

# York Legal Record

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

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No. 12

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**Dated Material Do Not Delay**

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## 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 CHRISTINE T. CAMPBELL, DECEASED  
Late of Spring Garden Twp., York County, PA.  
Executor: Richard H. Campbell, 120 Pine Grove Commons, York, PA 17403  
Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 120 Pine Grove Commons, York, PA 17403 06.27-3t
- ESTATE OF WALTER E. EVERHART a/k/a WALTER ERVIN EVERHART, DECEASED  
Late of Manchester Twp., York County, PA.  
Executor: Walter J. Everhart, c/o 25 North Duke Street, Suite 202, York, Pa 17401  
Attorney: Charles J. Long, Esquire, SMITH, ANDERSON, BAKER & LONG, 25 North Duke Street, Suite 202, York, Pa 17401 06.27-3t
- ESTATE OF LUCY E. FORBES, DECEASED  
Late of Springfield Twp., York County, PA.  
Executrix: Melissa A. Deller, c/o 48 South Duke Street, York, PA 17401  
Attorney: Bruce C. Bankenstein, Esquire, 48 South Duke Street, York, PA 17401 06.27-3t
- ESTATE OF ROBERT E. HARNER, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: Jeffrey D. Harner and Mark H. Harner, c/o Heather Mumma Harner, Esquire, 3691 Sorrel Ridge Lane, York, PA 17406  
Attorney: Heather Mumma Harner, Esquire, 3691 Sorrel Ridge Lane, York, PA 17406 06.27-3t
- ESTATE OF SALLY A. HERROLD, DECEASED  
Late of York Twp., York County, PA.  
Executor: Andrew C. Herrold, c/o 129 E. Market St., York, PA 17401  
Attorney: John C. Herrold, Esquire, 129 E. Market St., York, PA 17401 06.27-3t
- ESTATE OF FRANK W. HOWELL, DECEASED  
Late of Penn Twp., York County, PA.

Executrix: Christine A. Repasky, c/o 100 East Market Street, York, PA 17401  
Attorney: Alex E. Snyder, Esquire, Barley Snyder, LLP, 100 East Market Street, York, PA 17401 06.27-3t

ESTATE OF E. CATHERINE JOSEPH a/k/a ERMA CATHERINE JOSEPH, DECEASED  
Late of York City, York County, PA.  
Executors: Mary R. Gable and Donald R. Gable, c/o 25 North Duke Street, Suite 202, York, Pa 17401  
Attorney: Charles J. Long, Esquire, SMITH, ANDERSON, BAKER & LONG, 25 North Duke Street, Suite 202, York, Pa 17401 06.27-3t

ESTATE OF JEANNE MARIE KELLER, DECEASED  
Late of Hanover Borough, York County, PA.  
Executor: Debra Jane Keller, 938 East Walnut Street, Hanover, PA 17331  
Attorney: Thomas E. Miller, Esquire, LAW OFFICE OF THOMAS E. MILLER, ESQUIRE LLC, 249 York Street, Hanover, PA 17331 06.27-3t

ESTATE OF ROBERT GLENN KLINE a/ka R. GLENN KLINE, DECEASED  
Late of Jacobus Borough, York County, PA.  
Executrix: Arlene R. Kline, 120 Pine Grove Commons, York, PA 17403  
Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 120 Pine Grove Commons, York, PA 17403 06.27-3t

ESTATE OF JOYCE ROMAINE KOONTZ, DECEASED  
Late of Spring Garden Twp., York County, PA.  
Executor: Jeffrey Alan Koontz, c/o William B. Anstine, Jr., Esquire, Anstine & Sparler, 117 E. Market St., York, PA 17401  
Attorney: William B. Anstine, Jr., Esquire, Anstine & Sparler, 117 E. Market St., York, PA 17401 06.27-3t

ESTATE OF WILLIAM CHARLES KRICHTEN a/k/a WILLIAM C. KRICHTEN, DECEASED  
Late of Shrewsbury Twp., York County, PA.  
Executrix: Helen Yungmann, 2252 Merion Pond, Woodstock, MD 21163  
Attorney: Dorothy Livaditis, Esquire, 32 S. Beaver St, York, PA 17401 06.27-3t

ESTATE OF BURNELL F. LAWRENCE, DECEASED  
Late of Spring Garden Twp., York County, PA.  
Executrix: Susan E. Manetta, 1919 Westover Rd, Yardley, PA 19067  
Attorney: John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404 06.27-3t

ESTATE OF DAVID MERNICK, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: Marvin Mernick, c/o MPL LAW FIRM, LLP, 137 East Philadelphia Street,

