

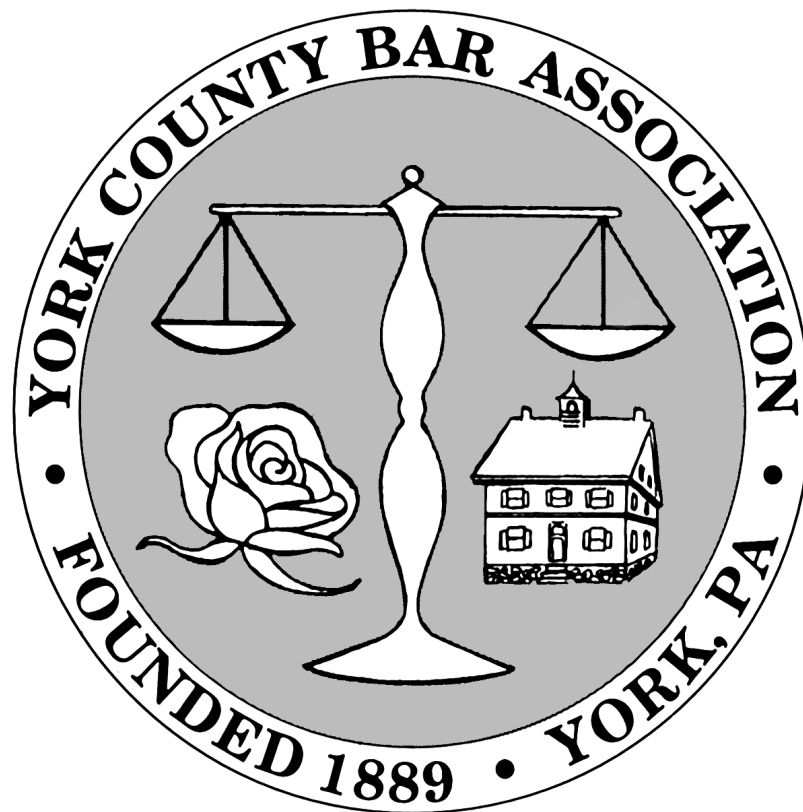
York Legal Record

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

Vol. 128

YORK, PA, THURSDAY, June 5, 2014

No. 9



Dated Material Do Not Delay

The York Legal Record is published every Thursday by The York County Bar Association. All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. Neither the York Legal Record nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content. Carolyn J. Pugh, Esquire, Editor.

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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 DOROTHY GENEVIEVE BAYNE a/k/a DOROTHY G. BAYNE, DECEASED
Late of York City, York County, PA.
Executor: Peter J. Mangan, c/o 135 North George St., Ste. #213, York, PA 17401
Attorney: Peter J. Mangan, Esquire, 135 N. George St., Ste. #213, York, PA 17401 06.05-3t

ESTATE OF JEAN E. BECK, DECEASED
Late of York Twp., York County, PA.
Executrix: Ruth Anne Edwards, c/o Russell, Krafft & Gruber, LLP, Hempfield Center, Suite 300, 930 Red Rose Court, Lancaster, PA 17601
Attorney: Jon M. Gruber, Esquire, Russell, Krafft & Gruber, LLP, Hempfield Center, Suite 300, 930 Red Rose Court, Lancaster, PA 17601 06.05-3t

ESTATE OF DONALD L. BOYER, DECEASED
Late of Manchester Twp., York County, PA.
Executor: John M. Hamme, Esq., Hamme & Woodward, LLC, 1946 Carlisle Road, York, PA 17408
Attorney: John M. Hamme, Esquire, Hamme & Woodward, LLC, 1946 Carlisle Road, York, PA 17408 06.05-3t

ESTATE OF PHILIP CHARLES ESCO, DECEASED
Late of Washington Twp., York County, PA.
Administrator: Mr. Solomon M. Tinsley, 712 Cardiff Street, San Diego, California 92114
Attorney: Scott J. Strausbaugh, Esquire, Becker & Strausbaugh, P.C., 544 Carlisle Street, Hanover, PA 17331 06.05-3t

