

# York Legal Record

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

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Vol. 129

YORK, PA, THURSDAY, APRIL 16, 2015

No. 2

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CIVIL JURY TRIAL REPORTS

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Dated Material Do Not Delay

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**Civil Jury Trial Reports  
January 2014-October 2014**

**March 2014 Civil Term**

Caption: **Diane M. White v. Katie Bineiti**

Judge: Braxton

Type of Action: Automobile accident/ Personal injury. Appeal of arbitration award. Defendant conceded negligence. Jury verdict in favor of Plaintiff. No damages awarded. Motion for New Trial filed and withdrawn.

Plaintiff's Attorney: Gregory E. Martin, Esq.

Defendant's Attorney: Seth T. Black, Esq.

**May 2014 Civil Term**

Caption: **In Re: Condemnation by the Redevelopment Authority of the City of York  
Pennsylvania**

**Appropriating in Fee Simple Certain Lands of Belaynesh Parker and Brad  
Parker**

**Located at 278-280 Cottage Hill Road, in the City of York, York County,  
Pennsylvania**

**Parcel No. 13-453-03-009.00-00000**

**Parcel No. 13-453-03-0010.00-00000**

Judge: Braxton

Type of Action: Eminent Domain Proceeding. Jury Verdict assessed value to the property in the amount of \$7,500.

Plaintiff's Attorney: Donald B. Hoyt, Esquire

Defendant's Attorney: Kurt A. Blake, Esquire

Caption: **Vincent Spadafora v. Mike Powley and Long Level Marina, Inc.**

Judge: Braxton

Type of Action: Negligence. Appeal of District Magistrate Judgment for damage sustained to boat by Defendant's failure to remove from river as promised and/or failure to inspect mooring ahead of Tropical Storm Irene. Jury Verdict in favor of Plaintiff in the amount of \$14,048.20.

Plaintiff's Attorney: Vincent Spadafora, Esquire

Defendant's Attorneys: Kevin D. Rauch and Thomas E. Brenner, Esquire

#### **June 2014 Civil Term**

Caption: **Donald C. and Ann L. Ilgenfritz v. Cheryl Ruppert**

Judge: Braxton

Type of Action: Automobile accident/Personal Injury. Verdict for Plaintiff. Plaintiff negligent in causing accident and bodily injury to Plaintiffs. Jury Verdict for Donald C. Ilgenfritz for \$3,500 (neck sprain/strain and aggravation of existing condition) and for Cheryl; Ruppert for \$9,700 (permanent injury to right eye).

Plaintiff's Attorney: Todd B. Narvol, Esq.

Defendant's Attorney: John C. Porter, Esq

#### **October 2014 Civil Term**

Caption: **Kiuana L. Henderson and Eddie Santiago png of Ejay Santiago, Deceased v. York Hospital**

Judge: Braxton

Type of Action: Medical Malpractice. Jury Verdict in favor of Defendant.

Plaintiff's Attorney: James E. Beasley, Jr., Esquire

Defendant's Attorney: Shaun J. Mumford, Esquire

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

AD. 18. 2015

In Re:

: 6715-0601

York County Local Rule of Judicial Administration 4009

: Wednesday, April 8, 2015 2:06 PM  
: 2015-MI-000056-55

ADMINISTRATIVE ORDER ADOPTING YORK COUNTY LOCAL RULE OF JUDICIAL ADMINISTRATION 4009

AND NOW, this 15<sup>th</sup> day of April, 2015, it is **ORDERED** that the attached York County Local Rule of Judicial Administration 4009 is hereby adopted in the Court of Common Pleas of York County, Pennsylvania, effective June 1, 2015.

Any part of any Administrative Order which is in conflict with any portion of this Rule is vacated and repealed.

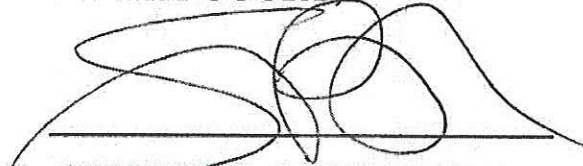
The District Court Administrator shall distribute and publish this Order and the attached Rule to the following:

- (a) Administrative Office of Pennsylvania Courts, and the Pennsylvania Legislative Reference Bureau for publication in the *Pennsylvania Bulletin*, in accordance with the requirements of Pa. R.J.A. No. 103(c);
- (b) Judges of this Court;
- (c) York County Bar Association for publication in the *York Legal Record*;
- (d) York County Department of Human Resources and York County Controller;

RECEIVED ORPHANS COURT DIVISION  
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 OFFICE OF PROTHONOTARY  
 2015 APR -8 PM 2:06  
 JUDICIAL CENTER YORK, PA  
 RECEIVED/FILED YORK COUNTY JUDICIAL CENTER  
 2015 APR -8 PM 2:11  
 DON O'NEILL CLERK OF COURTS

- (e) Chief Court Reporter and Teamsters Union Steward for the Court Reporters' collective bargaining unit.

**BY THE COURT,**

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the end, positioned above a solid horizontal line.

**STEPHEN P. LINEBAUGH,  
PRESIDENT JUDGE**

**YCJA 4009: Fees Payable to the Court Reporter or Transcriptionist**

The Court shall, by separate administrative order, periodically establish a schedule of fees to be paid to court reporters and transcriptionists as required by Pa. R.J.A. No. 4009.