- York, PA 17401-2424  
 Attorney: Edward A. Stankoski, Jr., Esquire,  
 MPL LAW FIRM, LLP, 137 East Philadelphia  
 Street, York, PA 17401-2424 06.27-3t
- ESTATE OF MARGARET E. RITZ, a/k/a MARGARET SHENBERGER RITZ, DECEASED  
 Late of Windsor Twp., York County, PA.  
 Co-Executor: Gail Y. Dasher and Glenn  
 Dasher, 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 06.27-3t
- ESTATE OF HERBERT N. SNYDER, JR.,  
 DECEASED  
 Late of Shrewsbury Borough, York County, PA.  
 Executor: Ronald N. Rohrbaugh, c/o STOCK  
 AND LEADER, Susquehanna Commerce  
 Center East, 221 West Philadelphia Street,  
 Suite E600, York, PA 17401-2994  
 Attorney: D. Reed Anderson, Esquire, STOCK  
 AND LEADER, Susquehanna Commerce  
 Center East, 221 West Philadelphia Street,  
 Suite E600, York, PA 17401-2994 06.27-3t
- ESTATE OF DEBRA K. SCHENK, DECEASED  
 Late of Carroll Twp., York County, PA.  
 Executors: Tara J. Schrum, 133 Fairway Drive,  
 Dillsburg, PA 17019 or Laurie S. Castagna,  
 1901 Scarlet Lane, Middletown, PA 17057  
 Attorney: Diane G. Radcliff, Esquire, 3448  
 Trindle Road, Camp Hill, PA 17011  
 06.27-3t
- ESTATE OF ELSIE C SCHIAVONE, DECEASED  
 Late of Penn Twp., York County, PA.  
 Co-Administrator: Joseph J. Schiavone, c/o  
 Alex E. Snyder, Esquire 14 Center Square  
 Hanover, PA 17331 and Paul J. Schiavone,  
 c/o Alex E. Snyder, Esquire 14 Center  
 Square Hanover, PA 17331  
 Attorney: Alex E. Snyder, Esquire, Barley  
 Snyder LLP, 14 Center Square Hanover, PA  
 17331 06.27-3t
- ESTATE OF ESTHER M. SNOKE, DECEASED  
 Late of Dover Twp., York County, PA.  
 Administrator-Executors: Roy E. Snoke, John  
 M. Snoke, and Joseph M. Snoke, 10 Wyntre  
 Brooke Drive, York, PA, 17403  
 Attorney: Amanda Snoke Dubbs, Esquire  
 06.27-3t
- ESTATE OF JOSEPHINE L. WALKER,  
 DECEASED  
 Late of Conewago Twp., York County, PA.  
 Co-Executrix: Judith W. Butcher, Timothy L.  
 Walker and Pamela J. Dierdorff c/o 129 E.  
 Market St., York, PA 17401  
 Attorney: John C. Herrold, Esquire, 129 E.  
 Market St., York, PA 17401 06.27-3t
- ESTATE OF SANDRA L. BISHOP, DECEASED  
 Late of Fairview Twp., York County, PA.  
 Executor: Stacey L. Culhane, 578 Pleasant  
 View Road, Lewisberry, PA 17339  
 Attorney: David H. Stone, Esquire, Stone  
 LaFaver & Shekletski, P.O. Box E, New  
 Cumberland, PA 17070 06.20-3t
- ESTATE OF THEODORE E. CARPENTER,  
 DECEASED  
 Late of Dover Twp., York County, PA.  
 Executrix: Susan Carol Altland, c/o Gillian A.  
 Woodward, Esq., 1946 Carlisle Road, York,  
 PA 17408  
 Attorney: Gillian A. Woodward, Esquire, 1946  
 Carlisle Road, York, PA 17408 06.20-3t
- ESTATE OF DAVID A. DAVIDSON,  
 DECEASED  
 Late of York City, York County, PA.  
 Executor: Scott L. Davidson, 638 Florida  
 Avenue, York, PA 17404  
 Attorney: John W. Stitt, Esquire, 1434 W.  
 Market Street, York, PA 17404 06.20-3t
- ESTATE OF AGNES R. FUHRMAN,  
 DECEASED  
 Late of Spring Garden Twp., York County, PA.  
 Executor: Suzanne M. Fuhrman, 9032 Golden  
 Leaf Ct., Springfield, Virginia, 22153  
 Attorney: Rob A. Krug, Esquire,  
 53 East Canal Street, P.O. Box 155,  
 Dover, PA 17315 06.20-3t
- ESTATE OF LAURA G. GILBERT, DECEASED  
 Late of Springettsbury Twp., York County, PA.  
 Executrix: Jayne R. Raab, 2 Mourning Dove  
 Lane, York, PA 17406  
 Attorney: David M. Laucks, Esquire,  
 LAUCKS & LAUCKS, P.C., 105 W.  
 Broadway, Red Lion, PA 17356 06.20-3t
- ESTATE OF MARY M. HAMME, DECEASED  
 Late of City Of York, York County, PA.  
 Executor: Michael M. Hamme, 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 06.20-3t
- ESTATE OF PAULA JONES, DECEASED  
 Late of Spring Garden Twp., York County, PA.  
 Executrix: Anita L. Jackson, c/o Jeffrey A.  
 Gettle, Esquire, 13 East Market Street,  
 York, PA 17401  
 Attorney: Jeffrey A. Gettle, Esquire, Gettle  
 & Veltri, Attorneys at Law, 13 East Market  
 Street, York, PA 17401 06.20-3t
- ESTATE OF FAYE L. MILLER, DECEASED  
 Late of Springettsbury Twp., York County, PA.  
 Administrator-Executor: Connie L. Haas,  
 12652 Willwert Rd., Stewartstown, PA  
 17363 06.20-3t

ESTATE OF HENRY H. NYMAN, JR., a/k/a  
HENRY HAROLD NYMAN, JR., DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executrix: Rochelle A. Nyman, c/o Kather-  
man, Heim & Perry, 345 East Market Street,  
York, PA 17403

Attorney: Ronald Perry, Esquire, Katherman,  
Heim & Perry, 345 East Market Street, York,  
PA 17403 06.20-3t

ESTATE OF KARL G. PETRY, DECEASED  
Late of Windsor Twp., York County, PA.  
Executor: Shane G. Petry, 2641 Oberlin Dr,  
York, PA 17404

Attorney: John W. Stitt, Esquire, 1434 W.  
Market Street, York, PA 17404 06.20-3t

ESTATE OF EDWARD A. REHBERGER, JR.,  
DECEASED

Late of New Freedom Borough, York County, PA.  
Administratrix: Gail Clark, 37 Independence  
Drive, New Freedom, PA 17349

Attorney: Jody A. Leighty, Esquire, STOCK  
AND LEADER, 221 West Philadelphia  
Street, Suite E600, York, PA 17401-2994  
06.20-3t

ESTATE OF RUTH E. H. SHAEFFER a/k/a  
RUTH ETHEL SHAEFFER, DECEASED

Late of Penn Twp., York County, PA.  
Executor: Donald Elwood Shaeffer, 126  
Skylite Drive, Hanover, PA 17331

Attorney: Stonesifer and Kelley, P.C., 209  
Broadway, Hanover, PA 17331 06.20-3t

ESTATE OF FAYE V. TATE, DECEASED

Late of York City, York County, PA.  
Executor: Melinda F. Cash, 331 West Jackson  
Street, York, PA 17401

Attorney: Rob A. Krug, Esquire,  
53 East Canal Street, P.O. Box 155,  
Dover, PA 17315 06.20-3t

ESTATE OF GEORGE E. WEBER, DECEASED

Late of Penn Twp., York County, PA.  
Executor: Edmund D. Weber, c/o Samuel A.  
Gates, Esq., Gates & Gates, PC., 250 York  
Street, Hanover, PA 17331

Attorney: Samuel A. Gates, Esquire,  
Gates & Gates, PC., 250 York Street,  
Hanover, PA 17331 06.20-3t

ESTATE OF VIVIAN H. WELSH, DECEASED

Late of Penn Twp., York County, PA.  
Co-Executors: Robert A. and Helen R. Zor-  
baugh, 195 W. Hoke St., Spring Grove, PA  
17362

Attorney: Matthew L. Guthrie, Esquire,  
Guthrie, Nonemaker, Yingst & Hart, LLP, 40  
York Street, Hanover, PA 17331 06.20-3t

ESTATE OF RUTH JANE YEALY a/k/a  
RUTH J. YEALY, DECEASED

Late of Hanover Borough, York County, PA.  
Executor: F. Michael Yealy, c/o Samuel A.

