

# York Legal Record

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

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Vol. 125

YORK, PA, THURSDAY, September 1, 2011

No. 21

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## CASES REPORTED

FULTON BANK, N.A. VS. JOSEPH J. MACK AND CATHERINE MACK

Motion for Judgment on Pleadings – Mortgage Foreclosure – Attorney Fees Page 78

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**Dated Material Do Not Delay**

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## ESTATE NOTICES

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### ADMINISTRATOR'S AND EXECUTORS NOTICES

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#### FIRST PUBLICATION

DWIGHT E BOLLINGER late of Manheim Twp., York Co., PA, deceased. Shaun M. Bollinger, 6265 Stanford Ct., Mechanicsburg PA 17050, or Kasi L. Buchanan, 23 Dakota Dr., Hanover PA 17331, Executors. Guthrie, Nonemaker, Yingst & Hart, LLP, James T. Yingst, Esquire, Attorney. 9-01-3t

LOUISE C. ELINE late of Red Lion Borough, York Co., PA, deceased. Richard Eline, Administrator, c/o Eveler & Eveler LLC, 2997 Cape Horn Rd., Suite A 6, Red Lion, PA 17356. Eveler & Eveler LLC, Attorney. 9-01-3t

PHILIP H. FAHS late of Dover Twp., York Co., PA, deceased. Charles Kline, Executor, c/o Gettle & Veltri, 13 East Market Street, York, PA 17401. Jeffrey A. Gettle, Esquire, Attorney. 9-01-3t

ROGER C. FARMER late of Lower Chancelford Twp., York Co., PA, deceased. Charles C. Farmer, Administrator, 7697 Woodbine Road., Airville, PA 17302. STOCK AND LEADER, Jody Anderson Leighty, Esquire, Attorney. 9-01-3t

W. DONALD GROVE late of Lower Chancelford Twp., York Co., PA, deceased. Beth A. Wittenbrader, a/k/a Beth A. Grove and William D. Grove, Jr., Co-Executors, c/o Stock and Leader, 221 W. Philadelphia St., Ste. 600, York, PA 17401-2994. STOCK AND LEADER, D. Reed Anderson, Esquire, Attorney. 9-01-3t

FLOE O. KREEGER AKA FLOE ODESSA KREEGER late of Heidelberg Twp., York Co., PA, deceased. Diane Tasker, Executor, c/o Stonesifer and Kelly, P.C., 209 Broadway, Hanover, PA 17331. Stonesifer and Kelly, P.C., Attorney. 9-01-3t

JAMES R. MCCARTHY late of Springettsbury Twp., York Co., PA, deceased. Barbara A. Cramer, Kay L. McCarthy, Beth E. McCarthy, 1251A Cherry Orchard Rd., Dover, PA 17315, Executors. Harry J. Robbin, Esquire, Attorney. 9-01-3t

JOHN MICHAEL NADOLNY late of East Manchester Twp., York Co., PA, deceased. John M. Nadolny and Sandra L. Nadolny, 3729 Kimberley Lane, Dover, PA 17315, Administrators.

Victor A. Neubaum, Esquire, Attorney. 9-01-3t

ELISABETH CATHERINE OSORIO late of Penn Twp., York Co., PA, deceased. Victor Manuel Osorio-Orozco, 75 Frock Drive, Hanover, PA 17331, Administrator-Executor. Nathaniel W. Boyd, Esquire, Attorney. 9-01-3t

LEO J. PIVA late of Hellam Twp., York Co., PA, deceased. John M. Piva c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401, Administrator. CGA Law Firm, PC, Leanne M. Miller, Esquire, Attorney. 9-01-3t

KEITH ALEXANDER STERTZ late of Shrewsbury Borough, York Co., PA, deceased. Paul Stertz, Administrator, c/o Stock and Leader, 221 W. Philadelphia St., Ste. 600, York, PA 17401-2994. STOCK AND LEADER, D. Reed Anderson, Esquire, Attorney. 9-01-3t

CHARLES T. STRINE late of York City, York Co., PA, deceased. Richard H. Mylin III, Executor, c/o 2025 E. Market Street, York, PA 17402. Richard H. Mylin III, Esquire, Attorney. 9-01-3t

ERIC R. VANN late of Penn Twp., York Co., PA, deceased. John A. Vann, Administrator, 321 Overbrook Drive, York, PA 17404. Becker & Strausbaugh, P.C., Arthur J. Becker, Jr., Esquire, Attorney. 9-01-3t

