

ADVANCE SHEET

The Dauphin County Reporter

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

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October 24, 2025

No. 280

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Bar Association Page

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The Dauphin County Reporter

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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. 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/VACATION DEADLINES:

The deadline for the October 24 issue will be 10a.m. on October 17.

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 TREVOR A. SMITH, late of Lower Paxton Township, Dauphin County, PA (died: July 3, 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: Lisette Lindsay, 6214 North Highland Court, Harrisburg, PA 17111

Attorney: Jenni Chavis, Esquire, 800 Corporate Circle, Suite 100, Harrisburg, PA 17110 o24-n7

ESTATE OF VIRGINIA A. PERRETTA a/k/a VIRGINIA PERRETTA, late of West Hanover Township, Dauphin County, PA (died: September 25, 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: Tammy V. Hillman, c/o George Porter, Esquire, 909 E. Chocolate Avenue, Hershey, PA 17033

Attorney: George Porter, Esquire, 909 E. Chocolate Avenue, Hershey, PA 17033 o24-n7

ESTATE OF DONALD TIMOTHY BIECHLER, late of 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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Ronald D. Butler, 1017 Mumma Road, Suite 204, Lemoyne, PA 17043

Attorney: Butler Law Firm, 1017 Mumma Road, Suite 204, Lemoyne, PA 17043 o24-n7

ESTATE OF SALLY A. STROHECKER, 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: Miranda J. Troy, 6 Bucks Valley Road, Newport, PA 17074

Attorney: Adam P. Britcher, Esquire, Allen E. Hench Law Office P. C., 232 Market Street, Newport, PA 17074; (717) 567-3139 o24-n7

SECOND PUBLICATION

ESTATE OF DOROTHY B. DOOLEY, 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 Dooley, c/o Mary-Jo Mullen, CPA, Esquire, Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill, PA 17011 o17-31

ESTATE OF SHIRLEY L. SHULL a/k/a SHIRLEY LOUISE SHULL, late of Londonderry Township, Dauphin County, PA (died: July 28, 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: Thaddeus J. Rzepela, 850 Mohawk Lane, Middletown, PA 17057

Attorney: Robert G. Radebach, Esquire, 912 North River Road, Halifax, PA 17032; (717) 896-2666 o17-31

ESTATE OF KIM J. GROCE, 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 Executrixes or attorney, and all persons indebted to the decedent to make payment to the Executrixes without delay.

Executrixes: Stacy L. Smith and Stephanie Milojevich, 47 Murray Avenue, Annapolis MD, 21401 o17-31

ESTATE OF LORIANN D. PATRICK, late of Middletown, 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: Davaun M. Innocent, c/o Buzgon Davis Law Offices, 525 South Eighth Street, Lebanon, PA 17042

Attorney: Jason J. Schibinger, Esquire, Buzgon Davis Law Offices, 525 South Eighth Street, Lebanon, PA 17042

o17-31

ESTATE OF DANIEL J. BIRCHER, SR., late of Elizabethtown, Londonderry Township, Dauphin County, PA (died: July 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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Brian Bircher, 76 Greenbriar Drive, Elizabethtown, PA 17022 o17-31

ESTATE OF MARY P. CARROLL, late of Dauphin County, PA

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

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

Executrix: Rogie Fureman, 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

o17-31

THIRD PUBLICATION

ESTATE OF MARY H. HOFFMAN a/k/a MARY HOFFMAN, late of Londonderry Township, Dauphin County, PA (died: September 2, 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: Erich Zach, c/o George Porter, Esquire, 909 E. Chocolate Ave., Hershey, PA 17033 o10-24

ESTATE OF JOAN FRIEDLANDER a/k/a JOAN S. FRIEDLANDER, 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 Co-Administrators or attorney, and all persons indebted to the decedent to make payment to the Co-Administrators without delay.

Co-Administrators: Anita Joy Kemmerer, 39 Baldwin Lane, Hollis, NH 03049; Chuck B. Friedlander, 2245 Ionoff Road, Harrisburg, PA 17110; Renee Friedlander Rosenberg, 9058 Pottawattami Drive, Skokie, IL 60076

Attorney: Butler Law Firm, 1017 Mumma Road, Suite 204, Lemoyne, PA 17043 o10-24

ESTATE OF JAMES DOUGLAS PARSON, late of Paxtang Borough, Dauphin County, PA (died: September 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Justin Michael Parson, c/o George W. Porter, Esquire, 909 E. Chocolate Avenue, Hershey, PA 17033

Attorney: George W. Porter, Esquire, 909 E. Chocolate Avenue, Hershey, PA 17033 o10-024

ESTATE OF TERRY JEAN HICKLIN, late of Lower Paxton Township, Dauphin County, PA (died: August 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Michele Lee Doyle, 219 Berkstone Circle, Harrisburg, PA 17112

Attorney: Diane S. Baker, Esquire, P.O. Box 6443, Harrisburg, PA 17112-0443 o10-24

ESTATE OF WILLIE T. GATHERS, late of Swatara Township, Dauphin County, PA (died: July 16, 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: Shaun A. Pugh

