

York Legal Record

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

Vol. 129

YORK, PA, THURSDAY, JUNE 18, 2015

No. 11



Dated Material Do Not Delay

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Legal notices must be received by York Legal Record, 137 E. Market St., before four o'clock on Friday afternoon. Telephone 854-8755 ext. 202.

Subscription: \$45.00 per year to non-members.
Published Weekly, Periodicals Postage Paid, York, PA 17402
U.S.P.S. No. 696140

POSTMASTER: Send address changes to
York Legal Record, 137 E. Market St., York, PA 17401

Web: www.yorkbar.com • E-mail: yorklegalrecord@yorkbar.com

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.

FIRST PUBLICATION**ESTATE OF LEONARD W. BELL, DECEASED**

Late of Hellam Twp., York County, PA.
 Executor: Linda L. Scott, c/o Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402
 Attorney: Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402 06.18-3t

ESTATE OF KATHERINE G. COSTELLO, DECEASED

Late of Jackson Twp., York County, PA.
 Executors: Katherine G. Minchin, William L. Glatfelter III and The Glenmede Trust Company, N.A., Attn: Isabel M. Albuquerque, 1650 Market St., Ste. 1200, Philadelphia, PA 19103-7391
 Attorney: Lindsey P. Erney, Esquire, Ballard Spahr Andrews & Ingersoll, LLP, 1735 Market St., Philadelphia, PA 19103-7599 06.18-3t

ESTATE OF MARLIN M. FITZ, DECEASED

Late of North Hopewell Twp., York County, PA.
 Co-Executors: Donald M. Fitz and Louise L. Veach, c/o Stock and Leader, Susquehanna Commerce Center East, 221 W. Philadelphia Street, Suite 600, York, PA 17401-2994
 Attorney: Ronald L. Hershner, Esquire, Stock and Leader, Susquehanna Commerce Center East, 221 W. Philadelphia Street, Suite E600, York, PA 17401-2994 06.18-3t

ESTATE OF DWIGHT J. GERST, SR., DECEASED

Late of North Hopewell Twp., York County, PA.
 Executor: James D. McDaniel, c/o Andrea S. Anderson, Esq., 901 Delta Road, Red Lion, PA 17356
 Attorney: Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356 06.18-3t

ESTATE OF SARAH ANNE BLANCHE GILBERT, DECEASED

Late of Wrightsville Borough, York County, PA.
 Executor: James Henry Gilbert, c/o John R. Elliott, Esquire, Anstine & Sparler, 117 E. Market St., York, PA 17401
 Attorney: John R. Elliott, Esquire, Anstine & Sparler, 117 E. Market St., York, PA 17401 06.18-3t

ESTATE OF JOAN M. GROVE, a/k/a JOAN GROVE, DECEASED

Late of York Twp., York County, PA.
 Executor: Paul H. Grove, c/o GARBER &

GARBER, 40 South Duke Street, York, PA 17401-1402

Attorney: John M. Garber, Esquire, GARBER & GARBER, 40 South Duke Street, York, PA 17401-1402 06.18-3t

ESTATE OF ROMAINE M. HASH, DECEASED

Late of Fawn Twp., York County, PA.
 Executrix: Theda Beth Hash, c/o Stock and Leader, Susquehanna Commerce Center East, 221 W. Philadelphia Street, Suite 600, York, PA 17401-2994
 Attorney: Jody A. Leighty, Esquire, Stock and Leader, Susquehanna Commerce Center East, 221 W. Philadelphia Street, Suite E600, York, PA 17401-2994 06.18-3t

ESTATE OF TERRY LEE HECK, DECEASED

Late of Jackson Twp., York County, PA.
 Executrix: Natasha Heck, c/o Gates & Gates, P.C., 250 York Street, Hanover, PA 17331
 Attorney: Samuel A. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331 06.18-3t

ESTATE OF MARVIN C. IWERKS, DECEASED

Late of Penn Twp., York County, PA.
 Executrix: Nedra S. Iwerks, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331
 Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 06.18-3t

ESTATE OF SHIRLEY ANN KIRKLAND, DECEASED

Late of York City, York County, PA.
 Administrator: Valesha M. Richardson, c/o Gettle & Veltri, 13 East Market Street, York, PA 17401
 Attorney: Jeffrey A. Gettle, Esquire, Gettle & Veltri, 13 East Market Street, York, PA 17401 06.18-3t

ESTATE OF C. PHILIP MEADS, DECEASED

Late of Springettsbury Twp., York County, PA.
 Administrator: Glenn C. Vaughn, 22 S. Beaver Street, York, PA 17401
 Attorney: Glenn C. Vaughn, Esquire, 22 S. Beaver Street, York, PA 17401 06.18-3t

ESTATE OF JOHN W. MECK, DECEASED

Late of Springfield Twp., York County, PA.
 Administrator-Executor: Celeste R. Meck, c/o Adam C. Kish Esq., 104 Long Acre Court, Frederick, MD 21702
 Attorney: Adam C. Kish, Esquire, 104 Long Acre Court, Frederick, MD 21702 06.18-3t

ESTATE OF DOMINICK J. PENNELLA a/k/a DOMINICK JOSPEPH PENNELLA, DECEASED

Late of Shrewsbury Borough, York County, PA.
 Executor: Christine L. Buck, 210 Red Fox Circle, Phoenixville, PA 19460
 Attorney: Gilbert G. Malone, Esquire 06.18-3t