Gates, Esq., Gates & Gates, PC., 250 York  
Street, Hanover, PA 17331

Attorney: Samuel A. Gates, Esquire,  
Gates & Gates, PC., 250 York Street,  
Hanover, PA 17331 06.20-3t

### THIRD PUBLICATION

ESTATE OF EDWARD BELT, DECEASED

Late of West Manheim Twp., York County, PA.  
Executors: Jessica E. Durf, 139 Third Street,  
Hanover, PA 17331, Lindsay P. Noel, 6 John  
Drive, New Oxford, PA 17350 and Zachary  
M. Belt, 448 Fuhrman Mill Road, Hanover,  
PA 17331

Attorney: G. Steven McKonly, Esquire, 119  
Baltimore Street, Hanover, PA 17331  
06.13-3t

ESTATE OF CLAIR M. BURTNER,  
DECEASED

Late of Springettsbury Twp., York County, PA.  
Executor: Barry C. Burtner c/o Eveler & Eveler  
LLC, 2997 Cape Horn Rd., Suite A-6, Red  
Lion, PA 17356

Attorney: Eveler & Eveler LLC, 2997 Cape  
Horn Rd., Suite A-6, Red Lion, PA 17356  
06.13-3t

ESTATE OF MARGARET D. CARLSON,  
DECEASED

Late of West Manchester Twp., York County, PA.  
Executrix: Elayne Grim, a/k/a Elayne M.  
Grim, a/k/a Elaine Grim, 9 Ferndale Road,  
Seven Valleys, PA 17360

Attorney: John J. Shorb, Esquire, STOCK  
AND LEADER, 221 West Philadelphia  
Street, Ste. E600, York, PA 17401 06.13-3t

ESTATE OF DONALD G. CHIOLO a/k/a  
DONALD GENNARO CHIOLO, DECEASED

Late of Windsor Twp., York County, PA.  
Executors: Jeff Kahl, 400 Front Street, Marys-  
ville, PA 17053 and Donald Kahl, 5500  
Middle Ridge Road, Newport, PA 17074

Attorney: William C. Dissinger, Esquire, Diss-  
inger & Dissinger, 400 South State Road,  
Marysville, PA 17053 06.13-3t

ESTATE OF TERRY M. COPENHEAVER,  
DECEASED

Late of West Manchester Twp., York County,  
PA.  
Administrator-Executor: Donna R. Copenheav-  
er, 1351 Beeler Avenue, York, PA 17408

Attorney: Amanda Snoko Dubbs, Esquire,  
06.13-3t

ESTATE OF ARLINE DAMM, DECEASED

Late of York Twp., York County, PA.  
Executrix: Arlene Damm Maisch, 109  
Townsend Court, York, PA 17402 06.13-3t

ESTATE OF GRACE P. DEHOFF, DECEASED

Late of West York Borough, York County, PA.  
Executrix: Barbara Lefever, 2415 Broad St,

- York, PA 17408  
Attorney: John W. Stitt, Esquire, 1434 W.  
Market Street, York, PA 17404 06.13-3t
- ESTATE OF HELEN V. DIEHL, DECEASED  
Late of Winterstown Borough, York County, PA.  
Co-Executors: Rebecca J. Phillips & Gregory  
A. Diehl, 114 Steeplebush Run, Swedes-  
boro, NJ 08085  
Attorney: Gilbert G. Malone, Esquire, Malone  
& Neubaum, 42 South Duke Street, York,  
PA 17401-1402 06.13-3t
- ESTATE OF KAREN S. DITTENHAFFER,  
DECEASED  
Late of North Codorus Twp., York County, PA.  
Administratrix: Jan F. Hedden c/o Samuel A.  
Gates, Esq., 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 06.13-3t
- ESTATE OF GEORGE V. FISHER, DECEASED  
Late of Wrightsville Borough, York County,  
PA.  
Executors: Elizabeth A. Smith and Stephen G.  
Fisher a/k/a Stephen A. Fisher c/o 120 Pine  
Grove Commons, York, PA 17403  
Attorney: Erin J. Miller, Esquire, Elder Law  
Firm of Robert Clofine, 120 Pine Grove  
Commons, York, PA 17403 06.13-3t
- ESTATE OF KATHRYN R. HENGST,  
DECEASED  
Late of York Twp., York County, PA.  
Executor: Bradley D. Hengst, 40 Water Street,  
Jacobus, PA 17407  
Attorney: Fred E. Kilgore, Esquire,  
2550 Kingston Road, Suite 323,  
York, Pennsylvania 17402 06.13-3t
- ESTATE OF PHILIP H. HOKE , DECEASED  
Late of York Twp., York County, PA.  
Executrix: Sonya L. Eicholtz c/o  
Donald B. Hoyt, Esquire,  
17 E Market Street, York, PA 17401  
Attorney: Donald B. Hoyt, Esquire, BLAKEY,  
YOST, BUPP & RAUSCH, LLP, 17 E  
Market Street, York, PA 17401 06.13-3t
- ESTATE OF REGINA LEVAN, DECEASED  
Late of East Manchester Twp., York County,  
PA.  
Administrator: Richard M. Levan c/o Michael  
B. Scheib, Esquire, 110 South Northern  
Way, York, Pennsylvania 17402  
Attorney: Michael B. Scheib, Esquire,  
110 South Northern Way,  
York, Pennsylvania 17402 06.13-3t
- ESTATE OF DORIS J. LOTT, DECEASED  
Late of Manchester Twp., York County, PA.  
Executrix: Sandra S. Fidler 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 06.13-3t
- ESTATE OF LESTER E. LUCKENBAUGH,  
DECEASED  
Late of North Codorus Twp., York County, PA.  
Executor: Richard E. Luckenbaugh, 12 Milton  
Ave., Westminster, MD 21157  
Attorney: Matthew L. Guthrie, Esquire, Guth-  
rie, Nonemaker, Yingst & Hart, LLP, 40  
York Street, Hanover, PA 17331 06.13-3t
- ESTATE OF AUDREY M. NAYLOR,  
DECEASED  
Late of York Twp., York County, PA.  
Executor: Richard H. Naylor, 2860 Ironstone  
Hill Road, York, PA 17403  
Attorney: Thomas M. Shorb, Esquire, STOCK  
AND LEADER, 221 West Philadelphia  
Street, Suite E600, York, PA 17401-2994  
06.13-3t
- ESTATE OF NANCY B. RECK, DECEASED  
Late of York County, PA.  
Administrator-Executor: Joan T. Eltz, 1241  
William St., Hanover, PA 17331 06.13-3t
- ESTATE OF HAROLD R. WALTEMYER,  
DECEASED  
Late of Stewartstown Borough, York County,  
PA.  
Co-Executors: Chester H. Waltemyer and  
Gregory M. Waltemyer, 16623 West Liberty  
Road, Stewartstown, PA 17363  
Attorney: Jody A. Leighty, Esquire, STOCK  
AND LEADER, 221 West Philadelphia  
Street, Suite E600, York, PA 17401-2994  
06.13-3t
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**CIVIL NOTICES**

**ACTION IN MORTGAGE FORECLOSURE**

YORK COUNTY COURT OF COMMON PLEAS

Number 2012-SU-004953-06

OneWest Bank, FSB, Plaintiff

v.

