

York Legal Record

A Record of Cases Argued and Determined in the Various Courts of York County

Vol. 124

YORK, PA, THURSDAY, August 26, 2010

No. 20

CASES REPORTED

Advanced Industrial Services, Inc., Plaintiff v.
Karl E. Breeden and Angela S. Breeden, Defendants

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Confession of Judgment – Striking and Opening



Dated Material Do Not Delay

The York Legal Record is published every Thursday by The York County Bar Association. All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. Neither the York Record nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content. Karen L. Saxton, Editor.

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ESTATE NOTICES

ADMINISTRATOR'S AND EXECUTORS NOTICES

FIRST PUBLICATION

BARBARA E. BLACK A/K/A BARBARA ETHEL BLACK late of Penn Twp., York Co., PA, deceased. Mary E. Bell, 121 Race Street, P.O. Box 176, Bainbridge, PA 17502, Executrix. Mooney & Associates. John J. Mooney, III, Esquire, Attorney. 8-26-3t

DONALD K. CARSON late of Fairview Twp., York Co., PA, deceased. Donna H. Shaffer, 203 Yellow Breeches Drive, Camp Hill, PA 17011 and Jeanne C. Kosanovic, 208 Fineview Road, Camp Hill, PA 17011, Executrices. Johnson, Duffie, Stewart & Weidner. Edmund G. Myers, Esquire, Attorney. 8-26-3t

SUZANNE H. GEISLER late of Spring Grove, York Co., PA, deceased. Dale H. Geisler and Linda Geisler Yeager, c/o 119 West Hanover Street, Spring Grove, PA 17362, Co-Executors. Craig A. Diehl, Esquire, Attorney. 8-26-3t

ELEANOR A. GOHN late of Spring Garden Twp., York Co., PA, deceased. Marjorie G. Felsburg, c/o 221 W. Philadelphia St., Suite 600E, York, PA 17401-2994, Executrix. STOCK AND LEADER. John J. Shorb, Esquire, Attorney. 8-26-3t

HOWARD A. FIELD late of Hanover Borough, York Co., PA, deceased. Charles H. Field, 312 Barberry Drive, Hanover, PA 17331, Administrator. Dorr Law Office. Donald W. Dorr, Esquire, Attorney. 8-26-3t

M. GERALDINE GUISE late of Springettsbury Twp., York Co., PA, deceased. Jason L. Herrold, 141 Fairfax Drive, York, PA 17403, Executor. Penny V. Ayers, Esquire, Attorney. 8-26-3t

EDWIN C. KAUFFMAN II late of Springettsbury Twp., York Co., PA, deceased. M. Scott Hursh, 2600 Eastern Blvd., Suite 101, York, PA 17402, Executor. John M. Hamme, Esquire, Attorney. 8-26-3t

ERIKA REHMEYER late of Shrewsbury Borough, York Co., PA, deceased. Lisa M. Gaier, c/o 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110, Executrix. Hazen Elder Law. Erika Rehmeyer, Esquire, Attorney. 8-26-3t

NADINE E. SOLLENBERGER late of York

City, York Co., PA, deceased. John V. Sollenberger and Elsie F. Brooks, c/o 110 South Northern Way, York, PA 17402, Co-Executors. Robert M. Strickler, Esquire, Attorney. 8-26-3t

JEANETTE HALL WARNER A/K/A JEANETTE H. WARNER late of Manheim Twp., York Co., PA, deceased. Thomas Houck Warner, 5283 Lineboro Road, Glen Rock, PA 17327, Executor. Stonesifer and Kelley, P.C., Attorneys at Law. 8-26-3t

SECOND PUBLICATION

JOSEPH W. DANIELS late of Springettsbury Twp., York Co., PA, deceased. Debra K. Daniels, c/o 17 East Market Street, York, PA 17401, Administratrix. Blakey, Yost, Bupp & Rausch, LLP. Charles A. Rausch, Esquire, Attorney. 8-19-3t

MILTON G. DECKER late of West Manchester Twp., York Co., PA, deceased. Shirley Marie Decker, 1861 Carlisle Road, York, PA 17408, Executrix. D. Michael Craley, Esquire, Attorney. 8-19-3t