ESTATE OF IVY M. PYLE, DECEASED

Late of Spring Garden Twp., York County, PA.
 Executor: J. Ross McGinnis, c/o Stock and Leader, Susquehanna Commerce Center East, 221 W. Philadelphia Street, Suite 600, York, PA 17401-2994

Attorney: J. Ross McGinnis, Esquire, Stock and Leader, Susquehanna Commerce Center East, 221 W. Philadelphia Street, Suite E600, York, PA 17401-2994 06.18-3t

ESTATE OF DOROTHY M. QUICKEL a/k/a DOROTHY MAY QUICKEL, DECEASED

Late of Windsor Twp., York County, PA.
 Executrix: Rebecca J. Bingham, c/o Stock and Leader, Susquehanna Commerce Center East, 221 W. Philadelphia Street, Suite 600, York, PA 17401-2994
 Attorney: MacGregor J. Brillhart, Esquire, Stock and Leader, Susquehanna Commerce Center East, 221 W. Philadelphia Street, Suite E600, York, PA 17401-2994 06.18-3t

ESTATE OF SANDRA D. SEAKS, DECEASED

Late of Dallastown Borough, York County, PA.
 Executrix: Erma Grim, c/o Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356
 Attorney: Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356 06.18-3t

ESTATE OF THEDA M. SHEARER, DECEASED

Late of Mount Wolf Borough, York County, PA.
 Executor: Gary L. Shearer, 165 Crestwood Drive, Mount Wolf, PA 17347
 Attorney: Jesse C. Markley, Esquire, HOFFMEYER & SEMMELMAN, LLP 06.18-3t

ESTATE OF JANET D. STUMP, a/k/a JANET DORCAS STUMP, DECEASED

Late of York Twp., York County, PA.
 Executor: Bradley S. Stump, c/o David A. Mills, Esquire, Blakey, Yost, Bupp & Rausch, LLP, 17 E. Market Street, York, PA 17401
 Attorney: David A. Mills, Esquire, Blakey, Yost, Bupp & Rausch, LLP, 17 E. Market Street, York, PA 17401 06.18-3t

ESTATE OF HANS F. III Z. WINTERKORN, DECEASED

Late of York City, York County, PA.
 Executor: Erik G. Winterkorn, c/o 100 East Market Street, York, PA 17401
 Attorney: Alex E. Snyder, Esquire, Barley Snyder, LLP, 100 East Market Street, York, PA 17401 06.18-3t

ESTATE OF TRESSA V. YOUNG, a/k/a TRESSA VIRGINIA YOUNG, DECEASED

Late of Spring Garden Twp., York County, PA.
 Executrix: Nhan H. Young, c/o GARBER & GARBER, 40 South Duke Street, York, PA 17401-1402
 Attorney: John M. Garber, Esquire, GARBER & GARBER, 40 South Duke Street, York, PA 17401-1402 06.18-3t

ESTATE OF RITA B. ZACHER, DECEASED

Late of West Manchester Twp., York County, PA.
 Executrix: Carol Z. Rinkoff, c/o Kearney Galloway, LLC, 2002 S. Queen Street, York, PA 17403
 Attorney: Jennifer A. Galloway, Esquire, Kearney Galloway, LLC, 2002 S. Queen Street, York, PA 17403 06.18-3t

SECOND PUBLICATION

ESTATE OF ALAN E. BROCKMAN a/k/a
ALAN EDWARD BROCKMAN, DECEASED
Late of Spring Garden Twp., York County, PA.
Administrator: Richard M. Brockman, c/o
Morris & Vedder, LLP, 32 N. Duke St.,
P.O. Box 149, York, PA 17405
Attorney: Rand A. Feder, Esquire, Morris
& Vedder, LLP, 32 N. Duke St., P.O. Box
149, York, PA 17405 06.11-3t

ESTATE OF GRACE M. CAYWOOD, a/k/a
GRACE MAE CAYWOOD, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Stephen E. Detter, II, c/o 2025 E.
Market Street, York, PA 17402
Attorney: Richard H. Mylin, III, Esquire,
2025 E. Market Street, York, PA 17402
06.11-3t

ESTATE OF EDWIN L. FOLK a/k/a EDWIN
L. FOLK JR., DECEASED
Late of York City, York County, PA.
Administrator: Thomas E. Folk, c/o Blake
Law Firm, LLC, 29 East Philadelphia
Street, York, PA 17401
Attorney: Kurt A. Blake, Esquire, Blake Law
Firm, LLC, 29 East Philadelphia Street,
York, PA 17401 06.11-3t

ESTATE OF DONALD E. HEINER, SR.,
DECEASED
Late of North Codorus Twp., York County, PA.
Executor: Donald E. Heiner, Jr., c/o 120 Pine
Grove Commons, York, PA 17403
Attorney: Robert Clofine, Esquire, Elder Law
Firm of Robert Clofine, 120 Pine Grove
Commons, York, PA 17403 06.11-3t

ESTATE OF MARYELLEN F. HENNEL,
DECEASED
Late of Manchester Twp., York County, PA.
Executor: Paul M. Hennel, c/o 129 East
Market Street, York, PA 17401
Attorney: Suzanne H. Griest, Esquire, 129
East Market Street, York, PA 17401
06.11-3t

