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CASES REPORTED

BRENDA ADAMS V. SAMANTHA C. HUDSON N/K/A SAMANTHA C. KEMP

2016-FC-001887-03

ACTION IN CUSTODY; PRELIMINARY OBJECTIONS; GRANDPARENTS' STANDING

Page 7



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BRENDA ADAMS v. SAMANTHA C. HUDSON
n/k/a SAMANTHA C. KEMP

2016-FC-001887-03

Action in Custody; Preliminary Objections; Grandparents' Standing

1. Mother filed Preliminary Objections to Paternal Grandmother's standing to seek rights of custody of the child, after the death of Father.
2. The Court found that Grandmother did not have *in loco parentis* standing to seek custody. However, the Court did find that Grandmother sufficiently established that she had standing based on her claim that the child is substantially at risk due to parental abuse, neglect, drug or alcohol abuse or incapacity" and that her relationship with the Child began with consent of one of the parents as the Child's father lived with her for a period of time.
3. Defendant's Preliminary Objections to Plaintiff's Complaint are **DENIED**.

IN THE COURT OF COMMON PLEAS OF YORK COUNTY,
PENNSYLVANIA FAMILY DIVISION;
BRENDA ADAMS v. SAMANTHA C. HUDSON
n/k/a SAMANTHA C. KEMP;
ACTION IN CUSTODY

APPEARANCES:

For Plaintiff: Farley G. Holt, Esq.
For Defendant: Victor A. Neubaum, Esq.

**MEMORANDUM OPINION DENYING
DEFENDANT'S PRELIMINARY OBJECTIONS**

Before the Court are Defendant's Preliminary Objections to Plaintiff's Complaint. For the following reasons, Defendant's Preliminary Objections are **DENIED**.

FACTS AND PROCEDURAL HISTORY

On November 30, 2007, Joseph D. Adams (hereinafter "Father") filed an action in custody against Samantha C. Hudson (hereinafter "Mother") seeking custody of Sage C. Adams (hereinafter "Child"), born July 23, 2007. Subsequently, an order was issued on October 8, 2013, awarding shared legal custody, primary physical custody to Father, and partial supervised physical custody to Mother. This order was modified by order dated February 11, 2014. Mother's custody was to be supervised as a result her addiction to opiates.

On July 5, 2016, Mother filed a Petition to Modify Custody Order, seeking to have the requirement for supervision lifted. In an interim order dated August 5, 2016, this Court ordered that Mother's fiancé, Ralph Kemp, was to have no contact with the Child until he completed an evaluation pursuant to 23 Pa. C.S.A. § 5329 as a result of convictions for DUI and possession with intent to deliver marijuana. Before this Court was able to rule on Mother's Petition, Father passed away on September 24, 2016. Since Father's death, the Child has resided with Mother and Mr. Kemp.

The Child's paternal grandmother Brenda Adams (hereinafter, Grandmother) filed the instant action in custody against Mother on October 13, 2016, seeking primary physical custody of the Child. On October 25, 2016 Mother filed Preliminary Objections alleging that Grandmother lacks standing to bring an action for primary physical custody. On November 7, 2016, this Court issued an Interim Order for Custody Pending Trial which modified the previous arrangement. Under the new order, Mother was awarded primary physical custody subject to Grandmother's right to partial physical custody. A hearing was held on November 10, 2016 to determine whether Grandmother has standing to bring this action for primary physical custody.

DISCUSSION

In custody actions, "A party . . . may raise any question of standing, by preliminary objection filed within twenty days of service of the pleading to which objection is made or at the time of hearing, whichever first occurs." Pa.R.Civ.P. 1915.5(a). Preliminary objections if sustained, would result in the dismissal of a cause of action, and "should be sus-

tained only in cases that are clear and free from doubt." *Bower v. Bower*, 531 Pa. 54, 611 A.2d 181, 182 (1992). Further, preliminary objections should be granted "only where it appears with certainty that, upon the facts averred, the law will not allow the plaintiff to recover." *Snare v. Ebensburg Power Co.*, 431 Pa. Super. 515, 637 A.2d 296 (1993) (citation omitted), *appeal denied* 538 Pa. 627, 646 A.2d 1181 (1994). When ruling on preliminary objections, the court must generally accept as true all well and clearly pleaded facts, together with such reasonable inferences as may be drawn from those facts, but not the pleader's conclusions or averments of law. *Santiago v. Pennsylvania National Mutual Casualty Insurance Company*, 418 Pa. Super. 178, 184-85, 613 A.2d 1235, 1238-39 (1992). Additionally, "the court must consider the evidence in the light most favorable to the non-moving party." *Maleski by Taylor v. DP Realty Trust*, 653 A.2d 54, 61 (Pa. Commw. Ct. 1994).

Standing to file an action in custody is governed by 23 Pa. C.S. § 5324. To have standing to file an action in custody, a person must be:

- (1) A parent of the child.
- (2) A person who stands in loco parentis to the child.
- (3) A grandparent of the child who is not in loco parentis to the child:
 - (i) whose relationship with the child began either with the consent of a parent of the child or under a court order;
 - (ii) who assumes or is willing to assume responsibility for the child; and
 - (iii) when one of the following conditions is met:
 - (A) the child has been determined to be a dependent child under 42 Pa.C.S. Ch. 63 (relating to juvenile matters);
 - (B) the child is substantially at risk due to parental abuse, neglect, drug or alcohol abuse or incapacity; or
 - (C) the child has, for a period of at least 12 consecutive months, resided with the grandparent, excluding brief temporary absences of the child from the home, and is removed from the home by the parents, in which case the action must be filed within six months after the removal of the child from the home.

23 Pa.C.S.A. § 5324.

"The application of the law of standing to child custody cases is done with a high degree of scrupulousness by our courts." *Silfies v. Webster*, 713 A.2d 639, 643 (Pa. Super. 1998), *citing J.A.L. v. E.P.H.*, 682 A.2d 1314, 1319 (Pa. Super. 1996). Any person other than a biological parent of a child is considered a "third party." *Id.*, *citing Argenio v. Fenton*, 703 A.2d 1042, 1044 (Pa. Super. 1997); *Van Coutren v. Wells*, 633 A.2d 1214, 1216 (Pa. Super. 1993). "Absent a prima facie right to custody, a third party lacks standing to seek custody as against the natural parent." *Argenio v. Fenton*, 703 A.2d 1042, 1044 (Pa. Super. Ct. 1997), *quoting Van Coutren v. Wells*, 633 A.2d 1214, 1215-16 (Pa. Super. 1993).

I: Mother's Preliminary Objection to Grandmother's Standing Pursuant to 23 Pa. C.S. § 5324(2).

Mother first objects to Grandmother's assertion of standing pursuant to 23 Pa. C.S. § 5324(2), arguing that Grandmother does not stand in *loco parentis* to the Child.