Attorney: Vickey Ann Trimmer, Esquire, Daley Zucker, LLC, 645 N. 12th Street, Suite 200, Lemoyne, PA 17043 o10-24

ESTATE OF HEATHER E. RUDINSKI, late of Steelton Borough, Dauphin County, PA (died: March 9, 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: Hayden Rudinski, 718 Square Street, Apt. 2, Mount Joy, PA 17552 o10-24

ESTATE OF ANTHONY GEORGE BRATINA a/k/a ANTHONY G. BRATINA, 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: Charles Grover Hosler, 431 Fox Lane, Harrisburg, PA 17112

Attorney: Wix, Wenger & Weidner, c/o Lauren R. Burkhart, Esquire, 2805 Old Post Road, Suite 200, Harrisburg, PA 17110; 717-234-4182 o10-24

ESTATE OF GEORGE OSCAR SPRIGG, JR. a/k/a GEORGE O. SPRIGG, JR., late of Harrisburg City, Dauphin County, PA (died: November 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: Mark Vincent Sprigg;

Attorney: Karen W. Miller, Esquire, Daley Zucker, LLC, 645 N. 12th Street, Suite 200, Lemoyne, PA 17043 o10-24

FIRST PUBLICATION

CORPORATE NOTICES

NOTICE IS HEREBY GIVEN that pursuant to the applicable provisions of 15 Pa.C.S. Section 415 or 417, **BioMed Realty Trust, Inc.**, a corporation incorporated under the laws of the State of Maryland with its registered office in PA at c/o: Corporation Service Company, Dauphin County, intends to file a Statement of Withdrawal of Foreign Registration with the Dept. of State. o24

NOTICE IS HEREBY GIVEN **Sooch Inc.**, a foreign business corporation incorporated under the laws of Washington, with its princ. office located at 3042 245th Ave. SE, Sammamish, WA

98075-9409, 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. o24

NOTICE IS HEREBY GIVEN **Soil Chemicals Corporation**, a foreign business corporation incorporated under the laws of California, with its princ. office located at 2675 W Woodland Dr., Anaheim, CA 92801-2629, 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. o24

NOTICE IS HEREBY GIVEN in compliance with the requirements of the applicable provisions of 15 PA. C.S./415 or /417, the undersigned registered foreign association hereby states that **PCG Capital, Inc.** is not doing business in the Commonwealth and withdraws its registration to do business in this Commonwealth. The jurisdiction of formation is Delaware, with the PA registered agent being Corporation Service Company. This statement of withdrawal will take place effective 10/6/2025. o24

NOTICE IS HEREBY GIVEN **Brick Phone, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 10 Jay St., Brooklyn, NY 11201, 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. o24

NOTICE IS HEREBY GIVEN **HEED MEDICAL, P.A.**, a foreign business corporation incorporated under the laws

of Florida, with its princ. office located at 52 Wooster St., Ste. 2, New York, NY 10013, 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 c/o Corporation Service Company, 1201 Hays St., Tallahassee, FL 32301. 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. o24

NOTICE IS HEREBY GIVEN that **BELLOFRAM CORPORATION**, a foreign corporation formed under the laws of the State of Delaware where its principal office is located at 8019 Ohio River Blvd., Newell, WV 26050, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 10/14/25, 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. o24

NOTICE IS HEREBY GIVEN **RED Horticulture Inc.** filed a Foreign Registration Statement with the Commonwealth of Pennsylvania. The address of its principal office under the laws of its jurisdiction is 450 Seventh Avenue, Suite 1501 New York, NY 10123. 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. o24

NOTICE IS HEREBY GIVEN **INSITRO, INC.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 279 E Grand Ave., Ste. 200, South San Francisco, CA 94080, 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. o24

NOTICE IS HEREBY GIVEN that **Prescribed Pediatric Extended Care, Inc.**, a foreign corporation formed under the laws of the State of Florida where its principal office is located at 2800 Cleveland Ave. N, Roseville, MN 55113, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 10/10/25, 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. o24

NOTICE IS HEREBY GIVEN **Achieve Life Sciences, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 22722 29th Dr. SE, Ste. 100, Bothell, WA 98021-4420, 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. o24

NOTICE IS HEREBY GIVEN **EnergySage, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 201 Washington St., Ste. 2700, Boston, MA 02108, intends to apply 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. o24

MISCELLANEOUS
NOTICES

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

TERM NO. 2025-CV-04099

CIVIL ACTION - LAW

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE**

**CROSSCOUNTRY MORTGAGE, LLC,
PLAINTIFF
VS.
THOMAS SECHRIST JR.
MORTGAGOR AND REAL OWNER,
DEFENDANT**

TO: THOMAS SECHRIST JR., MORTAGOR AND REAL OWNER, DEFENDANT whose last known address is 3156 North 6th Street Harrisburg, PA 17110.

THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

YOU ARE HEREBY NOTIFIED that Plaintiff CROSSCOUNTRY MORTGAGE, 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. 2025-CV-04099 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 3156 North 6th Street Harrisburg, PA 17110 whereupon your property will be sold by the Sheriff of Dauphin.