ESTATE OF JEAN LEWIS HOLDER, a/k/a
JEAN L. HOLDER, DECEASED
Late of York Twp., York County, PA.
Co-Executors: David A. Fulton and Frederick
M. Fulton, c/o 48 South Duke Street,
York, PA 17401
Attorney: Bruce C. Bankenstein, Esquire, 48
South Duke Street, York, PA 17401
06.11-3t

ESTATE OF GEORGE L. HOOVER,
DECEASED
Late of Spring Garden Twp., York County, PA.
Administrator-Executor: George R. Hoover,
c/o Amanda Snoko Dubbs, Esq., 294 Dew
Drop Road, York, PA 17402
Attorney: Amanda Snoko Dubbs, Esquire,
294 Dew Drop Road, York, PA 17402
06.11-3t

ESTATE OF VIRGINIA A. REED,
DECEASED
Late of Spring Grove Borough, York County, PA.
Executor: Montgomery F. Reed, c/o 129 East
Market Street, York, PA 17401
Attorney: Suzanne H. Griest, Esquire, 129
East Market Street, York, PA 17401
06.11-3t

ESTATE OF SUZANNE M. REIMER,
DECEASED
Late of Hanover Borough, York County, PA.
Administrator-Executor: Barbara L. Hayes,
257 Grant Drive, Hanover, PA 17331
Attorney: Puhl, Eastman & Thrasher, 220
Baltimore Street, Gettysburg, PA 17325
06.11-3t

ESTATE OF THOMAS ALLEN RUBY a/k/a
THOMAS A. RUBY, DECEASED
Late of Windsor Twp., York County, PA.
Executor: Ronald Lehr, c/o Eveler &
DeArment LLP, 2997 Cape Horn Rd.,
Suite A-6, Red Lion, PA 17356
Attorney: Eveler & DeArment LLP,
2997 Cape Horn Rd., Suite A-6,
Red Lion, PA 17356 06.11-3t

ESTATE OF HALLIE L. TESTERMAN,
DECEASED
Late of York Twp., York County, PA.
Co-Executors: James P. Testerman, 19912
Ames Drive, Rehoboth Beach, DE 19971
and Virginia Gale Runkle, 819 Lombard
Road, Red Lion, PA 17356
Attorney: David M. Laucks, Esquire,
LAUCKS & LAUCKS, P.C., 105 W.
Broadway, Red Lion, PA 17356 06.11-3t

ESTATE OF GISELE C. TITTIGER,
DECEASED
Late of York Twp., York County, PA.
Executrices: Ghislaine Sheehan and Michelle
Mosser, c/o 120 Pine Grove Commons,
York, PA 17403
Attorney: Robert Clofine, Esquire, Elder Law
Firm of Robert Clofine, 120 Pine Grove
Commons, York, PA 17403 06.11-3t

ESTATE OF NELL L. VAUGHAN,
DECEASED
Late of Delta Borough, York County, PA.
Executrix: Karrie Strickland, c/o 135 North
George Street, York, PA 17401
Attorney: Timothy Bupp, Esquire, CGA Law
Firm, PC, 135 North George Street, York,
PA 17401 06.11-3t

THIRD PUBLICATION

ESTATE OF JEANNE L. ALTLAND,
DECEASED
Late of York City, York County, PA.
Administrator-Executor: Jeffrey M. Altland,
c/o 3030 East Market Street, York, PA
17402
Attorney: Jeffrey R. Bellomo, Esquire, 3030
East Market Street, York, PA 17402
06.04-3t

ESTATE OF ROBERT E. BERGIN, DECEASED
Late of Springettsbury Twp., York County, PA.
Administrator-Executor: Colleen E. Bergin,
c/o 600 Washington Ave., Suite 200,
Towson, MD 21204
Attorney: Mariela C. D'Alessio, Esquire, 600
Washington Ave., Suite 200, Towson, MD
21204 06.04-3t

ESTATE OF G. ELIZABETH BLACK, a/k/a
GLADYS ELIZABETH BLACK, DECEASED
Late of York Twp., York County, PA.
Administrator-Executor: Cynthia Blum, c/o
3030 East Market Street, York, PA 17402

Attorney: Jeffrey R. Bellomo, Esquire, 3030
East Market Street, York, PA 17402
06.04-3t

ESTATE OF ARTHUR G. BUCK, DECEASED
Late of Dillsburg Borough, York County, PA.
Executor: Joanne R. Johnson, c/o Mark E.
Halbruner, Esquire, Halbruner, Hatch &
Guise, LLP, 2109 Market Street, Camp
Hill, PA 17011
Attorney: Mark E. Halbruner, Esquire,
Halbruner, Hatch & Guise, LLP, 2109
Market Street, Camp Hill, PA 17011
06.04-3t

ESTATE OF JOHN H. CALAMAN, DECEASED
Late of Fairview Twp., York County, PA.
Administrator-Executor: Bradford S. Flynn,
80 Fetrow Lane, New Cumberland, PA
17070
Attorney: Barbara Sumple-Sullivan, Esquire,
549 Bridge Street, New Cumberland, PA
17070 06.04-3t

ESTATE OF MERLE E. CALDWELL,
DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Thomas S. Caldwell, c/o John M.
Hamme, Esq., 1946 Carlisle Road, York,
PA 17408
Attorney: John M. Hamme, Esquire, 1946
Carlisle Road, York, PA 17408 06.04-3t

