

York Legal Record

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

Vol. 124

YORK, PA, THURSDAY, August 5, 2010

No. 17

CASES REPORTED

LENNOX INDUSTRIES, INC., Plaintiff
vs. WEST MANCHESTER MALL, LLC, Defendant

Page 63

Motion for Judgment on the
Pleadings – Unjust Enrichment



Dated Material Do Not Delay

NOTICE TO THE BAR:

To Attorneys Who File Appeals From Actions of PennDoT:

Please be aware that if you file an appeal from action taken by PennDoT, such as appeals of driver's license suspensions, appeals from registration suspensions, and similar appeals, you must comply with York County Rule of Civil Procedure 5010. The Rule requires that you give a copy of your appeal petition and SCHEDULING ORDER to Court Administration so a date for the hearing can be set.

A copy of a sample appeal petition and scheduling order can be found at the Prothonotary's web site at:

<http://www.york-county.org/departments/courts/License%20Suspension%20Appeal.pdf>

Failure to include a scheduling order may result in the appeal being dismissed.

The text of Rule 5010, with comments, follows:

YCCiv. 5010: Actions Involving Appeals From Department of Transportation Determinations:

(a) The Court Administrator shall establish and publish periodic dates and times during which the Court will sit to hear appeals from determinations of the Pennsylvania Department of Transportation (PennDoT) pursuant to 75 Pa.C.S. §1377, 1550 and 4724.

[These dates and times are published in the Court Calendar, which is available on the County's web site at: <http://www.york-county.org/departments/courts/courtcal/courtcal.htm> or in the Prothonotary's office.]

(b) A separate appeal shall be taken from each determination made by the Department of Transportation.

(c) An application to the Court which has the effect of appealing any determination of PennDoT shall conform to the requirements of YCCiv. 205.1 and 205.2, and shall be filed in the Office of the Prothonotary.

[A form petition for appeal is available from the Prothonotary's office or from the Prothonotary's web site. In addition to the original, you will need 3 copies of the appeal form and the scheduling order.]

(1) The application shall be verified.

(2) The party filing the application shall serve PennDoT with a copy of the application and cause a copy of the application, along with an original detached proposed order to schedule a hearing, to be delivered to the Court Administrator.

[The Court Administrator will give you an order with the date for the hearing. This order, and your petition for appeal, must be sent to PennDOT by you, and a certificate of service indicating when you sent notice to PennDoT must be filed by you in the Prothonotary's office. If you don't do this, your appeal will NOT be heard on the date it is scheduled.]

(d) The Court Administrator shall assign the application to a judge for disposition during a session of court established to resolve such applications. An application shall not be scheduled for a hearing date which is less than two months from the date of filing.

8-5-2t

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

LURETTA S. CHRONISTER late of Red Lion Borough, York Co., PA, deceased. Steven B. Chronister and Todd R. Chronister, c/o 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356, Executors. Eveler & Eveler LLC, Attorney.
8-5-3t

CHARLES R. CLARK late of Shrewsbury Twp., York Co., PA, deceased. Marilyn P. Taylor, c/o 56 S. Duke Street, York, PA 17401-1402, Executrix. Richard R. Reilly, Esquire, Attorney.
8-5-3t

JOHN A. CLINE late of West Manheim Twp., York Co., PA, deceased. John C. Cline, c/o 515 Carlisle Street, Hanover, PA 17331, Executor. Elinor Albright Rebert, Esquire, Attorney.
8-5-3t

ELWOOD M. DAPP A/K/A ELWOOD M. DAPP, SR. late of Conewago Twp., York Co., PA, deceased. Cher D. Harris and Michele D. Byers, c/o 1601 Cornwall Road, Lebanon, PA 17042, Executrices. Reilly, Wolfson, Sheffey, Schrum and Lundberg LLP. Paul C. Bametzreider, Esquire, Attorney.
8-5-3t

DOROTHY M. GENTZLER late of Penn Twp., York Co., PA, deceased. Margaret Jean Bair, 101 W. Middle St., Gettysburg, PA 17325, Executrix. John W. Phillips, Esquire, Attorney.
8-5-3t

WILLIAM C. GLADFELTER late of Jackson Twp., York Co., PA, deceased. Bonnie Keller, c/o 56 S. Duke Street, York, PA 17401-1402, Executrix. Richard R. Reilly, Esquire, Attorney.
8-5-3t