#### SECOND PUBLICATION

CHARLES W BOLLINGER late of Dover Twp., York Co., PA, deceased. Joy K. Lederman, 4941 Carlisle Road, Dover PA 17315 and Ann M. Althouse, 6361D Old Carlisle Road, Dover PA 17315, Executrice. Guthrie, Nonemaker, Yingst & Hart, LLP, Keith R. Nonemaker, Esquire, Attorney. 8-25-3t

BONNIE J. BOWMAN late of West York Borough, York Co., PA, deceased. Susan Jones, c/o Law Offices of Douglas H. Gent, 1157 Eichelberger Street, Suite 4, Hanover, PA 17331, Executrix. Douglas H. Gent, Esquire, Attorney. 8-25-3t

ELINOR R. CAIN late of Dover Twp., York Co., PA, deceased. Barbara A. Froman, Trustee under the Revocable Trust Agreement of Elinor R. Cain dated May 13, 1993 and Amended and Restated on August 17, 2004, hereby gives notice that as a result of the death of Elinor R. Cain, she has assumed title to the assets held in such trust, and to all persons indebted to Elinor R. Cain are requested to make payment without delay, and those having claims against the same shall make them known to the Trustee c/o Robert Cofine, Esquire, 120 Pine Grove Commons, York, PA 17403. Elder Law Firm of Robert Cofine, Robert Cofine, Esquire, Attorney. 8-25-3t

DORCAS M. COPLEY late of Spring Garden

Twp., York Co., PA, deceased. Linda L. Binford and Carol S. Inscore, c/o Eveler & Eveler LLC, 2997 Cape Horn Rd., Suite A 6, Red Lion, PA 17356, Co Executrices. Eveler & Eveler LLC, Attorney. 8-25-3t

ROBERT W. DEWEES late of York Twp., York Co., PA, deceased. Linda D. Wilson, 2464 Fitzkee Lane, York, PA 17402. Executor. Gregory H. Gettle, Esquire, Attorney. 8-25-3t

DOROTHY E. DITTENHAFFER late of Manchester Borough, York Co., PA, deceased. Raymond E. Dittenhafer, Jr., Administrator, c/o Richard R. Reilly, Esq., 56 South Duke Street, York, PA 17401-1402, Administrator. Richard R. Reilly, Esquire, Attorney. 8-25-3t

JOHN E. GENTZLER late of Penn Twp., York Co., PA, deceased. Margaret Jean Bair Carl D. Gentzler, Nadine E. Morningstar and Joanne H. Vaul, 101 W. Middle St., Gettysburg, PA 17325, Administrators/Executors. John W. Phillips, Esquire, Attorney. 8-25-3t

SHIRLEY A. HAMBERGER late of West Manchester Twp, York Co., PA, deceased. David F. Hoke, Jr., 2980 West College Avenue, York, PA 17408, Administrator. Richard R. Reilly, Esquire, Attorney. 8-25-3t

FAYE L. HOFFMASTER late of Lower Windsor Twp, York Co., PA, deceased. Bonnie J. Shaffer and Rose M. Taylor, c/o Eveler & Eveler LLC, 2997 Cape Horn Rd., Suite A-6 Red Lion, PA 17356, Co Executrices. Eveler & Eveler LLC, Attorney. 8-25-3t

VICTORIA A. HOLT late of Dover Twp., York Co., PA, deceased. Michael R Holt, c/o 129 E. Market St., York, Pa. 17401, Administrator. John C. Herrold, Esquire, Attorney. 8-25-3t

ALICE M. HOOVER late of Paradise Twp., York Co., PA, deceased. Judith E. Yohe, Debra A. Helm and Shelva J. Hoover, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331, Executrices. Elinor Albright Rebert, Esquire, Attorney. 8-25-3t

JAMES E. LAU, II late of Conewago Twp., York Co., PA, deceased. Katrina A. Lau, c/o Richard R. Reilly, Esq., 56 South Duke Street, York, PA 17401-1402, Administratrix. Richard R. Reilly, Esquire, Attorney. 8-25-3t

SHIRLEY A. LEIB late of Springettsbury Twp., York Co., PA, deceased. Susan E Craley, 940 Pinetown Rd. Lewisberry, PA 17339, Administrator/Executor. 8-25-3t

MARIAN L. LITTLE late of Manheim Twp., York Co., PA, deceased. Robert Stambaugh, c/o Andrew H. Dohan, Esq., 460 E. King Rd., Mal-

vern, PA 19355, Executor. Andrew H. Dohan, Esquire, Attorney. 8-25-3t

KATHRYN E. LOUCKS late of East Manchester Twp., York Co., PA, deceased. Manufacturers and Traders Trust Company c/o Jennifer Leib, Vice President, 13 Baltimore Street, Hanover, PA 17331, Executor. STOCK AND LEADER, John J. Shorb, Esquire, Attorney. 8-25-3t

