

# **ADVANCE SHEET**

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

---

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

---

**No. 6512, Vol. 127**

**May 16, 2025**

**No. 257**

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

---

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

---

**TERMS:** Advertisements must be received before 12 o'clock noon on Tuesday of each week at the office of the Dauphin County Reporter, 213 North Front Street, Harrisburg, PA 17101; Telephone: (717) 232-7536, Ext. #4; fax: 717-909-1917 or email: [Bridgette@dcba-pa.org](mailto:Bridgette@dcba-pa.org). Ads received after this day/time are not guaranteed to be printed until following issue. \*Holiday and staff vacation deadlines may vary and can be found on our website and here when appropriate.

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

## **UPCOMING HOLIDAY DEADLINES:**

### **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)

### **2025 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

## **ESTATE & TRUST NOTICES**

### **FIRST PUBLICATION**

**ESTATE OF CHARLES RUSSELL MILLER**, 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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

**Administrator:** Curt R. Miller, c/o Craig A. Hatch, Esquire, CELA, Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill, PA 17011 m16-30

---

**ESTATE OF JOHN C. ALLSUP, SR., a/k/a JOHN C. ALLSUP**, late of Middletown Borough, Dauphin County, PA (died: February 23, 2025)

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:** Robin A. Allsup, 138 Market St., Middletown, PA 17057

**Attorney:** Gladys E. Balcarcel, Esquire, Mette, 3401 N. Front St., Harrisburg, PA 17110 m16-30

---

**ESTATE OF LEONARD EUGENE RADLE**, late of Millersburg Borough, Dauphin County, PA

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

**Administrator:** Brian Radle, 1710 Country Club Drive, Cherry Hill, NJ 08003

**Attorney:** David C. Dagle, Esquire, Law Offices of Peter J. Russo, P.C., 245 Grandview Ave., Suite 102, Camp Hill, PA 17011 m16-30

---

**ESTATE OF WILLIAM C. WOODWORTH**, late of Middletown Borough, Dauphin County, PA (died: March 15, 2025)

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:** Richard H. Woodworth, c/o Pannebaker & Mohr, P.C., 4000 Vine St., Suite 101, Middletown, PA 17057

**Attorney:** Kendra A. Mohr, Esquire, Pannebaker & Mohr, P.C., 4000 Vine St., Suite 101, Middletown, PA 17057

m16-30

---

**ESTATE OF JENNIE E. MYERS**, late of Middletown Borough, Dauphin County, PA (died: January 12, 2025)

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:** Donald W. Myers Jr., c/o Edward P. Seeber, Esquire, JSDC Law Offices, Suite C-400, 555 Gettysburg Pike, Mechanicsburg, PA 17055; 717-533-3280 m16-30

---

**ESTATE OF ROBERT E. STEWART**, late of Harrisburg City, Dauphin County, PA (died: March 21, 2025)

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:** Dorothy A. Byrne, c/o Edward P. Seeber, Esquire, JSDC Law Offices, Suite C-400, 555 Gettysburg Pike, Mechanicsburg, PA 17055; 717-533-3280 m16-30

---

**ESTATE OF LARRAINE JONES**, late of Lower Paxton Township, Dauphin County, PA

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

**Executrix:** Marla R. Flynn, 514 Water Street, Middletown, PA 17057

**Attorney:** David H. Stone, Esquire, Stone LaFaver & Shekletski, P.O. Box E, New Cumberland, PA 17070 m16-30

---

**ESTATE OF RANDALL ADAKI NEZ**, late of Hummelstown, Dauphin County, PA

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

**Administrator:** Christina M. Fetterman, c/o Buzgon Davis Law Offices, 525 South Eighth Street, Lebanon, PA 17042

**Attorney:** Edward Coyle, Esquire, Buzgon Davis Law Offices, 525 South Eighth Street, Lebanon, PA 17042

m16-30

---

**ESTATE OF ANN S. RICHEY**, late of Lower Swatara Township, Dauphin County, PA (died: March 26, 2025)

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:** David C. Miller, Jr., Esquire, 1846 Bonnie Blue Lane, Middletown, PA 17057; Office: 717-939-9806; Email: [davidcmillerjr@proton.net](mailto:davidcmillerjr@proton.net) m16-30

---

**ESTATE OF TAMMY L. GONDER**, late of Williams 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:** Karen S. Baer, 626 West Market Street, Williamstown, PA 17098

**Attorney:** Gregory M. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023 m16-30

---

**ESTATE OF ROY A. CROLL, a/k/a ROY CROLL**, late of West Hanover Township, Dauphin County, PA

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

**Executor:** Gary M. Peiffer, 20 Spruce Ct., Manchester, PA 17019

**Attorney:** WM. D. Schrack III, Esquire, BENNLAWFIRM, 124 West Harrisburg Street, Dillsburg, PA 17019-1268

m16-30

---

## **SECOND PUBLICATION**

**ESTATE OF RUTHANNE L. HERR**, late of Conewago 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 Executors or attorney, and all persons indebted to the decedent to make payment to the Executors without delay.