JUNE A. GRIEST late of Wellsville Borough, York Co., PA, deceased. June G. Firestone and Suzanne H. Griest, c/o 129 East Market Street, York, PA 17401, Co-Executrices. Suzanne H. Griest, Esquire, Attorney.
8-5-3t

ROMAINE M. HAAR late of Heidelberg Twp., York Co., PA, deceased. Darlene M. Miner and Allen F. Haar, 1616 Haar Rd., Spring Grove, PA 17362, Executors.
8-5-3t

NOAH S. HOLLAND late of Peach Bottom Twp., York Co., PA, deceased. Nicholas Stallings, c/o 56 S. Duke Street, York, PA 17401-1402,

Executor. Richard R. Reilly, Esquire, Attorney.
8-5-3t

HELEN SWAN JOSLIN late of York Twp., York Co., PA, deceased. Carl E. Klinedinst, 1582 Crestlyn Road, York, PA 17403, Executor. Edward A. Stankoski, Jr., Esquire, Attorney.
8-5-3t

BILLY M. KITE, JR. late of Windsor Twp., York Co., PA, deceased. Joy L. Kite, c/o 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356, Executrix. Eveler & Eveler LLC, Attorney.
8-5-3t

MICHAEL H. KRAFCSIN late of York Twp., York Co., PA, deceased. Josephine L. Krafcsin c/o 3015 Eastern Boulevard, York, PA 17402, Executrix. Donald L. Reihart, Esquire, Attorney.
8-5-3t

FLORENCE A. KREBS A/K/A FLORENCE KREBS late of Shrewsbury Twp., York Co., PA, deceased. Floe E. Fuhrman, c/o 40 South Duke Street, York, PA 17401-1402, Executrix. Garber & Garber. John M. Garber, Esquire, Attorney.
8-5-3t

ANTHONY M. MAGNI late of York City, York Co., PA, deceased. Kerry A. Magni, c/o 17 East Market Street, York, PA 17401, Executrix. Blakey, Yost, Bupp & Rausch, LLP. Charles A. Rausch, Esquire, Attorney.
8-5-3t

LARRY W. NESTLERODE late of Manchester Twp., York Co., PA, deceased. Kathleen Z. Nestlerode, c/o 2675 Eastern Blvd., York, PA 17402, Executrix. Douglas P. France, Esquire, Attorney.
8-5-3t

ROBERT L. RUNKLE late of Springettsbury Twp., York Co., PA, deceased. Steven C. Runkle, 245 Meggon Rd., Red Lion, PA 17356, Executor. Gregory H. Gettle, Esquire, Attorney.
8-5-3t

BLANCHE B. SCHLOER late of Peach Bottom Twp., York Co., PA, deceased. Robyne Rembold, c/o 129 East Market Street, York, PA 17401, Administratrix. Suzanne H. Griest, Esquire, Attorney.
8-5-3t

EDWARD W. SEIK late of Franklin Twp., York Co., PA, deceased. June D. Seik, 1570 Baltimore Road, Dillsburg, PA 17019, Executrix. The Wiley Group, P.C. Jan M. Wiley, Esquire, Attorney.
8-5-3t

PAULINE S. SILVER A/K/A PAULINE SILVER late of West Manchester Twp., York Co., PA, deceased. Deborah F. Silver, 222 Lena Drive, York, PA 17408, Executrix. Niles S. Benn, Esquire, Attorney.
8-5-3t

RICHARD E. SPANGLER A/K/A RICHARD E. SPANGLER, SR. late of York Twp., York Co., PA, deceased. Dianne E. Spangler-Rimel, c/o 221 E. Philadelphia St., Suite 600E, York, PA 17401-6134, Executrix. STOCK AND LEADER. Thomas M. Shorb, Esquire, Attorney.
8-5-3t

MARGARET T. STRAUSBAUGH late of Springettsbury Twp., York Co., PA, deceased. Patricia C. Anderson, c/o 56 S. Duke Street, York, PA 17401-1402, Executrix. Richard R. Reilly, Esquire, Attorney. 8-5-3t

SECOND PUBLICATION

FRANKLIN E. CAMPBELL late of Dover Twp., York Co., PA, deceased. Tammy S. Heusner, c/o 910 South George Street, York, PA 17403, Executrix. Bellomo & Platt, LLC. Nathan C. Platt, Esquire, Attorney. 7-29-3t