LINDA A. KLINE late of York Twp., York Co., PA, deceased. Eugene R. Malloy, c/o William B. Anstine, Jr., Esquire, Anstine & Sparler, 117 E. Market St., York, PA 17401, Executor. William B. Anstine, Jr., Esquire, Attorney. 8-25-3t

MARION L. MCAFEE late of Spring Garden Twp., York Co., PA, deceased. Marian L. McAfee and Peggy L. McAfee, c/o Mark E. Halbruner, Esquire, Gates, Halbruner, Hatch & Guise, P.C. 1013 Mumma Road, Suite 100, Lemoyne, PA 17043, Co-Executors. Mark E. Halbruner, Esquire, Attorney. 8-25-3t

REBECCA E. MILLER late of York Twp., York Co., PA, deceased. Mark E. Miller and Jody S. Tucker a/k/a Jody A. Anderson, c/o Eveler & Eveler LLC, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356, Co-Executors. Eveler & Eveler LLC, Attorney. 8-25-3t

ROSS R. MILLER late of York Co., PA, deceased. Frank M. Miller and Peryl I. Marteny, 120 Pine Grove Commons, York, PA 17403, Executors. Elder Law Firm of Robert Clofine, Brin J. Miller, Esquire, Attorney. 8-25-3t

ALVERTA J. RODGERS late of Spring Garden Twp., York Co., PA, deceased. Brian D. Brooks, c/o Barley Snyder, LLC, 126 East King Street, Lancaster, PA 17602, Administrator. Nancy Mayer Hughes, Esquire, Attorney. 8-25-3t

JOHN M. SANTOS late of Newberry Twp., York Co., PA, deceased. Angela R. Knaub Amanullah, c/o Law Offices of Douglas H. Gent, 1157 Eichelberger Street, Suite 4, Hanover, PA 17331, Executor. Linda S. Siegle, Esquire, Attorney. 8-25-3t

TWILA B. KNAUB SANTOS late of Newberry Twp., York Co., PA, deceased. Angela R. Knaub Amanullah, c/o Law Offices of Douglas H. Gent, 1157 Eichelberger Street, Suite 4, Hanover, PA 17331, Executor. Linda S. Siegle, Esquire, Attorney. 8-25-3t

EVELYN A. SECHRIST late of Manchester Twp., York Co., PA, deceased. Deborah Lecates, c/o 2025 E. Market Street, York, PA 17402, Executrix. Richard H. Mylin III, Esquire, Attorney. 8-25-3t

DONALD C. SHEELY late of Penn Twp., York Co., PA, deceased. Craig A. Sheely, 345 West

Myrtle Street, Littlestown, PA 17340, Carrie S. Stuart 227 Lake Meade Drive, East Berlin, PA 17316, Administrators-Executors. PUHL, EASTMAN & THRASHER, Harold A. Eastman, Jr., Esquire, Attorney. 8-25-3t

PRESTON E. SIPE late of Springettsbury Twp., York Co., PA, deceased. Theda M. Conley, c/o c/o 135 North George Street, York, PA 17401, Executor. CGA Law Firm, PC, Sharon E. Myers, Esquire, Attorney. 8-25-3t

DAVID E. SMITH late of Glen Rock Borough, York Co., PA, deceased. Madeline G. Aiken, c/o Michael R. Caum, Esquire at PO Box 272, Shrewsbury, PA 17361, Executor. Michael R. Caum, Esquire, Attorney. 8-25-3t

JEAN D. STRAUSBAUGH late of Borough of Glen Rock, York Co., PA, deceased. John H. Strausbaugh c/o Garber & Garber, 40 South Duke Street, York, PA 17401-1402 Executor. Garber & Garber, John M. Garber, Esquire, Attorney. 8-25-3t

FRANCES L. SUTTON late of Manchester Twp., York Co., PA, deceased. Rochelle Roemer and Keith McGuigan, c/o Eveler & Eveler LLC 2997 Cape Horn Rd., Suite A 6, Red Lion, PA 17356, Co Executors. Eveler & Eveler LLC, Attorney. 8-25-3t

DOROTHY E. WEICHERT late of York City, York Co., PA, deceased. Linda E. Frey, c/o James A. Holtzer, Esquire, 135 North George St., Ste. #213, York, PA 17401, Executrix. James A. Holtzer, Esquire, Attorney. 8-25-3t

