

THE
Dauphin County Reporter

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CONTAINING THE DECISIONS RENDERED IN THE
12th JUDICIAL DISTRICT

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39 Years in Harrisburg

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Estate Notices

DECEDENTS ESTATES

NOTICE IS HEREBY GIVEN that letters testamentary or of administration have been granted in the following estates. All persons indebted to the estate are required to make payment, and those having claims or demands to present the same without delay to the administrators or executors or their attorneys named below.

FIRST PUBLICATION

ESTATE OF MARGARET PAULVIR, late of Jackson Township, Dauphin County, Pennsylvania. Executor: Craig Telesha, 126 Winston Drive, Mechanicsburg, PA 17055. Attorney: Timothy J. Colgan, Esq., Colgan Marzocco, LLC, 130 W. Church Street, Suite 100, Dillsburg, PA 17109. a23-m7

ESTATE OF ELIZABETH SHROY a/k/a LIL SHROY, late of Swatara Township, Dauphin County, Pennsylvania. Executor: Thomas Stanic, 731 S. 60th Street, Harrisburg, PA 17111. Attorney: Bridget M. Whitley, Esq., Skarlatos & Zonarich LLP, 17 South Second Street, 6th Floor, Harrisburg, PA 17101. a23-m7

ESTATE OF IVY P. J. YEAGER, late of Paxtang Borough, Dauphin County, Pennsylvania. Co-Executors: Cindy A. Ryan, 3798 Dawn-Mar Street, Harrisburg, PA 17111; William A. Yeager, 314 Plane Street, Middletown, PA 17057 and John W. Yeager, 926 Outer Drive, State College, PA 16801. Attorney: Gerald J. Shekletski, Esq., Stone LaFaver & Shekletski, P.O. Box E, New Cumberland, PA 17070. a23-m7

ESTATE OF FAYE IRENE KOONS, late of Lykens Township, Dauphin County, Pennsylvania. Administrator: Terry Lee Koons, 236 North Second Street, Lykens, PA 17048. Attorney: Christian S. Dagher, Esq., 105 North Front Street, Harrisburg, PA 17101. Telephone (717) 234-5600. a23-m7

ESTATE OF ROBERT E. DYE, late of Derry Township, Dauphin County, Pennsylvania. Executrix: M. Elaine Dye. Attorney: Edwin R. Boynton, Esq., Stradley, Ronon, Stevens & Young, LLP, 30 Valley Stream Parkway, Malvern, PA 19355. a23-m7

SECOND PUBLICATION

ESTATE OF ROBERT J. DODGE, late of Derry Township, Dauphin County, Pennsylvania. Executor: Anthony Dodge, 4710 Brookdale Drive, Unit #3, Wichita Falls, TX 76310. Attorney: Gerald J. Brinser, Esq. a16-a30

ESTATE OF RUTH E. FROWNFLETER, late of the County of Dauphin, Pennsylvania. Executrix: Patti L. Phenicie, 536 Clermont Drive, Harrisburg, PA 17112. Attorney: Gregory R. Reed, Esq., 3120 Parkview Lane, Harrisburg, PA 17111. a16-a30

SECOND PUBLICATION

Estate Notices

ESTATE OF ALFRED W. BAKER, late of Harrisburg, Dauphin County, Pennsylvania. Executrix: Joan C. Baker. Attorney: John F. Lyons, Esq., 112 Walnut Street, Harrisburg, PA 17101. a16-a30

ESTATE OF HARVEY E. BRICKER, late of Lower Paxton Township, Dauphin County, Pennsylvania (died March 27, 2010). Executor: Matthew D. Myers, 704 South Arlington Avenue, Harrisburg, PA 17109. Attorney: Jean D. Seibert, Esq., Wion, Zulli & Seibert, 109 Locust Street, Harrisburg, PA 17101. a16-a30

ESTATE OF MARIE DURRMAN a/k/a MARIE PAULINE DURRMAN, late of Susquehanna Township, Dauphin County, Pennsylvania (died March 2, 2010). Executor: John Durrman, III, 2722 Walnut Street, Apt. D, Camp Hill, PA 17011. Attorney: Stanley A. Smith, Esq., Rhoads & Sinon LLP, One S. Market Square, P.O. Box 1146, Harrisburg, PA 17108-1146. a16-a30

ESTATE OF HELEN M. VERDELLI, late of Hummelstown, Dauphin County, Pennsylvania (died January 30, 2010). Executor: Louis J. Verdelli, 1005 West Areba Avenue, Hershey, PA 17033. a16-a30

THIRD PUBLICATION

ESTATE OF DIANNE M. GOLDSMITH a/k/a DIANE M. GOLDSMITH, late of Susquehanna Township, Dauphin County, Pennsylvania (died February 10, 2010). Personal Representative: Jonathan D. Fory. Attorney: Peter R. Wilson, Esq., Reager & Adler, PC., 2331 Market Street, Camp Hill, PA 17011. Telephone (717) 763-1383. a9-a23

ESTATE OF ROBERT R. MURRAY, JR., late of the Borough of Williamstown, Dauphin County, Pennsylvania (died March 21, 2010). Co-Administrators: Robert R. Murray, 10251 State Route 209, Williamstown, PA 17098 and Jo A. Murray, 10251 State Route 209, Williamstown, PA 17098. Attorney: Joseph D. Kerwin, Esq., Kerwin & Kerwin, 4245 State Route 209, Elizabethville, PA 17023. a9-a23

ESTATE OF LOUIS MALAMUD a/k/a LOUIS M. MALAMUD, late of Lower Paxton Township, Dauphin County, Pennsylvania (died February 13, 2010). Executor: Barry Malamud, Camp Hill, PA 17011. Attorney: Jacqueline A. Kelly, Esq., Jan L. Brown & Associates, 845 Sir Thomas Court, Suite 12, Harrisburg, PA 17109. Telephone (717) 541-5550. a9-a23

ESTATE OF ANN D. COOPER a/k/a ANNA D. COOPER, late of Harrisburg, Dauphin County, Pennsylvania (died February 12, 2010). Executor: Kevin J. Cooper. Attorney: Marvin Beshore, Esq., 130 State Street, Harrisburg, PA 17101. a9-a23

ESTATE OF CAROLYN COOPER a/k/a CAROLYN E. COOPER, late of Dauphin County, Pennsylvania (died February 23, 2010). Administratrix: Lark E. Daniel, 1712 Forster Street, Harrisburg, PA 17103. Attorney: Steven J. Schiffman, Esq., Serratelli, Schiffman, Brown & Calhoun, P.C., 2080 Linglestown Road, Suite 201, Harrisburg, PA 17110. a9-a23

ESTATE OF GEORGE M. GARBER, SR., late of the Township of Williams, Dauphin County, Pennsylvania (died February 2, 2010). Co-Executors: George M. Garber, Jr., 149 East Vicki Lane, Elizabethville, PA 17023 and Gwen M. Davis, 5115 Chevy Chase Drive, Finleyville, PA 15332. Attorney: Joseph D. Kerwin, Esq., Kerwin & Kerwin, 4245 State Route 209, Elizabethville, PA 17023. a9-a23

**Peters v. Zoning Hearing Board
of Londonderry Township**

**Municipal Corporations — Zoning and Planning — Land Use Appeal — Variance —
Hardship.**

Appellant wanted to build a single family house on her lot, but was denied a requested variance from the minimum lot size requirement of a zoning ordinance. The ordinance had been adopted almost twenty years after appellant's lot was created by a sale from a larger tract of which it had been a part. The Court vacated the denial and ordered the Zoning Hearing Board to grant the variance.

