

York Legal Record

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

Vol. 129

YORK, PA, THURSDAY, JUNE 11, 2015

No. 10

CASES REPORTED

MEMORIAL MINUTE FOR JAMES D. GREENBERG CALLED

Page 12



Dated Material Do Not Delay

John D. Briggs • Dean V. Dominick • Drew P. Gannon • James D. Greenberg • R. Elliot Katherman • Edward R. Kennett
Evan J. Kline • Jennifer A. Kline • Craig R. Milsten • Nancy Mizerak • Timothy L. Salvatore • Brian P. Strong



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May 28, 2015

TO: Members of the York County Bar Association

FROM: Andrew J. Miller, President

BY REASON OF THE DEATH OF
JAMES D. GREENBERG
AND TO SHOW OUR RESPECT BY ADOPTING
A MINUTE IN HONOR OF HIS MEMORY
A SPECIAL MEETING OF THE
YORK COUNTY BAR ASSOCIATION
HAS BEEN CALLED
FOR FRIDAY, June 12, 2015
NOTE: NEW LOCATION
AT 11:00 A.M. IN THE CEREMONIAL COURTROOM
YORK COUNTY ADMINISTRATIVE CENTER

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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 ALAN E. BROCKMAN a/k/a ALAN EDWARD BROCKMAN, DECEASED
Late of Spring Garden Twp., York County, PA.
Administrator: Richard M. Brockman, c/o Morris & Vedder, LLP, 32 N. Duke St., P.O. Box 149, York, PA 17405
Attorney: Rand A. Feder, Esquire, Morris & Vedder, LLP, 32 N. Duke St., P.O. Box 149, York, PA 17405 06.11-3t

ESTATE OF GRACE M. CAYWOOD, a/k/a GRACE MAE CAYWOOD, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Stephen E. Detter, II, c/o 2025 E. Market Street, York, PA 17402
Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402 06.11-3t

ESTATE OF EDWIN L. FOLK a/k/a EDWIN L. FOLK JR., DECEASED
Late of York City, York County, PA.
Administrator: Thomas E. Folk, c/o Blake Law Firm, LLC, 29 East Philadelphia Street, York, PA 17401
Attorney: Kurt A. Blake, Esquire, Blake Law Firm, LLC, 29 East Philadelphia Street, York, PA 17401 06.11-3t

ESTATE OF DONALD E. HEINER, SR., DECEASED
Late of North Codorus Twp., York County, PA.
Executor: Donald E. Heiner, Jr., c/o 120 Pine Grove Commons, York, PA 17403
Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 120 Pine Grove Commons, York, PA 17403 06.11-3t

ESTATE OF MARYELLEN F. HENNEL, DECEASED
Late of Manchester Twp., York County, PA.
Executor: Paul M. Hennel, c/o 129 East Market Street, York, PA 17401
Attorney: Suzanne H. Griest, Esquire, 129 East Market Street, York, PA 17401 06.11-3t

ESTATE OF JEAN LEWIS HOLDER, a/k/a JEAN L. HOLDER, DECEASED
Late of York Twp., York County, PA.
Co-Executors: David A. Fulton and Frederick M. Fulton, c/o 48 South Duke Street, York, PA 17401
Attorney: Bruce C. Bankenstein, Esquire, 48 South Duke Street, York, PA 17401 06.11-3t

ESTATE OF GEORGE L. HOOVER, DECEASED
Late of Spring Garden Twp., York County, PA.
Administrator-Executor: George R. Hoover, c/o Amanda Snoko Dubbs, Esq., 294 Dew Drop Road, York, PA 17402
Attorney: Amanda Snoko Dubbs, Esquire, 294 Dew Drop Road, York, PA 17402 06.11-3t

ESTATE OF VIRGINIA A. REED, DECEASED
Late of Spring Grove Borough, York County, PA.
Executor: Montgomery F. Reed, c/o 129 East Market Street, York, PA 17401
Attorney: Suzanne H. Griest, Esquire, 129 East Market Street, York, PA 17401 06.11-3t

ESTATE OF SUZANNE M. REIMER, DECEASED
Late of Hanover Borough, York County, PA.
Administrator-Executor: Barbara L. Hayes, 257 Grant Drive, Hanover, PA 17331
Attorney: Puhl, Eastman & Thrasher, 220 Baltimore Street, Gettysburg, PA 17325 06.11-3t

ESTATE OF THOMAS ALLEN RUBY a/k/a THOMAS A. RUBY, DECEASED
Late of Windsor Twp., York County, PA.
Executor: Ronald Lehr, 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 06.11-3t

ESTATE OF HALLIE L. TESTERMAN, DECEASED
Late of York Twp., York County, PA.
Co-Executors: James P. Testerman, 19912 Ames Drive, Rehoboth Beach, DE 19971 and Virginia Gale Runkle, 819 Lombard Road, Red Lion, PA 17356
Attorney: David M. Laucks, Esquire, LAUCKS & LAUCKS, P.C., 105 W. Broadway, Red Lion, PA 17356 06.11-3t

ESTATE OF GISELE C. TITTIGER, DECEASED
Late of York Twp., York County, PA.
Executrices: Ghislaine Sheehan and Michelle Mosser, c/o 120 Pine Grove Commons, York, PA 17403
Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 120 Pine Grove Commons, York, PA 17403 06.11-3t

ESTATE OF NELL L. VAUGHAN, DECEASED
Late of Delta Borough, York County, PA.
Executrix: Karrie Strickland, c/o 135 North George Street, York, PA 17401
Attorney: Timothy Bupp, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 06.11-3t

