

York Legal Record

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

Vol. 128

YORK, PA, THURSDAY, APRIL 2, 2015

No. 52



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 GREGORY STEVEN BENEDICT, DECEASED
Late of Stewartstown Borough, York County, PA.
Co-Administratrices: Jennifer M. Benedict and Lauren J. Benedict, c/o Stock and Leader, Susquehanna Commerce Center East, 221 W. Philadelphia Street, Suite 600, York, PA 17401-2994
Attorney: Jody A. Leighty, Esquire, Stock and Leader, Susquehanna Commerce Center East, 221 W. Philadelphia Street, Suite E600, York, PA 17401-2994 04.02-3t
- ESTATE OF MILDRED W. BERWAGER a/k/a, MILDRED ESTELLA MARY BERWAGER, DECEASED
Late of Penn Twp., York County, PA.
Executor: Gloria J. Baummer, 25 Laurel Drive, Hanover, PA 17331
Attorney: Ann C. Shultis, Esquire, SHULTIS LAW, LLC, 1147 Eichelberger Street, Suite F, Hanover, PA 17331 04.02-3t
- ESTATE OF ELSIE M. BURKINS a/k/a ELSIE MAE BURKINS, DECEASED
Late of Peach Bottom Twp., York County, PA.
Administrator-Executor: James M. Burkins, c/o 3030 East Market Street, York, PA 17402
Attorney: Jeffrey R. Bellomo, Esquire, 3030 East Market Street, York, PA 17402 04.02-3t
- ESTATE OF THEODORE BYORICK a/k/a TED BYORICK, DECEASED
Late of Springettsbury Twp., York County, PA.
Administratrix: Sara E. Byorick, c/o 48 South Duke Street, York, PA 17401
Attorney: Bruce C. Bankenstein, Esquire, 48 South Duke Street, York, PA 17401 04.02-3t
- ESTATE OF DONALD L. COX, DECEASED
Late of Shrewsbury Twp., York County, PA.
Executrix: Jeffrey D. Ensor a/k/a Jeffrey D. Ensor, Sr., c/o P.O. Box 312, Stewartstown, PA 17363
Attorney: Laura S. Manifold, Esquire, P.O. Box 312, Stewartstown, PA 17363 04.02-3t
- ESTATE OF DOROTHY M. DRUCE, DECEASED
Late of Windsor Twp., York County, PA.
Co-Executors: Dolores Shaw and Normand E. Champagne, c/o Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401-1402
Attorney: Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401-1402 04.02-3t
- ESTATE OF JANE DEHAVEN FILLMAN, DECEASED
Late of York Twp., York County, PA.
Executrix: Laura Fillman Strine, c/o Stock and Leader, Susquehanna Commerce Center East, 221 W. Philadelphia Street, Suite 600, York, PA 17401-2994
Attorney: Thomas M. Shorb, Esquire, Stock and Leader, Susquehanna Commerce Center East, 221 W. Philadelphia Street, Suite E600, York, PA 17401-2994 04.02-3t
- ESTATE OF THOMAS ALAN GIBBS SR., DECEASED
Late of Windsor Borough, York County, PA.
Administrator: Nicholas W. Gibbs, c/o Eveler & DeArment, LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356
Attorney: Eveler & DeArment, LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356 04.02-3t
- ESTATE OF TRUMAN M. HECK, DECEASED
Late of Hanover Borough, York County, PA.
Executrix: Sandra Lee Triplett, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 04.02-3t
- ESTATE OF FLORENCE E. HELTEBRIDLE, DECEASED
Late of Dover Twp., York County, PA.
Executor: Laine A. Heltebridle, c/o Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401-1402
Attorney: Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401-1402 04.02-3t
- ESTATE OF HERBERT C. KLINEDINST, DECEASED
Late of Hanover Borough, York County, PA.
Executrix: Kimberly A. Gladfelter, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 04.02-3t
- ESTATE OF MARGARET S. KLUNK, DECEASED
Late of Penn Twp., York County, PA.
Executor: Joseph R. Klunk, 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 04.02-3t
- ESTATE OF VIRGINIA G. MARTIN, DECEASED
Late of Penn Twp., York County, PA.
Executor: Scott D. Martin, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 04.02-3t
- ESTATE OF WILLIAM B. MENGES, JR., DECEASED
Late of Hanover Borough, York County, PA.
Executor: Bryan S. Harman, c/o Dorothy Livaditis, Esquire, 32 South Beaver Street, York, PA 17401
Attorney: Dorothy Livaditis, Esquire, 32 South Beaver Street, York, PA 17401 04.02-3t
- ESTATE OF STEPHEN RAY PLOWMAN, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Kevin S. Tufarolo, c/o 327 Locust Street, Columbia, PA 17512
Attorney: Michael S. Grab, Esquire, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512 04.02-3t
- ESTATE OF FERNE B. RAUB a/k/a FERNE BERLE RAUB, DECEASED
Late of York Twp., York County, PA.
Executrix: Kay Marie Herrick, c/o Eveler & DeArment, LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356
Attorney: Eveler & DeArment, LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356 04.02-3t
- ESTATE OF PATRICIA C. SCHORR, DECEASED
Late of Spring Garden Twp., York County, PA.
Co-Executors: Catherine Himes and Teresa Hengst, c/o Robert M. Strickler, Esquire, 110 South Northern Way, York, PA 17402
Attorney: Robert M. Strickler, Esquire, 110 South Northern Way, York, PA 17402 04.02-3t
- ESTATE OF RICHARD S. SHAMBAUGH, DECEASED
Late of York City, York County, PA.
Administrators: William Shambaugh and Dolores Shambaugh c/o 3015 Eastern Blvd., York, PA 17402
Attorney: Donald L. Reihart, Esquire, Law Offices of Donald L. Reihart, 3015 Eastern Boulevard, York, PA 17402-2904 04.02-3t
- ESTATE OF EUNICE L. TAYLOR, DECEASED
Late of Springettsbury Twp., York County, PA.
Co-Executors: Marianne Clay and John S. Taylor c/o Marianne Clay, 920 Shreiner Ave, Lancaster, PA 17603
Attorney: Mark Woodbury, III, Esquire 04.02-3t
- ESTATE OF CATHERINE M. UTZ, DECEASED
Late of Penn Twp., York County, PA.
Co-Executors: Gary Utz, 133 North St. McSherrystown, PA 17344 and Gloria Hilker, 585 Chestnut Hill Rd., Hanover, PA 17331
Attorney: Matthew L. Guthrie, Esquire, Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331 04.02-3t
- ESTATE OF CAROLYN SUE WEIDEMANN, DECEASED
Late of York Twp., York County, PA.
Executrix: Linda K. Thieme, 1700 Devers Rd., York, PA 17404
Attorney: John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404 04.02-3t

ESTATE OF MARGARET L. WENTZ, a/k/a
MARGARET LOUISE WENTZ, DECEASED
Late of Hanover Borough, York County, PA.
Executor: Gerald C. Wentz, c/o David A.
Mills, Esquire, Blakey, Yost, Bupp &
Rausch, LLP, 17 E. Market Street, York,
PA 17401
Attorney: David A. Mills, Esquire, Blakey,
Yost, Bupp & Rausch, LLP, 17 E. Market
Street, York, PA 17401 04.02-3t