Land Use Appeal. C.P., Dau. Co., No. 2009 CV 08657 LU.

1. The standard of review in land use appeals where the Court does not take additional evidence is whether the Zoning Hearing Board committed an abuse of discretion or an error of law. *Allegheny W. Civic Council, Inc. v. Zoning Bd. of Adjustment of the City of Pittsburgh*, 689 A.2d 225, 227 (Pa. 1997).

2. A variance may be granted by the municipality's zoning hearing board when the property owner alleges that a provision of the zoning ordinance inflicts unnecessary hardship upon the property owner. *Municipalities Planning Code*, 53 P.S. §10910.2.

3. Where a lot is too small to satisfy minimum lot size requirements and cannot conform by acquisition of additional land, the failure to grant a variance prevents the use of the property for any purpose and a hardship is created which warrants the granting of a variance. *North Bethlehem Neighbors Group v. City of Bethlehem Zoning Hearing Board*, 822 A.2d 840, 843 (Pa. Cmwlth. 2003).

Francis A. Zulli, for Appellant

John S. Davidson, for Appellee

Angela F. Rieck, for Intervenor

BRATTON, J., MARCH 25, 2010. – Before the Court for determination is a land use appeal filed by the Appellant, Gale J. Peters, from a denial of her request for a variance by the Appellee, Zoning Hearing Board of Londonderry Township.¹

The record of the Board's proceedings reveals that Ms. Peters is the owner of a tract of land located within Londonderry Township and having a street address of 1911 Schoolhouse Road. The parcel contains 0.493 acres. Although there was a mobile home located on the property for many years, it was unoccupied for many years and was removed by Ms. Peters from the lot four or five years ago.

1. The Zoning Hearing Board of Londonderry Township voted two in favor of granting the variance and two against the grant, resulting in the denial of the request for lack of a majority vote in favor.

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Londonderry Township first adopted a comprehensive zoning ordinance in 1978. At that time, the lot in question already existed, as it had been transferred as a separate tract of ground in 1959. The Intervenor in this proceeding, Linda Rambler, is the present owner of the larger tract of land from which the Appellant's lot was sold in 1959 and which still abuts at least two sides of the lot in question.

The zoning ordinance adopted by the township in 1978 establishes a zoning classification of "Agricultural District" for that area of the township in which the subject lot is situated. Permitted uses in the Agricultural District include single family dwellings. *See*, Chapter 27 of the Codified Ordinances of Londonderry Township, §502.² The ordinance also

2. Section 502. Permitted Uses.

1. Single family dwellings, with the exception of mobile homes, as defined in Part 3 hereof, with no more than two accessory buildings other than farm use related structures.
2. Churches, public and private schools.
3. Cemeteries and mortuaries.
4. Hospitals and sanitariums.
5. Public utility transmission and distributing systems.
6. Airports, radio and television towers.
7. Municipal buildings.
8. Home Occupations.
9. Golf courses and country clubs.
10. Raising of crops, fruits and vegetables and tilling of soil.
11. Storage and packing of fruit and vegetables raised on the premises.
12. Raising, breeding, grazing of horses, cattle, sheep, goats and hogs.
13. Keeping and raising of poultry.
14. Processing, storage and sale of milk and milk products produced on the premises.
15. Animal hospitals and kennels.
16. Signs pertaining to a use conducted on the property and meeting the requirements of Part 18.
17. Accessory buildings.
18. Public conservation areas and structures for the conservation of open space, water, soil, forest and wildlife resources.
19. Park and recreation areas, forest preserves, camps, game refuges and similar non-intensive public uses.
20. Riding academy.
21. Agriculturally oriented commercial establishments such as farm implementation dealers and feed mills.
22. Nursery, horticulture, and/or greenhouse.
23. Bed and breakfast establishments. Provided conditions specified in Part 16, §1602.8 "Criteria for Bed and Breakfast Establishments" are addressed.
24. Tourist homes. Provided conditions specified in Part 16, §1602.9 "Criteria for Tourist Homes" are addressed.

Ord. 1983-4, 12/5/1983, §12.5(b); and amended by Ord. 2001-2, 4/17/2001, §3.

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requires any lot within the Agricultural District to contain a minimum lot area of not less 43,560 square feet (one acre). *See*, Chapter 27 Codified Ordinances of Londonderry Township, §504.

The Appellant Peters requested a variance from the minimum lot size requirement of the ordinance so that she could build a single family home on the lot in question.

The standard of review in land use appeals where the Court does not take additional evidence is whether the Zoning Hearing Board committed an abuse of discretion or an error of law. *Allegheny W. Civic Council, Inc. v. Zoning Bd. of Adjustment of the City of Pittsburgh*, 689 A.2d 225, 227 (Pa. 1997).

Appellant first points to the zoning ordinance's definition for a "non-conforming lot" in §302 of Chapter 37 of the Codified Ordinances of Londonderry Township as "a lot the area or dimension of which was lawful prior to the adoption or amendment of this Chapter, but which fails to conform to the requirements of the zoning district in which it is located by reason of such adoption or amendment." The record, we believe, establishes that the Appellant's lot had been created in 1959. The parties have also stipulated that the township's zoning ordinance was first adopted in 1978. There is no evidence in the record that the lot's size or dimensions have changed since its subdivision from the larger tract of which it had been a part, i.e., from the Intervenor's parcel.

Intervenor appears to argue that the property is only non-conforming for purposes of residential use of the lot and that other permitted uses in the Agricultural District would not require a minimum lot size. That argument, however, misstates or misconstrues the provisions of §502 of Chapter 27 of the ordinance, which provides that the one acre minimum lot size applies throughout the Agricultural District without regard to the prospective or proposed use.³

The Municipalities Planning Code, 53 P.S. §10910.2, provides that a variance may be granted by the municipality's zoning hearing board

3. When the zoning ordinance was first adopted in 1978, it appears that the Agricultural District's regulations provided that "the lot area per dwelling unit shall be not less than one (1) acre." Arguably, then, there were non-residential permitted uses for the tract of land for which there was no minimum lot size specified. However, the parties have agreed that the current version of the Ordinance, which was amended on December 5, 1983, provides for a minimum size of lots in the Agricultural District be one acre, regardless of the use.

