvania. The address of its principal office in its jurisdiction of incorporation is 800 Nicollet Mall, Minneapolis, MN 55402

and the name of its commercial registered office provider in Pennsylvania is CT Corporation System. a30

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NOTICE IS HEREBY GIVEN that, pursuant to the Business Corporation Law of 1988, **NORTH PROPERTIES, INC.**, a corporation incorporated under the laws of the State of New Jersey, intends to withdraw from doing business in Pennsylvania. The address of its principal office in its jurisdiction of incorporation is: 8181 Communications Pkwy, Bldg. B, Fl. 5 Plano, TX, 75024-0239 and the name of its commercial registered office provider in Pennsylvania is C T Corporation System. a30

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NOTICE IS HEREBY GIVEN that, pursuant to the Business Corporation Law of 1988, **Manhunt Productions, Inc.**, a corporation incorporated under the laws of the State of California, intends to withdraw from doing business in Pennsylvania. The address of its principal office in its jurisdiction of incorporation is 2700 Colorado Ave., Santa Monica, CA 90404 and the name of its commercial registered office provider in Pennsylvania is C T Corporation System. a30

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NOTICE IS HEREBY GIVEN that the shareholders and directors of **Central Penn Drywall, Inc.**, a Pennsylvania corporation, with an address of 6418 Brittan Road, Harrisburg, PA 17111 Dauphin County, has filed a Certificate of Election to Dissolve with the Department of State of the Commonwealth of Pennsylvania, pursuant to and in accordance with the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania, approved May 5, 1933, as amended, and that the said corporation is winding up its affairs in the manner prescribed by said law, so that its corporate existence shall be ended upon the issuance of a Certificate of Dissolution by the Department of State of the Commonwealth of Pennsylvania.

Stanley Laskowski, Esquire  
3631 North Front Street  
a30 Harrisburg, PA 17110

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NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed in the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania.

(1) The name of the corporation is: **Progress Coalition of Pennsylvania, Inc.**

(2) The corporation has been incorporated under the Nonprofit Corporation Law of 1988.

(3) The Corporation is organized for the purposes under the Nonprofit Corporation Law of 1988 of the Commonwealth of Pennsylvania as follows (a) to strengthening democracy by (i) educating voters who believe in growing PA's economy, the dignity of workers and their right to organize, (ii) protecting reproductive freedoms and access to affordable healthcare, (iii) funding public education, and (iv) keeping communities safe, protecting our environment, and safeguarding free and fair elections, and (b) to hold, obtain, invest, dispose of, expend, apply, receive and administer funds, services and property for the promotion of the foregoing and related activities, all as a social welfare organization within the meaning of Section 501(c)(4) of the Internal Revenue Code of 1986, as amended

(4) The corporation's Articles of Incorporation were filed on August 14, 2024.

Tiffany W. Donio, Esquire  
Stevens & Lee  
620 Freedom Business Center, Suite 200  
a30 King of Prussia, PA 19406

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NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 8/21/2024 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows: **Kodara Inc.** c/o Registered Agent Solutions, Inc.

This corporation is incorporated under the laws of Michigan.

The address of its principal office is 2011 Commerce Drive, Ste. A 111, Peachtree City, GA 30269.

The corporation has been registered in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. a30

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NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 7/26/2024 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows: **River Riders Holding, Inc.** c/o National Registered Agents, Inc.

This corporation is incorporated under the laws of Delaware.

The address of its principal office is 408 Alstads Hill Road, Harpers Ferry, WV 25425.

The corporation has been registered in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. a30

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NOTICE IS HEREBY GIVEN that **Zuken Vitech Inc.**, a foreign business corporation incorporated under the laws of the State of Virginia, received a Certificate of Authority/Foreign Registration in Pennsylvania on April 30, 2022, and will surrender its Certificate of Authority/Foreign registration to do business in Pennsylvania.

The address of its principal office is 2270 Kraft Drive, Suite 1600, Blacksburg, VA 24060.