SECOND PUBLICATION

ESTATE OF FAIRY L. BEAR, DECEASED
Late of Windsor Twp., York County, PA.
Executors: Susan E. Smith, 1785 Randolph
Drive, York, PA 17403 or Carol Ann
Keener, 68 Fulton Road, Airville, PA
17302; or James H. Bear, II, P.O. Box
687, Mt. Wolf, PA 17347, or Paula J.
McDermott, Esquire, Post & Schell,
P.C., 17 North Second Street, 12th Floor,
Harrisburg, PA 17101
Attorney: Paula J. McDermott, Esquire, Post
& Schell, P.C., 17 North Second Street,
12th Floor, Harrisburg, PA 17101 03.26-3t

ESTATE OF MILDRED A. BRENNER,
DECEASED
Late of York Twp., York County, PA.
Executor: Gary R. Brenner, c/o Richard R.
Reilly, Esquire, 54 N. Duke St., York, PA
17401-1402
Attorney: Richard R. Reilly, Esquire, 54 N.
Duke St., York, PA 17401-1402 03.26-3t

ESTATE OF JAMES E. CLOUSER,
DECEASED
Late of Carroll Twp., York County, PA.
Administratrix: Tracey M. Myers, 123 West
York Street, Dillsburg, PA 17019
Attorney: Elizabeth H. Feather, Esquire,
Caldwell & Kearns, P.C., 3631 North Front
Street, Harrisburg, PA 17110 03.26-3t

ESTATE OF SYLVIA L. CLOUSER,
DECEASED
Late of Carroll Twp., York County, PA.
Executrix: Tracey M. Myers, 123 West York
Street, Dillsburg, PA 17019
Attorney: Elizabeth H. Feather, Esquire,
Caldwell & Kearns, P.C., 3631 North Front
Street, Harrisburg, PA 17110 03.26-3t

ESTATE OF EMILY L. DIETZ, a/k/a EMILY
DIETZ, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Eugene L. Fry, 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 03.26-3t

ESTATE OF NELDA M. FLEMMENS,
DECEASED
Late of York Twp., York County, PA.
Executor: Richard F. Flemmens, c/o Law
Offices of Douglas H. Gent, 1157
Eichelberger Street, Suite 4, Hanover, PA
17331
Attorney: Douglas H. Gent, Esquire,
Law Offices of Douglas H. Gent, 1157
Eichelberger Street, Suite 4, Hanover, PA
17331 03.26-3t

ESTATE OF CHESTER H. FREY, JR., a/k/a
CHESTER H. FREY, DECEASED
Late of Borough of West York, York County, PA.
Administrator: Michael H. Frey, 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 03.26-3t

ESTATE OF GAIL B. HUDSON ERWOOD
a/k/a GAIL B. ERWOOD, DECEASED
Late of Fairview Twp., York County, PA.
Executor: Robert Carleton Erwood, 18101
Kirk Avenue, Tustin, CA 92780
Attorney: Gerald J. Shekletski, Esquire,
Stone LaFaver & Shekletski, P.O. Box E,
New Cumberland, PA 17070 03.26-3t

ESTATE OF MARGARET F. HURSH
a/k/a MARGARET ELSIE HURSH a/k/a
MARGARET FREY HURSH, DECEASED
Late of Hanover Borough, York County, PA.
Executor: James H. Frey, c/o Law Offices
of Douglas H. Gent, 1157 Eichelberger
Street, Suite 4, Hanover, PA 17331
Attorney: Douglas H. Gent, Esquire,
Law Offices of Douglas H. Gent, 1157
Eichelberger Street, Suite 4, Hanover, PA
17331 03.26-3t

ESTATE OF HUGH H. KING, DECEASED
Late of Lower Chanceford Twp., York
County, PA.
Co-Executrix: Lena Kay Johnson, 2657
Panther Hill Road, Seven Valleys, PA
17360 and Geraldine M. King, 715 W.
Broadway, Red Lion, PA 17356
Attorney: David M. Laucks, Esquire,
LAUCKS & LAUCKS, P.C., 105 W.
Broadway, Red Lion, PA 17356 03.26-3t

ESTATE OF DAVID L. KYSAR, DECEASED
Late of Lower Windsor Twp., York County, PA.
Executor: Douglas A. Kysar, c/o 129 E.
Market St., York, PA 17401
Attorney: John C. Herrold, Esquire, Griest,
Himes, Herrold, Reynosa LLP, 129 East
Market Street, York, PA 17401 03.26-3t

ESTATE OF MADGE L. MALEHORN,
DECEASED
Late of Manchester Twp., York County, PA.
Co-Executor: Pamela E. McGinnis, 2655
Sandra Avenue, Red Lion, PA 17356
Attorney: Thompson McCullough, Esquire,
2250 Kingston Road, Suite 323,
York, PA 17402 03.26-3t

ESTATE OF EARL D. MARCH a/k/a EARL
DONALD MARCH, DECEASED
Late of Red Lion Borough, York County, PA.
Executor: Kimberly S. Click, 12650 Laurel
Road, Brogue, PA 17309
Attorney: David M. Laucks, Esquire,
LAUCKS & LAUCKS, P.C., 105 W.
Broadway, Red Lion, PA 17356 03.26-3t

ESTATE OF LUTHER J. MARKEL,
DECEASED
Late of Dallastown Borough, York County, PA.
Co-Executors: Dirk E. Markel and Sally J.
Sears, c/o Eveler & DeArment, LLP, 2997
Cape Horn Rd., Suite A-6, Red Lion, PA
17356
Attorney: Eveler & DeArment, LLP, 2997

Cape Horn Rd., Suite A-6, Red Lion, PA
17356 03.26-3t

ESTATE OF CLARA I. MCCLURE,
DECEASED
Late of Spring Garden Twp., York County, PA.
Executor: Michael E. McClure, c/o 48 South
Duke Street, York, PA 17401
Attorney: Bruce C. Bankenstein, Esquire, 48
South Duke Street, York, PA 17401
03.26-3t

ESTATE OF STEPHEN RAY PLOWMAN,
DECEASED
Late of Springettsbury Twp., York County,
PA.
Executors: Kevin S. Tufarolo, c/o 327 Locust
Street, Columbia, PA 17512
Attorney: Michael S. Grab, Esquire, Nikolaus
& Hohenadel, LLP, 327 Locust Street,
Columbia, PA 17512 03.26-3t

ESTATE OF SHAWN LOISE SIPE,
DECEASED
Late of Windsor Twp., York County, PA.
Administrator-Executor: Sarah Coates, c/o
Trinity Law, 145 East Market Street, York,
PA 17401
Attorney: Matthew D. Menges, Esquire,
Trinity Law, 145 East Market Street,
York, PA 17401 03.26-3t

ESTATE OF STEVEN TODD SLEPPY a/k/a
STEVEN T. SLEPPY, DECEASED
Late of York Twp., York County, PA.
Administratrix: Judith Sleppy, c/o Morris &
Vedder, 32 N. Duke St., P.O. Box 149,
York, PA 17405
Attorney: Christopher M. Vedder, Esquire,
Morris & Vedder, 32 N. Duke St., P.O. Box
149, York, PA 17405 03.26-3t