**Executors:** Dennis L. Herr and Debra A. Smith, c/o Elizabeth A. Bartlow, Esquire, 1913 Wabank Road, Lancaster, PA 17603

**Attorney:** Elizabeth A. Bartlow, Esquire m9-23

---

**ESTATE OF WILLIAM G. NELSON**, late of Millersburg Borough, Dauphin County, PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrices or attorney, and all persons indebted to the decedent to make

payment to the Executrices without delay.

**Executrices:** Debra M. Underkoffler, 204 Nelson Terrace, Millersburg, PA 17061; Libbye A. Nevitt, 1022 Smyth Lane, Pennsburg, PA 18073

**Attorney:** Kevin S. Koscil, Esquire, Barley Snyder, 213 Market Street, Harrisburg, PA 17101 m9-23

---

**ESTATE OF MARILYN A. ZIMMERMAN, a/k/a MARILYN ANN ZIMMERMAN**, late Steelton Borough, Dauphin County, PA

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

**Executor:** Sean Itinger, 3737 Tudor Dr., Harrisburg, PA 17109

**Attorney:** Adam R. Deluca, Esquire, Stone LaFaver & Shekletski, P.O. Box E, New Cumberland, PA 17070 m9-23

---

**ESTATE OF JEANETTE ELTRINGHAM**, late of Harrisburg, Dauphin County, PA

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

**Executor:** William Eltringham

**Attorney:** Murrel R. Walters, III, Esquire, WALTERS & GALLOWAY, PLLC, 54 East Main Street, Mechanicsburg, PA 17055 m9-23

---

**ESTATE OF KENNETH J. SCHLEGEL**, late of Lykens Borough, Dauphin County, PA (died: April 4, 2025)

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:** Sonya L. Barge, 301 Main, Street, Lykens, PA 17048

**Attorney:** Joseph D. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023 m9-23

---

**ESTATE OF IRA D. WALKER, JR. a/k/a IRA DAVID WALKER, JR.**, late of South Hanover, Dauphin County, PA (died: February 21, 2025)

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:** Ira D. Walker, III, 690 S. 82<sup>nd</sup> Street, Harrisburg, PA 17111

**Attorney:** A. Mark Winter, Esquire, JSDC Law Offices, 11 East Chocolate Avenue, Suite 300, Hershey, PA 17033; (717) 533-3280 m9-23

---

**ESTATE OF CATHARINE M. WRIGHT**, late of Dauphin County, PA (died: March 19, 2025)

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 A. Wright, 4500 Dunley Ct., Harrisburg, PA 17112

**Attorney:** Chad Julius, Esquire, 8150 Derry Street, Harrisburg, PA 17111 m9-23

---

## **THIRD PUBLICATION**

**ESTATE OF DONALD E. SCHREIBER II**, late of Harrisburg, Dauphin County, PA (died: July 29, 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:** Matthew David Miller

**Attorney:** Vicky Ann Trimmer, Esquire, Daley Zucker, LLC, 645 N. 12<sup>th</sup> Street, Suite 200, Lemoyne, PA 17043 m2-16

---

**ESTATE OF GLADYS V. DEITER**, 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Executor:** John D. Deiter, 2423 E. Bayberry Drive, Harrisburg, PA 17112

**Attorney:** John B. Dougherty, Esquire, IRA H. WEINSTOCK, P.C., 800 North Second Street, Harrisburg, PA 17102  
m2-16

---

**ESTATE OF MICHAEL EMILIO MARLOWE**, 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:** Skylar A. Marlowe and Angelina J. Marlowe, c/o Duane P. Stone, Esquire, Stone, Wiley & Linsnbach, P.C., 3 N. Baltimore St., Dillsburg, PA 17019

**Attorney:** Duane P. Stone, Esquire, Stone, Wiley & Linsnbach, P.C., 3 N. Baltimore St., Dillsburg, PA 17019; (717) 432-2089  
m2-16

---

**ESTATE OF SANDRA K. PRAHL**, late of Lower Paxton Township, Dauphin County, PA (died: March 31, 2025)

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. Gehman, Jr., 13 Swatara Circle, Jonestown, PA 17038  
m2-16