SECOND PUBLICATION

ESTATE OF JEANNE L. ALTLAND, DECEASED
Late of York City, York County, PA.
Administrator-Executor: Jeffrey M. Altland, c/o 3030 East Market Street, York, PA 17402

Attorney: Jeffrey R. Bellomo, Esquire, 3030 East Market Street, York, PA 17402 06.04-3t

ESTATE OF ROBERT E. BERGIN, DECEASED
Late of Springettsbury Twp., York County, PA.
Administrator-Executor: Colleen E. Bergin, c/o 600 Washington Ave., Suite 200, Towson, MD 21204
Attorney: Mariela C. D'Alessio, Esquire, 600 Washington Ave., Suite 200, Towson, MD 21204 06.04-3t

ESTATE OF G. ELIZABETH BLACK, a/k/a GLADYS ELIZABETH BLACK, DECEASED
Late of York Twp., York County, PA.
Administrator-Executor: Cynthia Blum, c/o 3030 East Market Street, York, PA 17402
Attorney: Jeffrey R. Bellomo, Esquire, 3030 East Market Street, York, PA 17402 06.04-3t

ESTATE OF ARTHUR G. BUCK, DECEASED
Late of Dillsburg Borough, York County, PA.
Executor: Joanne R. Johnson, c/o Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011
Attorney: Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011 06.04-3t

ESTATE OF JOHN H. CALAMAN, DECEASED
Late of Fairview Twp., York County, PA.
Administrator-Executor: Bradford S. Flynn, 80 Fetrow Lane, New Cumberland, PA 17070
Attorney: Barbara Sumple-Sullivan, Esquire, 549 Bridge Street, New Cumberland, PA 17070 06.04-3t

ESTATE OF MERLE E. CALDWELL, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Thomas S. Caldwell, c/o John M. Hamme, Esq., 1946 Carlisle Road, York, PA 17408
Attorney: John M. Hamme, Esquire, 1946 Carlisle Road, York, PA 17408 06.04-3t

ESTATE OF HELEN DOPKIN, DECEASED
Late of Dover Twp., York County, PA.
Executor: David Dopkin, 625 Merrill Street, Houston, TX 77009
Attorney: David M. Laucks, Esquire, LAUCKS & LAUCKS, P.C., 105 W. Broadway, Red Lion, PA 17356 06.04-3t

ESTATE OF WALLACE H. DUNLAP, DECEASED
Late of Manchester Twp., York County, PA.
Co-Executors: Chris R. S. Dunlap and Deborah D. Schmitt, c/o 100 East Market Street, York, PA 17401
Attorney: Alex E. Snyder, Esquire, Barley Snyder, LLP, 100 East Market Street, York, PA 17401 06.04-3t

ESTATE OF JOSEPH J. GDOVIN, DECEASED
Late of York Twp., York County, PA.
Executor: Leo E. Gribbin, c/o Goldfein and Joseph, P.C., 138 East Market Street, York, PA 17401

Attorney: Leo E. Gribbin, Esquire, Goldfein and Joseph, P.C., 138 East Market Street, York, PA 17401 06.04-3t

ESTATE OF WILLIAM J. GREIMAN, DECEASED

Late of York City, York County, PA.
Co-Administrators: Brian L. Greiman and Dianne M. Baublitz, c/o 129 E. Market St., York, PA 17401
Attorney: John C. Herrold, Esquire, Griest, Himes, Herrold, Reynosa LLP, 129 East Market Street, York, PA 17401 06.04-3t

ESTATE OF ROBERT W. HARLACKER, DECEASED

Late of Red Lion Borough, York County, PA.
Co-Executors: Mark E. Harlacker, 217 Fleetwood Drive, Red Lion, PA 17356 and Kathy L. Kretz, 120 Thomas Avenue, Dallastown, PA 17313
Attorney: David M. Laucks, Esquire, LAUCKS & LAUCKS, P.C., 105 W. Broadway, Red Lion, PA 17356 06.04-3t

ESTATE OF SARAH JANE LIEK, DECEASED

Late of Manchester Twp., York County, PA.
Executor: Timothy A. Liek, 594 Church Road, York, PA 17404
Attorney: William F. Hoffmeyer, Esquire, HOFFMEYER & SEMMELMAN, LLP 06.04-3t

ESTATE OF RODERICK W. LUCKY a/k/a RODERICK WELTON LUCKY, DECEASED
Late of North Hopewell Twp., York County, PA.
Executor: John W. Lucky, 4514 Jolly Acres Road, White Hall, MD 21161
Attorney: Gilbert G. Malone, Esquire 06.04-3t

ESTATE OF WILLIAM R. MASSA a/k/a WILLIAM R. MASSA SR., DECEASED
Late of East Prospect Borough, York County, PA.
Co-Executors: Christine Massa Miller and David B. Massa, 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 06.04-3t

ESTATE OF LAURA JAYNE McCANN, DECEASED
Late of Shrewsbury Twp., York County, PA.
Administrator-Executor: Lonnie Carlyle Roberts, 1341 Matson Dr., Marion, VA 24354 06.04-3t

ESTATE OF JANE L. MYERS, DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: LeighAnn N. Myers, c/o 129 E. Market St., York, PA 17401
Attorney: John C. Herrold, Esquire, Griest, Himes, Herrold, Reynosa LLP, 129 East Market Street, York PA 17401 06.04-3t