"The term in loco parentis literally means 'in the place of a parent.'" *Peters v. Costello*, 891 A.2d 705, 710 (Pa. 2005), *quoting Black's Law Dictionary* (7th Ed. 1991), 791.

The phrase "in loco parentis" refers to a person who puts oneself [sic] in the situation of a lawful parent by assuming the obligations incident to the parental relationship without going through the formality of a legal adoption. The status of in loco parentis embodies two ideas; first, the assumption of a parental status, and, second, the discharge of parental duties. The rights and liabilities arising out of an in loco parentis relationship are, as the words imply, exactly the same as between parent and child.

Peters v. Costello, 891 A.2d 705, 710 (Pa. 2005), *quoting T.B. v. L.R.M.*, 786 A.2d 913, 916-17 (Pa. 2001).

At the hearing to determine whether Grandmother has standing, Grandmother testified that she resided with the Child from January, 2015 to January, 2016. Notes of Testimony (hereinafter "N.T."), at 4. She also testified that during the time the Child resided with her, she "made sure [the Child] was up and ready for school every morning, you know, homework, bathed at night, put her to bed, cooked dinner, you know, made sure I did laundry" and interacted with the Child. N.T., at 4. Additionally, Grandmother testified that during the period from January, 2015 to January, 2016 she was the main financial provider for the Child, paying for clothing, groceries, and schooling. N.T., at 4-5, 12. Further,

Grandmother testified that she made all arrangements for the Child to attend the York Country Day School and signed all of the enrollment agreements. N.T., at 4-5.

This case is factually similar to *D.G. v. D.B.*, 91 A.3d 706 (Pa. Super. 2014), in which the grandmother of the child sought custody from the child's mother. The child's grandmother asserted standing based on her status as one who stands *in loco parentis* to the child. *Id.*, at 708. In *D.G.*, for a period of time, the child and the child's mother resided with the grandmother, who "during the periods of combined residence, . . . provided financial assistance, did cooking and laundry for Mother and [the child], bathed [the child] and cared for [the child] while Mother was away." *D.G. v. D.B.*, 91 A.3d 706, 710 (Pa. Super. 2014). The court in *D.G.* held that despite the extent of the grandmother's involvement in the child's life, "[n]othing in the record indicate[d] that the parties ever intended for Mother and [the child] to reside permanently with Grandmother." *D.G. v. D.B.*, 91 A.3d 706, 711 (Pa. Super. 2014). In the instant case, as in *D.G.*, it is undisputable that Grandmother has played a large role in the Child's life. However the record does not demonstrate intent for the Child to permanently reside with Grandmother.

Grandmother has not shown that she stands *in loco parentis* to the Child. While the Child lived with Grandmother, the Child's Father and his girlfriend also lived with her and took part in taking the Child to the doctor and dentist. Additionally, the Child has not lived with Grandmother since January, 2016. Accordingly, this Court finds that Grandmother is not a "person who stands *in loco parentis* to the child," and therefore does not have standing under 23 Pa.C.S.A. § 5324(2). However, this does not end our inquiry.

II: Mother's Preliminary Objection to Grandmother's Standing Pursuant to 23 Pa. C.S. §5324(3)(iii)(B).

Mother also objects to Grandmother's assertion of standing pursuant to 23 Pa. C.S. § 5324(3)(iii)(B), arguing that Grandmother has failed to show that the child "is substantially at risk due to parental abuse, neglect, drug or alcohol abuse or incapacity."

During the hearing to determine whether Grandmother has standing to bring an action for primary custody, Mother testified that beginning in 2014 her visitation rights became supervised due to her opiate addiction. N.T., at 31. According to Mother, her addiction began in 2012 when her fiancé went to prison, but she did not seek treatment until 2014 when she completed a detox treatment at White Deer Run, followed by inpatient treatment at the Pyramid Health Facility. N.T., at 37-39. Mother also testified that she has been sober for nearly three years and that she currently attends Alcoholics Anonymous, Narcotics Anonymous, counseling sessions, and doctor visits. N.T., at 39.

Mother also testified that the Child now resides with Mother and Ralph William Kemp III, Mother's fiancé. N.T., at 32. Under a previous order of Court the Child was not to be in the presence of Mr. Kemp due to his drug and DUI convictions, however that provision does not exist in the current order. N.T., at 33. The Court has directed Mother to have Mr. Kemp obtain an evaluation pursuant to 23 Pa. C.S.A. §5329, however the Court has not had the benefit of reviewing any such evaluation. N.T., at 32-33.

While Mother correctly points out that Mr. Kemp's convictions by themselves do not place the Child "substantially at risk due to parental abuse, neglect, drug or alcohol abuse or incapacity," the nature of Mr. Kemp's offenses and the effect they had on Mother is instructive. 23 Pa. C.S.A. § 5324(3)(iii)(B). Mother is in recovery from addiction to opiates. Mother's addiction began in 2012, however despite exercising custody of the Child in the intervening years, did not seek treatment until 2014. Furthermore, Mother's addiction began when Mr. Kemp was taken to prison on drug related charges. Finally, the Court has had no opportunity to determine that unsupervised custody by Mother does not place the Child "substantially at risk due to parental abuse, neglect, drug or alcohol abuse or incapacity." 23 Pa. C.S.A. § 5324(3)(iii)(B).

Based on the pled facts and the reasonable inferences therein, grandmother has sufficiently established, for purposes of standing, that the Child is "substantially at risk due to parental abuse, neglect, drug or alcohol abuse or incapacity" pursuant to 23 Pa. C.S.A. § 5324(3)(iii)(B). Therefore, Grandmother has standing under this provision to pursue her claim for primary physical custody.

III: Mother's Preliminary Objection to Grandmother's Standing Pursuant to 23 Pa. C.S. § 5324(3)(iii)(C)

Third and finally, Mother challenges Grandmother's assertion of standing pursuant to 23 Pa. C.S.A. § 5324(3)(iii)(C), asserting that Grandmother has not shown that she resided with the Child for a period of at least 12 consecutive months and that the action was filed within six months after the removal of the Child from Grandmother's home.

During the hearing, Grandmother testified that she lived with the

Child from January, 2015 to January, 2016. While Grandmother did prove that she lived with the child for a period of 12 consecutive months, Grandmother filed her Complaint on October 13, 2016, nine months after the child was removed from her home.

Although Grandmother has shown that the Child resided with her for a period of 12 consecutive months, her Complaint was filed outside of the six-month window provided for by 23 Pa. C.S.A. § 5324(3)(iii)(C). Accordingly, Grandmother does not have standing to assert a claim for primary physical custody on this basis.