ESTATE OF ELWOOD M. FAKE, DECEASED
Late of Manchester Twp., York County, PA.
Executor: Kenneth L. Crouse, 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 06.05-3t

ESTATE OF JOYCE M. GLADFELTER, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Wendy S. Holder, 50 Catalina Drive, Mt. Wolf, PA 17347
Attorney: Rob A. Krug, Esquire, 53 East Canal Street, P.O. Box 155, Dover, PA 17315 06.05-3t

ESTATE OF CECILIA ANNE KALE, a/k/a, C. ANNE KALE, DECEASED
Late of Penn Twp., York County, PA.
Executor: Debra E. Fuhrman, 21 Brewster, Hanover, PA 17331
Attorney: Ann C. Shultis, Esquire, SHULTIS LAW, LLC, 1147 Eichelberger Street, Suite F, Hanover, PA 17331 06.05-3t

ESTATE OF NANCY R. LEARNED, DECEASED
Late of Hellam Twp., York County, PA.
Executrix: Nicole C. Steranka, c/o Stock and Leader, Susquehanna Commerce Center East, 221 W. Philadelphia Street, Suite 600, York, PA 17401-2994
Attorney: John J. Shorb, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite E600, York, PA 17401-2994 06.05-3t

ESTATE OF DANIEL R. LOVETTE, a/k/a DANIEL ROBERT LOVETTE, DECEASED
Late of Fairview Twp., York County, PA.
Executors: Daniel R. Lovette, III, James Lovette, Robert Williams, and Joanne Holland, c/o Elizabeth P. Mullaugh, McNees Wallace & Nurick LLC, 100 Pine Street, P.O. Box 1166, Harrisburg, PA 17108-1166
Attorney: Elizabeth P. Mullaugh, Esquire, McNees Wallace & Nurick LLC, 100 Pine Street, P.O. Box 1166, Harrisburg, PA 17108-1166 06.05-3t

ESTATE OF MARY CATHERINE MILLER a/k/a MARY C. MILLER, DECEASED
Late of Penn Twp., York County, PA.
Executor: Mr. James L. Miller, 118 Lincoln Way East, New Oxford, PA 17350
Attorney: Arthur J. Becker, Jr., Esquire, Becker & Strausbaugh, P.C., 544 Carlisle Street, Hanover, PA 17331 06.05-3t

ESTATE OF MARGARET R. PLANK, DECEASED
Late of Dillsburg, York County, PA.
Executor: James Plank, 144 S. Baltimore Street, Dillsburg, PA 17019
Attorney: Jan M. Wiley, Esquire, The Wiley Group, 3 N. Baltimore Street, Dillsburg, PA 17019 06.05-3t

ESTATE OF FRANCES E. PORTS, DECEASED
Late of Spring Garden Twp., York County, PA.
Executor: John N. Ports, Jr., c/o J. Robert Katherman, Esq., 345 East Market Street, York, PA 17403
Attorney: J. Robert Katherman, Esquire, 345 East Market Street, York, PA 17403 06.05-3t

SECOND PUBLICATION

ESTATE OF SHARI L. BEALING, DECEASED
Late of West Manheim Twp., York County, PA.
Executrix: Kris Winemiller, 5046 Lincoln Highway West, Thomasville, PA 17364
Attorney: James T. Yingst, Esquire, Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331 05.29-3t

ESTATE OF ALICE MARIE DOUGLAS a/k/a ALICE M. DOUGLAS, DECEASED

Late of Chanceford Twp., York County, PA.
Executrix: Doris L. Robinson, 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 05.29-3t

ESTATE OF BEULAH A. FORRY, DECEASED
Late of Manchester Twp., York County, PA.
Executrix: Mary L. Malott and Linda M. Eisenhart, c/o 48 South Duke Street, York, PA 17401
Attorney: Bruce C. Bankenstein, Esquire, 48 South Duke Street, York, PA 17401 05.29-3t