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when the property owner alleges that a provision of the zoning ordinance inflicts unnecessary hardship upon the property owner. Language similar to that within the Municipalities Planning Code is found in §407 of the township's zoning ordinance, which also provides that the zoning hearing board may grant a variance if all of the following findings are made:

A. That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such condition and not the circumstances or conditions generally created by the provisions of [the zoning ordinance] in the neighborhood or district in which the property is located.

B. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of [the zoning ordinance] and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

C. That such unnecessary hardship has not been created by the applicant.

D. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

E. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

Chapter 27 of the Codified Ordinances of Londonderry Township, §407.

From our review of the record, it appears unquestionable that the lot was substandard for residential use immediately upon the adoption of the zoning ordinance requiring a minimum one acre lot size in 1978,

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and became absolutely non-conforming with the amendment of the ordinance to require a one-acre minimum lot size for any use. The lot's conformation and size make it absolutely impossible to develop the lot for any of the permitted uses in the Agricultural District without a variance. This "hardship" was not in any way created by the applicant but is solely the result of the adoption and amendment of the zoning ordinance.

The Board found, and we believe the record supports such finding, that the property is located in a wooded area with some single-family dwellings in the general area along Schoolhouse Road and, thus, we fail to see how allowing the construction of a small residential home on the subject lot would alter the character of the neighborhood in any material way. The variance sought is only from the minimum lot size requirement of the ordinance and is, we believe, the minimum relief Appellant could request in order to put the lot to any lawfully-permitted productive use.

The Appellant presented evidence to the Board that efforts to acquire additional adjoining land to increase the size of the subject lot had been unsuccessful, as there was no land available for sale from any of the adjoining owners, including the Intervenor.

Where a lot is too small to satisfy minimum lot size requirements and cannot conform by acquisition of additional land, the failure to grant a variance prevents the use of the property for any purpose and a hardship is created which warrants the granting of a variance. *North Bethlehem Neighbors Group v. City of Bethlehem Zoning Hearing Board*, 822 A.2d 840, 843 (Pa. Cmwlth. 2003).

Thus, we conclude that the Zoning Hearing Board abused its discretion and committed an error of law in denying the variance requested by the Appellant in this case. *See, N. Pugliese, Inc. v. Palmer Township Zoning Hearing Board*, 592 A.2d 118 (Pa. Cmwlth. 1991); *Jones v. Zoning Board of North Catasauqua*, 455 A.2d 754 (Pa. Cmwlth. 1983); *Jacquelin v. Horsham Township*, 312 A.2d 124 (Pa. Cmwlth. 1973).

We, therefore, enter the following Order:

ORDER

AND NOW, this 6th day of April, 2010, upon consideration of the Appeal of Gale J. Peters, the Intervenor's Response, and oral argument on February 19, 2010, it is hereby ORDERED that the decision of the

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Zoning Hearing Board of Londonderry Township, Dauphin County, Pennsylvania, dated July 13, 2009 is VACATED AND REVERSED. The Board shall grant the variance as requested for the construction of a single family dwelling on the Appellant's lot at 1911 Schoolhouse Road, despite the lot's failure to conform to the minimum lot requirements of the ordinance.

—————○—————

THIRD PUBLICATION

Estate Notices

ESTATE OF MARJORIE A. GARLAND, late of Swatara Township, Dauphin County, Pennsylvania (died July 21, 2009). Executor: Dennis M. Garland, 592 Oriole Court, Harrisburg, PA 17111. a9-a23

ESTATE OF JAMES R. EVANS, late of Lower Swatara Township, Dauphin County, Pennsylvania. Executrix: Elva M. Straw, 5510 Rodgers Avenue, Harrisburg, PA 17112. Attorney: Gerald J. Shekletski, Esq., Stone LaFaver & Shekletski, P.O. Box E, New Cumberland, PA 17070. a9-a23

ESTATE OF SHAWN MICHAEL KOVACH, late of Swatara Township, Dauphin County, Pennsylvania (died February 3, 2010). Executrix: Lori Lee Kovach. Attorney: George W. Porter, Esq., 909 East Chocolate Avenue, Hershey, PA 17033. a9-a23

ESTATE OF HELEN M. KAUTZ, late of Paxtang Borough, Dauphin County, Pennsylvania. Co-Executors: Robert Kautz, 4600 South Road, Harrisburg, PA 17109 and Darlene Long-DeBaldo, 2275 Oak Creek Drive, Copperopolis, CA 95228. Attorney: Jeffrey R. Boswell, Esq., Boswell, Tintner & Piccola, 315 North Front Street, P.O. Box, 741, Harrisburg, PA 17108-0741. a9-a23

ESTATE OF SHIRLEY ANN HERBERT, late of the Township of Susquehanna, Dauphin County, Pennsylvania. Executor: William Eugene Sheneberger. Attorney: Kenneth D. Federman, Esq., Rothberg & Federman, P.C., 3103 Hulmeville Road, Suite 200, Bensalem, PA 19020. a9-a23

FIRST PUBLICATION

Corporate Notices

NOTICE IS HEREBY GIVEN that **Run Local Locksmith Inc.**, a foreign business corporation incorporated under the laws of the State of Michigan, where its principal office is located at: 26636 Van Dyke Avenue, Center Line, Michigan 48015-1222, has applied for a Certificate of Authority in Pennsylvania, where its registered office is located at: 7208 Red Top Road, Hummelstown, PA 17036.

The registered office of the corporation shall be deemed for venue and official publication purposes to be located in Dauphin County, Pennsylvania. a23

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on February 1, 2010 with respect to a proposed non-profit corporation, **Linda's Youth Services, Inc.**, 2020 Clayton Avenue, Harrisburg, PA 17109, which has been incorporated under the Non-Profit Corporation Law of 1988, 15 Pa. C.S.A. §5301.

A brief summary of the purposes for which said corporation is organized is: to provide human and social services to youth, both male and female. a23

NOTICE IS HEREBY GIVEN that an Application for Certificate of Authority has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about April 9, 2010, for a foreign corporation with a registered address in the state of Pennsylvania as follows: **Purple Wave, Inc.**, c/o Incorporating Services, Ltd.

This corporation is incorporated under the laws of the State of Delaware.

The address of its principal office under the laws of its jurisdiction in which it is incorporated is 825 Levee Drive, Manhattan, KS 66502.