CONCLUSION

Mother's Preliminary Objections to Grandmother's Standing are Denied because although Grandmother does not stand *in loco parentis* and does not meet the requirements of 23 Pa. C.S.A. § 5324(3)(iii)(C), Grandmother does have standing to bring the instant Action in Custody based on her claim that the child is substantially at risk. Grandmother has shown that her relationship with the Child began with consent of one of the parents as the Child's father lived with her for a period of time. Grandmother has also shown that she is willing to assume responsibility for the child. Finally, Grandmother has sufficiently pled, pursuant to 23 Pa. C.S.A. § 5324(3)(iii)(B) that the child is "substantially at risk due to parental abuse, neglect, drug or alcohol abuse or incapacity" as a result of Mother's opiate addiction.

For the reasons set forth above, Mother's Preliminary Objections are **DENIED**.

By the Court,

Joseph C. Adams, Judge

DATED: November 29, 2016

**IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA
FAMILY DIVISION**

NO: 2016-FC-001887-03

Action in Custody

BRENDA ADAMS,
Plaintiff

v.

SAMANTHA C. HUDSON,
n/k/a SAMANTHA C. KEMP,
Defendant

**ORDER DENYING DEFENDANT'S
PRELIMINARY OBJECTIONS**

AND NOW, this 29th day of November, 2016, for the reasons set forth in the Memorandum Opinion of this date, Defendant's Preliminary Objections to Plaintiff's Complaint are **DENIED**.

BY THE COURT,

JOSEPH C. ADAMS, JUDGE

12.08-1t

ESTATE NOTICES

NOTICE IS HEREBY GIVEN that in the estates of the decedents set forth below the Register of Wills has granted letters, testamentary or of administration, to the persons named. All persons having claims or demands against said estates are required to make known the same, and all persons indebted to said estate are requested to make payment without delay to the executors or administrators or their attorneys named below.

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 Executor: David L. Allwine, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331
 Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 12.08-3t

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 Attorney: Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402 12.08-3t

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ESTATE OF DALE V. SHAFFER, JR., DECEASED

Late of Penn Twp., York County, PA.
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 Attorney: G. Steven McKonly, Esquire, 119 Baltimore Street, Hanover, PA 17331 12.08-3t

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SECOND PUBLICATION**ESTATE OF RACHEL E. BLOUSE, a/k/a RACHEL ELIZABETH BLOUSE, a/k/a RACHEL H. BLOUSE, DECEASED**

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 Attorney: Ronald Perry, Esquire, Katherman, Heim & Perry, 345 East Market Street, York, PA 17403 12.01-3t

ESTATE OF MARY JANE BOLLINGER, DECEASED

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ESTATE OF LELA T. BRILLHART, DECEASED

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 Attorney: John C. Zepp, III, Esquire, P.O. Box 204, York Springs, PA 17372 12.01-3t

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 Attorney: Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401 12.01-3t

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12.01-3t

ESTATE OF WILLIAM L. HEIST,
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ESTATE OF ANNA P. SALTZGIVER,
DECEASED
Late of Heidelberg Twp., York County, PA.
Executor: David R. Saltzgiver, c/o Elinor
Albright Rebert, Esquire, 515 Carlisle
Street, Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire,
515 Carlisle Street, Hanover, PA 17331
12.01-3t

ESTATE OF MARIANA A. SHORB, a/k/a
MARIANA ADDIE SHORB, DECEASED
Late of Penn Twp., York County, PA.
Executor: Thomas P. Shorb, c/o Law Offices
of Douglas H. Gent, 1157 Eichelberger
Street, Suite 4, Hanover, PA 17331
Attorney: Douglas H. Gent, Esquire,
Law Offices of Douglas H. Gent, 1157
Eichelberger Street, Suite 4, Hanover, PA
17331 12.01-3t

ESTATE OF LEORA M. WALKER a/k/a
LEORA MARIE WALKER, DECEASED
Late of Dillsburg Borough, York County, PA.
Administrator-Executor: Terry Lee Walker,
310 DeGuy Avenue, Hanover, PA 17331
Attorney: Anthony W. DeBernardo,
Jr., Esquire, 11 North Main Street,
Greensburg, PA 15601 12.01-3t

THIRD PUBLICATION

ESTATE OF CURTIS BOYD, JR., a/k/a
CURTIS BOYD, DECEASED
Late of York City, York County, PA.
Co-Executors: Michael C. Boyd and Leon
Butler, c/o Dorothy Livaditis, Esquire, 32
South Beaver Street, York, PA 17401
Attorney: Dorothy Livaditis, Esquire, 32
South Beaver Street, York, PA 17401
11.23-3t

ESTATE OF EILEEN S. BRILLHART, a/k/a
EILEEN S. KOLLER, DECEASED
Late of West Manchester Twp., York County, PA.
Co-Executors: Randal E. Brillhart and John
W. Stitt, 1434 W. Market St., York, PA
17404
Attorney: John W. Stitt, Esquire, 1434 W.
Market St., York, PA 17404 11.23-3t

ESTATE OF DELILAH SCOTT BROWN,
DECEASED
Late of Peach Bottom Twp., York County, PA.
Co-Executors: Stephen H. Brown and
Beverly A. Simmons, c/o 135 North
George Street, York, PA 17401
Attorney: Timothy J. Bupp, Esquire, CGA
Law Firm, PC, 135 North George Street,
York, PA 17401 11.23-3t

ESTATE OF THOMAS CRAMER, a/k/a
THOMAS L. CRAMER, DECEASED
Late of Spring Grove, York County, PA.
Executor: Jason A. Cramer, c/o Law Offices
of Craig A. Diehl, 119A West Hanover
Street, Spring Grove, PA 17362

Attorney: Craig A. Diehl, Esquire, CPA,
Law Offices of Craig A. Diehl, 119A West
Hanover Street, Spring Grove, PA 17362
11.23-3t

ESTATE OF ARLENE G. DIEHL, DECEASED
Late of York Twp., York County, PA.
Administrator-Executor: Larry E. Diehl and
Steven K. Diehl, 145 East Market Street,
York, PA 17401
Attorney: Matthew D. Menges, Esquire, 145
East Market Street, York, PA 17401
11.23-3t

ESTATE OF TERREASA M. FISHER,
DECEASED
Late of Windsor Twp., York County, PA.
Executor: Albert J. Fisher, Jr., c/o Laucks
& Laucks PC, 105 West Broadway, Red
Lion, PA 17356
Attorney: David M. Laucks, Esquire,
LAUCKS & LAUCKS, PC, 105 West
Broadway, Red Lion, PA 17356 11.23-3t

ESTATE OF RACHEL Z. GOOD a/k/a EMMA
RACHEL GOOD a/k/a RACHEL GOOD,
DECEASED
Late of Windsor Twp., York County, PA.
Administrator-Executor: Melody M. Wise,
Barbara A. Shaw, and Richard D. Good,
145 East Market Street, York, PA 17401
Attorney: Matthew D. Menges, Esquire, 145
East Market Street, York, PA 17401
11.23-3t