EUGENE D. COOL late of Jackson Twp., York Co., PA, deceased. Jane B. Chapman, Nancy C. Brandt and Judy C. Luckabaugh, c/o 119 West Hanover Street, Spring Grove, PA 17362, Co-Executrices. Craig A. Diehl, Esquire, Attorney. 7-29-3t

JOANNA E. CROWL late of North Codorus Twp., York Co., PA, deceased. Nancy E. Trump, c/o 2675 Eastern Boulevard, York, PA 17402, Executrix. Kagen, MacDonald & France, P.C. Jennifer A. Galloway, Esquire, Attorney. 7-29-3t

THOMAS M. DROWSKY late of West Manheim Twp., York Co., PA, deceased. Matthew A. Drowsky, 13 Westview Dr., McSherrystown, PA 17344, Executor. Guthrie, Nonemaker, Yingst & Hart, LLP. Keith R. Nonemaker, Esquire, Attorney. 7-29-3t

LUCY EMIG late of Manchester Twp., York Co., PA, deceased. Diane P. Danby and Thomas E. Emig, 2944 Harford Circle, York, PA 17404, Executors. 7-29-3t

PAUL EUGENE GROVE A/K/A P. EUGENE GROVE A/K/A PAUL E. GROVE late of East Hopewell Twp., York Co., PA, deceased. Patricia Ann Grove, c/o 910 South George Street, York, PA 17403, Administratrix. Jeffrey R. Bellomo, Esquire, Attorney. 7-29-3t

JOHN D. HODGSON late of York City, York Co., PA, deceased. Elizabeth E. Hodgson, c/o 2675 Eastern Boulevard, York, PA 17402, Executrix. Kagen MacDonald France. Douglas P. France, Esquire, Attorney. 7-29-3t

PAUL W. HOOVER A/K/A PAUL W. HOOVER SR. late of Dillsburg, Carroll Twp., York Co., PA, deceased. Joan H. Miller, c/o 124 West Harrisburg Street, Post Office Box 310, Dillsburg, PA 17019-0310, Executrix. Law Office of Wm. D. Schrack III, Esquire, Attorney. 7-29-3t

MARGRET F. HORMEL A/K/A MARGRET FORSYTHE HORMEL late of Penn Twp., York Co., PA, deceased. Terrence L. Hormel, 15 Maple Grove Road, Hanover, PA 17331, Executor. Rhoads & Sinon LLP. Stanley A. Smith, Esquire, Attorney. 7-29-3t

SUSANNA R. ILGENFRITZ late of Hallam Borough, York Co., PA, deceased. Treva M. McWilliams and Jeanne E. Coombs, c/o 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356, Co-Executrices. Eveler & Eveler LLC, Attorney. 7-29-3t

JUNE M. KAUFFMAN late of York City, York Co., PA, deceased. Brenda G. Harper, c/o 56 S. Duke Street, York, PA 17401-1402, Executrix. Richard R. Reilly, Esquire, Attorney. 7-29-3t

BETTY M. MATHIE A/K/A BETTY MAE MATHIE late of Springettsbury Twp., York Co., PA, deceased. Robert S. Mathie and Patricia A. Hitchcock, c/o 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356, Administrators. Eveler & Eveler LLC, Attorney. 7-29-3t

RICHARD A. MATTHEWS late of York Twp., York Co., PA, deceased. Melanie M. Doss, 2040 Brenan Way, Red Lion, PA 17356, Executrix. STOCK AND LEADER. Thomas M. Shorb, Esquire, Attorney. 7-29-3t

EVA ISABELL MORGRET A/K/A EVA I. MORGRET late of Hanover Borough, York Co., PA, deceased. David R. Morgret, 3916 Littlestown Pike, Westminster, MD 21158, Executor. Crabbs & Crabbs, Attorneys for the Estate. 7-29-3t

WILFRED B. ORTIZ late of Springettsbury Twp., York Co., PA, deceased. Jimmie L. Ortiz, c/o 32 N. Duke St., P.O. Box 544, York, PA 17405, Executor. Morris & Vedder. Rand A. Feder, Esquire, Attorney. 7-29-3t

DOROTHY B. PENNELL late of Springettsbury Twp., York Co., PA, deceased. Nancy P. Lyon and Edred J. Pennell, II, c/o 2675 Eastern Boulevard, York, PA 17402, Executors. Kagen MacDonald & France. Douglas P. France, Esquire, Attorney. 7-29-3t

