

# York Legal Record

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

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Vol. 124

YORK, PA, THURSDAY, September 9, 2010

No. 22

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## CASES REPORTED

JERRY DRIENDL, ABBEY DRIENDL, and THONGSAMUTH K. DRIENDL,  
Plaintiffs v. WILLIAM R. HENDREY, JUDITH J. HENDREY, and  
DOUG'S STUMP & TREE SERVICE, INC., d/b/a  
DOUG'S TREE SERVICE, Defendants

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Summary Judgment – Statute of Limitations

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**Dated Material Do Not Delay**

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## ESTATE NOTICES

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### ADMINISTRATOR'S AND EXECUTORS NOTICES

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#### FIRST PUBLICATION

PATRICK M. BECKNER late of York Twp., York Co., PA, deceased. Polly A. Beckner, c/o 117 E. Market St., York, PA 17401, Executrix. Anstine & Sparler. John R. Elliott, Esquire, Attorney. 9-9-3t

GEORGE WILLIAM COLLIER late of West Manchester Twp., York Co., PA, deceased. Suzanne L. Cox and Nancy J. Hankey, c/o 110 South Northern Way, York, PA 17402, Co-Executrices. Paul G. Lutz, Esquire, Attorney. 9-9-3t

ANN MARIE DAUGHERTY late of Spring Garden Twp., York Co., PA, deceased. Thomas Lee Daugherty, c/o 29 East Philadelphia Street, York, PA 17401, Executor. Blake & Gross, LLC. Kurt A. Blake, Esquire, Attorney. 9-9-3t

FRANCIS JOHN HOLEWINSKI late of Spring Grove, York Co., PA, deceased. Jennifer Marie Devereux, c/o 149 East Market Street, 3rd Floor, York, PA 17401, Executrix. Michael F. Fenton, Esquire, Attorney. 9-9-3t

CURTIS D. JONES late of West Manheim Twp., York Co., PA, deceased. Jennifer Frock and James E. Kelbaugh, c/o 515 Carlisle Street, Hanover, PA 17331, Executors. Elinor Albright Rebert, Esquire, Attorney. 9-9-3t

GLORIA M. JOSEPH late of North Codorus Twp., York Co., PA, deceased. Gerald D. Joseph, c/o 2025 E. Market Street, York, PA 17402, Executor. Richard H. Mylin, III, Esquire, Attorney. 9-9-3t

MARY M. MELLINGER late of Windsor Twp., York Co., PA, deceased. Ernest L. Mellinger and Dennis E. Mellinger, c/o Ernest L. Mellinger, 3856 Kings Arms Lane, York, PA 17402, Co-Executors. Gregory H. Gettle, Esquire, Attorney. 9-9-3t

JACK R. MILLER late of Spring Garden Twp., York Co., PA, deceased. Angela L. Horn, 828 Maryland Avenue, York, PA 17404, Executrix. Victor A. Neubaum, Esquire, Attorney. 9-9-3t

VIOLA J. NEFF late of Manchester Borough, York Co., PA, deceased. Loralee R. Peters, c/o 32 N. Duke St., P.O. Box 544, York, PA 17405,

Executrix. Morris & Vedder. Rand A Feder, Esquire, Attorney. 9-9-3t

HAROLD L. RUDISILL A/K/A HAROLD L. RUDISILL, SR. late of York City, York Co., PA, deceased. Carolyn A. Danner, c/o 40 South Duke Street, York, PA 17401-1441, Executrix. Garber & Garber. John M. Garber, Esquire, Attorney. 9-9-3t

MILLARD L. RUHLMAN late of Hanover Borough, York Co., PA, deceased. Jack E. Ruhlman and Douglas J. Ruhlman, c/o 515 Carlisle Street, Hanover, PA 17331, Executors. Elinor Albright Rebert, Esquire, Attorney. 9-9-3t

