

ADVANCE SHEET

The Dauphin County Reporter

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

No. 6471, Vol. 127

August 2, 2024

No. 216

Entered as Second-Class Matter, February 16, 1898, at the Post Office
at Harrisburg, PA, under the Act of Congress of March 31, 1879.

**Cory A. Hoffman, as Administrator of the Estate of Trisha Lyn Hoffman,
and in his own right v. Norfolk Southern Railway Company and
Pennsylvania Fish and Boat Commission v. The Patriot News/Penn Live
(Intervenor) 150**

Bar Association Page

Back Pages



The Dauphin County Reporter

Edited and published by the
Dauphin County Bar Association

213 North Front Street

Harrisburg, PA 17101

717-232-7536 | Fax: 717-909-1917

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

Patrice Merzanis
Executive Director

Kimberly Snell-Zarcone
Deputy Director

Bridgette L. Hilbish
Administration Manager

Kendra K. Heinbaugh
Administrative Assistant

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. 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)
- Fictitious Names \$102.00 (runs 1 issue)
- Name Change \$102.00 (runs 1 issue)
- Miscellaneous \$102.00 minimum | \$2.50 per line when copy is over 34 lines (times the # of issues you run the ad) (runs 1 issue unless directed otherwise)

2024 Subscription Costs:

- **Member Rates:**
 - Hard Copy: \$90.00
 - Electronic Copy: Free via member website portal
- **Non-Member Rates:**
 - Hard Copy: \$125.00
 - Electronic Copy via email: \$50.00

Cory A. Hoffman, as Administrator of the Estate of Trisha Lyn Hoffman, and in his own right v. Norfolk Southern Railway Company and Pennsylvania Fish and Boat Commission v. The Patriot News/Penn Live (Intervenor)

Cory A. Hoffman, as Administrator of the Estate of Trisha Lyn Hoffman, and in his own right v. Norfolk Southern Railway Company and Pennsylvania Fish and Boat Commission v. The Patriot News/Penn Live (Intervenor)

No. 2017-CV-04959

Civil Action – Wrongful Death/Survival – Motion to Intervene and Unseal

The Court denied the Motion to Unseal that was filed by Intervenor The Patriot News/Penn Live wherein they sought to unseal the Settlement Documents that were sealed by Order dated November 15, 2022. The Court found that The Petition to Seal was properly granted, and Patriot News did not show good cause in order to open the sealed documents.

1. Cory A. Hoffman, as Administrator of the Estate of Trisha Lynn Hoffman and in his own right, commenced a wrongful death and survival action by Complaint filed July 5, 2017 and amended on September 21, 2017. Plaintiff is the widower of the decedent, Trisha Lyn Hoffman and Administrator of the Estate of Trisha Lyn Hoffman. Plaintiff's Decedent died on September 5, 2016, when the vehicle she was driving collided with a Norfolk Southern freight train at a railroad crossing on Susquehanna Trail Drive in Halifax Township, Pennsylvania.
2. Plaintiff filed a Joint Petition to File Under Seal the Petition for Approval of Wrongful Death and Survival Action on November 15, 2022. This Petition was granted by Order dated November 15, 2022. The Petition for Approval of Wrongful Death and Survival Action and the documentation of compliance with the Court's Order remain under seal
3. On October 23, 2023, Patriot News filed its Contested Motion to Intervene and Unseal, which was opposed by Plaintiff and Defendant Norfolk Southern Railway Company. Defendant Pennsylvania Fish and Boat Commission took no position.
4. The Court found that the Petition to Seal was properly granted and The Patriot News/Penn Live did not show good cause to unseal the documents. Sealing only the documents that are related to the settlement of this matter is narrowly tailored to serve the interest of protecting the Plaintiff's minor daughter and preventing purely financial information from being released to the public while still providing the public with the information that it needs to determine the safety of the subject boat launch and railroad crossing.

Timothy R. Lawn, Esq.

(Counsel for Plaintiff)

Craig J. Staudenmaier, Esq.

(Counsel for Defendant Norfolk Southern Railway Company)

Jeremy S. Montgomery, Esq.

(Counsel for Defendant Pennsylvania Fish and Boat Commission)

Paula Knudsen Burke, Esq.

(Counsel for Intervenor The Patriot News/Penn Live)

Heather E. Murray, Esq.

(Counsel for Intervenor The Patriot News/Penn Live)

Dowling, J., June 25, 2024

Cory A. Hoffman, as Administrator of the Estate of Trisha Lyn Hoffman, and in his own right v. Norfolk Southern Railway Company and Pennsylvania Fish and Boat Commission v. The Patriot News/Penn Live (Intervenor)

MEMORANDUM OPINION

This matter comes before the Court on the Contested Motion to Intervene and Unseal that was filed by the Patriot News/Penn Live. (hereinafter "Patriot News"). For the reasons set forth below, we DENY the Patriot News' Motion.

SUMMARY OF ARGUMENT

The Petition to Seal was properly granted, and Patriot News did not show good cause in order to open the sealed documents. The only documents that were sealed in the instant matter are documents related to financial information, including any settlement monies that are to be paid to Plaintiff's minor daughter. The sealed documents do not provide any information related to public safety or liability of any of the parties. The documents that are actually important to the public interest in the safety of the subject boat launch and/or the railroad crossing are still available to the public. Thus, sealing only the documents related to the settlement was narrowly tailored to serve the interest of protecting the Plaintiff's minor daughter and preventing purely financial information from being released to the public while still providing the public with the information that it needs to determine the safety of the subject boat launch and railroad crossing.

FACTUAL AND PROCEDURAL BACKGROUND

Cory A. Hoffman, as Administrator of the Estate of Trisha Lynn Hoffman and in his own right, ("Plaintiff") commenced a wrongful death and survival action by Complaint filed July 5, 2017 and amended on September 21, 2017. Plaintiff is the widower of the decedent, Trisha Lyn Hoffman (hereinafter "Plaintiff's Decedent"), and Administrator of the Estate of Trisha Lyn Hoffman. Plaintiff's Decedent died on September 5, 2016, when the vehicle she was driving collided with a Norfolk Southern freight train at a railroad crossing on Susquehanna Trail Drive in Halifax Township, Pennsylvania.

In the Amended Complaint, Plaintiff alleged that Norfolk Southern Railway Company ("Norfolk Southern") and the Pennsylvania Fish and Boat Commission ("PFBC") failed to safely design, construct, and maintain the railway crossing. Plaintiff alleged that the PFBC, who constructed Susquehanna Trail Drive in 1984 to connect a boat launch that it built on the Susquehanna River to State Route 147, did so in a negligent manner which rendered

Cory A. Hoffman, as Administrator of the Estate of Trisha Lyn Hoffman, and in his own right v. Norfolk Southern Railway Company and Pennsylvania Fish and Boat Commission v. The Patriot News/Penn Live (Intervenor)

the crossing unsafe for motorists.¹ The Amended Complaint detailed the history before the Public Utility Commission ("PUC") regarding the PFBC's proposed design for the access road and public crossing. As to Defendant Norfolk Southern, Plaintiff alleged that Norfolk Southern, which acquired the rail line that crossed Susquehanna Trail Drive from Conrail eighteen years earlier, was negligent in its placement of signage and other steps Plaintiff asserted were necessary to render the crossing safe. Norfolk Southern contested liability and asserted, among other defenses, that it met any common law and regulatory duties it owed and all responsibilities imposed by the PUC by placing and maintaining a crossbuck sign at the crossing. Norfolk Southern further contended that it met its obligation to maintain its right of way in the vicinity of the rails. Defendant PFBC denied responsibility for alleged unsafe conditions.

Both Defendants asserted that Trisha Lyn Hoffman was comparatively negligent in an alleged failure to yield the right of way to the approaching train on which lights and horn were activated.

Following the close of pleadings, five years of litigation ensued. Numerous Motions and Petitions were filed, and oral arguments were heard. All of these documents were filed on the public docket, and all of the oral arguments were conducted in open court. The documents that were publicly filed include Motions for Summary Judgment and Motions *in limine*, responses to same, and the accompanying briefs. Thus, the hundreds of pages of open filings include detailed facts, diagrams, photographs, expert reports, and legal argument, which litigated the issue of the alleged dangerous conditions at the crossing and averments of liability of the Defendants. The parties also publicly filed their Pre-Trial Statements in September 2022, which identified lay and expert witnesses and legal and evidentiary matters that were expected to be presented at the trial of this matter.

PUBLIC REPORTING OF THE PUBLIC FILINGS

Patriot News published several articles on the death of Plaintiff's Decedent and the safety of the subject railroad crossing and/or subject boat launch in 2016. Two articles in particular were published on or around September 9, 2016 and September 28, 2016 and

¹ The PFBC closed this boat launch after the death of Plaintiff's Decedent. The boat launch has remained closed since that time.