BETTY J. RINEHART A/K/A BETTY JANE RINEHART late of Hanover Borough, York Co., PA, deceased. Shirley A. Glass, 1565 Storms Store Road, New Oxford, Pennsylvania 17350, Executrix. Stonesifer and Kelley, P.C., Attorney. 7-29-3t

KATHLEEN D. SCHROEDER late of Jacobus Borough, York Co., PA, deceased. Gary J. Schroeder, Jr., c/o 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356, Executor. Eveler & Eveler LLC, Attorney. 7-29-3t

S. LEON STRAYER late of Carroll and Franklin Twp., York Co., PA, deceased. Lon C. Strayer and Michael L. Strayer, c/o 1013 Mumma Road, Suite 100, Lemoyne, PA 17043, Co-Executors. Gates, Halbruner, Hatch & Guise, P.C. Craig A. Hatch, Esquire, Attorney. 7-29-3t

JOHN I. GILFILLAN, JR. late of York Co., PA, deceased. Margaret J. Tittel, 623 Piccadilly Rd., Towson, MD 21204, Executrix. Barbara Orsburn

Stump, Esquire, Attorney. 7-29-3t

RAY C. SWEIGART late of Newberry Twp., York Co., PA, deceased. Michael C. Sweigart, c/o 564 Old York Road, Etters, PA 17319, Executor. Richard C. Seneca, Esquire, Attorney. 7-29-3t

ELEANOR WAGNER late of Hanover Borough, York Co., PA, deceased. Barbara Baublitz, 112 1/2 McAllister St., Hanover, PA 17331, Executrix. Guthrie, Nonemaker, Yingst & Hart, LLP. Keith R. Nonemaker, Esquire, Attorney. 7-29-3t

ELECTA M. WILSON late of Red Lion Borough, York Co., PA, deceased. Paul L. Wilson, 428 E. Lancaster Street, Red Lion, PA 17356, Executor. Laucks & Laucks LLP. David M. Laucks, Esquire, Attorney. 7-29-3t

EDITH WORKMAN late of West Manchester Twp., York Co., PA, deceased. Emily W. Westrick a/k/a Emily J. Westrick, 95 East King Street, Dallastown, PA 17313, Executrix. Hoffmeyer & Semmelman, LLP. William F. Hoffmeyer, Esquire, Attorney. 7-29-3t

THIRD PUBLICATION

HAZEL H. BEEVER late of West Manchester Twp., York Co., PA, deceased. Rodney C. Beever, c/o 56 S. Duke Street, York, PA 17401-1402, Executor. Richard R. Reilly, Esquire, Attorney. 7-22-3t

GLENN L. BOWERS late of Carroll Twp., York Co., PA, deceased. Tina B. Baker, 406 Clemens Drive, Dillsburg, PA 17019 or Timothy O. Bowers, 225 Mountain Road, Dillsburg, PA 17019, Executors. The Wiley Group, P.C. Jan M. Wiley, Esquire, Attorney. 7-22-3t

GLADYS M. REICHARD A/K/A GLADYS MAE REICHARD late of W. Manchester Twp., York Co., PA, deceased. Kay R. Gerrick, c/o 2020 Leonard Street, York, PA 17404, Executrix. LAUCKS & LAUCKS, LLP. David M. Laucks, Esquire, Attorney. 7-22-3t

DOROTHY HELMEY A/K/A DOROTHY K. HELMEY late of Heidelberg Twp., York Co., PA, deceased. Ray Lawson a/k/a Raymond Lawson, c/o 2005 East Main Street, Waynesboro, PA 17268, Executor. R. Thomas Murphy & Associates, P.C. Jared S. Childers, Esquire, Attorney. 7-22-3t

EDWARD JUNIOR HOSKINS late of Dover Twp., York Co., PA, deceased. Karen E. Moubray, c/o 2675 Eastern Boulevard, York, PA 17402, Executrix. Kagen MacDonald & France, P.C. Douglas P. France, Esquire, Attorney. 7-22-3t

MARGARET S. MECKLEY late of Spring Garden Twp., York Co., PA, deceased. Fred D.

