

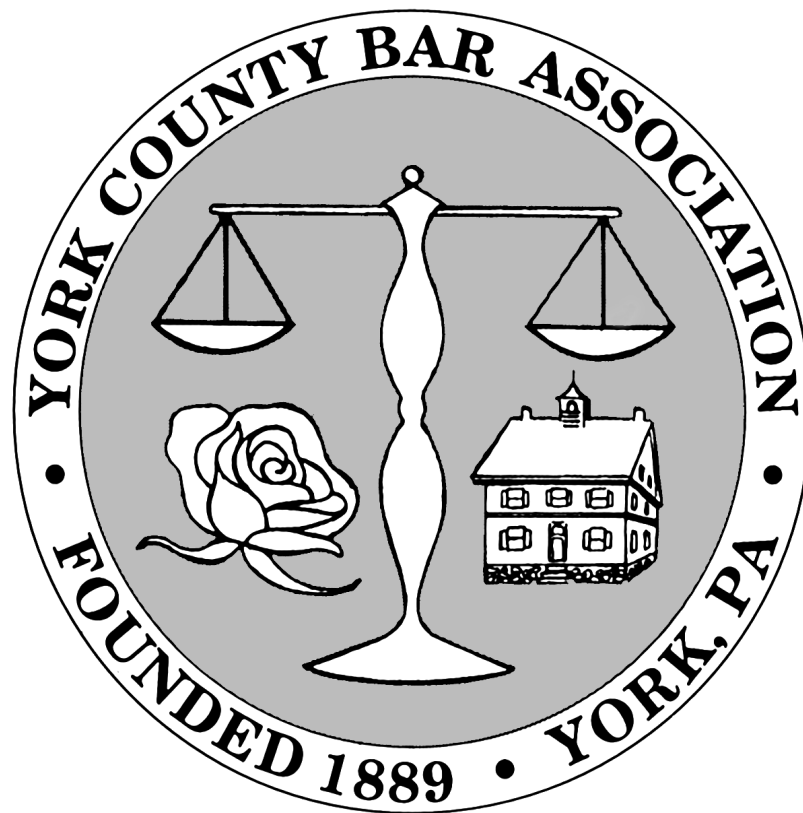
York Legal Record

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

Vol. 128

YORK, PA, THURSDAY, MARCH 5, 2015

No. 48



Dated Material Do Not Delay

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

POSTMASTER: Send address changes to
York Legal Record, 137 E. Market St., York, PA 17401

Web: www.yorkbar.com • E-mail: yorklegalrecord@yorkbar.com

ORDER PREPARATION GUIDELINES

A goal in preparing orders, as it should be for all legal writing, is to use regular grammatical English as much as possible. A secondary goal is to use actual statutory language as much as possible, rather than changing or paraphrasing it, which runs the risk of changing its meaning. When you prepare proposed orders, please keep these principles in mind.

1: Case Caption

The full name of the case should be used in the caption of the proposed order.

2: Brief Descriptive Title

Every order must have a brief descriptive title [YCCiv 205.1 (a) (2)]

3: Date

Begin the order with the date: “This ____ day of _____, 201_, IT IS ORDERED...”.

4: Signature

Put a line for a signature below the text on the right side of the page, slightly lower than the date. Above the line put “By The Court”. Do not include anything else above the line. For example, do not include the phrase “It Is So Ordered” or anything similar. Putting my name below the signature line is optional, but if you do, do not include anything other than my name. “Honorable,” “The Honorable,” or “Hon.” are forms of address and not part of my name. However, whether you include my name or not, the proper title to be included either directly below the line or directly following or beneath my name is “President Judge” or “Judge.”

5: And/Or

Try to avoid using “and/or.”

6: Superfluous Words and Phrases

Generally eliminate superfluous words. They serve no purpose. Examples of such words are: “hereby,” “herein,” “in and for,” “subject,” “that certain,” “now,” “that,” “undersigned,” “immediately,” “heretofore entered in this case,” “be, and hereby is,” “said”—the list goes on and on. Compare the meaning of “Now, therefore, it may be and is hereby ordered that:” with “It is ordered:”

A good opening line for an order would read something like: “This case came before the court on the motion of Pennsylvania Department of Transportation seeking summary judgment.” Referring to it as “this case” is the most accurate and succinct description. It is unnecessary to refer to it as “matter,” “proceeding,” “proceedings,” “that certain,” “subject,” or “above titled.”

In addition to superfluous words, watch for superfluous and wordy phrases. Examples include referring to a motion as “filed with the court” or an “order heretofore entered in this case.” How about “order?”

7: Multiple Page Orders

As a matter of form and as required by York County Rules of Procedure, if your order runs to more than one page, make sure that the last page contains more than just the court’s signature and date.

8: Inappropriate Relief

Do not include in the actual order, things that the court is not ordering. Frequently, lawyers will include things that are factual determinations or are things the parties have agreed to. Those things really belong in a separate part before the order begins.

9: Undersigned

Rarely, if ever, use the word “undersigned.”

10: Hearing

In a proposed order filed with a motion, do not include any reference to a hearing having been held, since there may not have been a hearing. If you are submitting an order after a hearing, then it would obviously be acceptable to refer to it.

11: Attachments

Avoid having attachments to orders. For one thing, attorneys frequently forget to include the attachment. In addition, they can be easily be separated from the order or even replaced. Most likely, an order with an attachment will not entered.

12: Plurals and Possessives

Keep plurals and possessives straight and consistent. Know when to use plaintiffs (plural), plaintiff's (singular possessive), and plaintiffs' (plural possessive). Make sure the verb matches the subject of the sentence.

13: Its and It's

Please use the possessive noun "its" and the contraction "it's" correctly.

14: Disposition

Make sure the relief granted is actually stated in the dispositive part of the order. Do not simply say "the motion is granted" or "the defendant's objection is overruled." Do not include as part of your relief anything which you did not request in the pleading.

**STEPHEN P. LINEBAUGH, PRESIDENT JUDGE
19TH JUDICIAL DISTRICT OF PENNSYLVANIA
COURT OF COMMON PLEAS, YORK COUNTY**

Rev-9-19-14

YORK COUNTY CIVIL PROCEDURE OUTLINE—PRESENTING A CIVIL MOTION

There are three categories of civil motions in York County. Civil Motions should either be (1) resolved by the appropriate civil judge in Chambers, (2) praeciped for One-Judge Disposition, or (3) noticed for presentation at Current Business. A Motion that is presented incorrectly will either be denied or no action will be taken.