The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. a23

FIRST PUBLICATION

Corporate Notices

NOTICE IS HEREBY GIVEN that an Application for Certificate of Authority has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about March 23, 2010, for a foreign corporation with a registered address in the state of Pennsylvania as follows: **Broome Bituminous Products, Inc.**, c/o AAAgent Services, LLC.

This corporation is incorporated under the laws of the State of New York.

The address of its principal office under the laws of its jurisdiction in which it is incorporated is 416 Prentice Road, Vestal, NY 13850.

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

a23

NOTICE IS HEREBY GIVEN that **West Harrisburg, LLC** with a Commercial Registered Office Provider in care of Paracorp Incorporated in Dauphin County does hereby give notice of its intention to withdraw from doing business in this Commonwealth as per 15 Pa. C.S. 8586. The address of its principal office is 10525 Vista Sorrento Parkway, Suite 100, San Diego, CA 92121. This shall serve as official notice to creditors and taxing authorities.

a23

NOTICE IS HEREBY GIVEN that a Certificate of Authority was filed in the Department of State of the Commonwealth of Pennsylvania for **Midwest Claims Service, Inc.** The address of its principal office under the laws of its jurisdiction is 1700 Opdyke Court, Auburn Hills, MI 48325.

The Commercial Registered Agent is listed as National Registered Agents, Inc. in Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provisions of 15 Pa. C.S. 4124(b).

a23

NOTICE IS HEREBY GIVEN that **Bearing Construction, Inc.**, a foreign business corporation incorporated under the laws of the State of Delaware, where its principal office is located at 805 Shine Smith Road, Sudlersville, Maryland 21668, has applied for a Certificate of Authority in Pennsylvania, where its registered office is located at: 7208 Red Top Road, Hummelstown, PA 17036.

The registered office of the corporation shall be deemed for venue and official publication purposes to be located in Dauphin County, Pennsylvania. a23

NOTICE IS HEREBY GIVEN that **Ampex Data Systems Corporation**, a foreign business Corporation incorporated under the laws of the State of Delaware, intends to surrender its authority to do business in Pennsylvania. The address of its principal office under the laws of its jurisdiction of incorporation is 500 Broadway, Redwood City, CA 94063, Attn: General Counsel.

Its last registered office in this Commonwealth is c/o Corporation Service Company, 2704 Commerce Drive, Harrisburg, PA 17110, which is deemed for venue and official publication purposes to be located in Dauphin County, Pennsylvania. a23

NOTICE IS HEREBY GIVEN that the Certificate of Authority was filed on 4/06/2010 for the purpose of obtaining a Certificate of Authority pursuant to the provisions of the Business Corporation Law of 1988, 15 Pa. C.S. Section 1101. The name of the corporation is **Ridge Valley Exteriors, Inc.**

The purpose for which the Corporation is organized is: Roofing.

8040 Excelsior Drive
Suite 200
Madison, WI 53717
800-981-7183
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a23

FIRST PUBLICATION

Corporate Notices

NOTICE IS HEREBY GIVEN THAT **LVX PENNSYLVANIA CORPORATION** HAS FILED ARTICLES OF INCORPORATION ON APRIL 14, 2010 IN THE COMMONWEALTH OF PENNSYLVANIA UNDER THE PROVISIONS OF PENNSYLVANIA BUSINESS CORPORATION LAW OF 1988. a23

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on April 5, 2010, by **Neis Insurance Agency, Inc.**, a foreign corporation formed under the laws of the State of Illinois, where its principal office is located at 45 N. Virginia Street, Crystal Lake, IL 60014, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located at c/o National Registered Agents, Inc., Dauphin County. a23

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on March 30, 2010, by **Cubit Medical Practice Solutions, Inc.**, a foreign corporation formed under the laws of the State of Delaware, where its principal office is located at Corporation Trust Center, 1209 Orange Street, Wilmington, DE 19801, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located at c/o National Registered Agents, Inc., Dauphin County. a23

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on April 2, 2010, by **GoldStar Global, Inc.**, a foreign corporation formed under the laws of the State of Nebraska, where its principal office is located at 3302 Nebraska Ave., Omaha, NE 68111, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located at c/o National Registered Agents, Inc., Dauphin County. a23

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on April 12, 2010 for the purpose of obtaining a charter of a Nonprofit Corporation organized under the Nonprofit Corporation Law of 1988 of the Commonwealth of Pennsylvania. The name of the corporation is: **STATION CONDOMINIUM ASSOCIATION, INC.**

The purpose or purposes for which it was organized are: own, maintain, manage, preserve and operate any common elements on all or a portion of the lands in the Borough of West Chester, County of Chester, Pennsylvania, known as Union Station. a23

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on March 22, 2010, by **Jones Brown Limited**, a foreign corporation formed under the laws of the State of Delaware, where its principal office is located at 1000 West Street, 17th Floor, Wilmington, DE 19899-0391, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania is located at c/o Corporation Service Company, Dauphin County, Pennsylvania. a23

FIRST PUBLICATION

Corporate Notices

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on April 15, 2010, by **Richard L. Oreair & Company**, a foreign corporation formed under the laws of the State of Florida, where its principal office is located at 777 Ashford Street, Jacksonville, FL 32208, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located at c/o CT Corporation System, Dauphin County. a23

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on March 23, 2010, by **Sany America, Inc.**, a foreign corporation formed under the laws of the State of Delaware, where its principal office is located at 1209 Orange Street, Wilmington, DE 19801, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located at c/o CT Corporation System, Dauphin County. a23

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on April 6, 2010, by **Dillon Transport, Inc.**, a foreign corporation formed under the laws of the State of Illinois, where its principal office is located at 16W281 83rd Street, Suite C, Burr Ridge, IL 60527, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located at c/o CT Corporation System, Dauphin County. a23

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of Section 4129 of the Business Corporation Law of 1988, **Centrex Precision Plastics, Inc.**, a corporation of the State of Delaware, with principal office located at 305 Interlocken Parkway, Broomfield, CO 80021, and having a Commercial Registered office Provider and county of venue as follows: CT Corporation System, Dauphin County, which on February 17, 1998, was granted a Certificate of Authority, to transact business in the Commonwealth, intends to file an Application for Termination of Authority with the Department of State. a23

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on April 8, 2010, by **Hartford Funding, Ltd.**, a foreign corporation formed under the laws of the State of New York, where its principal office is located at 2040 Ocean Avenue, Ronkonkoma, NY 11779, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located at c/o CT Corporation System, Dauphin County. a23

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on April 13, 2010, by **US Modular Group East, Inc.**, a foreign corporation formed under the laws of the State of Maryland, where its principal office is located at 3102 Morningside Ct., Baldwin, MD 21013, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located at c/o CT Corporation System, Dauphin County. a23