JAMES S. ERNST late of West Manheim Twp., York Co., PA, deceased. James B. Ernst and Jean Ernst, 266 Fairview Dr., Hanover, PA 17331, Administrators. Guthrie, Nonemaker, Yingst & Hart, LLP. Keith R. Nonemaker, Esquire, Attorney. 8-19-3t

KATHRYN MAE FLINCHBAUGH A/K/A KATHRYN M. FLINCHBAUGH A/K/A KATHRYN FLINCHBAUGH late of Springettsbury Twp., York Co., PA, deceased. George P. Elias, 3502 Bigler Avenue, Northern Cambria, PA 15714, Administrator C.T.A. George P. Elias, Esquire, Attorney for Estate. 8-19-3t

DORCAS A. FREY late of Springettsbury Twp., York Co., PA, deceased. George S. Frey, c/o 120 Pine Grove Commons, York, PA 17403, Executor. Elder Law Firm of Robert Clofine. Robert Clofine, Esquire, Attorney. 8-19-3t

MARY O. HAINES late of Manchester Twp., York Co., PA, deceased. Ernest Haines and Mary O. Hoffman, c/o 138 East Market Street, York, PA 17401, Executors. Goldfein and Joseph, P.C. Leo E. Gribbin, Esquire, Attorney. 8-19-3t

MYRTLE M. HARTMAN late of Springettsbury Twp., York Co., PA, deceased. Sandra Jane Sprenkle, 216 Lyndhurst Road, York, PA 17402 and Lynda Sue Phillips, 111 Frysville Road, Hellam, PA 17406, Co-Executrices. Ronald Perry, Esquire, Attorney. 8-19-3t

MICHAEL HAVERLOCK late of Penn Twp., York Co., PA, deceased. Janet Corsini, 28 Longview Drive, Narragansett, RI 02882, Executrix. Phillips & Phillips, Attorney. 8-19-3t

DOROTHY E. JOHNS A/K/A DOROTHY ELIZABETH JOHNS late of York Twp., York Co., PA, deceased. John E. Johns, 6424 Muirlands Drive, La Jolla, CA 92037, Executor. 8-19-3t

MONROE LEHIGH A/K/A MONROE B. LEHIGH late of Jackson Twp., York Co., PA, deceased. Richard Lehigh, 7725 Blue Hill Road, Glenville, PA 17329, Executor. Crabbs & Crabbs, Attorneys for the Estate. 8-19-3t

WILLA MARIE MAURER late of York City, York Co., PA, deceased. Stacy Jo Maurer, c/o 1611 Pond Road, Suite 300, Allentown, PA 18104, Administratrix. Tallman, Hudders & Sorrentino. PA Office of Norris, McLaughlin & Marcus, P.A. Dolores A. Laputka, Esquire, Attorney. 8-19-3t

ARTHUR H. PETERS late of Springettsbury Twp., York Co., PA, deceased. Arthur W. Peters and Gary A. Peters, c/o 2675 Eastern Boulevard, York, PA 17402, Administrators. Jennifer A. Galloway, Esquire, Attorney. 8-19-3t

PATRICIA J. SHAFFER late of Windsor Twp., York Co., PA, deceased. Erica L. Cover, c/o 221 W. Philadelphia St., Suite 600, York, PA 17401-2994, Executrix. STOCK AND LEADER. D. Reed Anderson, Esquire, Attorney. 8-19-3t

VELMA M. SHEARER late of Codorus Twp., York Co., PA, deceased. Camellia K. Gantz, 3602 Jefferson Rd., Glenville, PA 17329 and Adrian J. Shearer, 415 Susquehanna Rd., Northumberland, PA 17857, Executors. Guthrie, Nonemaker, Yingst & Hart, LLP. Keith R. Nonemaker, Esquire, Attorney. 8-19-3t

THOMAS R. SHOOP A/K/A THOMAS RICHARD SHOOP late of West Manheim Twp., York Co., PA, deceased. Susan Ellen Hearrell Austin, c/o 1157 Eichelberger Street, Suite 4, Hanover, PA 17331, Executrix. Law Offices of Douglas H. Gent. Douglas H. Gent, Esquire, Attorney. 8-19-3t

APRIL MICHELLE SMITH late of Jackson Twp., York Co., PA, deceased. Michael C. Smith, c/o 119 West Hanover Street, Spring Grove, PA 17362, Executor. Craig A. Diehl, Esquire, Attorney. 8-19-3t