ESTATE OF KATHERINE E. O'CONNOR, DECEASED
Late of West Manchester Twp., York County, PA.
Executors: Mary Turek, Elizabeth O'Connor and Catherine O'Connor, c/o 120 Pine Grove Commons, York, PA 17403
Attorney: Erik D. Spurlin, Esquire, Elder Law Firm of Robert Clofine, 120 Pine Grove Commons, York, PA 17403 06.04-3t

ESTATE OF HARRY W. RODGERS, DECEASED
Late of Wellsville Twp., York County, PA.
Executrix: Kay L. Bruggeman, 148 Lightner Rd., York, PA 17404
Attorney: John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404 06.04-3t

ESTATE OF VERNON L. ROHRBAUGH, DECEASED
Late of Manchester Twp., York County, PA.
Executor: Claude W. Rohrbaugh, c/o 120 Pine Grove Commons, York, PA 17403
Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 120 Pine Grove Commons, York, PA 17403 06.04-3t

ESTATE OF HARRY LEWIS SHOOP, a/k/a LEWIS H. SHOOP, a/k/a H. LEWIS SHOOP, a/k/a HARRY L. SHOOP, a/k/a LEWY SHOOP, DECEASED
Late of York Twp., York County, PA.
Co-Executors: Theresa Linebaugh and Russell Shoop, 705 Butter Road, Dover, PA 17315.
Attorney: Terence J. Barna, Esquire, **BENNLAWFIRM**, 103 E. Market Street, P.O. Box 5185, York, PA 17405-5185 06.04-3t

ESTATE OF DAVID H. SPANGLER, DECEASED
Late of Spring Garden Twp., York County, PA.
Executor: Dawne E. Spangler, c/o 120 Pine Grove Commons, York, PA 17403
Attorney: Erik D. Spurlin, Esquire, Elder Law Firm of Robert Clofine, 120 Pine Grove Commons, York, PA 17403 06.04-3t

ESTATE OF ROBERT W. STUMP, DECEASED
Late of York City, York County, PA.
Executor: Joann M. Mayer, 3269 Nightingale Drive, Dover, PA 17315
Attorney: D. Michael Craley, Esquire, 246 West Broadway, Lower Level, Red Lion, PA 17356 06.04-3t

THIRD PUBLICATION

ESTATE OF IDA M. BRENEMAN, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: William A. Breneman, Jr., c/o John M. Hamme, Esq., 1946 Carlisle Road, York, PA 17408
Attorney: John M. Hamme, Esquire, 1946 Carlisle Road, York, PA 17408 05.28-3t

ESTATE OF JACK S. DUERR, a/k/a JACK SYDNEY DUERR, a/k/a JACK SIDNEY DUERR, a/k/a JACK DUERR, DECEASED
Late of Shrewsbury Twp., York County, PA.
Executor: Andrew T. Duerr, 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 05.28-3t

ESTATE OF ANTONINA FALCI, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Anthony P. Falci, c/o John M. Hamme, Esq., 1946 Carlisle Road, York, PA 17408

Attorney: John M. Hamme, Esquire, 1946 Carlisle Road, York, PA 17408 05.28-3t

ESTATE OF EVERETT E. LEIERER, DECEASED
Late of Dover Twp., York County, PA.
Co-Executors: Don B. Leierer and Bruce E. Leierer, c/o 100 East Market Street, York, PA 17401
Attorney: Alex E. Snyder, Esquire, Barley Snyder, LLP, 100 East Market Street, York, PA 17401 05.28-3t

ESTATE OF BARBARA A. MARKEL a/k/a BARBARA ANN MARKEL, DECEASED
Late of Manchester Twp., York County, PA.
Executor: Keith D. Markel, c/o William B. Anstine, Jr., Esquire, Anstine & Sparler, 117 E. Market St., York, PA 17401
Attorney: William B. Anstine, Jr., Esquire, Anstine & Sparler, 117 E. Market St., York, PA 17401 05.28-3t

ESTATE OF NADINE A. MARTIN, DECEASED
Late of Penn Twp., York County, PA.
Executors: Donna M. Weber, 45 Laurel Drive, Hanover, PA 17331 and Gary E. Martin, 503 Blooming Grove Road, Hanover, PA 17331
Attorney: Thomas E. Miller, Esquire, LAW OFFICE OF THOMAS E. MILLER, ESQUIRE LLC, 249 York Street, Hanover, PA 17331 05.28-3t

ESTATE OF FRANCES E. MATEER, DECEASED
Late of Manchester Twp., York County, PA.
Executrix: Suzanne E. Weaver, c/o Scott E. Albert, Esq., 50 East Main Street, Mount Joy, PA 17552
Attorney: Scott E. Albert, Esquire, 50 East Main Street, Mount Joy, PA 17552 05.28-3t

ESTATE OF EDNA G. OWENS, DECEASED
Late of York City, York County, PA.
Administrator: Stephan L. Braswell, c/o David A. Mills, Esquire, Blakey, Yost, Bupp & Rausch, LLP, 17 E. Market Street, York, PA 17401
Attorney: David A. Mills, Esquire, Blakey, Yost, Bupp & Rausch, LLP, 17 E. Market Street, York, PA 17401 05.28-3t

ESTATE OF KEVIN E. PIRKEY a/k/a KEVIN EUGENE PIRKEY a/k/a KEVIN PIRKEY, DECEASED
Late of Spring Grove Borough, York County, PA.
Executrix: Teresa Pirkey, c/o Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362
Attorney: Craig A. Diehl, Esquire, CPA, Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362 05.28-3t