JONATHAN L. SOWERS late of West Manchester Twp., York Co., PA, deceased. Joanne M. Rose, c/o 120 Pine Grove Commons, York, PA 17403, Administratrix. Elder Law Firm of Robert Clofine. Robert Clofine, Esquire, Attorney. 9-9-3t

CAROL STERN late of Penn Twp., York Co., PA, deceased. Manufacturers & Traders Trust Company, c/o 515 Carlisle Street, Hanover, PA 17331, Executors. Elinor Albright Rebert, Esquire, Attorney. 9-9-3t

ROBERT L. STEVENSON late of Dallastown Borough, York Co., PA, deceased. Sharon L. Austin, 313 Pine Valley Drive, Felton, PA 17322, Administratrix. Cynthia M. von Schlichten, Esquire, Attorney. 9-9-3t

MARY JANE THOMAS late of East Manchester Twp., York Co., PA, deceased. David Thomas, 6900 Hillmeade Road, Glenn Dale, Maryland 20769, Executor. John J. Kuzmiak, Esquire, Attorney. 9-9-3t

JOSEPH R. WERNER late of West Manchester Twp., York Co., PA, deceased. Elaine J. Werner, c/o 1946 Carlisle Road, York, PA 17408, Executrix. John M. Hamme, Esquire, Attorney. 9-9-3t

HARRY G. WRIGHT late of New Salem Borough, York Co., PA, deceased. Michael D. Wright and Kathleen A. Henry, P.O. Box 231, York New Salem, PA 17371, Co-Executors. STOCK AND LEADER. Timothy P. Ruth, Esquire, Attorney. 9-9-3t

DARWIN D. YOUNG late of Delta Borough, York Co., PA, deceased. William D. Young, Timothy Young and Debora A. Beck, c/o 135 North George Street, York, PA 17401, Co-Administrators. CGA Law Firm, PC. Timothy J. Bupp, Esquire, Attorney. 9-9-3t

#### SECOND PUBLICATION

WARREN D. ANDERSON A/K/A WARREN DEWY ANDERSON late of North Codorus Twp., York Co., PA, deceased. Barry L. Anderson, 14 Rex Drive, Ranson, WV 25438, Executor. Marc Roberts, Esquire, Attorney. 9-2-3t

TIMOTHY A. BRUMGARD late of Hanover Borough, York Co., PA, deceased. Kevin L. Brumgard, 40 White Oak Ln., Etters, PA 17319, Executor. Guthrie, Nonemaker, Yingst & Hart, LLP. Matthew L. Guthrie, Esquire, Attorney. 9-2-3t

CARL EDWARD DAUGHERTY A/K/A CARL E. DAUGHERTY and CARL E. DAUGHERTY, SR. late of Manchester Twp., York Co., PA, deceased. Blaine A. Daugherty, 74 Woodland Avenue, York, PA 17404, Executor. Ronald Perry, Esquire, Attorney. 9-2-3t

JAMES F. DERKSEN late of Glen Rock Borough, York Co., PA, deceased. Raynette M. Derksen, c/o 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356, Executrix. Eveler & Eveler LLC. 9-2-3t

JANET K. DRAWBAUGH late of West Manchester Twp., York Co., PA deceased. Douglas C. Drawbaugh, 1501 Wayne Avenue, York, PA 17403, Executor. Ronald Perry, Esquire, Attorney. 9-2-3t

MARY E. FETROW late of West Manchester Twp., York Co., PA, deceased. Melvin D. Heidler, Jr. and Ruth N. Heidler, 960 Cherry Orchard Rd., Dover, PA 17315, Co-Executors. John W. Stitt, Esquire, Attorney. 9-2-3t

JOSEPH H. FLINCHBAUGH A/K/A JOSEPH FLINCHBAUGH late of Manchester Twp., York Co., PA, deceased. Michael Miller, c/o 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356, Executor. Eveler & Eveler LLC. 9-2-3t