Motions Resolved in Chambers:

- The following Motions, Petitions and Applications need not be (but may be) presented at Current Business and **shall not** be praeciped for one-judge disposition (YCCiv. 208.3(a)(7)). They will be decided by the assigned Civil Judge in Chambers:
 1. Petitions for Preliminary or Special Injunctions.
 2. Uncontested Motions that include a certificate of concurrence pursuant to YCCiv. 208.2(d)(2).
 3. Stipulations. The Court will not enter an order based solely on a signed stipulation by the Parties. The stipulation must be accompanied either by a Motion requesting that the stipulation be adopted as an order of court or there must be a pending action on the docket that the stipulation resolves.
 4. Petitions that request a Rule to Show Cause and/or that request that a hearing be scheduled.
 5. Applications for Reassessment of Damages.
 6. Motions to Make Rule Absolute.
 7. Requests for Continuances of Scheduled Proceedings. A continuance can either be requested by Motion or pursuant to the form available in the AOYCC office.
 8. Applications to Withdraw as Counsel. Note that these applications must substantively comply with both Pa. RCP 1012 as well as the more strenuous requirements of YCCiv. 1012.
 9. Motions for Admission *Pro Hac Vice*.
 10. Motions for Reconsideration.
 11. Motions for Alternative Service.
 12. Motions for default judgment in quiet title actions.
 13. Petitions for approval of minor's settlements, wrongful death settlements, transfers of structured settlements, and settlements involving an incompetent.
 14. Applications to intervene pursuant to Pa. RCP 2326 *et seq.*
 15. Petitions for a change of name.
 16. Appointment of constables, private police officers, and municipal officers.
 17. Appointment of a Board of View.
 18. Applications for detective licenses.
 19. Motions related to matters covered by an order resulting from a pre-trial conference.

20. Motions related directly to matters pending before a divorce master.
 21. Termination of inactive civil cases under YCCiv, 230.2.
- Procedure to present an application for Review in Chambers:
 1. File application with the Prothonotary.
 2. Send a time-stamped copy to AOYCC. No further action by the moving party is required. AOYCC will thereafter assign and send the Motion to the appropriate Civil Judge.

One-Judge Dispositions:

- The following applications **must** proceed through one-judge disposition (YCCiv. 208.3(b)(2)). No other applications may be listed for one-judge disposition:
 1. Preliminary Objections.
 2. Motions for Judgment on the Pleadings.
 3. Motions for Summary Judgment.
 4. Exceptions to a divorce master's report, to reports of the board of view and to the proposed schedule of distribution from the Sheriff's sale.
 5. Appeals from the zoning hearing board, a board of school directors, or other local government agency.
- Procedure to present an application for One-Judge Disposition:
 1. Applicant: File application with Prothonotary.
 2. Applicant: File Brief in Support with the Prothonotary within 10 days of filing application.
 - a. In a land use appeal, the Appellant shall file their brief in support within 10 days of the date of certification of the record.
 3. Opposing Party/Parties: File Brief in Opposition with the Prothonotary within 30 days of filing of application or filing of brief in support, whichever is later.
 4. Applicant: File optional Brief in Reply with the Prothonotary within 5 days of service of the brief in opposition.
 5. Either Party: Once the time period for filing briefs has expired, either party may file a "praecipe to list for one-judge disposition" with the Prothonotary. The praecipe should be in the form prescribed by YCCiv. 208.3(b)(7). No further action by either party is required.

Current Business:

- All other civil Motions, Petitions, and Applications **must** be presented at Current Business.
- Procedure for presentment of applications at Current Business:
 1. File application with Prothonotary.
 2. File Notice of Presentation at Current Business with the Prothonotary in substantially the form provided at YCCiv. 208.3(a)(2)(a).
 - a. For discovery motions, a Discovery Certification in substantially the form provided at YCCiv. 208.2(e)(2) must be filed with the Prothonotary.
 3. Send a clocked in copy of the application and the Notice of Presentation (and the Discovery Certification if applicable) to AOYCC as one document. The document must be sent to AOYCC no later than 5 days before the Current Business session identified in the Notice of Presentation (YCCiv. 208.3(a)(2)). The AOYCC will forward the documents to the Current Business Judge.

- a. All other interested parties must also receive 5 days notice of the presentation of the application at Current Business.
 - b. Once notice has been provided, no further action by the moving party is required.
- Rescheduling Presentation of a Motion, Petition or Application at Current Business:
 1. Only the moving party may reschedule presentation of an application at Current Business. This is accomplished by simply sending a letter to AOYCC stating that the motion is being rescheduled along with a revised Notice of Presentation identifying the new date of presentment. The 5 day notice requirements remain in effect.
 - Withdrawal of any Motion Petition or Application:
 1. Any Motion, Petition or Application filed in this County can be withdrawn simply by filing a praecipe to withdraw with the Prothonotary. In order to inform the Court that an application has been withdrawn it would be wise to send a time-stamped copy of the praecipe to AOYCC who will forward it to the appropriate Judge.

Common Local Rule Violations Applicable to all Civil Proceedings:

- The following are common local rule violations applicable whether the application is presented directly for Review in Chambers or for presentation at Current Business. (No paperwork is submitted to the Court in the case of one-judge dispositions and, therefore, there is no opportunity to violate these local rules).
 1. All applications must include a proposed order:
 - The Orders **shall** have a brief descriptive title such as “Order Compelling Discovery” or “Order for Special Service.” “Rule to Show Cause” is an appropriate title for a Rule to Show Case.
 - Orders **shall not** be stapled to the pleading.
 - Sufficient numbers of the Orders **shall** be provided for service on all out-of-county counsel and all *pro se* litigants as well as a copy to docket. No copies are required for York County attorneys as the Prothonotary will fax the Orders.
 2. Envelopes: The moving attorney **shall** include addressed, pre-paid envelope for service on any out-of-county attorneys or *pro se* litigants.
 3. Orders and Envelopes may be supplied to the Court at Current Business or may be attached to the application. If the application is not being presented at Current Business than the Orders and Envelopes must be attached to the application.