### THIRD PUBLICATION

HAROLD T BOWERS late of Hanover Borough, York Co., PA, deceased. Lloyd J. Fisher, 1331 Moulstown Rd., Hanover, PA 17331, Executor. Guthrie, Nonemaker, Yingst & Hart, LLP, Keith R. Nonemaker, Esquire, Attorney. 8-18-3t

MARIE C. BOYER late of Hellam Twp., York Co., PA, deceased. Ruth A. Liek and Woodrow W. Boyer, Jr., c/o GARBER & GARBER, 40 South Duke Street, York, PA 17401-1402, Co-Executors. GARBER & GARBER, John M. Garber, Esquire, Attorney. 8-18-3t

ROBERT K. CRIST late of Monaghan Twp., York Co., PA, deceased. Mary Beth Crist, c/o Persun & Helm, P.C., PO Box 659, Mechanicsburg, PA 17055-0659, Administrator-Executor. Vicky Ann Trimmer, Esquire, Attorney. 8-18-3t

JANE IRENE DORRETT late of Springfield Twp., York Co., PA, deceased. Susan R. Sicuranza, c/o J. Robert Katherman, Esq., 345 East Market Street, York, PA 17403, Executrix. J. Robert Katherman, Esquire, Attorney. 8-18-3t

MURIEL E. HERSHNER late of Windsor Twp., York Co., PA, deceased. Albert Carl Hershner, Jr. and Connie L. Smith, c/o Kenneth L. Eckard, Esquire, 180 Darlene Street, York, PA 17402-5053, Executors. Kenneth L Eckard, Esquire, Attorney. 8-18-3t

R. CLARK JACOBS late of Red Lion Borough Twp., York Co., PA, deceased. Joe A. Jacobs, 49 S. Pine Street, Red Lion, PA 17356, Administrator Executor. John D. Miller, Esquire, Attorney. 8-18-3t

FRANK E. LEEDY late of of Springettsbury Twp., York Co., PA, deceased. Francis R. Burkhardt, c/o Robert Cofine, Esquire, 120 Pine Grove Commons, York, PA 17403. Elder Law Firm of Robert Cofine, Robert Cofine, Esquire, Attorney. 8-18-3t

CONNIE ROSE MASENHEIMER late of Manheim Twp., York Co., PA, deceased. Scott D. Hoffman and Melissa A. Shaffer, 2641 Baltimore Pike, Hanover, PA 17331, Co Administrators. John C. Zepp, III, Esquire, Attorney. 8-18-3t

ANNABELLE M. MEYERS late of Dalls-town Borough, York Co., PA, deceased. Jay E. Innerst, 2997 Cape Horn Rd., Suite A 6, Red Lion, PA 17356, Executor. Eveler & Eveler LLC, 2997 Cape Horn Rd., Suite A 6, Red Lion, PA 17356, Attorney. 8-18-3t

LAWRENCE L. RIDDLE late of Windsor Twp., York Co., PA, deceased. Eric J. Riddle, c/o Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402, Executor. Paul G. Lutz, Esquire, Attorney. 8-18-3t

MICHAEL J ROGERS a/k/a MICHAEL JOHN ROGERS, SR. a/k/a MICHAEL J. ROGERS, SR. late of Shrewsbury Twp., York Co., PA, deceased. Michael J. Rogers Jr., 4 Prince Edward Lane, Media, PA 19063, Executor. Edward I. Steckel, Esquire, Attorney. 8-18-3t

PAUL M. SHOWERS late of West York Borough, York Co., PA, deceased. Charles J. Long, c/o 25 North Duke Street, Suite 202, York, PA 17401, Executors. SMITH, ANDERSON, BAKER & LONG, Charles J. Long, Esquire, Attorneys. 8-18-3t

JOHN E. SIMPSON late of York City, York Co., PA, deceased. Lorraine Eady-Simpson, 310 N. West Street, York, PA 17401, Administrator-Executor. 8-18-3t

CLARENCE J. SNELL late of York Twp., York Co., PA, deceased. William Blanche, c/o 129 E. Market St., York, PA. 17401, Executor. John C. Herrold, Esquire, Attorney. 8-18-3t

BARBARA M STUMP late of Winterstown Borough, York Co., PA, deceased. David L. Stump and Gloria Fish, 6 Clouser Road, Mechan-

icsburg, PA 17055, Co-Executors. Charles E. Shields, III, Esquire, Attorney. 8-18-3t