Cory A. Hoffman, as Administrator of the Estate of Trisha Lyn Hoffman, and in his own right v. Norfolk Southern Railway Company and Pennsylvania Fish and Boat Commission v. The Patriot News/Penn Live (Intervenor)

authored by Christine Vendel, who is a reporter at Patriot News. These well-written articles showed excellent reporting by Ms. Vendel in interviewing and citing to various experts as to the safety of the subject railroad crossing. However, it does not appear that Patriot News published any articles on this matter or the litigation of same after 2017.

REQUEST TO SEAL

On November 14, 2022, Plaintiff filed, on the open record, a Joint Petition to File Under Seal the Petition for Approval of Wrongful Death and Survival Action (hereinafter the "Petition to Seal"), with a Memorandum of Law in Support Thereof. On November 15, 2022, the Court, by the Honorable John F. Cherry, granted the Petition. On November 22, 2022, Plaintiffs filed the Petition for Approval of Wrongful Death and Survival Action under Seal (hereinafter the "Petition for Approval"). The Order which approved the Petition for Approval of Wrongful Death and Survival Action and the documentation of compliance with the Court's Order remain under seal (hereinafter collectively referred to as the "Settlement Documents").

Approximately one year later, on October 23, 2023, Patriot News filed its Contested Motion to Intervene and Unseal ("Motion to Unseal") and Memorandum in Support Thereof. On November 20, 2023, Plaintiffs file a Response thereto and a Memorandum in Opposition. On the same date, Norfolk Southern filed a Response and a Brief in Opposition. PFBC took no position on Patriot News' Motion to Unseal.

On February 2, 2024, Patriot News filed a Contested Motion to Compel Discovery to which Plaintiffs, Norfolk Southern, and the Commonwealth filed Responses. Ultimately, that issue did not require the Court's ruling.

The Court heard oral argument on February 26, 2024.

DISCUSSION

Initially, Patriot News seeks to intervene in this matter for the express purpose of unsealing the Settlement Documents. Although this was not addressed at oral argument, intervention is not required when the public is seeking to unseal the records of a completed judicial proceeding. Milton Hershey Sch. v. Pennsylvania Human Relations Comm'n, 226 A.3d 117, 123 (Pa.Cmwlth. 2020). In the instant matter, the case was marked discontinued and ended on March 20, 2023. As such, the judicial proceeding has been completed, and

Cory A. Hoffman, as Administrator of the Estate of Trisha Lyn Hoffman, and in his own right v. Norfolk Southern Railway Company and Pennsylvania Fish and Boat Commission v. The Patriot News/Penn Live (Intervenor)

Patriot News is not required to formally intervene in this matter to seek the unsealing of certain documents.

Since formal intervention by Patriot News is not necessary in this case, we may instead look at Patriot News' request that the Settlement Documents be unsealed. At oral argument, Norfolk Southern raised the issue that although Plaintiff filed the Motion to Seal on November 14, 2022, Patriot News did not seek to intervene at the time of the filing or after entry of the sealing Order on November 15, 2022. Norfolk Southern noted that Patriot News had access to the parties' Petition to Seal and could have sought to intervene and oppose the Petition to Seal at or around the time that it was filed. However, Patriot News did not file their Motion to Unseal until October 23, 2023, almost a year after the Petition to Seal was filed and granted. As such, Norfolk Southern argues that Patriot News bears the burden to "demonstrate good cause" to modify the November 15, 2023 Order placing the Settlement Documents under seal. In re Estate of duPont, 606 Pa. 567, 583, 2 A.3d 516, 525 (2010). This is because a request to open records presents a very distinct issue from whether records should be sealed in the first place. Id. at 573 2 A.3d at 519.²

We find that Patriot News did not demonstrate good cause to open the Settlement Documents. We are unpersuaded by Patriot News' argument that unsealing the Settlement Documents is necessary to protect a compelling public interest in public safety. The hundreds of pages of filings since 2017, all available for public inspection, set forth the details of the respective parties' claims as to what entity or entities bore responsibility for the safety of the railroad crossing. Plaintiff and Defendant Norfolk Southern's filings cite Federal regulations, which each respectively asserted apply or did not apply to the crossing. Each attached expert report supported Plaintiff and Norfolk Southern's arguments regarding the Federal regulations. As to Defendant PFBC, the filings disclose the history of public hearings before the PUC in review of the boat launch area. There are also public filings that include surveys, photographs, expert reports and legal arguments as to whether vegetation impeded view of signage.

² Regardless of whether Patriot News demonstrated good cause to open the Settlement Documents, we find that the Settlement Documents were properly sealed, which will be discussed later in this Opinion.

Cory A. Hoffman, as Administrator of the Estate of Trisha Lyn Hoffman, and in his own right v. Norfolk Southern Railway Company and Pennsylvania Fish and Boat Commission v. The Patriot News/Penn Live (Intervenor)

The only documents that Patriot News cannot access are the Settlement Documents, and there is no evidence to show that opening the Settlement Documents would shed additional light on the safety of the subject railroad crossing, the subject boat launch, or the closure of the subject boat launch. The Settlement Documents contain nothing regarding public safety or information as to the specific crossing. Rather, the Petition for Approval contains basic summaries of the claims and the defenses. The open record cited at length, *supra*, contains the same and much more detailed information.

Next, unsealing would not enlighten the public as to attribution of fault. There is no information in the Settlement Documents that would give any sense of whether Defendants were liable for the death of Plaintiff's Decedent or the extent of any liability. As Counsel for Norfolk Southern stated at the hearing, the typical settlement agreement denies fault. Rather, the Settlement Documents set forth the allegations that were made, which are available in the publicly filed pleadings, the history of the case, which is also available in the publicly filed pleadings, the total settlement amount and the proposed distribution of said settlement.

In short, the only portion of the Settlement Documents that are not already publicly available is purely financial information as to the settlement amount and how the settlement monies are to be distributed. Patriot News failed to provide any reason as to why this purely financial information should be made available to the public or what useful purpose this information would serve to the public. Rather, the public would only seek this information out of mere curiosity, which is not permitted. Katz v. Katz, 356 Pa.Super. 461, 468, 514 A.2d 1374, 1377 (1986).

As to any claim that an interest in utilization of taxpayer funds outweighs the individual privacy interest, contrary to Patriot News' suggestion, Norfolk Southern is not a government entity which would have utilized public funds in the settlement.

It may be assumed therefore that use of public funds related to the settlement on behalf of PFBC was limited by statute. PFBC, a government entity, is subject to a statutory cap which provides:

§ 8553. Limitations on damages

Cory A. Hoffman, as Administrator of the Estate of Trisha Lyn Hoffman, and in his own right v. Norfolk Southern Railway Company and Pennsylvania Fish and Boat Commission v. The Patriot News/Penn Live (Intervenor)

(b) Amounts recoverable. --Damages arising from the same cause of action or transaction or occurrence or series of causes of action or transactions or occurrences shall not exceed \$500,000 in the aggregate.

42 Pa. Stat. and Cons. Stat. Ann. § 8553. Therefore, use of public funds related to the settlement on behalf of PFBC was limited accordingly.

To the extent that Patriot News seeks to do so, the instant Motion does not properly place before the Court an argument that the sealing order contravenes the Right-to-Know Law, 65 P.S. §§ 67.101. Our review of the propriety of sealing is distinct from requests under the Right-to-Know Law.

In its Motion to Unseal, Patriot News asserts that PFBC denied its request for a copy of the settlement agreement as exempt from access because the Court had sealed the Settlement Documents. The June 2, 2023, response of the PFBC Agency Open Records Officer provided:

Our review is complete and your request is denied because you are asking for records that are not public information. Under 65 P.S. § 67.708(b)(17)(vi)(A), a record that if disclosed would do any of the following is exempt from access by a requester:

"Reveal the institution, progress or result of an agency investigation, except the imposition of a fine or civil penalty, suspension, modification or revocation of a license, permit, registration, certification or similar authorization issued by an agency or an executed settlement agreement unless the agreement is deemed confidential by the court and is therefore exempt from disclosure.

(Patriot News/Penn Live Motion to Intervene and Unseal, Exhibit B). This response notified the requester, Patriot News, of the appeal procedure.

The instant filing does not constitute a request for judicial review of the denial of disclosure by PFBC. "A requester seeking review of a final determination by the designated appeals officer is entitled to "judicial review by the appropriate court of common pleas under Section 1302 of the RTKL, 65 P.S. § 67.1302." Kyziridis v. Off. of Northampton Cnty. Dist. Att'y, 308 A.3d 908, 912 (Pa. Cmwlth. 2024). The trial court must "render its own findings of fact and conclusions of law" Id. at 912; In re Bochetto & Lentz, No. 1445 C.D. 2022, 2024 WL 2043295, at *3 (Pa. Commw. Ct. May 8, 2024). Therefore, PFBC's denial of the request for settlement information has no bearing upon our analysis.