THE HONORABLE STEPHEN P. LINEBAUGH
PRESIDENT JUDGE OF THE 19TH JUDICIAL DISTRICT OF
PENNSYLVANIA
COURT OF COMMON PLEAS OF YORK COUNTY

YCCiv. SELECTED RULES OF CIVIL PROCEDURE SUMMARY

- 1) Applications shall include original proposed order with a brief descriptive title (i.e. "Order Compelling Discovery" or "Order Scheduling Argument"). YCCiv. 205.1(a)(2).
- 2) Sufficient copies of proposed order are to be provided. Sufficient copies are required for conforming, for return to applying party and for service on all other parties. YCCiv. 205.1(a)(3).
- 3) Addressed, pre-paid envelopes for out of York County attorneys and pro se parties are required. YCCiv. 205.1(a)(4). [May be brought to Court/Current Business.]
- 4) Orders shall be physically separate from the other pleadings and may not be stapled to other pleadings. See YCCiv. 205.2(a)(1)(i).
- 5) The use of plastic strips and binding is prohibited. YCCiv. 205.2(a)(1)(ii).
- 6) The first page of any document presented to the Court must have a 3 inch margin; each subsequent page must have at least a 2 inch margin; type shall be at least 12 point. YCCiv. 205.2(a)(1)(vi); Pa.R.Civ.P.No. 204.1.
- 7) All Motions that do not involve a matter for one-judge disposition pursuant to YCCiv. 208.3(b) must be forwarded to Court Administration for assignment to a Judge. YCCiv. 205.1(a)(1).
- 8) Motions shall include a certification that Movant sought concurrence from the opposing party and that each party has either concurred in the motion or contests the motion. YCCiv. 208.2(d).
- 9) Discovery motions shall include a Discovery Conference Certification. YCCiv. 208.2(e)(2).
- 10) The Notice of Presentation at Current Business shall substantially comply with YCCiv. 208.3(a)(2)(a).
- 11) A Motion must be presented at Current Business because unless there is a Certification of Concurrence. Uncontested motions need not be presented at Current Business only when the Motion includes a YCCiv. 208.2(d) Certification of Concurrence. See YCCiv. 208.3(a)(7) for a list of Motions that need not be presented at Current Business.
- 12) A Petition to Withdraw as Counsel shall comply with both YCCiv. 1012 and Pa.R.Civ.P. No. 1012.
- 13) If application requires the issuance of a RTSC, sufficient copies (with envelopes, if necessary) shall be provided with the application. See YCCiv. 206.1(a).
- 14) Documents may not be sent to the Court by fax. YCCiv. 205.1 (b).
- 15) Matters shall be withdrawn by a praecipe filed in compliance with YCCiv. 206.4(c)(4).
- 16) Matters shall be rescheduled pursuant to the procedure set forth in YCCiv. 206.4(c)(5).
- 17) For matters that must be disposed of through one judge disposition see YCCiv. 208.3 (b)(2).
- 18) The Court does not enter orders based upon a signed stipulation of counsel unless it is accompanied by a filed motion with a stipulation by all counsel attached to the motion or all counsel joining in the motion. The Court will take no action with regard to a document forwarded directly to Chambers. A motion seeking a court order should be filed with the Prothonotary and a clocked-in copy forwarded to York County Court Administrator for assignment to a judge.
- 19) Motion or Petition must be docketed. York County Local Rules of Civil Procedure Rule 205.1 requires that "Any party filing an application or other document which requires a signature of a judge or action by the court shall first file the original document with the Prothonotary or the Clerk of Courts, as the case may be." A copy of the document should also be forwarded to the York County Court Administrator for assignment to a Judge by the filing party.
- 20) York County has a form application for continuance that can be, although it does not have to be utilized by counsel for requesting continuance. If our application for continuance format is used, it should be sent directly to Chambers. The opposing counsel's original signature does not have to appear on the original application but can be attached to the application by fax or a copy. After the application for continuance has been received, it will be ruled upon and then filed with the Prothonotary. If you do not use our format for application for a continuance then our normal local rules of procedure apply and you will have to file your original motion with the Prothonotary and provide a clocked-in copy to the Court Administrator to be forwarded to Chambers to be ruled upon.
- 21) No action can be taken with respect to a Praecipe for Pre-Trial Conference unless the Praecipe complies with YCCiv. 212.3. Rule 212.3(b) provides that the action cannot be listed until a Case Management Plan has been executed by all parties and filed with the Prothonotary and all dates in that Case Management Plan have passed and a Certificate of Readiness has been executed by all parties and filed with the Prothonotary. Rule 212.3(e) provides that if the parties are unable to agree on a Case Management Plan a party may move the Court to schedule a Case Management Conference or issue a Case Scheduling Order. A motion under Rule 212.3(e) should be filed for presentment at Current Business with notice to opposing counsel and unrepresented parties as set forth in YCCiv. 208.3(a).

This is the checklist that the Judge uses to review filings. Please ensure filings comply with the checklist or your motions and petitions will be denied.

LOCAL RULES CAN BE FOUND AT WWW.YORKCOUNTYPA.GOV OR AT THE YORK COUNTY BAR ASSOCIATION WEBSITE

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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 ARTHUR H. BERGEY, DECEASED**

Late of Manchester Twp., York County, PA.
Co-Executors: Keith Bergey and Christine Ruth Bergey Greenhalgh, c/o Katherman, Heim & Perry, 345 East Market Street, York, PA 17403
Attorney: Ronald Perry, Esquire, Katherman, Heim & Perry, 345 East Market Street, York, PA 17403 03.05-3t

ESTATE OF CHARLES L. CHISNELL, a/k/a CHARLES LARRY CHISNELL, a/k/a CHARLES LARRY CHISNELL, SR., a/k/a CHARLES CHISNELL, DECEASED

Late of Springettsbury Twp., York County, PA.
Executor: Robert L. Chisnell, 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 03.05-3t

ESTATE OF JUNE C. CRUNICK, DECEASED

Late of York City, York County, PA.
Executrix: Cris H. Sterner, 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 03.05-3t

ESTATE OF DALE A. DOLL, DECEASED

Late of Springettsbury Twp., York County, PA.
Co-Executors: Michael Doll and Dorothy Doll, 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 03.05-3t

ESTATE OF ERMA C. GROTHE a/k/a ERMA V. GROTHE, DECEASED

Late of Chanceford Twp., York County, PA.
Executor: Terry L. Grothe, 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 03.05-3t

ESTATE OF JAMES R. KERCHNER, JR., DECEASED

Late of Spring Garden Twp., York County, PA.
Administratrix: Gail M. Kerchner, c/o 48 South Duke Street, York, PA 17401
Attorney: Bruce C. Bankenstein, Esquire, 48

South Duke Street, York, PA 17401 03.05-3t

ESTATE OF NANCY A. MAPES, a/k/a NANCY ANN MAPES, a/k/a NANCY MAPES, DECEASED

Late of Manchester Twp., York County, PA.
Executors: Stacy A. Maloney and Ryan P. Mapes 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 03.05-3t

ESTATE OF VIRGINIA I. MARKEL, DECEASED

Late of Springettsbury Twp., York County, PA.
Executor: Sheldon R. Markel, 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 03.05-3t

ESTATE OF MARY LOUISE SEWARD MILLER a/k/a MARY LOUISE MILLER, DECEASED

Late of Penn Twp., York County, PA.
Executor: Robert McLewee, 2810 Benson Mill Road, Sparks, Maryland 21152 03.05-3t

ESTATE OF ANDREW JOSEPH ORSIE JR., DECEASED

Late of Springettsbury Twp., York County, PA.
Executrix: Norma M. Orsie, 44 Theater LN, York, PA 17402 03.05-3t

