

York Legal Record

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

Vol. 125

YORK, PA, THURSDAY, June 16, 2011

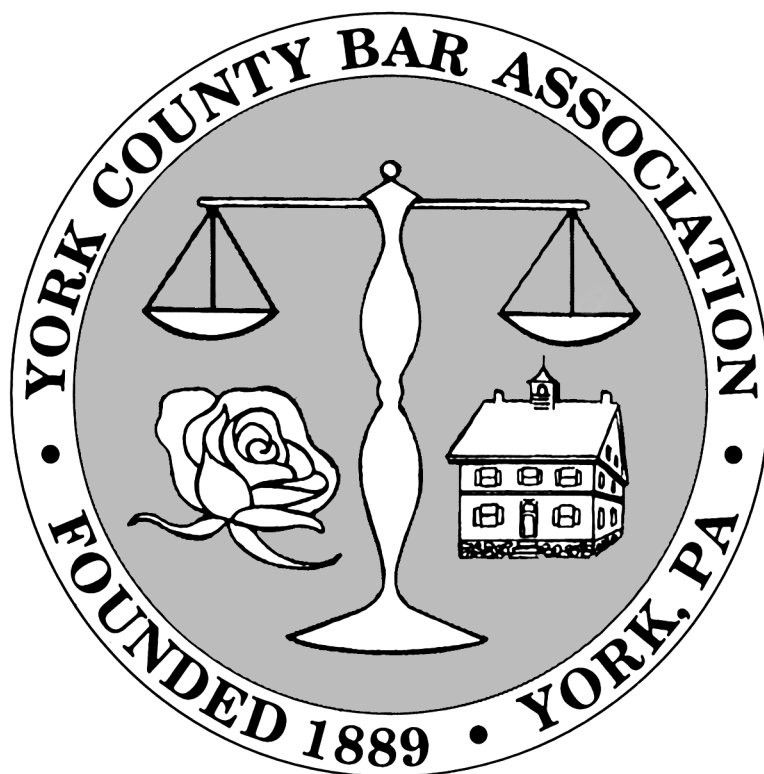
No. 10

CASES REPORTED

COMMONWEALTH v.
JOSE SOSA-REYES, Defendant

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ESTATE NOTICES

ADMINISTRATOR'S AND EXECUTORS NOTICES

FIRST PUBLICATION

HAZEL L. AUBEL A/K/A HAZEL R. AUBEL late of Hopewell Twp., York Co., PA, deceased. Dennis J. Aubel, P.O. Box 312, Stewartstown, PA 17363, Executor. Laura S. Manifold, Esquire, Attorney. 6-16-3t

DANIEL B. FRY late of Fairview Twp., York Co., PA, deceased. Susan E. Baer, c/o 5440 Jonestown Road, P.O. Box 6216, Harrisburg, PA 17112, Executrix. Nora F. Blair, Esquire, Attorney. 6-16-3t

JOHN L. GOOD late of York Twp., York Co., PA deceased. Kim Forry, Daniel Good and David Good, c/o 135 North George Street, Ste. #213, York, PA 17401, Co-Executors. Peter J. Mangan, Esquire, Attorney. 6-16-3t

EVELYN S. JONES late of York Co., PA, deceased. Richard H. Jones, Jr., 201 Grant Drive, Hanover, PA 17331, Executor. Saidis, Sullivan & Rogers. Elyse E. Rogers, Esquire, Attorney. 6-16-3t

BERNICE L. KAUFFMAN late of Spring Garden Twp., York Co., PA, deceased. Manufacturers and Traders Trust Company, Attn: Thomas E. Morkin, VP, 3607 Derry St., Harrisburg, PA 17111-1900, Executor. John W. Stitt, Esquire, Attorney. 6-16-3t

JOSEPH H. KLUNK late of Hanover Borough, York Co., PA, deceased. Brian S. Klunk, 2550 Tower Drive, Dover, PA 17315 and Brenda Jane Miller, 4213 Madonna Road, Jarrettsville, MD 21084, Executors. David K. James, III, Esquire, Attorney. 6-16-3t

HARRY J. LEPPA late of Penn Twp., York Co., PA, deceased. David H. Leppo, Shirley A. Sager and Wayne L. Leppo, c/o 515 Carlisle Street, Hanover, PA 17331, Executors. Elinor Albright Rebert, Esquire, Attorney. 6-16-3t

CHEVER GRATTEN MILLER, JR. late of Paradise Twp., York Co., PA, deceased. Stacey L. Enders, 902 Skyview Drive, York, PA 17406, Executrix. Dorothy Livaditis, Esquire, Attorney. 6-16-3t

