

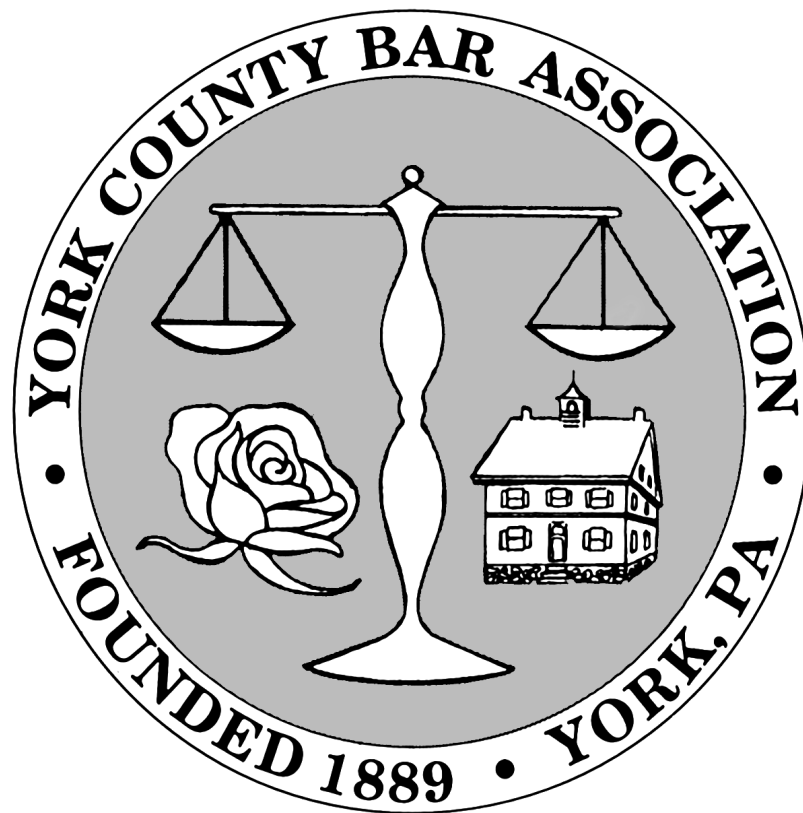
York Legal Record

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

Vol. 129

YORK, PA, THURSDAY, FEBRUARY 4, 2016

No. 44



Dated Material Do Not Delay

John D. Briggs • Dean V. Dominick • Drew P. Gannon • R. Elliot Katherman • Edward R. Kennett
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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 SHIRLEY A. ANDERSON, DECEASED
Late of Penn Twp., York County, PA.
Executrix: Phyllis W. Egger, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 02.04-3t

ESTATE OF MARY S. BUCHART, DECEASED
Late of Spring Garden Twp., York County, PA.
Executor: C. Scott Buchart, c/o 135 North George Street, York, PA 17401
Attorney: John D. Flinchbaugh, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 02.04-3t

ESTATE OF ROBERT C. CLANCY, a/k/a ROBERT CLANCY, a/k/a BOB CLANCY, DECEASED
Late of York Twp., York County, PA.
Co-Executors: Robert D. Clancy and David E. Clancy, 5633 Senft Road, Spring Grove, PA 17362
Attorney: Terence J. Barna, Esquire, **BENNLAWFIRM**, 103 E. Market Street, P.O. Box 5185, York, PA 17405-5185 02.04-3t

ESTATE OF JAMES G. COOK, DECEASED
Late of Penn Twp., York County, PA.
Executrix: Connie A. Crouse, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 02.04-3t

ESTATE OF GLORIA L. DAVIS a/k/a GLORIA LEE DAVIS, DECEASED
Late of York Twp., York County, PA.
Co-Executors: Roger B.H. Davis, Leslie Gale Davis, and Barrie Lee Davis, c/o P.O. Box 312, Stewartstown, PA 17363
Attorney: Laura S. Manifold, Esquire, P.O. Box 312, Stewartstown, PA 17363 02.04-3t

ESTATE OF EBER B. DOURTE, DECEASED
Late of Dillsburg, Franklin Twp., York County, PA.
Administrator-Executor: Ray M. Dourte, 12 Oakwood Dr., Dillsburg, Pa. 17019 02.04-3t