ESTATE OF MARION L. POTT, DECEASED

Late of Stewartstown Borough, York County, PA.
Executrix: Patricia K. Scarborough, c/o P.O. Box 312, Stewartstown, PA 17363
Attorney: Laura S. Manifold, Esquire, P.O. Box 312, Stewartstown, PA 17363 03.05-3t

ESTATE OF DOROTHY M. RINKER, DECEASED

Late of Springettsbury Twp., York County, PA.
Executrix: Phyllis A. Hershock, c/o 48 South Duke Street, York, PA 17401
Attorney: Bruce C. Bankenstein, Esquire, 48 South Duke Street, York, PA 17401 03.05-3t

ESTATE OF KIMBERLY ANN RITCHEY, DECEASED

Late of Dover Borough, York County, PA.
Administrator: Eric M. Ritchey, c/o Stock and Leader, Susquehanna Commerce Center East, 221 W. Philadelphia Street, Suite 600, York, PA 17401-2994
Attorney: MacGregor T. Brillhart, Esquire, Stock and Leader, Susquehanna Commerce Center East, 221 W. Philadelphia Street, Suite E600, York, PA 17401-2994 03.05-3t

ESTATE OF DEAN B. ROHRBAUGH, DECEASED

Late of Hanover Borough, York County, PA.
Executrix: Jill Elizabeth Riddle, 550 Glen National Drive, Alpharetta, GA 30004
Attorney: Crabbs & Crabbs, Attorneys for the Estate, 202 Broadway Hanover, PA 17331 03.05-3t

ESTATE OF JAIME NATHANIEL JUAN SANABRIA, DECEASED

Late of York City, York County, PA.
Administrator: Romelle Graham, c/o Richard R. Reilly, Esq., 54 N. Duke St., York, PA 17401-1402
Attorney: Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401-1402 03.05-3t

ESTATE OF RICHARD E. SENFT, DECEASED

Late of North Codorus Twp., York County, PA.
Co-Executors: Timothy E. Senft and Terrence D. Senft, 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 03.05-3t

ESTATE OF ERMALEE M. SHINDLER, DECEASED

Late of West Manchester Twp., York County, PA.
Executrix: Joan E. Fahringer, 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 03.05-3t

ESTATE OF DONALD E. TYSON a/k/a DONALD EUGENE TYSON, DECEASED

Late of Windsor Borough, York County, PA.
Co-Executors: Bradley L. Patterson and Brian L. Tyson, 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 03.05-3t

NOTICE

Betty C. Keller, Late of Lower Windsor Township, York County, Pennsylvania, Deceased, and Jeffrey Keller and Julie Meyers, Joint Successor Trustees

The undersigned Successor Trustees of The David J. Keller and Betty C. Keller Revocable Trust under Agreement dated March II, 2004, hereby gives notice that as a result of the death of Betty C. Keller, she has assumed title to the assets held in such trust, and all persons indebted to Betty C. Keller are requested to make payment without delay, and those having claims against the same shall make them known to the undersigned.

Jeffrey Keller and Julie Meyers,
Joint Successor Trustees
c/o Stock and Leader
Susquehanna Commerce Center East
221 W. Philadelphia Street, Suite 600
York, PA 17401-2994

Attorney: Timothy P. Ruth, Esquire, Stock and Leader, Susquehanna Commerce Center East, 221 W. Philadelphia Street, Suite E600, York, PA 17401-2994 03.05-3t