## 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 ARLENE MAE BARNHART a/k/a ARLENE M. BARNHART, DECEASED  
Late of Penn Twp., York County, PA.  
Executrix: Barbara S. Jackson, c/o Scott A. Ruth, Esq., 123 Broadway, Hanover, PA 17331  
Attorney: Scott A. Ruth, Esquire, 123 Broadway, Hanover, PA 17331 04.16-3t

ESTATE OF ESTHER G. BLOCHER, DECEASED  
Late of York Twp., York County, PA.  
Executor: Dale E. Blocher, 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 04.16-3t

ESTATE OF DONALD E. BUCKINGHAM, DECEASED  
Late of Windsor Twp., York County, PA.  
Executrix: Jenny M. Reisinger, 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 04.16-3t

ESTATE OF RALPH H. ECK, JR., DECEASED  
Late of the City of York, York County, PA.  
Executrix: Louanne R. Glasgow, P.O. Box 905, Lock Haven, PA 17745  
Attorney: LUGG AND LUGG, 350 East Water Street, P.O. Box 905, Lock Haven, PA 17745 04.16-3t

ESTATE OF ROBERT W. ELICKER, DECEASED  
Late of Dillsburg, Monaghan Twp., York County, PA.  
Executor: Nicole L. Grissinger, c/o Law Office of Wm. D. Schrack, III, 124 West Harrisburg Street, Dillsburg, PA 17019-1268  
Attorney: Wm. D. Schrack, III, Esquire, 124 West Harrisburg Street, Dillsburg, PA 17019-1268 04.16-3t

ESTATE OF ROBERT L. HALE, DECEASED  
Late of Spring Garden Twp., York County, PA.  
Executrix: Lisa M. Fuhrman, 124 W. Chestnut Street, Red Lion, PA 17356  
Attorney: David M. Laucks, Esquire, LAUCKS & LAUCKS, P.C., 105 W. Broadway, Red Lion, PA 17356 04.16-3t

ESTATE OF JANET M. ISETT, DECEASED  
Late of North Hopewell Twp., York County, PA.  
Executor: Dr. James M. Isett, 4432 Franklin Street Extension, Red Lion, PA 17356  
Attorney: Stanley A. Smith, Esquire, Rhoads & Sinon LLP, Attorneys at Law, One S. Market Square, P.O. Box 1146, Harrisburg, PA 17108-1146 04.16-3t

ESTATE OF BETTY L. KEEFER, DECEASED  
Late of Dover Twp., York County, PA.  
Executrix: Leona L. Buss, 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 04.16-3t

ESTATE OF JOSEPH W. LITTLE a/k/a JOSEPH WESLEY LITTLE, DECEASED  
Late of Spring Garden Twp., York County, PA.  
Executor: Martin J. Little, 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 04.16-3t

ESTATE OF CHARLES S. MOSEBACH, DECEASED  
Late of Stewartstown, York County, PA.  
Executor: Pamela J. (Rupp) Mosebach c/o Barry N. Mosebach, Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., 1620 Pond Road, Suite 75, Allentown, PA 18104-2280  
Attorney: Barry N. Mosebach, Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., 1620 Pond Road, Suite 75, Allentown, PA 18104-2280 04.16-3t

ESTATE OF ANTHONY MUEL, DECEASED  
Late of North Codorus Twp., York County, PA.  
Executor: David H. Muela, 1974 Cedar Drive, Spring Grove PA 17362  
Attorney: Fred E. Kilgore, Esquire, 2550 Kingston Road, Suite 323, York, PA 17402 04.16-3t

ESTATE OF BETTY E. NEWMAN, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executor: Brian C. Newman, 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 04.16-3t

ESTATE OF IRA M. REIBER, JR., DECEASED  
Late of West Manchester Twp., York County, PA.  
Co-Executrices: Donna J. Crabb and Diane K. Miller, 1004 Kelly Dr., York, PA 17404  
Attorney: John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404 04.16-3t

ESTATE OF BARRY E. REIDER, DECEASED  
Late of Windsor Twp., York County, PA.  
Co-Administratrices: Denise Lauer and Angela Morris, 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 04.16-3t

ESTATE OF BELERE R. REISINGER, DECEASED  
Late of Lower Windsor Twp., York County, PA.  
Co-Executrices: LaVonda M. Miller and Linda L. Williams, c/o Stock and Leader, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994  
Attorney: J. Ross McGinnis, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite E600, York, PA 17401-2994 04.16-3t

ESTATE OF CECELIA M. RUTH, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executrix: Georgia Shaffer Almonney, 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 04.16-3t

ESTATE OF ROBERT V. SCHENCK, JR., DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: Linda R. Matesevac, c/o John M. Hamme, Esq., 1946 Carlisle Road, York, PA 17408  
Attorney: John M. Hamme, Esquire, 1946 Carlisle Road, York, PA 17408 04.16-3t

ESTATE OF ANTHONY C. SCHNEIDER, DECEASED  
Late of Hellam Twp., York County, PA.  
Executor: James A. Schneider, 1680 Crows Nest Lane, York, PA 17403  
Attorney: Gilbert G. Malone, Esquire 04.16-3t