Joyce C. Dunivant, Known Surviving Heirs of Charles R. Dunivant, deceased Mortgagor and Real Owner, Charles Dunivant, Known Surviving Heir of Charles R. Dunivant, deceased Mortgagor and Real Owner, Doris Dunivant, Known Surviving Heir of Charles R. Dunivant, deceased Mortgagor and Real Owner, Bill Dunivant, Known Surviving Heir of Charles R. Dunivant, deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Joyce S. Dunivan, Defendants

TO: DORIS DUNIVANT, KNOWN SURVIVING HEIR OF CHARLES R. DUNIVANT, DECEASED MORTGAGOR AND REAL OWNER, BILL DUNIVANT, KNOWN SURVIVING HEIR OF CHARLES R. DUNIVANT, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF JOYCE S. DUNIVANT, **DECEASED MORTGAGOR AND REAL OWNER**

**TYPE OF ACTION: CIVIL ACTION/COMPLAINT IN MORTGAGE FORECLOSURE**

**PREMISES SUBJECT TO FORECLOSURE: 405 CHESTNUT STREET, DELTA, PENNSYLVANIA 17314**

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 PRO-

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

**Lawyer Referral Service  
137 E. Market Street  
York, PA 17401  
(717) 854-8755**

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ANDREW L. MARKOWITZ, ESQUIRE  
HEIDI R. SPIVAK, ESQUIRE  
MARISA J. COHEN, ESQUIRE  
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ANN E. SWARTZ, ESQUIRE  
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JOSEPH I. FOLEY, ESQUIRE  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

06.27-1t

Solicitor

In The Court of Common Pleas  
York County  
Civil Action – Law  
No. 2013-SU-000905-06

Notice of Action in Mortgage Foreclosure  
The Bank of New York Mellon f/k/a The Bank Of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-17, Plaintiff vs. Milissa E. Harvey & Christopher J. Harvey, Mortgagors and Real Owners, Defendants

To: Milissa E. Harvey & Christopher J. Harvey, Mortgagors and Real Owners, Defendants, whose last known address is 470 Crossings Way, Manchester, PA 17345. This firm is a debt collector and we are attempting to collect 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 that Plaintiff, The Bank of New York Mellon f/k/a The Bank Of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-17, 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. 2013-SU-000905-06, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 470 Crossings Way, Manchester, PA 17345, whereupon your property will 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 following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written ap-

pearance 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 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 PA Legal Services, 256 E. Market St., York, PA 17403. Lawyer Referral Service of the York County Bar Assoc., York County Bar Center, 137 E. Market St., York, PA 17401, 717-854-8755. Michael T. McKeever, Atty. for Plaintiff, KML Law Group, P.C., Ste. 5000, Mellon Independence Center, 701 Market St., Phila., PA 19106-1532, 215.627.1322.

06.27-1t

Solicitor

In The Court of Common Pleas  
 IN THE COURT OF COMMON PLEAS  
 OF YORK COUNTY, PENNSYLVANIA  
 CIVIL ACTION-LAW  
 NO: 2013-SU-000597-06  
 NOTICE OF ACTION IN  
 MORTGAGE FORECLOSURE

The Bank of New York Mellon Trust Company, National Association as grantor trustee of the Protium Master Grantor Trust, Plaintiff vs. Frank Knecht, a/k/a Frank Knecht IV, Defendant

NOTICE OF SHERIFF'S SALE  
 OF REAL PROPERTY

TO: Frank Knecht, a/k/a Frank Knecht IV, Defendant, whose last known address is 66 Harget Drive, Hanover, PA 17331.

Your house (real estate) at: 66 Harget Drive, Hanover, PA 17331, 52-000-10-0031.00, is scheduled to be sold at Sheriff's Sale on October 7, 2013, at 2:00 PM, at York County Judicial Center, 45 N. George St., York, PA 17401, to enforce the court judgment of \$237,279.17, obtained by The Bank of New York Mellon Trust Company, National Association as grantor trustee of the Protium Master Grantor Trust (the mortgagee) against you.

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

To prevent this Sheriff's Sale you must take immediate action: 1. The sale will be cancelled if you pay back to The Bank of New York Mellon Trust Company, National Association as grantor trustee of the Protium Master Grantor Trust, the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you

must pay, you may call :(610)278-6800. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.) YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE 5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610)278-6800. 6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call (717) 771-9601. 8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. 11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. York County Lawyer Referral Service, 137 E. Market St., York, PA 17401, 717.854.8755. PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

CHRISTOPHER A. DeNARDO,  
 Attorney for Plaintiff  
 SHAPIRO & DeNARDO, LLC  
 3600 Horizon Dr., Ste. 150  
 King of Prussia, PA 19406  
 610.278.6800

06.27-1t

Solicitor



In The Court of Common Pleas  
 IN THE COURT OF COMMON PLEAS  
 OF YORK COUNTY, PENNSYLVANIA  
 CIVIL ACTION-LAW  
 NO: 2012-SU-005072-06  
 NOTICE OF ACTION IN  
 MORTGAGE FORECLOSURE  
 EverBank, Plaintiff vs.  
 Vincent Zabbarra, Defendant  
NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

TO: Vincent Zabbarra, Defendant, whose last known address is 456 Pumping Station Road, Hanover, PA 17331.

Your house (real estate) at: 456 Pumping Station Road, Hanover, PA 17331, 52-000-16-0009.B0-00000, is scheduled to be sold at Sheriff's Sale on October 7, 2013, at 2:00 PM, at York County Judicial Center, 45 N. George St., York, PA 17401, to enforce the court judgment of \$152,281.72, obtained by EverBank (the mortgagee) against you.