Cory A. Hoffman, as Administrator of the Estate of Trisha Lyn Hoffman, and in his own right v. Norfolk Southern Railway Company and Pennsylvania Fish and Boat Commission v. The Patriot News/Penn Live (Intervenor)

Regardless of whether Patriot News has demonstrated good cause for opening the Settlement Documents, we find that the parties sufficiently showed good cause to seal the Settlement Documents in the first place, and they should remain sealed for that reason. Pennsylvania Courts have long held that there exists a common law right of access to judicial proceedings and inspection of judicial records. R.W. v. Hampe, 426 Pa. Super. 305, 310, 62 A.2d 1218, 1220 (1993) (citations omitted). However, this right is not absolute, and courts have supervisory power over their own files and records. In re 2014 Allegheny Cnty. Investigating Grand Jury, 656 Pa. 589, 598, 223 A.3d 214, 220 (2019). Access to certain documents or files can be denied when the presumption of openness is outweighed by circumstances warranting closure. Id. at 599, 223 A.3d at 220. Additionally, courts may deny access where such access may “become a vehicle for harmful or improper purposes.” Katz at 468, 514 A.2d at 1377.

There are two methods to analyze requests for closure of judicial proceedings: one based on common law and one based on the First Amendment of the United States Constitution. In re M.B., 819 A.2d 59, 63 n. 2 (Pa. Super. Ct. 2003). Analysis under the common law requires a balancing test where the Court has to balance the harm to the party seeking closure with the importance of disclosure to the public. Id. (citations omitted). The party seeking closure bears the burden to show that his or her interest in secrecy outweighs the presumption of openness. Id. (citations omitted).

Under the Constitutional law approach, the party seeking to seal the record must show that “closure serves an important governmental interest, and there is no less restrictive way to serve that interest.” Id. (citations omitted).

To satisfy these requirements, the party seeking closure must demonstrate that the material is the kind of information that the courts will protect and that there is good cause for the order to issue. A party establishes good cause by showing that opening the proceedings will work a clearly defined and serious injury to the party seeking closure. We have emphasized that only a *compelling* government interest justifies closure and then only by a means narrowly tailored to serve that interest.

Id. at 63 (internal citations omitted, emphasis in original). The Constitutional law approach is generally applied in cases where the press or another interested party is seeking access to the proceedings. See, e.g. PA Childcare, LLC v. Flood, 887 A.2d 309 (Pa. Super., 2005);

Cory A. Hoffman, as Administrator of the Estate of Trisha Lyn Hoffman, and in his own right v. Norfolk Southern Railway Company and Pennsylvania Fish and Boat Commission v. The Patriot News/Penn Live (Intervenor)

Compare with *Zdrok v. Zdrok*, 829 A.2d 697, 699-700 (Pa. Super. 2003) (“Because the instant request for closure does not involve the press, nor has Appellant made a constitutional challenge, and the issue before us can be resolved under the common law, we need not engage in the constitutional analysis.”)

Pennsylvania Rule of Civil Procedure 223 states that the Court has the authority to exclude the public or persons not interested in the proceedings “whenever the court deems such regulation or exclusion to be in the interest of the public good, order, or morals.” Pa. R.C.P. 223(4). It has previously been held that the public can be “excluded, temporarily or permanently, from court proceedings or the records of court proceedings to protect private as well as public interests: to protect trade secrets, or the privacy and reputations [of innocent parties] as well as to guard against risks to national security interests, and to minimize the danger of an unfair trial by adverse publicity.” *Katz* at 468, 514 A.2d at 1377 (citations omitted). These aren’t necessarily the only situations where the public can be excluded, and the decision as to public access rests in the discretion of the court. *Id.* The determination will not be reversed absent an abuse of discretion. *Id.* at 474, 514 A.2d at 1381.

One specific type of proceeding that can be closed under the law is a proceeding to declare a person incapacitated. In re: *Estate of DuPont*, 606 Pa. 567, 2 A.3d 516 (2010). The Pennsylvania Supreme Court has noted that incompetency proceedings “necessitate the exposure of inherently private, personal information—such as detailed financial, medical, and psychiatric records...” *Id.* at 575–76, 2 A.3d at 521. Privacy is needed in an incapacity hearing because the evidence, if made public, could result in embarrassment and harassment of the incapacitated person and the others involved in managing his estate. *Id.* at 576, 2 A.3d at 521.

Divorce cases are another type of proceeding where closure has been allowed upon a showing of good cause. *Katz* at 472, 514 A.2d at 1380. This is because the subject matter of divorce litigation involves matters which are essentially private in nature and lack any useful public purpose. *Id.* This includes details of the failed marriage as well as the financial status of each of the parties. *Id.* at 473, 514 A.2d at 1380. Additionally, the subject matter

Cory A. Hoffman, as Administrator of the Estate of Trisha Lyn Hoffman, and in his own right v. Norfolk Southern Railway Company and Pennsylvania Fish and Boat Commission v. The Patriot News/Penn Live (Intervenor)

of divorce cases often serves only to embarrass and humiliate the parties. R.W. at 314, 626 A.2d at 1222 (citations omitted).

Finally, Courts have been very protective of minors and have allowed closure in cases that involved a minor's privacy interests. The Pennsylvania Superior Court has noted that minor's privacy interests are specially protected by statute. Id. at 315, 626 A.2d at 1223. Specifically, the general public is excluded from hearings held under the Juvenile Act for the valuable reason of protecting the privacy interests of minors. Id. at 314, 626 A.2d at 1222 (citations omitted). Closure has also been allowed in dependency proceedings, because of the compelling interest in the protection of children and their privacy. M.B. at 64 (citations omitted). Finally, the Pennsylvania Commonwealth Court has allowed certain documents to remain sealed that involve the medical and educational information of minors because those documents implicated serious privacy concerns. Milton Hershey Sch. v. Pennsylvania Human Relations Comm'n, 226 A.3d 117, 129 (Pa.Cmwlt. 2020)

In the instant matter, Patriot News initially argues that they have a constitutional right to access the Settlement Records based on the experience and logic test. The experience and logic test was adopted to establish whether the constitutional right of access attaches in the first place, i.e. if the place and process has historically been open and if public access plays a significant positive role in the function of the process in question. Grand Jury at 601, 223 A.3d at 222. However, even if Patriot News has a right of access, that right is not absolute "as it may be overcome by an overriding interest based on findings that closure is essential to preserve higher values and is narrowly tailored to serve that interest." Id. (citations omitted). Since there does not seem to be a dispute that the Settlement Documents would be accessible by the public but for the Order to Seal, it seems clear that the general presumption of openness applies to the documents at issue, and there is no need to employ the "experience and logic" test.

Since access to the Settlement Documents is presumed to be open, we must determine whether that presumption has been rebutted by Plaintiffs and Defendants. In order to rebut the well-established presumption of openness, a party must demonstrate good cause which exists where closure is "necessary in order to prevent a clearly defined and serious injury to the party seeking [closure]" R.W. at 312, 626 A.2d at 1221 (citations

Cory A. Hoffman, as Administrator of the Estate of Trisha Lyn Hoffman, and in his own right v. Norfolk Southern Railway Company and Pennsylvania Fish and Boat Commission v. The Patriot News/Penn Live (Intervenor)

omitted). “[G]eneral concerns for harassment or invasion of privacy” are not sufficient to support closure. *Commonwealth v. Long*, 592 Pa. 42, 922 A.2d 892, 906 (2007) (citations omitted).

In the instant matter, Patriot News argues that the parties did not and cannot overcome the presumption of openness because mere embarrassment is insufficient to support sealing a document. This argument does not reflect the actual allegations in the Petition to Seal, which sets forth a clearly defined and serious injury in that Plaintiff and his young daughter have already received harassment and blame online and in person for the closure of the subject boat launch. Disclosure of purely financial information that is tangentially related to the closure of the boat launch could very well intensify this harassment and subject the Plaintiff and his young daughter to harm. In fact, as noted in Patriot News’ brief, “[t]he Commonwealth has a vital interest in protecting its citizens from harm.” Com. v. Howe, 842 A.2d 436, 446 (Pa. Super. Ct. 2004).

In short, this Court finds that the parties have met their burden of demonstrating good cause for sealing the Settlement Documents. As noted above, the courts in Pennsylvania have frequently found that a minor’s privacy rights are an important government interest, and financial information constitutes private information. Additionally, the Plaintiff set forth facts to show that he had already experienced harassment as a result of the filing of the lawsuit, and he wanted to keep the financial information of the settlement private so he would not be subject to further harassment over the money that he and his daughter received.