ELOIS L. SPANGLER late of Warrington Twp., York Co., PA, deceased. Valerie J. Howard, c/o 148 S. Baltimore Street, Dillsburg, PA 17019, Executrix. Jane M. Alexander, Esquire, Attorney. 8-19-3t

MARGARET TAYLOR A/K/A MARGARET L. TAYLOR late of Windsor Twp., York Co., PA, deceased. Robert Taylor, Jr. and Nancy Taylor, 14902 Ashford Court, Laurel, MD 20707, Co-Administrators. HOFFMEYER & SEMMELMAN, LLP. William F. Hoffmeyer, Esquire, Attorney. 8-19-3t

THIRD PUBLICATION

BARBARA C. BARR late of Springettsbury Twp., York Co., PA, deceased. Barbara J. Blymire, c/o 2675 Eastern Blvd., York, PA 17402, Executrix. Kagen, MacDonald & France, P.C. Jennifer A. Galloway, Esquire, Attorney. 8-12-3t

ALICE E. BELLIZIA late of Springettsbury Twp., York Co., PA, deceased. Nancy A. Herr, c/o 41 East Orange Street, Lancaster, PA 17602, Administratrix. Gibbel Kraybill & Hess LLP. J. Elvin Kraybill, Esquire, Attorney. 8-12-3t

W. DALE BROUGHER late of Spring Garden Twp., York Co., PA, deceased. Nancy M. Brougner and Albert G. Blakey, III, c/o 17 East Market Street, York, PA 17401, Co-Executors. Blakey, Yost, Bupp & Rausch, LLP. Albert G. Blakey, Esquire, Attorney. 8-12-3t

MARY E. EISENHART late of Penn Twp., York Co., PA, deceased. Edwin E. Eisenhart and Karen L. Wagner, c/o 135 North George Street, York, PA 17401, Co-Executors. CGA Law Firm, PC. Leanne M. Miller, Esquire, Attorney. 8-12-3t

JOHN C. GILBERT late of Manchester Twp., York Co., PA, deceased. Jana McCommon, 1732 Oakes Ave., York, PA 17404, Executrix. Law Office of John C. Oszustowicz, Esquire, Attorney. 8-12-3t

JAMES JACOB HARTENSTEIN, III late of New Freedom Borough, York County, PA, deceased. Tami A. Hartenstein, c/o 221 W. Philadelphia St., Suite 600E, York, PA 17401-2994, Administratrix. STOCK AND LEADER. Jody Anderson Leighty, Esquire, Attorney. 8-12-3t

LORI A. LIEK late of Manchester Twp., York Co., PA, deceased. Robin Greer, 18 Pine Springs Blvd., York, PA 17408, Executrix. Senft Law Firm LLC. John L. Senft, Esquire, Attorney. 8-12-3t

GERALDINE E. MANTIS late of Newberry Twp., York Co., PA, deceased. Constance Lambert, c/o 2331 Market Street, Camp Hill, PA 17011, Executrix. Reager & Adler, PC. Neely E. Meals, Esquire, Attorney. 8-12-3t

MERLIN KEITH McKNIGHT A/K/A M. KEITH McKNIGHT late of Codorus Twp., York Co., PA, deceased. Marsha Lyn McKnight, 5383 Spirit Ln., Glenville, PA 17329, Executrix. Michael R. Caum, Esquire, Attorney. 8-12-3t

PHYLLIS C. TRIMMER A/K/A PHYLLIS C. MELHORN late of York Twp., York Co., PA, deceased. Cletus C. Melhorn, Jr., c/o 120 Pine Grove Commons, York, PA 17403, Executor. Elder Law Firm of Robert Clofine. Robert Clofine, Esquire, Attorney. 8-12-3t

ADELE LENORA MILLER late of York Twp.,

York Co., PA, deceased. Stephen Miller, c/o 2675 Eastern Blvd., York, PA 17402, Executor. Jennifer A. Galloway, Esquire, Attorney. 8-12-3t

MARY E. RIDGEWAY late of New Freedom Borough, York Co., PA, deceased. Roland M. Ridgeway, Jr., c/o 120 Pine Grove Commons, York, PA 17403, Executor. Elder Law Firm of Robert Clofine. Robert Clofine, Esquire, Attorney. 8-12-3t