ESTATE OF MARY B. FREY a/k/a MARY F. FREY, DECEASED
Late of Lower Windsor Twp., York County, PA.
Executor: Donald R. Blevins, c/o Kenneth L. Eckard, Esquire, 180 Darlene Street, York, PA 17402-5053
Attorney: Kenneth L. Eckard, Esquire, 180 Darlene Street, York, PA 17402-5053 05.29-3t

ESTATE OF HILDA A. GOHEEN a/k/a HILDA GOHEEN, DECEASED
Late of Windsor Twp., York County, PA.
Executrix: Hollyann M. Smith, 25 Country Springs Lane, Brogue, PA 17309
Attorney: David M. Laucks, Esquire, LAUCKS & LAUCKS, P.C., 105 W. Broadway, Red Lion, PA 17356 05.29-3t

ESTATE OF WAYNE A. HARMON, DECEASED
Late of Monaghan Twp., York County, PA.
Administrator: Helen L. Harmon, 235 Ridge Hill Road, Mechanicsburg, PA 17050
Attorney: Jane M. Alexander, Esquire, 148 S. Baltimore Street, P.O. Box 421, Dillsburg, PA 17019-0421 05.29-3t

ESTATE OF MARY E. HARVEY, DECEASED
Late of Penn Twp., York County, PA.
Executor: James E. Harvey, Sr., 210 Seneca Way, Spring Grove, PA 17362
Attorney: Matthew L. Guthrie, Esquire, Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331 05.29-3t

ESTATE OF THELMA I. A. HOOVER, a/k/a THELMA IRENE HOOVER, a/k/a THELMA I. HOOVER, a/k/a THELMA HOOVER, DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: Faith V. Hoover, 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 05.29-3t

ESTATE OF NEVIN T. KOONS, DECEASED
Late of Lower Windsor Twp., York County, PA.
Administrator-Executor: Rodger D. Koons, 920 Stream View Ln., York, PA 17403 05.29-3t

ESTATE OF MARY CATHERINE MILLER a/k/a MARY C. MILLER, DECEASED
Late of Penn Twp., York County, PA.
Executor: Mr. James L. Miller, 118 Lincoln Way East, New Oxford, PA 17350
Attorney: Arthur J. Becker, Jr., Esquire,