FIRST PUBLICATION

Corporate Notices

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on April 14, 2010, by **R&Q USA Inc.**, a foreign corporation formed under the laws of the State of Delaware, where its principal office is located at Two Central Square, 2nd Floor, Cambridge, MA 02139, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located at c/o CT Corporation System, Dauphin County. a23

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on April 1, 2010, by **Michigan Mutual, Inc.**, a foreign corporation formed under the laws of the State of Michigan, where its principal office is located at 800 Michigan Street, Port Huron, MI 48060, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located at c/o CT Corporation System, Dauphin County. a23

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on March 29, 2010, by **Delta AirElite Business Jets, Inc.**, a foreign corporation formed under the laws of the Commonwealth of Kentucky, where its principal office is located at 77 Comair Boulevard, Erlanger, KY 41018, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania is located at c/o Corporation Service Company, Dauphin County, Pennsylvania. a23

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on April 15, 2010, by **URS MIDWEST, INC.**, a foreign corporation formed under the laws of the State of Delaware, where its principal office is located at 2711 Centerville Road, Suite 400, Wilmington, DE 19808, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania is located at c/o Corporation Service Company, Dauphin County, Pennsylvania. a23

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on April 15, 2010, by **Humphrey Rich Construction Group Inc.**, a foreign corporation formed under the laws of the State of Maryland, where its principal office is located at 7901C Beechcraft Avenue, Gaithersburg, MD 20879, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania is located at c/o Corporation Service Company, Dauphin County, Pennsylvania. a23

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on April 15, 2010, by **DLR CLUB, INC.**, a foreign corporation formed under the laws of the State of Delaware, where its principal office is located at 551 Madison Avenue, 13th Floor, New York, NY 10022, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania is located at c/o Corporation Service Company, Dauphin County, Pennsylvania. a23

FIRST PUBLICATION

Corporate Notices

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State for **ARK BUILDERS CONSTRUCTION COMPANY, INC.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988. a23

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State for **FX Browne Services, Inc.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988. a23

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on April 12, 2010, by **CUSO Mortgage, Inc.**, a foreign corporation formed under the laws of the State of California, where its principal office is located at 5601 East La Palma Avenue, Anaheim, CA 92807, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania is located at c/o Corporation Service Company, Dauphin County, Pennsylvania. a23

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on April 14, 2010, by **Onda-Lay Pipe and Rental, Inc.**, a foreign corporation formed under the laws of the State of Texas, where its principal office is located at 4407 W. Industrial Avenue, Midland, TX 79703, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania is located at c/o Corporation Service Company, Dauphin County, Pennsylvania. a23

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on April 13, 2010, by **DEETAG U.S.A. INC.**, a foreign corporation formed under the laws of the State of Delaware, where its principal office is located at 2711 Centerville Road, Suite 400, Wilmington, DE 19808, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania is located at c/o Corporation Service Company, Dauphin County, Pennsylvania. a23

NOTICE IS HEREBY GIVEN that **Vericest Corporation**, a Delaware Corporation intends to file an Application for Termination of Authority and the registered office is located at c/o Corporation Service Company, Dauphin County, Pennsylvania. a23

NOTICE IS HEREBY GIVEN that **CALPINE CCFC GP, INC.**, a Delaware Corporation intends to file an Application for Termination of Authority and the registered office is located at c/o Corporation Service Company, Dauphin County, Pennsylvania. a23

NOTICE IS HEREBY GIVEN that **NRT Sunshine Inc.**, a Delaware Corporation intends to file an Application for Termination of Authority and the registered office is located at c/o Corporation Service Company, Dauphin County, Pennsylvania. a23

FIRST PUBLICATION

Miscellaneous Notices

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

CIVIL ACTION – LAW

No. 2010-CV-00508-MF

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

**BENEFICIAL CONSUMER DISCOUNT
COMPANY D/B/A BENEFICIAL
MORTGAGE COMPANY OF
PENNSYLVANIA, Plaintiff**

vs.

TROY A. MURRAY, Defendant

TO: Troy A. Murray

**PREMISES SUBJECT
TO FORECLOSURE:
148 LUCKNOW ROAD
HARRISBURG, PA 17110**

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.

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

TERRENCE J. McCABE, Esq.
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

a23

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

No. 2009-CV-19168-NC

PETITION FOR CHANGE OF NAME

NOTICE

NOTICE IS HEREBY GIVEN that on February 2, 2010, the Petition of **Igor Blazevic** was filed in the above named court, requesting a decree to change his name from **Igor Blazevic** to **Igor Alexander Blazevic**.

The Court has fixed May 10, 2010, in Courtroom No. 9 at 10:30 A.M., Dauphin County Courthouse, Front and Market Streets, Harrisburg, PA as the time and place for the hearing on said Petition, when and where all persons interested may appear and show cause if any they have, why the prayer of the said Petition should not be granted. a23

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

No. 2009-CV-07607-MF

NOTICE OF SHERIFF'S SALE

**BAC HOME LOANS SERVICING, L.P.
F/K/A COUNTRYWIDE HOME LOANS
SERVICING, L.P., Plaintiff**

vs.

CHARLES D. GEARY, Defendant

NOTICE

TO: CHARLES D. GEARY

FIRST PUBLICATION

Miscellaneous Notices

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

ALL THAT following described lot of ground situate, lying and being in 10th WARD OF THE CITY OF HARRISBURG, County of DAUPHIN Commonwealth of Pennsylvania, bounded and limited as follows, to wit:

BEING PREMISES: 625 ROSS STREET, HARRISBURG, PA 17110.

IMPROVEMENTS consist of residential property.

SOLD as the property of CHARLES D. GEARY. PARCEL No. 10-016-093-000-0000.

YOUR HOUSE (real estate) at 625 ROSS STREET, HARRISBURG, PA 17110 is scheduled to be sold at the Sheriff's Sale on JUNE 3, 2010 at 10:00 AM at the DAUPHIN County Courthouse to enforce the Court Judgment of \$46,141.73 obtained by, BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. (the mortgage), against your Prop. sit. in 10th WARD OF THE CITY OF HARRISBURG, County of DAUPHIN, and State of Pennsylvania.

a23

Daniel Schmieg, Esq.

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

CIVIL ACTION – LAW

No. 2010-CV-3518-QT

QUIET TITLE

KATHLEEN EEVINE WHITE, Plaintiff

vs.

**MARY J. O'HAGAN and HER HEIRS,
EXECUTORS, ADMINISTRATORS
and ASSIGNS, Defendants/Respondents**

YOU ARE HEREBY NOTIFIED that a Complaint to Quiet Title with respect to real property known and numbered as 260 Herr Street, Harrisburg, Pennsylvania, has been filed

in the Office of the Prothonotary in the Court of Common Pleas of Dauphin County, Pennsylvania.

