

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

YORK, PA, THURSDAY, October 17, 2013

Vol. 127

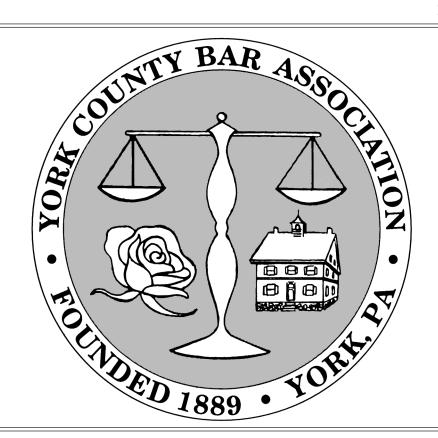
No. 28

#### **CASES REPORTED**

ASHLEY P. NULL, PLAINTIFF/RESPONDENT V. ROBERT L. NULL, DEFENDANT/PETITIONER

Child Support - Earning Capacity - Waitress Perquisites - Company Vehicle

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Subscription: \$45.00 per year to non-members, \$25.00 to members. Published Weekly, Periodicals Postage Paid, York, PA 17402 U.S.P.S. No. 696140

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#### ASHLEY P. NULL, Plaintiff/ Respondent v. ROBERT L. NULL, Defendant/Petitioner

NO. 01621 – SA – 2008 PACSES NO. 061110147 DRO No. 95175

Child Support – Earning Capacity – Waitress Perquisites – Company Vehicle

- 1. This child support matter was before the Court on a Request for Hearing DeNovo.
- 2. The issues before the Court were 1) whether Mother, who works as a waitress, should be held to an earnings capacity greater than her actual earnings as reported at the conference level, and 2) whether Father's earnings should be recalculated to include the value of the personal use of a company vehicle as a perquisite.
- 3. The Court found no credible reason to deviate from the guidelines in calculating the respective income of the parties.

In the Court of Common Pleas of York County, Pennsylvania, Domestic Relations Section; ASHLEY P. NULL, Plaintiff/ Respondent v. ROBERT L. NULL, Defendant/Petitioner; Child Support – Earning Capacity – Waitress Perquisites – Company Vehicle

#### APPEARANCES:

N. CHRISTOPHER MENGES, ESQUIRE Counsel for Plaintiff

SUZANNE H. GRIEST, ESQUIRE Counsel for Defendant

#### **OPINION**

This matter is before the Court on a Request for Hearing DeNovo by Defendant/Petitioner, Robert L. Null ("Father") from a Child Support Court Order entered on June 13, 2013. Plaintiff/Respondent is Ashley P. Null ("Mother"). A hearing was held on September 4, 2013. This Opinion follows.

#### FACTUAL BACKGROUND AND PROCEDURAL HISTORY

The parties entered a joint stipulation of facts. The stipulation is incorporated by reference. Specific facts relevant to the procedural background are highlighted as follows. Father and Mother were formerly husband and wife having been divorced on June 18, 2008. The parties are the parents of two minor children, I.M.N., born in 2001, age 12 and J.R.N., born in 2003, age 10. An initial Final Order of Court for Child Support was entered on August 15, 2008 following a support con-

ference.

Mother filed a Petition to Modify the Support Order on or about April 26, 2013. The parties appeared for a support conference on June 13, 2013, whereupon a Modified Order for Support was entered. Father filed a simultaneous Demand for a Hearing De Novo and Petition to Schedule Special Hearing on July 3, 2013. A Special Support Hearing was scheduled before this Court on September 4, 2013. At the time set for hearing, both parties appeared, represented by counsel and provided evidence in support of their positions. Upon review of the credible evidence presented and the applicable law, this matter is now ripe for disposition.

#### STANDARD OF REVIEW

After a support conference with a conference officer, a party to a support proceeding may file a demand for a hearing de novo before the court. Pa. R.C.P. 1910-11. If such demand is timely filed, the hearing de novo shall be scheduled by the domestic relations section and notice shall be given to the par-ties. Pa. R.C.P. 1910-11(f)-(i). Promptly after receipt of notice of a scheduled hearing, a party may move the court for a separate listing where there are complex questions of law, fact, or both. Pa. R.C.P. 1910-11(j)(1)(i). The court's review standard in a hearing de novo is "full consideration of the case anew. The reviewing body is in effect substituted for the prior decision maker and re-decides the case." Rebert v. Rebert, 757 A.2d 981, 984 (Pa. Super. 2000). The hearing judge has the best opportunity to decide the facts since he observes the witnesses and can best pass on their credibility, and his findings on credibility should not be reversed unless there is a capricious disregard of competent evidence. D'Arciprete v. D'Arciprete, 470 A.2d 995, 997 (Pa. Super. 1984).

#### **ISSUES PRESENTED**

- 4. Should Mother be held to an earnings capacity greater than her actual earnings as reported at the conference level?
- 5. Should Father's earnings be re-calculated to include the value of the personal use of a company vehicle as a perquisite?