- Becker & Strausbaugh, P.C., 544 Carlisle Street, Hanover, PA 17331 05.29-3t
- ESTATE OF IDA B. MYERS, DECEASED
Late of Dillsburg, York County, PA.
Co-Executors: Michael E. Lowery and Scott A. Lowery, c/o LAW OFFICE OF WM. D. SCHRACK III, 124 West Harrisburg Street, Dillsburg, PA 17019-1268
Attorney: Wm. D. Schrack, III, Esquire, LAW OFFICE OF WM. D. SCHRACK III, 124 West Harrisburg Street, Dillsburg, PA 17019-1268 05.29-3t
- ESTATE OF CHARLES B. NORBECK, DECEASED
Late of Spring Garden Twp., York County, PA.
Executor: Richard R. Reilly, 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 05.29-3t
- ESTATE OF HELEN R. RITTER, DECEASED
Late of Mt. Wolf Borough, York County, PA.
Administrator: Amanda L. Kessler, c/o Kenneth L. Eckard, Esquire, 180 Darlene Street, York, PA 17402-5053
Attorney: Kenneth L. Eckard, Esquire, 180 Darlene Street, York, PA 17402-5053 05.29-3t
- ESTATE OF JOHN V. SANDERS, DECEASED
Late of Warrington Twp., York County, PA.
Executor: Benjamin J. McCurdy, 120 Nursery Road, Wellsville, PA 17365
Attorney: Rob A. Krug, Esquire, 53 East Canal Street, P.O. Box 155, Dover, PA 17315 05.29-3t
- ESTATE OF MAUDE E. SCHWARTZ, DECEASED
Late of Hanover Borough, York County, PA.
Executrix: Sharon L. Lovelace, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 05.29-3t
- ESTATE OF JACOB PAUL THOMPSON a/k/a JACOB PAUL THOMPSON, JR., a/k/a J. PAUL THOMPSON, DECEASED
Late of West Manheim Twp., York County, PA.
Executrix: Vicki Dawn Jacoby, 408 Wirt Avenue, Hanover, PA 17331
Attorney: Keith R. Nonemaker, Esquire, Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331 05.29-3t
- ESTATE OF ARLEN G. WINAND, DECEASED
Late of York Twp., York County, PA.
Executor: Jason A. Winand, c/o 120 Pine Grove Commons, York, PA 17403
Attorney: Erin J. Miller, Esquire, Elder Law Firm of Robert Clofine, 120 Pine Grove Commons, York, PA 17403 05.29-3t
- THIRD PUBLICATION**
- ESTATE OF FRANCIS L. ARNOLD, SR. a/k/a FRANCIS L. ARNOLD, DECEASED
Late of Newberry Twp., York County, PA.
Co-Executors: Ronald L. Arnold and Francis L. Arnold, Jr., c/o David A. Mills, Esquire, 17 E. Market Street, York, PA 17401
Attorney: David A. Mills, Esquire, BLAKEY, YOST, BUPP & RAUSCH, LLP, 17 E. Market Street, York, PA 17401 05.22-3t
- ESTATE OF LOIS S. BAKER, DECEASED
Late of West York Borough, York County, PA.
Executrix: Claireann Haines, 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 05.22-3t
- ESTATE OF LEWIS H. BENTZEL, DECEASED
Late of Manchester Twp., York County, PA.
Executor: Counsel Trust Company, 224 St. Charles Way, Ste. 100, York, PA 17402
Attorney: John C. Herrold, Esquire, 129 E. Market St., York, PA 17401 05.22-3t
- ESTATE OF RICHARD L. BOLLINGER, DECEASED
Late of Hanover Borough, York County, PA.
Executor: Barbara B. Fishel, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1402
Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1402 05.22-3t
- ESTATE OF BETSY J. BOYCE, DECEASED
Late of Jackson Twp., York County, PA.
Executor: Dennis E. Boyce, P.O. Box 1486, Clemmons, NC 27012
Attorney: Fred E. Kilgore, Esquire, 2550 Kingston Road, Suite 323, York, PA 17402 05.22-3t
- ESTATE OF LYNETTE J. BOYCE, DECEASED