ESTATE OF ROYCE E. SKAGGS, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executrix: Suzan Adair-Rosas, 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 04.16-3t

ESTATE OF SANDRA L. SMITH, DECEASED  
Late of Franklin Twp., York County, PA.  
Executor: Westley S. Smith, c/o Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401  
Attorney: Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401 04.16-3t

ESTATE OF MICHAEL ALBERT SNYDER a/k/a MICHAEL A. SNYDER, DECEASED  
Late of Jackson Twp., York County, PA.  
Executor: Sandra Dee Snyder, 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 04.16-3t

ESTATE OF MILDRED ROMAINE STINE, DECEASED  
Late of West Manchester Twp., York County, PA.  
Co-Executors: Gloria A. Markle and Jeff L. Stine, 1931 Virginia Avenue, Dover, PA 17315  
Attorney: John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404 04.16-3t



ESTATE OF DORIS M. TAYLOR,  
DECEASED  
Late of York Twp., York County, PA.  
Co-Executors: Michael L. Taylor and Charles  
W. Taylor, III, c/o 48 South Duke Street,  
York, PA 17401  
Attorney: Bruce C. Bankenstein, Esquire, 48  
South Duke Street, York, PA 17401  
04.16-3t

ESTATE OF WILHELMINA A. YOUNG,  
DECEASED  
Late of Red Lion Borough, York County, PA.  
Administrator-Executors: Eric O. Young,  
Cheryl L. Nitchman, Wade T. Young and  
Dirk A. Young, c/o 3030 East Market  
Street, York, PA 17402  
Attorney: Jeffrey R. Bellomo, Esquire, 3030  
East Market Street, York, PA 17402  
04.16-3t

## SECOND PUBLICATION

ESTATE OF RONALD E. BEAVER,  
DECEASED  
Late of Springettsbury Twp., York County, PA.  
Co-Administrators: Gary W. B. Stabley and  
Ashley L. Sweitzer, c/o 100 East Market  
Street, York, PA 17401  
Attorney: Alex E. Snyder, Esquire, Barley  
Snyder, LLP, 100 East Market Street, York,  
PA 17401  
04.09-3t

ESTATE OF W. GRANT BIER a/k/a  
WINFIELD G. BIER, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executrix: Dorothy L. Eyster, c/o Stock and  
Leader, Susquehanna Commerce Center  
East, 221 W. Philadelphia Street, Suite  
600, York, PA 17401-2994  
Attorney: Thomas M. Shorb, Esquire, Stock  
and Leader, Susquehanna Commerce  
Center East, 221 W. Philadelphia Street,  
Suite E600, York, PA 17401-2994 04.09-3t

ESTATE OF FRED A. BULL a/k/a FRED A.  
JUNE BULL, DECEASED  
Late of East Manchester Twp., York County, PA.  
Administrator: Allen B. Bull, Jr., c/o Stock  
and Leader, Susquehanna Commerce  
Center East, 221 W. Philadelphia Street,  
Suite 600, York, PA 17401-2994  
Attorney: Jody A. Leighty, Esquire, Stock  
and Leader, Susquehanna Commerce  
Center East, 221 W. Philadelphia Street,  
Suite E600, York, PA 17401-2994 04.09-3t

ESTATE OF ELLEN F. GLADFELTER,  
DECEASED  
Late of Windsor Twp., York County, PA.  
Executor: Raymond Kraft, 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  
04.09-3t

ESTATE OF SAMUEL M. HARTMAN, a/k/a  
SAMUEL M. HARTMAN, SR., DECEASED  
Late of York Twp., York County, PA.  
Executors: Wayne S. Hartman, Samuel M.  
Hartman, Jane L. Winemiller, and Sharon  
M. Pfaltzgraff, 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 04.09-3t

ESTATE OF THOMAS N. HASKELL,  
DECEASED  
Late of Carroll Twp., York County, PA.  
Administratrix, C.T.A.: Bonnie H. Smyers,  
1133 Myerstown Road, Gardners, PA  
17324  
Attorney: SNELBAKER & BRENNEMAN  
P.C., 44 West Main Street, P.O. Box 318,  
Mechanicsburg, PA 17055-0318 04.09-3t

ESTATE OF STANLEY K. HOFFMAN,  
DECEASED  
Late of Spring Garden Twp., York County, PA.  
Executrix: Victoria Marie Hoffman, c/o Stock  
and Leader, Susquehanna Commerce  
Center East, 221 W. Philadelphia Street,  
Suite 600, York, PA 17401-2994  
Attorney: MacGregor J. Brillhart, Esquire,  
Stock and Leader, Susquehanna Commerce  
Center East, 221 W. Philadelphia Street,  
Suite E600, York, PA 17401-2994 04.09-3t

ESTATE OF CHARLES S. HOLLINGSHEAD,  
a/k/a CHARLES SMITH HOLLINGSHEAD  
JR., CHARLES S. HOLLINGSHEAD JR.,  
CHARLES HOLLINGSHEAD, DECEASED  
Late of Windsor Borough, York County, PA.  
Administrator: Billy Hollingshead, c/o  
Andrea S. Anderson, Esq., 901 Delta  
Road, Red Lion, PA 17356  
Attorney: Andrea S. Anderson, Esquire, 901  
Delta Road, Red Lion, PA 17356 04.09-3t