ESTATE OF RAY CLARK DUNCKER, JR., DECEASED
Late of Newberry Twp., York County, PA.
Administrator-Executor: Travis C. Fink and Cory L. Duncker, c/o Law Office of Amanda Snoko Dubbs, 294 Dew Drop Road, York, PA 17402
Attorney: Amanda Snoko Dubbs, Esquire, 294 Dew Drop Road, York, PA 17402 02.04-3t

ESTATE OF DARTHEA L. DUSMAN, DECEASED
Late of Penn Twp., York County, PA.
Executrix: Dianne E. Dusman, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 02.04-3t

ESTATE OF GILBERT G. EICHELBERGER, DECEASED
Late of Wellsville, Washington Twp., York County, PA.
Administrator: Marian L. Stoup, c/o Law Office of Wm. D. Schrack, III, 124 West Harrisburg Street, Dillsburg, PA 17019-1268
Attorney: Wm. D. Schrack, III, Esquire, 124 West Harrisburg Street, Dillsburg, PA 17019-1268 02.04-3t

ESTATE OF ESTHER L. HAMME, DECEASED
Late of Manchester Twp., York County, PA.
Co-Executors: D. Eugene Hamme and Gary L. Hamme, c/o 129 E. Market St., York, PA 17401
Attorney: John C. Herrold, Esquire, Griest, Himes, Herrold, Reynosa LLP, 129 E. Market St., York, PA 17401 02.04-3t

ESTATE OF PERRY A. MORSE, DECEASED
Late of Manchester Twp., York County, PA.
Administrator-Executor: Nancy Schlegel, 628 Beech Street, Reading, PA 19605
Attorney: Jill M. Scheidt, Esquire, Masano Bradley, 1100 Berkshire Blvd, Suite 201, W yomissing, PA 19610 02.04-3t

ESTATE OF ROBERT C. NESS JR., DECEASED
Late of Windsor Twp., York County, PA.
Executrix: Brenda Peters, 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 02.04-3t

ESTATE OF HEINZ J. PANGELS, DECEASED
Late of Spring Garden Twp., York County, PA.
Executors: H. Christian Pangels and Lynn Erika Pennachio, c/o 340 Pine Grove Commons, York, PA 17403
Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 02.04-3t

ESTATE OF RAY G. RIFE, a/k/a RAY RIFE, DECEASED
Late of Manchester Twp., York County, PA.
Executor: Bruce C. Bankenstein, c/o 48 South Duke Street, York, PA 17401

Attorney: Bruce C. Bankenstein, Esquire, 48 South Duke Street, York, PA 17401 02.04-3t

ESTATE OF HAROLD L. WADDELL, DECEASED
Late of Manchester Twp., York County, PA.
Administrator-Executor: Holly A. Waddell, 2962 Harford Circle, York, PA 17404 02.04-3t

ESTATE OF DORIS M. WHISLER, a/k/a DORIS MARIE WHISLER, DECEASED
Late of Penn Twp., York County, PA.
Executor: Merle H. Whisler, c/o 846 Broadway, Hanover, PA 17331
Attorney: Donald W. Dorr, Esquire, 846 Broadway, Hanover, PA 17331 02.04-3t

SECOND PUBLICATION

ESTATE OF ELIZABETH E. BENGTON, DECEASED
Late of North Codorus Twp., York County, PA.
Executrix: Margaret Clark, c/o Stock and Leader, Susquehanna Commerce Center East, 221 W. Philadelphia Street, Suite 600, York, PA 17401
Attorney: MacGregor J. Brillhart, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite E600, York, PA 17401 01.28-3t

ESTATE OF RITA M. CRAWFORD, DECEASED
Late of Penn Twp., York County, PA.
Executor: Michael A. Moyer, 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 01.28-3t

ESTATE OF ARTHUR PAUL CROWLEY, DECEASED
Late of Delta Borough, York County, PA.
Administratrix: Sylvia J. Townsend, c/o Rosemary D. Durkin, Esq., 993 Lenox Dr., Lawrenceville, NJ 08648
Attorney: Rosemary D. Durkin, Esquire, Stark & Stark, P.C., 993 Lenox Dr., Lawrenceville, NJ 08648 01.28-3t