SECOND PUBLICATION**ESTATE OF ETHEL E. BOYER, DECEASED**

Late of Springfield Twp., York County, PA.
Executrix: Elizabeth A. Emehaiser a/k/a Elizabeth A. Zellers, 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 02.26-3t
- ESTATE OF JASON S. CAREY, DECEASED
Late of Fairview Twp., York County, PA.
Executor: Brian H. Carey, c/o Lisa Marie Coyne, Esquire, COYNE & COYNE, P.C., 3901 Market Street, Camp Hill, PA 17011-4227
Attorney: Lisa Marie Coyne, Esquire, COYNE & COYNE, P.C., 3901 Market Street, Camp Hill, PA 17011-4227 02.26-3t
- ESTATE OF JOHN S. DRAKE, III, DECEASED
Late of Newberry Twp., York County, PA.
Co-Administrator-Executor: Melinda Drake, 216 7th St., New Cumberland, PA 17070 02.26-3t
- ESTATE OF BENJAMIN C. EATON, DECEASED
Late of East Hopewell Twp., York County, PA.
Co-Executors: Cindy Argie and Linda Trout, c/o P.O. Box 312, Stewartstown, PA 17363
Attorney: Laura S. Manifold, Esquire, P.O. Box 312, Stewartstown, PA 17363 02.26-3t
- ESTATE OF OF LOVICE I. ENGLERT, DECEASED
Late of West Manchester Twp., York County, PA.
Co-Executors: Susan I. Graver, Jane I. Englert and James B. Englert, 1105 Drexel St, York PA 17404
Attorney: John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404 02.26-3t
- ESTATE OF BETTY M. EYSTER, DECEASED
Late of West Manchester Twp., York County, PA.
Co-Executrices: Lora Jean Ruppert and Vicki Ann Kochenour, 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 02.26-3t
- ESTATE OF PAUL A. FUSCO, DECEASED
Late of North Codorus Twp., York County, PA.
Executor: Michael P. Fusco, 2706 Myers Rd., Spring Grove, PA 17362
Attorney: Matthew L. Guthrie, Esquire, Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331 02.26-3t
- ESTATE OF DOROTHY A. GREENAWAY, DECEASED
Late of Hanover Borough, York County, PA.
Co-Executors: David L. Greenaway, Jr., 405 Maryland Ave., Essex, MD 21221 and Steven James Greenaway, 275 Allegheny Ave., Hanover, PA 17331
Attorney: Keith R. Nonemaker, Esquire, Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331 02.26-3t
- ESTATE OF DONALD G. HASER, DECEASED
Late of West Manheim Twp., York County, PA.
Executor: Edward A. Haser, 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 02.26-3t
- ESTATE OF GRANT R. KLINE, DECEASED
Late of Monaghan Twp., York County, PA.
Executor: Mary Beth Rank, c/o Gingrich, Smith, Klingensmith & Dolan
Attorney: Kevin D. Dolan, Esquire, Gingrich, Smith, Klingensmith & Dolan, 222 S. Market St., Suite 201, P.O. Box 267, Elizabethtown, PA 17022 02.26-3t
- ESTATE OF EUGENE H. KREBS, DECEASED
Late of York City, York County, PA.
Executor: Annabelle E. Worley, c/o Morris & Vedder, 32 N. Duke St, P.O. Box 149, York, PA 17405
Attorney: Christopher M. Vedder, Esquire, Morris & Vedder, 32 N. Duke St, P.O. Box 149, York, PA 17405 02.26-3t
- ESTATE OF PHILIP SHERATON LEIPHART, III, DECEASED
Late of Lower Windsor Twp., York County, PA.
Administratrix: Marilyn K. Leipart, c/o 2025 E. Market Street, York, PA 17402
Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402 02.26-3t
- ESTATE OF LINN S. LIGHTNER, DECEASED
Late of York County, PA.
Executor: Allison L. Phillips, c/o Michael Cherewka, Esquire, 624 North Front Street, Wormleysburg, PA 17043
Attorney: Michael Cherewka, Esquire, 624 North Front Street, Wormleysburg, PA 17043 02.26-3t
- ESTATE OF JAMES C. LIVESAY, JR., DECEASED
Late of Shrewsbury Borough., York County, PA.
Executor: Ronald N. Rohrbaugh, 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 02.26-3t
- ESTATE OF TERRY L. LOUGH a/k/a TERRY LANCE LOUGH, DECEASED
Late of Chanceford Twp., York County, PA.
Executor: Terry Wayne Lough, 2303 Woodbine Road, Airville, PA 17302
Attorney: David M. Laucks, Esquire, LAUCKS & LAUCKS, P.C., 105 W. Broadway, Red Lion, PA 17356 02.26-3t
- ESTATE OF JERE L. MACKLEY, DECEASED
Late of Wrightsville Borough, York County, PA.
Administrator-Executor: Stephanie Mackley, c/o Trinity Law, 145 East Market Street, York, PA 17401
- Attorney: Matthew D. Menges, Esquire, Trinity Law, 145 East Market Street, York, PA 17401 02.26-3t
- ESTATE OF DANIEL J. MARECKI, DECEASED
Late of Penn Twp., York County, PA.
Executor: Daniel J. Marecki, Jr., 5920 Belle Vista Avenue, Baltimore, Maryland 21206
Attorney: Stonesifer and Kelley, P.C., 209 Broadway, Hanover, Pennsylvania 17331 02.26-3t
- ESTATE OF EARL MUNDIS a/k/a LAWRENCE EARL MUNDIS, DECEASED
Late of York Twp., York County, PA.
Executors: Wayne A. Mundis and Lawrence E. Mundis Jr. 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 02.26-3t
- ESTATE OF MONROE NEWMAN a/k/a MONROE OSCAR NEWMAN, DECEASED
Late of York City, York County, PA.
Executors: Steven P. Solow & Jean E. Simons, c/o Karen M. Stockmal, Esq., 1055 Westlakes Dr., Ste. 300, Berwyn, PA 19312
Attorney: Karen M. Stockmal, Esquire, KMS Law Offices, 1055 Westlakes Dr., Ste. 300, Berwyn, PA 19312 02.26-3t
- ESTATE OF JUNE F. PLUNKERT, DECEASED
Late of Penn Twp., York County, PA.
Executor: Janet F. Arendt, c/o Paul G. Lutz, Esquire, 110 South Northern Way, York, Pennsylvania 17402
Attorney: Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402 02.26-3t
- ESTATE OF IRVIN P. SHIFLETT a/k/a IRVIN PAYNE SHIFLETT SR. and IRVIN P. SHIFLETT SR., DECEASED
Late of Codorus Twp., York County, PA.
Administrator C.T.A.: Gary L. Landis, c/o Morris & Vedder, 32 N. Duke St., P. O. Box 149, York, PA 17405
Attorney: Christopher M. Vedder, Esquire, Morris & Vedder, 32 N. Duke St., P. O. Box 149, York, PA 17405 02.26-3t
- ESTATE OF RICHARD L. SLAGLE, DECEASED
Late of Jackson Twp., York County, PA.
Executor: Richard L. Slagle, II, c/o Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402
Attorney: Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402 02.26-3t
- ESTATE OF CHARLES L. STAMBAUGH, DECEASED
Late of Jackson Twp., York County, PA.
Executrix: Deborah C. Shaub, c/o 48 South Duke Street, York, PA 17401
Attorney: Bruce C. Bankenstein, Esquire, 48 South Duke Street, York, PA 17401 02.26-3t
- ESTATE OF JOAN E. STERN, DECEASED
Late of Windsor Twp., York County, PA.
Executrix: Tina M. Lucabaugh, 15

Burkholder Road, Red Lion, PA 17356
 Attorney: David M. Laucks, Esquire,
 LAUCKS & LAUCKS, P.C., 105 W.
 Broadway, Red Lion, PA 17356 02.26-3t

ESTATE OF ROY C. STINE, DECEASED
 Late of Dover Twp., York County, PA.
 Executrix: Sandra Inners Strathmeyer, 230
 Zeigler Road, Dover, PA 17315
 Attorney: Peter J. Carfley, Esquire 02.26-3t

ESTATE OF ROSE M. WALTERS,
 DECEASED
 Late of North Codorus Twp., York County,
 PA.
 Executor: Sherri A. Reed, c/o John M.
 Hamme, Esq., The Hamme Law Firm,
 LLC, 1946 Carlisle Road, York, PA 17408
 Attorney: John M. Hamme, Esquire, The
 Hamme Law Firm, LLC, 1946 Carlisle
 Road, York, PA 17408 02.26-3t

ESTATE OF GENEVIEVE WIDMAIER,
 DECEASED
 Late of Penn Twp., York County, PA.
 Executrix: Margaret A. Howell, c/o Elinor
 Albright Rebert, Esq., 515 Carlisle Street,
 Hanover, PA 17331
 Attorney: Elinor Albright Rebert, Esquire,
 515 Carlisle Street, Hanover, PA 17331
 02.26-3t

ESTATE OF DARNELL W. WILSON,
 DECEASED
 Late of Wrightsville Borough, York County,
 PA.
 Administratrix: Kelsey Wilson, c/o Andrew
 S. Rusniak, Esq., McNeas Wallace &
 Nurick LLC, 570 Lausch Lane, Suite 200,
 Lancaster, PA 17601
 Attorney: Andrew S. Rusniak, Esquire,
 McNeas Wallace & Nurick LLC,
 570 Lausch Lane, Suite 200,
 Lancaster, PA 17601 02.26-3t

ESTATE OF RUTH M. WOOD, DECEASED
 Late of New Freedom Borough, York County,
 PA.
 Executor: David W. Wood, c/o Michael R.
 Caum, Esquire, P.O. Box 272, Shrewsbury,
 PA 17361
 Attorney: Michael R. Caum, Esquire, P.O.
 Box 272, Shrewsbury, PA 17361 02.26-3t

ESTATE OF KENNETH S. ZIMMERMAN,
 DECEASED
 Late of Lower Windsor Twp., York County,
 PA.
 Co-Administrators: Alaina M. Rosa and
 Maggie A. Zimmerman, 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 02.26-3t

ESTATE/TRUST NOTICE

All persons having claims or demands against
 the Estate of Andrew J. Beard, deceased, late of
 York Township, York County, Pennsylvania, are
 requested to present the same without delay to
 Kyle Beard, Executor, pursuant to 20 Pa.C.S. §
 3162.