---

**ESTATE OF LARRY E. LETTICH a/k/a LARRY EUGENE LETTICH**, late of Mifflin 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:** Lisa Y. LaSalle, P.O. Box 154 Berrysburg, PA 17005

**Attorney:** Gregory M. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethville, PA 17023  
m2-16

---

**ESTATE OF JOANNE A. WILLIARD a/k/a JOANNE A. COOK**, late of the Wayne 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:** Joseph R. Cook, 514-A Tourist Park Road, Halifax, PA 17032; Susan A. Blough, 911 Peach Ridge Road, Ellipttsburg, PA 17024

**Attorney:** Gregory M. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethville, PA 17023  
m2-16

---

**ESTATE OF WILLIAM E. BAKER, JR.**, late of Swatara Township, Dauphin County,

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

**Co-Executrices:** Carol Gearhart and Shirley Baker-Weber, c/o Nikolaus & Hohenadel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022

**Attorney:** Jeffrey S. Shank, Esquire  
m2-16

---

**ESTATE OF EDITH R. KUSHNER**, late of Lower Paxton Township, Dauphin County, PA (died: November 14, 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:** Michael J. Kushner, 2388 Via Firenze, Harrisburg, PA 17112

**Attorney:** William L. Adler, Esquire, 112 Hillcrest Rd., Camp Hill, PA 17011  
m2-16

---

**ESTATE OF LYNN M. HENNINGER**, late of Mifflin Township, Dauphin County, PA (died: March 8, 2025)

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:** Helen B. Henninger, Tonya M. Henninger & Bryan L. Henninger, c/o 100 E. Market Street, York, PA 17401

**Attorney:** Julia Parrish, Esquire, Barley Snyder, 100 E. Market Street, York, PA 17401  
m2-16

---

**ESTATE OF JAMES RICHARD THOMPSON**, late of Dauphin County, PA (died: November 19, 2024)

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

**Executrix:** Margaret Jane Thompson, 2302 Bellevue Road, Harrisburg, PA 17104

**Attorney:** Nicholas O. Schwartz, Esquire, 240 North Third Street, 7<sup>th</sup> Floor, Harrisburg, PA 17104  
m2-16

---

**ESTATE OF JACQUELINE M. BOWMAN**, late of Middle Paxton Township, Dauphin County, PA (died: September 1, 2024)

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

**Executor:** Tilman P. Larson, P.O. Box 126708, Harrisburg, PA 17112

---

**Attorney:** Tilman P. Larson, Esquire, P.O. Box 126708, Harrisburg, PA 17112  
m2-16

---

**ESTATE OF CHARLOTTE R. ZERBY**, late of Lykens Borough, Dauphin County, PA (died: March 18, 2025)

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:** Daniel L. Zerby, 598 Garden Spot Road, Lykens, PA 17048

**Attorney:** Joseph D. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023  
m2-16

---

**ESTATE OF CHARLES M. FISHER, SR., a/k/a CHARLES M. FISHER**, late Harrisburg City, 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:** Patricia A. Keefer, 1901 Letchworth Dr., Camp Hill, PA 17011

**Attorney:** Adam R. Deluca, Esquire, Stone LaFaver & Shekletski, P.O. Box E, New Cumberland, PA 17070  
m2-16

---

**ESTATE OF ANNA BIANCO**, late of Harrisburg City, Dauphin County, PA (died: January 10, 2025)

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:** John L. Bianco, c/o Katie Dang, Esquire, Keystone Elder Law P.C., 555 Gettysburg Pike, Suite B-200, Mechanicsburg, PA 17055  
m2-16

---

**ESTATE OF LEON D. MAGDULE**, late of Susquehanna Township, 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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

**Administrator:** Stuart J. Magdule

**Attorney:** Heather D. Royer, Esquire, JOHNSON DUFFIE, 301 Market Street, Lemoyne, PA 17043 m2-16

---

**ESTATE OF ZELDA K. MAGDULE**, late of Lower Paxton Township, 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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

**Administrator:** Stuart J. Magdule

**Attorney:** Heather D. Royer, Esquire, JOHNSON DUFFIE, 301 Market Street, Lemoyne, PA 17043 m2-16

---

**ESTATE OF PEARL L. CHUBB**, late of Millersburg Borough, Dauphin County, PA (died: February 22, 2025)

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:** Renee L. Chubb, 342A Market Street, Millersburg, PA 17061