ESTATE OF JEAN H. FULLERTON, DECEASED
Late of York, York County, PA.
Executor: Frank Matinchek, c/o David C. Miller, Jr., Esquire, 1100 Spring Garden Drive, Suite A, Middletown, PA 17057
Attorney: David C. Miller, Jr., Esquire, 1100 Spring Garden Drive, Suite A, Middletown, PA 17057 01.28-3t

ESTATE OF LESTER L. GIVLER, DECEASED
Late of Windsor Twp., York County, PA.
Executrix: Harlean R. Givler, c/o GARBER & GARBER, 40 South Duke Street, York, PA 17401
Attorney: John M. Garber, Esquire, GARBER & GARBER, 40 South Duke Street, York, PA 17401 01.28-3t

ESTATE OF ARLENE V. HINKLE,
DECEASED

Late of Borough of York, York County, PA.
Executrix: Jane Elizabeth Weigle, 632 Brad
Street, Shippensburg, PA 17257
Attorney: Jerry A. Weigle, Esquire, WEIGLE
& ASSOCIATES, P.C., 126 East King
Street, Shippensburg, PA 17257 01.28-3t

ESTATE OF MARIANNE LANAHAN KRAM,
DECEASED

Late of York, York County, PA.
Executor: Joseph James Philbin III, 130
Yellowstone Lane, Stewartstown, PA
17363 01.28-3t

ESTATE OF MILLICENT D. MERCHANT,
DECEASED

Late of Shrewsbury Borough, York County,
PA.
Executrix: Nancy M. Langley, c/o Stock and
Leader, Susquehanna Commerce Center
East, 221 W. Philadelphia Street, Suite
600, York, PA 17401
Attorney: Jody A. Leighty, Esquire, STOCK
AND LEADER, Susquehanna Commerce
Center East, 221 West Philadelphia Street,
Suite E600, York, PA 17401 01.28-3t

ESTATE OF DORIS M. MILLER, DECEASED

Late of Penn Twp., York County, PA.
Executrix: Samantha Strappazon, 307
Broadway, Hanover, PA 17331
Attorney: Keith R. Nonemaker, Esquire
Guthrie, Nonemaker, Yingst & Hart LLP,
40 York Street, Hanover, PA 17331
01.28-3t

ESTATE OF MARION M. MILLER,
DECEASED

Late of Springettsbury Twp., York County, PA.
Executor: Carol A. Gipson, c/o Paul G. Lutz,
Esq., 110 South Northern Way, York, PA
17402
Attorney: Paul G. Lutz, Esquire, 110 South
Northern Way, York, PA 17402 01.28-3t

ESTATE OF BENNY J. NEGRO a/k/a BENNY
J. NAGRO a/k/a BENNY JOSEPH NEGRO,
DECEASED

Late of York Twp., York County, PA.
Executrix: Maria Nero, c/o Kearney
Galloway, LLC, 2002 S. Queen Street,
York, PA 17403
Attorney: Jennifer A. Galloway, Esquire,
Kearney Galloway, LLC, 2002 S. Queen
Street, York, PA 17403 01.28-3t

ESTATE OF BLANCHE E. PRIESTLEY,
DECEASED

Late of Hampden Township, Cumberland
County, PA.
Executors: Georganne M. Gillespie, 770
Franklin Church Road, Dillsburg, PA
17019 and Geoffrey H. Craig, 334 Orange
Street, Elizabethtown, PA 17022
Attorney: Brian C. Linsenbach, Esquire,
STONE, WILEY & LINSNBACH, PC,
3 N. Baltimore Street, Dillsburg, PA 17019
01.28-3t

ESTATE OF CLAIR R. REBERT, DECEASED

Late of Hanover Borough, York County, PA.
Executors: Wayne C. Rebert, 1451 Grand
Valley Road, Hanover, PA 17331 and
Mickey L. Rebert, 96 Bough Lane, New