LOUISE V. ROST late of Dallastown Borough, York Co., PA, deceased. Alice L. Hartenstein and Craig A. Rost, c/o 32 N. Duke St., P.O. Box 544, York, PA 17405, Executors. Rand A. Feder, Esquire, Attorney. 8-12-3t

CHARLES PARK SPOLER late of Shrewsbury Twp., York Co., PA, deceased. Linda G. Apuzzo, c/o 120 Pine Grove Commons, York, PA 17403, Administratrix. Elder Law Firm of Robert Clofine. Robert Clofine, Esquire, Attorney. 8-12-3t

KATHERINE M. WILDASON late of New Freedom Borough, York Co., PA, deceased. Mary Wildason Shaeffer, 745 East Tolna Road, Shrewsbury, PA 17361, Executrix. STOCK AND LEADER. J. Ross McGinnis, Esquire, Attorney. 8-12-3t

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CIVIL NOTICES

ACTION IN MORTGAGE FORECLOSURE

BAC HOME LOANS SERVICING, L.P.
Vs.
DARRYL R. STONES
VANESSA D. BRIGHT-STONES

NO. 2010-SU-000756-06

NOTICE

To DARRYL R. STONES:

You are hereby notified that on 02/18/10, Plaintiff, BAC Home Loans Servicing, L.P., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of York County Pennsylvania, docketed to No. 2010-SU-000756-06. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1165 Nugent Way, York, PA 17402-7646 whereupon your property would be sold by the Sheriff of York County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

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

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

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

YORK COUNTY

LAWYER REFERRAL SERVICE
YORK LEGAL REFERRAL
137 EAST MARKET STREET
YORK, PA 17401
717-854-8755 x201

PHELAN HALLINAN & SCHMIEG, LLP
Suite 1400
One Penn Center @ Suburban Station
Philadelphia, PA 19103-1814
215-563-7000
Main Fax: 215-563-7009

8-26-1t

Solicitor

BAC HOME LOANS SERVICING, L.P.
Vs.

TANYA A. TRUESDELL
TERRY K. JONES
BERNADETTE JONES

NO. 2010-SU-000296-06

NOTICE

To TERRY K. JONES and BERNADETTE JONES:

You are hereby notified that on 01/19/10, Plaintiff, BAC Home Loans Servicing, L.P., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of YORK County Pennsylvania, docketed to No. 2010-SU-000296-06. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1150 Nugent Way, York, PA 17402-7647 whereupon your property would be sold by the Sheriff of YORK County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

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

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

IF YOU CANNOT AFFORD TO HIRE A

LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

YORK COUNTY
LAWYER REFERRAL SERVICE
YORK LEGAL REFERRAL
137 EAST MARKET STREET
YORK, PA 17401
717-854-8755 x201

PHELAN HALLINAN & SCHMIEG, LLP
Suite 1400
One Penn Center @ Suburban Station
Philadelphia, PA 19103-1814
215-563-7000
Main Fax: 215-563-7009

8-26-1t Solicitor

WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE f/k/a NORWEST BANK MINNESOTA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF RENAISSANCE HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-1, PLAINTIFF vs. JOSHUA D. WARFIELD V, WENDY J. WARFIELD and UNITED STATES OF AMERICA, DEFENDANTS

NO. 2010-SU-002650-06

TO: JOSHUA D. WARFFIELD V and WENDY J. WARFIELD, DEFENDANTS, whose last known address is 946 Thompson Road, Fawn Grove, PA 17321.

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE f/k/a NORWEST BANK MINNESOTA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF RENAISSANCE HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-1, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of York County, Pennsylvania, docketed to NO. 2010-SU-002650-06, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 946 Thompson Road, Fawn Grove, PA 17321, whereupon your property would be sold by the Sheriff of York County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you

wish to defend against the claims set forth in the notice above, 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 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 THE 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.

LAWYERS REFERRAL SERVICE
137 E. Market St., York, PA 17401
717.854.8755

UDREN LAW OFFICES, P.C.

MARK J. UDREN, STUART WINNEG, LORRAINE DOYLE, ALAN M. MINATO, CHANDRA M. ARKEMA, LOUIS A. SIMONI, ADAM L. KAYES AND MARGUERITE L. THOMAS
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003
856.669.5400

8-26-1t Attorneys for Plaintiff

ARTICLES OF INCORPORATION

NOTICE is hereby given that Articles of Incorporation were filed with the Commonwealth of Pennsylvania on August 5, 2010. The name of the proposed corporation is CC & R TRUCKING, INC. The corporation is to be incorporated under the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania Act of December 22, 1988, as amended.