In contrast to Patriot News’ claims, this is not a case where a Plaintiff generally alleges that he might experience harassment if the public discovers the amount that he received from a settlement. Rather, this is a case where a widower, who has been diagnosed with Post Traumatic Stress Disorder after watching his wife perish in front of him, and his seven-year-old daughter, who lost her mother only a few months after she was born, have already experienced harassment and blame from the public as a result of this case and may experience intensified harassment if the Settlement Documents are made public. Based on these facts, protecting the Plaintiff and his minor child from further harassment and protecting the little privacy that they have in this case serves the compelling government

Cory A. Hoffman, as Administrator of the Estate of Trisha Lyn Hoffman, and in his own right v. Norfolk Southern Railway Company and Pennsylvania Fish and Boat Commission v. The Patriot News/Penn Live (Intervenor)

interests of protecting minor children, protecting privacy interests, and protecting citizens of this Commonwealth from harm.

These facts also greatly outweigh any presumption of openness. In addition to protecting the Plaintiff and his daughter, the settlement was conditioned on confidentiality. It is axiomatic that courts have a policy in encouraging fair and amicable settlements of civil cases. Although this is not determinative on its own, it is a fact to consider when weighing the parties' interest in secrecy against the presumption of openness.

Moreover, if Plaintiff's Decedent had not died, then the Settlement Documents never would have been filed. The only reason that the Settlement Documents were filed was because Plaintiff's Decedent died, and Pennsylvania Rule of Civil Procedure 2206 requires that a Petition to Settle be filed in a wrongful death case involving a minor in order to protect the interests of the minor who would receive settlement monies. In the instant matter, it would be inconsistent to require the Settlement Documents to be opened to the public when the only reason they were filed was to provide protection for the minor child. Opening the Settlement Documents would disregard the express purpose of protecting the minor child.

Additionally, as noted above, there is no information in the Settlement Documents that is of any use to the public. The Settlement Documents do not assign liability, apportion liability or even admit liability of any party. They say nothing about the safety of the subject boat launch or the railroad crossing. They also say nothing about government accountability or a definitive reason as to why the accident occurred. Thus, given the weighty reasons in favor of sealing the Settlement Documents, and the negligible public interest in unsealing the Settlement Documents, we find that the parties' interest in sealing the Settlement Documents greatly outweighs the presumption of openness.

Furthermore, the only documents that were sealed are the documents related to the financial information, including any settlement monies that are to be paid to Plaintiff's minor daughter. The documents that are actually important to the public interest in the safety of the subject boat launch and/or the railroad crossing are still available to the public. Thus, the relief was narrowly tailored to serve the interest of protecting the Plaintiff's minor daughter and preventing purely financial information from being released to the public while

Cory A. Hoffman, as Administrator of the Estate of Trisha Lyn Hoffman, and in his own right v. Norfolk Southern Railway Company and Pennsylvania Fish and Boat Commission v. The Patriot News/Penn Live (Intervenor)

still providing the public with the information that it needs to determine the safety of the subject boat launch and train crossing.

For these reasons, we hereby enter the following Order:

ORDER

AND NOW, this 25th day of June, 2024, upon consideration of the Contested Motion to Intervene and Unseal that was filed by The Patriot News/Penn Live and all responses filed thereto, and having heard oral argument on February 26, 2024, it is hereby ORDERED as follows:

For the reasons set forth in the attached Memorandum Opinion, The Patriot News/Penn Live's Motion to Unseal is DENIED.

ESTATE & TRUST NOTICES

FIRST PUBLICATION

ESTATE OF ROBERT L. KERSHAW, a/k/a ROBERT I. KERSHAW, SR., late of Lower Paxton Township, Dauphin County, PA (died: May 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: Richard L. Kershaw, 2 Hathaway Lane, Savannah, GA 31411

Attorney: James J. McCarthy, Jr., Esquire, McCarthy Tax Law, PC, 2041 Herr Street, Harrisburg, PA 17103-1624
a2-16

ESTATE OF DAVID L. ZUMBRO, 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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Maxwell Z. Zumbro, 3759 Rutherford Street, Harrisburg, PA 17111
a2-16

ESTATE OF PATRICIA C. KENDRA, late of Lower Paxton Township, Dauphin County, PA (died: December 26, 2023)

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 J. Kendra, 1521 Terrill Road, Harrisburg, PA 17109

Attorney: Robert G. Radebach, Esquire, 912 North River Road, Halifax, PA 17032; 717-896-2666
a2-16

ESTATE OF EILEEN M. KEITER, late Upper Paxton Township, Dauphin County, PA (died: June 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Carol A. Gingrich, 925 Lenker Drive, Millersburg, PA 17061

Attorney: Terrence J. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethville, PA 17023
a2-16

ESTATE OF RONALD P. WEAVER a/k/a RONALD PATRICK WEAVER, late of Susquehanna Township, Dauphin County, PA (died: June 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Candra L. Weaver, 5006 Virginia Ave., Harrisburg, PA 17109
a2-16

ESTATE OF ROSEANNA TITLOW, 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 Allen, 369 Zions Church Road, Shoemakersville, PA 19555

Attorney: Andrew S. Withers, Esquire, Etzweiler and Withers, 105 N. Front Street, Harrisburg, PA 17101; (717) 234-5600
a2-16

SECOND PUBLICATION

ESTATE OF DORIS C. CLAVE, a/k/a DORIS A. CLAVE, late of Middletown Borough, Dauphin County, PA (died: April 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: David L. Miller, 131 Oak Hill Drive, Middletown, PA 17057

Attorney: Diane S. Baker, Esquire, P.O. Box 6443, Harrisburg, PA 17112-0443
jy26-a9

ESTATE OF JOANNE E. REICHART, late of South Hanover Township, Dauphin County, PA (died: May 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: Holly L. Ray, 73 Orchard Road, Hummelstown, PA 17036

Attorney: Diane S. Baker, Esquire, P.O. Box 6443, Harrisburg, PA 17112-0443
jy26-a9

ESTATE OF CAROL V. FULKROAD, 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Gina L. Donges, 278 Fulkroad Road, Millerstown, PA 17061

Attorney: Marvin Beshore, Esquire, Johnson, Duffie, Stewart & Weidner, P. C. 301 Market Street, P.O. Box 109, Lemoyne, PA 17043
jy26-a9

ESTATE OF MYRON N. BOWMAN a/k/a MYRON NEIL BOWMAN, late of the Wayne Township, Dauphin County, PA (died: June 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: Denise M. Teats, 1023 Ridge Road, Halifax, PA 17032

Attorney: Joseph D. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023
jy26-a9

ESTATE OF DONNA J. ZEIDERS, 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 Co-Executors or attorney, and all persons indebted to the decedent to make payment to the Co-Executors without delay.

Co-Executors: Brian R. Zeiders & Brent F. Zeiders, c/o Lisa Marie Coyne, Esquire, COYNE & COYNE, P.C., 3901 Market Street, Camp Hill, PA 17011-4227
jy26-a9

ESTATE OF EILEEN KENESSEY a/k/a EILEEN SEAS KENESSEY, late of Susquehanna Township, Dauphin County, PA (died: February 2, 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: Stella Hummel, 1835 Jericho Rd., New Bloomfield, PA 17068

Attorney: Robin Holman Loy, Esquire, PO Box 97, New Bloomfield, PA 17068
jy26-a9

ESTATE OF JOSEPH W. BERNING, late of West Hanover, Dauphin County, PA (died: November 24, 2023)

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 Berning, 974 Clough Pike, Cincinnati, OH 45245
jy26-a9

ESTATE OF ROBERT O. BETTLEYON, late of Lower Swatara Township, Dauphin County, PA (died: June 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Vicki M. Sponaugle, 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
jy26-a9

ESTATE OF JOHN C. STRAWSER a/k/a JOHN STRAWSER, 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Susan H. Confair, 4431 North Front Street, Third Floor, Harrisburg, PA 17110

Attorney: Deborah E. Crum, Esquire, SMIGEL, ANDERSON & SACKS, LLP, 4431 North Front Street, Third Floor, Harrisburg, PA 17110
jy26-a9

ESTATE OF JANET E. ECKERT, late of Derry Township, Dauphin County, PA (died: June 4, 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-Executors or attorney, and all persons indebted to the decedent to make payment to the Co-Executors without delay.