Late of Jackson Twp., York County, PA.
Executor: Dennis E. Boyce, P.O. Box 1486, Clemmons, NC 27012
Attorney: Fred E. Kilgore, Esquire, 2550 Kingston Road, Suite 323, York, PA 17402 05.22-3t
- ESTATE OF THELMA M. EVANS, DECEASED
Late of Penn Twp., York County, PA.
Executrix: Marian Auchey, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 05.22-3t
- ESTATE OF PHYLLIS A. CAMPBELL a/k/a PHYLLIS M. CAMPBELL, DECEASED
Late of Windsor Twp., York County, PA.
Co-Executors: Linda K. Crawl, 1235 Felton Road, Felton, PA 17322 and Gerald R. Campbell, 75 Ness Road, Red Lion, PA 17356
Attorney: David M. Laucks, Esquire, 105 W. Broadway, Red Lion, PA 17356 05.22-3t
- ESTATE OF ESTELLE B. FLEMING, DECEASED
Late of York County, PA.
Administrator-Executors: Russell W. Fleming, 2610 Old Fort Schoolhouse Road, Hampstead, MD 21074, Ronald L. Fleming, 3712 Schalk Road #1, Manchester, MD 21102 and Robert L. Fleming, 3601 Mt. Carmel Road, Upperco, MD 21155
Attorney: Dennis M. Twigg, Esquire 05.22-3t
- ESTATE OF WARREN LEROY HENRY, a/k/a WARREN L. HENRY, DECEASED
Late of West Manchester Twp., York County, PA.
Co-Executors: Cheryl A. Scott and Lori R. Henry, c/o MPL LAW FIRM, LLP, 137 East Philadelphia Street, York, PA 17401-2424
Attorney: John D. Miller, Jr., Esquire, MPL LAW FIRM, LLP, 137 East Philadelphia Street, York, PA 17401-2424 05.22-3t
- ESTATE OF KENNETH B. HERSHEY, DECEASED
Late of Penn Twp., York County, PA.
Executrices: Kerry M. Corley and Corrine S. Lawrence, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 05.22-3t
- ESTATE OF DIANA LYNN KNUDSEN, DECEASED
Late of Conewago Twp., York County, PA.
Administrator-Executor: Michael S. Knudsen, c/o Thomas O. Vreeland, Esquire, 62 E. Wheeling Street, Washington, PA 15301
Attorney: Thomas O. Vreeland, Esquire, 62 E. Wheeling Street, Washington, PA 15301 05.22-3t
- ESTATE OF GLENN P. LEHIGH, DECEASED
Late of Wrightsville Twp., York County, PA.
Co-Executrices: Jessie M. Lehigh and Judith A. Shoff c/o Mountz & Kreiser Law Offices, 553 Locust Street, Columbia, PA 17512
Attorney: Karl Kreiser, Esquire, Mountz & Kreiser Law Offices, 553 Locust Street, Columbia, PA 17512 05.22-3t
- ESTATE OF THELMA L. LEHR, DECEASED
Late of Manchester Twp., York County, PA.
Executor: Barbara A. Knight, c/o Robert M. Strickler, Esquire, 110 South Northern Way, York, PA 17402
Attorney: Robert M. Strickler, Esquire, 110 South Northern Way, York, PA 17402 05.22-3t
- ESTATE OF EVA M. MITZEL, DECEASED
Late of York Twp., York County, PA.
Executor: Robert E. Mitzel, c/o 120 Pine Grove Commons, York, PA 17403
Attorney: Erin J. Miller, Esquire, Elder Law Firm of Robert Clofine, 120 Pine Grove Commons, York, PA 17403 05.22-3t
- ESTATE OF ROBERT J. NOEL, DECEASED
Late of West Manheim Twp., York County, PA.
Executor: Todd A. Noel, c/o Amy S. Eyster, Esquire, 11 Carlisle Street, Suite 301, Hanover, PA 17331
Attorney: Amy S. Eyster, Esquire, 11 Carlisle Street, Suite 301, Hanover, PA 17331 05.22-3t
- ESTATE OF NELLIE M. PRICE, DECEASED
Late of Dillsburg Borough, York County, PA.
Executor: Wilmer W. Price, 157 Chainsaw Rd., Dillsburg, PA 17019
Attorney: Rob A. Krug, Esquire, 53 East Canal Street, P.O. Box 155, Dover, PA 17315 05.22-3t