MARY T. WAGMAN late of York Twp., York Co., PA, deceased. John F. Wagman, 2400 Sutton Road York, PA 17403, Executor. STOCK AND LEADER, Thomas M. Shorb, Esquire, Attorney. 8-18-3t

MARCELLENE MCCLUNG WHARTON late of York Twp., York Co., PA, deceased. Mary Beth Whiteford Scoff, 3862 Norrisville Road, Jarreffs-ville, MD 21084, Executrix. STOCK AND LEADER, Jody Anderson Leighty, Esquire, Attorney. 8-18-3t

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### ORPHAN'S COURT DIVISION AUDITING NOTICE

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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 September 21, 2011 at 9:00 a.m and will be called in the order named for audit and distribution by said Court, in Courtroom No. 6, on the 6th floor of the York County Judicial Center at 45 North George St. in the City of York, Pennsylvania.

1. FARR – The First and Final Account of Karen F. Keller, Executrix of the Last Will and Testament of David J. Farr, Late of Fairview Township, York County, Pennsylvania, deceased, 6710-0677. (David H. Stone, Esq.)

2. SHAULL – The First and Final Account of C. Elaine Barnett, Kenneth D. Shaull, and Thomas M. Shaull, Co-Executors of the Last Will and Testament of Milton Dale Shaull, Late of Windsor Township, York County, Pennsylvania, deceased, 6710-1607. (David M. Laucks, Esq.)

3. ZIRKLE – The First and Final Account of Helen Wilhelm, Surviving Executrix of the Last Will and Testament of Garry E. Zirkle, Late of Dover Township, York County, Pennsylvania, deceased, 6704-1433. (L.C. Heim, Esq.)

4. BEGLIN – The First and Final Account of Earl F. Beglin, Executor of the Last Will and Testament of D. Robert Beglin, Late of Penn Township, York County, Pennsylvania, deceased,

6711-0392. (Scott L. Kelley, Esq.)

5. SMITH – The First and Final Account of Stephen B. Smith and Linda C. Smith, Co-Executors of the Last Will and Testament of Joan G. Smith. Late of Windsor Township, York County, Pennsylvania, deceased, 6710-1809. (David M. Laucks, Esq.)

6. ZEIGLER – The First and Final Account of Richard R. Zeigler, Executor of the Last Will and Testament of June E. Zeigler, Late of York Township, York County, Pennsylvania, deceased, 6711-0382. (David M. Laucks, Esq.)

7. EPPLEY – The First and Final Account of Shirley M. Eppley, Executrix of the Last Will and Testament of Philip W. Eppley, Late of Spring Garden Township, York County, Pennsylvania, deceased, 6709-0878. (L.C. Heim, Esq.)

8. HENRY - The First and Final Account of Carolyn S. Woodring, Executrix of the Last Will and Testament of Nancy G. Henry, Late of Springettsbury Township, York County, Pennsylvania, deceased, 6709-1290. (L.C. Heim, Esq.)

9. HENRY – The First and Final Account of Carolyn S. Woodring, Executrix of the Last Will and Testament of Leonard F. Henry, Late of Springettsbury Township, York County, Pennsylvania, deceased, 6709-1289. (L.C. Heim, Esq.)

10. MUNCHEL – The First and Final Account of Cynthia A. Pattison, Executrix of the Last Will and Testament of Philip F. Munchel, Sr., Late of Springettsbury Township, York County, Pennsylvania, deceased, 6710-0976. (L.C. Heim, Esq.)

11. BLACK – The First and Final Account of Mary E. Bell, Executrix of the Last Will and Testament of Barbara E. Black, Late of Penn Township, York County, Pennsylvania, deceased, 6710-1077. (John J. Mooney, III, Esq.)

12. MCGINN – The First and Final Account of Anne E. C. Bahn, Executrix of the Last Will and Testament of Rosemary A. McGinn a/k/a Rosemary C. McGinn, Late of Springettsbury Township, York County, Pennsylvania, deceased, 6710-1830. (Marc Roberts, Esq.)

13. KROHA – The First and Interim Account of F. Arthur Rauschenberger and J. Stevenson Suess, Co-Administrators of the Estate of Kenneth D. Kroha, Late of Shrewsbury Township, York County, Pennsylvania, deceased, 6705-0994. (F. Arthur Rauschenberger, Esq.)

14. STAUCH – The First and Final Account



of Donald E. Stauch, Administrator CTA of the Last Will and Testament of Linda I. Stauch, Late of York New Salem Borough, York County, Pennsylvania, deceased, 6710-0142. (James A. Holtzer, Esq.)