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

To prevent this Sheriff's Sale you must take immediate action: 1. The sale will be cancelled if you pay back to EverBank, the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call :(610)278-6800. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.) **YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE** 5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610)278-6800. 6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call (717) 771-9601. 8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be

paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. 11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.** York County Lawyer Referral Service, 137 E. Market St., York, PA 17401, 717.854.8755. PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE..

CHRISTOPHER A. DeNARDO,  
 Attorney for Plaintiff  
 SHAPIRO & DeNARDO, LLC  
 3600 Horizon Dr., Ste. 150  
 King of Prussia, PA 19406  
 610.278.6800

06.27-1t

Solicitor

IN THE COURT OF COMMON PLEAS OF  
 YORK COUNTY, PENNSYLVANIA  
 CIVIL ACTION-LAW  
 NO. 2013-SU-001257-06  
 NOTICE OF ACTION IN  
 MORTGAGE FORECLOSURE

OneWest Bank, FSB, Plaintiff  
 vs. Aaron J. Smith, Defendant

TO: Aaron J. Smith, Defendant, whose last known addresses are 36 West 9th Avenue, York, PA 17404 and 4660 Trindle Road, Suite 200, Camp Hill, PA 17011.

**COMPLAINT IN MORTGAGE  
 FORECLOSURE**

You are hereby notified that Plaintiff, OneWest Bank, FSB, 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. 2013-SU-001257-06, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located 36 West 9th Avenue, York, PA 17404, whereupon your property would be sold by the Sheriff of York County.

**NOTICE**

**YOU HAVE BEEN SUED IN COURT.** If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. York County Lawyer Referral Service, 137 E. Market St., York, PA 17401, 717.854.8755. Mark J. Udren, Stuart Winneg, Lorraine Gazzara Doyle, Sherri J. Braunstein, Salvatore Carollo, Harry B. Reese, Elizabeth L. Wassall, Katherine E. Knowlton, John Eric Kishbaugh, Nicole B. Labletta, David Neeren & Jordan David, Attys. For Plaintiff, Udren Law Offices, P.C., 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400.

06.27-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA CIVIL ACTION-LAW NO. 2012-SU-003969-06 NOTICE OF ACTION IN MORTGAGE FORECLOSURE

Fulton Bank, N.A., Plaintiff vs. Lindsey D. Conde, Personal Representative of the Estate of Michael Conde, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Michael Conde, Deceased and Estate of Michael Conde, c/o Lindsey D. Conde, Personal Representative, Defendant(s)

TO: Michael Conde, Deceased, and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Michael Conde, Deceased, Defendant(s), whose last known addresses are 2445 Church Road, York, PA 17408 and 1020 North Duke Street, York, PA 17404.

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, Fulton Bank, N.A., has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of York County, Pennsylvania, docketed to NO. 2012-SU-003969-06, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located 1020 North Duke Street, York, PA 17404, whereupon your property would be sold by the Sheriff of York County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you

wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. York County Lawyer Referral Service, 137 E. Market St., York, PA 17401, 717.854.8755. Mark J. Udren, Stuart Winneg, Lorraine Gazzara Doyle, Sherri J. Braunstein, Salvatore Carollo, Paige M. Bellino, Harry B. Reese, Kassia Fialkoff, Elizabeth L. Wassall, Agnes Mombrun, Elana B. Flehinger & Katherine E. Knowlton, Attys. For Plaintiff, Udren Law Offices, P.C., 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400.

06.27-1t Solicitor

ADOPTION NOTICE

NOTICE OF TERMINATION OF PARENTAL RIGHTS

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

No. 2013-0048 Termination of Parental Rights

IN RE: Adoption of: Sophie Mae Smith, a Minor

NOTICE OF TERMINATION OF PARENTAL RIGHTS HEARING

TO CLIFFORD BRAQUE HARRIS:

A petition has been filed asking the Court to put an end to all rights you have to your child, Sophie Mae Smith. The Court has set a hearing to consider ending your rights to your child. That

hearing will be held in **Court Room No. 6, Sixth Floor, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, on July 9, 2013, at 9:00 a.m.** 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**

If you are the putative parent of the child, you are further warned your parental rights to the child may also be terminated pursuant to Section 2503(d) of the Adoption Act if you fail to file either an acknowledgment or claim of paternity pursuant to 23 Pa. C.S. Section 5103 (relating to acknowledgment and claim of paternity), and fail to either appear at the hearing for the purpose of objecting to the termination of your rights or file a written objection to such termination with the court prior to the hearing.

Traci L. McPate, Esq.  
 Griest, Himes, Herrold,  
 Schaumann, Reynosa LLP.  
 129 East Market Street  
 York, PA 17401

06.27-3t Solicitor

**ARTICLES OF INCORPORATION**

NOTICE is hereby given of the filing of Articles of Incorporation slating the following:

1. The name of the corporation is FREEDOM TREE, INC.
2. The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law or 1988, Act of December 21, 1988, P.L. 1444 No. 177, as amended and supplemented.

GREGORY H. GETTLE, ESQUIRE  
 Attorney

06.27-1t Solicitor

**ARTICLES OF INCORPORATION  
 NON-PROFIT CORPORATION**

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania, on or about April 4, 2013, for HOPE STREET GARDEN & LEARNING LAB. The corporation was incorporated under the provisions of Pennsylvania's Nonprofit Corporation Law of 1988 exclusively for charitable and educational purposes.

Marietta H. Barbour,  
 Incorporator

06.27-1t Solicitor

**CHANGE OF NAME**

NOTICE is hereby given that on June 5, 2013, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Joseph Robert Daryman to Joseph Robert Welt.

The Court has fixed the 22<sup>nd</sup> day of July, 2013, at 9:00 am., in Courtroom #6, York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

Thomas W Gregory, Jr., Esquire

06.27-1t Solicitor

**CIVIL TRIAL LIST**

IN THE COURT OF COMMON PLEAS OF  
 YORK COUNTY, PENNSYLVANIA

**IN THE COURT OF COMMON PLEAS OF  
 YORK COUNTY, PENNSYLVANIA CALL  
 OF THE CIVIL TRIAL LIST – JUNE 24,  
 2013 AT 9:30 A.M., CR #10  
 TRIAL TERM – MONDAY, JULY 8<sup>TH</sup>  
 THROUGH FRIDAY, JULY 12, 2013**

1. Monica Hynoski and Steven Hynoski vs Michael J. Reba, Jr. and Judith L. Reba; 2011-SU-

0474-74; Jeffrey H. Penneys for Plaintiff; John M. Sofilka for Defendant.