JOHN J. MOONEY, III, Esquire

8-26-1t Solicitor

NOTICE is hereby given that Articles of Incorporation were filed with the Commonwealth of Pennsylvania. The name of the corporation is HIPPY HUT, INC. The corporation has been incorporated under the provisions of the Business Corporation Law of 1988 of the Commonwealth of Pennsylvania.

GREGORY H. GETTLE, Esquire

8-26-1t Solicitor

NOTICE IS HEREBY GIVEN that HIS CREATIONS MINISTRIES, INC., with its corporate address of One South Baltimore Street, 2nd Floor, Dillsburg, Pennsylvania 17019, has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

THOMAS D. GOULD, Esquire

8-26-1t Attorney at Law

Notice is hereby given that a for profit corporation known as RUNOFF STUDIOS, INC. has been incorporated under the provisions of the For Profit Corporation Law of 1988.

BARLEY SNYDER

8-26-1t Attorneys

Notice is hereby given that a business corporation known as WESTMINSTER PLACE AT BLOOMSBURG GP, INC. has been incorporated under the provisions of the Business Corporation Law of 1988.

NIKOLAUS & HOHENADEL, LLP

8-26-1t Attorneys

CIVIL TRIAL LIST

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

CIVIL TRIAL LIST COMMENCING
SEPTEMBER 7, 2010

CALL OF THE CIVIL TRIAL LIST TO BE HELD ON MONDAY, AUGUST 23, 2010, AT 9:30 A.M. IN COURTROOM NO. 9

1. G. Edward Mumford vs. Stetler & Gribbin, Attorneys At Law & Jill Dietrich-Gilden, Esquire; 2004-SU-2726-Y01; Dennis L. Abramson for Plaintiff; Timothy J. McMahon for Defendant.

SCHEDULED TO BE TRIED THE WEEK BEGINNING SEPTEMBER 13, 2010

2. Nancy A. Forry vs. Darryl W. Hill, II; 2008-SU-5898-01; David M. Pollick and Gregory E. Martin for Plaintiff; Michael B. Scheib for Defendant.

SCHEDULED TO BE TRIED THE WEEK BEGINNING SEPTEMBER 8, 2010

3. Timothy Mannino and Christine Mannino vs. Steve Pyze; 2002-SU-5654-01; Steven D. Stambaugh for Plaintiffs; Michael B. Scheib for Defendant.

SCHEDULED TO BE TRIED THE WEEK BEGINNING SEPTEMBER 8, 2010

4. McClarin Plastics, Inc. vs Pennsylvania Manufacturers' Association Insurance Fire Company; 2006-SU-000275-01; Sean E. Summers for Plaintiff; John C. Sullivan for Defendant.

NON-JURY TRIAL SPECIALLY SCHEDULED FOR SEPTEMBER 20, 21, AND 22, 2010

5. Appeal of Colony Park Lanes East vs York County Board of Assessment Appeals; 2009-SU-5812-Y08; Richard P. Nuffort for Plaintiff; William T. Hast for Defendant.

NON-JURY TRIAL SPECIALLY SCHEDULED FOR SEPTEMBER 30, 2010 AT 1:30 P.M.

6. Terry L. Latschar, Executrix of the Will of Anna E. Deal, Deceased vs. Heidi L. Taylor and David J. Taylor; 2007-SU-4192-Y01; Henry O. Heiser, III for Plaintiff; John J. Mooney, III for Defendants.

NON-JURY TRIAL SCHEDULED FOR THE TRIAL TERM COMMENCING SEPTEMBER 7, 2010

7. Chase Mortgage Company f/k/a Chemical Mortgage Co. vs Stephon R. Scott; 2002-SU-004078-06; Joseph Schalk for Plaintiff; Craig S. Sharnetzka for Defendant.

NON-JURY SPECIALLY SCHEDULED FOR SEPTEMBER 1, 2010 AT 9:30 A.M.

8. Melvin H. Campbell, Jr. vs Michael A. Smith and Susan M. Smith; 2009-SU-004754-07; Albert G. Blakey III for Plaintiff; Marisa G. Button for Defendants.