ESTATE OF HELEN DOPKIN, DECEASED
Late of Dover Twp., York County, PA.
Executor: David Dopkin, 625 Merrill Street,
Houston, TX 77009
Attorney: David M. Laucks, Esquire,
LAUCKS & LAUCKS, P.C., 105 W.
Broadway, Red Lion, PA 17356 06.04-3t

ESTATE OF WALLACE H. DUNLAP,
DECEASED
Late of Manchester Twp., York County, PA.
Co-Executors: Chris R. S. Dunlap and
Deborah D. Schmitt, c/o 100 East Market
Street, York, PA 17401
Attorney: Alex E. Snyder, Esquire,
Barley Snyder, LLP, 100 East Market
Street, York, PA 17401 06.04-3t

ESTATE OF JOSEPH J. GDOVIN,
DECEASED
Late of York Twp., York County, PA.
Executor: Leo E. Gribbin, c/o Goldfein and
Joseph, P.C., 138 East Market Street, York,
PA 17401
Attorney: Leo E. Gribbin, Esquire, Goldfein
and Joseph, P.C., 138 East Market Street,
York, PA 17401 06.04-3t

ESTATE OF WILLIAM J. GREIMAN,
DECEASED
Late of York City, York County, PA.
Co-Administrators: Brian L. Greiman and
Dianne M. Baublitz, 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 06.04-3t

ESTATE OF ROBERT W. HARLACKER,
DECEASED
Late of Red Lion Borough, York County, PA.
Co-Executors: Mark E. Harlacker, 217

Fleetwood Drive, Red Lion, PA 17356
and Kathy L. Kretz, 120 Thomas Avenue,
Dallastown, PA 17313
Attorney: David M. Laucks, Esquire,
LAUCKS & LAUCKS, P.C., 105 W.
Broadway, Red Lion, PA 17356 06.04-3t

ESTATE OF SARAH JANE LIEK,
DECEASED
Late of Manchester Twp., York County, PA.
Executor: Timothy A. Liek, 594 Church
Road, York, PA 17404
Attorney: William F. Hoffmeyer, Esquire,
HOFFMEYER & SEMMELMAN, LLP
06.04-3t

ESTATE OF RODERICK W. LUCKY a/k/a
RODERICK WELTON LUCKY, DECEASED
Late of North Hopewell Twp., York County, PA.
Executor: John W. Lucky, 4514 Jolly Acres
Road, White Hall, MD 21161
Attorney: Gilbert G. Malone, Esquire 06.04-3t

ESTATE OF WILLIAM R. MASSA a/k/a
WILLIAM R. MASSA SR., DECEASED
Late of East Prospect Borough, York County, PA.
Co-Executors: Christine Massa Miller and
David B. Massa, c/o Eveler & DeArment
LLP, 2997 Cape Horn Rd., Suite A-6, Red
Lion, PA 17356
Attorney: Eveler & DeArment LLP,
2997 Cape Horn Rd., Suite A-6,
Red Lion, PA 17356 06.04-3t

ESTATE OF LAURA JAYNE McCANN,
DECEASED
Late of Shrewsbury Twp., York County, PA.
Administrator-Executor: Lonnie Carlyle
Roberts, 1341 Matson Dr., Marion, VA
24354 06.04-3t

ESTATE OF JANE L. MYERS, DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: LeighAnn N. Myers, 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 06.04-3t

ESTATE OF KATHERINE E. O'CONNOR,
DECEASED
Late of West Manchester Twp., York County, PA.
Executors: Mary Turek, Elizabeth O'Connor
and Catherine O'Connor, c/o 120 Pine
Grove Commons, York, PA 17403
Attorney: Erik D. Spurlin, Esquire, Elder
Law Firm of Robert Clofine, 120 Pine
Grove Commons, York, PA 17403 06.04-3t

ESTATE OF HARRY W. RODGERS,
DECEASED
Late of Wellsville Twp., York County, PA.
Executrix: Kay L. Bruggeman, 148 Lightner
Rd., York, PA 17404
Attorney: John W. Stitt, Esquire, 1434 W.
Market Street, York, PA 17404 06.04-3t

ESTATE OF VERNON L. ROHRBAUGH,
DECEASED
Late of Manchester Twp., York County, PA.
Executor: Claude W. Rohrbaugh, c/o 120
Pine Grove Commons, York, PA 17403
Attorney: Robert Clofine, Esquire, Elder Law
Firm of Robert Clofine, 120 Pine Grove
Commons, York, PA 17403 06.04-3t

ESTATE OF HARRY LEWIS SHOOP, a/k/a
LEWIS H. SHOOP, a/k/a H. LEWIS SHOOP,
a/k/a HARRY L. SHOOP, a/k/a LEWY SHOOP,
DECEASED
Late of York Twp., York County, PA.
Co-Executors: Theresa Linebaugh and
Russell Shoop, 705 Butter Road,
Dover, PA 17315.
Attorney: Terence J. Barna, Esquire,
BENNLAWFIRM, 103 E. Market Street,
P.O. Box 5185, York, PA 17405-5185
06.04-3t

ESTATE OF DAVID H. SPANGLER,
DECEASED
Late of Spring Garden Twp., York County, PA.
Executor: Dawne E. Spangler, c/o 120 Pine
Grove Commons, York, PA 17403
Attorney: Erik D. Spurlin, Esquire, Elder
Law Firm of Robert Clofine, 120 Pine
Grove Commons, York, PA 17403
06.04-3t