**Attorney:** Terrence J. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethville, PA 17023 m2-16

---

## **FIRST PUBLICATION**

### **CORPORATE NOTICES**

NOTICE IS HEREBY GIVEN that pursuant to the applicable provisions of 15 Pa.C.S. Section 415 or 417, **Landex Management Corporation**, a corporation incorporated under the laws of the State of Rhode Island with its registered office in PA at c/o: Corporation Service Company, Dauphin County, intends to file a Statement of Withdrawal of Foreign Registration with the Dept. of State. m16

---

NOTICE IS HEREBY GIVEN **BRANDEN JAMES MUSIC, INC.**, a foreign business corporation incorporated under the laws of Nevada, with its princ. office located at 1701 E Katie Ave., Apt. 12, Las Vegas, NV 89119-5632, 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. m16

---

NOTICE IS HEREBY GIVEN **VOOVIO TECHNOLOGIES US INC.** filed a Foreign Registration Statement with the Commonwealth of Pennsylvania. The address of its principal office under the laws of its jurisdiction is 350 5<sup>th</sup> Ave., Fl. 41, New York, NY 10118-4100. The Commercial Registered Office provider is National Registered Agents, Inc. in Dauphin county. The Corporation is filed in compliance with the requirements of the applicable provision of 15 Pa. C.S. 412. m16

---

NOTICE IS HEREBY GIVEN that **Group One Partners, Inc.**, a Pennsylvania corporation, having its registered office is located at 600 N 2<sup>nd</sup> Street, Suite 401, Harrisburg, PA 17101, has filed a Certificate of Election to Dissolve with the Department of State of the Commonwealth of Pennsylvania, pursuant to and in accordance with the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania, approved May 5, 1933, as amended, and that the said corporation is winding up its affairs in the manner



prescribed by said law, so that its corporate existence shall be ended upon the issuance of a Certificate of Dissolution by the Department of State of the Commonwealth of Pennsylvania.

Attorney: Taiwo O. Adeniyi  
1400 Eye Street, NW  
Suite 200  
Washington, D.C. 20005

m16

---

NOTICE IS HEREBY GIVEN that **Precision Global Consulting, Inc.**, a foreign business corporation incorporated under the laws of the State of Washington, received a Certificate of Authority/Foreign Registration in Pennsylvania on 10/16/2017, and will surrender its Certificate of Authority/Foreign Registration to do business in Pennsylvania.

The address of its principal office is 98 San Jacinto Blvd., 4<sup>th</sup> Floor, Austin, TX 78701.

Its last registered office in this Commonwealth was located at: c/o Registered Agent Solutions, Inc., and the last registered office shall be deemed for venue and official publication purposes to be located in Dauphin County, Pennsylvania. m16

---

NOTICE IS HEREBY GIVEN that **BUDDY TECH US LIMITED** filed a foreign registration statement to do business in the Commonwealth of Pennsylvania. The mailing address of the association's principal office is 11801 Domain Blvd., Fl 3, Austin, TX 78758-3430. The commercial registered office provider is in the care of Cogency Global, Inc. in Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provisions of 15 Pa. C.S. 412. m16

---

NOTICE IS HEREBY GIVEN that pursuant to the applicable provisions of 15 Pa.C.S. Section 415 or 417, **Thyssenkrupp Budd Company**, a corporation incorporated under the laws of the State of Michigan with its registered office in PA at c/o: Corporation Service Company, Dauphin County, intends to file a Statement of Withdrawal of Foreign Registration with the Dept. of State. m16

---

NOTICE IS HEREBY GIVEN that pursuant to the applicable provisions of 15 Pa.C.S. Section 415 or 417, **RTC Properties, Inc.**, a corporation incorporated under the laws of the State of New York with its registered office in PA at c/o: Prentice-Hall Corporation System, Inc., Dauphin County, intends to file a Statement of Withdrawal of Foreign Registration with the Dept. of State. m16

---

NOTICE IS HEREBY GIVEN that pursuant to the applicable provisions of 15 Pa.C.S. Section 415 or 417, **Mayflower Bioventures Inc.**, a corporation incorporated under the laws of the State of Delaware with its registered office in PA at 2595 Interstate Dr., Suite, Harrisburg, PA 17110, Dauphin County, intends to file a Statement of Withdrawal of Foreign Registration with the Dept. of State. m16

---

NOTICE IS HEREBY GIVEN that pursuant to the applicable provisions of 15 Pa.C.S. Section 415 or 417, **Jail Education Solutions, Inc.**, a corporation incorporated under the laws of the State of Delaware with its registered office in PA at c/o: Corporation Service Company, Dauphin County, intends to file a Statement of Withdrawal of Foreign Registration with the Dept. of State. m16

---

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a nonprofit corporation which has been incorporated under the provisions of the Nonprofit Corporation Law of 1988. The name of the nonprofit corporation is: **Mericle Surplus Giving, Inc.** m16

---

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 5/6/2025 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows: **LIGHTNINGCATH, INC.** c/o Registered Agent Solutions, Inc.