ESTATE OF BETTY V. SPANGLER,
DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Paul L. Goodwin, c/o Timothy E.
Kane, Esquire, 474 West Market Street,
York, Pa 17401
Attorney: Timothy E. Kane, Esquire, 474
West Market Street, York, Pa 17401
03.26-3t

ESTATE OF DALE A. THARP, DECEASED
Late of West Manheim Twp., York County, PA.
Executor: Brent A. Tharp, c/o Law Offices
of Douglas H. Gent, 1157 Eichelberger
Street, Suite 4, Hanover, PA 17331
Attorney: Douglas H. Gent, Esquire,
Law Offices of Douglas H. Gent, 1157
Eichelberger Street, Suite 4, Hanover, PA
17331 03.26-3t

ESTATE OF MAYNARD L. WEIKERT,
DECEASED
Late of Hanover Borough, York County, PA.
Executors: M. Leslie Weikert and Scott
A. Weikert, c/o Elinor Albright Rebert,
Esquire, 515 Carlisle Street, Hanover, PA
17331
Attorney: Elinor Albright Rebert, Esquire,
515 Carlisle Street, Hanover, PA 17331
03.26-3t

ESTATE OF CATHERINE O. WILHELM,
DECEASED
Late of West Manchester Twp., York County, PA.

Executor: Richard I. Wilhelm, c/o 3030 East Market Street, York, PA 17402
 Attorney: Jeffrey R. Bellomo, Esquire, 3030 East Market Street, York, PA 17402
 03.26-3t

ESTATE OF VIOLET C. WILLSON,
 DECEASED

Late of York Twp., York County, PA.
 Executor: Gayle B. Wiemeyer, c/o John R. Elliott, Esquire, Anstine & Sparler, 117 E. Market St., York, PA 17401
 Attorney: John R. Elliott, Esquire, Anstine & Sparler, 117 E. Market St., York, PA 17401
 03.26-3t

ESTATE OF DONALD I. WITMER,
 DECEASED

Late of Wrightsville Borough, York County, PA.
 Administrator-Executor: Cathy R. Witmer, c/o 50 East Market Street, Hellam, PA 17406
 Attorney: Alexis K. Sipe, Esquire, 50 East Market Street, Hellam, PA 17406 03.26-3t

ESTATE OF HILDA MARIE WOODWARD,
 a/k/a HILDA M. WOODWARD, DECEASED

Late of Conewago Twp., York County, PA.
 Executor: Joyce I. Kroh, 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 03.26-3t

ESTATE OF DONALD E. YODER, JR.,
 DECEASED

Late of Manchester Twp., York County, PA.
 Co-Executors: Eugene R. Campbell and Giana C. Campbell, c/o 2205 E. Market Street, York, PA 17402
 Attorney: Eugene R. Campbell, Esquire, 2205 E. Market Street, York, PA 17402
 03.26-3t

THIRD PUBLICATION

ESTATE OF ROBERT L. AHRENS, JR.,
 DECEASED

Late of West Manchester Twp., York County, PA.
 Co-Executors: Joel R. Ahrens and Todd M. Ahrens, c/o 129 E. Market St., York, PA 17401
 Attorney: John C. Herrold, Esquire, 129 East Market Street, York, PA 17401 03.19-3t

ESTATE OF MARY PATRICIA CAUTHORNE,
 DECEASED

Late of Springettsbury Twp., York County, PA.
 Administrator-Executor: Christa S. Maksimak and Robert Mason Cauthorne, Jr., c/o 3030 East Market Street, York, PA 17402
 Attorney: Jeffrey R. Bellomo, Esquire, 3030 East Market Street, York, PA 17402
 03.19-3t

ESTATE OF ELLEN ROMAINE
 CHICKNOSKI, DECEASED

Late of York Twp., York County, PA.
 Executor: Scott McQuaid, c/o Siegle Law, 1010 Eichelberger Street, Suite 3, Hanover, PA 17331
 Attorney: Linda S. Siegle, Esquire, Siegle Law, 1010 Eichelberger Street, Suite 3, Hanover, PA 17331 03.19-3t

ESTATE OF HARRIET M. CROMER,
 DECEASED

Late of Penn Twp., York County, PA.
 Executrix: Nancy L. Miller, 118 Lincoln Way East, New Oxford, PA 17350
 Attorney: James T. Yingst, Esquire, Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331 03.19-3t

ESTATE OF MERRILL E. CRONE,
 DECEASED

Late of Wellsville Borough, York County, PA.
 Executor: Edward G. Crone, Jr., c/o Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401-1402
 Attorney: Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401-1402 03.19-3t

ESTATE OF ROBERT E. GRESS, a/k/a
 ROBERT EUGENE GRESS, DECEASED

Late of East Manchester Twp., York County, PA.
 Executor: Jandy Sue Fink and Janet Elaine Beyerlein, c/o 3030 East Market Street, York, PA 17402
 Attorney: Jeffrey R. Bellomo, Esquire, 3030 East Market Street, York, PA 17402
 03.19-3t

ESTATE OF RUTH A. HARLACHER a/k/a
 RUTH HARLACHER, DECEASED

Late of West Manchester Twp., York County, PA.
 Executrix: Lorraine K. Dell'Orfano, c/o 129 E. Market St., York, PA 17401
 Attorney: John C. Herrold, Esquire, Griest, Himes, Herrold, Reynosa LLP, 129 East Market Street, York, PA 17401 03.19-3t

ESTATE OF CHARLES G. LITTLE,
 DECEASED

Late of York Twp., York County, PA.
 Executor: David F. Spangler, 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 03.19-3t

ESTATE OF YVONNE E. MARKEY,
 DECEASED

Late of York City, York County, PA.
 Executor: Paul Masters, c/o Stock and Leader, Susquehanna Commerce Center East, 221 W. Philadelphia Street, Suite 600, York, PA 17401-2994
 Attorney: Thomas M. Shorb, Esquire, Stock and Leader, Susquehanna Commerce Center East, 221 W. Philadelphia Street, Suite E600, York, PA 17401-2994
 03.19-3t

ESTATE OF JUDY E. MARQUET,
 DECEASED

Late of Hanover Borough, York County, PA.
 Executor: Mr. William J. Marquet, Jr., 5405 Lehman Road, Spring Grove, PA 17362
 Attorney: Arthur J. Becker, Jr., Esquire, Becker & Strausbaugh, P.C., 544 Carlisle Street, Hanover, PA 17331 03.19-3t

ESTATE OF MICHAEL G. MCCORMICK,
 DECEASED

Late of Dover Twp., York County, PA.
 Executor: Joseph M. McCormick, c/o John M. Hamme, Esq., 1946 Carlisle Road, York, PA 17408
 Attorney: John M. Hamme, Esquire, 1946 Carlisle Road, York, PA 17408 03.19-3t

ESTATE OF JOHN J. MESSER, DECEASED

Late of Franklin Twp., York County, PA.
 Executor: Paul A. Messer, 215 Coffeetown Road, Dillsburg, PA 17019
 Attorney: Jan M. Wiley, Esquire, of Counsel, STONE, DUNCAN & LINSENBACH, PC, 3 N. Baltimore Street, Dillsburg, PA 17019 03.19-3t