ESTATE OF WILLIAM F. E. GROSS,
DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Manufacturers and Traders Trust
Company, by: Shelly J Kunkel, Esq., VP
and Trust Officer, c/o Stock and Leader,
221 West Philadelphia Street, Suite 600,
York, PA 17401-2994
Attorney: Thomas M. Shorb, Esquire,
STOCK AND LEADER, Susquehanna
Commerce Center East, 221 West
Philadelphia Street, Suite E600, York, PA
17401-2994 11.23-3t

ESTATE OF MICHAEL S. HILDEBRAND,
DECEASED
Late of West Manchester Twp., York County, PA.
Administrator-Executor: Donald E.
Hildebrand, 2555 Oakland Road, Dover,
PA 17315
Attorney: David Turocy, Esquire, Ream,
Carr, Markey & Woloshin LLP, 53 East
Canal St., Dover, PA 17315 11.23-3t

ESTATE OF KENNETH E. HOFFMAN,
DECEASED
Late of Dover Twp., York County, PA.
Executor: Fae L. Hoffman, c/o John M.
Hamme, Esq., 1946 Carlisle Road, York,
PA 17408
Attorney: John M. Hamme, Esquire, 1946
Carlisle Road, York, PA 17408 11.23-3t

ESTATE OF JANET C. JAMISON,
DECEASED
Late of York Borough, York County, PA.
Executrix: Christine A. Lee, c/o Elinor
Albright Rebert, Esq., 515 Carlisle Street,
Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire,
515 Carlisle Street, Hanover, PA 17331
11.23-3t

- ESTATE OF DONALD K. KNAUB a/k/a
DONALD KENNETH KNAUB a/k/a
DONALD K. KNAUB, SR., DECEASED
Late of Wrightsville Borough, York County, PA.
Administrator: Kelly L. Bragg, c/o Bradley
J. Leber, Esq., Blakely Yost, Bupp &
Rausch, LLP, 17 East Market Street, York,
PA 17401
Attorney: Bradley J. Leber, Esquire, Blakely,
Yost, Bupp & Rausch, LLP, 17 East
Market Street, York, PA 17401 11.23-3t
- ESTATE OF CARMELLA LACESA a/k/a
CARMELLA L. LACESA, DECEASED
Late of Spring Garden Twp., York County, PA.
Executor: John LaCesa, c/o Scott E. Albert,
Esq., 50 East Main Street, Mount Joy, PA
17552
Attorney: Scott E. Albert, Esquire, 50 East
Main Street, Mount Joy, PA 17552 11.23-3t
- ESTATE OF ROBERT L. LINDSEY
a/k/a ROBERT LUNSFORD LINDSEY,
DECEASED
Late of Penn Twp., York County, PA.
Executor: Kyle K. Lindsey, c/o Samuel A.
Gates, Esq., Gates & Gates, PC, 250 York
Street, Hanover, PA 17331
Attorney: Samuel A. Gates, Esquire, Gates &
Gates, PC, 250 York Street, Hanover, PA
17331 11.23-3t
- ESTATE OF RICHARD A. PUCKETT,
DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Jeffrey R. Bellomo, c/o John R.
Elliott, Esq., Anstine & Sparler, 117 E.
Market St., York, PA 17401
Attorney: John R. Elliott, Esquire, Anstine &
Sparler, 117 E. Market St., York, PA 17401
11.23-3t
- ESTATE OF BARRY W. RATHVON,
DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: Jane Simon, 98 Dew Drop Ct.,
York, PA 17403 11.23-3t
- ESTATE OF JEANNETTE H. ROCK,
DECEASED
Late of York Twp., York County, PA.
Executor: Kevin P. Rock, c/o 135 North
George Street, York, PA 17401
Attorney: Jeffrey L. Rehmyer II, Esquire,
CGA Law Firm, PC, 135 North George
Street, York, PA 17401 11.23-3t
- ESTATE OF JAMES M. ROSIER, DECEASED
Late of Shrewsbury Twp., York County, PA.
Administrator-Executor: Beth A. Rosengrant,
154 Country Ridge Dr., Red Lion, PA
17356 11.23-3t
- ESTATE OF GRACE R. SENFT, DECEASED
Late of Spring Grove Borough, York County, PA.
Administrator-Executor: Ronald Gray and
Suzanne Gray, c/o Bellomo & Associates,
LLC, 3198 East Market Street, York, PA
17402
Attorney: William H. Poole, Jr., Esquire,
Bellomo & Associates, LLC, 3198 East
Market Street, York, PA 17402 11.23-3t
- ESTATE OF THEODORE P. SHANAHAN,
DECEASED
Late of York Twp., York County, PA.
Executor: Barbara A. Shanahan, c/o
Katherine L. McDonald, Esq., Dethlefs
Pykosh & Murphy, 2132 Market Street,
Camp Hill, PA 17011
Attorney: Katherine L. McDonald, Esquire,
Dethlefs Pykosh & Murphy, 2132 Market
Street, Camp Hill, PA 17011 11.23-3t
- ESTATE OF RALPH L. SLOTHOWER,
DECEASED
Late of Dover Twp., York County, PA.
Executor: Stephen Geary Slothower, c/o 129
E. Market St., York, PA 17401
Attorney: John C. Herrold, Esquire, Griest,
Himes, Herrold, Reynosa, LLP, 129 East
Market Street, York, PA 17401 11.23-3t
- ESTATE OF SENFORD D. SMITH, DECEASED
Late of North Codorus Twp., York County, PA.
Executor: Eric S. Smith, c/o Law Offices of
Craig A. Diehl, 119A West Hanover Street,
Spring Grove, PA 17362
Attorney: Craig A. Diehl, Esquire, CPA,
Law Offices of Craig A. Diehl, 119A West
Hanover Street, Spring Grove, PA 17362
11.23-3t
- ESTATE OF LINDA E. STAUFFER,
DECEASED
Late of Heidelberg Twp., York County, PA.
Executor: Andrew Stauffer, 1588 Marburg
Rd., Spring Grove, PA 17362
Attorney: Matthew L. Guthrie, Esquire,
Guthrie, Nonemaker, Yingst & Hart, LLP,
40 York Street, Hanover, PA 17331
11.23-3t
- ESTATE OF RONALD F. THOMAS,
DECEASED
Late of Dover Twp., York County, PA.
Co-Executors: Michael F. Thomas and
Patricia A. Laemont, c/o Stock and
Leader, 221 West Philadelphia Street,
Suite 600, York PA 17401-2994
Attorney: Thomas M. Shorb, Esquire,
STOCK AND LEADER, Susquehanna
Commerce Center East, 221 West
Philadelphia Street, Suite E600, York, PA
17401-2994 11.23-3t
- ESTATE OF ROBERT H. THOMPSON a/k/a
ROBERT H. THOMPSON, SR., DECEASED
Late of Spring Garden Twp., York County, PA.
Executrix: Jacqueline M. Thompson, c/o
3015 Eastern Blvd., York, PA 17402
Attorney: Donald L. Reihart, Esquire, 3015
Eastern Boulevard, York, PA 17402
11.23-3t
- ESTATE OF JOSEPH B. TOPLEY,
DECEASED
Late of York Twp., York County, PA.
Executrix: Pamela A. Zimmerman, 395 Dew
Drop Rd., York, PA 17402
Attorney: John W. Stitt, Esquire, 1434 W.
Market St., York, PA 17404 11.23-3t
- ESTATE OF RICHARD A. TRUAX,
DECEASED
Late of North Codorus Twp., York County, PA.
Administrators: Bonnie Jo Deitch and
Caroljean Truax, c/o James D. Hughes,
Esq., SALZMANN HUGHES PC, 354
Alexander Spring Road, Suite 1, Carlisle,
PA 17015
Attorney: John D. Hughes, Esquire,
SALZMANN HUGHES PC, 354
Alexander Spring Road, Suite 1, Carlisle,
PA 17015 11.23-3t
- ESTATE OF MARGARET E. WALKER,
DECEASED
Late of West Manchester Twp., York County, PA.
Co-Executors: Patricia A. Beaverson and
Ivan J. Walker, c/o 3389 Sticks Rd., Glen
Rock, PA 17327
Attorney: John W. Stitt, Esquire, 1434 W.
Market St., York, PA 17401 11.23-3t
- ESTATE OF DONNA L. WARFEL,
DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: Julie A. Riordan, c/o Law Offices
of Craig A. Diehl, 119A West Hanover
Street, Spring Grove, PA 17362
Attorney: Craig A. Diehl, Esquire, CPA,
119A West Hanover Street, Spring Grove,
PA 17362 11.23-3t
- ESTATE OF FRED A. WARNER, DECEASED
Late of Hanover Borough, York County, PA.
Executor: Keith A. Kuhn, c/o Elinor Albright
Rebert, Esq., 515 Carlisle Street, Hanover,
PA 17331
Attorney: Elinor Albright Rebert, Esquire,
515 Carlisle Street, Hanover, PA 17331
11.23-3t
- ESTATE OF ARLENE M. WILDASIN,
DECEASED
Late of Penn Twp., York County, PA.
Executrix: Pamela J. Kemper, c/o Elinor
Albright Rebert, Esq., 515 Carlisle Street,
Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire,
515 Carlisle Street, Hanover, PA 17331
11.23-3t