ESTATE OF SANDRA L. WALKER, DECEASED
Late of York County, PA.
Executor: Angela M. Deitrick, 5902 Palmer Drive, Harrisburg, PA 17112
Attorney: Gregory R. Reed, Esquire, 3120 Parkview Lane, Harrisburg, PA 17111 05.28-3t

ESTATE OF DAVID A. WILLARD, a/k/a
 DAVID ALAN WILLARD, DECEASED
 Late of Carroll Twp., York County, PA.
 Administrator-Executor: Kaycie Marie
 Willard, 11309 Stephen Lane, Beltsville,
 MD 20705
 Attorney: Dennis M. Twigg, Esquire,
 Hoffman, Comfort, Offutt, Scott &
 Halstad, LLP, 24 North Court Street,
 Westminster, MD 21157 05.28-3t

ESTATE OF CAROLYN E. WILSON,
 DECEASED
 Late of Penn Twp., York County, PA.
 Executrix: Jane C. Wilson, a/k/a Jane C.
 Siegel, 2478 Kitzmiller Road, Glenville,
 PA 17329
 Attorney: Stonesifer and Kelley, P.C., 209
 Broadway, Hanover, PA 17331 05.28-3t

ESTATE OF WILLARD J. WOODYARD,
 DECEASED
 Late of Jacobus Borough, York County, PA.
 Executrix: Danielle Woodyard, 134 Pointe
 Ridge Drive, York, PA 17402
 Attorney: Gilbert G. Malone, Esquire
 05.28-3t

ESTATE & TRUSTEE'S NOTICE

Estate of HELEN F. EGGER, deceased
 Late of York Township, York County, PA

All persons indebted to Helen F. Egger are
 requested to make immediate payment without
 delay, and those having claims or demands
 against the same shall present them without delay
 for settlement to:

Richard R. Reilly, Executor
 54 N. DUKE STREET
 YORK PA 17401-1402

In addition, all persons having claims or demands
 against the Jeffrey L. Egger Special Needs Trust,
 dated April 20, 2012, are requested to present the
 same without delay to:

Richard R. Reilly, Trustee
 54 N. DUKE STREET
 YORK PA 17401-1402 05.28-3t

CIVIL NOTICES

**ACTION IN MORTGAGE
 FORECLOSURE**

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

COURT OF COMMON PLEAS

CIVIL DIVISION

YORK COUNTY

No. 2015-SU-001381-06

LSF9 MASTER PARTICIPATION TRUST
 Plaintiff

vs.

MEGAN L. HEINZE, in her capacity as
 Administratrix and Heir of the Estate of
 LAURIANNE DANDREA
 ERNEST H. HEINZE, III, in his capacity as
 Heir of the Estate of
 LAURIANNE DANDREA
 UNKNOWN HEIRS, SUCCESSORS,
 ASSIGNS, AND ALL PERSONS, FIRMS,
 OR ASSOCIATIONS CLAIMING RIGHT,
 TITLE OR INTEREST FROM OR UNDER
 LAURIANNE DANDREA, DECEASED
 Defendants

NOTICE

To UNKNOWN HEIRS, SUCCESSORS,
 ASSIGNS, AND ALL PERSONS, FIRMS,
 OR ASSOCIATIONS CLAIMING RIGHT,
 TITLE OR INTEREST FROM OR UNDER
 LAURIANNE DANDREA, DECEASED

You are hereby notified that on April 21, 2015,
 Plaintiff, LSF9 MASTER PARTICIPATION
 TRUST, filed a Mortgage Foreclosure
 Complaint endorsed with a Notice to Defend,
 against you in the Court of Common Pleas
 of YORK County Pennsylvania, docketed to
 No. 2015-SU-001381-06. Wherein Plaintiff
 seeks to foreclose on the mortgage secured on
 your property located at 33 SOUTH MAIN
 STREET, EAST PROSPECT, PA 17317
 whereupon your property would be sold by the
 Sheriff of YORK County.

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

NOTICE

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

other rights important to you.

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

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

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

06.11-1t

Solicitor

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

COURT OF COMMON PLEAS

CIVIL DIVISION

YORK COUNTY

No. 2015-SU-000066-06

NATIONSTAR MORTGAGE LLC
 Plaintiff

vs.

JOSHUA V. SEIPP-WILLIAMS
 JANET M. RIVERS
 Defendants

NOTICE

To JOSHUA V. SEIPP-WILLIAMS

You are hereby notified that on January 9,
 2015, Plaintiff, NATIONSTAR MORTGAGE
 LLC, filed a Mortgage Foreclosure Complaint
 endorsed with a Notice to Defend, against
 you in the Court of Common Pleas of YORK
 County Pennsylvania, docketed to No. 2015-
 SU-000066-06. Wherein Plaintiff seeks to
 foreclose on the mortgage secured on your
 property located at 2434 SOUTH QUEEN
 STREET, YORK, PA 17402-4941 whereupon
 your property would be sold by the Sheriff of
 YORK County.

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

NOTICE

If you wish to defend, you must enter a
 written appearance personally or by attorney
 and file your defenses or objections in writing

with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

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

06.11-1t Solicitor

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.

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

06.11-1t Solicitor

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.