Co-Executors: Richard E. Eckert; Cindy A. Eckert Horst, 1525 Mallard Point Drive, Palmyra, PA 17078

Attorney: A. Mark Winter, Esquire, JSDC Law Offices, 11 East Chocolate Avenue, Suite 300, Hershey, PA 17033; 717-533-3280
jy26-a9

ESTATE OF JO-ANN FOLTZ a/k/a JO ANN FOLTZ, late of Swatara Township, Dauphin County, PA (died: June 16, 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: Gregory S. Foltz, 891 Evergreen Drive, Middletown, PA 17057

Attorney: Christa M. Aplin, Esquire, JSDC Law Offices, 11 East Chocolate Avenue, Suite 300, Hershey, PA 17033; 717-533-3280
jy26-a9

ESTATE OF SALVATORE ANTHONY DARIGO, JR. a/k/a SALVATORE A. DARIGO, JR., late of Swatara Township, Dauphin County, PA (died: May 10, 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: Rosemary Darigo, 290 Soundview Avenue, Apt. 1, Stamford, CT 06902

Attorney: David A. Schweizer, Esquire, 6720 Frankford Avenue, Philadelphia, PA 19135
jy26-a9

ESTATE OF ELIZABETH M. SEIDEL, 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Kelly L. Savard

Attorney: Aviv S. Bliwas, Esquire, JOHNSON DUFFIE, 301 Market Street, Lemoynne, PA 17043
jy26-a9

ESTATE OF ANNA W. HOOVER, late of Berrysburg Borough, Dauphin County, PA (died: April 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Galen M. Martin, 721 E. Lincoln Avenue, Myerstown, PA 17067
jy26-a9

THIRD PUBLICATION

ESTATE OF MARY E. ZIMMERMAN, late of Steelton, 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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Anthony Zimmerman
Attorney: David C. Miller, Jr., Esquire, P.O. Box 279, Highspire, PA 17034; 717-939-9906; davidcmillerjr@proton.net

jy19-a2

ESTATE OF BARBARA FIGARD, late of Highspire, 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: Diane Cole
Attorney: David C. Miller, Jr., Esquire, P.O. Box 279, Highspire, PA 17034; 717-939-9906; davidcmillerjr@proton.net

jy19-a2

ESTATE OF MINERVA T. CONNER, late of Middle Paxton Township, Dauphin County, PA (died: October 3, 2023)

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: Patti Conner, 440 Church Ln., Harrisburg, PA 17112

Attorney: Alexandria Ebert, Esquire, Tucker Arensberg, P.C., 300 Corporate Center Dr., Ste. 200, Camp Hill, PA 17011
jy19-a2

ESTATE OF CAROL A. SHAFFNER a/k/a CAROL SHAFFNER a/k/a C.A. SHAFFNER, late of West Hanover Township, Dauphin County, PA (died: May 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Susan M. Pratt, 3868 North Point Drive, New Castle, PA 16105

Attorney: Amy E. Molloy, Esquire, 15 Woodland Center Drive, Grove City, PA 16127
jy19-a2

ESTATE OF JEAN M. PARLIN, 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: Jimmy Van Dyck, 2200 Blue Mountain Parkway, Harrisburg, PA 17112
jy19-a2

ESTATE OF RUTH L. SWARTZ, 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 Personal Representative or attorney, and all persons indebted to the decedent to make payment to the Personal Representative without delay.

Personal Representative: Diana Timothy, 864 Eppley Rd., Mechanicsburg, PA 17055

Attorney: J. Diane Brannon-Nordtomme, Esquire, 1450 Yocumtown Rd., Etners, PA 17319
jy19-a2

ESTATE OF WALTER BARNES, 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 Personal Representative or attorney, and

all persons indebted to the decedent to make payment to the Personal Representative without delay.

Personal Representative: Shelia Barnes, 3018 N 4th St., Harrisburg, PA 17110

Attorney: J. Diane Brannon-Nordtomme, Esquire, 1450 Yocumtown Rd., Etners, PA 17319
jy19-a2

ESTATE OF LAURA S. KURISH, 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Sarah N. Kurish, 1025 Oyster Mill Rd., Camp Hill, PA 17011
jy19-a2

ESTATE OF HENRY E. LOCKARD, JR., late of Lower Paxton Township, Dauphin County, PA (died: May 16, 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: Marc K. Lockard, c/o Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110

Attorney: Estate of Henry E. Lockard, Jr., c/o Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110
jy19-a2

ESTATE OF MARY K. SWEIGERT, late of Derry Township, Dauphin County, PA (died: May 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 Co-Executors or attorney, and all persons indebted to the decedent to make payment to the Co-Executors without delay.

Co-Executors: David C. Sweigert, Samuel J. Sweigert and Judith L. Hoover, c/o Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110

Attorney: Estate of Mary K. Sweigert c/o Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110
jy19-a2

ESTATE OF ANNA M. JAMES, late of Reed 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: Robert A. James, 31 Hillside Drive, Halifax, PA 17032

Attorney: Andrew S. Withers, Esquire, Etzweiler and Withers, 105 N. Front Street, Harrisburg, PA 17101; (717) 234-5600
jy19-a2

CORPORATE NOTICES

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 7/11/2024 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows: **Pool of Ideas Productions, Inc.** c/o Registered Agent Solutions, Inc.

This corporation is incorporated under the laws of California.

The address of its principal office is 3284 Barham Blvd., Apt. 304, Los Angeles, CA 90068.

The corporation has been registered in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. a2

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 7/15/2024 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows: **PROFIT PREVENTION LIVE, INC.** c/o Registered Agent Solutions, Inc.

This corporation is incorporated under the laws of Nevada.

The address of its principal office is 11400 W Olympic Blvd., Suite 350, Los Angeles, CA 90064.

The corporation has been registered in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. a2

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on May 31, 2024 pursuant to the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended, by the following corporation named **Sunny Slope Crossings Homeowners Association, Inc.**

FITZPATRICK LENTZ & BUBBA, P.C.
Two City Center
645 West Hamilton Street
Suite 800
Allentown, PA 18101
a2

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 7/12/2024 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows: **Dona Lisa Food Inc** c/o Registered Agent Solutions, Inc.

This corporation is incorporated under the laws of New York.

The address of its principal office is 225 Park Avenue, Hicksville, NY 11801.

The corporation has been registered in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. a2

NOTICE IS HEREBY GIVEN that **MOMOS USA INC.** filed a foreign registration to do business in the Commonwealth of Pennsylvania.

The mailing address of the association's principal office is 2869 Historic Decatur Rd., San Diego, CA 92106. The commercial registered office provider is in the care of Incorporating Services, Ltd. in Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provisions of 15 Pa. C.S. 412. a2

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 July 5, 2024, for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows: **Sabot Technologies, Inc.** in PA d/b/a: Sabot Consulting c/o URS AGENTS, LLC

This corporation is incorporated under the laws of California.

The address of its principal office is 101 Parkshore Drive, Suite 100, Folsom, CA 95630.

The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. a2

NOTICE IS HEREBY GIVEN **TSX US INC.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 300-100 Adelaide St. West, Toronto, ON M5H 1S3 Canada, 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 1209 Orange St., Wilmington, DE 19801. 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. a2

NOTICE IS HEREBY GIVEN **QBExperts, Inc**, a foreign business corporation incorporated under the laws of Virginia, with its princ. office located at 9071 Center St., Manassas, VA 20110, 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. a2

NOTICE IS HERBY GIVEN **ICU Medical Sales, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 951 Calle Amanecer, San Clemente, CA 92673, 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. a2

NOTICE IS HEREBY GIVEN **ImmunoGen, Inc.**, a foreign business corporation incorporated under the laws of Massachusetts, with its princ. office located at 1 North Waukegan Rd., North Chicago, IL 60064, 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 830 Winter Street, Waltham, MA 02451. 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. a2

NOTICE IS HEREBY GIVEN **Extreme Reach Production Payroll, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 66 Hudson Blvd., Ste. 2110 New York, NY 10001, 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. a2

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 7/19/2024 for a foreign nonprofit corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows: **Grassroots Power Project** c/o Capitol Corporate Services, Inc.

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

The address of its principal office is 1400 Shattuck Avenue, Suite 12, Berkeley, CA 94709.

The corporation has been registered in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. a2

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on 7/18/2024, for: **Plain & Fancy Custom Cabinetry Acquisition Co.** having a registered office address of: c/o United Corporate Services, Inc.

The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended. a2

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed for **Latin Sports Club of Harrisburg Corp** with the Commonwealth of Pennsylvania. The registered office is located at 23N 13th St., Harrisburg, PA 19103 in Dauphin County. This corporation is incorporated under the provisions of the Business Corporation Law of 1988, as amended. a2

NOTICE IS HEREBY GIVEN that **Thrive Health Tech, Inc.** filed a foreign registration to do business in the Commonwealth of Pennsylvania. The mailing address of the association's principal office is 3810 Bedford Ave., Suite 200, Nashville, TN 37215. The commercial registered office provider is in the care of Paracorp Incorporated in Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provisions of 15 Pa. C.S. 412. a2

NOTICE IS HEREBY GIVEN **CONTINUUM INTERNATIONAL LOGISTICS, INC.**, a foreign business corporation incorporated under the laws of Connecticut, with its princ. Office located at 14 Commerce Dr., Danbury, CT 06810, 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. a2

NOTICE IS HEREBY GIVEN **CATALIST SPORTS INC.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located

at 7957 N. University Dr., Ste. 251, Parkland, FL 33067, 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. a2

NOTICE IS HEREBY GIVEN **Pink Personality, Inc.** filed a Foreign Registration Statement with the Commonwealth of Pennsylvania. The address of its principal office under the laws of its jurisdiction is 209 E 31st Street New York, NY 10016. The Commercial Registered Office provider is eResidentAgent, Inc. in Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provision of 15 Pa. C.S. 412. a2