ESTATE OF JEFFREY SCOTT KESSEL,  
DECEASED  
Late of Penn Twp., York County, PA.  
Executrix: Ms. Tracey A. Kessel, 503 Meade  
Avenue, Hanover, PA 17331  
Attorney: Arthur J. Becker, Jr., Esquire,  
Becker & Strausbaugh, P.C., 544 Carlisle  
Street, Hanover, PA 17331 04.09-3t

ESTATE OF LOTTIE L. KLUNK, DECEASED  
Late of Hanover Borough, York County, PA.  
Executrix: Teresa Hansford, 907 Sherwood  
St., Hanover, PA 17331  
Attorney: James T. Yingst, Esquire, Guthrie,  
Nonemaker, Yingst & Hart, LLP, 40 York  
Street, Hanover, PA 17331 04.09-3t

ESTATE OF HAROLD L. KROW,  
DECEASED  
Late of Lower Windsor Twp., York County, PA.  
Co-Administrators: Sherry L. Woodend and  
Terry L. Kline, c/o Stock and Leader,  
Susquehanna Commerce Center East, 221  
W. Philadelphia Street, Suite 600, York,  
PA 17401-2994  
Attorney: Byron H. LeCates, Esquire, Stock  
and Leader, Susquehanna Commerce  
Center East, 221 W. Philadelphia Street,  
Suite E600, York, PA 17401-2994 04.09-3t

ESTATE OF FRANCIS A. KUHN, II,  
DECEASED  
Late of East Hopewell Twp., York County, PA.  
Co-Executors: Kimberly J. Kuhn Ritzmann  
and Peter J. Kuhn, c/o Dorothy Livaditis,  
Esquire, 32 South Beaver Street, York, PA  
17401  
Attorney: Dorothy Livaditis, Esquire, 32  
South Beaver Street, York, PA 17401  
04.09-3t

ESTATE OF NORMAN J. LAWS, DECEASED  
Late of York Twp., York County, PA.  
Executrix: Cheryl L. Woodson a/k/a Cheryl  
Lynette Woodson, c/o John R. Elliott,  
Esquire, Anstine & Sparler, 117 E. Market  
St., York, PA 17401  
Attorney: John R. Elliott, Esquire, Anstine &  
Sparler, 117 E. Market St., York, PA 17401  
04.09-3t

ESTATE OF CHARLES F. LOHSS, III,  
DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: Michael T. Lohss, c/o Gregory H.  
Gettle, Esquire, 13 E. Market St., York, PA  
17401  
Attorney: Gregory H. Gettle, Esquire,  
GETTLE & VELTRI, 13 E. Market St.,  
York, PA 17401  
04.09-3t

ESTATE OF AUDREY ELIZABETH PERRY  
a/k/a AUDREY E. PERRY, DECEASED  
Late of York Twp., York County, PA.  
Co-Executrices: Susan Eveler and Wendy  
Doll, c/o Stock and Leader, Susquehanna  
Commerce Center East, 221 W.  
Philadelphia Street, Suite 600, York, PA  
17401-2994  
Attorney: D. Reed Anderson, Esquire, Stock  
and Leader, Susquehanna Commerce  
Center East, 221 W. Philadelphia Street,  
Suite E600, York, PA 17401-2994 04.09-3t

ESTATE OF GLENN T. WOOTTON,  
DECEASED  
Late of Penn Twp., York County, PA.  
Co-Executors: Scott T. Wootton, 4206  
Navajo Dr. Westminster, MD 21157 and  
Matthew T. Wootton, 4105 Camp Woods  
Rd., Glensville, PA 17329  
Attorney: DJ Hart, Esquire, Guthrie,  
Nonemaker, Yingst & Hart, LLP, 40 York  
Street, Hanover, PA 17331 04.09-3t

## THIRD PUBLICATION

ESTATE OF GREGORY STEVEN BENEDICT,  
DECEASED  
Late of Stewartstown Borough, York County, PA.  
Co-Administratrices: Jennifer M. Benedict  
and Lauren J. Benedict, c/o Stock and  
Leader, Susquehanna Commerce Center  
East, 221 W. Philadelphia Street, Suite  
600, York, PA 17401-2994  
Attorney: Jody A. Leighty, Esquire, Stock  
and Leader, Susquehanna Commerce  
Center East, 221 W. Philadelphia Street,  
Suite E600, York, PA 17401-2994 04.02-3t

ESTATE OF MILDRED W. BERWAGER a/k/a,  
MILDRED ESTELLA MARY BERWAGER,  
DECEASED  
Late of Penn Twp., York County, PA.  
Executor: Gloria J. Baummer, 25 Laurel  
Drive, Hanover, PA 17331  
Attorney: Ann C. Shultis, Esquire, SHULTIS  
LAW, LLC, 1147 Eichelberger Street,  
Suite F, Hanover, PA 17331 04.02-3t

ESTATE OF ELSIE M. BURKINS a/k/a ELSIE  
MAE BURKINS, DECEASED  
Late of Peach Bottom Twp., York County, PA.  
Administrator-Executor: James M. Burkins,  
c/o 3030 East Market Street, York, PA  
17402  
Attorney: Jeffrey R. Bellomo, Esquire, 3030  
East Market Street, York, PA 17402  
04.02-3t