Oxford, PA 17350
Attorney: Keith R. Nonemaker, Esquire
Guthrie, Nonemaker, Yingst & Hart LLP,
40 York Street, Hanover, PA 17331
01.28-3t

ESTATE OF SAMUEL SHRAUDER a/k/a
SAMUEL C. SHRAUDER & SAMUEL
CHESTER SHRAUDER, DECEASED

Late of Fairview Twp., York County, PA.
Administrator-Executor: Darlene Nailor, 31
Valley Road, Eters, PA 17319
Attorney: James A Miller, Esquire, 1525 N.
12th Street, Lemoyne, PA 17043 01.28-3t

ESTATE OF OLIVER E SOWERS, JR.,
DECEASED

Late of York, York County, PA.
Executor: Dennis F. Sowers, c/o John C
Oszustowicz, Esq., 104 South Hanover
Street, Carlisle, PA 17013
Attorney: John C Oszustowicz, Esquire, 104
South Hanover Street, Carlisle, PA 17013
01.28-3t

ESTATE OF GRETA D. STEMPE, a/k/a
GRETA C. STEMPE, DECEASED

Late of West Manheim Twp., York County, PA.
Executor: Gary P. Daddario, 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 01.28-3t

ESTATE OF HAROLD L. WELTY,
DECEASED

Late of Penn Twp., York County, PA.
Executrix: Susan Krug, 5325 Hill Climb
Road, Spring Grove, PA 17362
Attorney: Keith R. Nonemaker, Esquire
Guthrie, Nonemaker, Yingst & Hart LLP,
40 York Street, Hanover, PA 17331
01.28-3t

ESTATE OF AISLINN ANNE WISNIEWSKI,
DECEASED

Late of Windsor Twp., York County, PA.
Administrator: Lindsey L. Wisniewski, c/o
Paul G. Lutz, Esq., 110 South Northern
Way, York, PA 17402
Attorney: Paul G. Lutz, Esquire, 110 South
Northern Way, York, PA 17402 01.28-3t

THIRD PUBLICATION

ESTATE OF VIRGINIA M. ANGELO, a/k/a
VIRGINIA M. McEACHEM, DECEASED

Late of Hanover Boro., York County, PA.
Executrix: Carolyn Angelo, 20 Fourth Street,
Hanover, PA 17331
Attorney: James T. Yingst, Esquire, Guthrie,
Nonemaker, Yingst & Hart, LLP, 40 York
Street, Hanover, PA 17331 01.21-3t

ESTATE OF HILDA D. BERKHEIMER, a/k/a
HILDA I. BERKHEIMER, DECEASED

Late of Manchester Twp., York County, PA.
Executor: John D. Berkheimer, 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 01.21-3t

ESTATE OF PHYLLIS C. BRADLEY,
DECEASED

Late of Hanover Boro., York County, PA.
Executrix: Kristan B. Piselli, c/o Elinor
Albright Rebert, Esq., 515 Carlisle Street,
Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire,
515 Carlisle Street, Hanover, PA 17331
01.21-3t

ESTATE OF ROBERT J. BYRNE, DECEASED

Late of Dover Twp., York County, PA.
Administrator-Executor: Nancy Brunner,
c/o William H. Poole, Jr., Esq., 3198 East
Market Street, York, PA 17402
Attorney: William H. Poole, Jr., Esquire,
3198 East Market Street, York, PA 17402
01.21-3t

ESTATE OF EDWARD J. DEVAN, a/k/a
EDWARD JOHN DEVAN, DECEASED

Late of Manchester Twp., York County, PA.
Executor: Mark Stephen Devan, c/o
GARBER & GARBER, 40 South Duke
Street, York, PA 17401
Attorney: John M. Garber, Esquire,
GARBER & GARBER, 40 South Duke
Street, York, PA 17401 01.21-3t

ESTATE OF SANFORD W. DUTTERA,
DECEASED

Late of Loganville Boro., York County, PA.
Executrix: Norma J. Duttera, c/o 135 North
George Street, York, PA 17401
Attorney: Leanne M. Miller, Esquire, CGA
Law Firm, PC, 135 North George Street,
York, PA 17401 01.21-3t