Its last registered office in this Commonwealth was located at: c/o Registered Agent Solutions, Inc. and the last registered office shall be deemed for venue and official publication purposes to be located in Dauphin County, Pennsylvania. a30

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NOTICE IS HEREBY GIVEN that **American Benefit Services, Inc.** filed a foreign registration to do business in the Commonwealth of Pennsylvania under the alternate name of **American Benefit Service of Tustin, Inc.** The mailing address of the association's principal office is 17722 Irvine Blvd., Tustin, CA 92780. The commercial registered office provider is in the care of Cogency Global Inc. in Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provisions of 15 Pa. C.S. 412. a30

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NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 8/19/2024 for

a foreign nonprofit corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows: **VETERINARY EMERGENCY AND CRITICAL CARE SOCIETY** c/o URS AGENTS, LLC

This corporation is incorporated under the laws of Texas.

The address of its principal office is 23119 West IH-10 Frontage Road, Building 13, San Antonio, TX 78257.

The corporation has been registered in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. a30

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NOTICE IS HEREBY GIVEN that pursuant to the applicable provisions of 15 Pa.C.S. Section 415 or 417, **Jibe, Inc.**, a corporation incorporated under the laws of the State of Delaware with its registered office in PA at c/o: Corporation Service Company, Dauphin County, intends to file a Statement of Withdrawal of Foreign Registration with the Dept. of State. a30

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NOTICE IS HEREBY GIVEN that, pursuant to the Business Corporation Law of 1988, **CZ Services, 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 210 S. Ellsworth Ave., Unit 150, San Mateo, CA 94401-4075 and the name of its commercial registered office provider in Pennsylvania is C T Corporation System. a30

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NOTICE IS HEREBY GIVEN **Superior Scaffolding & Insulation Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 370 McEntire Ln., SW, Decatur, AL 35603, 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 Corporation Service Company, and shall be deemed for venue and official publication purposes to be located in Dauphin County. a30

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**FICTITIOUS NAMES**  
**NOTICES**

Harrisburg, PA 17101  
Telephone: 717-780-6370

a30

NOTICE IS HEREBY GIVEN that an application for registration of the assumed name **C&J IT Services** for the conduct of business in Dauphin County, Pennsylvania, with the principal place of business being 903 Spring Garden Drive, Middletown, PA 17057, was made to the Department of State of Pennsylvania at Harrisburg, Pennsylvania, on the 21<sup>st</sup> day of August 2024, pursuant to 54 Pa.C.S. §311. The name and address of the entity owning or interested in the said business is C&J Catering, LLC, 903 Spring Garden Drive, Middletown, PA 17057, Dauphin County.

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

a30

**MISCELLANEOUS**  
**NOTICES**

**NOTICE TO**  
**DEAN EDWARD WARNER, JR.**

A PETITION has been filed asking the court to put an end to all rights you have to your child ALANA MARIE WARNER. The court has set a hearing to consider ending your rights to your child. That hearing will be held in the Dauphin County Courthouse, 101 Market Street, Harrisburg, Pennsylvania in Courtroom 7, 5th Floor on September 4, 2024, at 1:30 p.m. 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 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.