ESTATE OF ROBERT W. STUMP,
DECEASED
Late of York City, York County, PA.
Executor: Joann M. Mayer, 3269 Nightingale
Drive, Dover, PA 17315
Attorney: D. Michael Craley, Esquire, 246
West Broadway, Lower Level, Red Lion,
PA 17356 06.04-3t

CIVIL NOTICES

**ACTION IN MORTGAGE
FORECLOSURE**

NOTICE OF ACTION IN MORTGAGE
FORECLOSURE
IN THE COURT OF COMMON PLEAS
OF YORK COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 2014-SU-004554-06

James B. Nutter & Company, Plaintiff vs.
Nancy Yingling, in her Capacity as Heir of
Beatrice R. Lookenbill, Deceased, Donald
Lookenbill, in his Capacity as Heir of Beatrice
R. Lookenbill, Deceased and Unknown Heirs,
Successors, Assigns, and All Persons, Firms,
or Associations Claiming Right, Title or
Interest from or under Beatrice R. Lookenbill,
Defendants

TO: The Unknown Heirs, Successors, Assigns,
and All Persons, Firms, or Associations
Claiming Right, Title or Interest from or
under Beatrice R. Lookenbill, deceased,
Defendant(s), whose last known address is
5869 York Road, Spring Grove, PA 17362.

**COMPLAINT IN
MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, James
B. Nutter & Company, 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. 2014-SU-004554-06, wherein Plaintiff
seeks to foreclose on the mortgage secured on
your property located, 5869 York Road, Spring
Grove, PA 17362, 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.

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Matthew J. McDonnell,

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Trevose, PA 19053
(215) 942-2090

06.18-1t

Solicitor

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

NOTICE OF ACTION IN MORTGAGE
FORECLOSURE

FIRST MARINER BANK, Plaintiff
v.
EPT PIZZA, INC., Defendant

Case No.: 2014-SU-003736-06

TO DEFENDANT, EPT PIZZA, INC.:

You are hereby notified that on October 24, 2014, Plaintiff, First Mariner Bank, filed a Complaint in Mortgage Foreclosure against you in the above-referenced action. Wherein, the Plaintiff seeks to foreclose against your real property generally known as 161 W. Jackson Street, York, Pennsylvania 17401, whereupon said property will be sold by the Sheriff of York County.

A copy of the Complaint filed in the lawsuit will be sent to you upon request to the Attorney for the Plaintiff, Shannon J. Posner, 909 Ridgebrook Road, Suite 208, Sparks, Maryland 21152; Telephone No.: 410-472-4000.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file defenses or objection 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 PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

LAWYER REFERRAL SERVICE OF THE
YORK COUNTY BAR ASSOCIATION
YORK COUNTY BAR CENTER
137 EAST MARKET STREET
YORK, PENNSYLVANIA 17401
TELEPHONE: (717) 854-8755

06.18-1t

Solicitor

In The Court of Common Pleas
Of York County, Pennsylvania
Civil Action-Law
No. 2015-SU-001507-06

Notice of Action in Mortgage Foreclosure
Deutsche Bank National Trust Company as Trustee, formerly known as Bankers Trust Company, N.A., as Trustee for SACO 1, Inc., Series 1999-5, Plaintiff vs. Robert D. Yohe; Jolyn A. Brickner; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Brian J. Yohe, Deceased, Defendants

To the Defendants, Robert D. Yohe; Jolyn A. Brickner; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Brian J. Yohe, Deceased: TAKE NOTICE THAT THE Plaintiff, Deutsche Bank National Trust Company as Trustee, formerly known as Bankers Trust Company, N.A., as Trustee for SACO 1, Inc., Series 1999-5, National Association, has filed an action Mortgage Foreclosure, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS 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
137 E. Market St., York, PA 17401
Christopher A. DeNardo, Bradley J. Osborne,
Leeane O. Huggins, Sarah K. McCaffery,
Kristen D. Little & Katherine M. Wolf,
Attys. for Plaintiff
Shapiro & DeNardo, LLC
3600 Horizon Dr., Ste. 150
King of Prussia, PA 19406
610-278-6800

06.18-1t

Solicitor

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. 2014-SU-001185-06
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

Deutsche Bank National Trust Company, as Trustee for Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2007-B, Home Equity Mortgage Loan Asset-Backed

Certificates Series INABS 2007-B, c/o Ocwen Loan Servicing, LLC, Plaintiff vs. Estate of Clement Ashong, c/o Stella Ashong, Personal Representative for Estate of Clement Ashong, Stella Ashong, Individually and as Personal Representative for Estate of Clement Ashong, Clement Ashong, Jr., Known Heir of Clement Ashong, Last Record Owner, Cassandra Ashong, Known Heir of Clement Ashong, Last Record Owner, Vanessa Ashong, Known Heir of Clement Ashong, Last Record Owner and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Clement Ashong, Last Record Owner, Defendants
TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Clement Ashong, Last Record Owner, Defendant(s), whose last known address is 540 Wallace Street a/k/a 540 E. Wallace Street, York, PA 17403.