QUEENA A. MILLER late of York Twp., York Co., PA, deceased. Ruth A. DeLong and Doris E. Quickel, c/o 120 Pine Grove Commons, York, PA

17403, Executrices. Elder Law Firm of Robert Clofine. Robert Clofine, Esquire, Attorney. 6-16-3t

HELEN I. PETERSON late of Penn Twp., York Co., PA, deceased. Theresa Wasserman and Joan Howard, c/o 14 Center Square, Hanover, PA 17331, Executrices. Barley Snyder LLC. Alex E. Snyder, Esquire, Attorney. 6-16-3t

LADONNA J. PHERSON late of Dallastown Borough, York Co., PA, deceased. Anna Pheron Sage, 114 Country Ridge Dr., Red Lion, PA 17356, Executrix. G. Steven McKonly, Esquire, Attorney. 6-16-3t

GIRVIN R. SPARKS late of Wrightsville Borough, York Co., PA, deceased. Ronald D. Sparks, 320 N. 3rd St., Wrightsville, PA 17368, Executor. John W. Stitt, Esquire, Attorney. 6-16-3t

SHARON L. STILL late of Heidelberg Twp., York Co., PA, deceased. Cheryl Wildasin, 558 Broadway, Apt. 1, Hanover, PA 17331, Executrix. MOONEY & ASSOCIATES. John J. Mooney, III, Esquire, Attorney. 6-16-3t

STACEY ALLEN SUMMERS A/K/A STACEY A. SUMMERS late of Paradise Twp., York Co., PA, deceased. Anna Hunter Marc, 8626 Maple Grove Road, Spring Grove, PA 17362, Executrix. Stonesifer and Kelley, P.C., Attorney. 6-16-3t

WILBUR I. WISE late of York Twp., York Co., PA, deceased. Spring S. Lohss and Anita E. Campbell, c/o 25 North Duke Street, Suite 211, York, PA 17401, Executors. SMITH, ANDERSON, BAKER & LONG. David P. Baker, Esquire, Attorney. 6-16-3t

CHRISTINE L. WISE-ALLEN late of Springettsbury Twp., York Co., PA, deceased. Kevin K. Allen, 3430 Edenbridge Road, York, PA 17402, Executor. James, Smith, Diettrick & Connelly, LLP. Gary L. James, Esquire, Attorney. 6-16-3t

RONALD E. WORKMAN late of North Codorus Twp., York Co., PA, deceased. Billie Sue Metzger and Brian Workman, c/o 135 North George Street, York, PA 17401, Co-Executors. CGA Law Firm, PC. Timothy Bupp, Esquire, Attorney. 6-16-3t

BETTY R. ZEIGLER A/K/A BETTY REGINA ZEIGLER A/K/A BETTY REGINA SUNDAY ZEIGLER late of Spring Garden Twp., York Co., PA, deceased. James R. Dougherty and Russell W. Zeigler III, c/o 40 South Duke Street, York, PA 17401-1402, Co-Executors. GARBER & GARBER. John M. Garber, Esquire, Attorney. 6-16-3t

V. LORRAINE ZIMMERMAN A/K/A VIVIAN LORRAINE ZIMMERMAN late of York Twp., York Co., PA, deceased. William H. Zimmerman, c/o 110 South Northern Way, York, PA 17402, Executor. Paul G. Lutz, Esquire, Attorney. 6-16-3t

SECOND PUBLICATION

ROSA E. BAILEY late of Windsor Twp., York Co., PA, deceased. Marie A. Foreman and Carl Foreman, c/o 110 South Northern Way, York, PA 17402, Executors. Paul G. Lutz, Esquire, Attorney. 6-9-3t

ALAN DOUGLAS BAKER late of Jacobus Borough, York Co., PA, deceased. Linda Prouty, 2282 Bryansville Road, Delta, PA 17314, Administratrix. STOCK AND LEADER. Jody Anderson Leighty, Esquire, Attorney. 6-9-3t

THOMAS E. BROWN late of West Manchester Twp., York Co., PA, deceased. Anne E. Brown, 4415 W. Market St., York, PA 17408, Administratrix. Guthrie, Nonemaker, Yingst & Hart, LLP. Keith R. Nonemaker, Esquire, Attorney. 6-9-3t

DOLORES R. FREY A/K/A DELORES R. FREY late of Windsor Borough, York Co., PA, deceased. Carol A. Frey, 3622 Hope Lane, York, PA 17406, Executrix. Laucks & Laucks, LLP. David M. Laucks, Esquire, Attorney. 6-9-3t