This corporation is incorporated under the laws of Delaware.

The address of its principal office is 7125 Northland Terrace N, #200, Brooklyn Park, MN 55428. The corporation has been registered in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. m16

---

NOTICE IS HEREBY GIVEN that, pursuant to the Business Corporation Law of 1988, **Cricket Health Medical Practice, P.C.**, a corporation incorporated under the laws of the State of New Hampshire intends to withdraw from doing business in Pennsylvania. The address of its principal office in its jurisdiction of incorporation is 548 Market St., Ste. 39516, San Francisco, CA 94104 and the name of its commercial registered office provider in Pennsylvania is C T Corporation System. m16

---

NOTICE IS HEREBY GIVEN **DINALOU, Inc.** filed a Foreign Registration Statement with the Commonwealth of Pennsylvania. The address of its principal office under the laws of its jurisdiction is 1880 Century Park E, Ste. 950 Los Angeles, CA 90067-1612. 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. m16

---

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed at the Department of State of The Commonwealth of Pennsylvania on May 5, 2025 for **Nucleus Distribution USA Inc.** under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended. m16

---

NOTICE IS HEREBY GIVEN **Gold Rush Athletics, LLC**, 1416 Marlene Dr., Harrisburg, PA 17109, will file a certificate of termination with the Pennsylvania Department of State. A person having a claim against the company should mail a written claim containing sufficient information to reasonably inform the company or successor entity of the identity of the claimant and the substance of the claim to Shawn Westhafer, Esq., Law Offices of Peter J. Russo, P.C., 245 Grandview Ave., Ste. 102, Camp Hill, PA 17011. A claim will be barred unless commenced within

two years after the publication of this notice. m16

---

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 May 12, 2025, for a foreign professional association with a registered address in the State of Pennsylvania as follows: **Kipsi Software Inc.** c/o United Corporate Services, Inc.

This corporation is incorporated under the laws of Delaware.

The address of its principal office is 651 Moraga Rd., Apt. 32, Moraga, CA 94556-2261

The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988 as amended. m16

---

NOTICE IS HEREBY GIVEN that pursuant to the applicable provisions of 15 Pa.C.S. Section 415 or 417, **Broadhurst Architects, Inc.**, a corporation incorporated under the laws of the State of Maryland with its registered office in PA at 2595 Interstate Dr., Suite 103, Harrisburg, PA 17110, Dauphin County, intends to file a Statement of Withdrawal of Foreign Registration with the Dept. of State. m16

---

NOTICE IS HEREBY GIVEN that InVision Communications, Inc. which will do business in the commonwealth of Pennsylvania as **InVision Communications, Inc. in Pennsylvania**, a foreign corporation formed under the laws of the State of California where its principal office is located at 1280 Civic Dr., Ste. 300, Walnut Creek CA 94596, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 5/6/25, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. m16

---

NOTICE IS HEREBY GIVEN that **Mitrastech Trakstar, Inc.**, a foreign corporation formed under the laws of the State of Delaware where its principal

office is located at 13301 Galleria Circle, Bldg. B, Ste. 200, Bee Cave, TX 78738, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 4/28/25, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. m16

---

NOTICE IS HEREBY GIVEN **Levondog, Inc.** filed a Foreign Registration Statement with the Commonwealth of Pennsylvania. The address of its principal office under the laws of its jurisdiction is 1880 Century Park E, Ste. 1600 Los Angeles, CA 90067-1661. 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. m16

---

NOTICE IS HEREBY GIVEN that **Natural Gas for the Next Generation**, a Pennsylvania nonprofit corporation with its registered office at 20 N 2<sup>nd</sup> St., Ste. 200, Harrisburg, PA 17101-1634, is now engaged in winding up and settling the affairs of said nonprofit corporation. The corporation will be filing Nonprofit Articles of Dissolution with the Commonwealth of Pennsylvania at Harrisburg, PA, so that its existence shall be ended by issuance of a Certificate of Dissolution by the Department of State under the provisions of the Nonprofit Corporation Law of 1988 (as amended).

McNEES WALLACE & NURICK LLC  
Attorneys at Law  
100 Pine Street  
m16 Harrisburg, PA 17101

---

NOTICE IS HEREBY GIVEN that Articles of Incorporation – Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 5/8/2025, for: **Brighter Path Collective** c/o Registered Agent Solutions, Inc.