**Lawyers Referral and Information Service
York County Bar Association
137 East Market Street
York, PA 17401
717-854-8755**

MILSTEAD & ASSOCIATES, LLC
By: Robert W. Williams, Esquire
Attorney ID#315501
Attorney for Plaintiff
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
File No. 9.27223

06.11-1t Solicitor

York County
Court of Common Pleas
Number: 2015-SU-000092-06
Notice of Action in Mortgage Foreclosure

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

COURT OF COMMON PLEAS

CIVIL DIVISION

YORK COUNTY

No. 2015-SU-001116-06

OCWEN LOAN SERVICING, LLC
Plaintiff

vs.

LISA MARIE CHENIER
Defendant

NOTICE

To LISA MARIE CHENIER

You are hereby notified that on April 2, 2015, Plaintiff, OCWEN LOAN SERVICING, LLC, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of YORK County Pennsylvania, docketed to No. 2015-SU-001116-06. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 6380 LAUREN LANE, SPRING GROVE, PA 17362-8443 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

**COURT OF COMMON PLEAS
YORK COUNTY**

No.: 2014-SU-003791-06

**U.S. Bank National Association, as trustee,
in trust for registered holders of Merrill
Lynch Mortgage Investors Trust, Mortgage
Loan Asset-Backed Certificates, Series
2006-MLN1**

Plaintiff

Vs.

Albert L. Griffin III aka Albert L. Griffin
Defendant

**TO: Albert L. Griffin III aka
Albert L. Griffin**

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

**PREMISES SUBJECT TO FORECLOSURE:
7603 Seneca Ridge Dr. York, PA 17403**

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing to 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

OneWest Bank N.A., Plaintiff v. Robert A. Copenheaver, Known Surviving Heir of Catherine Shaffer, Deceased Mortgagor and Real Owner, Barry E. Copenheaver, Known Surviving Heir of Catherine L. Shaffer, Deceased Mortgagor and Real Owner, David A. Copenheaver, Known Surviving Heirs of Catherine L. Shaffer, Deceased Mortgagor and Real Owner, Kimberly A. Beck, Known Surviving Heir of Catherine L. Shaffer, Deceased Mortgagor and Real Owner, Colonel H. Copenheaver, Known Surviving Heir of Catherine L. Shaffer, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Catherine L. Shaffer, Deceased Mortgagor and Real Owner, Defendants

TO: Unknown Surviving Heirs of Catherine L. Shaffer, Deceased Mortgagor and Real Owner.

Premises subject to foreclosure: 300 Parkway Boulevard, York, Pennsylvania 17404. 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. Lawyer Referral Service, 137 East Market Street, York, Pennsylvania 17401, (717) 854-8755. McCabe, Weisberg & Conway, P.C., Attorneys for Plaintiff, 123 S. Broad St., Ste.

1400, Phila., PA 19109, 215-790-1010.

06.11-1t Solicitor

ARTICLES OF INCORPORATION

NOTICE is hereby given that Poulia Mou, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

L. C. Heim, Esq.

06.11-1t Solicitor

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 May 28, 2015, under the provisions of the Pennsylvania Limited Liability Company Law of 1994 as amended.

The name of the Limited Liability Company is J & B's Grill, LLC.

J & B's Grill, LLC is organized for the purpose of operating a restaurant business.

BECKER & STRAUSBAUGH, P.C.
Torren C. Ecker, Esquire
Attorney for J & B's Grill, LLC

06.11-1t Solicitor

FICTITIOUS NAME

Notice is hereby given a certificate was or will be filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania, setting forth that DeLisio of York, II, 3965 Biesecker Road, Thomasville, Pa. 17364 are the only person(s) owning or interested in a business, the character of which is: the operation of a duly licensed restaurant and that the name, style and designation under which said business is and will be conducted is: La Famiglia Bistro and the location where said business is and will be located is: 4790 West Market Street, York, Pa. 17408

Seth Eric Springer, Esq.

06.11-1t Solicitor

Notice is hereby given a certificate was or will be filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania, setting forth that Nicolle A. Tremitiere, 303 Queensdale Drive, Apt. A, York, PA 17403 are the only person(s) owning or interested in a business, the character of which is a behavioral health private practice, focused on trauma therapy using EMDR, routine substance abuse evaluations for first time legal offenders, continuing care groups for recovering people and professional development and that the name, style and designation under which said business is and will be conducted is TREMITIERE Trauma Recovery and the location where said business is and will be located is 805 South George Street, York, PA 17403.

Nicolle A. Tremitiere, LCSW

06.11-1t Solicitor

Notice is hereby given a certificate was or will be filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania, setting forth that Accomac Inn, Inc., P.O. Box 127, Wrightsville, PA 17368 are the only person(s) owning or interested in a business, the character of which is: food and beverage catering service and that the name, style and designation under which said business is and will be conducted is: Ace of Spades Catering and the location where said business is and will be located is: 6330 S. River Drive, York, Pa. 17406

06.11-1t Solicitor

NOTICE

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

FILE NO. 6715-0871

EPISCOPAL CHURCH OF
ST. JOHN THE BAPTIST, Petitioner

NOTICE

TO: The relatives or friends of Emma Louisa Haviland Taylor, Katharine Haviland, Arthur Russell Taylor, Deborah Johnson, Andrew Little, Elizabeth Little, Annie M. Little, Mary Little, Edward Milner, Frances Paca, Susan E. M. Lovering, Samuel Richards, Orrick Richards, Clarissa Richards, Samuel Richards, Clarissa Richards, Julia May, Philip T. Williams, Alexander D. Ilgenfritz, Jane W. Grier and Isabella Test, known to be buried on the grounds of the Episcopal Church of St. John the Baptist (the "Petitioner") located at 140 N. Beaver Street, York City, York County, Pennsylvania (the "Church Property"), and the relatives or friends of other unknown individuals who may also be buried therein:

Take notice that on the 13th day of May, 2015, Petitioner filed a Petition for the Relocation of Burial Sites ("Petition") in the Court of Common Pleas of York County, Pennsylvania, Orphans' Court Division (the "Court"), docketed as aforesaid, wherein the Petitioner is seeking approval for the relocation of certain burial sites from their current locations on the Church Property to other areas on the Church Property in furtherance of a construction project. A hearing on the Petition has been scheduled for the 22nd day of June, 2015, at 10:00 a.m., prevailing time, in Courtroom 6003, Sixth Floor, York County Judicial Center, 45 North George Street, York, Pennsylvania, at which time and place a hearing on the Petition will be held before the Court. Any person who objects to the relief requested in the Petition must appear in person or by counsel at the hearing to answer the Petition, or the Court may otherwise assume that the person has no position or agrees with the position taken by Petitioner.

Relatives or friends of a foregoing deceased person shall have the right to remove the remains of such deceased person at any time during the said proceedings, before actual removal by the Petitioner, the Court to have authority to allow a reasonable compensation to said relatives for the expense of said removal or removals.

MORRIS & VEDDER, LLP
Christopher M. Vedder, Esquire
Attorney for Petitioner

05.28-4t Solicitor

**PUBLIC NOTICE TO
REBECCA FLORES-CORREA AND
ALVIN VILLEGAS-BENITEZ**

**In Re: Adoption of
Yazir Emil Villegas-Flores, A Minor**

A petition has been filed asking the Court to put an end to all rights you have as a parent to your child, Yazir Emil Villegas-Flores. A Termination of Parental Rights Hearing has been scheduled for June 24, 2015, at 1:30 p.m., in Court Room No. 7, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Yazir Emil Villegas-Flores (DOB: February 5, 2012), whose Father is Alvin Villegas-Benitez and whose Mother is Rebecca Flores-Correa. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Jane Madison
Family Court Administrator
York County Court of Common Pleas
York Cotulty Judicial Center
45 North George Street
York, Pennsylvania 17401

Telephone No. (717) 771-9360

Martin Miller, Esquire
Solicitor for York County Offices of
Children, Youth & Families

A prospective adoptive parent of a child may enter into an agreement with a birth relative of the child to permit continuing contact or communication between the child and the birth relative or between the adoptive parent and the birth relative. An agency or anyone representing the parties in an adoption shall provide notification to a prospective adoptive parent, a birth parent and a child who can be reasonably expected to understand that a prospective adoptive parent and a birth relative of a child have the option to enter into a voluntary agreement for the continuing contact or communication. See 23 Pa.C.S.A Section 2731, et seq.

05.28-3t Solicitor

**PUBLIC NOTICE TO
VICTOR FRANCISCO DELGADO a/k/a
VICTOR FRANCISCO DELGADO**

**In Re: Adoption of Victoria Delgado,
Rebekah Elaine Delgado, and Alyssia Marie
Delgado, Minors**

A petition has been filed asking the Court to put an end to all rights you have as a parent to your children, Victoria Delgado, Rebekah Elaine Delgado, and Alyssia Marie Delgado. A Termination of Parental Rights Hearing has been scheduled for July 31, 2015, at 9:30 a.m., in Court Room No. 7006, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Victoria Delgado (DOB: February 17, 2003), Rebekah Elaine Delgado (DOB: September 27, 2004), and Alyssia Marie Delgado (DOB: May 1, 2009), whose Father is Victor Francisco Delgado a/k/a Victor Francisco Delgado and whose Mother is Catherine Anne Delgado. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Jane Madison
Family Court Administrator
York County Court of Common Pleas
York County Judicial Center
45 North George Street
York, Pennsylvania 17401
Telephone No. (717) 771-9360

Martin Miller, Esquire
Solicitor for York County Offices of
Children, Youth & Families

A prospective adoptive parent of a child may enter into an agreement with a birth relative of the child to permit continuing contact or communication between the child and the

birth relative or between the adoptive parent and the birth relative. An agency or anyone representing the parties in an adoption shall provide notification to a prospective adoptive parent, a birth parent and a child who can be reasonably expected to understand that a prospective adoptive parent and a birth relative of a child have the option to enter into a voluntary agreement for the continuing contact or communication. See 23 Pa.C.S.A Section 2731, et seq.

06.04-3t Solicitor

**IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA**

NO. 2014-FC-0926-02

CIVIL ACTION-LAW

DIVORCE

SHIRLEY J. FETTERS,
Plaintiff

v.