SUE A. GOHN A/K/A SUE ANN GOHN late of York Twp., York Co., PA, deceased. Lisa A. Toomey and Steven H. Gohn, c/o 13 East Market Street, York, PA 17401, Co-Executors. Gregory H. Gettle, Esquire, Attorney. 6-9-3t

GEORGE R. HART late of Hanover Borough, York Co., PA, deceased. Sandra M. Hart, c/o 515 Carlisle Street, Hanover, PA 17331, Executrix. Elinor Albright Rebert, Esquire, Attorney. 6-9-3t

MILDRED ARLENE HEINDEL late of West Manheim Twp., York Co., PA, deceased. Patsy A. Graf, 202 Berwick Road, Abbottstown, PA 17301 and Gloria H. Bryant, P.O. Box 118, 4122 Worthington Avenue, Glyndon, MD 21136, Executrices. Crabbs & Crabbs, Attorneys for the Estate. 6-9-3t

JUDITH M. HEISHIN-SACKS A/K/A JUDITH HEISHIN-SACKS late of Glen Rock Borough, York Co., PA, deceased. Carl S. Sacks, 3256 Catholic Valley Road, Glen Rock, PA 17327, Executor. Dorothy Livaditis, Esquire, Attorney. 6-9-3t

MADLYN J. KAUFFMAN late of Springettsbury Twp., York Co., PA, deceased. Sharon L. Spangler, 61 Jean Lo Way, York, PA 17406, Executrix. Gregory H. Gettle, Esquire, Attorney. 6-9-3t

VIRGIE MAE KNAUB late of York City, York Co., PA, deceased. Wendy S. Brehm, 58 Linda Ave., Hanover, PA 17331, Administratrix. Guthrie, Nonemaker, Yingst & Hart, LLP. Keith R. Nonemaker, Esquire, Attorney. 6-9-3t

FAITH D. KRISKIE A/K/A FAITH DELORA

KRISKIE late of West Manchester Twp., York Co., PA, deceased. Cheryl R. Kinard and Judy L. Leisenring, c/o 29 East Philadelphia Street, York, PA 17401, Administratrices. Blake & Gross, LLC. Kurt A. Blake, Esquire, Attorney. 6-9-3t

WILBERT LAUGHMAN late of Manchester Twp., York Co., PA, deceased. Penny J. Laughman, 2749 Roosevelt Avenue, York, PA 17408, Administratrix. R.J. Marzella & Associates. Robin J. Marzella, Esquire, Attorney. 6-9-3t

RUFUS H. LOWE late of York City, York Co., PA, deceased. Lucille A. Shanberger and William J. Herbert, c/o 211 W. Philadelphia St., Suite 600, York, PA 17401-2994, Co-Executors. STOCK AND LEADER. J. Ross McGinnis, Esquire, Attorney. 6-9-3t

BEATRICE M. MANN late of Dover Twp., York Co., PA, deceased. Ronald L. Mann, c/o 2025 E. Market Street, York, PA 17402, Executor. Richard H. Mylin, III, Esquire, Attorney. 6-9-3t

RUTH L. MILLER late of Hanover Borough, York Co., PA, deceased. Jeffrey A. Miller, 3754 Eagle Ridge Ct., Hanover, PA 17331, Executor. Guthrie, Nonemaker, Yingst & Hart, LLP. Keith R. Nonemaker, Esquire, Attorney. 6-9-3t

PAULINE MARIE MUMMERT late of Hanover Borough, York Co., PA, deceased. Elaine C. Wilson, 36 Colonial Drive, Hanover, PA 17331 and David L. Mummert, 5 Hill Street, Hanover, PA 17331, Co-Executors. Mooney & Associates. Amy E. W. Ehrhart, Esquire, Attorney. 6-9-3t

BRENDA J. MYERS late of Penn Twp., York Co., PA, deceased. Sherrie M. Sponseller, 527 Frederick St., Hanover, PA 17331, Administratrix. Guthrie, Nonemaker, Yingst & Hart, LLP. Keith R. Nonemaker, Esquire, Attorney. 6-9-3t

ELIZABETH W. PYLE late of Hopewell Twp., York Co., PA, deceased. Harry W. Pyle, P.O. Box 312, Stewartstown, PA 17363, Administrator. Laura S. Manifold, Esquire, Attorney. 6-9-3t

VERNELL SMITH late of Manchester Twp., York Co., PA, deceased. Cudretta G. Smith, c/o 56 South Duke Street, York, PA 17401-1402, Administratrix. Richard R. Reilly, Esquire, Attorney. 6-9-3t