#### DISCUSSION

Pennsylvania Statutory Law and Rules of Civil Procedure outline the procedure through which support obligations are determined. Generally, the amount of support awarded is based upon the parties' net income. *Pa. R.C.P.* 1910.16-2. Statutory law dictates that an individual is required to notify the appropriate parties if there is any material change in circumstances relevant to the level of support or administration of the support order including but not limited to change in employment. 23 Pa. C.S.A. § 4353. Once the support order is in effect, a petition for modification may be filed at any time and shall be granted if the requesting party demonstrates a substantial change in circumstances. *Backall v. Gelman*, 77 Bucks Co. L. Rep. 147 (C.C.P.). If a party's income substantially changes, the support order can be adjusted to reflect those changes. *Pa. R.C.P. 1910.16-2(d)(2)*. However, "when either party voluntarily assumes a lower paying job, quits a job, leaves employment, changes occupations or changes employment status to pursue an education, or is fired for cause, there generally will be no effect on the support obligation." *Pa. R.C.P. 1910.16-2(d)(1)*.

A person's earning capacity is the amount that the person can realistically earn under the circumstances, considering his or her health, age, mental and physical condition, and training. Anzalone v. Anzalone, 449 Pa. Super 201, 673 A.2d 377 (1996). Parents have a duty to support their minor children, and that duty is such that it is the equal responsibility of both parents to support their children, with the extent of their obligation determined by their earning capacity and ability to pay. Reinert v. Reinert, 926 A. 2d 539 (Pa. Super. 2007); Mencer v. Ruche, 928 A.2d 294 (Pa. Super. 2006). An earning capacity may be imputed to a party in specific circumstances:

"If the trier of fact determines that a party to a support action has willfully failed to obtain or maintain appropriate employment, the trier of fact may impute to that party an income equal to the party's earning capacity. Age, education, training, health, work experience, earnings history and child care responsibilities are factors which shall be considered in determining earning capacity...Determination of what constitutes a reasonable work regimen depends upon all relevant circumstances including the choice of jobs available within a particular occupation, working hours, working conditions and whether a party has exerted substantial good faith efforts to find employment." Pa R.C.P. 1910.16-2(d)(4).

In the present matter, Mother is a waitress at the Corner Stable, a restaurant located in York County. Mother has been employed there for the past twenty (20) years. Mother presently works approximately 25-30 hours per week. Generally, Mother works Mondays and Tuesdays from 9:00 a.m. until 4:00 p.m. and Wednesday through Friday from 9:00 a.m. until 2:30 p.m. Mother's hourly rate is \$5.15; however, Mother collects tips in addition to her hourly rate at approximately \$275.00 per week, which the Court finds credible. Mother is only required to report 8% of her tips for tax purposes.

Father alleges that Mother should be held to a full-time earning capacity of forty (40) hours per week. Father also alleges that Mother is earning additional income from tips or other sources which she is not reporting. Based upon the credible evidence presented, the Court finds that it is appropriate to impute an earning capacity to Mother based upon the high end of her average work week, thirty (30) hours, which this Court finds is appropriate based upon her current work schedule and the credible evidence presented. Mother's actual earnings fluctuate as she so credibly testified. The Court also found Mother credible in her testimony regarding her job flexibility. While Mother provides the children with afterschool care, eliminating the need for paid daycare, the children are ten (10) and twelve (12) years old. Mother has not worked greater than thirty (30) hours a week for several years, and at this juncture, the Court is not inclined to hold her to greater than thirty (30) hours Therefore, the Court will direct per week. that Mother be held to an earning capacity of thirty (30) hours per week at \$5.15 per hour plus \$275.00 per week in tips which this Court finds is a more accurate depiction of her actual earnings than found at the conference level, based upon the credible evidence presented.

Mother asserts that Father's private use of a company-issued vehicle constitutes a perquisite includable in support as it reduces Father's expenses. Father testified that he presently drives a 2011 Chevy Silverado Truck supplied by his employer, Eastern Waterproofing. Father testified that his employer pays for his gas, repairs, and car insurance. Father also candidly testified that he has an agreement with his employer to drive the vehicle for limited personal purposes, which the Court finds credible. Father agreed that the vehicle would likely cost him approximately \$300.00 per month to lease. Considering all of the credible evidence presented, the Court finds that the use of this vehicle should be considered as a perquisite to Father includable in support in the amount of \$300.00 per month.

In consideration of Father's request for a deviation from his present support obligation, the Court does not believe Father presented sufficient evidence to warrant such deviation. Both parties had a substantial increase in their respective incomes since the initial Order in 2008. Mother and Father each have a duty to support their minor children, and that duty is such that it is the equal responsibility of both parents to support their children, with the extent of their obligation determined by their earning capacity and ability to pay. The Court finds no credible reason to deviate from the guidelines in calculating the respective income of the parties.

#### CONCLUSION

Therefore, for the reasons stated herein, Mother's income shall be calculated at a rate of 30 hours per week at \$5.15 per hour plus \$275.00 per week in tips. Father's income shall be re-calculated to consider an additional \$300.00 per month to reflect the personal use of his employer's vehicle. The Domestic Relations Section is hereby Directed to enter an Order for Support consistent with these findings contemporaneously with the filing of this Opinion.