PUBLIC DEFENDER'S OFFICE  
2 South 2nd Street, #2

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

**NO. 2024-CV-03612**

**THE SUITES AT HERSHEY**  
**CONDOMINIUM ASSOCIATION,**  
**INC., PLAINTIFF**  
**VS.**

**DAVID S FLEAK, EXECUTOR OF THE**  
**ESTATE OF BARBARA P. FLEAK,**  
**DECEASED, ET AL, DEFENDANTS**

**AS TO SEPARATE DEFENDANTS: TUJI**  
**ANGBA, KNOWN HEIR OF DIANE**  
**DOUGLASS-ANGBA, DECEASED,**  
**RITA M MILLER, INDIVIDUALLY AND**  
**AS KNOWN HEIR OF ANNA M**  
**MILLER, DECEASED,**  
**GLORIA A MILLER, KNOWN HEIR OF**  
**ANNA M MILLER, DECEASED,**  
**AND ANY UNKNOWN HEIRS,**  
**SUCCESSORS, ASSIGNS AND ALL**  
**PERSONS, FIRMS OR**  
**ASSOCIATIONS CLAIMING RIGHT,**  
**TITLE OR INTEREST FROM, UNDER**  
**OR THROUGH DIANE DOUGLASS-**  
**ANGBA, DECEASED,**  
**ANNA M MILLER, DECEASED,**  
**FREDERIC H FORBES, DECEASED,**  
**ANDRE SASSOON, DECEASED**

THE PLAINTIFF, The Suites At Hershey Condominium Association, Inc., has commenced a civil action to foreclose an assessment lien for assessments which you owe to said Plaintiff by virtue of your ownership of property in The Suites at Hershey Condominiums. The Court has authorized service of the Complaint upon you by publication.

**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 and judgement may be entered without further notice for relief requested by 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 OR CANNOT AFFORD

ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. 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  
LAWYER REFERRAL SERVICE  
213 NORTH FRONT STREET  
HARRISBURG, PA 17101  
TELEPHONE: (717) 232-7536

ECK, CONLEY & RICHARDSON, PLLC  
By: JOEL D. JOHNSON  
Attorney ID No. 322352  
700 South 21<sup>st</sup> Street  
Fort Smith, AR 72901  
Telephone: (479) 242-5906  
Facsimile: (501) 770-7077  
Email: [ir@hjclegal.com](mailto:ir@hjclegal.com)  
Attorneys for Plaintiff  
THE SUITES AT HERSHEY  
a30 CONDOMINIUM ASSOCIATION, INC.

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

**NO. 2023-CV-09646**

**PUBLIC NOTICE**

**THE SUITES AT HERSHEY  
CONDOMINIUM ASSOCIATION,  
INC., PLAINTIFF  
VS.  
KRYSTAL NEWMAN, ET AL,  
DEFENDANT(S)**

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

To: **SHAUN WEST COAST CAPITAL,  
LLC A/K/A WEST COAST CAPITAL,  
LLC**

Sale No.: 44

Plaintiff's Attorney: Joel D. Johnson

In Rem Judgment Amount: \$3,807.99 +  
attorney costs of \$1,100.00 = \$4,907.99

BY VIRTUE of certain writ of Execution issued out of the Court of Common Pleas and Orphans' Court of Dauphin County, Pa, and to me directed, I will expose at Public Sale or Outcry, at the Dauphin County Administration Building in the

City of Harrisburg, Dauphin County, PA, on Thursday, October 17, 2024 at 10:00 A.M., the following real estate situate in Derry Township, Dauphin County, PA, to wit:

ONE (1) Timeshare Interest (s) consisting of one one fifty-first (1/51st) undivided interest (s) in fee simple as tenant in common in and to the below described Condominium Parcel, together with a corresponding undivided interest in the Common furnishings which are appurtenant to such Condominium Parcel, as well as the recurring (i) exclusive right every calendar year to reserve, use and occupy an Assigned Unit within Vacation Club & Resort of Hershey Pa., A Condominium (the "Project"); (ii) Exclusive right to use and enjoy the Limited Common Elements and Common Furnishings located within or otherwise appurtenant to such Assigned Unit; and (iii) non-exclusive right to use and enjoy Common Elements of the Project, for their intended purpose, during the Vacation Week or one (1) or more Split Vacation Periods (up to a maximum of seven (7) days and nights) in the Designated Season identified below as shall properly have been reserved in accordance with the provisions of the then-current Rules and Regulations promulgated by the Great Vacations Resort of Hershey, Pa. Condominium Association, Inc., or its successors, all pursuant to the Declaration of Condominium for Vacation Club & Resort of Hershey Pa. L.L.C., A condominium, duly recorded in the Public records of Dauphin County, Pennsylvania, in Official Records Book 3077, at Page 1 as therefore amended (the "Declaration"). Derry Township, Parcel (Unit) No.: A106, Vacation Week No.: 30, Designated Season: Platinum