The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended. m16

---

**FICTITIOUS NAME**  
**NOTICES**

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of **Family Practice Center Senior Health Connect** with its principal office or place of business at 440 Polaris Parkway, Suite 550, Westerville, OH 43082. The names and addresses, including street and number, if any, of all persons who are parties to the registration are: Pittsburgh RBE, Inc., 440 Polaris Parkway, Suite 550, Westerville, OH 43082. m16

---

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of **Family Practice Center Senior Health Connect** with its principal office or place of business at 440 Polaris Parkway, Suite 550, Westerville, OH 43082. The names and addresses, including street and number, if any, of all persons who are parties to the registration are: Pennsylvania RBE - Central, LLC, 440 Polaris Parkway, Suite 550, Westerville, OH 43082. m16

---

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of **Senior Health Connect** with its principal office or place of business at 440 Polaris Parkway, Suite 550, Westerville, OH 43082. The names and addresses, including street and number, if any, of all persons who are parties to the registration are: Pennsylvania RBE - Central, LLC, 440 Polaris Parkway, Suite 550, Westerville, OH 43082. m16

---

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of **Senior Health Connect** with its principal office or place of business at 440 Polaris Parkway, Suite 550, Westerville, OH 43082. The names and addresses, including street and number, if any, of all persons who are parties to the registration are: Pittsburgh RBE, Inc., 440 Polaris Parkway, Suite 550, Westerville, OH 43082. m16

---

NOTICE IS HEREBY GIVEN that an application for registration of a fictitious name **B Clean Professionals** for the conduct of business in Dauphin County, Pennsylvania, with the principal place of business being 2721 Butler Street, Harrisburg, PA 17103 was made to the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on the 6<sup>th</sup> day of May, 2025 pursuant to the Act of Assembly of December 16, 1982, Act 295. The name and address of the only person or persons owning or interested in the said business are: Branden-Lee Mikol Butler located at 2721 Butler Street, Harrisburg, PA 17103 m16

---

NOTICE IS HEREBY GIVEN that pursuant to the provision of the Fictitious Name Act, a fictitious name registration was filed with the Pennsylvania Department of State by Ameriprise Financial Services, LLC, 901 3<sup>rd</sup> Ave. S., Minneapolis, MN 55402 to carry on business in Dauphin County, Pennsylvania under the assumed name or fictitious name, style or designation of **Bickley Financial Group** with an address of 901 3<sup>rd</sup> Ave. S., Minneapolis, MN 55402. Said registration was filed on 5/7/25. m16

---

**MISCELLANEOUS**  
**NOTICES**

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

**DOCKET NO.: 2024-CV-04845-DV**

**NOTICE OF ACTION IN DIVORCE**

**KELLEY A. COKEFAIR A/K/A KELLEY  
A. JOHNSON, PLAINTIFF  
VS.  
WILLIAM B. JOHNSON, JR.,  
DEFENDANT**

**NOTICE**

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you and a decree of divorce or annulment may be entered against you by the Court. A judgment may also be entered against you for any other claim or relief requested in these papers by the Plaintiff. You may lose money or property or other rights important to you, including custody of your children.

WHEN THE GROUND for divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the Office of the Prothonotary, Room 101, Dauphin County Courthouse, Front and Market Streets, Harrisburg, PA.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, LAWYER'S FEES OR EXPENSES BEFORE A DIVORCE OR ANNULMENT IS GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

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

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

VERIFICATION

SUBJECT to the penalties of 18 Pa. C.S.A. section 4904 relating to unsworn falsification to authorities, I hereby certify that the facts set forth in the foregoing document are true and correct to the best of my information and belief. Date: 5/5/25 /s/ Kelley Cokefair

#### CERTIFICATE OF COMPLIANCE

I CERTIFY that this filing complies with the provisions of the Case Records Public Access Policy of the Unified Judicial System of Pennsylvania that require filing confidential information and documents differently than non-confidential information and documents.

Date: 5/5/25 /s/ Christine L. Evans,  
m16 Esq. for Plaintiff

---

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

**NO. 2025-CV-01703**

**CIVIL ACTION-LAW**

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

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

**TIMOTHY L. LIGHTY, IN HIS  
CAPACITY AS HEIR OF CATHY S.  
TYSON N/K/A CATHY S. LIGHTY  
A/K/A CATHY SUE LIGHTY;  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS  
OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM  
OR UNDER CATHY S. TYSON N/K/A  
CATHY S. LIGHTY A/K/A CATHY SUE  
LIGHTY, DEFENDANTS**

To: TIMOTHY L. LIGHTY, IN HIS CAPACITY AS HEIR OF CATHY S. TYSON N/K/A CATHY S. LIGHTY A/K/A CATHY SUE LIGHTY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CATHY S. TYSON N/K/A CATHY S. LIGHTY A/K/A CATHY SUE LIGHTY Defendant(s), 201 PENROSE STREET HARRISBURG, PA 17109-3928

COMPLAINT IN  
MORTGAGE FORECLOSURE

YOU ARE HEREBY NOTIFIED that Plaintiff, WELLS FARGO BANK, N.A., 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. 2025-CV-01703, seeking to foreclose the mortgage secured on your property located, 201 PENROSE STREET HARRISBURG, PA 17109-3928.