CIVIL NOTICES**ACTION IN EJECTMENT**

NOTICE OF ACTION IN EJECTMENT
IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PA

COURT OF COMMON PLEAS

CIVIL DIVISION

YORK County

No. 2016-SU-002798

PENNYMAC LOAN SERVICES, LLC
Plaintiff

vs.

AARON M. SHULTZ Or occupants
Defendant

CIVIL ACTION-LAW
NOTICE

TO: AARON M. SHULTZ or occupants:

You are hereby notified that on October 14, 2016, Plaintiff PENNYMAC LOAN SERVICES, LLC filed an Ejectment Complaint endorsed with Notice to Defend, against you in the Court of Common Pleas of YORK County Pennsylvania, docketed at 2016-SU-002798. Wherein Plaintiff seeks to Evict all occupants at the property 2536 BROOKMAR DRIVE, YORK, PA 17408 whereupon your property was 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 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 pages, you must take action within (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 paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help. 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
York Legal Referral
137 East Market Street
York, PA 17401
(717) 854-8755 x201

12.08-1t

Solicitor

NOTICE OF ACTION IN EJECTMENT
IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PA

COURT OF COMMON PLEAS

CIVIL DIVISION

YORK County

No. 2016-SU-002663

WELLS FARGO BANK, NATIONAL
ASSOCIATION AS TRUSTEE FOR OPTION
ONE MORTGAGE LOAN TRUST 2005-5,
ASSET-BACKED CERTIFICATES, SERIES
2005-5

Plaintiff

vs.

EDWARD W. SLAVINSKY, JR Or occupants
Defendant

CIVIL ACTION-LAW
NOTICE

TO: EDWARD W. SLAVINSKY, JR or
occupants:

You are hereby notified that on October 4, 2016, Plaintiff WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-5, ASSET-BACKED CERTIFICATES, SERIES 2005-5 filed an Ejectment Complaint endorsed with Notice to Defend, against you in the Court of Common Pleas of YORK County Pennsylvania, docketed at 2016-SU-002663. Wherein Plaintiff seeks to Evict all occupants at the property 804 FIELDING DRIVE, RED LION, PA 17356-9227 whereupon your property was 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 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 pages, you must take action within (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 paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help. 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
York Legal Referral
137 East Market Street
York, PA 17401
(717) 854-8755 x201

12.08-1t

Solicitor

**ACTION IN MORTGAGE
FORECLOSURE**

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS
OF YORK COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

COURT OF COMMON PLEAS

CIVIL DIVISION

YORK COUNTY

No. 2016-SU-002313-06

CITIFINANCIAL SERVICING, LLC
Plaintiff

vs.

ROBERT CURTIS SELL
LISA SPENCER
Defendants

NOTICE

To ROBERT CURTIS SELL and LISA SPENCER

You are hereby notified that on September 1, 2016, Plaintiff, CITIFINANCIAL SERVICING, 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. 2016-

SU-002313-06. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 36 CHRISTIANS DRIVE, A/K/A 36 CHRISTIANS, HANOVER, PA 17331-8470 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.

Notice to Defend:
Lawyer Referral Service
York Legal Referral
137 East Market Street
York, PA 17401
Telephone (717) 854-8755 x201

12.08-1t Solicitor

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
CIVIL DIVISION
YORK COUNTY**

NO. 2016-SU-002557-06

Citizens Bank of Pennsylvania, Plaintiff
vs. Sallie McHugh a/k/a Sallie M. Myers,
Defendant

TO: Sallie McHugh a/k/a Sallie M. Myers, Defendant, whose last known address is 851 Delaware Avenue, York, PA 17404.