ESTATE OF THEODORE BYORICK a/k/a  
TED BYORICK, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Administratrix: Sara E. Byorick, c/o 48 South  
Duke Street, York, PA 17401  
Attorney: Bruce C. Bankenstein, Esquire, 48  
South Duke Street, York, PA 17401 04.02-3t

ESTATE OF DONALD L. COX, DECEASED  
Late of Shrewsbury Twp., York County, PA.  
Executrix: Jeffrey D. Ensor a/k/a Jeffrey  
D. Ensor, Sr., c/o P.O. Box 312,  
Stewartstown, PA 17363  
Attorney: Laura S. Manifold, Esquire, P.O.  
Box 312, Stewartstown, PA 17363 04.02-3t

ESTATE OF DOROTHY M. DRUCE,  
DECEASED  
Late of Windsor Twp., York County, PA.  
Co-Executors: Dolores Shaw and Normand  
E. Champagne, 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 04.02-3t

ESTATE OF JANE DEHAVEN FILLMAN,  
DECEASED  
Late of York Twp., York County, PA.  
Executrix: Laura Fillman Strine, c/o Stock  
and Leader, Susquehanna Commerce  
Center East, 221 W. Philadelphia Street,  
Suite 600, York, PA 17401-2994  
Attorney: Thomas M. Shorb, Esquire, Stock  
and Leader, Susquehanna Commerce  
Center East, 221 W. Philadelphia Street,  
Suite E600, York, PA 17401-2994 04.02-3t

ESTATE OF THOMAS ALAN GIBBS SR.,  
DECEASED  
Late of Windsor Borough, York County, PA.  
Administrator: Nicholas W. Gibbs, 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 04.02-3t

ESTATE OF TRUMAN M. HECK, DECEASED  
Late of Hanover Borough, York County, PA.  
Executrix: Sandra Lee Triplett, c/o Elinor  
Albright Rebert, Esquire, 515 Carlisle  
Street, Hanover, PA 17331  
Attorney: Elinor Albright Rebert, Esquire,  
515 Carlisle Street, Hanover, PA 17331  
04.02-3t

ESTATE OF FLORENCE E. HELTEBRIDLE,  
DECEASED  
Late of Dover Twp., York County, PA.  
Executor: Laine A. Heltebridle, 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 04.02-3t

ESTATE OF HERBERT C. KLINEDINST,  
DECEASED  
Late of Hanover Borough, York County, PA.  
Executrix: Kimberly A. Gladfelter, c/o Elinor  
Albright Rebert, Esquire, 515 Carlisle  
Street, Hanover, PA 17331  
Attorney: Elinor Albright Rebert, Esquire,  
515 Carlisle Street, Hanover, PA 17331  
04.02-3t

ESTATE OF MARGARET S. KLUNK,  
DECEASED  
Late of Penn Twp., York County, PA.  
Executor: Joseph R. Klunk, c/o Samuel A.  
Gates, Esq., Gates & Gates, P.C., 250 York  
Street, Hanover, PA 17331  
Attorney: Samuel A. Gates, Esquire,  
Gates & Gates, P.C., 250 York Street,  
Hanover, PA 17331 04.02-3t

ESTATE OF VIRGINIA G. MARTIN,  
DECEASED  
Late of Penn Twp., York County, PA.  
Executor: Scott D. Martin, c/o Elinor  
Albright Rebert, Esquire, 515 Carlisle  
Street, Hanover, PA 17331  
Attorney: Elinor Albright Rebert, Esquire,  
515 Carlisle Street, Hanover, PA 17331  
04.02-3t

ESTATE OF WILLIAM B. MENGES, JR.,  
DECEASED  
Late of Hanover Borough, York County, PA.  
Executor: Bryan S. Harman, c/o Dorothy  
Livaditis, Esquire, 32 South Beaver Street,  
York, PA 17401  
Attorney: Dorothy Livaditis, Esquire, 32  
South Beaver Street, York, PA 17401  
04.02-3t

ESTATE OF STEPHEN RAY PLOWMAN,  
DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: Kevin S. Tufarolo, c/o 327 Locust  
Street, Columbia, PA 17512  
Attorney: Michael S. Grab, Esquire, Nikolaus  
& Hohenadel, LLP, 327 Locust Street,  
Columbia, PA 17512 04.02-3t

ESTATE OF FERNE B. RAUB a/k/a FERNE  
BERLE RAUB, DECEASED  
Late of York Twp., York County, PA.  
Executrix: Kay Marie Herrick, 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 04.02-3t

ESTATE OF PATRICIA C. SCHORR,  
DECEASED  
Late of Spring Garden Twp., York County, PA.  
Co-Executors: Catherine Himes and Teresa  
Hengst, 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  
04.02-3t

ESTATE OF RICHARD S. SHAMBAUGH,  
DECEASED  
Late of York City, York County, PA.  
Administrators: William Shambaugh and  
Dolores Shambaugh c/o 3015 Eastern  
Blvd., York, PA 17402  
Attorney: Donald L. Reihart, Esquire, Law  
Offices of Donald L. Reihart, 3015 Eastern  
Boulevard, York, PA 17402-2904 04.02-3t