ESTATE OF MARIE A. RILEY, DECEASED

Late of Manchester Twp., York County, PA.
 Executor: PNC Bank N.A., c/o Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401-1402
 Attorney: Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401-1402 03.19-3t

ESTATE OF RICHARD R. SHIFFLETT,
 DECEASED

Late of Paradise Twp., York County, PA.
 Executrix: Tammy M. Ruff, c/o 3015 Eastern Blvd., York, PA 17402
 Attorney: Donald L. Reihart, Esquire, Law Offices of Donald L. Reihart, 3015 Eastern Boulevard, York, PA 17402-2904 03.19-3t

ESTATE OF LLOYD D. YOST, JR.,
 DECEASED

Late of Hanover Borough, York County, PA.
 Executor: Norma R. Yost, 1008 East Walnut Street, Hanover, PA 17331
 Attorney: Stonesifer and Kelley, P.C., 209 Broadway, Hanover, PA 17331 03.19-3t

ESTATE OF GERALDINE D. YOUNG,
 DECEASED

Late of Springettsbury Twp., York County, PA.
 Executor: Donald Scott Young, 3347 Saint Johns Court, York, PA 17406
 Attorney: William F. Hoffmeyer, Esquire, HOFFMEYER & SEMMELMAN, LLP
 03.19-3t

ORPHAN'S COURT DIVISION AUDITING NOTICE

To All legatees creditors and person interested: Notice is hereby given that the following accounts have been filed in the office of the Clerk of Orphans' Court Division for confirmation and distribution of the balance therein shown to the creditors, legatees next to kin, heirs and others legally entitled thereto on **April 15, 2015 at 9:00 a.m.** and will be called in the order named for audit and distribution by said Court, in **Courtroom No. 3, on the 6th floor of the York County Judicial Center at 45 North George St. in the City of York, Pennsylvania.**

1. LACY – The First and Final Account of Kenneth P. Lacy, Executor of the Last Will and Testament of Donald C. Lacy, Late of Codorus Township, York County, Pennsylvania, deceased, 6714-0291.

2. CARPENTER – The First and Final Account of Susan Carol Altland, Executrix of the Last Will and Testament of Theodore E. Carpenter, Late of Dover Township, York County, Pennsylvania, deceased, 6713-0946. (Gillian A. Woodward, Esq.)

3. SCHMIDT – The First and Final Account of Amy Sue Schmidt, Administratrix of the Estate of Jason Matthew Schmidt a/k/a Jason M. Schmidt, Late of Jacobus Borough, York County, Pennsylvania, deceased, 6713-0190. (John W. Stitt, Esq.)

4. BERWAGER- The First and Final Account of Benjamin E. Berwager, III, Executor of the Last Will and Testament of Treva K. Berwager, Late of Hanover Borough, York County, Pennsylvania, deceased, 6713-1941. (Scott L. Kelley, Esq.)

5. STINE – The First and Final Account of Wells Fargo Bank, N.A., Trustee Under the Agreement of Trust of Evelyn Stine dated January 12, 1990 as amended, 6714-0644. (Kendra D. McGuire, Esq.)

FILED IN THE OFFICE OF THE CLERK OF ORPHANS' COURT DIVISION OF THE COMMON PLEAS COURT, YORK COUNTY, PENNSYLVANIA ON OR BEFORE MARCH 18, 2015.

**BRADLEY C. JACOBS
COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA,
ORPHANS' COURT DIVISION**

03.26-2t

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CIVIL NOTICES

ACTION IN MORTGAGE FORECLOSURE

**IN THE COURT OF COMMON PLEAS
OF YORK COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO.: 2014-SU-003322-06**

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

US Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association as Trustee as Successor by Merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC Asset-Backed Certificates, Series 2005-HE7
Plaintiff

vs.

Stanley Gasque, et al
Defendant(s)

TO: Stanley Gasque

PRESENTLY OR FORMERLY of 35 Casey Lane, York, PA 17402. A lawsuit has been filed against you in mortgage foreclosure and against your real estate at 35 Casey Lane, York, PA 17402 because you have failed to make the regular monthly payments on your mortgage loan and the loan is in default. The lawsuit is an attempt to collect a debt from you owed to the plaintiff, US Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association as Trustee as Successor by Merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC Asset-Backed Certificates, Series 2005-HE7. A detailed notice to you of your rights under the Fair Debt Collection Practices Act (15 U.S.C. §1692, et. seq.) is included in the Complaint filed in the lawsuit. The lawsuit is filed in the York County Court of Common Pleas, at the above term and number.

A copy of the Complaint filed in the lawsuit will be sent to you upon request to the Attorney for the Plaintiff, Scott A. Dieterick, Esquire, P.O. Box 1024, Mountainside, NJ 07092. Phone (908) 233-8500.

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN 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 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 LAWYER OR CANNOT AFFORD ONE GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUR WHERE YOU CAN GET LEGAL HELP.

NOTICE TO DEFEND

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

LAWYER REFERRAL

York Legal Referral
137 E. Market Street
York, PA 17401
Phone (717) 854-8755, Ext. 201

Zucker, Goldberg & Ackerman, LLC
FCP-192146

04.02-1t

Solicitor

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

COURT OF COMMON PLEAS

CIVIL DIVISION

YORK COUNTY

No. 2014-SU-000299-06

SANTANDER BANK, N.A.
Plaintiff

vs.

CRAIG WYATT, in his capacity as Heir of JANINNE MOZINGO, Deceased
ERIN MOZINGO, in her capacity as Heir of JANINNE MOZINGO, Deceased
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JANINNE MOZINGO, DECEASED
Defendants

NOTICE

To CRAIG WYATT, in his capacity as Heir of JANINNE MOZINGO, Deceased, and ERIN MOZINGO, in her capacity as Heir of JANINNE MOZINGO, Deceased

You are hereby notified that on January 27, 2014, Plaintiff, SANTANDER BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of YORK County Pennsylvania, docketed to No. 2014-SU-000299-06. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 336 SPRINGDALE ROAD, YORK, PA 17403-3930 whereupon your property would be sold by the Sheriff of YORK County.

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

NOTICE

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

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

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

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

04.02-1t

Solicitor

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

COURT OF COMMON PLEAS

CIVIL DIVISION

YORK COUNTY

No. 2014-SU-003957-06

US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CFMSI REMIC SERIES 2004-01 - REMIC PASS-THROUGH CERTIFICATES SERIES 2004-01
Plaintiff

vs.

WAHEED RUSHDI
GHAZALA RUSHDI
Defendants

NOTICE

To GHAZALA RUSHDI and WAHEED RUSHDI

You are hereby notified that on November 13, 2014, Plaintiff, US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CFMSI REMIC SERIES 2004-01 - REMIC PASS-

THROUGH CERTIFICATES SERIES 2004-01, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of YORK County Pennsylvania, docketed to No. 2014-SU-003957-06. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 979 CASTLE POND DRIVE, YORK, PA 17402-7557 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.