NON-JURY TRIAL SPECIALLY SCHEDULED FOR SEPTEMBER 22, 2010

9. American General Consumer Discount Company vs Shirley Markey, Sylvia A. Fensterer a/k/a Sylvia A. Landis and Robert Landis; 2008-

SU-5880-Y06; Steven M. Carr for Plaintiff; Darrell J. Arbore for Defendants. NON-JURY SPECIALLY SCHEDULED FOR SEPTEMBER 1, 2010 AT 10:30 A.M.

ROBERT J. CHUK

8-26-1t District Court Administrator

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Dissolution will be filed with the Commonwealth of Pennsylvania, Department of State, at Harrisburg, Pennsylvania.

The name of the corporation organized under the Pennsylvania Business Corporation Law of 1988, Act of December 21, 1988, P.L. 1444, No. 177, as amended and supplemented, is

NORTHERN YORK
COMMUNITY SERVICES, INC.
151 South Baltimore Street
P.O. Box 77
Dillsburg, PA 17019

MEGHANN L. GARRETT, Esquire

GARY L. BROWN

8-26-1t Solicitors

SHERIFF'S SALE

BAC HOME LOANS SERVICING, L.P.
vs.
STEVEN A. TERRIZZI

NO. 2009-SU-006311-06

NOTICE TO: STEVEN A. TERRIZZI

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY"

Being Premises: 410 DAYS MILL ROAD, YORK, PA 17403

Being in YORK Township, County of YORK Commonwealth of Pennsylvania TAX PARCEL NO.: 54-000-HH-0059.B0 Improvements consist of residential property. Sold as the property of STEVEN A. TERRIZZI

Your house (real estate) at 410 DAYS MILL ROAD, YORK, PA 17403 is scheduled to be sold at the Sheriff's Sale on DECEMBER 13, 2010 at 2:00 PM, at the YORK County Courthouse to enforce the Court Judgment of \$139,429.54 obtained by, BAC HOME LOANS SERVICING, L.P. (the mortgagee), against the above premises.

PHELAN HALLINAN & SCHMIEG, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard Suite 1400
Philadelphia, PA 19103-1814
Phone (215)563-7000, Ext 1533
Fax (215)563-7009

8-26-1t Attorney for Plaintiff

PHH MORTGAGE CORPORATION
vs.
ALEXANDER N. ROBLES

NO. 2009-SU-005313-06

NOTICE TO: ALEXANDER N. ROBLES

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY"

Being Premises: 313 WARREN STREET, YORK, PA 17406 Being in the Twelfth Ward of the City of York, County of YORK Commonwealth of Pennsylvania TAX PARCEL NO.: 12-406-15-0028.00-00000 Improvements consist of residential property. Sold as the property of ALEXANDER N. ROBLES

Your house (real estate) at 313 WARREN STREET, YORK, PA 17406 is scheduled to be sold at the Sheriff's Sale on DECEMBER 13, 2010 at 2:00 PM, at the YORK County Courthouse to enforce the Court Judgment of \$49,889.52 obtained by, PHH MORTGAGE CORPORATION (the mortgagee), against the above premises.

PHELAN HALLINAN & SCHMIEG, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard Suite 1400
Philadelphia, PA 19103-1814
Phone (215)563-7000, Ext 1533
Fax (215)563-7009

8-26-1t Attorney for Plaintiff

U.S. BANK, NATIONAL ASSOCIATION,
AS TRUSTEE, SUCCESSOR-IN-INTEREST
TO WACHOVIA BANK,
N.A. AS TRUSTEE OF MLMI 2005-A8
vs.
RODNEY C. ASHE

NO. 2009-SU-000189-06

NOTICE TO: RODNEY C. ASHE

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

Being Premises: 948 EAST PHILADELPHIA
STREET, YORK, PA 17403-1121
Being in YORK CITY Township, County of
YORK Commonwealth of Pennsylvania
Parcel Number 1: 12-370-06-0054.A0-00000
Improvements consist of residential property.
Sold as the property of RODNEY C. ASHE

Your house (real estate) at 948 EAST
PHILADELPHIA STREET, YORK, PA 17403-
1121 is scheduled to be sold at the Sheriff's Sale
on DECEMBER 13, 2010 at 2:00 PM., at the
YORK County Courthouse to enforce the Court
Judgment of \$84,483.64 obtained by, U.S.
BANK, NATIONAL ASSOCIATION, AS
TRUSTEE, SUCCESSOR-IN-INTEREST TO
WACHOVIA BANK, N.A. AS TRUSTEE OF
MLMI 2005-A8 (the mortgagee), against the
above premises.