ESTATE OF RUTH E. FRIES, DECEASED

Late of Mt. Wolf Boro., York County, PA.
Executor: Ronald M. Fries, c/o Robert M.
Strickler, Esq., 110 South Northern Way,
York, PA 17402
Attorney: Robert M. Strickler, Esquire, 110
South Northern Way, York, PA 17402
01.21-3t

ESTATE OF LILLIAN GINSBURG,
DECEASED

Late of York Twp., York County, PA.
Executrix: Marci J. Heidelbaugh, 1960
Shulton Drive, York, PA 17406
Attorney: William F. Hoffmeyer, Esquire,
HOFFMEYER & SEMMELMAN, LLP
01.21-3t

ESTATE OF MELVERDA P. HOOK,
DECEASED

Late of Penn Twp., York County, PA.
Executor: Gretchen Hook Lindeman, 316
Oak Lane, Gettysburg, PA 17325
Attorney: Phillips & Phillips, 101 West
Middle Street, Gettysburg, PA 17325
01.21-3t

ESTATE OF BONITA E. KELLENBERGER,
DECEASED

Late of West Manchester Twp., York County,
PA.
Executor: Laurie Clevenger, 1695 Kenneth
Road, Apt 58, York, PA 17408
Attorney: Jennifer A. Galloway, Esquire,
01.21-3t

ESTATE OF ISABELLE W. KILGORE,
DECEASED

Late of Lower Chanceford Twp., York County, PA.
 Executrix: Donna M. Lutz, c/o Stock and Leader, Susquehanna Commerce Center East, 221 W. Philadelphia Street, Suite 600, York, PA 17401
 Attorney: Jody A. Leighty, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite E600, York, PA 17401 01.21-3t

ESTATE OF ANTHONY R. KINARD,
DECEASED

Late of York City, York County, PA.
 Executor: Ronald E. Kinard, c/o Richard R. Reilly, Esq., 54 N. Duke Street, York, PA 17401
 Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401 01.21-3t

ESTATE OF PAUL W. KOLLER, JR.,
DECEASED

Late of Fairview Twp., York County, PA.
 Executrix: Mary M. Koller, 109 Sunrise Avenue, New Cumberland, PA 17070
 Attorney: Susan E. Lederer, Esquire, 5011 Locust Lane, Harrisburg, PA 17109 01.21-3t

ESTATE OF JOHN E. KRAPE, a/k/a JOHN
EDGAR KRAPE, DECEASED

Late of Springettsbury Twp., York County, PA.
 Co-Executors: J. David Krape and Thomas M. Krape, c/o GARBER & GARBER, 40 South Duke Street, York, PA 17401
 Attorney: John M. Garber, Esquire, GARBER & GARBER, 40 South Duke Street, York, PA 17401 01.21-3t

ESTATE OF ALICE M. LOCKHART, a/k/a
ALICE LOCKHART, DECEASED

Late of York Twp., York County, PA.
 Executrix: Bernadette M. Tuscano, c/o Stock and Leader, Susquehanna Commerce Center East, 221 W. Philadelphia Street, Suite 600, York, PA 17401
 Attorney: MacGregor J. Brillhart, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite E600, York, PA 17401 01.21-3t

ESTATE OF LEO J. MCGINN, DECEASED

Late of Penn Twp., York County, PA.
 Executors: Robert J. Engel and Mary Ellen Lee, c/o Elinor Albright Rebert, Esq., 515 Carlisle Street, Hanover, PA 17331
 Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 01.21-3t

ESTATE OF ROBERT VAN MURRAY, a/k/a
ROBERT V. MURRAY, DECEASED

Late of Jackson Twp., York County, PA.
 Executor: Jimmy R. Murray, c/o Bruce C. Bankenstein, Esq., 48 South Duke Street, York, PA, 17401
 Attorney: Bruce C. Bankenstein, Esquire, 48 South Duke Street, York, PA 17401 01.21-3t

ESTATE OF CATHRINE MUSSO,
DECEASED

Late of York City, York County, PA.
 Administrator: Joseph R. Musso, Sr., c/o Morris & Vedder, LLP, 32 N. Duke St., PO Box 149, York, PA 17405
 Attorney: Rand A. Feder, Esquire, Morris & Vedder, LLP, 32 N. Duke St., PO Box 149, York, PA 17405 01.21-3t