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

04.02-1t

Solicitor

NOTICE OF ACTION IN MORTGAGE FORECLOSURE IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA CIVIL ACTION – THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC, ASSET-BACKED CERTIFICATES, SERIES 2007-13 v CINDY MARIE MILLER

COURT OF COMMON PLEAS YORK COUNTY NO.: 2014-SU-003921-06

NOTICE TO CINDY MARIE MILLER: You are hereby notified that on November 10, 2014 Plaintiff, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC, ASSET-BACKED CERTIFICATES, SERIES 2007-13, filed a Mortgage Foreclosure Complaint together with a Notice to Defend, against you in the Court of Common Pleas of York County Pennsylvania, docketed as No. 2014-SU-003921-06. Plaintiff seeks to foreclose on the mortgage secured on your property located at 106 Waneta Street, New Freedom, PA 17349 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 PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. **Lawyer Referral Service of The York County Bar Association (Attorney Connections) York County Bar Center 137 East Market Street, York, Pennsylvania 17401. Telephone No. (717) 854-8755**

04.02-1t

Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA CIVIL ACTION-LAW NO. 2015-SU-60-06 NOTICE OF ACTION IN MORTGAGE FORECLOSURE

HSBC Bank USA, N.A., c/o FIS for PHH for HSBC, Plaintiff vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Leo Friedman, Deceased, Rita S. Friedman and Leo Friedman, Deceased, Defendant(s)

TO: Leo Friedman, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Leo Friedman, Deceased, Defendant(s), whose last known address is 1802 Clover Lane (Spring Garden Township), York, PA 17403

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, HSBC Bank USA, N.A., c/o FIS for PHH for HSBC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of York County, Pennsylvania, docketed to NO. 2015-SU-60-06, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 1802 Clover Lane (Spring Garden Township), York, PA 17403, whereupon your property would be sold by the Sheriff of York County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against

you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. York County Lawyer Referral Service, 137 E. Market St., York, PA 17401, 717.854.8755. Mark J. Udren, Stuart Winneg, Lorraine Gazzara Doyle, Sherri J. Braunstein, Salvatore Carollo, Harry B. Reese, Elizabeth L. Wassall, John Eric Kishbaugh, Nicole B. Labletta, David Neeren, Jordan David & Amanda Rauer, Attys. for Plaintiff, Udren Law Offices, P.C., 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400.

04.02-1t Solicitor

ACTION TO QUIET TITLE

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

2014-SU-002601-93

CIVIL ACTION

QUIET TITLE

ESTATE OF HARRY PLUEBELL,
PEDRO LEAL, EXECUTOR
Plaintiff

v.

RICHARD EARL BENDER,
Defendant

ORDER ENTERING JUDGEMENT TO QUIET TITLE BY DEFAULT

AND NOW, this 17th day of March 2015, upon consideration of the foregoing Motion for Entry of Default Notice, said Motion is GRANTED;

Judgment to Quiet Title by default is entered in favor of the Plaintiff.

IT IS ORDERED that all right, title, and interest of Richard Earl Bender, his heirs and assigns, granted and conveyed by deed dated July 30, 1958 and recorded August 9, 1958 in Deed Book Volume 46S, Page 246 in the Recorder of Deeds for York County, Pennsylvania, which is already included in Tax

Parcel 3 27000RE00090000000, which is now known as 1001 Old Forge Road, Lewisberry, PA 17344, and which is more particularly described as

ALL that certain tract of land in the "Township of Fairview", County of York and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in the northerly line of the public road at the corner of the other land of Harry M. Pluebell; thence along said line of other land of Harry M. Pluebell, North 27 degrees 26 minutes West One Hundred Eight and five-tenths (108.5) feet to an iron pin in the bank of the Yellow Breeches Creek; thence along said bank of the Yellow Breeches Creek South 50 Degrees 8 minutes West One Hundred-Ten---(110,00) feet to an iron pin; thence along the line of other lands now or formerly owned by Marlin H. Eichelberger and Mae Irene Eichelberger, his wife, of which this is a part, thence South 24 degrees 36 minutes East eighty-five (85) feet to an iron pin in the northern line of the public road aforesaid; thence along said line of the public road North 62 degrees 19 minutes East one hundred ten (110) feet to an iron pin at the place of BEGINNING.

BEING a part of the same premises which Paul G. Stoner and Effie B. Stoner, his wife, by their deed dated March 15, 1957; and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in the Deed Book, Volume No, 45-G, Page 39, granted and conveyed unto Marlin H. Eichelberger and His Wife, Irene Eichelberger, which Marlin H. Eichelberger and his Wife granted this and conveyed to Harry M. Pluebell and Richard Earl Bender, grantees herein.

is hereby extinguished and all right, and interest in said property is vested in the Estate of Harry Pluebell, Plaintiff.

FURTHER, IT IS ORDERED that a certified copy of this judgment to Quiet Title shall be entered of record in the Recorder of Deeds for York County, Pennsylvania.

AND IT IS ORDERED that this Order shall be published as the required notice under PA Rule of Civil Procedure 236 in a newspaper of general publication and in a newspaper of legal circulation with proof of publication to be filed with the Court, following publication of the notice herein.

BY THE COURT:

/s/Stephen P. Linebaugh PJ

Stephen P. Linebaugh PJ

DISTRIBUTION:

Shawn A. Bozarth, Esquire
Recorder of Deeds of York County

04.02-1t Solicitor

ARTICLES OF INCORPORATION

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on the March 5, 2015, for the purposes of obtaining a Certificate of Incorporation for a business corporation organized under the provisions of the Business Corporation Law of 1988, as amended. The name of the Corporation is Eberly's Smoked Meats, Inc.

Ronald Perry, Esquire

04.02-1t Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

No. 2015-SU-000618-13

CIVIL ACTION- LAW

IN THE MATTER OF PETITION FOR CHANGE OF NAME OF Jeremiah Joseph Brenneman AMINOR

NOTICE

Notice is hereby given that on the 26 day of February, 2015, the Petition of Name Change was filed in the York County Court of Common Pleas at No. 2015-SU-000618-13, seeking to change the name of minor child from Jeremiah Joseph Brenneman to Jeremiah Joseph Felix. The Court has fixed Friday, April 17, 2015 at 10:30 A.M. in Courtroom #3 in the York County Judicial Center, 45 N. George Street, York, Pennsylvania 17401 as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

04.02-1t Solicitor

NOTICE is hereby given that on the 20th day of February, 2015, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of

Habeeb Francois Zayne Larregieu to Habeeb Francois Larregieu Zayne.

The Court has fixed the 17th day of April, 2015 at 9:00 am in Courtroom #3, 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 said petitioner should not be granted.

04.02-1t Solicitor

NOTICE is hereby given that on the 16th day of March, 2015, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Long Yong Dong to Heather Dong.

The Court has fixed the 11 day of May, 2015 at 1:30 pm in Courtroom #3, 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 said petitioner should not be granted.

04.02-1t Solicitor

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN to all creditors and claimants of SQR SYSTEMS INC., with its registered office at 407 Boyd Drive, Red Lion, PA 17356, a Pennsylvania business corporation, that the shareholders have approved a proposal that the corporation dissolve voluntarily and the Board of Directors is now engaged in winding up and settling the affairs of the corporation so that its corporate existence will end, pursuant to the filing of Articles of Dissolution with the Pennsylvania Department of State, Corporation Bureau, pursuant to Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Elizabeth H. Feather, Esquire
Caldwell & Kearns, P.C.
3631 North Front Street
Harrisburg, PA 17110

04.02-1t Solicitor

FICTITIOUS NAME

Notice is hereby given a certificate was or will be filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania, setting forth that Preston Leister, 209 Bare Road, Airville, PA 17302 are the only person(s) owning or interested in a business, the character of which

is Gunsmithing and that the name, style and designation under which said business is and will be conducted is R. Crouse and the location where said business is and will be located is 209 Bare Road, Airville, PA 17302.