WILLIAM TOWSON late of York Twp., York Co., PA, deceased. Kurt A. Blake, c/o 29 East Philadelphia Street, York, PA 17401, Administrator. Blake & Gross, LLC. Kurt A. Blake, Esquire, Attorney. 6-9-3t

MARGARET J. TRACEY late of Penn Twp., York Co., PA, deceased. Edward F. Tracey, Jr., c/o 135 North George Street, York, PA 17401, Executor. CGA Law Firm, PC. Michelle Pokrifka, Esquire, Attorney. 6-9-3t

RICHARD E. WARNER late of Chanceford Twp., York Co., PA, deceased. Gloria J. Oldhouser, 2457 Freysville Road, Red Lion, PA 17356, Executrix. D. Michael Craley, Esquire, Attorney. 6-9-3t

NANCY MANIFOLD WATSON A/K/A NANCY JEANETTE WATSON late of Peach Bottom Twp., York Co., PA, deceased. James M. Watson, 5741 Anderson Road, Stewartstown, PA 17363-7654, Executor. STOCK AND LEADER. Jody Anderson Leighty, Esquire, Attorney. 6-9-3t

GEORGE W. YEALY A/K/A GEORGE W. YEALY, JR. late of Lower Windsor Twp., York Co., PA, deceased. Kenneth A. Yealy, c/o 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356, Executor. Eveler & Eveler LLC, Attorney. 6-9-3t

THIRD PUBLICATION

ANNA L. ARNOLD A/K/A ANNA LOUCKS ARNOLD A/K/A ANNA FLAVEL ARNOLD late of York Twp., York Co., PA deceased. Scott L. Arnold, 4005 Board Road, Manchester, PA 17345, Executor. STOCK AND LEADER. John J. Shorb, Esquire, Attorney. 6-2-3t

BERNARD BASZAK A/K/A BERNARD F. BASZAK late of Dover Twp., York Co., PA, deceased. Bernard F. Baszak II, c/o 29 East Philadelphia Street, York, PA 17401, Executor. Blake & Gross, LLC. Kurt A. Blake, Esquire, Attorney. 6-2-3t

CATHARINE I. CRONE A/K/A CATHRYN I. CRONE A/K/A CATHERYN I. CRONE late of York Co., PA, deceased. Kathleen I. Crone and Larry A. Crone, c/o 129 E. Market St., York, PA 17401, Co-Executors. John C. Herrold, Esquire, Attorney. 6-2-3t

VIVIAN L. CROUSE late of Manchester Twp., York Co., PA, deceased. Kenneth L. Crouse, c/o 25 North Duke Street, Suite 202, York, PA 17401, Executor. SMITH, ANDERSON, BAKER & LONG. Charles J. Long, Esquire, Attorney. 6-2-3t

WALTER J. FISHER, III A/K/A WALTER JOSEPH FISHER late of Spring Garden Twp., York Co., PA, deceased. Albert Snyder a/k/a Albert L. Snyder, c/o 100 East Market Street, P.O. Box 15012, York, PA 17405-7012, Executor. Barley Snyder, LLC. Sean E. Summers, Esquire, Attorney. 6-2-3t

JANET S. FREE A/K/A JANET AMERICA FREE late of Springettsbury Twp., York, Co., PA, deceased. Mary B. Free 2101 E. Market Street, Apt. #C, York, PA 17402 and Pamela F. Eshler, 1120 Woodland Drive, York, PA 17403, Co-Executors. Laucks & Laucks, LLP. David M. Laucks, Esquire, Attorney. 6-2-3t

WHILMINA C. GRAHAM late of Springetts-

bury Twp., York Co., PA, deceased. Charlotte M. Wallace and Cindy L. Arnold, c/o 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356, Co-Executrices. Eveler & Eveler LLC, Attorney. 6-2-3t

CARL W. HANKEY late of Penn Twp., York Co., PA, deceased. Robbin A. Long and Barry M. Rullhman, c/o 14 Center Square, Hanover, PA 17331, Executors. Barley Snyder LLC. Alex E. Snyder, Esquire, Attorney. 6-2-3t

ETHELYN A. HELWIG late of Penn Twp., York Co., PA, deceased. Yvonne M. Staub, 1585 Abbottstown Pike, Hanover, PA 17331, Executrix. Keith A. Hassler, Esquire, Attorney. 6-2-3t