#### BY THE COURT,

#### **ANDREA MARCECA STRONG, JUDGE**

DATED: September 6, 2013

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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 BARBARA E. BURNS, DECEASED

- Late of Windsor Twp., York County, PA. Co-Executors: Michael M. Horner and Christopher M. Derouaux, 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 10.17-3t

ESTATE OF ROGER LEE CLARK, SR., a/k/a

- ROGER L. CLARK, SR., DECEASED Late of West Manheim Twp., York County, PA. Executor: Roger Lee Clark, Jr., 677 Hobart Pd. Hanover PA 17331
  - Rd., Hanover, PA 17331 Attorney: James T. Yingst, Esquire, Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331 10.17-3t

ESTATE OF MARY ANN DECKER, DECEASED

- Late of Springettsbury Twp., York County, PA. Executrix: Sherry L. Hahn, c/o 48 South Duke Street, York, PA 17401
- Attorney: Bruce C. Bankenstein, Esquire, 48 South Duke Street, York, PA 17401 10.17-3t

ESTATE OF RUTH E. EDRIS, DECEASED

- Late of Spring Grove Borough, York County, PA. Co-Executors: David P. Edris, 5318 Bull Road, Dover, PA 17315, Rose Marie Carlisle, 280 Ranch Road, Spring Grove, PA 17362 and Lorraine Knaub, P.O. Box 412, Thomasville, PA 17364
- Attorney: Keith R. Nonemaker, Esquire, Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331 10.17-3t
- ESTATE OF CLAUDE L. FISHEL, DECEASED Late of Carroll Twp., York County, PA.
  - Executor: Terry L. Fishel, 130 Artillery Drive, Gettysburg, PA 17325
  - Attorney: Todd A. King, Esquire, CAMPBELL & WHITE, P.C., 112 Baltimore Street, Gettysburg, PA 17325 10.17-3t

ESTATE OF BERYL P. KELLISON, DECEASED

- Late of West Manchester Twp., York County, PA. Co-Executors: Barry R. Kellison and Betty L.
- Kellison, c/o Gillian A. Woodward, Esquire, 1946 Carlisle Road, York, PA 17408
- Attorney: Gillian A. Woodward, Esquire, 1946 Carlisle Road, York, PA 17408 10.17-3t
- ESTATE OF HENRY W. KORINTH, DECEASED Late of York City, York County, PA.
  - Executor: Ruth J. Wickard, 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 10.17-3t
- ESTATE OF RICHARD A. LODER, DECEASED Late of Lower Chanceford Twp., York County, PA.
  - Executor: Donald L. Loder, 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 10.17-3t
- ESTATE OF CHRIS MILLER a/k/a CHRIS E.
- MILLER, DECEASED
  - Late of Manchester Twp., York County, PA. Executor: Gwen Gemmill, 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 10.17-3t

ESTATE OF PAUL V. PETERS, SR.,

- DECEASED
  - Late of 387 Gross Road, Fawn Grove, PA 17321, Peach Bottom Twp., York County, PA.
  - Executor: Paul V. Peters, Jr., 387 Gross Road, Fawn Grove, PA 17321
  - Attorney: Gilbert G. Malone, Esquire, 42 S. Duke St., York, PA 17401 10.17-3t

#### SECOND PUBLICATION

ESTATE OF DON C. BANKS a/k/a

DON CARLTON BANKS, DECEASED

- Late of The City of York, York County, PA. Administrator: Richard R. Reilly c/o Richard R. Reilly, Esq., 54 N. Duke St., York, PA 17401-1402
- Attorney: Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401-1402 10.10-3t

ESTATE OF FLORENCE H. BEARD,

DECEASED

- Late of Chanceford Twp., York County, PA. Administrator: Dorothy J. Keener, 401 Cottage Place, Red Lion, PA 17356
- Attorney: Nicole L. Javitt, Esquire 10.10-3t

- ESTATE OF G. PATRICIA BREAM, A/K/A
- GLENDA PATRICIA BREAM, DECEASED Late of Dover Twp., York County, PA.
  - Co-Executrices: Hollace C. Kahley, Deborah B. Glassmyer and Brenda Pitzer a/k/a Brenda Meldrun, 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 10.10-3t
- ESTATE OF ANGELA C. GRIMEK, DE-CEASED
- Late of Springettsbury Twp., York County, PA.
- Co-Executors: Regina A. Ewig, 3900 Tunlaw Rd. NW, Washington, DC 20007 and Patricia A. Stover, 520 Gatehouse Ln W, York, PA 17402
- Attorney: Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402 10.10-3t
- ESTATE OF DOROTHY M. HAMEL, a/k/a
- DOROTHY MARIE HAMEL, a/k/a DOROTHY HAMEL, DECEASED
- Late of Hopewell Twp., York County, PA. Executor: Cynthia K. Lawson, 32 Simmons Lane, Perryville, MD 21903
- Attorney: David M. Laucks, Esquire, 105 W. Broadway, Red Lion, PA 17356 10.10-3t
- ESTATE OF RUBY A. HOOVER, DECEASED Late of Spring Grove Borough, York County, PA.
  - Co-Executrices: Joyce E. Hertz, 124 Mineral Dr., York, PA 17408 and Judy A. Altland, 566 Lake Rd., Spring Grove, PA 17362
  - Attorney: Matthew L. Guthrie, Esquire, Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331 10.10-3t
- ESTATE OF RANDOLPH H. KNARR, DECEASED
  - Late of York City, York County, PA.
  - Executor: Malcolm R. Knarr, 1735 Long Dr., York, PA 17406
  - Attorney: John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404 10.10-3t
- ESTATE OF CHARLES W. McKINNEY,
- DECEASED
  - Late of Springettsbury Twp., York County, PA. Administrator-Executor: Jodi A. Kohl, c/o 50 E. Market Street, Hellam, PA 17406
  - Attorney: Alexis K. Sipe, Esquire, 50 E. Market Street, Hellam, PA 17406 10.10-3t
- ESTATE OF HILDA E. MILLER, a/k/a HILDA ELVA MILLER, DECEASED
  - Late of Manchester Twp., York County, PA. Executrix: Linda K. Calaman, 1837 Roosevelt Avenue, York, PA 17408
  - Attorney: David M. Laucks, Esquire, 105 W. Broadway, Red Lion, PA 17356 10.10-3t