Preston Leister

04.02-1t Solicitor

SHERIFF'S SALE

**CIVIL ACTION LAW
COURT OF COMMON PLEAS
YORK COUNTY**

Number 2014-SU-002029-06

Bayview Loan Servicing, LLC

v.

James Ball, Known Surviving Heir of Jane M. Ball, Deceased Mortgagor and Real Owner,
Vanessa Ann Anthony,
Known Surviving Heir of Jane M. Ball,
Deceased Mortgagor and Real Owner, and All
Unknown Surviving Heirs of
Jane M. Ball, Deceased Mortgagor and Real
Owner

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: James Ball, Known Surviving Heir of Jane M. Ball, Deceased Mortgagor and Real Owner

Your house (real estate) at **2335 Wilt Drive, York, Pennsylvania 17404** is scheduled to be sold at Sheriff's Sale on **June 8, 2015 at 2:00 p.m.** in the Sheriff's Office, York County Judicial Center, 45 North George Street, York, PA 17401 to enforce the court judgment of \$132,592.92 obtained by Bayview Loan Servicing, LLC against you.

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

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

1. The sale will be canceled if you pay to Bayview Loan Servicing, LLC the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

following notice on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

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

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

McCABE, WEISBERG & CONWAY, P.C.
Attorneys for Plaintiff
123 S. Broad St., Ste. 1400, Phila., PA 19109,
215-790-1010

04.02-1t Solicitor

NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF YORK COUNTY, PENNSYLVANIA
NO. 2014-SU-002603-06

U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR RESIDENTIAL ASSET
SECURITIES CORPORATION, HOME
EQUITY MORTGAGE ASSET-BACKED
PASS-THROUGH CERTIFICATES, SERIES
2005-KS11

Vs.
AMANDA M. ROSIER and JEFFREY A.
ROSIER

NOTICE TO: JEFFREY A. ROSIER and
AMANDA M. ROSIER
NOTICE OF SHERIFF'S SALE OF REAL
PROPERTY

Being Premises: 463 STONE ARCH ROAD,
NEW FREEDOM, PA 17349-8806
Being in the Township of Shrewbury, County
of YORK, Commonwealth of Pennsylvania,
45000BI00060000000

Improvements consist of residential
property.
Sold as the property of AMANDA M. ROSIER
and JEFFREY A. ROSIER

Your house (real estate) at 463 STONE ARCH
ROAD, NEW FREEDOM, PA 17349-8806
is scheduled to be sold at the Sheriff's Sale
on 06/08/2015 at 02:00 PM, at the YORK
County Courthouse, 45 North George
Street, York, PA 17401, to enforce the Court
Judgment of \$129,182.21 obtained by, U.S.
BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR RESIDENTIAL ASSET
SECURITIES CORPORATION, HOME
EQUITY MORTGAGE ASSET-BACKED
PASS-THROUGH CERTIFICATES, SERIES
2005-KS11 (the mortgagee), against the above
premises.

PHELAN HALLINAN DIAMOND &
JONES, LLP
Attorney for Plaintiff

04.02-1t Solicitor

New
**Confidential
Lawyers' Helpline**

**Alcohol, Drugs,
Gambling, Stress,
Depression,
Anxiety**

1-888-999-1941

*Call for a free
consultation.*

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CHAMBERSBURG AREA SCHOOL DISTRICT

REQUEST FOR PROPOSALS

SOLICITOR SERVICES

1. INTENT

Chambersburg Area School District (the "District") is soliciting proposals from qualified, licensed law firms to represent the District as Solicitor, including Pennsylvania School Code matters and litigation, excluding special counsel agreements and cases assigned by school district insurance carriers. The District anticipates entering into a three (3) year agreement with the selected law firm starting July 1, 2015.

2. QUALIFICATION REQUIREMENTS

Respondents to this RFP must meet the following minimum requirements:

- 2.1 Member in good standing of the Bar Association of the State of Pennsylvania.
- 2.2 Member in good standing of the Bar of the U. S. District Court, Middle District of Pennsylvania.
- 2.3 Must have experience with Federal and State Education laws and have a minimum of five (5) years working with or for Pennsylvania school districts in all areas of service required herein.
- 2.4 Ability to provide same day response.
- 2.5 Assignment of a lead attorney with appropriate experience.
- 2.6 A minimum of three attorneys with experience in education law.
- 2.7 Must have no conflict of interest in representing the Chambersburg Area School District.

3. SCOPE OF SERVICES

3.1 Background Information

The Chambersburg Area School District covers 250 square miles in Franklin County, Pennsylvania, near the center of the Cumberland Valley. More than 61,000 people live in the district, which is composed of the Borough of Chambersburg, Greene, Hamilton, Letterkenny, and Lurgan townships, and most of Guilford Township. With more than 9,000 students, the District is the 22nd largest in Pennsylvania, and ranks 37th out of 500 in geographic size.

The District comprises 384 acres of property and 1.5 million square feet of building space:

- 12 elementary schools
- 4 secondary schools
- 1 administration building
- 2 support service buildings
- 1 transportation building
- 1 alternative education building

3.2 Specific Tasks

Although the District may elect to secure specialized legal services from other firms at its discretion, the successful legal firm will be prepared to provide services including, but not limited to:

- 3.2.1 Represent and advise the Board, District and individual staff members on detailed requirements in various areas of the law, including, but not limited to, educational, child custody and protection, subdivision and land development, zoning, utility, real estate and conveyancing, bankruptcy, construction management, debt collection, decedents' estates, and criminal law.
- 3.2.2 Consultation on personnel, labor relations, student discipline and general school law from its offices and in person. Telephone inquiries from District shall be responded to by an attorney within 60 minutes of receipt.
- 3.2.3 Contract analysis and interpretation.
- 3.2.4 Representation during collective bargaining negotiations, both at the table and on a consulting basis, including mediation and arbitration.
- 3.2.5 Representation at meetings and before the School Board on school law matters, including student discipline hearing, employee discipline, non-renewals, reductions-in-force, dismissal, and expulsion hearings.
- 3.2.6 Representation of the District before the Franklin County Board of Assessment and Revision of Taxes, the Court of Common Pleas of the 39th Judicial District, Franklin County Branch, and the appellate courts of Pennsylvania in all aspects of direct tax assessment appeals, reverse tax assessment appeals, exemption appeals and PURTA appeals.
- 3.2.7 Representation of the District before the Office of Open Records, the Court of Common Pleas of the 39th Judicial District, Franklin County Branch, and the appellate courts of Pennsylvania under the Pennsylvania Right-To-Know Law.
- 3.2.8 When appropriate, review of student records, proposed and existing IEP's and case files, including an initial assessment of all potential appeals.
- 3.2.9 In-service meetings with district's administrators and/or staff.
- 3.2.10 Periodic advisory communications on school law matters.
- 3.2.11 Review and drafting of correspondence and policies on school matters.
- 3.2.12 Upon request, serve as spokesman for the District on all legal matters requiring comment to public media.