KATHY A. KLUNK late of York Twp., York Co., PA, deceased. David Klunk, c/o 2675 Eastern Boulevard, York, PA 17402, Executor. Kagen, MacDonald & France, P.C. Jennifer A. Galloway, Esquire, Attorney. 6-2-3t

GERALDINE V. KRAFT late of Shrewsbury Twp., York Co., PA, deceased. Curvin T. Kraft, 120 Pine Grove Commons, York, PA 17403, Executor. Elder Law Firm of Robert Clofine. Robert Clofine, Esquire, Attorney. 6-2-3t

SUSAN V. MAULL late of Conewago Twp., York Co., PA, deceased. Audrey E. Bowen, c/o 2675 Eastern Boulevard, York, PA 17402, Executrix. Kagen, MacDonald & France, P.C. Jennifer A. Galloway, Esquire, Attorney. 6-2-3t

BETTY J. MECKLEY late of Hanover Borough, York Co., PA, deceased. Donald H. Meckley, c/o 515 Carlisle Street, Hanover, PA 17331, Executor. Elinor Albright Rebert, Esquire, Attorney. 6-2-3t

EDNA R. MILLER late of Stewartstown Borough, York Co., PA, deceased. William G. Runkle, c/o 221 W. Philadelphia St., Ste. 600, York, PA 17401-2994, Executor. STOCK AND LEADER. D. Reed Anderson, Esquire, Attorney. 6-2-3t

NAOMI K. MYERS late of Loganville Borough, York Co., PA, deceased. Delores M. Steninger, 1357 Pennscott Drive, Landisville, PA 17538, Executrix. Killian & Gephart LLP. Linda J. Olsen, Esquire, Attorney. 6-2-3t

JANET A. PENDERGAST late of York Twp., York Co., PA, deceased. Mary Pendergast, 8104 Overlook Ct., Frederick, MD 21702 and Nancy Pendergast-Herbst, 1791 Foxwald Lane, York, PA 17406, Executors. 6-2-3t

GERALD F. PEPO late of Lower Windsor Twp., York Co., PA, deceased. Emory M. Pepo, c/o 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356, Executor. Eveler & Eveler LLC, Attorney. 6-2-3t

CHRISTOPHER M. PTASZYNSKI late of Dallastown Borough, York Co., PA, deceased. Lorraine M. Bayramoglu, c/o 56 South Duke

Street, York, PA 17401-1402, Administratrix.
Richard R. Reilly, Esquire, Attorney. 6-2-3t

ALMEDA K. SANDERS late of Springetts-
bury Twp., York Co., PA, deceased. Spurgeon P.
Sanders and Rosella V. Myers, c/o 50 East Mar-
ket Street, Hellam, PA 17406, Executors. Donald
B. Swope, Esquire, Attorney. 6-2-3t

ELIZABETH A. SAWMILLER late of Spring-
ettsbury Twp., York Co., PA, deceased. Rebecca
J. Frederick, 2205 E. Market St., York, PA 17402,
Executrix. Eugene R. Campbell, Esquire, Attor-
ney. 6-2-3t

CARRIE E. SCHRUM late of Lower Chanc-
eford Twp., York Co., PA, deceased. Dolores
Krick, c/o 2997 Cape Horn Rd., Suite A-6, Red
Lion, PA 17356, Executrix. Eveler & Eveler
LLC, Attorney. 6-2-3t

RITA J. SCHUBACK late of York Co., PA,
deceased. To: Stephen J. Schuback and all inter-
ested parties: A Petition for Citation to Compel
Administration of Decedent's Estate by Surviv-
ing Heir or in the Alternative to Show Cause Why
Petitioner or his Nominee Should Not Be Ap-
pointed Administrator, has been filed by a princi-
pal creditor of decedent, Vericrest Financial, and
a Citation has been awarded directed to you to
file an Answer within twenty days of publication.
Charles A.J. Halpin, III, Esq., 2226 Land Title
Bldg., 100 S. Broad St., Phila., PA 19110. 215-
563-4613. 6-2-3t

GEORGE S. SCOUFALOS late of Windsor
Twp., York Co., PA, deceased. Thomas G. Scou-
falos, c/o 2997 Cape Horn Rd., Suite A-6, Red
Lion, PA 17356, Executor. Eveler & Eveler LLC,
Attorney. 6-2-3t

ESTHER L. SMITH late of Springettsbury
Twp., York Co., PA, deceased. Stephen H. Smith,
c/o 2997 Cape Horn Rd., Suite A-6, Red Lion,
PA 17356, Executor. Eveler & Eveler LLC, At-
torney. 6-2-3t