ESTATE OF IRENE D. ROTH, DECEASED
Late of York Twp., York County, PA.
Executor: Alan D. Roth, 399 School St.,
York, PA 17402 05.22-3t

ESTATE OF MARIAN W. SHELLENBERGER,
DECEASED
Late of Dover Twp., York County, PA.
Executrix: Karen K. Stabley, 2191 Twigden
Court, York, PA 17403 05.22-3t

ESTATE OF HAROLD R. SHULER,
DECEASED
Late of Penn Twp., York County, PA.
Executrix: Kim Myers, c/o 48 South Duke
Street, York, PA 17401
Attorney: Bruce C. Bankenstein, Esquire, 48
South Duke Street, York, PA 17401 05.22-3t

ESTATE OF DORIS M. SINDLINGER,
DECEASED
Late of York Twp., York County, PA.
Executor: Leo E. Gribbin, c/o Robert M.
Strickler, Esquire, 110 South Northern
Way, York, PA 17402
Attorney: Robert M. Strickler, Esquire, 110
South Northern Way, York, PA 17402 05.22-3t

ESTATE OF MARY V. SMITH, DECEASED
Late of Shrewsbury Twp., York County, PA.
Executrix: Kathy D. Somerville, 7837 Player
Blvd., Seven Valleys, PA 17360 05.22-3t

ESTATE OF PHYLLIS M. STAUFFER,
DECEASED
Late of York Twp., York County, PA.
Co-Executors: R. Eugene Stauffer and Sonia
L. Flinchbaugh, c/o MPL LAW FIRM,
LLP, 137 East Philadelphia Street, York,
PA 17401-2424
Attorney: Christian R. Miller, Esquire, MPL
LAW FIRM, LLP, 137 East Philadelphia
Street, York, PA 17401-2424 05.22-3t

ESTATE OF AUDREY BRACKEN URLING
a/k/a AUDREY B. URLING, DECEASED
Late of York Twp., York County, PA.
Executrix: Olive U. Wagner, 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 05.22-3t

ESTATE OF FRANCISCO A. VEGA,
DECEASED
Late of York City, York County, PA.
Executor: Melissa A. Baker, c/o 327 Locust
Street, Columbia, PA 17512
Attorney: John F. Markel, Esquire, Nikolaus
& Hohenadel, LLP, 327 Locust Street,
Columbia, PA 17512 05.22-3t

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 **June 18, 2014 at 9:00 a.m.** and will be called in the order named for audit and distribution by said Court, in **Courtroom No. 3, on the 6th floor of the York County Judicial Center at 45 North George St. in the City of York, Pennsylvania.**

1. DENNIS – The First and Final Account of Kay E. Markel and Deborah S. Stover, Co-Executrices of the Last Will and Testament of Helen C. Dennis, Late of Springettsbury Township, York County, Pennsylvania, deceased, 6711-0367. (Marc Roberts, Esq.)

2. TOME – The First and Final Account of Lynne E. Gohn and Karen T. Woltkamp, Co-Executrices of the Last Will and Testament of Charles W. Tome, Jr., Late of Red Lion Borough, York County, Pennsylvania, deceased, 6713-1241. (David M. Laucks, Esq.)

3. PFALTZGRAFF – The First and Final Account of Manufacturers and Traders Trust Company, Trustee for Trust Under Will dated 11/7/52 (Decree dated 6/2/10) by George W. Pfaltzgraff f/b/o Carolyn Liechty, 6756-0304. (John Herrold, Esq.)

FILED IN THE OFFICE OF THE CLERK OF ORPHANS' COURT DIVISION OF THE COMMON PLEAS COURT, YORK COUNTY, PENNSYLVANIA ON OR BEFORE MAY 21, 2014.

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

05.29-2t

CIVIL NOTICES

ACTION IN MORTGAGE FORECLOSURE

**IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO.: 2013-SU-003596-06**

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

Wells Fargo Bank, NA
Plaintiff

vs.

Jerome J. Rodgers and Carmen J. Perez
Defendants

TO: Carmen J. Perez

PRESENTLY OR FORMERLY of 56 North State Street, York, PA 17403-1630. A lawsuit has been filed against you in mortgage foreclosure and against your real estate at 56 North State Street, York, PA 17403-1630 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

**ORPHAN'S COURT DIVISION
AUDITING NOTICE**

To All legatees creditors and person interested:
Notice is hereby given that the following accounts have been filed in the office of the Clerk

LAWYER REFERRAL

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

Zucker, Goldberg & Ackerman, LLC
XFP-160498

06.05-1t

Solicitor

York County
Court of Common Pleas
Number: 2014 SU 001693 06
Notice of Action in Mortgage Foreclosure