**AMENDED COMPLAINT IN
MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, Deutsche Bank National Trust Company, as Trustee for Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2007-B, Home Equity Mortgage Loan Asset-Backed Certificates Series INABS 2007-B, c/o Ocwen Loan Servicing, LLC, 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. 2014-SU-001185-06, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 540 Wallace Street a/k/a 540 E. Wallace 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. Udren Law Offices, P.C., Attys. for Plaintiff, Udren Law Offices, P.C., 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400.

06.18-1t

Solicitor

STOCK AND LEADER, LLP
By: MacGregor J. Brillhart, Esquire

06.18-1t

Solicitor

ACTION TO QUIET TITLE

ARTICLES OF INCORPORATION

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

CIVIL ACTION-LAW

No. 2015-SU-000646-93

MABLE V. MARKLEY, Plaintiff
v.
PHILIP SNYDER, Defendant

To: PHILIP SNYDER, his heirs, assigns, and any unknown persons having or claiming any rights, lien, title or interest through or under Philip Snyder.

Date of Notice: June 12, 2015

IMPORTANT NOTICE

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

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

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

Lawyer Referral Service of the York County Bar Association
York County Bar Center
137 East Market Street
York, Pennsylvania 17401
Phone: 717-854-8755

Scott E. Lineberry, Esquire
GRIEST, HIMES, HÉRROLD,
REYNOSA LLP

06.18-1t

Solicitor

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, in Harrisburg, on May 22, 2015, for the purpose of obtaining a Certificate of Incorporation for a new business corporation organized under the Pa. Business Corporation Law of 1988, Act of December 21, 1988, P.L. 1444, No. 177, 15 Pa.C.S. Section 1101, et seq.

The name of the new corporation is Helmick Excavating, Inc.

Evan C. Pappas, Esquire
SHUMAKER WILLIAMS, P.C.
P.O. Box 88
Harrisburg, PA 17108

06.18-1t

Solicitor

Notice is hereby given that a for profit corporation known as

Rising Sun Snacks, Inc.

has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

BARLEY SNYDER
Attorneys

06.18-1t

Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NO. 2015-SU-001676-13

Notice is hereby given that on the 21st day of May, 2015, the Petition of **Vraj Parag Patel**, a minor attaining the age of majority shortly thereafter, by and through his attorney, MacGregor J. Brillhart, was filed in the Court of Common Pleas of York County, Pennsylvania, praying for a decree to change his name to **Vraj Patel**. The Court has fixed the 13th day of July, 2015 at 9:00 a.m. in Courtroom #6003, 6th floor of the York County Judicial Center, 45 North George Street, York, Pennsylvania, before the Honorable Judge John S. Kennedy, as the time and date for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

NOTICE

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA ORPHANS' COURT DIVISION

FILE NO. 6715-0871

EPISCOPAL CHURCH OF ST. JOHN THE BAPTIST, Petitioner

NOTICE

TO: The relatives or friends of Emma Louisa Haviland Taylor, Katharine Haviland, Arthur Russell Taylor, Deborah Johnson, Andrew Little, Elizabeth Little, Annie M. Little, Mary Little, Edward Milner, Frances Paca, Susan E. M. Lovering, Samuel Richards, Orrick Richards, Clarissa Richards, Samuel Richards, Clarissa Richards, Julia May, Philip T. Williams, Alexander D. Ilgenfritz, Jane W. Grier and Isabella Test, known to be buried on the grounds of the Episcopal Church of St. John the Baptist (the "Petitioner") located at 140 N. Beaver Street, York City, York County, Pennsylvania (the "Church Property"), and the relatives or friends of other unknown individuals who may also be buried therein:

Take notice that on the 13th day of May, 2015, Petitioner filed a Petition for the Relocation of Burial Sites ("Petition") in the Court of Common Pleas of York County, Pennsylvania, Orphans' Court Division (the "Court"), docketed as aforesaid, wherein the Petitioner is seeking approval for the relocation of certain burial sites from their current locations on the Church Property to other areas on the Church Property in furtherance of a construction project. A hearing on the Petition has been scheduled for the 22nd day of June, 2015, at 10:00 a.m., prevailing time, in Courtroom 6003, Sixth Floor, York County Judicial Center, 45 North George Street, York, Pennsylvania, at which time and place a hearing on the Petition will be held before the Court. Any person who objects to the relief requested in the Petition must appear in person or by counsel at the hearing to answer the Petition, or the Court may otherwise assume that the person has no position or agrees with the position taken by Petitioner.

Relatives or friends of a foregoing deceased person shall have the right to remove the remains of such deceased person at any time during the said proceedings, before actual removal by the Petitioner, the Court to have authority to allow a reasonable compensation to said relatives for the expense of said removal or removals.

MORRIS & VEDDER, LLP
Christopher M. Vedder, Esquire
Attorney for Petitioner

05.28-4t

Solicitor

**PUBLIC NOTICE TO
VICTOR FRANCISCO DELGADO a/k/a
VICTOR FRANCISCO DELGADO**

**In Re: Adoption of Victoria Delgado,
Rebekah Elaine Delgado, and Alyssia Marie
Delgado, Minors**

A petition has been filed asking the Court to put an end to all rights you have as a parent to your children, Victoria Delgado, Rebekah Elaine Delgado, and Alyssia Marie Delgado. A Termination of Parental Rights Hearing has been scheduled for July 31, 2015, at 9:30 a.m., in Court Room No. 7006, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Victoria Delgado (DOB: February 17, 2003), Rebekah Elaine Delgado (DOB: September 27, 2004), and Alyssia Marie Delgado (DOB: May 1, 2009), whose Father is Victor Francisco Delgado a/k/a Victor Francisco Delgado and whose Mother is Catherine Anne Delgado. 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. 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.