JANE E. HERRMAN A/K/A JANE ESTHER HERRMAN late of York Twp., York Co., PA, deceased. David A. Sprenkle, c/o 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356, Executor. Eveler & Eveler LLC. 9-2-3t

CARROLL F. HUNT late of Shrewsbury Borough, York Co., PA, deceased. B. Patrick Burton and Catherine A. Burton, 3238 Rinely Road, Stewartstown, PA 17363, Co-Executors. STOCK AND LEADER. D. Reed Anderson, Esquire, Attorney. 9-2-3t

BEATRICE K. MILLER late of Dover Twp., York Co., PA, deceased. Carol Ann Stover and Faye M. Myers, c/o 129 East Market Street, York, PA 17401, Co-Executrices. Suzanne H. Griest, Esquire, Attorney. 9-2-3t

RONALD EUGENE NEWELL A/K/A RONALD E. NEWELL A/K/A RONALD NEWELL A/K/A RON NEWELL late of Dallastown Borough, York Co., PA, deceased. GARBER & GARBER. John M. Garber, Esquire, Attorney. 9-2-3t

FLOYD ARTHUR ROBINSON A/K/A FLOYD A. ROBINSON late of Hellam Borough, York Co., PA, deceased. Patricia L. Robinson a/k/a Mary Patricia Lee M. Robinson, c/o 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356, Executrix. Eveler & Eveler LLC. 9-2-3t

LOTTIE A. SENFT late of Penn Twp., York Co., PA, deceased. Richard E. Senft, P.O. Box 9, Codorus, PA 17311, Executors. Guthrie, Nonemaker, Yingst & Hart, LLP. Keith R. Nonemaker, Esquire, Attorney. 9-2-3t

RUTH E. SMITH A/K/A RUTH EVELYN SMITH late of Dallastown Borough, York Co., PA, deceased. Shirley J. Chronister, c/o 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356, Executrix. Eveler & Eveler LLC. 9-2-3t

DOROTHY CLARA STEINHAGEN late of Penn Twp., York Co., PA, deceased. Roxanne Heffner Maffitt, c/o 515 Carlisle Street, Hanover, PA 17331, Executrix. Elinor Albright Rebert, Esquire, Attorney. 9-2-3t

GILBERT STEVENS A/K/A GILBERT D. STEVENS late of Washington Twp., York Co., PA, deceased. Joan R. Stevens, c/o 148 S. Baltimore Street, Dillsburg, PA 17019, Executrix. Jane M. Alexander, Esquire, Attorney. 9-2-3t

ROBERT W. ZIMMERMAN late of Spring Garden Twp., York Co., PA, deceased. Jennifer A. Baum and Barbara A. Gruver, c/o 135 North George Street, York, PA 17401, Co-Administratrices. CGA Law Firm, PC. Timothy J. Bupp, Esquire, Attorney. 9-2-3t

DONALD A. L. ZINK late of Lower Windsor Twp., York Co., PA, deceased. Gilbert B. Zink and Beatrice A. Zink, c/o 553 Locust Street, Columbia, PA 17512, Co-Executors. Mountz & Kreiser Law Offices. David T. Mountz, Esquire, Attorney. 9-2-3t

### THIRD PUBLICATION

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

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

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

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

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

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

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

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

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

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

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## ORPHAN'S COURT

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To All legatees creditors and person interested:

Notice is hereby given that the following accounts have been filed in the office of the Clerk of Orphans' Court Division for confirmation and distribution of the balance therein shown to the creditors, legatees next to kin, heirs and others legally entitled thereto on September 22, 2010 at 9:00 a.m and will be called in the order named for audit and distribution by said Court, in Courtroom No. 6, on the 6th floor of the York County Judicial Center at 45 North George St. in the City of York, Pennsylvania.

1. MANCUSO – The First and Final Account of Patrick J. Mancuso and Robert P. Mancuso, Co-Executors of the Last Will and Testament of Louis J. Mancuso, Late of York Township, York County, Pennsylvania, deceased, 6709-1028. (David M. Laucks, Esq.)