You are hereby notified that on September 26, 2016, Plaintiff, Citizens Bank of Pennsylvania filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of York County Pennsylvania, docket to number 2016-SU-002557-06. Wherein plaintiff seeks to foreclose on the mortgage secured on your property located at 851 Delaware Avenue, York, PA 17404, 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

You have been sued in Court. If you wish to defend against the claims set forth in the

following pages, you must take action within twenty (20) days after this Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defense or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
137 E. Market St., York, PA 17403,
717-854-8755

Gregory Javardian, Atty. for Plaintiff
1310 Industrial Blvd., 1st Fl., Ste. 101
Southampton, PA 18966
(215) 942-9690

12.08-1t Solicitor

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
CIVIL DIVISION
YORK COUNTY**

NO. 2016-SU-002558-06

Citizens Bank of Pennsylvania, Plaintiff
vs. Sallie McHugh a/k/a Sallie M. Myers,
Defendant

TO: Sallie McHugh a/k/a Sallie M. Myers, Defendant, whose last known address is 851 Delaware Avenue, York, PA 17404.

You are hereby notified that on September 26, 2016, Plaintiff, Citizens Bank of Pennsylvania filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of York County Pennsylvania, docket to number 2016-SU-002558-06. Wherein plaintiff seeks to foreclose on the mortgage secured on your property located at 851 Delaware Avenue, York, PA 17404, 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

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defense or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the complaint or for any other claim or relief requested by the

Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
137 E. Market St., York, PA 17403,
717-854-8755

Gregory Javardian, Atty. for Plaintiff
1310 Industrial Blvd., 1st Fl., Ste. 101
Southampton, PA 18966
(215) 942-9690

12.08-1t Solicitor

York County
Court of Common Pleas
Number: 2016-SU-002399-06
Notice of Action in Mortgage Foreclosure

Nationstar Mortgage LLC d/b/a Champion Mortgage Company, Plaintiff v. Elmer R. Anthony, Defendant

TO: Elmer R. Anthony. Premises subject to foreclosure: 3430 Cardinal Lane, Dover, Pennsylvania 17315. 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. **Lawyer Referral Service, 137 East Market Street, York, Pennsylvania 17401, (717) 854-8755.** McCabe, Weisberg & Conway, P.C., Attorneys for Plaintiff, 123 S. Broad St., Ste. 1400, Phila., PA 19109, 215-790-1010

12.08-1t Solicitor

**IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. 2016-SU-002583-06
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

Ocwen Loan Servicing, LLC, Plaintiff vs. Jose A. Devarie-Morales, Defendant

TO: Jose A. Devarie-Morales, Defendant,
whose last known address is 257 North
Sherman Street, York, PA 17403.

**COMPLAINT IN MORTGAGE
FORECLOSURE**

You are hereby notified that Plaintiff, Ocwen

Loan Servicing, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of York County, Pennsylvania, docketed to NO. 2015-SU-002583-06, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 257 North Sherman Street, York, PA 17403, whereupon your property would be sold by the Sheriff of York County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. York County Lawyer Referral Service, 137 E. Market St., York, PA 17401, 717.854.8755. Mark J. Udren, Lorraine Gazzara Doyle, Sherri J. Braunstein, Elizabeth L. Wassall, John Eric Kishbaugh, Nicole B. Labletta, David Neeren & Morris Scott, Attys. for Plaintiff, Udren Law Offices, P.C., 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400.

12.08-1t

Solicitor

Bank, National Association, c/o PNC Bank, N.A., has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of York County, Pennsylvania, docketed to NO. 2016-SU-002541-06, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 758 Fahs Street, York, PA 17404, whereupon your property would be sold by the Sheriff of York County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. LAWYERS REFERRAL SERVICE, York County Lawyer Referral Service, 137 E. Market St., York, PA 17401, 717.854.8755. Mark J. Udren, Lorraine Gazzara Doyle, Sherri J. Braunstein, Elizabeth L. Wassall, John Eric Kishbaugh, Nicole B. Labletta, David Neeren & Morris Scott, Attys. for Plaintiff, Udren Law Offices, P.C., 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400.

12.08-1t

Solicitor

MORTGAGE FORECLOSURE
You are hereby notified that Plaintiff, PNC Bank, National Association, has filed an Amended Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of York County, Pennsylvania, docketed to NO. 2016-SU-269-06, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 5460 Delta Road, Delta, PA 17314, whereupon your property would be sold by the Sheriff of York County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. LAWYERS REFERRAL SERVICE, York County Lawyer Referral Service, 137 E. Market St., York, PA 17401, 717.854.8755. Udren Law Offices, P.C., Attys. for Plaintiff, 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400.

12.08-1t

Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. 2016-SU-002541-06
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

PNC Bank, National Association, c/o PNC Bank, N.A., Plaintiff vs. Crystal Crank, Known Heir of Dianne E. Crimmins, Debra Baker, Known Heir of Dianne E. Crimmins, Jennifer Crimmins, Known Heir of Dianne E. Crimmins, John L. Crimmins, Individually, and as Known Heir of Dianne E. Crimmins, Mary Green, Known Heir of Dianne E. Crimmins, Melissa Yetman, Known Heir of Dianne E. Crimmins, Shawn Baker, Known Heir of Dianne E. Crimmins and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Dianne E. Crimmins, Defendants
TO: Debra Baker, Known Heir of Dianne E. Crimmins, Defendant, whose last known address is 758 Fahs Street, York, PA 17404.

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, PNC

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. 2016-SU-269-06
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

PNC Bank, National Association, Plaintiff vs. Estate of Ronald J. Wilson, Xiaoqin Wilson, Personal Representative of the Estate of Ronald J. Wilson, Ronald Jeffrey Wilson, Known Heir of Ronald J. Wilson, Gary L. Wilson, Known Heir of Ronald J. Wilson, Angela Wilson Gowl, Known Heir of Ronald J. Wilson, Joshua Wilson (Minor), Known Heir of Ronald J. Wilson, c/o Xiaoqin Wilson, Guardian, Donald Wilson and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations claiming right, Title or Interest from or under Ronald J. Wilson, Defendants
TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations claiming right, Title or Interest from or under Ronald J. Wilson, Defendant(s), whose last known address is 5460 Delta Road, Delta, PA 17314.

AMENDED COMPLAINT IN

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. 2016-SU-002540-06
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

PNC Bank, National Association, c/o PNC Bank, N.A., Plaintiff vs. Jennifer S. Haugh and Martin J. Haugh, Defendants
TO: Jennifer S. Haugh and Martin J. Haugh, Defendants, whose last known addresses are 217 Wise Ave., Red Lion, PA 17356 and 281 Fieldstone Ct., New Cumberland, PA 17070.

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, PNC Bank, National Association, c/o PNC Bank, N.A., has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of York County, Pennsylvania, docketed to NO. 2016-SU-002540-06, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 217 Wise Ave., Red Lion, PA 17356, whereupon your property would be sold by the Sheriff of York County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. LAWYERS REFERRAL SERVICE, York County Lawyer Referral Service, 137 E. Market St., York, PA 17401, 717.854.8755. Mark J. Udren, Lorraine Gazzara Doyle, Sherri J. Braunstein, Elizabeth L. Wassall, John Eric Kishbaugh, Nicole B. Labletta, David Neeren & Morris Scott, Attys. for Plaintiff, Udren Law Offices, P.C., 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400.