N O T I C E

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

Michael T. McKeever
Attorney for Plaintiff
KML Law Group, P.C., PC
Suite 5000, BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322

o24

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

TERM NO. 2025-CV-02157

CIVIL ACTION - LAW

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE**

**PENNYMAC LOAN SERVICES, LLC
PLAINTIFF**

VS.

**UNKNOWN HEIRS OF DANA WOOD,
APRIL WOOD SOLELY IN HER
CAPACITY AS HEIR OF DANA WOOD,
DECEASED, DANIELLE VENEZAILE
SOLELY IN HER CAPACITY AS HEIR
OF DANA WOOD, DECEASED, DANAY
WOOD SOLELY IN HER CAPACITY AS
HEIR OF DANA WOOD, DECEASED &
ZOE WOOD SOLELY IN HER
CAPACITY AS HEIR OF DANA WOOD,
DECEASED MORTGAGOR AND REAL
OWNER, DEFENDANT**

TO: UNKNOWN HEIRS OF DANA WOOD,
APRIL WOOD SOLELY IN HER CAPACITY
AS HEIR OF DANA WOOD, DECEASED,
DANIELLE VENEZAILE SOLELY IN HER
CAPACITY AS HEIR OF DANA WOOD,.

DECEASED, DANAY WOOD SOLELY IN
HER CAPACITY AS HEIR OF DANA WOOD,
DECEASED & ZOE WOOD SOLELY IN HER
CAPACITY AS HEIR OF DANA WOOD,
DECEASED, MORTGAGOR AND REAL
OWNER, DEFENDANT whose last known
address is 3813 Green St., Harrisburg, PA
17110.

THIS FIRM IS A DEBT COLLECTOR AND
WE ARE ATTEMPTING TO COLLECT A
DEBT OWED TO OUR CLIENT. ANY
INFORMATION OBTAINED FROM YOU
WILL BE USED FOR THE PURPOSE OF
COLLECTING THE DEBT.

YOU ARE HEREBY NOTIFIED that
Plaintiff PENNYMAC LOAN SERVICES,
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. 2025-CV-
02157 wherein Plaintiff seeks to foreclose
on the mortgage secured on your
property located, 3813 Green Street
Harrisburg, PA 17110 whereupon your
property will be sold by the Sheriff of
Dauphin.

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
LAWYER REFERRAL SERVICE

213 N. Front Street
Harrisburg, PA 17101
717-232-7536

Michael T. McKeever
Attorney for Plaintiff
KML Law Group, P.C., PC
Suite 5000, BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
o24 215-627-1322

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

NO. 2025-CV-4506

**ESTATE OF SARA STEPHENS,
AARON CHAMBERS, EXEC,
PLAINTIFF
VS.
ALICE SHEPARD, DECEASED AND
WILLIE J. ROTAN, JR., DEFENDANTS**

PETITION FOR DEFAULT JUDGMENT

TO: WILLIE J. ROTAN, JR.

NOTICE

A COMPLAINT FOR DECLARATORY JUDGMENT has been filed asking the Court to end all rights you have regarding the vehicle title for a 2013 Chevy Impala, VIN 2G1155S30E9224188.

IF YOU WISH to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS notice to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

DAUPHIN COUNTY
LAWYER REFERRAL SERVICE
213 North Front Street
Harrisburg, PA 17101
717-232-7536

Jason M. Weinstock, Esquire
800 N. Second Street

o24

Harrisburg, PA 17102

SECOND PUBLICATION

**MISCELLANEOUS
NOTICES**

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

NO. 2023-CV-07956-MU

CIVIL ACTION - LAW

NOTICE OF SHERIFF'S SALE

**DERRY TOWNSHIP MUNICIPAL
AUTHORITY, PLAINTIFF
VS.
8219 VENTURES, LLC, DEFENDANT**

NOTICE To: 8219 Ventures, LLC,
Defendant - whose last known address
228-228A Cocoa Ave., Hershey, PA
17033

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

TAKE NOTICE that the real estate located at 228-228A Cocoa Ave., Hershey, PA 17033, is scheduled to be sold at Sheriff's Sale on 1/15/26, at 10:00 a.m., in the Dauphin County Admin. Bldg., 2nd and Market Streets, Commissioners Hearing Rm., Harrisburg, PA to enforce the court judgment of \$4,190.13, obtained by Plaintiff.

PROPERTY Description: Prop. sit in the Twp. of Derry, Dauphin County, PA.

BEING prem. 228-228A Cocoa Ave., Hershey, PA 17033.

TAX PARCEL #24-016-034-000-0000.

IMPROVEMENTS consist of residential property. Sold as the property of 8219 Ventures, LLC.

TAKE NOTICE that a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

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.

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

Portnoff Law Assoc., Ltd.
P.O. Box 391
Norristown, PA 19404
800-561-7989

o17-31

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

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

REPORTING OF ERRORS IN ADVANCE SHEET

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

DAUPHIN COUNTY COURT SECTION

Opinions Not Yet Reported

BAR ASSOCIATION PAGE
Dauphin County Bar Association
213 North Front Street, Harrisburg, PA 17101-1493
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