Meckley, Jr., 1283 West Princess St., York, PA 17404, Executor. Timothy E. Kane, Esquire, Attorney. 7-22-3t

PHILIP F. MUNCHEL, SR. late of Springettsbury Twp., York Co., PA, deceased. Cynthia A. Pattison, 6171 Huntingdon St., Harrisburg, PA 17111, Executrix. Katherman, Heim & Perry. L.C. Heim, Esquire, Attorney. 7-22-3t

CHARLES E. NAYLOR late of Mount Wolf Borough, York Co., PA, deceased. Anna Mae Naylor, c/o 221 W. Philadelphia St., Suite 600E, York, PA 17401-2994, Executrix. STOCK AND LEADER. Ronald L. Hershner, Esquire, Attorney. 7-22-3t

GRACE L. SCHUCHART of Glen Rock Borough, York Co., PA, deceased. Arlene Rodes and Cindy Burchette, c/o 110 South Northern Way, York, Pennsylvania 17402, Co-Executrices. Paul G. Lutz, Esquire, Attorney. 7-22-3t

ALMEDA B. SLASEMAN late of Fairview Twp., York Co., PA, deceased. Sanfra S. Anstine and Anna Mae Mumma, c/o 117 E. Market St., York, PA 17401, Co-Executrices. Anstine & Sparler. William B. Anstine, Jr., Esquire, Attorney. 7-22-3t

CARLOUS S. SUTTON, JR. late of Springettsbury Twp., York Co., PA, deceased. T. Paulette Sutton, c/o 56 S. Duke Street, York, PA 17401-1402, Executrix. Richard R. Reilly, Esquire, Attorney. 7-22-3t

ROBERT W. WARNER late of North Codorus Twp., York Co., PA, deceased. Mark A. Warner, c/o 135 North George St., Ste. #213, York, PA 17401, Executor. Peter J. Mangan, Esquire, Attorney. 7-22-3t

NICOLE C. WIDENER A/K/A NICOLE SPILMAN FINNERTY A/K/A NICOLE CHARLOTTE WIDENER late of Stewartstown Borough, York Co., PA, deceased. Clarence Robert Johnson, 901 Delta Road, Red Lion, PA 17356, Administrator. Andrea S. Anderson, Esquire, Attorney. 7-22-3t

DAVID R. WILSON late of York Twp., York Co., PA, deceased. Kay A. Wilson-Hayes, c/o 138 East Market Street, York, PA 17401, Executrix. Goldfein and Joseph, P.C. Leo E. Gribbin, Esquire, Attorney. 7-22-3t

VINCENT X. YAKOWICZ late of Fairview Twp., York Co., PA, deceased. Marlene B. Yakowicz, 227 Oak Knoll Rd., New Cumberland, PA 17070, Executrix. 7-22-3t

CIVIL NOTICES

ACTION IN MORTGAGE FORECLOSURE

BANK OF AMERICA NA
Vs.
RACHEL L. SCHULER

NO. 2010-SU-2350-06

NOTICE

TO Rachel L. Schuler and :

You are hereby notified that on 5/10/10, Plaintiff, Bank Of America NA, 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-2350-06. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 70 Bowman Road, Hanover, PA 17331 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: 215-563-3826

8-5-1t

Solicitor

THE BANK OF NEW YORK AS TRUSTEE
FOR THE CERTIFICATEHOLDER S CWABS,
INC. ASSET-BACKED CERTIFICATES,
SERIES 2006-22 v. SAMANTHA J. KROUT
AND DARLENE A. SWORDS

Number 2009-su-002830-06

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: SAMANTHA J. KROUT
2145 Stauffer Road
Seven Valley, PA 17360
DARLENE A. SWORDS
2145 Stauffer Road
Seven Valley, PA 17360

Your house (real estate) at 2145 Stauffer Road, Seven Valley, Pennsylvania 17360 is scheduled to be sold at Sheriff's Sale on August 16, 2010 at 2:00 p.m. in the Sheriffs Office, York County Judicial Center, 45 North George Street, York, PA 17401 to enforce the court judgment of \$112,120.23 obtained by The Bank Of New York As Trustee For The Certificateholder S Cwabs,inc. Asset-backed Certificates, series 2006-22 against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS
SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to The Bank Of New York As Trustee For The Certificateholder S Cwabs,inc. Asset-backed Certificates, series 2006-22 the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

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 McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

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 McCabe, Weisberg and Conway, P.C. at (215) 790-1010.