15. CROWELL – The First and Final Account of Joyce Elaine Conley, Executrix of the Last Will and Testament of Charles D. Crowell, Late of Dover Township, York County, Pennsylvania, deceased, 6710-1770. (Bradley J. Leber, Esq.)

FILED IN THE OFFICE OF THE CLERK OF ORPHANS' COURT DIVISION OF THE COMMON PLEAS COURT, YORK COUNTY, PENNSYLVANIA ON OR BEFORE AUGUST 17, 2011

BRADLEY C. JACOBS

COURT OF COMMON PLEAS OF  
YORK COUNTY, PENNSYLVANIA,

8-25-2t            ORPHANS' COURT DIVISION

**CIVIL NOTICES****ACTION IN MORTGAGE  
FORECLOSURE**

WELLS FARGO BANK, NA,  
VS.  
STACY L. WENRICH;  
RONALD L. WENRICH, JR.  
A/K/A RONALD L. WENRICH

NO.2011-SU-000073-06

TO: Stacy Wenrich, married

**NOTICE**

PRESENTLY OR FORMERLY of 604 Wise Avenue, Red Lion, PA 17356. A lawsuit has been filed against you in mortgage foreclosure and against your real estate at 604 Wise Avenue, Red Lion, PA 17356 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, Wells Fargo Bank, NA. 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. Dietterick, 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

9-01-1t

Solicitor

WELLS FARGO BANK, NATIONAL  
WELLS FARGO BANK, N.A. S/B/M TO  
WELLS FARGO HOME MORTGAGE, INC.  
VS.

WILLIAM M. VALORA  
A/K/A WILLIAM VALORA

NO.2011-SU-001743-06

**NOTICE**

TO WILLIAM M. VALORA A/K/A WILLIAM VALORA:

You are hereby notified that on APRIL 27, 2011, Plaintiff, WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO HOME MORTGAGE, INC., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of YORK County Pennsylvania, docketed to No. 2011-SU-001743-06. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1015 LEWISBERRY ROAD, LEWISBERRY, PA 17339 whereupon your property would be sold by the Sheriff of YORK County.

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

**NOTICE**

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

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT



HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

YORK COUNTY  
LAWYER REFERRAL SERVICE  
YORK LEGAL REFERRAL  
137 EAST MARKET STREET  
YORK, PA 17401  
717-854-8755 x201

9-01-1t Solicitor

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**ARTICLES OF INCORPORATION**

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**NOTICE**

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on August 11, 2011, to incorporate the proposed business corporation, Auto One Finance Company, Inc., under the provisions of the Business Corporation Law of 1988, as amended.

Joseph P. Clark, II  
Solicitor  
950 Smile Way  
York PA 17404

9-01-1t Solicitor

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**ARTICLES OF INCORPORATION  
NON-PROFIT CORPORATION**

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**NOTICE**

Notice is hereby given that Articles of Incorporation were files August 10, 2011 for a nonprofit corporation known as **PHI The Long Cimmunity Condominium Association** formed pursuant to the provision of the Non Profit Corporation Law of 1988.

The purpose for which the Association is

formed include to provide for preservation and aesthetic control of the Units, as more fully described in the Declaration, to regulate the use, maintenance, repair, replacement and modifcaton of Common Elements in accordance with the Declaration and Plats and Plans, and to enforce Unit Maintenance in accordance with the Declaration.

9-01-1t Solicitor

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**CERTIFICATION OF ORGANIZATION**

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Notice is hereby given that on August 12, 2011, a Certificate of Organization for Highrock Investments, LLC, was filed with the Department of State of the Commonwealth of Pennsylvania, in Harrisburg, Pennsylvania pursuant to 15 Pa.C. Section 8913. The initial registered office for Highrock Investments, LLC, is 1960 Highrock Lane, York, PA 17406

Dorothy Livaditis, Esquire

9-01-1t Solicitor

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**FICTITIOUS NAME**

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Notice is given that on August 5, 2011 an application was 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, West Flanders LLC with a business address of 18147 Amanda Lane, New Freedom, Pennsylvania 17349 and Zeebrugge LLC, with a business address of 306 East Main Street, New Freedom, PA 17349 are the entities owning or interested in a business, the character of which is investing in real estate, the name, style, and designation under which said business is and will be conducted is BRUGES STATION JOINT VENTURE and the location where said business is and will be conducted is 18147 Amanda Lane, New Freedom (York County) Pennsylvania 17349.