- ESTATE OF ARLIE R. NAFZIGER, SR., DECEASED
- Late of Wrightsville, York County, PA. Administrator-Executor: Ronda R. Moody, c/o 50 E. Market Street, Hellam, PA 17406 Attorney: Alexis K. Sipe, Esquire, 50 E. Market Street, Hellam, PA 17406 10.10-3t
- ESTATE OF JOHN K. RISSER, DECEASED
  - Late of Franklin Twp., York County, PA. Executors: Pauline Jo Risser-Clemens, 78 Bethel Church Rd., Dillsburg, PA 17019 & Paul M. Risser, 1720 Heidlersburg Rd., Aspers, PA 17304
  - Attorney: Kenneth F. Lewis Esquire, 1101 N. Front St., 1st Fl., Harrisburg, PA 17102, 10.10-3t
- ESTATE OF MERLE E. RUPPRECHT,
- DECEASED
  - Late of West Manchester Twp., York County, PA.
  - Executrix: Janie M. Neiderer, 2274 Friesian Rd., York, PA 17406
  - Attorney: John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404 10.10-3t
- ESTATE OF WILDA G. SIDES A/K/A WILDA
- S. FIGDORE A/K/A WILDA SIDES FIGDORE, DECEASED
  - Late of York Twp., York County, PA. Administrator-Executor: Rodney G. Sides, c/o Bellomo & Associates, LLC, 10 Wyntre Brooke Drive, York, PA 17403
  - Attorney: Jeffrey R. Bellomo, Esquire, Bellomo & Associates, LLC, 10 Wyntre Brooke Drive, York, PA 17403 10.10-3t
- ESTATE OF CHARLOTTE ANN SINKO a/k/a
- CHARLOTTE A. SINKO, DECEASED
  - Late of York Twp., York County, PA. Executor: Michael A. Sinko, 1809 Powder
  - Mill Road, York, PA 17402
  - Attorney: Ira H. Weinstock, Esquire, 800 North Second Street, Harrisburg, PA 17102 10.10-3t
- ESTATE OF DORCAS B. SMITH, DECEASED Late of Penn Twp., York County, PA.
  - Executor: Kimberley A.S. Fowler, c/o Amy S. Eyster, Esquire, 11 Carlisle Street, Ste 301, Hanover, PA 17331
  - Attorney: Amy S. Eyster, Esquire, 11 Carlisle Street, Ste 301, Hanover, PA 17331 10.10-3t
- ESTATE OF ROBERT R. TRONE, DECEASED Late of Codorus Twp., York County, PA. Executor: Jammie L. Trone, 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 10.10-3t
- ESTATE OF BETTY L. WALTER, DECEASED Late of Manchester Borough, York County, PA.

- Executor: Gerald R. Walter, 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 10.10-3t

#### THIRD PUBLICATION

- ESTATE OF RUTH MARY BURCHILL a/k/a RUTH M. BURCHILL, DECEASED
- Late of Springettsbury Twp., York County, PA. Executor: Barbara M. Shaffer 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 10.03-3t

ESTATE OF JODY L. COEYMAN, a/k/a JODY LYNN COEYMAN, a/k/a JODY COEYMAN, a/k/a L COEYMAN DECEASED

- a/k/a J. COEYMAN DECEASED
  - Late of Windsor Twp., York County, PA. Executor: Gregory L. Coeyman, 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 10.03-3t
- ESTATE OF KATHERINE L. HAGERMAN, DECEASED
  - Late of York City, York County, PA.
  - Administrator: Thomas M. Shorb, C.T.A. 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 10.03-3t

ESTATE OF EDWARD R. HARTMAN, DECEASED

- Late of Dillsburg, Franklin Twp., York County, PA.
- Executor: Geraldine L. Hartman, 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 10.03-3t
- ESTATE OF WALTER R. HENRY, DECEASED Late of York Twp., York County, PA.
  - Executor: Manufactures & Traders Trust Company f/k/a Allfirst Trust Company of Pennsylvania, N.A. By Lori L.S. Brodbeck, VP c/o Stock and Leader, Susquehanna Commerce Center East, 221 W. Philadelphia Street, Suite 600, York, PA 17401-2994
  - Attorney: Ronald L. Hershner, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 W. Philadelphia Street, Suite E600, York, PA 17401-2994 10.03-3t