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
Lawyer Referral Service
137 East Market Street
York, Pennsylvania 17401
(717) 854-8755

ASSOCIATION DE LICENCIADOS
Lawyer Referral Service
137 East Market Street
York, Pennsylvania 17401
(717) 854-8755

McCABE, WEISBERG AND CONWAY, P.C.

TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

8-5-1t Attorneys for Plaintiff

CHASE HOME FINANCE, LLC
Vs.
CATHERINE M. HOGAN A/K/A CATHERINE M. GNIBUS-HOGAN A/K/A CATHY M. HOGAN AND EDWARD HOGAN

NO. 2009-SU-006459-06

NOTICE

TO CATHERINE M. HOGAN A/K/A CATHERINE M. GNIBUS-HOGAN A/K/A CATHY M. HOGAN AND EDWARD HOGAN:

You are hereby notified that on 12/21/2009, Plaintiff, Chase Home Finance, LLC, 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. 2009-SU-006459-06. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 169 Hanover Street Glen Rock, PA 17327 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

FULL SPECTRUM SERVICES
400 FELLOWSHIP RD SUITE 220
MT. LAUREL, NJ 08054
856-813-1460
8568-813-1462 (FAX)

8-5-1t Solicitor

WELLS FARGO BANK, NA
Vs.
BRYAN E. NESS

NO. 2009-SU-004800-06

NOTICE

TO BRYAN E. NESS:

You are hereby notified that on 9/25/09, Plaintiff, Wells Fargo Bank, NA, 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. 2009-SU-004800-06. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 671 North Front Street, Extension, Wrightsville, PA 17368 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: 215-563-3826

8-5-1t Solicitor

ARTICLES OF INCORPORATION

NOTICE is hereby given that DALLASTOWN CHIROPRACTIC, PC has been incorporated under the provisions of the Pennsylvania Corporation Law of 1988.

KAGEN, MacDONALD & FRANCE, P.C.
ANDREW F. KAGEN, Esquire

8-5-1t Solicitor

NOTICE is hereby given that RED DOT INDUSTRIES, INC. has been incorporated under the provisions of the Pennsylvania Corporation Law of 1988.

KAGEN, MacDONALD & FRANCE P.C.
ANDREW F. KAGEN, Esquire

8-5-1t Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

NOTICE IS HEREBY GIVEN that on the 27th day of July, 2010, the Petition of Emily K. Nichols was filed in the Court of Common Pleas of York County, Pennsylvania, requesting a Decree to change her name from EMILY K. NICHOLS to EMILY K. RATHELL.

The Court has set the 1st day of September, 2010, at 1:30 pm in Courtroom Number 6 of the York County Judicial Center as the time and place for the Hearing of said Petition, when and where all persons may appear and show cause, should they have any, why the prayer of said Petition should not be granted.

LAW OFFICE OF MICHAEL R. CAUM, P.C.

MICHAEL R. CAUM, Esquire

8-5-1t Attorney for Petitioner

FICTITIOUS NAME

NOTICE is hereby given that on or about July 28, 2010 an application for registration was filed under the Fictitious Name Act 54 PA C.S.A. Sec. 311 in the Department of State, Commonwealth of Pennsylvania, setting forth that Dallastown Chiropractic, PC of 2675 Eastern Boulevard, York, Pennsylvania is the only entity owning or interested in DALLASTOWN CHIROPRACTIC, a business, the character of which is chiropractic services and the location where said business will be located is to be determined.

KAGEN, MacDONALD & FRANCE, P.C.
ANDREW F. KAGEN, Esquire

8-5-1t Solicitor

NOTICE is hereby given that on or about July 22, 2010 an application for registration was filed under the Fictitious Name Act 54 PA C.S.A. Sec. 311 in the Department of State, Commonwealth of Pennsylvania, setting forth that Red Dot Industries, Inc. of 70 Windsor Way, Red

Lion, Pennsylvania, 17356 is the only entity owning or interested in THE DELI OF ITALY, a business, the character of which is a deli restaurant and the location where said business offices will be located is 70 Windsor Way, Red Lion, Pennsylvania, 17356.

KAGEN, MacDONALD & FRANCE, P.C.