06.04-3t

Solicitor

IN THE COURT OF COMMON PLEAS OF

YORK COUNTY, PENNSYLVANIA

NO. 2014-FC-0926-02

CIVIL ACTION-LAW

DIVORCE

SHIRLEY J. FETTERS,
Plaintiff

v.

JOHN K. FETTERS,
Defendant

Names of Parties: Shirley J. Fetters v.
John K. Fetters

Nature of Action: Divorce

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

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

Lawyer Referral Service of
The York County Bar Association
(Attorney Connections)

York County Bar Center
137 East Market Street
York, Pennsylvania 17401
Telephone No. (717) 854-8755

06.04-3t

Solicitor

**PUBLIC NOTICE TO
CRYSTAL RENAE RECK AND
JACOB VINCENT BURTNER**

**In Re: Adoption of Dylan Eric Burtner,
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, Dylan Eric Burtner. A Termination of Parental Rights Hearing has been scheduled for July 23, 2015, at 9:00 a.m., in Court Room No. 6001, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Dylan Eric Burtner (DOB: October 25, 2012), whose Father

is Jacob Vincent Burtner and whose Mother is Crystal Renae Reck. 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.

06.11-3t

Solicitor

SHERIFF'S SALE

NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF YORK COUNTY, PENNSYLVANIA
NO. 2014-SU-000672-06

LSF9 MASTER PARTICIPATION TRUST
Vs.
TERRANCE E. SUMMERS

NOTICE TO: TERRANCE E. SUMMERS
NOTICE OF SHERIFF'S SALE OF REAL
PROPERTY

Being Premises: 228 EAST COTTAGE
PLACE, YORK, PA 17403-3233
Being in the City of York, County of
YORK, Commonwealth of Pennsylvania,
102680300070000000

Improvements consist of residential
property.
Sold as the property of TERRANCE E.
SUMMERS

Your house (real estate) at 228 EAST COTTAGE PLACE, YORK, PA 17403-3233 is scheduled to be sold at the Sheriff's Sale on 08/03/2015 at 02:00 PM, at the YORK County Courthouse, 45 North George Street, York, PA 17401, to enforce the Court Judgment of \$82,816.43 obtained by, LSF9 MASTER PARTICIPATION TRUST (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney for Plaintiff

06.18-1t

Solicitor

NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF YORK COUNTY, PENNSYLVANIA
NO. 2014-SU-000558-06

BANK OF AMERICA, N.A., AS
SUCCESSOR BY MERGER TO BAC
HOME LOANS SERVICING, LP F/K/A
COUNTRYWIDE HOME LOANS
SERVICING, LP

Vs.
MASON J. HEUN and SIERRA C. MINER

NOTICE TO: MASON J. HEUN
NOTICE OF SHERIFF'S SALE OF REAL
PROPERTY

Being Premises: 826 PINETOWN ROAD,
LEWISBERRY, PA 17339-9755
Being in FAIRVIEW TOWNSHIP, County
of YORK, Commonwealth of Pennsylvania,
270000E0054B000000

Improvements consist of residential
property.
Sold as the property of MASON J. HEUN and
SIERRA C. MINER

Your house (real estate) at 826 PINETOWN
ROAD, LEWISBERRY, PA 17339-9755 is
scheduled to be sold at the Sheriff's Sale
on 08/03/2015 at 02:00 PM, at the YORK
County Courthouse, 45 North George
Street, York, PA 17401, to enforce the Court
Judgment of \$175,045.61 obtained by, BANK
OF AMERICA, N.A., AS SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVICING, LP F/K/A COUNTRYWIDE
HOME LOANS SERVICING, LP (the
mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND &
JONES, LLP
Attorney for Plaintiff

06.18-1t

Solicitor

NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF YORK COUNTY, PENNSYLVANIA
NO. 2014-SU-003136-06

WELLS FARGO BANK, NA

Vs.
DENISE M. MCRAE

NOTICE TO: DENISE M. MCRAE
NOTICE OF SHERIFF'S SALE OF REAL
PROPERTY

Being Premises: 340 MINERAL DRIVE,
YORK, PA 17408-6293
Being in JACKSON TOWNSHIP, County
of YORK, Commonwealth of Pennsylvania,
33000120035E000000

Improvements consist of residential
property.
Sold as the property of DENISE M. MCRAE

Your house (real estate) at 340 MINERAL
DRIVE, YORK, PA 17408-6293 is
scheduled to be sold at the Sheriff's Sale on
08/03/2015 at 02:00 PM, at the YORK County
Courthouse, 45 North George Street, York,
PA 17401, to enforce the Court Judgment of
\$243,632.74 obtained by, WELLS FARGO
BANK, NA (the mortgagee), against the above
premises.