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 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.

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

MARK C. DUFFIE, Esq.
Johnson, Duffie, Stewart & Weidner
301 Market Street
P.O. Box 109
Lemoyne, PA 17043
(717) 761-4540

a23

FIRST PUBLICATION

Miscellaneous Notices

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

CIVIL ACTION – LAW

CIVIL DIVISION

No. 2010-CV-1383-EJ

**NOTICE OF ACTION
IN EJECTMENT**

SOVEREIGN BANK, Plaintiff

vs.

**LORETTA WILBERN OR OCCUPANTS,
Defendants**

NOTICE

TO: Loretta Wilbern or occupants:

YOU ARE HEREBY NOTIFIED that on February 9, 2010, Plaintiff Sovereign Bank filed an Ejectment Complaint endorsed with Notice to Defend, against you in the Court of Common Pleas of Dauphin County Pennsylvania, docketed at 2010-CV-1383-EJ. Wherein Plaintiff seeks to Evict all occupants at the property 340 Locust Street, Steelton, PA 17113, whereupon your property was sold by the Sheriff of Dauphin County.

YOU ARE HEREBY NOTIFIED to plead to the above referenced Complaint on or before twenty (20) days from the date of this publication or Judgment will be entered against you.

This firm is a debt collector attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following, 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 and other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

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

a23

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

CIVIL ACTION – LAW

No. 2010-CV-00332-MF

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

**AMERICAN HOME MORTGAGE
SERVICING, INC.
P.O. Box 631730
Irving, TX 75063, Plaintiff**

vs.

**BRENT A. OXENFORD
718 South 29th Street
Harrisburg, PA 17111, Defendant**

**NOTICE OF SALE
OF REAL PROPERTY**

**TO: Brent A. Oxenford, Defendant
718 South 29th Street
Harrisburg, PA 17111**

FIRST PUBLICATION

Miscellaneous Notices

NOTICE IS HEREBY GIVEN that your house (real estate) at 718 South 29th Street Harrisburg, PA 17111 is scheduled to be sold at the Sheriff's Sale on July 15, 2010 at 10:00 AM at the Dauphin County Administration Building, 4th Floor, Second and Market Streets, Commissioners Hearing Room, Harrisburg, PA, to enforce the court judgment of \$45,991.40, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

ALL THAT CERTAIN lot or piece of land situate in the 13th Ward of the City of Harrisburg, Dauphin County, Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Ernest J. Walker, Professional Engineer, dated August 11, 1971, as follows, to wit:

BEGINNING at a point on the West side of South 29th Street, said point being 314.3 feet North of the northwest corner of Derry and South 29th Streets; thence along premises known as No. 720 South 29th Street and passing through the center of a partition wall, North 85 degrees West, 92.84 feet to a point on the East side of South 28th Street; thence along the same, North 5 degrees East, 24.41 feet to a corner of premises known as No. 712 South 29th Street; thence along said premises South 85 degrees East, 89.10 feet to a point on the West side of South 29th Street aforesaid; thence along the same, South 3 degrees 42 minutes 40 seconds East; 24.70 feet to the point and place of BEGINNING.

HAVING THEREON ERECTED a three-story brick dwelling known as No. 718 South 29th Street.

BEING KNOWN AS: 718 South 29th Street, Harrisburg, PA 17111.

PROPERTY ID No. 13-079-013.

TITLE TO SAID PREMISES IS VESTED IN BRENT A. OXENFORD, A SINGLE MAN BY DEED FROM THE MAJESTIC GROUP, A PARTNERSHIP ORGANIZED UNDER THE

COMMONWEALTH OF PENNSYLVANIA
DATED 07/28/2004 RECORDED 07/29/2004 IN
DEED BOOK 5612 PAGE 3 84.

MARK J. UDREN, Esq.
STUART WINNEG, Esq.
LORRAINE DOYLE, Esq.
ALAN M. MINATO, Esq.
CHANDRA M. ARKEMA, Esq.
LOUIS A. SIMONI, Esq.
ADAM L. KAYES, Esq.
MARGUERITE L. THOMAS, Esq.
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 482-6900

a23

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

No. 2006-CV-4109

NOTICE OF SHERIFF'S SALE

**CITIFINANCIAL MORTGAGE
COMPANY, F/K/A ASSOCIATES
CONSUMER DISCOUNT COMPANY,
Plaintiff**

vs.

MARIA E. WRIGHT, Defendant

NOTICE

TO: MARIA E. WRIGHT

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

BEING PREMISES: 22 SOUTH 16th
STREET, HARRISBURG, PA 17104.

BEING in the 9th WARD OF THE CITY
OF HARRISBURG, County of DAUPHIN
Commonwealth of Pennsylvania.

MAP NO. 09-051-016.

IMPROVEMENTS consist of residential
property.

SOLD as the property of MARIA E. WRIGHT.

FIRST PUBLICATION

Miscellaneous Notices

NOTICE IS HEREBY GIVEN that your house (real estate) at 22 SOUTH 16th STREET, HARRISBURG, PA 17104 is scheduled to be sold at the Sheriff's Sale on JUNE 3, 2010 at 10:00 a.m. at the DAUPHIN County Courthouse to enforce the Court Judgment of \$11,359.54 obtained by, CITIFINANCIAL MORTGAGE COMPANY, F/K/A ASSOCIATES CONSUMER DISCOUNT COMPANY (the mortgagee), against the above premises.

a23 PHELAN HALLINAN & SCHMIEG, LLP

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

No. 2008-CV-00918-MF

NOTICE OF SHERIFF'S SALE

**PHH MORTGAGE CORPORATION,
Plaintiff**

vs.

JAMIE R. SLYMAN, Defendant

NOTICE

TO: JAMIE R. SLYMAN

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

BEING PREMISES: 2605 NORTH 4th STREET, HARRISBURG, PA 17110.

BEING in CITY OF HARRISBURG, County of DAUPHIN Commonwealth of Pennsylvania.

MAP NO. 10-035-059.

IMPROVEMENTS consist of residential property.

SOLD as the property of JAMIE R. SLYMAN.

NOTICE IS HEREBY GIVEN that your house (real estate) at 2605 NORTH 4th STREET, HARRISBURG, PA 17110 is scheduled to be sold at the Sheriff's Sale on JULY 15, 2010 at 10:00 a.m., at the DAUPHIN County Courthouse to enforce the Court Judgment of \$80,696.04 obtained by, PHH MORTGAGE CORPORATION (the mortgagee), against the above premises.

a23 PHELAN HALLINAN & SCHMIEG, LLP

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

CIVIL ACTION – LAW

CIVIL DIVISION

No. 2009-CV-14932-MF

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

**WACHOVIA BANK, NATIONAL
ASSOCIATION, Plaintiff**

vs.