2. THOMPSON – The First and Final Account of Toni M. Gibson-Thompson, Administratrix of the Estate of Lawrence G. Thompson, Sr., Late of Springettsbury Township, York County, Pennsylvania, deceased, 6709-1479. (William F. Hoffmeyer, Esq.)

3. MANN – The First and Final Account of Susan K. Schlosser and Carolyn L. Bupp, Co-Executrices of the Last Will and Testament of Kenneth E. Mann, Late of West Manchester Township, York County, Pennsylvania, deceased, 6709-0068. (L.C. Heim, Esq.)

4. CASTLE – The First and Final Account of Carol A. McMahon, Administratrix of the Estate of John H. Castle, Late of York Township, York County, Pennsylvania, deceased, 6709-0797. (Rand A. Feder, Esq.)

5. SHANABROUGH – The First and Final Account of Joseph E. Shanabrough, Executor of the Last Will and Testament of Linda L. Holcomb Shanabrough, Late of Hopewell Township, York County, Pennsylvania, deceased, 6707-1285. (Rand A. Feder, Esq.)

6. WHITEFORD – The First and Final Account of Donna M. Wise, Executrix of the Last Will and Testament of Michael L. Whiteford, Late of Codorus Township, York County, Pennsylvania, deceased, 6710-0284. (David M. Laucks, Esq.)

7. DEHOFF – The First and Final Account of Ruth Ann Dehoff, Executrix of the Last Will and Testament and Codicil of Paul H. Dehoff, Sr., Late of Windsor Township, York County, Pennsylvania, deceased, 6709-1442. (David M. Laucks, Esq.)

8. ALLEN – The First and Final Account of Michael J. Allen and Craig A. Allen, Co-Administrators of the Estate of Steven M. Allen, Late of West Manchester Township, York County, Pennsylvania, deceased, 6709-0737. (Nancy H. Meyers, Esq.)

9. PLASIC – The First and Final Account of Annette J. Phillips and Stephen L. Plasic, Co-Trustees for Irrevocable Trust of Anna A. Plasic, 6708-0614. (Gary L. Rothschild, Esq.)

10. WOOLLARD – The First and Final Account of Wilson J. Woollard, Executor of the Last Will and Testament of Helen S. Woollard, Late of Springettsbury Township, York County, Pennsylvania, deceased, 6710-0315. (John M. Hamme, Esq.)

11. MT. OLIVET CEMETERY – The First and Final Account Mt. Olivet Cemetery Perpetual Care Trust for the Trust Established under the Restated Agreement dated 8/21/96 and Court Order dated 4/25/01, stated by PNC Bank, National Association, (formerly Sterling Financial Trust Company and Bank of Hanover

and Trust Company) Successor Trustee, 6703-0394. (G. Steven McKonly, Esq.)

12. MT. OLIVET CEMETERY – The First and Final Account for the Mount Olivet Cemetery Pre-Need Trust Established Under the Amended and Restated Trust Agreement dated 8/21/96 stated by PNC Bank, National Association (formerly Sterling Financial Trust Company and Bank of Hanover Trust Company), Trustee, 6703-0394. (G. Steven McKonly, Esq.)

13. INSKIP – The First and Final Account of Michelle E. Shipley, Executrix of the Last Will and Testament of Geraldine E. Inskip, Late of Dover Borough, York County, Pennsylvania, deceased, 6709-1348. (J. Robert Katherman, Esq.)

14. SNYDER – The First and Final Account of Jason A. Snyder and Rene A. Snyder II, Co-Executors of the Last Will and Testament of Rene A. Snyder, Sr., Late of York Township, York County, Pennsylvania, deceased, 6708-1122. (David A. Mills, Esq.)