ANDREW F. KAGEN, Esquire

8-5-1t Solicitor

NOTICE

KDR INVESTMENTS, LLP, Plaintiff vs.
LINDA K. KATONA, WILLIAM NEAL AND
YORK COUNTY TAX CLAIM BUREAU

No. 2009-SU-5120-08

TO: LINDA K. KATONA
490 Park Street
Manchester, PA 17345

NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

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 of
The York County Bar Association
York County Bar Center
137 East Market Street

York, Pennsylvania 17401
Telephone No. (717) 854-8755

BLAKEY, YOST, BUPP & RAUSCH, LLP

JOHN J. BARANSKI, JR., Esquire

8-5-1t Attorneys for Plaintiff

ORDER OF COURT

DISCOVER BANK, Plaintiff

vs.

JAY K. CASEY

No. 2010-SU-000992-01

AND NOW, to-wit, this 24th day of June, 2010, upon consideration of the foregoing Motion for Service of the Complaint Pursuant to Special Order of Court and attached supporting affidavit, it is hereby ORDERED, ADJUDGED AND DECREED, that the service of the Complaint in Civil Action may be made on Defendant, Jay K. Casey, by permitting the Plaintiff to mail a copy of the Complaint to the Defendant the last known address being 140 Fox Creek Ct., Wrightsville, PA 17368 by Certified Mail and by Certificate of Mailing Postal Form 3817, postage prepaid. Service to be completed upon mailing.

Publish notice of suit one time each in the York Legal Record and in a newspaper of general circulation in York County.

BY THE COURT:

JUDGE RICHARD K. RENN
The Judge's signature appears
on the original document only

WELTMAN, WEINBERG & REIS CO., L.P.A.

8-5-1t Attorneys at Law



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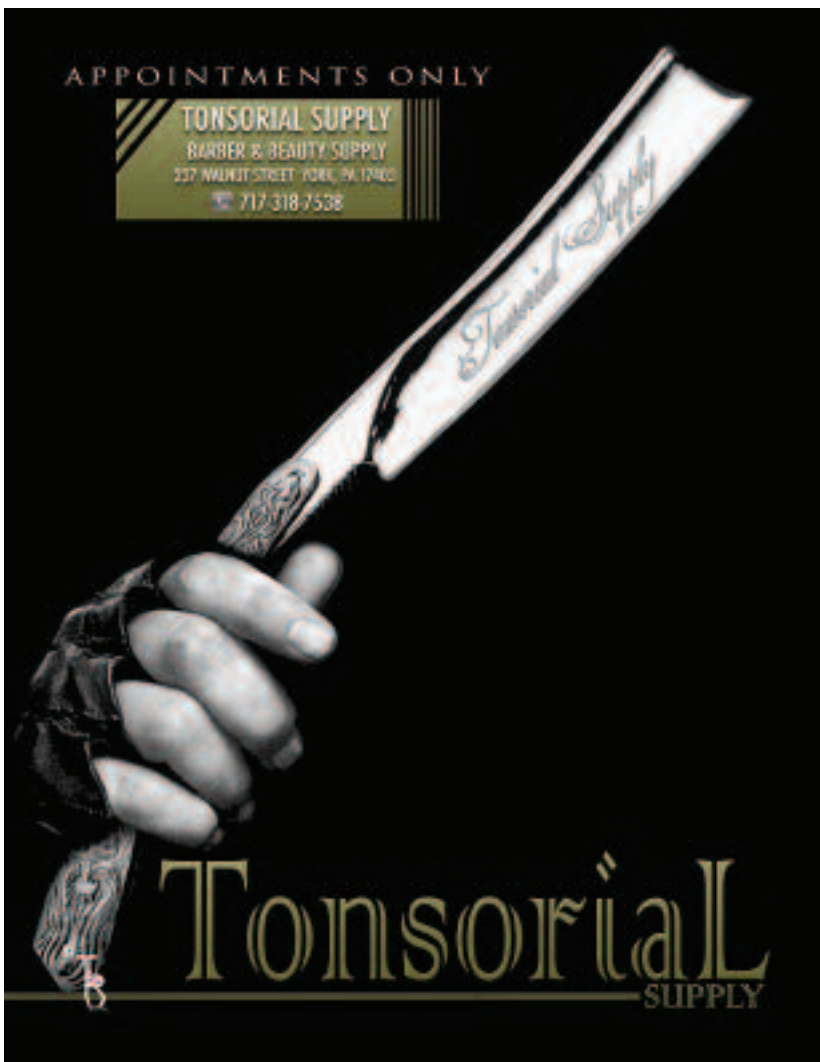
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