12.08-1t Solicitor

York County
Court of Common Pleas
Number: 2016-SU-002771
Notice of Action in Mortgage Foreclosure

Reverse Mortgage Funding LLC, Plaintiff v. Gloria M. Cavanaugh, Defendant
TO: Gloria M. Cavanaugh. Premises subject to foreclosure: 55 Rebecca Drive, York Haven, Pennsylvania 17370. 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. **Lawyer Referral Service, 137 East Market Street, York, Pennsylvania 17401, (717) 854-8755.** McCabe, Weisberg & Conway, P.C., Attorneys for Plaintiff, 123 S. Broad St., Ste. 1400, Phila., PA 19109, 215-790-1010

12.08-1t Solicitor

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS
OF YORK COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW**

COURT OF COMMON PLEAS

CIVIL DIVISION

YORK COUNTY

No. 2016-SU-000836-06

SANTANDER BANK, N.A.
Plaintiff

vs.

DONALD F. MARSHALL
HEATHER L. MARSHALL
Defendants

NOTICE

To DONALD F. MARSHALL

You are hereby notified that on March 23, 2016, Plaintiff, SANTANDER BANK, N.A., 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. 2016-SU-000836-06. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 7 BALTIMORE STREET, GLEN ROCK, PA 17327-1347 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.

Notice to Defend:
Lawyer Referral Service
York Legal Referral
137 East Market Street
York, PA 17401
Telephone (717) 854-8755 x201

12.08-1t Solicitor

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS
OF YORK COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW**

COURT OF COMMON PLEAS

CIVIL DIVISION

YORK COUNTY

No. 2016-SU-001283-93

SUNTRUST MORTGAGE, INC.
Plaintiff

vs.

ENRIQUE C. MARCIAL
YORK HOME SOLUTIONS, INC.
Defendants

NOTICE

To YORK HOME SOLUTIONS, INC.

You are hereby notified that on May 11, 2016, Plaintiff, SUNTRUST MORTGAGE, INC., 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. 2016-SU-001283-93. Wherein Plaintiff seeks to satisfy a lien on the property located at 114 SOUTH PINE STREET, YORK, PA 17403-5608 and confirm SUNTRUST MORTGAGE, INC. is the holder of a first priority mortgage on the Property.

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.

Notice to Defend:
Lawyer Referral Service
York Legal Referral
137 East Market Street
York, PA 17401
Telephone (717) 854-8755 x201

12.08-1t Solicitor

ACTION TO QUIET TITLE

Kayjay Investments, LLC
Plaintiff

vs.

Kenneth McClane,
Defendant

To: Kenneth McClane:

YOU ARE hereby notified that on October 19th, 2016, Plaintiff, filed a Quiet Title Action, endorsed with a Notice to Defend, against you in the Court of Common Pleas of York County, Pennsylvania, Docketed to No. 2016-SU-002839, wherein Plaintiff seek legal title in fee simple and to terminate any estate, right, title or interest that you may have in the real estate located at 2741 Clearbrook Boulevard, York, Pennsylvania 17406, UPI No. 36-000-02-0202.E0-00000, pursuant to the Deed dated August 15th, 2016, and recorded on September 20th, 2016, in Record Book 2387, Page 1624, in the York County Recorder of Deeds Office, granted to the Plaintiff, Kayjay Investments, LLC.

BLAKE LAW FIRM, L.L.C.

12.08-1t

Solicitor

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

No. 2016-SU-002870

Action in Quiet Title

375 S. Sherman Street

UPI No. 12-416-14-0057

City of York

Richard L. Miller and
Katrina M. Weedon,
Plaintiffs

vs.

Clarence R. White, t/a Peterson Brother
Discount; Allfirst Bank, N /K/A, M&T Bank;
and York County Tax Claim Bureau, et al
Defendants

**To: Clarence R. White, t/a Peterson
Brother Discount and Allfirst Bank,
N/K/A, M&T Bank:**

YOU ARE hereby notified that on October 20th, 2016, Plaintiffs, Richard L. Miller and Katrina M. Weedon, filed a Quiet Title Action, endorsed with a Notice to Defend, against you in the Court of Common Pleas of York County, Pennsylvania, Docketed to No. 2016-SU-002870, wherein Plaintiffs seek legal title in fee simple and to terminate any estate, right,

title or interest that you may have in the real estate located at 375 S. Sherman Street, York, Pennsylvania 17403-2429, UPI No. 12-416-14-0057, pursuant to the Deed dated August 24th, 2015 and recorded on September 2nd, 2015, in Record Book 2335, Page 8492, in the York County Recorder of Deeds Office, granted to the Plaintiffs, Richard L. Miller and Katrina M. Weedon.

BLAKE LAW FIRM, L.L.C.

12.08-1t

Solicitor

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

No. 2016-SU-002838

Action in Quiet Title

49 N. Penn Street

UPI No. 05-081-03-0025.00-00000

City of York

PA Investments, LP,
Plaintiff

vs.

Pamela Odem and Doni Odem, Sr.;
Dr. George E. Schreiner;
Mortgage Electronic Registration Systems,
Inc., as nominee for WMC Mortgage
Corporation;
The City of York;
School District of the City of York;
The County Of York;
York City Sewer Rental Bureau;
York City Department of Refuse; and
York County Tax Claim Bureau,
Defendants

To: Pamela Odem and Doni Odem, Sr.:

YOU ARE hereby notified that on October 19th, 2016, Plaintiff, filed a Quiet Title Action, endorsed with a Notice to Defend, against you in the Court of Common Pleas of York County, Pennsylvania, Docketed to No. 2016-SU-002838, wherein Plaintiff seek legal title in fee simple and to terminate any estate, right, title or interest that you may have in the real estate located at 49 N. Penn Street, City of York, Pennsylvania, UPI No. 05-081-03-0025, pursuant to the Deed dated June 15th, 2016, recorded on July 26th, 2016, in Record Book 2378, Page 8180, in the York County Recorder of Deeds Office, granted to the Plaintiff, PA Investments, LP.

BLAKE LAW FIRM, L.L.C.

12.08-1t

Solicitor

ARTICLES OF INCORPORATION

NOTICE is hereby given that Articles of Incorporation [are about to be filed] were filed with the Commonwealth of Pennsylvania. The name of the [proposed] corporation is The Jesus Return Foundation The corporation [is to be] has been incorporated under the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania Act of December 22, 1988.