ESTATE OF EUNICE L. TAYLOR,  
DECEASED  
Late of Springettsbury Twp., York County, PA.  
Co-Executors: Marianne Clay and John S.  
Taylor c/o Marianne Clay, 920 Shreiner  
Ave, Lancaster, PA 17603  
Attorney: Mark Woodbury, III, Esquire  
04.02-3t

ESTATE OF CATHERINE M. UTZ,  
DECEASED  
Late of Penn Twp., York County, PA.  
Co-Executors: Gary Utz, 133 North St.  
McSherrystown, PA 17344 and Gloria  
Hilker, 585 Chestnut Hill Rd., Hanover,  
PA 17331  
Attorney: Matthew L. Guthrie, Esquire,  
Guthrie, Nonemaker, Yingst & Hart, LLP,  
40 York Street, Hanover, PA 17331 04.02-3t

ESTATE OF CAROLYN SUE WEIDEMANN ,  
DECEASED  
Late of York Twp., York County, PA.  
Executrix: Linda K. Thieme, 1700 Devers  
Rd., York, PA 17404  
Attorney: John W. Stitt, Esquire, 1434 W.  
Market Street, York, PA 17404 04.02-3t

ESTATE OF MARGARET L. WENTZ, a/k/a  
MARGARET LOUISE WENTZ, DECEASED  
Late of Hanover Borough, York County, PA.  
Executor: Gerald C. Wentz, 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 04.02-3t

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CIVIL NOTICES

ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA CIVIL ACTION-LAW NO. 2014-SU-003025-06 NOTICE OF ACTION IN MORTGAGE FORECLOSURE

U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., CSAB Mortgage-Backed Pass-Through Certificates, Series 2006-3, c/o Wells Fargo Bank, N.A., Plaintiff vs. Stacy M. Pagan and Jem Pagan, Defendants TO: Stacy M. Pagan, Defendant, whose last known addresses are 2660 Fairway Drive, York, PA 17402-7763 and 1451 Wheatfield Drive, York, PA 17408.

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., CSAB Mortgage-Backed Pass-Through Certificates, Series 2006-3, c/o Wells Fargo Bank, N.A., has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of York County, Pennsylvania, docketed to 2014-SU-003025-06, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 1451 Wheatfield Drive, York, PA 17408, whereupon your property would be sold by the Sheriff of York County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint 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 GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE 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 SERVICE, York County Bar Assoc., 137 E. Market St., York, PA 17401, 717.854.8755. Jill Manuel-Coughlin, Jolanta Pekalska, Harry B. Reese, Daniel C. Fanaselle & Matthew J. McDonnell, Attys. for Plaintiff, POWERS KERN & ASSOC., LLC, 8 Neshaminy Interplex, Ste. 215, Trevoze, PA 19053,

215.942.2090

04.16-1t

Solicitor

York County Court of Common Pleas Number: 2015-SU-000893-06 Notice of Action in Mortgage Foreclosure

Nationstar Mortgage LLC d/b/a Champion Mortgage Company, Plaintiff v. Karen Marie Oleska, Known Surviving Heir of Margaret M. Hedderman, Deceased Mortgagor and Real Owner, Robert Raymond Macblane, Known Surviving Heir of Margaret M. Hedderman, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Margaret M. Hedderman, Deceased Mortgagor and Real Owner, Defendants

TO: Unknown Surviving Heirs of Margaret M. Hedderman, Deceased Mortgagor and Real Owner., Premises subject to foreclosure: 216 N Highland Drive, Shrewsbury, Pennsylvania 17361. 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

04.16-1t

Solicitor

York County Court of Common Pleas Number: 2013-SU-003873-06 Notice of Action in Mortgage Foreclosure

Federal National Mortgage Association, ("Fannie Mae"), a Corporation organized and existing under the laws of the United States of America, Plaintiff v. Mark Renoll, Known Surviving Heir of Leroy Renoll, Deceased Mortgagor and Real Owner, Michael Renoll, Known Surviving Heir of Leroy Renoll, Deceased Mortgagor and Real Owner, Elisabeth Riddle, Known Surviving Heir of Leroy Renoll, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Leroy Renoll, Deceased Mortgagor and Real Owner, Defendants

TO: Unknown Surviving Heirs of Leroy Renoll, Deceased Mortgagor and Real Owner. Premises subject to foreclosure: 3090 West College Avenue, York, Pennsylvania 17408.

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

04.16-1t

Solicitor

In The Court of Common Pleas Of York County, Pennsylvania Civil Action-Law No. 2014-SU-002435-06 Notice of Action in Mortgage Foreclosure JPMorgan Chase Bank, National Association, Plaintiff vs. Thomas M. Rakocy and Laurie A. Rakocy, Defendants

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Thomas M. Rakocy, Defendant, whose last known address is 26 Bypass Road, Dillsburg, PA 17019.