Kyle Beard, Administrator
 c/o Stock and Leader

221 W. Philadelphia Street, Suite 600
 York, PA 17401-2994

In addition, all persons having claims or
 demands against the Andrew Jason Beard
 Irrevocable Needs Trust, dated April 10, 2007,
 are requested to present the same without delay
 to Gary L. Landis and David Beard, Trustees,
 pursuant to 20 Pa.C.S. § 7755.

Gary Landis and David Beard, Trustees
 c/o Stock and Leader
 221 W. Philadelphia Street, Suite 600
 York, PA 17401-2994

STOCK AND LEADER
 MacGregor J. Brillhart, Attorney 02.26-3t

TRUST NOTICE

The undersigned Trustee under the Revocable
 Trust Agreement of Romaine C. Dutterer dated
 June 10, 1997, hereby gives notice of the death
 of Romaine C. Dutterer, late of Penn Township,
 York County, Pennsylvania, on September
 26, 2014. All persons indebted to Romaine C.
 Dutterer or to the Revocable Trust Agreement
 of Romaine C. Dutterer dated June 10, 1997 are
 requested to make payment without delay, and
 those having claims against the same shall make
 them known to the Trustee at P.O. Box 308,
 4242 Carlisle Pike, Camp Hill, Pennsylvania
 17001-0308.

Trustee: PNC Bank, National Association
 Attorney: Elinor Albright Rebert, Esquire
 515 Carlisle Street
 Hanover, Pennsylvania 17331
 02.26-3t

THIRD PUBLICATION

ESTATE OF EDWARD A. ALEX, DECEASED
 Late of West Manchester Twp., York County,
 PA.
 Executrix: Peggy A. Alex, 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 02.19-3t

ESTATE OF MARGARET I. BOYER,
 DECEASED
 Late of York Twp., York County, PA.
 Executrix: Joan W. Walters, 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 02.19-3t

ESTATE OF GEORGE H. BROWN,
 DECEASED
 Late of Hanover Borough, York County, PA.
 Executors: Saranda A. Elder and Robert K.
 Brown, c/o Elinor Albright Rebert, Esq.,
 515 Carlisle Street, Hanover, PA 17331
 Attorney: Elinor Albright Rebert, Esquire,
 515 Carlisle Street, Hanover, PA 17331
 02.19-3t

ESTATE OF LILLIAN R. COLDREN,
 DECEASED
 Late of Springettsbury Twp., York County,

PA.
 Executrix: Janet C. Myers, 200 Andover
 Avenue, Reading, PA 19609
 Attorney: Elizabeth K. Morelli, Esquire,
 5 Hearthstone Court, Suite 201,
 Reading, PA 19606 02.19-3t

ESTATE OF HARVEY DENNIS, DECEASED
 Late of West Manchester Twp., York County, PA.
 Executrix: Pamela Primas, 15309 Holly Hill
 Drive, Dumfries, VA 22025
 Attorney: David J. Lenox, Esquire, 8 Tristan
 Drive, Suite 3, Dillsburg, PA 17019
 02.19-3t

ESTATE OF STEPHEN M. ELICKER,
 DECEASED
 Late of Jackson Twp., York County, PA.
 Co-Administrators: Melissa J. Stough and
 Susan L. Elicker, c/o Richard R. Reilly,
 Esq., 54 N. Duke St., York, PA 17401-
 1402
 Attorney: Richard R. Reilly, Esquire, 54 N.
 Duke St., York, PA 17401-1402 02.19-3t

ESTATE OF MAVIS A. HERMAN,
 DECEASED
 Late of Newberry Twp., York County, PA.
 Executor: John S. Herman, II, c/o Richard
 J. Seneca, Esq., Seneca Law, P.O. Box
 333, 680 Yorktown Road, Lewisberry, PA
 17339
 Attorney: Richard J. Seneca, Esquire, Seneca
 Law, P.O. Box 333, 680 Yorktown Road,
 Lewisberry, PA 17339 02.19-3t

ESTATE OF JAMIE B. HOWARD,
 DECEASED
 Late of Newberry Twp., York County, PA.
 Executrix: Wendy S. Kramer, c/o Turo
 Robinson Attorneys at Law, 129 South Pitt
 Street, Carlisle, PA 17013
 Attorney: James M. Robinson, Esquire, Turo
 Robinson Attorneys at Law, 129 South Pitt
 Street, Carlisle, PA 17013 02.19-3t

ESTATE OF PATRICIA M. JONES,
 DECEASED
 Late of Springettsbury Twp., York County,
 PA.
 Executrix: Cindy L. Acworth, 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 02.19-3t

ESTATE OF ANNE ET TA NUSSBAUM,
 DECEASED
 Late of York City, York County, PA.
 Executor: Allen Nussbaum, c/o 100 East
 Market Street, York, PA 17401
 Attorney: Harry J. Rubin, Esquire, Barley
 Snyder, LLP, 100 East Market Street,
 York, PA 17401 02.19-3t

ESTATE OF ROMEO J. PAGLIA, DECEASED
 Late of Hopewell Twp., York County, PA.
 Executor: Anthony J. Paglia, c/o P.O. Box
 312, Stewartstown, PA 17363
 Attorney: Laura S. Manifold, Esquire, P.O.
 Box 312, Stewartstown, PA 17363 02.19-3t

ESTATE OF OF PATTI RIVAL, a/k/a PATTI
 J. RIVAL, a/k/a PATRICIA J. RIVAL,
 DECEASED
 Late of Spring Garden Twp., York County,

CIVIL NOTICES**ACTION IN MORTGAGE FORECLOSURE**

York County
Court of Common Pleas
Number: 2014-SU-004343-06
Notice of Action in Mortgage Foreclosure

LSF8 Master Participation Trust, Plaintiff v.
Thomas R. Lau, Defendant

TO: Thomas R. Lau. Premises subject to foreclosure: 1521 Devers Road, 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

03.05-1t

Solicitor

ACTION TO QUIET TITLE

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

Civil Action - Law

No. 2015-SU-000020-93

Action to Quiet Title

U&T INC,
Plaintiff

vs.

JAY WHETSTONE, JESSICA WHETSTONE
n/k/a JESSICA MONTANINO, CARROLL-
TON BANK, and their respective heirs, ad-
ministrators, successors in interest and assigns,
YORK COUNTY TAX CLAIM BUREAU,
Defendants

NOTICE

PA.
Executrix: Stephanie M. Sullivan, a/k/a
Stephanie Ann Monte Sullivan, c/o Gettle
& Veltri, 13 East Market Street, York, PA
17401
Attorney: Gregory E. Gettle, Esquire,
Gettle & Veltri, 13 East Market Street,
York, PA 17401 02.19-3t

ESTATE OF ELSIE JANE SCHREIBER,
DECEASED
Late of Spring Garden Twp., York County,
PA.