#### 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

m16

---

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

**NO. 2024-CV-07455**

**CIVIL ACTION-LAW**

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

**AMERIHOM MORTGAGE COMPANY,  
LLC, PLAINTIFF  
VS.**

**ALLAN M. BUTLER, DEFENDANT**

To: ALLAN M. BUTLER Defendant, 4805  
LOCUST LANE, HARRISBURG, PA 17109

**NOTICE OF SALE**

YOU ARE HEREBY NOTIFIED that Plaintiff, AMERIHOM MORTGAGE COMPANY, LLC, 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. 2024-CV-07455, seeking to foreclose the mortgage secured on your property located, 4805 LOCUST LANE, HARRISBURG, PA 17109.

**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, Esquire, ID No. 85165

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

m16

855-225-6906

**TAX ASSESSMENT**

NOTICE IS HEREBY GIVEN by the DAUPHIN COUNTY BOARD OF ASSESSMENT APPEALS that the real property assessment roll is available for inspection by any citizen at the Dauphin County Assessment Office, Second Floor, Dauphin County Administration Building, 2 South 2nd Street, Harrisburg PA, 17101, between the hours of 8:30 am and 4:30 pm, Monday through Friday. ADDITIONALLY, NOTICE is also given that any Dauphin County property owner may file an annual appeal of his/her/its real estate tax assessment with the Board of Assessment Appeals between June 1st and August 1st, 2025. Appeal forms and the Rules of Appeal Procedure utilized by the Board maybe secured from the Office of the Board, Second Floor, Dauphin County Administration Building, or by calling the Boards Office at 717-780-6102; or online at [www.dauphincounty.gov](http://www.dauphincounty.gov), Government Services, Property & Taxes, Board of Assessment, Appeals. The Rules of Appeal Procedure utilized by the Board should be reviewed by an appellant as they will be strictly followed by the Board at the time of an assessment hearing. Failure to abide by the rules may result in the loss of your appeal.

Dauphin County Board of  
Assessment Appeals

Joseph D. Kerwin, Esquire

Solicitor, Board of Assessment Appeals

m16

**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**

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

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

THE REAL ESTATE located at 4725  
Tuscarora St., Harrisburg, PA 17110 is  
scheduled to be sold at a Sheriff's Sale  
on **July 17, 2025 10:00 AM** at  
**Dauphin County Administration  
Building, Corners of Second and  
Market Streets, Commissioners  
Hearing Room, Harrisburg, PA 17101**  
to enforce the court judgment of  
**\$134,876.44 plus interest from  
October 31, 2024 to the date of Sale,  
at a rate of 16.2%** plus fees, costs and  
other charges obtained by Groundfloor  
Properties GA LLC.

**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 Groundfloor Properties GA LLC the  
back payments, late charges, costs, and  
reasonable attorney's fees due. To find  
out how much you must pay, you may  
call 212-536-3529.

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 the following notice on how  
to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped,  
your property will be sold to the highest  
bidder. You may find out the price bid by  
calling LaRocca Hornik Greenberg  
Kittredge Carlin & McPartland LLP at 212-  
536-3529.

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

3. The sale will go through only if the  
buyer pays the Sheriff the full amount  
due on the sale. To find out if this has  
happened, you may call LaRocca Hornik  
Greenberg Kittredge Carlin & McPartland  
LLP at 212-536-3529.

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

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

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

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

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

**IF YOU CANNOT AFFORD TO HIRE A  
LAWYER, THIS OFFICE MAY BE ABLE TO  
PROVIDE YOU WITH INFORMATION  
ABOUT AGENCIES THAT MAY OFFER**

LEGAL SERVICES TO ELIGIBLE PERSONS  
AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE  
ASSOCIATION DE LICENCIADOS  
Dauphin County 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  
m16 212-536-3529

---

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

**TERM NO. 2023-CV-05689**

**CIVIL ACTION - LAW**

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

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

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

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

THE REAL ESTATE located at 4723  
Tuscarora St., Harrisburg, PA 17110 is  
scheduled to be sold at a Sheriff's Sale on  
**July 17, 2025 10:00 AM** at the  
**Dauphin County Administration  
Building, Corners of Second and  
Market Streets, Commissioners  
Hearing Room, Harrisburg, PA 17101**  
to enforce the court judgment of  
**\$133,841.83 plus interest from April  
25, 2025 to the date of Sale, at a rate  
of 16.2%** plus fees, costs and other  
charges obtained by Groundfloor  
Properties GA LLC.