PHELAN HALLINAN DIAMOND &
JONES, LLP
Attorney for Plaintiff

06.18-1t

Solicitor

CIVIL ACTION LAW
COURT OF COMMON PLEAS
YORK COUNTY

Number 2014-SU-004343-06

LSF8 Master Participation Trust
v.
Thomas R. Lau

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: Thomas R. Lau

Your house (real estate) at **1521 Devers
Road, York, Pennsylvania 17404** is scheduled
to be sold at Sheriff's Sale on **October 5, 2015**
at **2:00 p.m.** in the Sheriff's Office, York County
Judicial Center, 45 North George Street,
York, PA 17401 to enforce the court judgment
of \$68,675.19 obtained by LSF8 Master
Participation Trust against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS
SHERIFF'S SALE

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

1. The sale will be canceled if you pay
to LSF8 Master Participation Trust the
back payments, late charges, costs, and
reasonable attorney's fees due. To find
out how much you must pay, you may
call McCabe, Weisberg and Conway, P.C.,
Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing

a petition asking the Court to strike or
open the judgment, if the judgment was
improperly entered. You may also ask the
Court to postpone the sale for good cause.

3. You may also be able to stop the sale
through other legal proceedings.

You may need an attorney to assert your rights.
The sooner you contact one, the more chance
you will have of stopping the sale. (See the
following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE
YOUR PROPERTY
AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE
DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your
property will be sold to the highest bidder.
You may find out the price bid by calling
McCabe, Weisberg and Conway, P.C.,
Esquire at (215) 790-1010.

2. You may be able to petition the Court to set
aside the sale if the bid price was grossly
inadequate compared to the value of your
property.

3. The sale will go through only if the buyer
pays the Sheriff the full amount due on the
sale. To find out if this has happened, you
may call McCabe, Weisberg and Conway,
P.C. at (215) 790-1010.

4. If the amount due from the buyer is not
paid to the Sheriff, you will remain the
owner of the property as if the sale never
happened.

5. You have a right to remain in the property
until the full amount due is paid to the
Sheriff and the Sheriff gives a deed to the
buyer. At that time, the buyer may bring
legal proceedings to evict you 6. You may
be entitled to a share of the money which
was paid for your real estate. A schedule
of distribution of the money bid for your
real estate will be filed by the Sheriff
within thirty (30) days of the sale. This
schedule will state who will be receiving
that money. The money will be paid out
in accordance with this schedule unless
exceptions (reasons why the proposed
schedule of distribution is wrong) are
filed with the Sheriff within ten (10)
days after the posting of the schedule of
distribution.

7. You may also have other rights and
defenses, or ways of getting your real
estate back, if you act immediately after
the sale.

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

**IF YOU CANNOT AFFORD TO HIRE
A LAWYER, THIS OFFICE MAY BE
ABLE TO PROVIDE YOU WITH**

**INFORMATION ABOUT AGENCIES
THAT MAY OFFER LEGAL SERVICES
TO ELIGIBLE PERSONS AT A REDUCED
FEE OR NO FEE.**

**LAWYER REFERRAL SERVICE
ASSOCIATION DE LICENCIADOS
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

06.18-1t

Solicitor

In The Court of Common Pleas of York
County, Pennsylvania
Civil Action – Law
NO.: 2013-SU-003029-06
NOTICE OF SHERIFF SALE OF REAL
ESTATE PURSUANT TO Pa.R.C.P. 3129
Wells Fargo Bank, N.A., Plaintiff vs. Karen
Louise McCullough, Defendant
TO: Karen Louise McCullough - That the
Sheriff's Sale of Real Property (Real Estate)
will be held at York County Sheriff's Office,
45 North George Street, York, PA 17401 on
8/3/2015 at 2:00pm prevailing local time.
THE PROPERTY TO BE SOLD is delineated
in detail in a legal description 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. The LOCATION of your
property to be sold is: 710 Mulberry Street,
York, PA, 17403-1044. The JUDGMENT
under or pursuant to which your property
is being sold is docketed to: No. 2013-SU-
003029-06. A complete copy of the Notice of
Sheriff Sale will be sent to you upon request to
the Atty. for the Plaintiff, Scott A. Dieterick,
Esq., Zucker, Goldberg & Ackerman, LLC, 200
Sheffield St., Mountainside, NJ 07092, 908-
233-8500. 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 away. 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. GO
TO OR TELEPHONE THE OFFICE SET
FORTH BELOW TO FIND OUT WHERE
YOU CAN GET FREE LEGAL ADVICE:
York County Lawyer Referral Service
137 E. Market St., York, PA 17401,
717-854-8755, x201

06.18-1t

Solicitor

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Anxiety**

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ATTORNEY**

Successful 52 - year
South Central PA Law Firm
seeks a highly
motivated Attorney
with 2-3 years of experience
to litigate family law
and participate in an active
civil law practice.

Courtroom experience a must.
Please send cover letter and
resume to:

M. Heidelbaugh
Hoffmeyer & Semmelman, LLP
30 N. George Street
York, PA 17401

or email:
mheidelbaugh@hoffsemm.com

Include references
and salary requirements.

ATTORNEY

General Practice of Law

Established law firm in Hanover, Pennsylvania seeks an Attorney for the general practice of law. Qualified candidates must be willing to work in multiple areas of the law including litigation, family law, real estate, wills and estates and business law. The legal work will involve courtroom work on a regular basis. Candidates must be selfmotivated and highly organized and comfortable working in a team environment and with the latest technology. All applications will be held in strictest confidence. Applicants must submit a cover letter and a resume (including references, work history, and salary requirements) to: Guthrie Nonemaker Yingst & Hart LLP, P.O. Box 839, Hanover, PA 17331

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