Executor: Gregory E. Gettle, c/o Gettle &
Veltri, 13 East Market Street, York, PA
17401
Attorney: Jeffrey A. Gettle, Esquire,
Gettle & Veltri, 13 East Market Street,
York, PA 17401 02.19-3t

ESTATE OF OF ELEANOR K. SKOGMAN
a/k/a ELEANOR FLORENCE SKOGMAN,
DECEASED

Late of East Hopewell Twp., York County, PA.
Executrix: Judith A. Hamm, 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 02.19-3t

ESTATE OF ESTHER M. SMITH a/k/a
ESTHER S. SMITH, DECEASED

Late of Windsor Twp., York County, PA.
Executrix: Cheryl Ann Migliarini, 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 02.19-3t

ESTATE OF RUTH K. SMOTKIN, a/k/a
RUTH SMOTKIN, DECEASED

Late of Spring Garden Twp., York County,
PA.
Executors: Myra E. Smotkin-Doughty and
Mark L. Smotkin, c/o 2025 E. Market
Street, York, PA 17402
Attorney: Richard H. Mylin, III, Esquire,
2025 E. Market Street, York, PA 17402
02.19-3t

ESTATE OF MICHAEL D.
SZUMACHOWSKI, DECEASED

Late of North Codorus Twp., York County,
PA.
Administrator: Gregory E. Szumachowski,
4091 N. Rohrbaugh Rd, Seven Valleys, PA
17360
Attorney: John W. Stitt, Esquire, 1434 W.
Market Street, York, PA 17404 02.19-3t

ESTATE OF ROBERT P. SZUMACHOWSKI,
DECEASED

Late of North Codorus Twp., York County,
PA.
Administrator: Gregory E. Szumachowski,
4091 N. Rohrbaugh Rd, Seven Valleys, PA
17360
Attorney: John W. Stitt, Esquire, 1434 W.
Market Street, York, PA 17404 02.19-3t

ESTATE OF SARAH ANN THOMAS,
DECEASED

Late of York City, York County, PA.

Executrix: Wendi A. Macneal, 1271 Taxville
Road, York, PA 17408
Attorney: Ann R. Levin, Esquire 02.19-3t

ESTATE OF EDMUND L. VEGA,
DECEASED

Late of Jackson Twp., York County, PA.
Administrator: David D. Vega, c/o Richard
R. Reilly, Esq., 54 N. Duke St., York, PA
17401-1402
Attorney: Richard R. Reilly, Esquire, 54 N.
Duke St., York, PA 17401-1402 02.19-3t

ESTATE OF RUTH N. WEAVER, DECEASED

Late of Wrightsville Borough, York County, PA.
Administrator: Benjamin F. Weaver, III, c/o
MARSHALL & SMITH, PC, 46 East
Philadelphia Street, York, PA 17401
Attorney: Jeffrey C. Marshall, Esquire,
MARSHALL & SMITH, PC, 46 East
Philadelphia Street, York, PA 17401
02.19-3t

ESTATE OF ALVERTA A. WISE, a/k/a
ALVERTA ARLENE BORTNER, DECEASED

Late of West Manchester Twp., York County,
PA.
Executor: Marlin C. Bortner, c/o Richard
R. Reilly, Esq., 54 N. Duke St., York, PA
17401-1402
Attorney: Richard R. Reilly, Esquire, 54 N.
Duke St., York, PA 17401-1402 02.19-3t

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To : Jay Whetstone

TAKE NOTICE that on January 5, 2015, Plaintiff filed a complaint to quiet title against all Defendants averring Plaintiff is the owner of the property described below. The complaint requests the Court extinguish any right, title or interest of all the Defendants, their heirs, devisees, executors, administrators, and/or assigns, of any nature whatsoever in and to the property, under and by nature of any will, deed, power of attorney, other unrecorded or lost deed or other instrument, or any other claim of right or title, and declaring Plaintiff the sole owner of the property in fee simple. The property is described as follows : unimproved land on New Park Road in Fawn Township, New Park, York County, Pennsylvania, identified as Tax Parcel Identification #28-AM-44A.

You are hereby notified to plead to the above referenced Complaint on or before thirty (30) days from the date of this publication or a judgment will be entered against you.

NOTICE TO DEFEND AND CLAIM RIGHTS

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses and 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 this office : Lawyer Referral Service, York County Bar Association, 137 East Market Street, York, PA 17401, Telephone (717) 854-8755. 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 information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Rebecca N. Tortorici, Esquire
Attorney for Plaintiff

03.05-1t Solicitor

The name of the corporation is: **Keystone Bible Institute.**

The purposes for which it has been organized are charitable purposes within the meaning of Section 501 (c)(3) of the Internal Revenue Code of 1986, as amended, or the corresponding provisions of any further United States Internal Revenue Law (hereinafter referred to as the "Code"), such purposes being making of distributions to organizations that qualify as exempt organizations within the meaning of Section 501 (c)(3) of the Internal Revenue Code of 1986. These services are to include and yet not restrict the operation of the corporation to provide in depth instruction in biblical studies and related biblical ministries.

N. Christopher Menges, Esquire
TRINITY LAW

03.05-1t Solicitor

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:

Red Run Cemetery Association

It has been organized to operate exclusively as a cemetery for the benefit of its lot owners who own lots for bona fide burial purposes and a place where perpetual care, respect and devotion may be given to those that are placed therein 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.

Sharon E. Myers, Esquire
CGA Law Firm

03.05-1t Solicitor

EJECTMENT NOTICE

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW

No. 2014-SU-3866-04

SUSQUEHANNA BANK, Plaintiff,

vs.

DAVID B. MOUL and LESLIE D. MOUL,
Defendants.

NOTICE

TO: LESLIE D. MOUL

TYPE OF ACTION: CIVIL ACTION/
EJECTMENT COMPLAINT

PREMISES OCCUPIED BY DEFENDANTS:
1460 Wyndham Drive, York, PA 17403

You are hereby notified that on November 5, 2014, Plaintiff, Susquehanna Bank, filed an Ejectment Complaint endorsed with a Notice to Defend against you in the Court of Common Pleas of York County, Pennsylvania, docketed to No. 2014-SU-003866-04, wherein Plaintiff seeks to obtain possession of the property located at 1460 Wyndham Drive, York, Pennsylvania 17403.