2. Victoria Eitel vs Richard E. Reilly, Esquire, as Administrator of the Estate of George B. Collins; 2010-SU-4365-69; Gregory E. Martin for Plaintiff; Paul W. Grego for Defendants.

06.27-2t District Court Administrator

York Lawyer Referral Service  
137 E. Market St., York 17401  
(717) 854-8755

**AVISO**

USTED HA SIDO DEMANDADO/A EN CORTE. Si usted desea defenderse de las demandas que se presentan más adelante en las siguientes páginas, debe tomar acción dentro de los próximos veinte (20) días después de la notificación de esta Demanda y Aviso radicando personalmente o por medio de un abogado una comparecencia escrita y radicando en la Corte por escrito sus defensas de, y objeciones a, las demandas presentadas aquí en contra suya. Se le advierte de que si usted falla de tomar acción como se describe anteriormente, el caso puede proceder sin usted y un fallo por cualquier suma de dinero reclamada en la demanda o cualquier otra reclamación o remedio solicitado por el demandante puede ser dictado en contra suya por la Corte sin más aviso adicional. Usted puede perder dinero o propiedad u otros derechos importantes para usted.

USTED DEBE LLEVAR ESTE DOCUMENTO A SU ABOGADO INMEDIATAMENTE. SI USTED NO TIENE UN ABOGADO, LLAME O VAYA A LA SIGUIENTE OFICINA. ESTA OFICINA PUEDE PROVEERLE INFORMACION A CERCA DE COMO CONSEGUIR UN ABOGADO.

SI USTED NO PUEDE PAGAR POR LOS SERVICIOS DE UN ABOGADO, ES POSIBLE QUE ESTA OFICINA LE PUEDA PROVEER INFORMACION SOBRE AGENCIAS QUE OFREZCAN SERVICIOS LEGALES SIN CARGO O BAJO COSTO A PERSONAS QUE CUALIFICAN.

York Lawyer Referral Service  
137 E. Market St., York 17401  
(717) 854-8755

06.27-1t Solicitor

**COMPLAINT - CIVIL ACTION  
NOTICE TO DEFEND**

NOTICE OF COMPLAINT  
IN THE COURT OF COMMON PLEAS OF  
YORK COUNTY, PA  
CIVIL DIVISION  
NO. 2012-SU-004317-86  
CAPITAL FOR MERCHANTS, LLC, Plaintiff,

Vs.

ABS VENTURES, INC. d/b/a COUNTRY ROAD DELI and WARREN WATSON and STACY HEAPS, Personal Guarantors, Defendants.

TO: WARREN WATSON

You are hereby notified that on October 22, 2012 Capital for Merchants, LLC filed a Complaint in Civil Action against the above Defendants.

**NOTICE TO DEFEND**

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served upon you, 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 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.

**FICTITIOUS NAME**

NOTICE is hereby 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 June 5, 2013, pursuant to the Fictitious Name Act, Act No. 1982-295, setting forth that Solar Secured Solutions, LLC, with its principal place of business at 425 Norway Street, York, PA 17403, is the only entity owing or interested in a business the character of which is sales of gauges for measuring liquid fuel in tanks, and designated under which said business is or will be conducted is SMART FUEL GAGE, with a principal place

of business at 415 Norway Street, York, Pa 17403

CHARLES J. LONG, ESQ.  
SMITH ANDERSON BAKER & LONG

06.27-1t

Solicitor

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on May 23, 2013 for Undefined Design located at 137 W. High St., Apt 2, Red Lion, PA 17356. The name and address of each individual interested in the business is Robert Donahue 137 W. High St., Apt 2, Red Lion, PA 17356. This was filed in accordance with 54 PAC.S. 311.

06.27-1t

Solicitor

**SHERIFF SALES**

**IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO.: 2011-SU-001199-06**

NOTICE OF SHERIFF SALE OF REAL ESTATE PURSUANT TO Pa.R.C.P. 3129

Wells Fargo Bank, N.A., Plaintiff  
vs.  
Eric J. Finch; Kimberly A. Finch, Defendant

TO: Eric J. Finch; Kimberly A. Finch

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 8/5/2013 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: 436 Allegheny Drive, York, PA, 17402

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No.: 2011-SU-001199-06

A complete copy of the Notice of Sheriff Sale will be sent to you upon request to the Attorney for the Plaintiff, Scott A. Dieterick, Esquire, Zucker, Goldberg & Ackerman, LLC, 200 Sheffield Street,

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  
York Legal Referral  
137 E. Market Street  
York, PA 17401

Zucker, Goldberg & Ackerman, LLC

06.27-1t

Solicitor

NOTICE OF SHERIFF’S SALE  
IN THE COURT OF COMMON PLEAS  
OF YORK COUNTY, PENNSYLVANIA  
NO. 2012-SU-003353-06

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RASC 2006-EMX7

Vs.  
RONALD L. KENNEDY, JR A/K/A RONALD LEE KENNEDY, JR, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF BARBARA ANN JERSCHIED A/K/A BARBARA A. JERSCHIED

NOTICE TO: RONALD L. KENNEDY, JR A/K/A RONALD LEE KENNEDY, JR, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF BARBARA ANN JERSCHIED A/K/A BARBARA A. JERSCHIED

NOTICE OF SHERIFF’S SALE OF REAL PROPERTY

Being Premises: 187 WILEY MILL ROAD, NEW PARK, PA 17352-9328  
Being in Fawn Township, County of YORK, Commonwealth of Pennsylvania,  
Tax Parcel#28-000-BM-00140000000

Improvements consist of residential property. Sold as the property of RONALD L. KEN-



NEDY, JR A/K/A RONALD LEE KENNEDY, JR, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF BARBARA ANN JERSCHIED A/K/A BARBARA A. JERSCHIED

Your house (real estate) at 187 WILEY MILL ROAD, NEW PARK, PA 17352-9328 is scheduled to be sold at the Sheriff's Sale on 10/07/2013 at 02:00 PM, at the YORK County Courthouse, 45 North George Street, York, PA 17401, to enforce the Court Judgment of \$187,709.15 obtained by, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RASC 2006-EMX7 (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff

06.27-1t Solicitor

NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF YORK COUNTY, PENNSYLVANIA  
NO. 2012-SU-002324-06

WELLS FARGO BANK, N.A.  
Vs.  
AMOS E.C. FERGUSON, IV

NOTICE TO: AMOS E.C. FERGUSON, IV  
NOTICE OF SHERIFF'S SALE OF REAL  
PROPERTY

Being Premises: 216 GRANT DRIVE, HANOVER, PA 17331-1342  
Being in HANOVER BOROUGH, County of YORK, Commonwealth of Pennsylvania, TAX PARCEL#670001300090000000