9-01-1t Solicitor

Notice is hereby given that a certificate was

filed in the Commonwealth of Pennsylvania on or will be files under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania, Setting forth that Robert & Kim Gladfelter & Poplar Hollow Farm are the only person(s) owning or interested in a business, the charactr of which is an art studio and that the name, style and designation under which said business is and will be conducted is Poplar Hollow Studio and the location where said business is and will be located is 3498 Parrish Rd. Glenville, PA 17329.

LLP

9-01-1t

Solicitor

**NOTICE**

9-01-1t

Solicitor

RONALD SPINELLO AND  
DONNA SPINELLO

VS.

HIGHLAND CONTRACTORS, LLC  
T/D/B/A HIGHLAND CONTRACTORS  
AND

TKG MANAGEMENT, T/D/B/A  
TKG PROPERTY MANAGEMENT, LLC,  
T/D/B/A TKG MANAGEMENT, INC.

NO. 2011-SU-000930-71

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on March 14, 2011 for HD Landscape and Lawn Maintenance located at 134 Furman Road Dillsburg PA 17019. The name and address of each individual interested in the business is Douglas William Lewis 134 Furman Road Dillsburg PA 17019. This was filed in accordance with 54 PaC.S. 311.

**NOTICE OF PUBLICATION**

9-01-1t

Solicitor

TAKE NOTICE that on March 3, 2011, Ronald Spinello and Donna Spinello, filed a Complaint against the above named Defendant, Highland Contractors, LLC, t/d/b/a Highland Contractors docketed to No. 2011-SU-000930-71, for injuries sustained in an incident which occurred on or about March 4, 2010.

THE COMPLAINT requests the Court to enter judgment against you for compensatory damages.

**NOTICE**

Notice is hereby given a certificate was filed under the Fictitious Name Act approved May 24, 1945, in the Office of the Secretary of the Commonwealth of Pennsylvania setting forth that www.Familypetclassifieds.com, LLC is the only person owning or interested in a business, the character of which is racing pigeons and that the name, style and designation under which said business is and will be conducted is www.PAdutchclassic.com and the location where said business will be located is 395 Newcomer Road, Windsor, PA 17366.

EVELER & EVELER, LLC

9-01-1t

Solicitor

PRESENTLY OR FORMERLY of 604 Wise AvYou have been sued in court. If you wish to defend against the claims set forth in the Complaint, you must take action within twenty (20) days after publication of this Notice, by entering a written appearance personally or by an 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 this matter 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Notice is hereby given that an Application for Registration of Fictitious Name has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on **August 1, 2011**, pursuant to the Fictitious Name Act, Act No. 1982-295, steeing forth that **York Task, LLC**, 845 Edgewood Road, York, PA 17402 is the only person or entity owning or interested in a business, the character of which is real estate, and that the name, style, and designation under which said business is and will be conducted is **Riches From Rentals**, with the principal office or place of business at **845 Edgewood Road, York, Pennsylvania**.

GRIEST, HIMES, HERROLD, SCHAUMANN,

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

9-01-1t

Solicitor

DISCOVER BANK  
VS.  
PATRICIA A JACKSON

NO. . 2011-SU-001293-85

**NOTICE OF CIVIL ACTION  
ASSUMPSIT**

NOTICE TO: Patricia A. Jackson

YOU HAVE BEEN SUED IN COURT. NOTICE IS HEREBY GIVEN THAT Discover Bank. filed a Complaint in Civil Action against you in the Court of Common Pleas of York County, Pennsylvania, Case No. 2011-SU-001293-85. 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.

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Bar Association (Attorney Connections)  
York County Bar Center  
137 East Market Street  
York, PA 17401  
Tel. (717) 854-8755

Weltman, Weinberg & Reis Co., L.P.A.  
Benjamin W. Lawrence, Esq.

9-01-1t

Solicitor

**NOTICE OF INTENTION TO ENTER  
DEFAULT JUDGMENT**

SUSQUEHANNA NANK  
VS.  
HARRY WILL CARABALLO AND  
CONCEPCION CARABALLO.

NO. 2010-SU-2638-86

**NOTICE OF INTENTION TO ENTER  
DEFAULT JUDGEMENT**

TO: Concepcion Caraballo  
DATE OF NOTICE: August 24, 2011

**IMPORTANT NOTICE**

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

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.

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137 East Market Street  
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Telephone: (717) 854-8755

KAGEN, MACDONALD & FRANCE, P.C.  
Douglas P. France, Esquire

9-01-1t

Solicitor

SUSQUEHANNA NANK  
VS.  
HARRY WILL CARABALLO AND  
CONCEPCION CARABALLO.