BEING THE same premises conveyed by deed recorded 8/17/2015 in the Office of the Recorder of Deeds, etc., at Harrisburg, Pennsylvania, in and for the County of Dauphin, Instrument Number 20150020781 granted and conveyed unto vested owners therein

TOGETHER WITH and under and subject to the rights, easements, interests, privileges, powers, duties, covenants, restrictions, obligations, and liabilities set forth in the aforementioned Declaration and other matters reflected in the public records.

TAX PARCEL: 24-004-035. Premises being identified as Unit A106, Vacation Week 30 within The Suites At Hershey Park located at 176 E. Hershey Park Dr,

Hershey, PA 17033. Seized and sold pursuant as the property of Shaun West Coast Capital, LLC a/k/a West Coast Capital, LLC, under judgment entered in 2023-CV-09646.

Eck, Conley & Richardson, PLLC  
By: Joel D. Johnson  
Attorney ID No. 322352  
700 South 21<sup>st</sup> Street  
Fort Smith, AR 72901  
Telephone: (479) 242-5906  
Facsimile: (501) 770-7077  
Email: [ir@hjclegal.com](mailto:ir@hjclegal.com)  
Attorneys for Plaintiff  
The Suites At Hershey

a30 Condominium Association Inc.

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

**NO. 2023-CV-09646**

**PUBLIC NOTICE**

**THE SUITES AT HERSHEY  
CONDOMINIUM ASSOCIATION, INC.  
PLAINTIFF**

**VS.**

**KRYSTAL NEWMAN, ET AL,  
DEFENDANT(S)**

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

To: **SHAUN WEST COAST CAPITAL,  
LLC A/K/A WEST COAST CAPITAL,  
LLC**

Sale No.: 45

Plaintiff's Attorney: Joel D. Johnson

In Rem Judgment Amount: \$3,807.99 +  
attorney costs of \$1,100.00 = \$4,907.99

BY VIRTUE of certain writ of Execution issued out of the Court of Common Pleas and Orphans' Court of Dauphin County, Pa, and to me directed, I will expose at Public Sale or Outcry, at the Dauphin County Administration Building in the City of Harrisburg, Dauphin County, PA, on Thursday, October 17, 2024 at 10:00 A.M., the following real estate situate in Derry Township, Dauphin County, PA, to wit:

ONE (1) Timeshare Interest (s) consisting of one one fifty-first (1/51st) undivided interest (s) in fee simple as tenant in common in and to the below described Condominium Parcel, together with a corresponding undivided interest in the Common furnishings which are

appurtenant to such Condominium Parcel, as well as the recurring (i) exclusive right every calendar year to reserve, use and occupy an Assigned Unit within Vacation Club & Resort of Hershey Pa., A Condominium (the "Project"); (ii) Exclusive right to use and enjoy the Limited Common Elements and Common Furnishings located within or otherwise appurtenant to such Assigned Unit; and (iii) non-exclusive right to use and enjoy Common Elements of the Project, for their intended purpose, during the Vacation Week or one (1) or more Split Vacation Periods (up to a maximum of seven (7) days and nights) in the Designated Season identified below as shall properly have been reserved in accordance with the provisions of the then-current Rules and Regulations promulgated by the Great Vacations Resort of Hershey, Pa. Condominium Association, Inc., or its successors, all pursuant to the Declaration of Condominium for Vacation Club & Resort of Hershey Pa. L.L.C., A condominium, duly recorded in the Public records of Dauphin County, Pennsylvania, in Official Records Book 3077, at Page 1 as therefore amended (the "Declaration"). Derry Township, Parcel (Unit) No.: A106, Vacation Week No.: 32, Designated Season: Platinum

BEING THE same premises conveyed by deed recorded 8/17/2015 in the Office of the Recorder of Deeds, etc., at Harrisburg, Pennsylvania, in and for the County of Dauphin, Instrument Number 20150020781 granted and conveyed unto vested owners therein.