Improvements consist of residential property.  
Sold as the property of AMOS E.C. FERGUSON, IV

Your house (real estate) at 216 GRANT DRIVE, HANOVER, PA 17331-1342 is scheduled to be sold at the Sheriff's Sale on 10/07/2013 at 02:00 PM, at the YORK County Courthouse, 45 North George Street, York, PA 17401, to enforce the Court Judgment of \$193,352.01 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff

06.27-1t Solicitor

NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF YORK COUNTY, PENNSYLVANIA  
NO. 2012-SU-3667-06

CITIMORTGAGE, INC.  
Vs.  
ELLEN OWCZAREK

NOTICE TO: ELLEN OWCZAREK  
NOTICE OF SHERIFF'S SALE OF REAL  
PROPERTY

Being Premises: 831 NEW PARK ROAD, NEW PARK, PA 17352-9303  
Being in FAWN TOWNSHIP, County of YORK, Commonwealth of Pennsylvania,  
TAX PARCEL# 28000AM00720000000

Improvements consist of residential property.  
Sold as the property of ELLEN OWCZAREK

Your house (real estate) at 831 NEW PARK ROAD, NEW PARK, PA 17352-9303 is scheduled to be sold at the Sheriff's Sale on 10/07/2013 at 02:00 PM, at the YORK County Courthouse, 45 North George Street, York, PA 17401, to enforce the Court Judgment of \$175,072.50 obtained by, CITIMORTGAGE, INC. (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff

06.27-1t Solicitor

IN THE COURT OF COMMON PLEAS OF  
YORK COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO.: 2010-SU-006185-06

NOTICE OF SHERIFF SALE OF REAL  
ESTATE PURSUANT TO Pa.R.C.P. 3129

HSBC Bank USA, National Association, as  
Trustee for Nomura Asset Acceptance Corpora-  
tion, Series 2006-WF1, Plaintiff

vs.  
Jason Perash, Defendant

TO: Jason Perash

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 08/05/2013 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:  
526 West Philadelphia Street, York, PA 17401

The JUDGMENT under or pursuant to which  
your property is being sold is docketed to:

No.: 2010-SU-006185-06



A complete copy of the Notice of Sheriff Sale will be sent to you upon request to the Attorney for the Plaintiff, Scott A. Dietterick, Esquire, Zucker, Goldberg & Ackerman, LLC, 200 Sheffield Street, 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.

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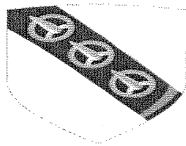
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# PBI LIVE SIMULCAST AT THE BAR CENTER

**TITLE:** HOT TOPICS IN OIL AND GAS

**LOCATION:** YORK COUNTY BAR CENTER, 137 EAST MARKET ST, YORK PA

**DATE:** TUESDAY, JULY 9, 2013

**TIME:**                   **REGISTRATION:** 8:30 AM  
**PROGRAM:** 9:00 AM – 1:30 PM

**CREDIT:** 4 hours substantive law & 0 hours ethics law

As the Marcellus continues to produce wealth and controversy in Pennsylvania, legislative and regulatory agencies maintain a close eye on its progress and attorneys must constantly monitor this evolving arena. This annual seminar discusses the hottest topics related to the Marcellus, from real estate to environmental to legislative and regulatory issues to bring you up-to-date on this even changing discipline. In addition to the annual litigation and legislative update, you will receive information on pending and developing legislation related to the Marcellus play in Pennsylvania.

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<b><u>Tuition:</u></b>	<b><u>Member - \$139 / \$119</u></b> (if admitted after 1/1/09)	<b><u>Non-member- \$159</u></b>
<b><u>SEMINAR TITLE</u></b>	<b><u>LOCATION</u></b>	<b><u>DATE</u></b>
Hot Topics in Oil and Gas	York County Bar Center	7/9/13
		<b><u>TUITION</u></b> \$ _____

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# PBI VIDEO AT THE BAR CENTER

**TITLE:** DUE DILIGENCE IN REAL ESTATE TRANSACTIONS

**LOCATION:** YORK COUNTY BAR CENTER, 137 EAST MARKET ST, YORK PA

**DATE:** WEDNESDAY, JULY 10, 2013

**TIME:** REGISTRATION: 8:30 AM  
PROGRAM: 9:00 AM – 1:30 PM

**CREDIT:** 4 hours substantive law & 0 hours ethics law

Recognize what due diligence is and why it is essential to transactions. Learn the basic types of environmental due diligence, including Phase I and II environmental site assessments and regulatory compliance assessments. Review case studies and lessons learned.

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<b><u>Tuition:</u></b>	<b><u>Member</u> - \$139 / \$119</b> <small>(if admitted after 1/1/09)</small>	<b><u>Non-member-</u> \$159</b>
<b><u>SEMINAR TITLE</u></b>	<b><u>LOCATION</u></b>	<b><u>DATE</u></b>
Due Diligence in Real Estate Transactions	York County Bar Center	7/10/13
		<b><u>TUITION</u></b> \$ _____

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# ATTENTION WOMEN IN LAW

## In Honor, Humor, and/or Commiseration *Celebrate/Mourn*

July 11<sup>th</sup> (1981)



**HINT:** Left: oil baron  
John D. Rockefeller;  
Right: modern-day Neva  
Rockefeller Goodwin

**WHERE:** Home of Suzanne Griest

**WHEN:** July 11<sup>th</sup> 2013 (of course) at 4:30 pm

**WHY:** For Badminton and High Tea (Rockefeller style)

**WHAT to BRING:**

Last names **A-G** = Appetizer or a side dish

Last names **H-N** = Veggies or fruit

Last names **O-T** = Cheese

Last names **U-Z** = Dessert

**RSVP:** July 5, 2013

Call (717) 854-8755x203 Email: [member.support@yorkbar.com](mailto:member.support@yorkbar.com)

\*See you on the 11<sup>th</sup>. Prizes may be awarded if anyone can tell us what significance July 11, 1981, has **and** if you excel at badminton...☺

- Suzanne & Heather



# PBI LIVE SIMULCAST AT THE BAR CENTER

**TITLE:** FEE AGREEMENTS

**LOCATION:** YORK COUNTY BAR CENTER, 137 EAST MARKET ST, YORK PA

**DATE:** TUESDAY, JULY 16, 2013

**TIME:** REGISTRATION: 8:30 AM  
PROGRAM: 9:00 AM – 1:30 PM

**CREDIT:** 4 hours substantive law & 0 hours ethics law

Now is the time to evaluate your standard form fee agreement. This seminar will take you through fee agreements in various practice areas, and what you may want to add into your boilerplate document. Discuss alternative fee arrangements, which provide for hybrid billing options that can increase client satisfaction and strengthen long-term strategic partnerships, creating a win-win relationship. Discover the nuts and bolts of what information should be included in a well drafted fee agreement as you analyze a typical agreement from top to bottom.