FILED IN THE OFFICE OF THE CLERK OF ORPHANS' COURT DIVISION OF THE COMMON PLEAS COURT, YORK COUNTY, PENNSYLVANIA ON OR BEFORE AUGUST 18, 2010

BRADLEY C. JACOBS

COURT OF COMMON PLEAS OF  
YORK COUNTY, PENNSYLVANIA,  
9-2-2t ORPHANS' COURT DIVISION

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**VAN OLST ASSOCIATES**  
**Legal Nurse Consultants**  
**Stressing on Medical Issues?**

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Theresa M. Van Olst, BS, RN, CLNC  
111 Mitric Lane  
Lancaster, PA 17601  
717-823-1316 or  
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**CIVIL NOTICES**

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

**ACTION IN MORTGAGE  
FORECLOSURE**

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

FIRST GUARANTY  
MORTGAGE CORPORATION  
Vs.  
NICHOLE M. WILDER-FENWICK  
HAMED DONALD FENWICK

9-9-1t

Solicitor

NO. 2010-SU-001296-06

**NOTICE**

TO NICHOLE M. WILDER-FENWICK and  
HAMED DONALD FENWICK:

JPMORGAN CHASE BANK, N.A., AS  
ACQUIRER OF CERTAIN ASSETS AND  
LIABILITIES OF WASHINGTON MUTUAL  
BANK FROM THE FEDERAL DEPOSIT  
INSURANCE CORPORATION ACTING AS  
RECEIVER, Plaintiff vs. BRIAN M.  
HOWARD, Mortgagor and Real Owner,  
Defendant

Term No. 2010-SU-003142-06

You are hereby notified that on 03/16/2010, Plaintiff, First Guaranty Mortgage Corporation, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of York County Pennsylvania, docketed to No. 2010-SU-001296-06. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1015 Nugent Way, York, PA 17402-7644 whereupon your property would be sold by the Sheriff of York County.

TO: BRIAN M. HOWARD, MORTGAGOR  
AND REAL OWNER, DEFENDANT, whose  
last known address is 1240 Witmer Road, York,  
PA 17406. THIS FIRM IS A DEBT COLLEC-  
TOR AND WE ARE ATTEMPTING TO COL-  
LECT A DEBT OWED TO OUR CLIENT. ANY  
INFORMATION OBTAINED FROM YOU  
WILL BE USED FOR THE PURPOSE OF  
COLLECTING THE DEBT.

You are hereby notified 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.

You are hereby notified that Plaintiff, JPMORGAN CHASE BANK, N.A., AS ACQUIRER OF CERTAIN ASSETS AND LIABILITIES OF WASHINGTON MUTUAL BANK FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION ACTING AS RECEIVER, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of York County, Pennsylvania, docketed to No. 2010-SU-003142-06, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 1240 Witmer Road, York, PA 17402, whereupon your property will be sold by the Sheriff of York County.

**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.

**NOTICE**

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.

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you

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.

and a judgment may be entered against you by the Court without further notice for any money claim in the Complaint of for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

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

CENTRAL PENNSYLVANIA  
LEGAL SERVICES  
256 E. Market St., York, PA 17403  
LAWYER REFERRAL SERVICE OF THE  
YORK COUNTY BAR ASSOCIATION  
York County Bar Center  
137 E. Market St., York, PA 17401  
717-854-8755

GOLDBECK, MCCAFFERTY  
& MCKEEVER, P.C.

MICHAEL T. MCKEEVER, Esquire  
Suite 5000, Mellon Independence Center  
701 Market St.  
Philadelphia, PA 19106-1532  
215-627-1322

9-9-1t

Atty. for Plaintiff

RESIDENTIAL FUNDING  
REAL ESTATE HOLDING, LLC  
Vs.  
LEEANN GILE and UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER SUSAN WOLFGANG,  
DECEASED

NO. 2009-SU-003246-06

### NOTICE

TO LEEANN GILE:

You are hereby notified that on JULY 1, 2009, Plaintiff, RESIDENTIAL FUNDING REAL ESTATE HOLDING, LLC, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of YORK County Pennsylvania, docketed to No. 2009-SU-003246-06. Wherein

Plaintiff seeks to foreclose on the mortgage secured on your property located at 436 BUTTON WOOD LANE A/K/A 436A BUTTON WOOD LANE, YORK, PA 17406 whereupon your property would be sold by the Sheriff of YORK County.