ESTATE OF MORGAN M. MARKEY, DECEASED

- Late of York Twp., York County, PA.
- Executrix: Gloria A. Farabaugh, c/o Stock and Leader, Susquehanna Commerce Center East, 221 W. Philadelphia Street, Suite 600, York, PA 17401-2994
- Attorney: MacGregor J. Brillhart, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 W. Philadelphia Street, Suite E600, York, PA 17401-2994 10.03-3t

ESTATE OF ARLENE M. NACE, a/k/a ARLENE

- M. MARTZ, a/k/a ARLENE MARTZ NACE,
- a/k/a ARLENE SUSANNA NACE, DECEASED Late of Hanover Borough, York County, PA. Executors: Diane C. Martz and Michael A. Strausbaugh, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331
  - Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 10.03-3t
- ESTATE OF VERA M. NOONE, DECEASED Late of York Twp., York County, PA. Administrator-Executor: William F. Noone, 20102 Oakwood Drive, Mokena, IL 60448-1395 Attorney: J. Michael Ryan, Esquire, 10.03-3t
- ESTATE OF MILDRED I. REES, DECEASED Late of York County, PA. Co-Executrix: Lola J. Smith, 10 E. Welty Ave., Dillsburg, PA 17019 10.03-3t

ESTATE OF MERVIN E. REISINGER, DECEASED

- Late of West Manchester Twp., York County, PA. Administrator-Executor: Susann Reisinger, 1620 Loucks Rd., York, PA 17408
- Attorney: Scott A. Harper, Esquire, 1701 W. Market St., York, PA 17404 10.03-3t

ESTATE OF ESTHER L. RENNER, a/k/a

ESTHER LOUISE RENNER, DECEASED

- Late of Springettsbury Twp., York County, PA. Executor: Christopher L. Renner, c/o 48 South Duke Street, York, PA 17401
- Attorney: Bruce C. Bankenstein, Esquire, Manifold & Bankenstein, 48 South Duke Street, York, PA 17401 10.03-3t

ESTATE OF RICHARD A. RODGERS, SR., a/k/a RICHARD A. RODGERS, a/k/a RICHARD RODGERS, DECEASED

- Late of Springettsbury Twp., York County, PA. Executor: Richard A. Rodgers, Jr., c/o GAR-
- BER & GARBER, 40 South Duke Street, York, PA 17401-1402 Attorney: John M. Garber, Esquire,
- GARBER & GARBER, 40 South Duke Street, York, PA 17401-1402 10.03-3t

#### Revocable Trust

All persons having claims or demands against the estate of L. LaVern Passer, deceased, late of Windsor Township, York County, Pennsylvania, are requested to present the same without delay to Patricha A. Thomas, Executrix, 7655 Reynolds Mill Road, Seven Vallets, PA 17360. In addition, all persons having claims or demands against The Paul and LaVern Passer Revocable Trust dated April 27, 2001, and Amendment dated January 14, 2008, are to present the same without delay to Patricha A. Thomas, Trustee, 7655 Reynolds Mill Road, Seven Valleys, PA 17360.

> Jeffrey L. Rehmeyer, II,, Esquire CGA Law Firm 135 North George Street York, PA 17401

> > 10.03-3t

## ATTORNEY

Senior solo seeks associate to grow into assuming practice upon senior's retirement. Current practice emphasizes family law, Orphans Court matters (wills, probate, guardianship, etc.) and various aspects of elder law, but can be expanded. Fee sharing arrangement to start. Call (717) 846-1426.

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#### CIVIL NOTICES

#### ACTION IN MORTGAGE FORECLOSURE

In The Court of Common Pleas York Countv Civil Action - Law No. 2013-SU-001127-06 Notice of Action in Mortgage Foreclosure To: Jeremy C. Martin & Kelly M. Martin, Mortgagors and Real Owners, Defendants, whose last known address is 2404 Schultz Way, York, PA 17402. 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, JPMorgan Chase Bank, National Association, 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-001127-06, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 2404 Schultz Way, York, PA 17402, 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 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 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 East 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.

10.17-1t

Solicitor

In The Court of Common Pleas York County Civil Action – Law No. 2013-SU-000856-06

Notice of Action in Mortgage Foreclosure Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP, Plaintiff vs. Christine V. Wilson & Kevin W. Wilson, Mortgagors and Real Owners, Defendants

To: Kevin W. Wilson, Mortgagor and Real Owner, Defendant, whose last known address is 180 Joan Drive, York Haven, PA 17370. 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, Bank of America, N.A., Succes-sor by Merger to BAC Home Loans Servicing, LP, 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-000856-06, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 180 Joan Drive, York Haven, PA 17370, 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 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 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 East 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.