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<u>Tuition:</u>	<u>Member - \$139 / \$119</u> <small>(if admitted after 1/1/09)</small>	<u>Non-member- \$159</u>		
<u>SEMINAR TITLE</u>	<u>LOCATION</u>	<u>DATE</u>	<u>TUITION</u>	
Fee Agreements	York County Bar Center	7/16/13	\$ _____	

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# PBI VIDEO AT THE BAR CENTER

**TITLE:** FROM FILE TO TRIAL: 8 KEYS TO SUCCESS IN COURT AND BEYOND

**LOCATION:** YORK COUNTY BAR CENTER, 137 EAST MARKET ST, YORK PA

**DATE:** TUESDAY, JULY 23, 2013

**TIME:** REGISTRATION: 8:30 AM  
PROGRAM: 9:00 AM – 5:00 PM

**CREDIT:** 5 hours substantive law & 1 hours ethics law

In this course you will learn master cutting-edge persuasion tools and techniques that you can use from the day the case comes into your office to verdict. Make a good first impression with opposing counsel, the judge and the jury by equipping yourself with a checklist for jury selection, opening statements, direct and cross examination and closing arguments. You will learn how to acknowledge the hierarchy of attention in the courtroom and understand the power of the Trial Notebook.

**PLEASE REGISTER DIRECTLY WITH THE PENNSYLVANIA BAR INSTITUTE\*\***

<b><u>Tuition:</u></b>	<b><u>Member</u> - \$339 / \$319</b> <small>(if admitted after 1/1/09)</small>	<b><u>Non-member-</u> \$359</b>
<b><u>SEMINAR TITLE</u></b>	<b><u>LOCATION</u></b>	<b><u>DATE</u></b>
From File to Trial: 8 Keys to Success	York County Bar Center	7/2313
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**To Register for a Live or Video Seminar:**

<u>Seminar Title</u>	<u>Location &amp; Date/Session (including times)</u>	<u>Tuition Fee</u>
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# PBI VIDEO AT THE BAR CENTER

**TITLE:** EVIDENCE FOR TRIAL LAWYERS (PEG)

**LOCATION:** YORK COUNTY BAR CENTER, 137 EAST MARKET ST, YORK PA

**DATE:** WEDNESDAY, JULY 24, 2013

**TIME:** REGISTRATION: 8:30 AM  
PROGRAM: 9:00 AM – 5:00 PM

**CREDIT:** 6 hours substantive law & 0 hours ethics law

Come learn classic and contemporary approaches to applying the rules of evidence that actually affect real trial lawyers in jury trials, bench trials, arbitrations, proceedings before administrative law judges and other hearings. Reconcile the rules of evidence law with the modern considerations of the craft of advocacy. Enter your next trial or hearing with confidence. This program will arm you with a solid working knowledge of the one area of law that each trial attorney needs to master – evidence.

**PLEASE REGISTER DIRECTLY WITH THE PENNSYLVANIA BAR INSTITUTE\*\***

<b><u>Tuition:</u></b>	<b><u>Member - \$339 / \$319</u></b> (if admitted after 1/1/09)	<b><u>Non-member- \$359</u></b>
<b><u>SEMINAR TITLE</u></b>	<b><u>LOCATION</u></b>	<b><u>DATE</u></b>
Evidence for Trial Lawyers (PEG)	York County Bar Center	7/24/13
		<b><u>TUITION</u></b>
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**To Register for a Live or Video Seminar:**

<u>Seminar Title</u>	<u>Location &amp; Date/Session (including times)</u>	<u>Tuition Fee</u>
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# PBI VIDEO AT THE BAR CENTER

**TITLE:** INTERNET LEGAL RESEARCH

**LOCATION:** YORK COUNTY BAR CENTER, 137 EAST MARKET ST, YORK PA

**DATE:** TUESDAY, JULY 30, 2013

**TIME:** REGISTRATION: 8:30 AM  
PROGRAM: 9:00 AM – 12:30 PM

**CREDIT:** 2 hours substantive law & 1 hours ethics law

In this course you will learn to navigate the daunting maze of search engines, conduct research on your tablet or smart phone, use social media as a search tool, and gather the critical knowledge needed to recognize.

**PLEASE REGISTER DIRECTLY WITH THE PENNSYLVANIA BAR INSTITUTE\*\***

**Tuition:**                      **Member - \$139 / \$119**                      **Non-member- \$159**  
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<u>SEMINAR TITLE</u>	<u>LOCATION</u>	<u>DATE</u>	<u>TUITION</u>
Internet Legal Research	York County Bar Center	7/30/13	\$ _____

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Seminar Title	Location & Date/Session (including times)	Tuition Fee
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# PBI VIDEO AT THE BAR CENTER

**TITLE:** UNDERSTANDING SOCIAL SECURITY RETIREMENT:  
GETTING THE BENEFITS YOUR CLIENTS HAVE EARNED

**LOCATION:** YORK COUNTY BAR CENTER, 137 EAST MARKET ST, YORK PA

**DATE:** WEDNESDAY, JULY 31, 2013

**TIME:** REGISTRATION: 8:30 AM  
PROGRAM: 9:00 AM – 12:30 PM

**CREDIT:** 3 hours substantive law & 0 hours ethics law

Today, about 55 million people receive monthly Social Security Benefits. How and when should you claim those benefits. This new course dispels the myths and focuses on the practical realities of Social Security benefits. You will receive a practical overview, tips for planning, and advice for handling all kinds of complicated questions and situations.

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<u>Tuition:</u>	<u>Member - \$139 / \$119</u> <small>(if admitted after 1/1/09)</small>	<u>Non-member- \$159</u>		
<u>SEMINAR TITLE</u>	<u>LOCATION</u>	<u>DATE</u>	<u>TUITION</u>	
Understanding Social Security Retirement Getting the Benefits Your Clients Have Earned	York County Bar Center	7/31/13	\$ _____	

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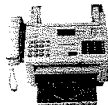
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