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

### NOTICE

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

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

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

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

PHELAN HALLINAN & SCHMIEG, LLP.  
Suite 1400  
One Penn Center @ Suburban Station  
Philadelphia, PA 19103-1814  
215-563-7000  
Main Fax: 215-563-3826

9-9-1t

Solicitor

SUNTRUST MORTGAGE, INC., Plaintiff  
vs. WILLIAM N. TREICHLER, JR., Defendant  
NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY PURSUANT TO  
PENNSYLVANIA RULE OF CIVIL  
PROCEDURE 3129

No. 2010-SU-000702-06

TO: WILLIAM N. TREICHLER, JR.,



Defendant, whose last known address is 699 PINETOWN ROAD, LEWISBERRY, PA 17339.

TAKE NOTICE: That the Sheriff's Sale or real property (real estate) will be held on DECEMBER 13, 2010, in the Sheriff's Office, York County Judicial Center, 45 North George Street, York, PA 17401 at 2:00 P.M. prevailing local time. The property to be sold is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

Property Description: ATC piece or parcel of land sit. in Fairview Twp., York Co., PA, known as Lot No. 3, in accordance with a Plan of Subdivision prepared by Dale E. Stipe, R.S., recorded in Plan Book CC, Page 174. BEG. at a permanent monument on N. right-of-way line of Pinetown Rd. (L.R. 66001) at land n/f of A.B. Mackain et al; thence N 41° 17' 36" E 330.79 ft. to a pipe at Lot No. 2 on the aforesaid plan; thence S 74° 36' 44" E 177.99 ft. to a pipe at Lot No. 4 on the aforesaid plan; thence S 41° 17' 36" W 436.37 ft. to a pipe on N. right-of-way line of Pinetown Rd.; thence N 40° 10' 45" W 98.35 ft. to a point; thence N 36° 41' 00" W 64.22 ft. to a permanent monument. PARCEL No. 27000PE0050F000000. PROPERTY ADDRESS: 699 PINETOWN ROAD, LEWISBERRY, PA 17339. IMPROVEMENTS: RESIDENTIAL DWELLING. SOLD AS PROPERTY OF: WILLIAM N. TREICHLER, JR. The location of your property to be sold is: 699 PINETOWN ROAD, LEWISBERRY, PA 17339. The judgment under or pursuant to which your property is being sold is docketed to: 2010-SU-000702-06.

The name of the owner or reputed owner of this property is: WILLIAM N. TREICHLER, JR.

A schedule of distribution, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff within thirty (30) days after the sale and distribution of the proceeds of sale in accordance with the schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed. Information about the schedule of distribution may be obtained from the Sheriff of the Court of Common Pleas of York County, Pennsylvania, York County Judicial Center, 45 North George Street, York, PA 17401.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY. It has been issued because there is a judgment against you. It may cause your property to be held to be sold or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you

more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.:

Lawyer Referral Service of the York County Bar Center  
137 E. Market St., York, PA 17401  
(717) 854-8755

THE LEGAL RIGHTS YOU MAY HAVE ARE: 1. You may file a petition with the Court of Common Pleas of York County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or procedure used against you. 2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of York County to set aside the sale of a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered. 3. A petition or petitioners raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of York County at one of the Court's regularly schedule business court sessions. The petition must be served on the attorney for the Creditor at least two (2) business days before presentation to the court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such a date must be obtained from the Court Administrator's Office, York County Judicial Center, 45 North George Street, York, PA 17401, before presentation of the petition to the Court.