CHARLOTTE M. STONESIFER A/K/A
CHARLOTTE L. STONESIFER late of Han-
over Borough, York Co., PA, deceased. Anita K.
Bidinger and Randolph L. Bidinger, c/o 4 High
Street, Hanover, PA 17331, Executors. Scott A.
Ruth, Esquire, Attorney. 6-2-3t

JOHN P. WHITE, JR. A/K/A JOHN PAUL
WHITE, JR., late of Newberry Twp., York Co.,
PA, deceased. Michelle L. Collins and John P.
White III, c/o 568 Old York Road, Eters, PA
17319, Executors. Joel O. Sechrist, Esquire, At-
torney. 6-2-3t

MERIE EUGENE WINAND late of Penn Twp.,
York Co., PA, deceased. Laurie Ann Cumbee, 158
Linda Drive, New Oxford, PA 17350, Executrix.
Crabbs & Crabbs, Attorneys for the Estate. 6-2-3t

ATTORNEY POSITIONS AVAILABLE — Small to medium size Central Pennsylvania Law firm seeks mid to senior level attorneys to join growing practice and fill expanding needs in the following areas, with compensation packages for these open positions to be commensurate with level of experience and value of portable practice, if any:

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Litigation – Qualified candidates will have experience representing businesses and employers in general liability, employment law matters and commercial litigation at the state and Federal court levels.

Business I Corporate – Qualified candidates will have expertise in the formation and representation of general and limited partnerships, public and closely-held corporations, and sole proprietorships, in general commercial and business matters.

Workers' Compensation – Qualified candidates will have experience in representing self-insured employers and insurance carriers in all aspects of the Pennsylvania Workers' Compensation adjudication process.

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CIVIL NOTICES

**ACTION IN MORTGAGE
FORECLOSURE**

CHASE HOME FINANCE LLC, Plaintiff vs.
LISA STRAYER; SAMUEL SANGIALOSI;
and PATRICIA SANGIALOSI, Defendants

No. 2011-SU-3753-06

To the Defendants, LISA STRAYER; SAMUEL SANGIALOSI; and PATRICIA SANGIALOSI: TAKE NOTICE THAT THE Plaintiff, Chase Home Finance LLC 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

SHAPIRO & DeNARDO, LLC

CHRISTOPHER A. DeNARDO, Esquire
3600 HORIZON DRIVE, STE. 150
KING OF PRUSSIA, PA 19406
610-278-6800

6-16-1t Attorney for Plaintiff

FINANCIAL FREEDOM
ACQUISITION LLC, Plaintiff

v.
KEN R. MYERS, Only Known Surviving
Heir of Sharon R. Myers, Deceased Mortgagor
and Real Owner and Unknown Surviving Heirs
of Sharon R. Myers, Deceased Mortgagor
and Real Owner, Defendants

Number 2011-SU-000001-06

TO: UNKNOWN SURVIVING HEIRS OF
SHARON R. MYERS, DECEASED MORTGAGOR AND REAL OWNER

TYPE OF ACTION: CIVIL ACTION/COMPLAINT IN MORTGAGE FORECLOSURE

PREMISES SUBJECT TO FORECLOSURE:
1705 PINETOWN ROAD, WELLSVILLE,
PENNSYLVANIA 17365

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
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(717) 854-8755

McCABE, WEISBERG AND CONWAY, P.C.

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

6-16-1t Attorneys for Plaintiff

PHH MORTGAGE CORPORATION
Vs.
KATHRYN A. GEMMILL

NO. 2011-SU-1324-06

NOTICE

To KATHRYN A. GEMMILL:

You are hereby notified that on 3/29/11, Plaintiff, PHH 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. 2011-SU-1324-06. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 2213 West Market Street, 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

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

6-16-1t

Solicitor

THE BANK OF NEW YORK
MELLON TRUST COMPANY, NATIONAL
ASSOCIATION AS GRANTOR TRUSTEE OF
THE PROTIUM MASTER
GRANTOR TRUST, Plaintiff,

Vs.

LAWRENCE E. SMITH
TROY ALAN SMITH, Defendants

No.: 2010-SU-004282-06

TO: Lawrence E. Smith

TYPE OF ACTION: CIVIL ACTION/COM-
PLAINT IN MORTGAGE FORECLOSURE

PREMISES SUBJECT TO FORECLOSURE:
227 West Market Street, Hellam, PA 17406

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing to 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 and Information Service
York County Bar Association
137 E. Market Street
York, PA 17401
717-854-8755

MILSTEAD & ASSOCIATES, LLC

By: PATRICK J. WESNER, Esquire
Attorney ID#203145
Woodland Falls Corporate Park
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400

6-16-1t

Attorney for Plaintiff
File No. 55.12137

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Commonwealth of Pennsylvania, Department of State, at Harrisburg, Pennsylvania on April 7, 2011 for the purpose of obtaining a Certificate of Incorporation.