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Solicitor

York County Court of Common Pleas Number 2013-SU-002346-06

JPMorgan Chase Bank, National Association, Plaintiff v. Defendant

#### **TO: JERRY L. PICKEL**

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

#### PREMISES SUBJECT TO FORECLO-SURE:203 NORTH MAIN STREET, RED LION, PENNSYLVANIA 17356

#### **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 OF-FICE CAN PROVIDE YOU WITH INFORMA-TION 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 LE-GAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

McCABE, WEISBERG AND CONWAY, P.C Attorneys for Plaintiff BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESQUIRE - ID # 34687 MARGARET GAIRO, ESQUIRE - ID # 34419 ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009 HEIDI R. SPIVAK, ESQUIRE - ID # 74770 MARISA J. COHEN, ESQUIRE - ID # 87830 CHRISTINE L. GRAHAM, ESOUIRE - ID # 309480 BRIAN T. LAMANNA, ESQUIRE - ID # 310321 ANN E. SWARTZ, ESQUIRE - ID # 201926 JOSEPH F. RIGA, ESQUIRE - ID # 57716 JOSEPH I. FOLEY, ESOUIRE - ID # 314675 CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673 123 South Broad Street, Suite 1400 Philadelphia, Pennsylvania 19109 (215) 790-1010 10.17-1t

York County Court of Common Pleas Number 2013-SU-002455-06

JPMorgan Chase Bank, National Association, Plaintiff v. Karen Grothe Jarman, Defendants

**TO: KAREN GROTHE JARMAN** 

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

#### PREMISES SUBJECT TO FORECLO-SURE:2057 JUG ROAD, DOVER, PENN-SYLVANIA 17315

#### **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 OF-FICE CAN PROVIDE YOU WITH INFORMA-TION ABOUT HIRING A LAWYER.

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McCABE, WEISBERG AND CONWAY, P.C. Attorneys for Plaintiff BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESQUIRE - ID # 34687 MARGARET GAIRO, ESQUIRE - ID # 34419 ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009 HEIDI R. SPIVAK, ESQUIRE - ID # 74770

MARISA J. COHEN, ESQUIRE - ID # 87830

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CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480 BRIAN T. LAMANNA, ESQUIRE - ID # 310321 ANN E. SWARTZ, ESQUIRE - ID # 201926 JOSEPH F. RIGA, ESQUIRE - ID # 57716 JOSEPH I. FOLEY, ESQUIRE - ID # 314675 CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673 123 South Broad Street, Suite 1400 Philadelphia, Pennsylvania 19109 (215) 790-1010

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#### ARTICLES OF INCORPORATION NON-PROFIT CORPORATION

NOTICE is hereby given that Articles of Incorporation for a Domestic Nonprofit Corporation were filed with the Corporation Bureau of the Department of State of the Commonwealth of Pennsylvania for the purpose of incorporating a domestic nonprofit corporation.

1. The name of the corporation is Eastern York Dollars for Scholars.

2. The Articles of incorporation were filed pursuant to the applicable provisions of the Pennsylvania Nonprofit Corporation law of 1988 contained in the Act of December 21, 1988, PL. 1444, as amended.

3. The purpose of the corporation is to raise funds for post-secondary educational opportunities by awarding scholarships.

4. The Articles of Incorporation were filed with the Corporation Bureau of the Pennsylvania Department of State on September 26. 2013.

FrancePaskey Edward A. Paskey, Esquire

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Solicitor

#### **FICTITIOUS NAME**

Notice is hereby given that an Application for Registration of a Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania on September 16, 2013, setting forth that Mi-Kee-Tro Metal Manufacturing, Inc. is the only individual interested in a business that will be conducted under the name at MKT METAL MANUFACTURING. The principal office of said business is 3466 Board Road, York, PA 17406.

Alexis K. Sipe, Esquire

Solicitor

Fictitious Name Registration

Notice is hereby given that an Application for Registration of fictitious Name was filed in the Commonwealth of Pennsylvania on August 1, 2013 for Custom & Creative Construction located at 205 York St, Hanover, PA 17331. The name and address of each individual interested in the business is Donald Wilson, 205 York St., Hanover, PA 17331. This was filed in accordance with 54 PaC.S. 311.

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Solicitor

Fictitious Name Registration

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on August 12, 2013 for Photography By Stephanie Gonzalez located at 100 East Railroad St., Spring Grove, PA 17362. The name and address of each individual interested in the business is Stephanie Gonzalez, 100 East Railroad St., Spring Grove, PA 17362. This was filed in accordance with 54 PaC.S. 311.

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Solicitor

Fictitious Name Registration

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on September 3, 2013 for Freshpage Media located at 100 Greenwood Drive, New Cumberland, PA 17070. The name and address of each individual interested in the business is Francis Ott, 100 Greenwood Drive, New Cumberland, PA 17070. This was filed in accordance with 54 PaC.S. 311.

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Solicitor

NOTICE is hereby given that on September 13, 2013 an application for registration was filed under the Fictitious Name Act of 1982-295 (54 PA. C.S. Sec. 311) in the Office of the Secretary

of the Commonwealth of Pennsylvania, setting forth that Rose Marie A. Walsh, is the individual owning or interested in a business, the character of which is dog rooming, the name, style and designation under which said business is and will be conducted is Rosie's Canine Clipper and the location where said business is and will be conducted is 2789 S. Queen St., Daliastown, PA 17313.