**DONALD J. BLACK and
LYDIA L. BLACK, Defendants**

NOTICE

TO: DONALD J. BLACK

YOU ARE HEREBY NOTIFIED that on NOVEMBER 9, 2009, Plaintiff, WACHOVIA BANK, NATIONAL ASSOCIATION, 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. 2009-CV-14932-MF. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1521 SWATARA STREET, HARRISBURG, PA 17104 whereupon your property would be sold by the Sheriff of DAUPHIN County.

YOU ARE HEREBY NOTIFIED to plead to the above referenced Complaint on or before twenty (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.

FIRST PUBLICATION

Miscellaneous Notices

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

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

a23

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

CIVIL ACTION – LAW

No. 2010-CV-00340-MF

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

**U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR THE REGISTERED
HOLDERS OF MASTR ASSET BACKED
SECURITIES TRUST 2007-WMC1
MORTGAGE PASS-THROUGH
CERTIFICATES SERIES 2007-WMC1,
Plaintiff**

vs.

TANISHA A. GRANDBERRY, Defendant

**NOTICE OF SALE
OF REAL PROPERTY**

**TO: Tanisha A. Grandberry
323 40th Street
Copiague, NY 11726
and
1618 North 3rd Street
Harrisburg, PA 17102**

YOU ARE HEREBY NOTIFIED that your house (real estate) at 1618 North 3rd Street, Harrisburg, PA 17102, is scheduled to be sold at the Sheriff's Sale on July 15, 2010 at 10:00 AM at the Dauphin County Administration Building, 4th Floor, Second and Market Streets,

Commissioners Hearing Room, Harrisburg, PA, to enforce the court judgment of \$139,261.65, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

ALL THAT CERTAIN piece or parcel of land situate in the City of Harrisburg, Dauphin County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on Third Street thirty-five (35) feet nine (09) inches southward from the southwestern corner of Third Street and Clinton Avenue at the center of the partition of this and adjoining house; thence westwardly through the center of said partition and along the side of the property now or late of George Zimmerman ninety-one (91) feet, more or less, to a three foot wide private alley; thence southwardly along the eastern side of said alley seventeen (17) feet and four (04) inches, more or less, to land now or late of Benjamin H. Engle; thence eastwardly along the side of said Engle land and through the center of the partition of this and adjoining house ninety-one (91) feet, more or less, to Third Street; thence northwardly along the western line of Third Street; thence northwardly along the western line of Third Street seventeen (17) feet and four (04) inches to the place of BEGINNING.

HAVING THEREON ERECTED house No. 1618 North Third Street, Harrisburg, PA 17102.

BEING KNOWN AS: 1616 North 3rd Street, Harrisburg, PA 17102.

PROPERTY ID NO. 12-009-015.

TITLE TO SAID PREMISES IS VESTED IN TANISHA A. GRANDBERRY BY DEED FROM KAM SANSONI-CLEMENTS AND THEODORE S. CLEMENTS DATED 10/09/2006 RECORDED 10/18/2006 INSTRUMENT NO: 20060043069.

MARK J. UDREN, Esq.
STUART WINNEG, Esq.
LORRAINE DOYLE, Esq.
ALAN M. MINATO, Esq.
CHANDRA M. ARKEMA, Esq.
LOUIS A. SIMONI, Esq.
ADAM L. KAYES, Esq.
MARGUERITE L. THOMAS, Esq.
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 482-6900

a23

FIRST PUBLICATION

Miscellaneous Notices

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

CIVIL ACTION – LAW

No. 2010-CV-00603-MF

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

**BENEFICIAL CONSUMER
DISCOUNT COMPANY
d/b/a BENEFICIAL MORTGAGE
CO. OF PENNSYLVANIA, Plaintiff**
vs.

**PAUL L. DEHART, JR. and
JENNIFER L. DEHART
(MORTGAGOR), Defendants**

**NOTICE OF SALE
OF REAL PROPERTY**

**TO: Paul L. Dehart, Jr.
709 Market Street
New Cumberland, PA 17070
and**

**Jennifer L. Dehart (Mortgagor)
9 Roop Street
Highspire, PA 17034**

YOU ARE HEREBY NOTIFIED that your house (real estate) at 9 Roop Street, Highspire, PA 17034 is scheduled to be sold at the Sheriff's Sale on July 15, 2010 at 10:00 AM, at the Dauphin County Administration Building, 4th Floor, Second and Market Streets, Commissioners Hearing Room, Harrisburg, PA, to enforce the court judgment of \$100,518.85, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

ALL THAT CERTAIN lot or parcel of ground located in Borough of Highspire, Dauphin County, Commonwealth of Pennsylvania.

BEGINNING at a point on the easterly side of Roop Street, which point 85.50 feet, in a

northerly direction from the northeast corner of Roop and Broad Streets; thence along said side street North 13 degrees 17 minutes east 20.50 feet to a point; thence along the line of lands now or late of Paul Goodling South 76 degrees 45 minutes East 94.78 feet to a point; thence along the westerly side of ten (10) feet wide alley south 13 degrees 15 minutes west 20.50 feet to a point; thence along the line of Premises No. 7 Roop Street, and through the center of the partition wall of the double frame dwelling house numbered 7 and 9 Roop Street and beyond North 76 degrees 45 minutes West 94.78 feet to a point, the place of BEGINNING.

BEING the tract designated as "House No. 9", on a Plan of Ronald A. Burkholder, et ux, which plan is recorded in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania, in Plan Book "R", Volume 2, Page 47.

HAVING THEREON erected a one half of a double frame dwelling house known and numbered as 9 Roop Street, Highspire, Pennsylvania, and a frame shed.

UNDER AND SUBJECT, nevertheless, to easements, restrictions, reservations, conditions, and rights of ways of record or visible upon inspection of premises.

BEING THE SAME PREMISES WHICH ANTHONY R. MUNDY AND TRACY C. MUNDY, by deed dated April 6, 1998 and recorded April 10, 1998 in the Office of the Recorder of Deeds in and for Dauphin County in Deed Book 3076, Page 120, granted and conveyed unto ELIZABETH A. MUNDY, Single Person, Grantor herein.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of Grantor(s), as well at law as in equity, of, in, and to the same.

BEING KNOWN AS: 9 Roop Street, Highspire, PA 17034.

FIRST PUBLICATION

Miscellaneous Notices

PROPERTY ID No. 30-010-031.

TITLE TO SAID PREMISES IS VESTED IN PAUL L. DEHART, SINGLE PERSON BY DEED FROM ELIZABETH A. MUNDY, SINGLE PERSON DATED 07/15/2003 RECORDED 08/01/2003 IN DEED BOOK 5059 PAGE 444.