NO. 2010-SU-2638-86

**AVISO IMPORTANTE**

A. Concepcion Caraballo  
FECHA DEL AVISO: August 24, 2011

USTED ESTA EN REBELDIA PORQUE HA FALLADO DE TOMAR LA ACCION REQUERIDA EN ESTE CASO. A MENOS QUE USTED TOME ACCION DENTRO DE LOS PROXIMOS DIEZ (10) DIAS DE LA FECHA DE ESTE AVISO, SE PUEDE UN FALLO EN CONTRA SUYA SIN LLEVARSE A CABO UNA VISTA Y USTED PUEDE PERDER SU PROPIEDAD Y OTROS DERECHOS IMPORTANTES. USTED DEBE LLEVAR ESTE DOCUMENTO IMMEDIAMENTE A SU ABOGADO. SI USTED NO TIENE UN ABOGADO O NO PUEDE PAGAR UNO, VAYA O LLAME LA OFICINA ABAJO INDICADA PARA QUE LE INFORMEN DONDE PUEDE CONSEQUIR AYUDA LEGAL.

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

KAGEN, MACDONALD & FRANCE, P.C.  
Douglas P. France, Esquire

9-01-1t Solicitor

SUSQUEHANNA NANK  
VS.  
STEVEN P. SOLOMON

NO. 2010-SU-3633-89

**NOTICE OF INTENTION TO ENTER  
DEFAULT JUDGEMENT**

To: Steven P. Solomon  
DATE OF NOTICE: August 24, 2011

**IMPORTANT NOTICE**

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES

OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

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Douglas P. France, Esquire

9-01-1t Solicitor

SUSQUEHANNA NANK  
VS.  
STEVEN P. SOLOMON

NO. 2010-SU-3633-89

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FECHA DEL AVISO: August 24, 2011

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INDICADA PARA QUE LE INFORMEN  
DONDE PUEDE CONSEQUIR AYUDA  
LEGAL.

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Douglas P. France, Esquire

9-01-1t

Solicitor

### **SHIERIFF'S SALE**

FLAGSTAR BANK, FSB.  
VS.  
TERENCE M. RITTER AND  
JUANITA D. RITTER

NO. 2010-SU-006653-06

Your house (real estate) at 835 South Pine Street, York, Pennsylvania 17403 is scheduled to be sold at Sheriff's Sale on October 17, 2011 at 2:00 p.m. in the Sheriff's Office, York County Judicial Center, 45 North George Street, York, PA 17401 to enforce the court judgment of \$135,355.83 obtained by Flagstar 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 immediate action:

1. The sale will be canceled if you pay to Flagstar 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 SHER- IFF'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.**

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Lawyer Referral Service



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**ASSOCIATION DE LICENCIADOS**

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York, Pennsylvania 17401  
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McCABE, WEISBERG AND CONWAY, P.C.  
TERRENCE J. McCABE, ESQUIRE  
MARC S. WEISBERG, ESQUIRE  
EDWARD D. CONWAY, ESQUIRE  
MARGARET GAIRO, ESQUIRE  
123 South Broad Street, Suite 2080  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

9-01-1t

Attorneys for Plaintiff

JPMORGAN CHASE BANK, N.A., AS  
TRUSTEE FOR CERTIFICATEHOLDERS OF  
BEAR STEARNS ASSET BACKED SECURI-  
TIES TRUST 2005-SD3, ASSET BACKED  
CERTIFICATES, SERIES 2005-SD3  
VS.  
DUSTIN E. SWARTZ

NO. 2008-SU-003568-06

Your house (real estate) at 3120 Sundial Road, Dover, Pennsylvania 17315 is scheduled to be sold at Sheriff's Sale on October 17, 2011 at 2:00 p.m. in the Sheriff's Office, York County Judicial Center, 45 North George Street, York, PA 17401 to enforce the court judgment of \$120,978.85 obtained by JPMorgan Chase Bank, N.A., as Trustee for Certificateholders of Bear Stearns Asset Backed Securities Trust 2005-SD3, Asset Backed Certificates, Series 2005-SD3 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 JPMorgan Chase Bank, N.A., as Trustee for Certificateholders of Bear Stearns Asset Backed Securities Trust 2005-SD3, Asset Backed Certificates, Series 2005-SD3 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.

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ASSOCIATION DE LICENCIADOS

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McCABE, WEISBERG AND CONWAY, P.C.

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

9-01-1t

Attorneys for Plaintiff

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**Contact Bryan Tate**, Vice President of Philanthropy  
717.848.3733 or [btate@yccf.org](mailto:btate@yccf.org).

[www.yccf.org/advise.asp](http://www.yccf.org/advise.asp)