L. C. Heim

10.17-1t

Solicitor

#### NOTICE

To: The unknown heirs or any person claiming right, title or interest from or under Larry A. Hamberger, who died March 27, 2009

From: Andrea Eveler Stanley, Esquire

In re: 1995 Ford Thunderbird VIN No. 1FALP62W2SH174336

No. 2013-SU-003429-49

A Petition was filed by Gregory L. Ness with the Court seeking the entry of an Order awarding him title to the above vehicle, and extinguishing the right, title and interest of Larry A. Hamberger. Any person claiming an interest in this vehicle must file an Answer to the Petition or otherwise object to the entry of an Order within 20 days.

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#### **ORPHANS' COURT**

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

IN RE: Malakai Joseph Wolf No. 2013-0070

TO: Antwon Lamont Watson and Jasmyne Nicole Blair

#### SECTION 2513 NOTICE

A Petition has been filed asking that the Court put an end to all rights you have to your child, Malakai Joseph Wolf. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in COURT ROOM NO. 6 of the YORK COUNTY JUDICIAL CEN-TER located at 45 NORTH GEORGE STREET, YORK, PENNSYLVANLA 17401 on November 27, 2013 at 10:00 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.

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

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Solicitor

#### SHERIFF SALES

CIVIL ACTION LAW COURT OF COMMON PLEAS YORK COUNTY

Number 2013-SU-000393-06

The Bank of New York Mellon, f/k/a The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee for Bear Stearns Asset Backed Securities Trust 2005-SD4, Asset-Backed Certificates, Series 2005-SD4

David A. Burkhardt, Executor of The Estate of Mary E. Burkhardt, Deceased Mortgagor and Real Owner

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

To: David A. Burkhardt, Executor of The Estate of Mary E. Burkhardt, Deceased Mortgagor and Real Owner 2200 Pleasant View Drive York, Pennsylvania 17406

Your house (real estate) at **2200 Pleasant View Drive, York, Pennsylvania 17406** is scheduled to be sold at Sheriff's Sale on **December 9, 2013** at **2:00 p.m.** in the Sheriffs Office, York County Judicial Center, 45 North George Street, York, PA 17401 to enforce the court judgment of \$118,501.54 obtained by The Bank of New York Mellon, f/k/a The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee for Bear Stearns Asset Backed Securities Trust 2005-SD4, Asset-Backed Certificates, Series 2005-SD4 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 <u>im-</u> mediate action:

- The sale will be canceled if you pay to The Bank of New York Mellon, f/k/a The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee for Bear Stearns Asset Backed Securities Trust 2005-SD4, Asset-Backed Certificates, Series 2005-SD4 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

- 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 TELE-PHONE THE OFFICE SET FORTH BE-LOW. 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 PER-SONS AT A REDUCED FEE OR NO FEE.

- LAWYER REFERRAL SERVICE Lawyer Referral Service 137 East Market Street York, Pennsylvania 17401 (717) 854-8755
- ASSOCIATION DE LICENCIDADOS Lawyer Referral Service 137 East Market Street York, Pennsylvania 17401 (717) 854-8755
- McCABE, WEISBERG AND CONWAY, P.C. Attorneys for Plaintiff TERRENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESQUIRE - ID # 34687 MARGARET GAIRO, ESQUIRE - ID # 34419 ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009 HEIDI R. SPIVAK, ESQUIRE - ID #74770 MARISA J. COHEN, ESQUIRE - ID # 87830 KEVIN T. McQUAIL, ESQUIRE

- ID # 307169 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480 BRIAN T. LaMANNA, ESQUIRE - ID # 310321 ANN E. SWARTZ, ESQUIRE - ID # 201926 JOSEPH F. RIGA, ESQUIRE - ID # 201926 JOSEPH F. RIGA, ESQUIRE - ID # 314675 CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673 123 South Broad Street, Suite 1400 Philadelphia, Pennsylvania 19109 (215) 790-1010

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

#### Number 2012SU004236-06

OneWest Bank, FSB

Morris R. Hunt, Jr. known surviving heir of Morris R. Hunt, deceased mortgagor and real owner, All unknown surviving heirs of Morris R. Hunt, deceased mortgagor

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

 To: Morris R. Hunt, Jr. known surviving heirs of Morris R. Hunt, deceased mortgagor and real owner 17265 Susquehanna Trail South New Freedom, Pennsylvania 17349

All unknown surviving heirs of Morris R. Hunt, deceased mortgagor and real owner 17265 Susquehanna Trail South New Freedom, Pennsylvania 17349

Your house (real estate) at **17265 Susquehanna Trail South, New Freedom, Pennsylvania 17349** is scheduled to be sold at Sheriff's Sale on **December 9, 2013** 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 \$168,635.32 obtained by OneWest Bank, FSB 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 <u>im-</u> mediate action:

 The sale will be canceled if you pay to One-West Bank, FSB 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,orwaysofgettingyourrealestateback,ifyou act immediately after the sale.