OneWest Bank N.A., Plaintiff v. Jennifer Richter, Known Surviving Heir of Isabelle R. Hooper, Deceased Mortgagor and Real Owner, Unknown Surviving Heirs of Isabelle R. Hooper, Deceased Mortgagor and Real Owner, Aron Richter, Known Surviving Heir of Isabelle R. Hooper, Deceased Mortgagor and Real Owner, Isabelle R. Hooper, John C. Hooper II, Known Surviving Heir of Isabelle R. Hooper, Deceased Mortgagor and Real Owner and Sheree Hooper, Known Surviving Heir of Isabelle R. Hooper, Deceased Mortgagor and Real Owner, Defendants

TO: Unknown Surviving Heirs of Isabelle R. Hooper, Deceased Mortgagor and Real Owner. Premises subject to foreclosure: 3009 Faith Lane, 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 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

06.05-1t

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. 2013-SU-000714-06

WELLS FARGO BANK, N.A.
Plaintiff

vs.

MAYRA R. AMADOR A/K/A MAYRA JUDITH RAMIREZ AMADOR A/K/A MAYRA JUDITH AMADOR RAMIREZ FREDY O. ARELLANO A/K/A FREDY OMAR ARELLANO
Defendants

NOTICE

To MAYRA R. AMADOR A/K/A MAYRA JUDITH RAMIREZ AMADOR A/K/A MAYRA JUDITH AMADOR RAMIREZ

You are hereby notified that on March 4, 2013, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of YORK County Pennsylvania, docketed to No. 2013-SU-000714-06. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1258 KNOB RUN, YORK, PA 17408-6363 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
(717) 854-8755 x201

06.05-1t

Solicitor

ADOPTION NOTICE

PUBLIC NOTICE TO RUTH BARBARA RINGLER AND ALLAN JAY LILLEY

In Re: Adoption of Jeremiah Jordan Ringler, 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, Jeremiah Jordan Ringler. An Involuntary Termination of Parental Rights Hearing has been scheduled for July 7, 2014, at 9:00 a.m., in Hearing Room No. 4, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Jeremiah Jordan Ringler (DOB September 16, 2011), whose Father is Allan Jay Lilley and whose Mother is Ruth Barbara Ringler. 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

05.29-3t

Solicitor

ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation were filed with the Commonwealth of Pennsylvania.

The name of the corporation is New Generation Reform, Inc.

The corporation has been incorporated under the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania Act of December 22, 1988

06.05-1t

Solicitor

DISOLUTION NOTICE

NOTICE is hereby given that NEW HOPE ACADEMY CHARTER SCHOOL, a Pennsylvania Non-Profit Corporation, whose registered address is 459 West King Street, York, PA 17401, is in the process of winding up business in preparation for filing Articles of Dissolution with the Commonwealth of Pennsylvania Department of State.

Gareth D. Pahowka
STOCK AND LEADER

06.05-1t Solicitor

FICTITIOUS NAME

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on April 23, 2014 for PA Couriers located at 218 Torrington Drive, York, PA 17402. The name and address of each individual interested in the business is Michael Manley, 218 Torrington Drive, York, PA 17402. This was filed in accordance with 54 PaC.S. 311.

06.05-1t Solicitor

Chad E. Ward of 3200 Round Hill Road, York, Pennsylvania, 17402, did file in the Corporation Bureau of the Pennsylvania Department of State, on May 9, 2014, registration of the fictitious name:

The Guitar Spot

under which he intends to do business at this address, pursuant to the provisions of the Act of Assembly of December 21, 1988, known as the "Fictitious Names Act."