POWERS, KIRN & JAVARDIAN, LLC

GREGORY JAVARDIAN, Esquire

1310 Industrial Boulevard, Suite 101  
Southampton, PA 18966

215-942-2090

SHERIFF: Richard P. Keuerleber

9-9-1t

Atty. for Plaintiff

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**ARTICLES OF INCORPORATION**

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NOTICE is hereby given that Articles of Incorporation were filed with the Common-

wealth of Pennsylvania.

The name of the corporation is GATOR & SON CONSTRUCTION, INC.

The corporation has been incorporated under the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania Act of December 22, 1988.

KEN R. STOUGH

9-9-1t

Solicitor

NOTICE is hereby given that Articles of Incorporation were filed with the Commonwealth of Pennsylvania.

The name of the corporation is PALMWOOD, INC.

The corporation has been incorporated under the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania Act of December 22, 1988.

WHITEFORD, TAYLOR & PRESTON

M. CLOTHILDE DUFOUR, Paralegal

9-9-1t

Solicitor

**ARTICLES OF INCORPORATION  
NON-PROFIT CORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation for a domestic nonprofit corporation were filed with the Corporation Bureau of the Department of State of the Commonwealth of Pennsylvania for the purpose of incorporating a domestic nonprofit corporation.

1. The name of the corporation is KINGDOM OF GOD FOR AMERICA.

2. The Articles of Incorporation were filed pursuant to the applicable provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

3. The purpose of the corporation is to provide an environment and forum for Christian individuals and groups to promot religious freedom, freedom of speech and worship; and all other related activities, opportunities and servic-

es as permitted under the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

4. The Articles of Incorporation were filed with the Corporation Bureau of the Department of State on or about June 23, 2010.

IRWIN & McKNIGHT, P.C.

DOUGLAS G. MILLER, Esquire  
60 West Pomfret Street  
Carlisle, Pennsylvania 17013

9-9-1t

Solicitor

**CERTIFICATE OF ORGANIZATION  
OF DOMESTIC LIMITED  
LIABILITY COMPANY**

NOTICE is hereby given that a Certificate of Organization – Domestic Limited Liability Company was filed with the Commonwealth of Pennsylvania, Department of State, in Harrisburg, Pennsylvania, on August 23, 2010, under the provisions of the Pennsylvania Limited Liability Company Law of 1994 as amended.

The name of the Limited Liability Company is SOUND WORKS RECORDING & PRODUCTIONS, LLC.

Sound Works Recording & Productions, LLC has as its purpose the engaging in all lawful business for which limited liability companies may be organized.

ARTHUR J. BECKER, JR., Esquire

9-9-1t Attorney for Sound Works  
Recording & Productions, LLC

**FICTITIOUS NAME**

NOTICE is hereby given that on December 20, 2006 an application for registration was filed under the Fictitious Name Act of 1982-295 (54 PA. C.S. Sec. 311) in the Office of the Secretary of the Commonwealth of Pennsylvania, setting forth that C.L. Bair, Inc., is the corporation owning or interested in a business, the character of which is the operation of a hotel and bar, the name, style and designation under which said

business is and will be conducted is THE OFFICE PUB & GRILL and the location where said business is and will be conducted is 128 S. Main St., Spring Grove, PA 17362.

L.C. HEIM

9-9-1t

Solicitor

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Notice is hereby given a certificate was or will be filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania, setting forth that NutriCore NorthEast, Inc, 144 Roosevelt Avenue, York, PA 17401-3333 are the only persons owning or interested in a business, the character of which is Shared Kitchen Incubator and that the name, style and designation under which said business is and will be conducted is YORKITCHEN and the location where said business is and will be located is 144 Roosevelt Avenue, York, PA 17401-3333.

NUTRICORE NORTHEAST, INC.

DARRELL W. AUTERSON, President

9-9-1t

Solicitor

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