Your house (real estate) at: 26 Bypass Road, Dillsburg, PA 17019, 29000NC0094A000000, is scheduled to be sold at Sheriff's Sale on August 3, 2015, at 2:00PM, at York County Judicial Center, 45 N. George St., York, PA 17401, to enforce the court judgment of \$142,360.30, obtained by JPMorgan Chase Bank, National Association (the mortgagee) 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 cancelled if you pay back to JPMorgan Chase Bank, National Association, the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call :(610)278-6800. 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 be able to stop the sale through other legal proceedings. 4. 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 notice below 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 - 5. 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 (610)278-6800. 6. 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. 7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call (717) 771.9601. 8. 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. 9. 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. 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. 11. You may also have other rights and defenses or ways of getting your house 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.** York County Lawyer Referral Service, 137 E. Market St., York, PA 17401, 717.854.8755. PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Christopher A. DeNardo, Bradley J. Osborne,  
Chandra M. Arkema, Leeane O. Huggins &  
Sarah K. McCaffery, Attys. for Plaintiff  
SHAPIRO & DeNARDO, LLC  
3600 Horizon Dr., Ste. 150  
King of Prussia, PA 19406  
610.278.6800

04.16-1t Solicitor

**ARTICLES OF INCORPORATION**

NOTICE is hereby given that Articles of Incorporation were filed with the Commonwealth of Pennsylvania on March 4, 2015.

The name of the corporation is Roth Public Adjustment, Inc..

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

NAME: Jan Roth II

ADDRESS: 460 Old York Road  
Wellsville, PA 17365

PHONE: (410) 870-1070

04.16-1t Solicitor

**ARTICLES OF INCORPORATION  
NON-PROFIT CORPORATION**

NOTICE is hereby given that Articles of Incorporation have been filed with the Pennsylvania Department of State for the purpose of forming a nonprofit corporation under The Pennsylvania Nonprofit Corporation Law of 1988, as amended. The name of the corporation is:

**The Sonnewald Life Institute**

It has been organized to create educational opportunities for the sharing of ideas that inspire learning and improve the quality of all life as well as provide educational material to the public on the value of natural foods, a good diet and a holistic lifestyle, as well as charitable, religious and educational purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under Section 501 (c) (3) of the Internal Revenue Code.

**Timothy J. Bupp, Esquire  
CGA Law Firm**

04.16-1t Solicitor

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania on or about March 4, 2015 for JUST 4 TODAY SOBER LIVING. The said corporation has been incorporated under the provisions of the Non-profit Corporation Law of 1988 of the Commonwealth of Pennsylvania.

D. Reed Anderson, Esquire  
STOCK AND LEADER

04.16-1t 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.: 2014-SU-000520-06**

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

Bank of America, National Association,  
successor by merger to BAC Home Loans  
Servicing, LP, F/K/A Countrywide Home  
Loans Servicing LP, Plaintiff

vs.

Stanley J. Mehosky, Defendant(s)

TO: Stanley J. Mehosky

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 06/08/2015 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:

45 North Franklin Street, York, PA, 17403

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

No.: 2014-SU-000520-06

A complete copy of the Notice of Sheriff Sale will be sent to you upon request to the Attorney for the Plaintiff, Scott A. Dietterick, 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**

04.16-1t Solicitor

NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF YORK COUNTY, PENNSYLVANIA  
NO. 2014-SU-001441-06

PHH MORTGAGE CORPORATION  
Vs.  
JEFFREY L. FORD

NOTICE TO: JEFFREY L. FORD  
NOTICE OF SHERIFF'S SALE OF REAL  
PROPERTY

Being Premises: 132 BRUAW DRIVE,  
YORK, PA 17406-6500  
Being in MANCHESTER TOWNSHIP,  
County of YORK, Commonwealth of  
Pennsylvania, 360004401510000000  
Improvements consist of residential  
property.  
Sold as the property of JEFFREY L. FORD

Your house (real estate) at 132 BRUAW  
DRIVE, YORK, PA 17406-6500 is  
scheduled to be sold at the Sheriff's Sale on  
06/08/2015 at 02:00 PM, at the YORK County  
Courthouse, 45 North George Street, York,  
PA 17401, to enforce the Court Judgment of  
\$126,099.38 obtained by, PHH MORTGAGE  
CORPORATION (the mortgagee), against the  
above premises.

PHELAN HALLINAN DIAMOND &  
JONES, LLP  
Attorney for Plaintiff

04.16-1t Solicitor

NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF YORK COUNTY, PENNSYLVANIA  
NO. 2014-SU-002768-06

FIFTH THIRD MORTGAGE COMPANY  
Vs.  
GRANT ETTER

NOTICE TO: GRANT ETTER A/K/A  
GRANT J. ETTER  
NOTICE OF SHERIFF'S SALE OF REAL  
PROPERTY

Being Premises: 152 JUNIPER COURT,  
DILLSBURG, PA 17019-9633  
Being in CARROLL TOWNSHIP, County  
of YORK, Commonwealth of Pennsylvania,  
200001500090000000  
Improvements consist of residential  
property.  
Sold as the property of GRANT ETTER

Your house (real estate) at 152 JUNIPER  
COURT, DILLSBURG, PA 17019-9633 is  
scheduled to be sold at the Sheriff's Sale on  
06/08/2015 at 02:00 PM, at the YORK County  
Courthouse, 45 North George Street, York,  
PA 17401, to enforce the Court Judgment  
of \$284,012.34 obtained by, FIFTH THIRD  
MORTGAGE COMPANY (the mortgagee),  
against the above premises.