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- ASSOCIATION DE LICENCIDADOS Lawyer Referral Service 137 East Market Street York, Pennsylvania 17401 (717) 854-8755
- McCABE, WEISBERG AND CONWAY, P.C. **Attorneys for Plaintiff TERRENCE J. McCABE, ESOUIRE** - ID # 16496 MARC S. WEISBERG, ESOUIRE - ID # 17616 **EDWARD D. CONWAY, ESQUIRE** - ID # 34687 MARGARET GAIRO, ESQUIRE - ID # 34419 ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009 HEIDI R. SPIVAK, ESOUIRE - ID #74770 MARISA J. COHEN, ESQUIRE - ID # 87830 **KEVIN T. McQUAIL, ESQUIRE** - ID # 307169 **CHRISTINE L. GRAHAM, ESOUIRE** - ID # 309480 **BRIAN T. LaMANNA, ESQUIRE** - ID # 310321 ANN E. SWARTZ, ESQUIRE - ID # 201926 JOSEPH F. RIGA, EŠQUIRE- ID # 57716 JOSEPH I. FOLEY, ESQUIRE - ID # 314675 **CELINE P. DERKRIKORIAN, ESQUIRE** - ID # 313673 123 South Broad Street, Suite 1400 Philadelphia, Pennsylvania 19109 (215) 790-1010

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Solicitor

NOTICE OF SHERIFF'S SALE IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA NO. 2012-SU-00445806 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION Vs.

LUIS A. ROSARIO and ELISA ROSARIO

NOTICE TO: ELISA ROSARIO NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 541 WEST KING STREET, YORK, PA 17401-3706

Being in YORK CITY, County of YORK, Commonwealth of Pennsylvania, TAX PAR-CEL#091930200530000000

Improvements consist of residential property. Sold as the property of LUIS A. ROSARIO and ELISA ROSARIO

Your house (real estate) at 541 WEST KING STREET, YORK, PA 17401-3706 is scheduled to be sold at the Sheriff's Sale on 12/09/2013 at 02:00 PM, at the YORK County Courthouse, 45 North George Street, York, PA 17401, to enforce the Court Judgment of \$100,875.62 obtained by, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION (the mortgagee), against the above premises.

#### PHELAN HALLINAN, LLP Attorney for Plaintiff

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Solicitor

#### NOTICE OF SHERIFF'S SALE IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA NO. 2012-SU-003117-06

CP-SRMOF II 2012-A TRUST, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE Vs

JOSEPH R. MARKS and CAROL M. MARKS

NOTICE TO: CAROL M. MARKS NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 115 DELWOOD DRIVE, DO-VER, PA 17315-1339

Being in Borough of Dover, County of YORK, Commonwealth of Pennsylvania,

TAX PARCEL#59-000-03-0120

Improvements consist of residential property. Sold as the property of JOSEPH R. MARKS and CAROL M. MARKS

Your house (real estate) at 115 DELWOOD DRIVE, DOVER, PA 17315-1339 is scheduled to be sold at the Sheriff's Sale on 12/09/2013 at 02:00 PM, at the YORK County Courthouse, 45 North George Street, York, PA 17401, to enforce the Court Judgment of \$171,377.67 obtained by, CP-SRMOF II 2012-A TRUST, U.S. BANK

#### TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP Attorney for Plaintiff

10.17-1t

Solicitor



Terry P. Leslie, M.Ed., CRC, D/ABVE, LPC Vocational Expert

Attorney Joseph C. Korsak is Of Counsel at BLAKEY, YOST, BUPP & RAUSCH, LLP, in York and at THE MAZZA LAW GROUP in State College, Centre County.

IF YOUR CLIENTS NEED REPRESENTATION IN CENTRE COUNTY FOR THEIR BUSINESSES, PERSONALLY, OR FOR THEIR CHILDREN ATTENDING PENN STATE, CONTACT ME AT korsak@mazzalaw.com. OUR OFFICE IS AT 3801 ENTERPRISE DRIVE IN STATE COLLEGE, BEHIND THE DIX HONDA SHOWROOM ON WEST COLLEGE AVE. OUR PHONE IS 814 237 6255

#### MARSHALL & SMITH, PC

ATTORNEYS AT LAW

46 EAST PHILADELPHIA STREET YORK, PA 17401

> (717) 843-9023 (717) 846-3176 FAX

JEFFREY C. MARSHALL, ESQ SUZANNE SENNETT SMITH, ESQ

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Jacob A. Gilbert (717) 252-3591

# York County Community Foundation Professional Advisor Recognition Society



Back row (L-R): Thomas M. Shorb, Stock & Leader; Steven M. Merrick, Reinsel Kuntz Lesher LLP; John J. Shorb, Stock & Leader; William B. Anstine, Anstine & Sparler. Middle (L-R): Jon C. Countess, CGA Law Firm; Andrew Kagen, Kagen, MacDonald & France, P.C.; John D. Miller, Jr., MPL Law Firm, LLP. Front (L-R): Cynthia A. Dotzel, SF & Company; Nancy Klahold, National Penn Investors Trust Company. Not pictured: J. Ross McGinnis, Stock & Leader; G. Steven McKonly, G. Steven McKonly, PC; Harry J. Rubin, Barley Snyder LLC; W. Bruce Wallace, Stock & Leader.

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call Bryan Tate at 848-3733 or email: btate@yccf.org



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