NOTICE IS HEREBY GIVEN that **J. D. Hair & Associates, Inc.**, a foreign corporation formed under the laws of the State of Oklahoma and its principal office is located at 6100 S. Yale Ave., Ste. 1610, Tulsa, OK 74136, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 7/17/24, 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. a2

NOTICE IS HEREBY GIVEN that, pursuant to the Business Corporation Law of 1988, **Insurance and Financial Services, Ltd. of Delaware**, 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 100 W. Commons Blvd., Suite 302, New Castle, DE 19720 and the name of its commercial registered office provider in Pennsylvania is CT Corporation System. a2

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of Sec. 4129 of the Business Corp. Law of 1988, **BIG HOUSE TOYS INC.**, a corporation of the

State of DE, with principal office located at 100 Crossways Park West, #403, Woodbury, NY 11797, and having a Commercial Registered office Provider and county of venue as follows: Business Filings Incorporated, Dauphin County, which on 3/16/21, was granted a Certificate of Authority, to transact business in the Commonwealth, intends to file an Application for Termination of Authority with the Dept. of State. a2

NOTICE IS HEREBY GIVEN **Plotly (US), Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 118-5555 Avenue De Gaspe, Montreal, Canada QC H2T 2A3, 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 Corporation Service Company, and shall be deemed for venue and official publication purposes to be located in Dauphin County. a2

NOTICE IS HEREBY GIVEN **DYNAMICWEB NORTH AMERICA, INC.** filed a Foreign Registration Statement with the Commonwealth of Pennsylvania. The address of its principal office under the laws of its jurisdiction is 6080 Center Drive Los Angeles, CA 90045. The Commercial Registered Office provider is United Corporate Services, Inc. in Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provision of 15 Pa. C.S. 412. a2

FICTITIOUS NAMES **NOTICES**

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name of **Shot of Whiskey** was filed in the Department of State of the Commonwealth of Pennsylvania on July 19, 2024 under the Fictitious Names Act, Act 1982, No. 295 (54 Pa. C.S. Sections 301-332). The address of the principal office of the business is 696 McLaughlin Road, Port Royal, PA 17082, and the nature of the business to be carried on through the fictitious name is operation of a dog

breeding business. The name and address of the individual who is party to the registration is: A&K Elite Paws and Claws, LLC, 696 McLaughlin Road, Port Royal, PA 17082.

Seth T. Mosebey, Esquire
MARTSON LAW OFFICES
621 West Main Street
PO Box 300

Thompsontown, PA 17094

Date: July 24, 2024 (717) 535-2100
a2

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name of **Champagne Siberians** was filed in the Department of State of the Commonwealth of Pennsylvania on July 19, 2024 under the Fictitious Names Act, Act 1982, No. 295 (54 Pa. C.S. Sections 301-332). The address of the principal office of the business is 696 McLaughlin Road, Port Royal, PA 17082, and the nature of the business to be carried on through the fictitious name is operation of a cat breeding business. The name and address of the individual who is party to the registration is: A&K Elite Paws and Claws, LLC, 696 McLaughlin Road, Port Royal, PA 17082.

Seth T. Mosebey, Esquire
MARTSON LAW OFFICES
621 West Main Street
PO Box 300

Thompsontown, PA 17094

Date: July 24, 2024 (717) 535-2100
a2

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name **Service Partners** filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of DBA NAME with its principal office or place of business at 475 N. Williamson Blvd., Daytona Beach, FL 32114. The names and addresses, including street and number, if any, of all persons who are parties to the registration are: Specialty Distribution Group, LLC. a2

MISCELLANEOUS NOTICES

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

NO. 2020-CV-10424-MF

CIVIL ACTION-LAW

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE**

**DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR
MORGAN STANLEY IXIS REAL
ESTATE CAPITAL TRUST 2006-2
MORTGAGE PASS THROUGH
CERTIFICATES, SERIES 2006-2,
PLAINTIFF
VS.
TINA L. GALLAWAY; LEE C. LABAUF
A/K/A LEE C. LABBAUF,
DEFENDANTS**

To: TINA L. GALLAWAY; LEE C. LABAUF
A/K/A LEE C. LABBAUF Defendants, 2458
BAKER STREET, HARRISBURG, PA 17103

**COMPLAINT IN
MORTGAGE FORECLOSURE**

YOU ARE HEREBY NOTIFIED that Plaintiff, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY IXIS REAL ESTATE CAPITAL TRUST 2006-2 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-2, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of DAUPHIN County, PA docketed to No. 2020-CV-10424-MF, seeking to foreclose the mortgage secured on your property located, 2458 BAKER STREET, HARRISBURG, PA 17103.

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.

Dauphin County Lawyer Referral Service
213 North Front Street
Harrisburg PA, 17101
717-232-7536

Robertson, Anschutz, Schneid, Crane
& Partners, PLLC
A Florida professional
limited liability company
ATTORNEYS FOR PLAINTIFF
Troy Freedman, Esq., ID No. 85165
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

a2

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

NO.: 2024-CV-04443

CIVIL ACTION – LAW

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE**

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

**VIRGINIA L. GERMAK; JANET
SWORTZ; DANIEL SWORTZ,
DEFENDANTS**

TO: Virginia L. Germak

YOU ARE HEREBY NOTIFIED that Plaintiff, Wells Fargo Bank, N.A., filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Dauphin County, Pennsylvania, docketed to No. 2024-CV-04443, seeking to foreclose the mortgage secured by the real estate

located at 921 Vine Street, Middletown, PA 17057.

A COPY of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

YOU HAVE BEEN SUED in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE
Dauphin County Lawyer Referral Service
213 North Front Street
Harrisburg, PA 17101
(717) 232-7536

a2

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

NO. 2023-CV-7925

CIVIL ACTION - LAW

**GREGORY R. REED,
ADMINISTRATOR D.B.N.C.T.A. OF
THE ESTATE OF LAURETTA J. HENRY
A/K/A LAURETTA JO HENRY A/K/A
LAURETTA JOAN HENRY, DECEASED,
PLAINTIFF
VS.**

**DWIGHT TAYLOR AND DWIGHT
HENRY, DEFENDANTS**

To: DWIGHT TAYLOR, DEFENDANT

NOTICE IS HEREBY GIVEN that on October 27, 2023, Plaintiff, Gregory R. Reed, Administrator D.B.N.C.T.A. of the Estate of Loretta J. Henry a/k/a

Lauretta Jo Henry a/k/a Lauretta Joan Henry, Deceased, filed a Complaint In Ejectment against Defendants, Dwight Taylor, an adult individual residing at 2434 Jefferson Street, Harrisburg, Dauphin County, Pennsylvania, and Dwight Henry, an adult individual residing at 207 Saddle Ridge Drive, Harrisburg, Dauphin County, Pennsylvania, seeking a Court Order in favor of Plaintiff for possession of the properties owned by Plaintiff known as 2426, 2428, 2430, 2432, 2434 and 2436 Jefferson Street, Harrisburg, Dauphin County, Pennsylvania, and occupied by Defendant, Dwight Taylor, together with costs.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by 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 North Front Street
Harrisburg, PA 17101
717-232-7536

AVISO

USTED HA SIDO DEMANDADO/A EN CORTE. SI USTED DESEA DEFENDERSE DE LAS DEMANDAS QUE SE PRESENTAN MAS ADELANTE EN LAS SIGUIENTES PAGINAS, DEBE TOMAR ACCION

DENTRO DE LOS PROXIMOS VEINTE (20) DIAS DESPUES DE LA NOTIFICACION DE ESTA DEMANDA Y AVISO RADICANDO PERSONALMENTE O POR MEDIO DE UN ABOGADO UNA COMPARECENCIA ESCRITA Y RADICANDO EN LA CORTE POR ESCRITO SUS DEFENSAS DE, Y OBJECCIONES A, LAS DEMANDAS PRESENTADAS AQUI EN CONTRA SUYA. SE LE ADVIERTE DE QUE SI USTED FALLA DE TOMAR ACCION COMO SE DESCRIBE ANTERIORMENTE, EL CASO PUEDE PROCEDER SIN USTED Y UN FALLO POR CUALQUIER SUMA DE DINERO RECLAMADA EN LA DEMANDA O CUALQUIER OTRA RECLAMACION O REMEDIO SOLICITADO POR EL DEMANDANTE PUEDE SER DICTADO EN CONTRA SUYA POR LA CORTE SIN MAS AVISO ADICIONAL. USTED PUEDE PERDER DINERO O PROPIEDAD U OTROS DERECHOS IMPORTANTES PARA USTED.

USTED DEBE LLEVAR ESTE DOCUMENTO A SU ABOGADO INMEDIATAMENTE. SI USTED NO TIENE UN ABOGADO, LLAME O VAYA A LA SIGUIENTE OFICINA. ESTA OFICINA PUEDE PROVEERLE INFORMACION A CERCA DE COMO CONSEQUIR UN ABOGADO.