The name of the corporation organized under the Pennsylvania Business Corporation Law of 1988, Act of December 21, 1988, P.L. 1444, No. 177, as amended and supplemented, is BUSINESS ASSOCIATES NETWORKING GROUP, INC., 8 N. Baltimore Street, Dillsburg, PA 17019, Duane P. Stone, Esquire, P.O. Box 696, Dillsburg, PA 17019.

STONE, DUNCAN, & ASSOCIATES, PC

DUANE P. STONE, Esquire
P.O. Box 696
Dillsburg, PA 17019

6-16-1t Solicitor

Notice is hereby given that FIRST TASTE KITCHEN INC. has been organized under the Business Corporation Law of 1988, as amended, and has filed Articles of Incorporation with the Pennsylvania Department of State on May 20, 2011.

BRUCE B. HUBBARD

6-16-1t Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

NOTICE IS HEREBY GIVEN that on April 25, 2011, A Petition for Change of Name regarding MICHAEL JOSEPH QUINN CIAVARELLA, a minor, was filed in the Court of Common Pleas of York County, Pennsylvania, No. 2011-SU-001728-13, requesting an order to change the name of MICHAEL JOSEPH QUINN CIAVARELLA to JOSEPH MICHAEL CIAVARELLA. By Order of the Honorable Penny L. Blackwell,

the Court has fixed the 25th day of July, 2011 at 11:00 a.m. in Courtroom No. 6 of the York County Judicial Center, 45 North George Street, York, Pennsylvania as the time and place for the hearing on the said Petition when and where all interested parties may appear and show cause, if any they have, why the request of the Petitioner should not be granted.

MINDY S. GOODMAN, Esquire
2215 Forest Hills Drive - Suite 35
Harrisburg, PA 17112
(717) 540-8742

6-16-1t Solicitor

NOTICE IS HEREBY GIVEN that on April 25, 2011, A Petition for Change of Name regarding DILLON MICHAEL CIAVARELLA, a minor, was filed in the Court of Common Pleas of York County, Pennsylvania, No. 2011-SU-001731-13, requesting an order to change the name of DILLON MICHAEL CIAVARELLA to MICHAEL ROBERT CIAVARELLA.

By Order of the Honorable Penny L. Blackwell, the Court has fixed the 25th day of July, 2011 at 11:00 a.m. in Courtroom No. 6 of the York County Judicial Center, 45 North George Street, York, Pennsylvania as the time and place for the hearing on the said Petition when and where all interested parties may appear and show cause, if any they have, why the request of the Petitioner should not be granted.

MINDY S. GOODMAN, Esquire
2215 Forest Hills Drive - Suite 35
Harrisburg, PA 17112
(717) 540-8742

6-16-1t Solicitor

NOTICE is hereby given that a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of JASON DAVID SNYDER to JASON DAVID BRADLEY

The Court has fixed the 12th day of July, 2011 at, 2:30 pm in Courtroom #6, 6th floor, York County Judicial Center, 45 North George Street, York, Pennsylvania, 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.

SHAGIN LAW GROUP LLC

6-16-1t Solicitor

FICTITIOUS NAME

Notice is given that an Application for Registration of Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on May 5, 2011, pursuant to the Fictitious Name Act, setting forth that Jesse E. Stahlman, of 4904 Bentz Road, Spring Grove, PA 17362, is the only person owning or interested in a business, the character of which is the sale and installation of new and used automobile parts and that the name, style and designation under which said business is and will be conducted is DRAGWORKS and the location where said business is and will be conducted is 4904 Bentz Road, Spring Grove, PA 17362.

GUTHRIE, NONEMAKER,
YINGST & HART

6-16-1t

Solicitor

NOTICE

REVELOPMENT AUTHORITY OF THE
CITY OF YORK

vs.

226 PARK PLACE, LLC

No. 2011-SU-1445-05

NOTICE

TO: 226 PARK PLACE, LLC

TAKE NOTICE that on the 6th day of April, 2011, the Redevelopment Authority of the City of York filed in the Court of Common Pleas of York County, Pennsylvania captioned to No. 2011-SU-1445-05, a Declaration of Taking real estate at 245 East Poplar Street in the City of York, Pennsylvania. The purpose of the condemnation is to eliminate blighted property as defined in 35 P.S. §1712.1 and 26 Pa. C.S.A. §205.