TOGETHER WITH and under and subject to the rights, easements, interests, privileges, powers, duties, covenants, restrictions, obligations, and liabilities set forth in the aforementioned Declaration and other matters reflected in the public records.

TAX PARCEL: 24-004-035. Premises being identified as Unit A106, Vacation Week 32 within The Suites At Hershey Park located at 176 E. Hershey Park Dr, Hershey, PA 17033. Seized and sold pursuant as the property of Shaun West Coast Capital, LLC a/k/a West Coast Capital, LLC, under judgment entered in 2023-CV-09646.

Eck, Conley & Richardson, PLLC  
By: Joel D. Johnson  
Attorney ID No. 322352  
700 South 21<sup>st</sup> Street  
Fort Smith, AR 72901  
Telephone: (479) 242-5906

Facsimile: (501) 770-7077  
Email: [ir@hjclegal.com](mailto:ir@hjclegal.com)  
Attorneys for Plaintiff  
The Suites At Hershey  
a30 Condominium Association Inc.

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

**NO: 2024-CV-01205**

**CIVIL DIVISION**

**U.S. BANK TRUST NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT SOLELY  
AS OWNER TRUSTEE OF BRAVO  
RESIDENTIAL FUNDING TRUST  
2021-B, PLAINTIFF  
VS.  
CYNTHIA HARRIS A/K/A CYNTHIA  
L. FREELAND, NILES FREELAND,  
DEFENDANTS**

**NOTICE**

TO THE DEFENDANTS:

YOU ARE HEREBY notified U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee of Bravo Residential Funding Trust 2021-B, has filed a Complaint in Quiet Title Action with regard to 123 Mill Road, Middletown, PA 17057, endorsed with a Notice to Defend, against you at No. 2024-CV-01205 in the Civil Division of the Court of Common Pleas of Dauphin County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Dauphin County Sheriff.

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 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.

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

PLAINTIFF'S ATTORNEY:  
STEPHEN M. HLADIK, ESQUIRE  
HLADIK, ONORATO & FEDERMAN, LLP  
298 WISSAHICKON AVENUE  
NORTH WALES, PA 19454  
a30 (215) 855-9521

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

**NO: 2022-CV-08216**

**CIVIL DIVISION**

**TOWD POINT MORTGAGE TRUST  
2018-2,  
U.S. BANK NATIONAL  
ASSOCIATION, AS INDENTURE  
TRUSTEE, PLAINTIFF  
VS.  
CHARLES J. MILLER, JR. AND LORI  
A. MILLER, DEFENDANT(S)**

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

TO THE DEFENDANTS AND ALL OTHER PARTIES OF INTERESTS:

BY VIRTUE of a Writ of Execution No. 2022-CV-08216 issued out of the Court of Common Pleas of Dauphin County, PA., the following described Real Estate will be sold at Public Sale on October 17, 2024 at 9:00 AM prevailing time, Administration Building, Commissioner's Hearing Room, 4<sup>th</sup> Fl., Market Square, Harrisburg, PA 17101, to enforce the Court Judgment in the amount of \$93,121.22.

LOCATION of Property: 685 Railroad Street, Millersburg, PA 17061  
BEING Tax Parcel No: 46-002-004-000-0000

IMPROVEMENTS consists of residential property.

SEIZED AND TAKEN in execution of the property of Charles J. Miller, Jr. and Lori A. Miller



NOTICE IS HEREBY GIVEN that a schedule of distribution will be filed by the Sheriff 30 days after the date of the Sale. Distribution will be made in accordance with the schedule unless exceptions are filed hereto within ten (10) days thereafter.

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.