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

If you wish to defend against the claims set forth in the following pages, 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 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 York County Bar Center
137 East Market Street
York, Pennsylvania 17401
Telephone: (717) 854-8755

ARTICLES OF INCORPORATION NON-PROFIT CORPORATION

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed in the Department of State of the Commonwealth of Pennsylvania, at Harrisburg Pennsylvania on the 12th day of May, 2014, for the purpose of incorporating a nonprofit corporation under the Pennsylvania Nonprofit Corporation Law of 1988.

Barry N. Handwerger, Esquire
Counsel for Plaintiff
Zimmerman, Pfannebecker,
Nuffort & Albert, LLP
22 South Duke Street
Lancaster, PA 17602
(717) 299-0711

03.05-1t

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 LMEB, LLC, Jennifer Mason and Eric Balmforth, 17432 Old Farm Ln., New Freedom, PA 17349 are the only person(s) owning or interested in a business, the character of which is children's clothing and toy consignment and that the name, style and designation under which said business is and will be conducted is Tater Tot Consignment Shop, 12121 Susquehanna Trl. S., Glen Rock, PA 17327 and the location where said business is and will be located is 45 Clearview Rd., Dillsburg, PA 17019

Jennifer Mason

03.05-1t

Solicitor

NOTICE

PUBLIC NOTICE TO KARIN LORRETTA EDWARDS

In Re: Adoption of Robeya Rose Laden Fischer, 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, Robeya Rose Laden Fischer. A Termination of Parental Rights Hearing has been scheduled for March 31, 2015, 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 Robeya Rose Laden Fischer (DOB: April 26, 2013), whose Father is Robert Laden Fischer and whose Mother is Karin Lorretta Edwards. 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.

02.26-3t

Solicitor

PUBLIC NOTICE TO CHRISTINA JENNETTE SMITH AND JARED ALLAN BILLET

In Re: Adoption of Devin Daniel Billet, 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, Devin Daniel Billet. A Termination of Parental Rights Hearing has been scheduled for April 16, 2015, at 1:00 p.m., in Hearing Room No. 4, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Devin Daniel Billet (DOB: November 4, 2011), whose Father is Jared Allan Billet and whose Mother is Christina Jennette Smith. 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.

02.26-3t

Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA CIVIL DIVISION

2011-SU-002892-69
Attorney ID no. 16056

KELLY EICHENBERG, a minor, by her
Mother and Natural Guardian, Melissa A.
Smith

Plaintiff

vs.

AMANDA M. FREY and
MELISSA A. SMITH

Defendants

TO: AMANDA M. FREY:

NOTICE

You are notified that the Plaintiff, Kelly Eichenberg, a minor, by Melissa A. Smith, her Guardian, has commenced a civil action against you entered to No. 2011-SU-2892-69 in the Court of Common Pleas of York County, PA, which you are required to defend.

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
York County Bar Association
137 E. Market Street
York, PA 17401
717-854-8755

03.05-1t

Solicitor

SHERIFF'S SALE

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

No. 2014-SU-000186-06

Action in Mortgage Foreclosure

METRO BANK, f/k/a
COMMERCE BANK/HARRISBURG, N.A.,
Plaintiff

vs.

F. FRANK RAPUANO and
CATHERINE RAPUANO,
Defendants

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY PURSUANT TO
PENNSYLVANIA RULE OF CIVIL
PROCEDURE 3129.2

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held on Monday, April 13, 2015, in the Sheriff's Office, York County Judicial Center, 45 North George Street, York, Pennsylvania, at 2:00 p.m., Prevailing Time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly 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.
(SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

37 East Tenth Avenue, North York Borough, York, York County, Pennsylvania 17404, more fully described on Exhibit A attached hereto

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

Metro Bank, f/k/a Commerce Bank/Harrisburg, N.A. v. F. Frank Rapuano and Catherine Rapuano
No. 2014-SU-000186-06

The name of the owner or reputed owner of this property is:

Defendants, F. Frank Rapuano and Catherine Rapuano

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 within thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed. Information about the schedule of distribution may be obtained from the Sheriff of the Court of Common Pleas of York County, Pennsylvania, York County Judicial Center, 45 N. George Street, York, Pennsylvania, Telephone: 1-717-771-9601.

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. 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:

District Court Administrator of York County
York County Judicial Center
45 N. George Street
York, PA 17401
Telephone: 1-717-771-9234

Lawyer Referral Service
York County Bar Association
York County Bar Center
137 East Market Street
York, PA 17401
Telephone: 1-717-854-8755

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of York County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or procedure used against you.
2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of York County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.
3. A petition or petitioners raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of York County at one of the Court's regularly scheduled business court sessions. The petition must be served on the attorney for the creditor at least two (2) business days before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained

from the Court Administrator, York County Judicial Center, 45 N. George Street, York, Pennsylvania 17401, Telephone: 1-717-771-9234.

REAM, CARR, MARKEY &
WOLOSHIN LLP
STEVEN M. CARR, ESQ.
Attorney for Plaintiff

EXHIBIT A

All that certain tract of land, together with the improvements thereon erected, situate in North York Borough, York County, Pennsylvania, being known and numbered as 37 East Tenth Avenue, and being more fully bounded and described as follows:

Fronting on East Tenth Avenue (formerly Olympia Avenue) thirty-eight (38) feet, and extending Northwardly the same width throughout, one hundred forty (140) feet, more or less, to a twenty (20) feet wide alley known as Witmer Lane; bounded on the North by said twenty (20) feet wide alley known as Witmer Lane; on the South by East Tenth Avenue (formerly Olympia Avenue); on the West by property known and numbered as 35 East Tenth Avenue, and now or formerly owned by Gordon P. Gladfelter and Dawn M. Gladfelter; and on the East by property known as 39 East Tenth Avenue, now or formerly owned by Oscar Bixler.

UPI: 80-000-05-0169.00-00000
37 East Tenth Avenue, York, PA 17404

03.05-1t Solicitor

CIVIL ACTION LAW
COURT OF COMMON PLEAS
YORK COUNTY

Number 2013-SU-002505-06

JPMorgan Chase Bank, N.A., S/B/M to Chase Home Finance LLC, S/B/M to Chase Manhattan Mortgage Corporation
v.
Monica Marie Bender, Stephanie Williams and Courtney L. Bender

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: Unknown Surviving Heirs of Stephanie Williams, Deceased Mortgagor and Real Owner

Your house (real estate) at **786 Pacific Avenue, York, Pennsylvania 17404** is scheduled to be sold at Sheriff's Sale on **April 13, 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 \$72,911.46 obtained by JPMorgan Chase Bank, N.A., S/B/M to Chase Home Finance LLC, S/B/M to Chase Manhattan Mortgage

Corporation against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS
SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to JPMorgan Chase Bank, N.A., S/B/M to Chase Home Finance LLC, S/B/M to Chase Manhattan Mortgage Corporation 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
ASSOCIATION DE LICENCIADOS
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

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