PHELAN HALLINAN & SCHMIEG, LLP

8-26-1t Attorney for Plaintiff

TOWER FEDERAL CREDIT UNION, Plaintiff
v. SHARON DENISE YARBOUGH, Defendant

Number 2009 SU 004726 06

**NOTICE OF SHERIFFS SALE
OF REAL PROPERTY PURSUANT
TO PENNSYLVANIA RULE OF
CIVIL PROCEDURE 3129**

To: Sharon Denise Yarbough
2727 Hunt Club Drive
York, Pennsylvania 17402

TAKE NOTICE:

That the Sheriffs Sale of Real Property (real
estate) will be held on October 18, 2010, in the
SHERIFFS

OFFICE, YORK COUNTY JUDICIAL
CENTER, 45 NORTH GEORGE STREET,
YORK, PENNSYLVANIA 17401 at 2:00 P.M.,
prevailing local time.

THE PROPERTY TO BE SOLD is delineat-
ed in detail in a legal description mainly consist-

ing of a statement of the measured boundaries of
the property together with a brief mention of the
buildings and any other major improvements
erected on the land. (SEE DESCRIPTION
ATTACHED)

THE LOCATION of your property to be sold
is: 2727 Hunt Club Drive, Unit No. 70, York,
Pennsylvania 17402

THE JUDGMENT under or pursuant to
which your property is being sold is docketed to:

Tower Federal Credit Union
V.
Sharon Denise Yarbough

York County; Court of Common Pleas;
NUMBER 2009 SU 004726 06 Court Term The
name of the owner or reputed owner of this prop-
erty is: Sharon Denise Yarbough

A SCHEDULE OF DISTRIBUTION, being
a list of the persons and or governmental or cor-
porate entities or agencies being entitled to
receive part of the proceeds of the sale received
and to be disbursed by the Sheriff (for example,
to banks that hold mortgages and municipalities
that are owed taxes), will be filed by the Sheriff,
and distribution of the proceeds of sale in accor-
dance with this schedule will, in fact, be made
unless someone objects by filing exceptions to it
within ten (10) days of the date it is filed.
Information about the schedule of distribution
may be obtained from the Sheriff of the Court of
Common Pleas of York County, YORK COUN-
TY JUDICIAL CENTER, 45 NORTH GEORGE
STREET, YORK, PENNSYLVANIA 17401, 717
771 9601.

THIS PAPER IS A NOTICE OF THE TIME
AND PLACE OF THE SALE OF YOUR PROP-
ERTY It has been issued because there is a judg-
ment against you. It may cause your property to
be held to be sold or taken to pay the judgment.
You may have legal rights to prevent your prop-
erty from being taken. A lawyer can advise you
more specifically of these rights. If you wish to
exercise your rights, you must act promptly.

**YOU SHOULD TAKE THIS PAPER TO
YOUR LAWYER AT ONCE IF YOU DO NOT
HAVE A LAWYER GO TO OR TELEPHONE
THE OFFICE SET FORTHBELOW THIS
OFFICE CAN PROVIDE YOU WITH
INFORMTION 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 SER-
VICES TO ELIGIBLE PERSONS AT A
REDUCED FEE OR NO FEE.**

District Court Administrator of York County
YORK COUNTY COURTHOUSE

YORK COUNTY JUDICIAL CENTER
45 NORTH GEORGE STREET
YORK, PENNSYLVANIA 17401
717 771 9601

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of York County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or procedure used against you.
2. After the Sheriff's sale, you may file a petition with the Court of Common Pleas of York County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's deed is delivered.
3. A petition or petitioners raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of York County at one of the Court's regularly scheduled business court sessions. The petition must be served on the attorney for the creditor at least two (2) business days before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, YORK COUNTY JUDICIAL CENTER, 45 NORTH GEORGE STREET, YORK, PENNSYLVANIA 17401, before presentation of the petition to the Court.

McCABE, WEISBERG AND CONWAY, P.C.

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Attorneys for Plaintiff



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Legal Nurse Consultants
Stressing on Medical Issues?

HIRE US

Risk Free Guarantee

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