4. **TIMEFRAME**

The successful legal firm will be expected to commence the provision of services commencing July 1, 2015 and the term of the resultant contract will be for three years.

5. **PROJECT MANAGEMENT**

The Superintendent or designee shall manage the contract for the District.

6. PROPOSALS

Respondents to this RFP are hereby notified that all proposals submitted and information contained therein and attached thereto will not become public information until selection of the successful respondent.

6.1 Submission and Deadline

All proposals must be received by Thursday, April 30, 2015. One original and one copy shall be submitted to: Business Manager, Chambersburg Area School District, 435 Stanley Avenue, Chambersburg, PA 17201. Questions regarding this RFP may be directed to Steven Dart, Business Manager, preferably via e-mail steven.dart@casdonline.org or by calling (717) 261-3313.

The District requests that all firms furnished a copy of this RFP, but deciding not to offer a Proposal to the District, submit a negative reply. The District requests specific comments and observations.

Section 1: Submittal Letter

Respondents shall submit a cover letter, addressed to the Business Manager, signed by an authorized principal or agent of the law firm, which provides an overview of the respondent's offer, as well as the name, title and phone number of the person to whom the District may direct questions concerning the proposal. The letter should also include a statement by the respondent accepting all terms and conditions contained in this RFP, signed by an officer or other individual with authority to bind the firm.

Section 2: Experience

Respondents are to provide a summary of the firm's experience on similar types and sizes of engagements with emphasis on school districts in the State of Pennsylvania, and detail on experience with public sector employment law, and education law. This summary must include the firm's experience in the areas of services described in Section 3, Scope of Services, provide detailed resumes of persons proposed to work directly with the District and indicate the level of responsibility of each person (professional staff only). Resumes are to include educational qualifications and previous work assignments that relate to this RFP.

Section 3: References

Legal firms must have a minimum of five years experience in all areas of law specified in the Scope of Services. A minimum of five (5) client references, which encompass the areas outlined in this RFP, especially other local school districts and governmental agencies, should be submitted. The client references must include the name of the organization, address, telephone number, individual contact person, the dates services were performed and a description of the services provided.

Section 4: Budget/Fee Proposal

All respondents are required to complete and submit a detailed itemized fee schedule and expected schedule of payment to perform all services. The fee schedule shall include services for bond issues and other capital borrowing. The District requests the fee in the form of an annual retainer, against which discounted rates will be billed. As part of the retainer, each response must provide the following for each year of the contract: (a) a single hourly rate for all partners and a separate single hourly rate for all associates; (b) an hourly rate for

clerical, paralegal or other professional; and (c) a schedule of all out-of-pocket disbursements which you anticipate will result in a charge to the District, and the rate for each. Note that the District expects that these reimbursable charges will be charged at the firm's actual cost, without additional mark-up. The District is exempt from payment of excise taxes, transportation and sales taxes imposed by the Federal Government and/or State of Pennsylvania. Such taxes must not be included.

The District reserves the right to negotiate fees and payment schedules with the selected respondent. The District will not pay broker's fee or commission, nor will the District contract with an intermediary entity.

Section 5: Form of Contract

The District intends to negotiate and enter into a contract with the most responsible respondent whose proposal is determined to be in the best interest of the District. The form of contract for any award made as a result of this proposal will be a District purchase order, referencing this RFP, which shall be considered as part of this contract. The amount will be based on the fees shown in this proposal, as modified if necessary during negotiations. If your firm requires the District to sign an additional or separate contract, a copy of the proposed contract must be included with the proposal. In the event of a discrepancy between the firm's proposed contract and this RFP, the terms of this RFP shall govern.

7. EVALUATION AND AWARD

The following criteria will be used, without limitation, in evaluation proposals and determining the most responsive legal firm:

- 7.1a The legal firm's technical understanding of the scope of services and proposed professional services as evidenced by the proposal submitted
- 7.1b The background and experience of the legal firm in providing similar services as well as specific background, education, qualifications and relevant experience of key personnel to be assigned to this contract
- 7.1c Location of Firm's office
- 7.1d Proposed fees and costs, although the District is not bound to select the legal firm proposing the lowest fees. The District reserves the right to negotiate fees with the selected legal firm
- 7.1e Information obtained by the District from firm's references or other clients
- 7.1f Best interests of the District

Proposals in response to this RFP will be reviewed against the criteria listed above.

7.2 Selection Procedures

The District intends to enter into a contract with the most responsible responsive legal firm whose proposal is determined to be in the best interest of the District.

- 7.2a The District reserves the right to reject any or all proposals or part thereof for any reason, to negotiate changes to proposal terms, to waive minor inconsistencies with the RFP, and to negotiate a contract with the successful legal firm.

- 7.2b The District will initially review all proposals to determine responsiveness. Any proposal that does not address all requested requirements or is incomplete will not be considered.
- 7.2c The District will evaluate all responsive and responsible proposals based on the criteria enumerated in Section 7 as referenced above. The District may afford firms the opportunity to clarify proposals for the purpose of assuring a full understanding of their responsiveness to the RFP.
- 7.2d The District may conduct an interview of the legal firms it judges to be the most qualified to perform the services required, based upon the criteria in this RFP. If so, legal firms will be notified in advance of the proposed interview date. If conducted, interviews may be conducted in person or by conference call. Respondents are advised that the District reserves the right to award this contract solely on the basis of the submitted proposals.

8. **GENERAL REQUIREMENTS AND CONDITIONS**

8.1.1 **Insurance**

The selected provider shall be required to furnish proof of the following insurance coverage within ten (10) days of receipt of Notice of Selection. Insurance shall be issued by an insurance company licensed to conduct business in the State of Pennsylvania with a Best's Key Rating of A-, VIII or better. Any and all exceptions must be approved by the Business Manager. Insurance coverage shall remain in full force for the duration of the Contract term including any and all extensions of renewal thereof. Each insurance certificate shall contain a thirty (30) day notice of cancellation. All renewal certificates shall be furnished at least thirty (30) days prior to policy expiration.

- 8.1.1 Commercial General Liability, including Contractual Liability Insurance, with limits not less than \$2,000,000 per occurrence, \$2,000,000 aggregate. All, if any, deductibles are the sole responsibility of the selected Provider to pay and/or indemnify.
- 8.1.2 Workers' Compensation in accordance with Pennsylvania General Statutes.
- 8.1.3 Professional Liability Insurance including errors and omissions with a limit of not less than \$2,000,000 per occurrence and \$2,000,000 aggregate. Any changes to the legal firm's policy or carrier from year to year will include "Full Prior Acts" coverage.
- 8.1.4 The Chambersburg Area School District is included as an Additional Insured, ATIMA under the Commercial General Liability and Employer's Liability Insurance Policies. **THE UNDERLINED WORDING MUST BE SHOWN IN THE SPACE PROVIDED FOR "COMMENTS" ON THE ACORD INSURANCE CERTIFICATE.** (Additional Insured requirement is expressly waived for Workers' Compensation and Professional Liability coverage.)
- 8.1.5 Each insurance coverage named above shall provide not less than a 30-day notice of cancellation to the District. All policies shall be on the occurrence form. Any and all exceptions shall be reviewed by the District's Business Manager.
- 8.1.6 It is further agreed that the amount of insurance required herein does not, in any way, limit the liability of the legal firm by virtue of its promise to hold the District harmless so that in the event that any claims result in a settlement or judgment in any amount above the limits set in Paragraph 8.1 herein, the legal firm shall be liable to, or for the benefit of, the District for the excess.