JOHN K. FETTERS,
Defendant

Names of Parties: Shirley J. Fetters v.
John K. Fetters

Nature of Action: Divorce

NOTICE

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

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

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

Lawyer Referral Service of
The York County Bar Association
(Attorney Connections)

York County Bar Center
137 East Market Street
York, Pennsylvania 17401
Telephone No. (717) 854-8755

06.04-3t Solicitor

**PUBLIC NOTICE TO
CRYSTAL RENAE RECK AND
JACOB VINCENT BURTNER**

**In Re: Adoption of Dylan Eric Burtner,
A Minor**

A petition has been filed asking the Court to put an end to all rights you have as a parent to your child, Dylan Eric Burtner. A Termination of Parental Rights Hearing has been scheduled for July 23, 2015, at 9:00 a.m., in Court Room No. 6001, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Dylan Eric Burtner (DOB: October 25, 2012), whose Father is Jacob Vincent Burtner and whose Mother is Crystal Renae Reck. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Jane Madison
Family Court Administrator
York County Court of Common Pleas
York County Judicial Center
45 North George Street
York, Pennsylvania 17401
Telephone No. (717) 771-9360

Martin Miller, Esquire
Solicitor for York County Offices of
Children, Youth & Families

A prospective adoptive parent of a child may enter into an agreement with a birth relative of the child to permit continuing contact or communication between the child and the birth relative or between the adoptive parent and the birth relative. An agency or anyone representing the parties in an adoption shall provide notification to a prospective adoptive parent, a birth parent and a child who can be reasonably expected to understand that a prospective adoptive parent and a birth relative of a child have the option to enter into a voluntary agreement for the continuing contact or communication. See 23 Pa.C.S.A Section 2731, et seq.

06.11-3t Solicitor

SHERIFF'S SALE

FOR YORK COUNTY USE:

**YORK COUNTY LAWYER REFERRAL
SERVICE
York Legal Referral
137 E. Market Street
York, PA 17401
Phone (717) 854-8755, Ext. 201**

**IN THE COURT OF COMMON PLEAS
OF YORK COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO.: 2013-SU-000298-06**

Zucker, Goldberg & Ackerman, LLC
XFP-162688

06.11-1t Solicitor

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

Wells Fargo Bank, N.A., Plaintiff
vs.

Heather L. Blymire;
Robin Hughes;, Defendant(s)

TO: Heather L. Blymire and Robin Hughes

That the Sheriff’s Sale of Real Property (Real Estate) will be held at York County Sheriff’s Office, 45 North George Street, York, PA 17401 on 8/3/2015 at 2:00pm prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

The LOCATION of your property to be sold is:

5 South Main Street, Wrightsville, PA, 17368

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

No.: 2013-SU-000298-06

A complete copy of the Notice of Sheriff Sale will be sent to you upon request to the Attorney for the Plaintiff, Scott A. Dieterick, Esquire, Zucker, Goldberg & Ackerman, LLC, 200 Sheffield Street, Mountainside, NJ 07092, 908-233-8500

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, YOU MUST ACT PROMPTLY.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

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

**NOTICE OF SHERIFF’S SALE
IN THE COURT OF COMMON PLEAS
OF YORK COUNTY, PENNSYLVANIA
NO. 2014-SU-002009-06**

SRMOF II 2012-1 TRUST, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE
Vs.

ELIZABETH BLANKENSHIP, MARY FOUNTAIN, IN HER CAPACITY AS HEIR OF INEZ BLANKENSHIP, DECEASED, CELIA MAY JIMENEZ, IN HER CAPACITY AS HEIR OF INEZ BLANKENSHIP, DECEASED, INEZ BECK, IN HER CAPACITY AS HEIR OF ARCHIE L. BLANKENSHIP, DECEASED, RENNIE BLANKENSHIP, IN HER CAPACITY AS HEIR OF ARCHIE L. BLANKENSHIP, DECEASED, PHILLIP GOTTSHALL, IN HIS CAPACITY AS HEIR OF RENNIE GOTTSHALL, DECEASED, BRIAN GOTTSHALL, IN HIS CAPACITY AS HEIR OF RENNIE GOTTSHALL, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER INEZ BLANKENSHIP, DECEASED

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER INEZ BLANKENSHIP, DECEASED
NOTICE OF SHERIFF’S SALE OF REAL PROPERTY

Being Premises: 747 CHANCEFORD AVENUE, YORK, PA 17404-2408
Being in the City of York, County of YORK, Commonwealth of Pennsylvania, 145580800070000000

Improvements consist of residential property. Sold as the property of ELIZABETH BLANKENSHIP, MARY FOUNTAIN, IN HER CAPACITY AS HEIR OF INEZ BLANKENSHIP, DECEASED, CELIA MAY JIMENEZ, IN HER CAPACITY AS HEIR OF INEZ BLANKENSHIP, DECEASED, INEZ BECK, IN HER CAPACITY AS HEIR OF ARCHIE L. BLANKENSHIP, DECEASED, RENNIE BLANKENSHIP, IN HER CAPACITY AS HEIR OF ARCHIE L. BLANKENSHIP, DECEASED, PHILLIP GOTTSHALL, IN HIS CAPACITY AS HEIR OF RENNIE GOTTSHALL, DECEASED, BRIAN GOTTSHALL, IN HIS CAPACITY AS HEIR OF RENNIE GOTTSHALL, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER INEZ BLANKENSHIP, DECEASED

Your house (real estate) at 747 CHANCEFORD AVENUE, YORK, PA 17404-2408 is scheduled to be sold at the Sheriff’s Sale on 08/03/2015 at 02:00 PM, at the YORK County Courthouse, 45 North George Street, York, PA 17401, to enforce the Court Judgment of \$100,030.25 obtained by, SRMOF II 2012-1 TRUST, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE (the mortgagee), against the above premises..