Ronald Besser

12.08-1t

Solicitor

NOTICE is hereby given that Articles of Incorporation [are about to be filed] were filed with the Commonwealth of Pennsylvania. The name of the [proposed] corporation is The URANTIA Book Foundation The corporation [is to be] has been incorporated under the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania Act of December 22, 1988.

Ronald Besser

12.08-1t

Solicitor

**ARTICLES OF INCORPORATION
NON-PROFIT CORPORATION**

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation-Nonprofit were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania on September 26, 2016 for the purpose of obtaining a Certificate of Incorporation of a nonprofit business Corporation organized under the Business Corporation Law of the Commonwealth of Pennsylvania, Act of December 21, 1988, P.L. 1444, No. 177, 19 Pa Code Ch. 41.

The name of the corporation is JAMES L. & DORIS B. MILLER FOUNDATION. The purpose for which the corporation is organized: The Corporation shall be organized to preserve and promote agricultural skills and education.

JAMES L. & DORIS B.
MILLER FOUNDATION
5025 Miller Road
Glenville, PA 17329-8940

12.08-1t

Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on November 14th, 2016 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Kate Elizabeth Howard to: Kane Jesse Howard.

The Court has fixed the day of January 6th, 2017 at 1:30 pm in Courtroom #6003 at the York County Judicial Center, 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 petitioner should not be granted.

12.08-1t

Solicitor

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on November 21, 2016 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Kailee Phuong Trihh Messimer to: Kailee Le Messimer.

The Court has fixed the day of Tue., January 24, 2017 at 1:30 pm in Courtroom #6003 at the York County Judicial Center, 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 petitioner should not be granted.

12.08-1t

Solicitor

DISSOLUTION NOTICE

NOTICE OF WINDING UP
PROCEEDINGS OF THEOLOGICAL
TRAINING IN AFRICA,
A PENNSYLVANIA
NON-PROFIT CORPORATION

NOTICE IS HEREBY GIVEN to all persons interested or who may be affected, that Theological Training in Africa, a non-profit corporation with its registered office located at 8 Oakwood Drive, Dillsburg, PA, intends to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania and that the Board of Directors is now engaged in winding up and settling the affairs of said corporation so that its corporate existence can be terminated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

The post office address to which process may be sent in action or proceeding upon any liability incurred before the filing of the Articles of Dissolution is: Lyle Kelly, P.O. Box 36301, Cincinnati, OH 45236

Gerald J. Brinser, Attorney

12.08-1t

Solicitor

**FOREIGN REGISTRATION
STATEMENT**

FOREIGN QUALIFICATION

NOTICE is hereby given that **Opus Dei Ex Nihilo, LLC**, a limited liability company organized under the laws of the Commonwealth of Virginia, with a principal office address of 10524 Courthouse Road, Fredericksburg, VA 22407, applied for a Foreign Registration of Authority with the Department of State of the Commonwealth of Pennsylvania on November 18, 2016, under the provisions of the Business Corporation Law of 1988, in order to conduct business in the Commonwealth of Pennsylvania.

CGA Law Firm

By: Margaret W. Driscoll, Esquire

12.08-1t

Solicitor

NOTICE

**PUBLIC NOTICE TO
TIFFANY ANN RITTER**

In Re: Messiah Anthony Rankins, A Minor

A petition has been filed asking the Court to put an end to all rights you have as a parent to your child, Messiah Anthony Rankins. A Termination of Parental Rights Hearing has been scheduled for January 17, 2017, at 9:00 a.m., in Court Room No. 6006, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Messiah Anthony Rankins (DOB: November 25, 2012), whose Father is Anthony Curry Rankins and whose Mother is Tiffany Ann Ritter. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Jane Madison
Family Court Administrator
York County Court of Common Pleas
York County Judicial Center
45 North George Street
York, Pennsylvania 17401
Telephone No. (717) 771-9360

Martin Miller, Esquire
Solicitor for York County Offices of
Children, Youth & Families

A prospective adoptive parent of a child may enter into an agreement with a birth relative of the child to permit continuing contact or communication between the child and the birth relative or between the adoptive parent and the birth relative. An agency or anyone representing the parties in an adoption shall provide notification to a prospective adoptive parent, a birth parent and a child who can be reasonably expected to understand that a prospective adoptive parent and a birth relative of a child have the option to enter into a voluntary agreement for the continuing contact or communication. See 23 Pa.C.S.A Section 2731, et seq.

12.08-3t

Solicitor

SHERIFF'S SALE

In The Court of Common Pleas
of York County, Pennsylvania
Civil Action-Law
No. 2015-SU-002636-06
Notice of Action in Mortgage Foreclosure
Bayview Loan Servicing, LLC, Plaintiff vs.
Stephen D. Conley, Defendant
**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

TO: Stephen D. Conley, Defendant, whose last known address is 216 Ross Avenue, New Cumberland, PA 17070.

Your house (real estate) at: 216 Ross Avenue, New Cumberland, PA 17070, 27000010097A, is scheduled to be sold at Sheriff's Sale on February 13, 2017, at 2:00 PM, at York County Judicial Center, 45 N. George St., York, PA 17401, to enforce the court judgment of \$74,448.88, obtained by Bayview Loan Servicing, LLC (the mortgagee) 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 cancelled if you pay back to Bayview Loan Servicing, LLC, the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610)278-6800. 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 be able to stop the sale through other legal proceedings. 4. 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 notice below 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 - 5. 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 (610)278-6800. 6. 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. 7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 717.771.9601. 8. 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. 9. 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. 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. 11. You may also have other rights and defenses or ways of getting your house 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. York County Lawyer Referral Service, 137 E. Market St., York, PA 17401, 717.854.8755. PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Christopher A. DeNardo, Kristen D. Little, Kevin S. Frankel, Regina Holloway, Daniel T. Lutz, Sarah K. McCaffery, Leslie J. Rase, Alison H. Tulio & Katherine M. Wolf, Attys. for Plaintiff
SHAPIRO & DeNARDO, LLC
3600 Horizon Dr., Ste. 150
King of Prussia, PA 19406
610.278.6800

12.08-1t

Solicitor

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Family Law Attorney

Law Offices of Peter J. Russo, P.C., a seven attorney general practice law firm in Mechanicsburg, Pennsylvania with over 100 years of combined experience has an opening for an Associate Attorney who is intelligent, industrious, motivated and has the ability to work autonomously and assume a family law caseload. Candidate should be admitted to the Pennsylvania bar and have a minimum of three years of practical or litigation experience. Strong writing, communication and advocacy skills are required. Workload will primarily be in the areas of divorce, custody and support concentrated in the counties of South Central Pennsylvania.

Salary commensurate with experience. Firm provides excellent benefits package includes 401k, health, vision and dental benefits along with potential bonuses. Please send a letter of interest, resume and salary expectations to amalcolm@pirlaw.com.