HAVING THEREON ERECTED A DWELLING HOUSE.

MARK J. UDREN, Esq.
STUART WINNEG, Esq.
LORRAINE DOYLE, Esq.
ALAN M. MINATO, Esq.
CHANDRA M. ARKEMA, Esq.
LOUIS A. SIMONI, Esq.
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Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 482-6900

a23

SECOND PUBLICATION

Miscellaneous Notices

NOTICE OF AUDIT

**TO LEGATEES, NEXT OF KIN,
CREDITORS AND ALL
OTHER PERSONS CONCERNED**

NOTICE IS HEREBY GIVEN that the following accounts have been filed by the respective accountants in the Office of the Register of Wills or with the Clerk of the Orphans' Court Division of the Common Pleas of Dauphin County, as the case may be, and that the same shall be duly presented to the said Orphans' Court Division at the Office of the Court Administrator for Audit, Confirmation and Distribution of the said ascertained balances to and among those legally entitled there to *on Tuesday, May 18, 2010*. Pursuant to Dauphin County Orphans' Court Rule 6.10.1, objections to an account must be filed in writing with the Register or Clerk *no later than the close of business on Tuesday, May 11, 2010*.

1. AUCKER, RALPH S., Deceased, First and Final Account of Alice J. Witmer and Mary Louise Barder, Executrices.
2. CHRISTIE, ROBERT G., Deceased, First and Final Account of Betty Jeanne Turgeon and Marilyn E. Christie, Executrices.
3. COVERMAN, HARRY, Deceased, First and Partial Account of Manufacturers and Traders Trust Company and Leonard Tintner, Trustees (Trust Under Will F/B/O Eva Levy).
4. FINKBONE, BETTY MAE, Deceased, First and Final Account of Deborah A. String, Executrix.
5. HOFFMAN, NANCY ROMAINE, Deceased, First and Final Account of James D. Cameron, Administrator.
6. KYLER, DONNA JEAN, Deceased, First and Final Account of John Kyler, Administrator.
7. STUDENROTH, JR., WILLIAM C., Deceased, First and Final Account of Stacy Studenroth, Administratrix CTA.

Dated: April 9, 2010

/s/ SANDRA C. SNYDER
Register of Wills and

a16-a23 Clerk of the Orphans' Court Division

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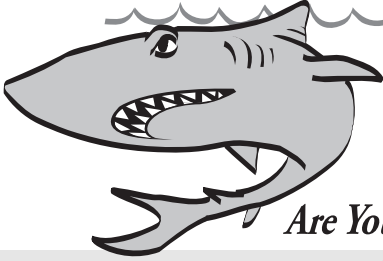
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BAR ASSOCIATION PAGE
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The Board of Directors of the Bar Association meets on the third Thursday of the month at the Bar Association headquarters. Anyone wishing to attend or have matters brought before 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

Motion Judge of the Month

APRIL 2010
MAY 2010

Judge Bernard L. COATES, JR.
Judge Scott Arthur EVANS

Opinions Not Yet Reported

April 7, 2010 – Hoover, P.J., **In re: Estate of Benjamin F. Herr**, No. 682-1942

BAR ASSOCIATION PAGE – Continued

MISCELLANEOUS SECTION

DAUPHIN COUNTY COURT OF COMMON PLEAS

As a service to members of the *Dauphin County Bar Association*, a brief synopsis of verdicts from each civil trial term will be printed.

Summary of Verdicts from the March 2010 Civil Jury Term

The Judges have completed the March 2010 civil jury term. A total of two cases reached verdict. The summary is as follows:

ANWAR NAKKOUL, ADMINISTRATOR OF THE ESTATE OF MSHEL ELNCOL, DECEASED v. BENJAMIN SUN, M.D. AND THE HERSHEY MEDICAL CENTER (2001 CV 3937)

This is a medical malpractice action arising out of the death of Mshel Elncol on September 20, 1999 following Mr. Elncol's cardiac arrest and subsequent surgery. Mr. Elncol exhibited cardiac-related symptoms and was referred to Hershey Medical Center. It was revealed that he had severe aortic stenosis and ninety percent blockage of a coronary artery. He underwent coronary artery bypass grafting with right internal mammary artery and aortic valve replacement. He also received follow-up care and treatment which included the placement of an intra-aortic balloon pump and brochoscopies. He suffered from complications, resulting in organ failure and subsequent fungal infection.

Counsel for Plaintiff: John R. Kantner
Counsel for Defendant: Charles Eppolito, III
Judge: Scott Arthur Evans
Verdict: Defendants

MICHAEL SCHRINER AND ROBIN SCHRINER, HUSBAND AND WIFE v. OTTO SCHAFFHAUSER AND JORDAN CUNNINGHAM, ESQUIRE, AS ADMINISTRATOR OF THE ESTATE OF LOUIS SCHAFFHAUSER, DECEASED (2004 CV 6200)

Plaintiffs' complaint claimed serious illness and injuries from exposure to toxic mold in a home rented by them and owned by the three defendants as tenants in common. Plaintiffs entered a default judgment for defendants' failure to respond to the complaint. The trial (at which defendants also did not appear) was, then, limited to testimony by Plaintiffs and their experts regarding damages.

Counsel for Plaintiff: David Knauer
Counsel for Defendant: none
Judge: Bruce F. Bratton
Verdict: Plaintiffs — \$5,100,000.00

BAR ASSOCIATION PAGE – Continued
MISCELLANEOUS SECTION
SUPREME COURT OF PENNSYLVANIA
CIVIL PROCEDURAL RULES COMMITTEE

NOTICE OF PROPOSED RECOMMENDATION NO. 246

Proposed Amendment of Rule 220.1 Governing Voir Dire

The Civil Procedural Rules Committee proposes that Rule of Civil Procedure 220.1 governing voir dire be amended.

The recommendation is published in full in the *Pennsylvania Bulletin*, the advance reports of *West's Atlantic* and *Pennsylvania Reporters*, the *Philadelphia Legal Intelligencer*, and the *Pittsburgh Legal Journal*. The recommendation is also published electronically on the website of the Unified Judicial System of Pennsylvania at <http://www.pacourts.us>.

The proposed recommendation has not been submitted to the Supreme Court of Pennsylvania for review but rather is being submitted to the bench and bar for comments and suggestions prior to its submission to the Supreme Court. All communications should be sent no later than **June 9, 2010** to:

Karla M. Shultz
Counsel
Civil Procedural Rules Committee
601 Commonwealth Avenue, Suite 6200
P.O. Box 62635
Harrisburg, PA 17106-2636
FAX 717-231-9526
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BAR ASSOCIATION PAGE – Continued

MISCELLANEOUS SECTION

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