SI USTED NO PUEDE PAGAR POR LOS SERVICIOS DE UN ABOGADO, ES POSIBLE QUE ESTA OFICINA LE PUEDA PROVEER INFORMACION SOBRE AGENCIAS QUE OFREZCAN SERVICIOS LEGALES SIN CARGO O BAJO COSTO A PERSONAS QUE CUALIFICAN.

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

Stephen W. Parker, Esquire
Etzweiler and Withers LLC
105 N. Front Street, Suite 100
Harrisburg, PA 17101
(717) 234-5600

a2 Attorney for Plaintiff

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

TERM NO. 2023-CV-05680

CIVIL ACTION - LAW

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE**

**GROUND FLOOR PROPERTIES GA
LLC, PLAINTIFF**

VS.

**KEFAS INDUSTRIES, LLC,
MORTGAGOR AND REAL OWNER,
DEFENDANT**

To: KEFAS INDUSTRIES, LLC, MORTGAGOR
AND REAL OWNER, DEFENDANT whose
last known address is 213 South York
Street, Mechanicsburg, PA 17055.

YOU ARE HEREBY NOTIFIED that
Plaintiff Groundfloor Properties GA LLC
has filed a Mortgage Foreclosure
Complaint endorsed with a notice to
defend against you in the Court of
Common Pleas of Dauphin County,
Pennsylvania, docketed to No. 2023-CV-
05680 wherein Plaintiff seeks to foreclose
on the mortgage secured on your
property located at, 4727 Tuscarora
Street, Harrisburg, PA 17110 whereupon
your property will be sold by the Sheriff
of Dauphin County.

NOTICE

YOU HAVE BEEN SUED in court. If you
wish to defend against the claims set
forth in the following pages, you must
take action within twenty (20) days after
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 claim in the Complaint of 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 OR CANNOT AFFORD
ONE, 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 Bar Association
Lawyer Referral Service
213 N Front Street
Harrisburg, PA 17101
(717) 232-7536

Nelson Diaz
Attorney for Plaintiff
LaRocca Hornik Greenberg Kittredge
Carlin & McPartland LLP
475 County Road 520, Ste. 200
Marlboro, NJ 07746
212-536-3529

a2

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

TERM NO. 2023-CV-05682

CIVIL ACTION - LAW

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE**

**GROUND FLOOR PROPERTIES GA
LLC, PLAINTIFF**

VS.

**KEFAS INDUSTRIES, LLC,
MORTGAGOR AND REAL OWNER,
DEFENDANT**

To: KEFAS INDUSTRIES, LLC, MORTGAGOR
AND REAL OWNER, DEFENDANT whose
last known address is 213 South York
Street, Mechanicsburg, PA 17055.

YOU ARE HEREBY NOTIFIED that
Plaintiff Groundfloor Properties GA LLC
has filed a Mortgage Foreclosure
Complaint endorsed with a notice to
defend against you in the Court of
Common Pleas of Dauphin County,
Pennsylvania, docketed to No. 2023-CV-
05682 wherein Plaintiff seeks to foreclose
on the mortgage secured on your
property located at, 4725 Tuscarora St.,
Harrisburg, PA 17110 whereupon your
property will be sold by the Sheriff of
Dauphin County.

NOTICE

YOU HAVE BEEN SUED in court. If you
wish to defend against the claims set

forth in the following pages, you must take action within twenty (20) days after 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 claim in the Complaint of 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 OR CANNOT AFFORD ONE, 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 Bar Association
Lawyer Referral Service
213 N Front Street
Harrisburg, PA 17101
(717) 232-7536

Nelson Diaz
Attorney for Plaintiff
LaRocca Hornik Greenberg Kittredge
Carlin & McPartland LLP
475 County Road 520, Ste. 200
Marlboro, NJ 07746
212-536-3529

a2

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

TERM NO. 2023-CV-05689

CIVIL ACTION - LAW

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE**

**GROUND FLOOR PROPERTIES GA
LLC, PLAINTIFF
VS.
KEFAS INDUSTRIES, LLC,
MORTGAGOR AND REAL OWNER,
DEFENDANT**

TO: KEFAS INDUSTRIES, LLC,
MORTGAGOR AND REAL OWNER,
DEFENDANT whose last known address is
213 South York Street, Mechanicsburg,
PA 17055.

YOU ARE HEREBY NOTIFIED that Plaintiff Groundfloor Properties GA LLC has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Dauphin County, Pennsylvania, docketed to No. 2023-CV-05689 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at, 4723 Tuscarora St, Harrisburg, PA 17110 whereupon your property will be sold by the Sheriff of Dauphin County.

NOTICE

YOU HAVE BEEN SUED in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after 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 claim in the Complaint of 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 OR CANNOT AFFORD ONE, 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 Bar Association
Lawyer Referral Service
213 N Front Street
Harrisburg, PA 17101
(717) 232-7536

Nelson Diaz
Attorney for Plaintiff
LaRocca Hornik Greenberg Kittredge
Carlin & McPartland LLP

475 County Road 520, Ste. 200
Marlboro, NJ 07746
a2 212-536-3529

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

TERM No: 2023-CV-08975

CIVIL ACTION - LAW

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE**

**GROUND FLOOR PROPERTIES GA
LLC, PLAINTIFF
VS.**

**KEFAS INDUSTRIES, LLC,
MORTGAGOR AND REAL OWNER,
DEFENDANT**

TO: KEFAS INDUSTRIES, LLC,
MORTGAGOR AND REAL OWNER,
DEFENDANT whose last known address is
213 South York Street, Mechanicsburg,
PA 17055.

YOU ARE HEREBY NOTIFIED that Plaintiff Groundfloor Properties GA LLC has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Dauphin County, Pennsylvania, docketed to No. 2023-CV-08975 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at, 4729 Tuscarora Street, Harrisburg, PA 17110 whereupon your property will be sold by the Sheriff of Dauphin County.

NOTICE

YOU HAVE BEEN SUED in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after 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 claim in the Complaint of 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 OR CANNOT AFFORD ONE, 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 Bar Association
Lawyer Referral Service
213 N Front Street
Harrisburg, PA 17101
(717) 232-7536

Nelson Diaz
Attorney for Plaintiff
LaRocca Hornik Greenberg Kittredge
Carlin & McPartland LLP
475 County Road 520, Ste. 200
Marlboro, NJ 07746
a2 212-536-3529

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

CIVIL ACTION NO.: 2023-CV-9023

MORTGAGE FORECLOSURE

**MORTGAGE ASSETS MANAGEMENT,
LLC F/K/A REVERSE
MORTGAGE SOLUTIONS, INC.,
PLAINTIFF**

VS.

**KATHY HOKE, SOLELY IN HER
CAPACITY AS KNOWN HEIR OF
MONROE V. HOKE A/K/A MONROE
VICTOR HOKE, DECEASED AND THE
UNKNOWN HEIRS OF MONROE V.
HOKE A/K/A MONROE VICTOR
HOKE, DECEASED, DEFENDANTS**

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

To: Kathy Hoke
4 Chalfont Circle
Hummelstown, PA 17036
and

The Unknown Heirs of Monroe V. Hoke
a/k/a Monroe Victor Hoke, deceased
4 Chalfont Circle
Hummelstown, PA 17036

YOUR REAL ESTATE at 4 Chalfont Circle, Hummelstown, PA 17036 is scheduled to be sold at the Dauphin County Sheriffs Sale at Dauphin County Administration

Building, 4th Floor, Commissioner's Hearing Room, Harrisburg, PA 17101 (location of sale) on October 17, 2024 at 10:00 AM to enforce the court judgment of \$261,313.60 obtained by Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc. against you.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT
THIS SHERIFF'S SALE**

TO PREVENT this Sheriff's Sale, you must take immediate action:

1. The sale will be canceled if you pay to Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.

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

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Stern & Eisenberg, PC, at telephone number (215) 572-8111.

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

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.

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

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed

to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date. This Schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. You should check with the Sheriff's Office by calling (717) 780-6590 to determine the actual date of filing of said schedule.

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

**YOU SHOULD TAKE THIS PAPER TO
YOUR LAWYER AT ONCE. IF YOU DO NOT
HAVE A LAWYER OR CANNOT AFFORD
ONE, GO TO OR TELEPHONE THE OFFICE
LISTED BELOW TO FIND OUT WHERE
YOU CAN GET LEGAL HELP.**

Dauphin County Bar Association
213 N. Front Street
Harrisburg, PA 17101
(717) 232-7536

ANDREW J. MARLEY, ESQUIRE (312314)
KENYA BATES, ESQUIRE (203664)
STEVEN P. KELLY, ESQUIRE (308573)
MATTHEW FLECK, ESQUIRE (330498)
JESSICA N. MANIS, ESQUIRE (318705)
MATTHEW C. FALLINGS, ESQUIRE
(326896)
DANIEL P. JONES, ESQUIRE (321876)
CAROLINE P. APRAHAMIAN, ESQUIRE
(329932)

STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT V ALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

a2

NOTICE OF SUSPENSION

NOTICE IS HEREBY GIVEN that on July 26, 2024, pursuant to Rule 214(d)(5), Pa.R.D.E., the Supreme Court of Pennsylvania ordered that **Anthony Darnell Cox, Jr.** (#324175) of Dauphin County, PA, be placed on Temporary Suspension until further definitive action

by the Supreme Court, to be effective
August 25, 2024.