**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 Groundfloor Properties GA LLC the  
back payments, late charges, costs, and  
reasonable attorney's fees due. To find  
out how much you must pay, you may  
call 212-536-3529.

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 the following notice on how  
to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped,  
your property will be sold to the highest  
bidder. You may find out the price bid by  
calling LaRocca Hornik Greenberg  
Kittredge Carlin & McPartland LLP at 212-  
536-3529.

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

3. The sale will go through only if the  
buyer pays the Sheriff the full amount  
due on the sale. To find out if this has  
happened, you may call LaRocca Hornik  
Greenberg Kittredge Carlin & McPartland  
LLP at 212-536-3529.

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

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

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



wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

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

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

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

LAWYER REFERRAL SERVICE  
ASSOCIATION DE LICENCIADOS  
Dauphin County 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

m16

go on without you and your rights to your children may be ended by the Court without your being present.

YOU HAVE a right to be represented at the hearing by a lawyer. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below to find out where you can get legal help. You are also warned that if you fail to file either an acknowledgement or paternity pursuant to 23 Pa.C.S.A. §5103 and fail to either appear at the hearing to object to the termination of your rights or file a written objection to such termination with the Court prior to the hearing; your rights may also be terminated under Pa.C.S.A. §2503(d) or §2504(c) of the Adoption Act.

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

m16

---

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

**ORPHANS' COURT DIVISION**

**NOTICE OF HEARING  
TO TERMINATE PARENTAL RIGHTS  
MAY 28, 2025 AT 9:00AM**

**TO: ELIZABETH WHITTON, MOTHER  
NO. 33-AD-2025**

**IN RE: MALE CHILD, TLW, BORN  
8/25/16**

A PETITION has been filed asking the Court to put an end to all rights you have to your child. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in the Dauphin County Courthouse, Front and Market Streets, Harrisburg, Pennsylvania, in Courtroom 7, 5<sup>th</sup> Floor, on the date and time listed above. You are warned that even if you fail to appear at the scheduled hearing, the hearing will

**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**

**Fawn E. Kehler**  
*President*

**Jessica E. Smith**  
*President-elect*

**Anthony J. Gabriel**  
*Vice President*

**Judson B. Perry**  
*Secretary*

**Thomas P. Gacki**  
*Treasurer*

**Jonathan D. Koltash**  
*Past President*

**John "J" M. Quain, Jr.**  
*Young Lawyers Section Chair*

**Sarah M. Lockwood**  
*Young Lawyers Chair-elect*

**Directors**

Carolyn M. Anner  
Nicole R. Antos  
Dana M. Archer  
Thomas A. Archer  
Rebecca L. Bailey  
Natalie M. Burston  
Scott B. Cooper  
Michael T. Foerster  
Timothy E. Gates  
Jason C. Giurintano  
Peter M. Good  
Jonthan W. Kunkel  
Kaleigh M. Ryder  
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*

---

## **Advertise Here**

### **Commercial Display Ad Rates**

(Black in white in printed copies/color in electronic)

#### **One-Third Page ad:**

- Weekly (52 issues) .....\$1,090
- Every other week (26 issues) .....\$ 625
- Quarterly (13 issues) .....\$ 350
- Monthly (4 issues).....\$ 225
- Single Issue .....\$ 100

#### **One-Half Page ad:**

- Weekly (52 issues) .....\$1,650
- Every other week (26 issues) .....\$ 900
- Quarterly (13 issues) .....\$ 500
- Monthly (4 issues).....\$ 300
- Single Issue .....\$ 125

#### **Full-Page ad:**

- Weekly (52 issues) .....\$3,250
- Every other week (26 issues) .....\$1,800
- Quarterly (13 issues) .....\$1,000
- Monthly (4 issues).....\$ 600
- Single Issue .....\$ 200

## **Line Print Ads**

Bar page line print only ads is \$7 per line x's the number of issues you run your ad

## **2025 Sponsorship Opportunities**

## 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**



Committed to our local communities and the people who make them prosper.



**First National Bank**

fnb-online.com | 1-800-555-5455

MEMBER FDIC