If you wish to challenge the power or the right of the Redevelopment Authority of the City of York to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor, or the Declaration of Taking,

you shall file Preliminary Objections within thirty (30) days after being served with the Notice of Declaration of Taking.

NOTICE

If you wish to defend you must enter a written appearance personally or by attorney and file your 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 by the court without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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Lawyer Referral Service
York County Bar Association
137 East Market Street
York, PA 17401
Telephone (717) 854-8755

BLAKEY, YOST, BUPP & RAUSCH, LLP

DONALD B. HOYT, Esquire

6-16-1t

Attorneys for Plaintiff

SHERIFF SALES

CHASE HOME FINANCE LLC, s/b/m/t
CHASE MANHATTAN MORTGAGE CORPORATION, Plaintiff,

vs.

WILLIAM M. WOODS and
VERA L. NELSON, Defendants.

NO.: 2010-SU-004333-06

Notice of Sheriff's Sale of Real Estate on October 17, 2011 at 2:00 P.M. in the York County Judicial Center, 45 North George St., York, PA 17401.

ALL THE RIGHT, TITLE, INTEREST AND

CLAIM OF WILLIAM M. WOODS & VERA L. NELSON OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TWP OF SPRING GARDEN, COUNTY OF YORK, PA.. HAVING ERECTED THEREON A DWELLING BEING KNOWN & NUMBERED AS 1800 WESTWOOD RD, YORK, PA 17403. DBV 1906, PG 2424, & UPI # 48-000-23-0079.

Chase Home Finance LLC, et al. vs. William M. Woods and Vera L. Nelson, at Execution No. 2010-SU-004333-06 in the amount of \$278,441.15.

Schedule of Distribution will be filed by the Sheriff on the date specified by the Sheriff no later than thirty (30) days from sale date. Distributions will be made in accordance with the schedule unless exceptions are filed within ten (10) days of the filing of the Schedule.

GRENNEN & BIRSIC, P.C.

KRISTINE M. ANTHOU, Esquire
One Gateway Center, 9th Fl
Pittsburgh, PA 15222
(412) 281-7650

6-16-1t

Solicitor

HSBC MORTGAGE SERVICES INC.

V.

JOSEPH E. GREER, SR.
AND DARLENE A. GREER

Number 2010-SU-5186-06

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

To: JOSEPH E. GREER, SR.
65 Corn Tassel Road
Delta, Pennsylvania 17314

DARLENE A. GREER
65 Corn Tassel Road
Delta, Pennsylvania 17314

Your house (real estate) at 65 Corn Tassel Road, Delta, Pennsylvania 17314 is scheduled to be sold at Sheriff's Sale on August 15, 2011, 2011 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 \$207,839.89 obtained by HSBC Mortgage Services Inc. 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 im-

mediate action:

1. The sale will be canceled if you pay to HSBC Mortgage Services Inc. 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.

PHELAN HALLINAN & SCHMIEG, LLP

6-16-1t

Attorney for Plaintiff

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

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

6-16-1t

Solicitor

WELLS FARGO BANK, N.A.
vs.


GARY C. TWADDLE, IN HIS CAPACITY
AS ADMINISTRATOR OF THE ESTATE
OF JEFFREY J. TWADDLE & ET AL.

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEFFERY J. TWADDLE, DECEASED NOTICE OF SHERIFF'S SALE OF REAL PROPERTY"

Being Premises: 2525 NORTH SHERMAN STREET, YORK, PA 17406
Being in SPRINGETTSBURY Township, County of YORK Commonwealth of Pennsylvania
Parcel Number 1: 46-000-09-0082-00-00000
Improvements consist of residential property.
Sold as the property of GARY C. TWADDLE, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF JEFFREY J. TWADDLE & ET AL.

Your house (real estate) at 2525 NORTH SHERMAN STREET, YORK, PA 17406 is scheduled to be sold at the Sheriff's Sale on OCTOBER 17, 2011 at 2:00 PM., at the YORK County Courthouse to enforce the Court Judgment of \$67,123.42 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises.

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York County Community Foundation

**Working together helps you and your clients
create a vibrant York County.**



When you partner with York County Community Foundation, charitable giving is easy. With 50 years of experience, the Community Foundation can work with you to help your clients make their charitable planning **easy** and **effective**.

Contact Bryan Tate, Vice President of Philanthropy
717.848.3733 or btate@yccf.org.

www.yccf.org/advise.asp