ESTATE OF EDWARD J. O'DONNELL, III,
DECEASED

Late of Penn Twp., York County, PA.
 Executrix: Joyce E. O'Donnell, c/o Barley Snyder, LLP, 100 East Market Street, York, PA 17401
 Attorney: Alex E. Snyder, Esquire, Barley Snyder, LLP, 100 East Market Street, York, PA 17401 01.21-3t

ESTATE OF JAMES E. PFLIEGER,
DECEASED

Late of Hellam Twp., York County, PA.
 Executor: James T. Pflieger, c/o Stock and Leader, Susquehanna Commerce Center East, 221 W. Philadelphia Street, Suite 600, York, PA 17401
 Attorney: Thomas M. Shorb, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite E600, York, PA 17401 01.21-3t

ESTATE OF TERRY ALLEN SMITH, II,
DECEASED

Late of Windsor Twp., York County, PA.
 Administrator: Barbara A. Roberts, c/o Morris & Vedder, LLP, 32 N. Duke St., PO Box 149, York, PA 17405
 Attorney: Rand A. Feder, Esquire, Morris & Vedder, LLP, 32 N. Duke St., PO Box 149, York, PA 17405 01.21-3t

ESTATE OF HAZEL R. WARD, DECEASED

Late of Codorus Twp., York County, PA.
 Executor: William R. Ward, Jr., c/o Paul G. Lutz, Esq., 110 South Northern Way, York, PA 17402
 Attorney: Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402 01.21-3t

ESTATE OF WILLIAM CLAY WILLOUR,
DECEASED

Late of Paradise Twp., York County, PA.
 Executrix: Melissa K. Smith, c/o Stephen D. Tiley, 5 South Hanover Street, Carlisle, PA 17013
 Attorney: Stephen D. Tiley, Esquire, Frey and Tiley, 5 South Hanover Street, Carlisle, PA 17013 01.21-3t

CIVIL NOTICES**CERTIFICATE OF ORGANIZATION**

NOTICE is hereby given that a Certificate of Organization-Domestic Limited Liability Company was filed with the Commonwealth of Pennsylvania, Department of State, in Harrisburg, Pennsylvania, on January 11, 2016, under the provisions of the Pennsylvania Limited Liability Company Law of 1994 as amended.

The name of the Limited Liability Company is BAJOAL, LLC

BAJOAL, LLC has as its purpose the engaging in all lawful business for which limited liability companies may be organized.

Scott J. Strausbaugh, Esquire
 Becker & Strausbaugh, P.C.
 0Attorneys for BAJOAL, LLC

02.04-1t

Solicitor

SHERIFF'S SALE**CIVIL ACTION LAW
COURT OF COMMON PLEAS
YORK COUNTY**

Number 2011-SU-002883-06

Greenwich Investors XLIII Trust 2013-1
 v.
 Arthur Kirk III and Sharnette Kirk

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

TO: Arthur Kirk III
 Your house (real estate) at **2455 Admire Springs Drive, Dover, Pennsylvania 17315** is scheduled to be sold at Sheriff's Sale on **April 11, 2016 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 \$262,753.52 obtained by Greenwich Investors
 XLIII Trust 2013-1 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 Greenwich Investors XLIII Trust 2013-1 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

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PA 19109
215-790-1010

02.04-1t Solicitor

EDITORIAL ANNOUNCEMENT

Hobbs & Hunter

LLC

A T T O R N E Y S

We are pleased to announce that Jesse C. Markley, Esquire has joined the law firm of Hobbs & Hunter, LLC.

Jesse is from Lancaster, Pennsylvania. He attended Clarion University before transferring to Elizabethtown College. Jesse attended law school at Virginia's Appalachian School of Law. He is a member of the American, Pennsylvania and York County Bar Associations.

Jesse's law practice focuses on Wills, Trusts and Estates, Elder Law, Medicaid, Orphans' Court Litigation, Civil Litigation and Protection from Abuse proceedings.

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