- 8.1.7 Insurance requirements and coverage may be reviewed from time to time during the term of this Contract and all extensions and renewals hereof. The legal firm agrees to comply with any and all reasonable insurance requirements or modifications made by the District's Business Manager.
- 8.1.8 Cancellation or other termination of insurance policies required by this Agreement without immediate replacement thereof may be considered a default in the terms and conditions of this Agreement. The legal firm agrees that such default may be cured by procurement of insurance on behalf of legal firm, at the legal firm's expense, at District's option.

8.2 **Hold Harmless Agreement**

In addition to its obligation to provide insurance as specified above, the legal firm, their consultants, agents and assigns shall indemnify and hold harmless the District, including but not limited to, its elected officials, its officers, and agents from any and all claims made against the District, including but not limited to, damages, awards, costs and reasonable attorney fees, to the extent any such claim directly and approximately results from the wrongful, willful or negligent performance of services by the legal firm during the firm's performance of its Agreement. The District agrees to give the legal firm prompt notice of any such claim and absent a conflict of interest, an opportunity to control the defense thereof.

8.3 **Conditions**

Respondents to this RFP will be expected to adhere to the following conditions and must make a positive statement to that effect in its proposal submitted:

- 8.3.1 The selected legal firm must have an office or facility in Pennsylvania. The specific location of the facility must be identified in the proposal submitted.
- 8.3.2 Have personnel/resources reserve sufficient to assure service continuity, and agree to maintain an adequate level of qualified personnel for the term of the Agreement.
- 8.3.3 Agree to maintain and preserve confidentiality in all matters relating to the resultant contract and services provided under it.
- 8.3.4 Agree that the District and the legal firm may terminate the contract at any time with ninety (90) days written notice. In the event of termination, the District shall pay the legal firm for any services rendered prior to termination. However, if the selected legal firm has damaged the District in any way, such payment may be withheld until the District determines whether or by how much such payment should be reduced.
- 8.3.5 Agree to accept and follow management direction from the District and specifically, the District's designated personnel.
- 8.3.6 Agree to conform to all applicable laws and ordinances and statutes of the Federal Government, State of Pennsylvania and policies of the District.
- 8.3.7 Agree that if the District cannot in good faith negotiate a written contract within a reasonable time with the selected legal firm, the District may unilaterally cancel its selection of that legal firm.

8.3.8 Agree that periodic payments to the legal firm will be made as agreed upon in the contract with the District.

8.3.9 Agree that the contract between the District and the legal firm shall be governed by and construed in accordance with the laws of the State of Pennsylvania and the policies of the District.

9. **PRINCIPALS/COLLUSION**

By submission of a proposal, the legal firm declares that the only person or persons interested in this proposal as principal or principals is/are named therein and that no other person other than therein mentioned has any interest in this proposal or contract to be entered into; that this proposal is made without connection with any person, company or parties making a proposal, and that it is in all respects fair and in good faith without collusion or fraud.

10. **CONFLICT OF INTEREST**

Respondents shall provide a statement that no conflict of interest exists in rendering service to and in representing the District.

11. **DISCIPLINARY ACTION**

Respondents shall provide a statement that no attorney affiliated with respondent has, within five years from the date of submission, been disciplined by the Grievance Committees of the State or Federal Bar.

12. **AFFIRMATIVE ACTION STATEMENT**

As a condition of doing business with the District, the legal firm must comply with all Federal laws, state statutes and executive orders pertaining non-discrimination. All respondents, as part of their submission, must complete and submit the enclosed Affirmative Action Statement.

13. **TAXPAYER'S IDENTIFICATION NUMBER**

The selected respondent whether as individual, proprietor, partnership or a non-profit corporation or organization must fill out and submit the Internal Revenue Service Form W-9, Payers Request for Taxpayer Identification Number.

14. **ALTERNATIVES AND EXCEPTIONS**

Only slight additions or changes would be expected to be negotiated with the successful legal firm in order to resolve any variances between the proposal and the final contract. Legal firm may submit alternate proposals or take exceptions to this RFP which deviate from the RFP; however, alternates and exceptions shall be clearly identified as such, and shall include a discussion of the purpose and benefits to such alternate/exception, and the District is not bound to accept them if it determines that they are not in the best interest of the District.

15. **ADDITIONAL INFORMATION AND REVISION TO PROPOSALS**

Information may be provided to potential respondents for the purpose of clarification to assure full understanding of, and responsiveness to, the solicitation requirements. Prospective respondents shall be afforded fair and equal treatment with respect to access to additional information and revision of proposals.

CHAMBERSBURG AREA SCHOOL DISTRICT
435 Stanley Avenue
Chambersburg, PA 17201

TO: All Vendors
 FROM: Business Manager
 RE: Affirmative Action

The Chambersburg Area School District is an equal opportunity educational institution and will not discriminate on the basis of race, color, national origin, gender, sexual orientation, age or disability, in its activities, programs or employment practices as required by Title II of ADA, Title VI, Title IX and Section 504.

The School Board has made it a matter of policy that it will not transact business with firms which are not in compliance with all Federal and State Statutes and Executive Orders pertaining to non-discrimination.

In order to have your firm listed on our acceptable vendors list and thereby be eligible for consideration as a source for goods and services, please complete and return the following Statement of Policy to us.

STATEMENT OF POLICY

It is the employment policy of _____ that there shall be no discrimination against anyone on the grounds of race, creed, national origin, sex or age in the hiring, upgrading, demotions, recruitment, termination and selections for training.

In addition, this firm is in full compliance with the letter and intent of the various Equal Employment Opportunities and Civil Rights Statutes noted above.

 Date

 Signed (Name/Title of Company Officer)

 Telephone

 Street Address

 City/State/Zip Code

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Brian L. Gilbert
(717) 252-1656

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As a result of our continuing growth, Rutter's Holdings, Inc. is currently seeking a Corporate Attorney who will report directly to the President. The successful candidate will have a high energy level, be capable of working in a dynamic business environment and have a "whatever-it-takes attitude".

Qualified candidate must have experience and be proficient in the following areas:

- Be a licensed attorney in PA
- Knowledge of entire real estate development process
- Knowledge of zoning law and land development approval processes
- Knowledge of settlement documentation
- Represent the company at public zoning and land development meetings
- General counsel and contract experience
- Have a minimum of 5 - 8 years of real estate transaction experience
- Communicate clearly, comfortable working under time deadlines
- Organized, analytical and detail oriented
- Enjoy a fast paced, winning environment
- Title work

Rutter's offers:

- Competitive compensation package commensurate with education and experience
- Medical, dental, vision, life insurance and 401(k)
- Professional, yet casual environment



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For immediate consideration, please forward your resume to:

hr1@rutters.com