PHELAN HALLINAN DIAMOND &
JONES, LLP
Attorney for Plaintiff

06.11-1t Solicitor

**NOTICE OF SHERIFF’S SALE
IN THE COURT OF COMMON PLEAS
OF YORK COUNTY, PENNSYLVANIA
NO. 2014-SU-004101-06**

SANTANDER BANK, N.A.
Vs.
ROBERT F. KUNICKI

NOTICE TO: ROBERT F. KUNICKI A/K/A ROBERT KUNICKI
NOTICE OF SHERIFF’S SALE OF REAL PROPERTY

Being Premises: 1007 OLD FORGE ROAD, LEWISBERRY, PA 17339-9561
Being in FAIRVIEW TOWNSHIP, County of YORK, Commonwealth of Pennsylvania, 27000RE00080000000

Improvements consist of residential property.
Sold as the property of ROBERT F. KUNICKI

Your house (real estate) at 1007 OLD FORGE ROAD, LEWISBERRY, PA 17339-9561 is scheduled to be sold at the Sheriff’s Sale on 08/03/2015 at 02:00 PM, at the YORK County Courthouse, 45 North George Street, York, PA 17401, to enforce the Court Judgment of \$93,526.75 obtained by, SANTANDER BANK, N.A. (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND &
JONES, LLP
Attorney for Plaintiff

06.11-1t Solicitor

**IN THE COURT OF COMMON PLEAS
OF LANCASTER COUNTY,
PENNSYLVANIA**

CIVIL ACTION - LAW

No. CI-14-03704

MORTGAGE FORECLOSURE

SUSQUEHANNA BANK, f/k/a
SUSQUEHANNA BANK PA,

Plaintiff

SOLD OR TAKEN TO PAY THE JUDGMENT.

v.

ALLAL EL KAYYAL
Defendant

You may have legal rights to prevent your property from being taken away. A lawyer may advise you more specifically of these rights. If you wish to exercise your rights, YOU MUST ACT PROMPTLY.

**SECOND NOTICE OF SHERIFF'S SALE
OF REAL ESTATE PURSUANT TO
PA.R.C.P. 3129.2**

To: Allal El Kayyal

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.

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: WEDNESDAY, July 29, 2015
TIME: 1:30 p.m. Eastern Time
LOCATION: 50 North Duke Street
Courtroom A
Lancaster, PA 17602

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.

LANCASTER BAR ASSOCIATION
Lawyer Referral Service
28 East Orange Street
Lancaster, PA 17602
Telephone: 717-393-0737

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the properties, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED).

BRUBAKER CONNAUGHTON
GOSS & LUCARELLI LLC
Attorneys for Plaintiff
Susquehanna Bank

THE LOCATION of your property to be sold is:

347 Walnut Street
Columbia, PA 17512

By: Robert W. Pontz, Esquire
Attorney I.D. No. 56554
Candice L. Marple, Esquire
Attorney I.D. No. 308873
480 New Holland Ave,
Suite 6205
Lancaster, PA 17602

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. CI-14-03704

06.11-1t

Solicitor

THE NAME OF THE OWNER OR REPUTED OWNER OF THE PROPERTY is:

Allal El Kayyal

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff of this County not later than thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will be made unless someone objects by filing exceptions to the schedule within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of Lancaster County, Lancaster County Sheriff's Office, 50 North Duke Street, Lancaster, PA 17608-3480.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE

Downtown York Duo! Minutes to Law Center

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Just a few blocks from the judicial center, a wonderful lawyer's office, approx 1600 sf. Period charm, covered porch, lovely wood trim, wood flrs, 2 exec. offices or conference rooms, staff/equipment area, full kitchen & full bath!
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clevine@cbmove.com
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ATTORNEY**General Practice of Law**

Established law firm in Hanover, Pennsylvania seeks an Attorney for the general practice of law. Qualified candidates must be willing to work in multiple areas of the law including litigation, family law, real estate, wills and estates and business law. The legal work will involve courtroom work on a regular basis. Candidates must be selfmotivated and highly organized and comfortable working in a team environment and with the latest technology. All applications will be held in strictest confidence. Applicants must submit a cover letter and a resume (including references, work history, and salary requirements) to: Guthrie Nonemaker Yingst & Hart LLP, P.O. Box 839, Hanover, PA 17331

**FAMILY LAW/CIVIL LAW
ATTORNEY**

Successful 52 - year
South Central PA Law Firm
seeks a highly
motivated Attorney
with 2-3 years of experience
to litigate family law
and participate in an active
civil law practice.

Courtroom experience a must.
Please send cover letter and
resume to:

M. Heidelbaugh
Hoffmeyer & Semmelman, LLP
30 N. George Street
York, PA 17401

or email:
mheidelbaugh@hoffsemm.com

Include references
and salary requirements.

**Keystone Home
Monitoring Agency, LLC**

Electronic Monitoring for Offenders
on House Arrest.

ATTENTION ATTORNEYS:

You can offer our services to your
clients for:

- 1543(a) and 1543(b) cases
- To those that live out of state
or out of the county
- Use as a condition of bail.

**Contact us today to request
more information!**

www.keystonehma.com

2449 SOUTH QUEEN ST, REAR BLDG.

YORK, PA 17402

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Central Market, Judicial Center,
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courtyard and entrance. Street
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oven, refrigerator, 60 inch flat
screen tv in living room, 32 inch
flat screen tv in bedroom, AC
units, dishes, pots and pans,
flatware, utensils, linens and
towels, king bed.

*Six month lease available.
References required. One month
security deposit.

*Call Glenn Vaughn at 717-887-
1780.

**Family Law and
Civil Law Attorney**

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Law and Civil Law Attorney
with 2-3 years of experience for
its rapidly expanding practice.
Qualified candidates should
have excellent academic and
employment credentials, and
experience handling family law
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