BARLEY SNYDER
Attorneys

06.05-1t 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 The Foundation for a Christian Civilization, Inc., 1358 Jefferson Road, Spring Grove, PA 17362 are the only person(s) owning or interested in a business, the character of which is Pursuit of all its tax-exempt purposes, including but not limited to promoting the Fatima message. And that the name, style and designation under which said business is and will be conducted is Our Lady's Companions

and the location where said business is and will be located is 1358 Jefferson Road, Spring Grove, PA 17362

06.05-1t Solicitor

NOTICE HEREBY IS GIVEN pursuant to the provisions of Sec. 311 of the Act of Assembly of December 16, 1982, 54 Pa. C.S.A. 311, that an application for registration of a fictitious name was filed on

May 2, 2014

with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, for the conducting of a business under the fictitious name of

Holy Cow Concessions

With its principal office or place of business at

26 Park Drive
Dillsburg, PA 17019

The name(s) and address(es) of all persons owning or interested in said business is (are):

John J. Richardson, III
26 Park Drive
Dillsburg, PA 17019

06.05-1t Solicitor

NOTICE OF HEARING

CIVIL ACTION LAW

COURT OF COMMON PLEAS

YORK COUNTY

Number 2013_SU-001831-06

OneWest Bank, FSB

v.

Lerene I. Murray

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

To: Rose M. Staner
6247 Lincoln Highway
Wrightsville, PA 17368

Melodie Ann McDonald
210 South Front Street
Wrightsville, PA 17368

Sandra L. Gosnell
400 Mill Street
Apt 607
Columbia, Pennsylvania 17512

All Unknown Surviving Heirs of
Lerene I. Murray,

Deceased Mortgager and Real Owner
122 Brook Lane
Wrightsville, Pennsylvania 17368

Your house (real estate) at **122 Brook Lane, Wrightsville, Pennsylvania 17368** is scheduled to be sold at Sheriff's Sale on **August 8, 2014 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 \$121,103.26 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 immediate action:

1. The sale will be canceled if you pay to OneWest 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



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LAWYERS 2014

*1st Annual Select Professionals
Legal Edition designed to recognize the
top lawyers in the Susquehanna Valley*

Our mission is to provide consumers with the best professionals for legal services in the Susquehanna Valley. The survey will be conducted by Polk-Lepson Research Group, based in York, Pa. We are proud to bring the results of this valuable survey to the 72,000 readers of Susquehanna Style in December, as well as year-round on www.selectlawyerspa.org and www.susquehannastyle.com.

As an Attorney in the state of Pennsylvania, you will be asked who you would refer a family member or friend to in several legal categories. For a complete list of legal categories, please visit www.SelectLawyersPA.org.

**Your
invitation
to *nominate*
is coming
soon!**

OFFICE SPACE AVAILABLE FOR RENT

2002 SOUTH QUEEN STREET

(approx. ¾ mile from I-83 and 2 miles from York City)

OFFICE SPACE AVAILABLE:

2nd fl. Office: 19x20

SHARED SPACE INCLUDES:

Entry/Reception/Conference Rm/Kitchen/Bathroom(s)

- ❖ AMPLE PARKING
- ❖ HIGH TRAFFIC AREA
- ❖ GREAT SIGNAGE POTENTIAL

GROSS LEASE RATES INCLUDE:

Utilities, Biwkly Cleaning & Outside maintenance

Office furniture and phone system avail. for use if desired.

Tenant responsible for own phone lines.

Shared copier available for additional fee.

Contact Leslie at 717-741-3219 for more details.



Available Position: General Counsel to Keystone Custom Homes

Keystone Custom Homes (one of the largest local residential real estate developers) located in Lancaster, PA is seeking an attorney to serve as General Counsel. The successful candidate will have a minimum of five years' experience in all facets of real estate including zoning, land development, business organization, construction, commercial financing and title. PA Bar admission required and Maryland Bar admission beneficial. Applicants must have a working knowledge of the Uniform Planned Communities Act, Uniform Condominium Act Municipalities Planning Code, Municipality Authorities Act and Uniform Construction Code. Please submit a written letter of application, resume and salary history by e-mail only to: generalcounsel@keystonecustomhomes.com. No mailed or telephoned solicitations accepted. Keystone Custom Homes is an Equal Opportunity Employer.

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“CR Property Group, LLC has been a great resource to my clients in the administration of estates with real property assets.”

-David A. Mills, Esquire

Local Attorneys Please Call Eric Brewer at 717-818-3694