PHELAN HALLINAN DIAMOND &  
JONES, LLP  
Attorney for Plaintiff

04.16-1t Solicitor

NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF YORK COUNTY, PENNSYLVANIA  
NO. 2014-SU-002550-06

FULTON BANK, N.A.  
Vs.  
JOANN H. COLLIER

NOTICE TO: JOANN H. COLLIER A/K/A  
JOANN COLLIER  
NOTICE OF SHERIFF'S SALE OF REAL  
PROPERTY

Being Premises: 616 SMITH STREET,  
YORK, PA 17404-2736  
Being in YORK CITY, County of  
YORK, Commonwealth of Pennsylvania,  
134500100050000000  
Improvements consist of residential  
property.  
Sold as the property of JOANN H. COLLIER

Your house (real estate) at 616 SMITH  
STREET, YORK, PA 17404-2736 is  
scheduled to be sold at the Sheriff's Sale on  
06/08/2015 at 02:00 PM, at the YORK County  
Courthouse, 45 North George Street, York,  
PA 17401, to enforce the Court Judgment of  
\$33,743.65 obtained by, FULTON BANK,  
N.A. (the mortgagee), against the above  
premises.

PHELAN HALLINAN DIAMOND &  
JONES, LLP  
Attorney for Plaintiff

04.16-1t Solicitor

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

Number 2014-SU-003274-06

Bayview Loan Servicing, LLC  
v.  
Kathy A. Stambaugh

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

Kathy A. Stambaugh  
1044 East Market Street  
York, Pennsylvania 17403

Your house (real estate) at **1044 East Market  
Street, York, Pennsylvania 17403** is scheduled  
to be sold at Sheriff's Sale on **August 3, 2015**  
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 \$62,861.04 obtained by Bayview Loan  
Servicing, LLC 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 Bayview Loan Servicing, LLC the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE  
YOUR PROPERTY AND YOU HAVE  
OTHER RIGHTS EVEN IF THE  
SHERIFF'S SALE DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and

defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

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

**LAWYER REFERRAL SERVICE**  
Lawyer Referral Service  
137 East Market Street  
York, Pennsylvania 17401  
(717) 854-8755

**ASSOCIATION DE LICENCIADOS**  
Lawyer Referral Service  
137 East Market Street  
York, Pennsylvania 17401  
(717) 854-8755

**LEGAL DESCRIPTION**

ALL that certain lot or piece of ground, with the improvements thereon erected, situate on the South side of and known as No. 1044 East Market Street, Twelfth Ward of the **CITY OF YORK**, York County, Pennsylvania, bounded and more particularly described as follows to wit:

BEGINING at Northeast corner of the lot now or formerly of Florence O. Towne; thence Eastwardly along the Southern side of said East Market Street 21 feet 4 inches, more or less, to the Northwest corner of the lot now or formerly of Kenneth March; thence Southwardly along the same 230 feet, more or less, to a 30-foot wide alley, known as Meson Alley; thence Westwardly along the Northern side of said said Meson Alley, 21 feet 4 inches, more or less, to the Southeast corner of said lot now or formerly of Florence O. Towne; thence Northwardly by same 230 feet, more or less; the place of BEGINNING. MAP 12 and PARCEL 14. BEING known and numbered as 1044 East Market Street, York, Pennsylvania 17403.

PARCEL ID# 12-385-12-0014.00-00000

Property being known as 1044 East Market Street, York, Pennsylvania 17403.

Title vested in Kathy A. Stambaugh by deed from J. A. M. ENTERPRISES, REGINA M. ATLAND, partner AND JEWEL MYERS, PARTNER AND JOANN E. DALTON dated March 25, 2002 and recorded April 17, 2002 in Deed Book 1490,, Page 7270 Instrument Number 2002031139.

**McCABE, WEISBERG & CONWAY, P.C.**  
Attorneys for Plaintiff  
BY: TERRENCE J. McCABE, ESQUIRE

- ID # 16496
- MARC S. WEISBERG, ESQUIRE
- ID # 17616
- EDWARD D. CONWAY, ESQUIRE
- ID # 34687
- MARGARET GAIRO, ESQUIRE
- ID # 34419
- ANDREW L. MARKOWITZ, ESQUIRE
- ID # 28009
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- ID # 319404
- 123 South Broad Street, Suite 1400
- Philadelphia, Pennsylvania 19109
- (215) 790-1010

04.16-1t Solicitor

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

Number 2014-SU-001104-06

Wells Fargo Bank, N.A.

v.

Vincent A. Pennachi and Roxann J. Pennachi

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

TO: Vincent A. Pennachi and Roxann J. Pennachi

Your house (real estate) at **919 Sunrise Lane, Wrightsville, Pennsylvania 17368** is scheduled to be sold at Sheriff's Sale on **June 8, 2015 at 2:00 p.m.** in the Sheriffs Office, York County Judicial Center, 45 North George Street, York, PA 17401 to enforce the court judgment of \$139,422.68 obtained by Wells Fargo Bank, N.A. 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 Wells Fargo Bank, N.A. the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE  
YOUR PROPERTY AND YOU HAVE  
OTHER RIGHTS EVEN IF THE  
SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

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



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