Marcee D. Sloan
Board Prothonotary
The Disciplinary Board of the
a2 Supreme Court of Pennsylvania

NAME CHANGE NOTICES

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

DOCKET NO: 2024-CV-4415-NC

PETITION FOR CHANGE OF NAME

NOTICE

NOTICE IS HEREBY GIVEN that on June 27, 2024 the Petition of Jaylin Kendall Williams was filed in the above-named court, requesting a decree to change his name from **Jaylin Kendall Williams** to **Jaylin Kendall McCarthur**.

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. a2

INDEX

Atlantic States v. Green 49

BMARKO STRUCTURES, WEBPAGEFX, INC. v. 99

BMM Test Labs; Foley, Travis; and Nikiper, Peter v. Pace-O-Matic, Inc. and POM of
 Pennsylvania, LLC..... 139

Box, Commonwealth v. 41

Brown, Tyler v. Mount Airy #1, LLC (d/b/a Mount Airy Casino Resort);
 TSG Interactive US Services Unlimited; and Michael Levine 145

Castaneda and Castaneda, Nationwide Property and Casualty Insurance Company v. ... 107

Commonwealth v. Box..... 41

Commonwealth v. Dayd..... 37

Commonwealth v. O’Brian..... 6

Commonwealth v. Weathers 1

Commonwealth v. Williams 27

Dayd, Commonwealth v. 37

Dealer Resources, LLC, Western Funding, Inc. v. 51

Erie Insurance Exchange, Stoner v. 21

Erie Insurance Exchange, Turnpaugh Chiropractic Health and Wellness Center, P.C.
 (Zimmerman) v. 54

Foley, Travis; and Nikiper, Peter v. Pace-O-Matic, Inc. and POM of Pennsylvania, LLC, BMM
 Test Labs; 139

Green, Atlantic States v. 49

HPT TA Properties Trust v. Township of West Hanover 14

Hoffman, Cory A., as Administrator of the Estate of Trisha Lyn Hoffman, and in his own
 right v. Norfolk Southern Railway Company and Pennsylvania Fish and Boat
 Commission v. The Patriot News/Penn Live (Intervenor)..... 150

Janoski, Paul, Long Home Products of Pennsylvania, LLC and Long Fence and Home, LLLP,
 West Shore Home, LLLC and West Shore Home Holdings, LLC, v. 63

Lippe, M.D., Ronald W., Swart and Heyns v. UPMC Pinnacle Hospitals, Orthopedic Institute
 Of Pennsylvania and 123

Mount Airy #1, LLC (d/b/a Mount Airy Casino Resort); TSG Interactive US Services
 Unlimited; and Michael Levine, Brown, Tyler v. 145

Nationwide Property and Casualty Insurance Company v. Castaneda and Castaneda 107

Nikiper, Peter v. Pace-O-Matic, Inc. and POM of Pennsylvania, LLC, BMM Test Labs; Foley,
 Travis; and 139

Norfolk Southern Railway Company and Pennsylvania Fish and Boat Commission v. The
 Patriot News/Penn Live (Intervenor), Hoffman, Cory A., as Administrator of the
 Estate of Trisha Lyn Hoffman, and in his own right v. 150

O’Brian, Commonwealth v. 6

Orthopedic Institute of Pennsylvania and Ronald W. Lippe, M.D., Swart and Heyns v.
 UPMC Pinnacle Hospitals, 123

Pace-O-Matic, Inc. and POM of Pennsylvania, LLC, BMM Test Labs; Foley, Travis; and
 Nikiper, Peter v. 139

Patriot News/Penn Live (Intervenor) The, Hoffman, Cory A., as Administrator of the Estate
 of Trisha Lyn Hoffman, and in his own right v., Norfolk Southern Railway
 Company and Pennsylvania Fish and Boat Commission v. 150

INDEX

Stoner v. Erie Insurance Exchange 21

Swart and Heyns v. UPMC Pinnacle Hospitals, Orthopedic Institute of Pennsylvania and
 Ronald W. Lippe, M.D. 123

Three Pennsylvania Skill Amusement Devices, One Green Bag Containing \$525.00 in U.S.
 Currency and Seven Receipts. 115

Township of West Hanover, HPT TA Properties Trust v. 14

TSG Interactive US Services Unlimited; and Michael Levine, Brown, Tyler v. Mount Airy #1,
 LLC (d/b/a Mount Airy Casino Resort); 145

Turnpaugh Chiropractic Health and Wellness Center, P.C. (Zimmerman) v. Erie Insurance
 Exchange 54

UPMC Pinnacle Hospitals, Orthopedic Institute of Pennsylvania and Ronald W. Lippe, M.D.,
 Swart and Heyns v. 123

Weathers, Commonwealth v..... 1

WEBPAGEFX, INC. v. BMARKO STRUCTURES 99

West Shore Home, LLLC and West Shore Home Holdings, LLC, v. Paul Janoski, Long Home
 Products of Pennsylvania, LLC And Long Fence and Home, LLLP 63

Western Funding, Inc. v. Dealer Resources, LLC 51

Williams, Commonwealth v. 27

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**

Board of Directors

Officers

Jonathan D. Koltash
President

Fawn E. Kehler
President-elect

Jessica E. Smith
Vice President

Anthony J. Gabriel
Secretary

Thomas P. Gacki
Treasurer

Kimberly A. Selemba
Past President

Brian "BJ" Murren
Young Lawyers Section Chair

John "J" M. Quain, Jr.
Young Lawyers Chair-elect

Directors

Carolyn M. Anner
Nicole R. Antos
Rebecca L. Bailey
Daniel Bell-Jacobs
Jacqueline Lynette Carter
Scott B. Cooper
Adam N. Crosier
Michael R. Dimino
Michael T. Foerster
Timothy E. Gates
Jason C. Giurintano
Peter M. Good
James K. Jones
Judson B. Perry
Neil W. Yahn

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

FULL-TIME ASSOCIATE ATTORNEY: The Law Office of Tucker R. Hull, LLC is looking to add a full-time associate attorney to help serve the firm's growing client needs. Candidates should have quality academic credentials, robust research and writing skills, strong communication skills, and the ability to work independently. Two-plus years of legal experience preferred. Candidates should have a willingness to work on a variety of matters, including civil litigation, municipal, domestic, elder law, estate planning, estate administration, and Orphans' Court litigation, although prior experience in all these areas is not required. Training and mentorship provided. Competitive salary commensurate with experience and negotiated billable hours target. Benefits include retirement plan, paid bar association dues, paid CLE, and generous time off. Must be admitted to practice in Pennsylvania. The Law Office of Tucker R. Hull, LLC is a small but growing firm engaged in a general civil practice. The firm serves clients throughout Central PA, with a focus on Dauphin, Lancaster, Lebanon, Berks, and Lebanon Counties. We are a family friendly firm that provides a flexible work environment. We are willing to accommodate the need to work remotely certain days of the week. Interested candidates should submit a resume and cover letter to tucker@tucker-hull-law.com. jy19-a2

Affordable Commercial Offices Spaces for rent in Camp Hill. Parking for you and your clients. Large Conference room available. Ideal for solo practitioner or satellite office. Come build your business with us!! Contact JC 717-730-7400 or spgeneral043@gmail.com jy19-26

ATTORNEY DISCIPLINARY / ETHICS MATTERS

Representation, consultation and expert testimony in disciplinary matters and matters involving ethical issues, bar admissions and the Rules of Professional Conduct

James C. Schwartzman, Esq.

Judge, Court of Judicial Discipline (retired) • Former Chairman, Judicial Conduct Board of Pennsylvania • Former Chairman, Disciplinary Board of the Supreme Court of PA • Former Chairman, Continuing Legal Education Board of the Supreme Court of PA • Former Chairman, Supreme Court of PA Interest on Lawyers Trust Account Board • Former Federal Prosecutor • Named by his peers as *Best Lawyers in America* 2022 and 2015 Philadelphia "Lawyer of the Year" Ethics and Professional Responsibility Law and Legal Malpractice Law

17 North Second Street, 16th Fl., Harrisburg, PA 17101 • (717) 255-7388

LOOKING FOR ESTATE NOTICES

OR OTHER LEGAL NOTICES
REQUIRING PUBLICATION
IN A PA LEGAL JOURNAL?

Go to www.palegalads.org

This FREE site allows you to
search statewide to determine
whether a specific legal notice
has been published.