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

PLAINTIFF'S ATTORNEY:  
STEPHEN M. HLADIK, ESQUIRE  
HLADIK, ONORATO, & FEDERMAN, LLP  
298 WISSAHICKON AVENUE,  
NORTH WALES, PA 19454  
a30 215-855-9521

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## **NAME CHANGE NOTICES**

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

#### **NOTICE OF PETITION TO CHANGE NAME**

NOTICE IS HEREBY GIVEN that a petition has been filed asking the court to change the name of the minor child, **J.E.R.** (2024-05176). The court has set a hearing to consider the name change of the child. That hearing will be held September 11, 2024, at 11:30 a.m., Courtroom No. 6, Cumberland County Courthouse, 1 Courthouse Square, Carlisle, Pennsylvania, 17013, 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. a30

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

#### **NOTICE OF PETITION TO CHANGE NAME**

NOTICE IS HEREBY GIVEN that a petition has been filed asking the court to change the name of the minor child, **P.E.R.** (2024-05175). The court has set a hearing to consider the name change of the child. That hearing will be held September 11, 2024, at 11:30 a.m., Courtroom No. 6, Cumberland County Courthouse, 1 Courthouse Square, Carlisle, Pennsylvania, 17013, 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. a30

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

**DOCKET NO: 2024-CV-04695-NC**

#### **PETITION FOR CHANGE OF NAME**

#### **NOTICE**

NOTICE IS HEREBY GIVEN that on July 10, 2024 the Petition of Kasey Christopher Emerick was filed in the above-named court, requesting a decree to change his/her name from **Kasey Christopher Emerick** to **Katelyn Christine Emerick**.

The Court has fixed Monday, September 30, 2024 at 9:00 a.m. in Courtroom No. 9, 2nd 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. a30

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

**DOCKET NO: 2024-CV-4968-NC**

**PETITION FOR CHANGE OF NAME**

**NOTICE**

NOTICE IS HEREBY GIVEN that on July 23, 2024 the Petition of Emily E. Quezada on behalf of minor child, E.B.W. was filed in the above-named court, requesting a decree to change the minor child's name from **E.B.W.** to **E.B.Q.**

The Court has fixed Monday, September 30, 2024 at 9:00 a.m. in Courtroom No. 9, Dauphin County Courthouse, 101 Market Street, Harrisburg, PA 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. a30

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

**DOCKET NO: 2024-CV-02662-NC**

**PETITION FOR CHANGE OF NAME**

**NOTICE**

NOTICE IS HEREBY GIVEN that on April 11, 2024 the Petition of Caity Ann Kucier was filed in the above-named court, requesting a decree to change his/her name from **Caity Kucier** to **Carter John-Rivers Kucier**.

The Court has fixed Monday, September 30, 2024 at 9:30 a.m. in Courtroom No. 9, Second 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. a30

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**213 North Front Street, Harrisburg, PA 17101-1493**  
**www.dcba-pa.org**  
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The Board of Directors of the Bar Association meets on the third Thursday of the month at the Bar Association headquarters. Anyone wishing to attend or have matters brought before the Board should contact the Bar Association office in advance.

**REPORTING OF ERRORS IN ADVANCE SHEET**

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

**DAUPHIN COUNTY COURT SECTION**

*Opinions Not Yet Reported*

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Tully, J., Commonwealth of Pennsylvania v. Charles Kent Butler, Dau. Co., No. CP-22-CR-0004848-2021, Post Conviction Relief Act, Dismissed

Tully, J., Commonwealth of Pennsylvania v. Anjan M. Gajurel, Dau. Co., No. CP-22-CR-0001912-2023, Suppression Motion, Denied

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## FALL MEMBERSHIP MEETING

WEDNESDAY, SEPTEMBER 25, 2024 | 12 NOON



**Country Club of Harrisburg**  
**401 Fishing Creek Valley Road, Harrisburg**

### AGENDA:

- Presentation of New Members
- State of the Bar
- Treasurer's Report
- Presentation of Astonishing Advocate check from Thomas A. Archer to MidPenn Legal Services
- PBA Pro Bono Lawyer of the year award presented to Christine T. Brann
- Presentation of the Hon. John F. Cherry Award

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