

# York Legal Record

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

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Vol. 130

YORK, PA, THURSDAY, AUGUST 11, 2016

No. 19

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**Dated Material Do Not Delay**

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Legal notices must be received by York Legal Record, 137 E. Market St., before four o' clock on Friday afternoon. Telephone 854-8755 ext. 202.

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](http://www.yorkbar.com) • E-mail: [yorklegalrecord@yorkbar.com](mailto:yorklegalrecord@yorkbar.com)

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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 NADEAN C. BAUSMAN, DECEASED  
Late of Hallam Borough, York County, PA.  
Co-Executors: Lester H. Bausman, Jr. and Jonathan L. Bausman, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1402  
Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401 08.11-3t

ESTATE OF HARRY J. BEMILLER, DECEASED  
Late of Penn Twp., York County, PA.  
Administrator-Executor: Christie B. Sneeringer, 112 Carlisle St., New Oxford, PA 17350 08.11-3t

ESTATE OF FAYE C. BIXLER a/k/a FAYE L. BIXLER, DECEASED  
Late of Hanover Borough, York County, PA.  
Executrix: Courtney L. Baughman Guimaraes, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331  
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 08.11-3t

ESTATE OF RAY E. CLINTON, JR., DECEASED  
Late of Springettsbury Twp., York County, PA.  
Administratrix: June T. Brown, 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 08.11-3t

ESTATE OF AMY CORINN CRUMLING, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: Jeffrey James Crumling, c/o Stock and Leader, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994  
Attorney: MacGregor J. Brillhart, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite E600, York, PA 17401-2994 08.11-3t

ESTATE OF CARROLL FOREMAN, DECEASED  
Late of Dover Twp., York County, PA.  
Executor: John Foreman, 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 08.11-3t

ESTATE OF GRACE E. HAWK, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Co-Executrices: Susan E. Wineholt and Diane M. Hawk, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1402  
Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401 08.11-3t

ESTATE OF RAYMOND L. KINDIG a/k/a RAYMOND LEROY KINDIG, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executor: Craig A. Kindig, c/o Stock and Leader, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994  
Attorney: Thomas M. Shorb, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite E600, York, PA 17401-2994 08.11-3t

ESTATE OF CARL EDWARD KROFT, DECEASED  
Late of Dover Twp., York County, PA.  
Co-Executors: Geraldine K. Kohler and Jack M. Kroft, c/o Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362  
Attorney: Craig A. Diehl, Esquire, CPA, Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362 08.11-3t

ESTATE OF JOHN C. KRONE, DECEASED  
Late of Springfield Twp., York County, PA.  
Executor: John C. Krone, Jr., 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 08.11-3t

ESTATE OF ROSEMARY LITTLE, DECEASED  
Late of Hanover Borough, York County, PA.  
Executor: Richard F. Little, Jr., 515 Hartman Avenue, Hanover, PA 17331  
Attorney: Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331 08.11-3t

ESTATE OF JOHN H. RIFE, DECEASED  
Late of Newberry Twp., York County, PA.  
Executor: Patricia E. Gross, 925 Whisler Road, Eppers, PA 17319  
Attorney: P. Daniel Altland, Esquire, 350 S. Sporting Hill Road, Mechanicsburg, PA 17050 08.11-3t

ESTATE OF ETHEL M. SMITH, DECEASED  
Late of Dover Twp., York County, PA.  
Executrix: Gail D. Smith, 3521 S. Via de la Urraca, Green Valley, AZ 85622 08.11-3t

ESTATE OF PAUL L. SMITH, DECEASED  
Late of York Twp., York County, PA.  
Co-Executors: Brenton P. Smith and Paula Smith Keller, c/o 135 North George Street, York, PA 17401  
Attorney: John D. Flinchbaugh, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 08.11-3t

ESTATE OF ELWOOD L. SNYDER, DECEASED  
Late of Red Lion Borough, York County, PA.  
Executrix: Kimberly Sue Young, 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 08.11-3t

ESTATE OF EDWARD A. THORNTON, DECEASED  
Late of Jackson Twp., York County, PA.  
Administrator-Executor: Cynthia K. Fritz, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402  
Attorney: William H. Poole, Jr., Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 08.11-3t

ESTATE OF HAROLD E. WILDASIN, DECEASED  
Late of West Manheim Twp., York County, PA.  
Executor: Scott L. Kelley, Esquire, Stonesifer and Kelley, P.C., 209 Broadway, Hanover, Pennsylvania 17331  
Attorney: Stonesifer and Kelley, P.C., 209 Broadway, Hanover, Pennsylvania 17331 08.11-3t

## SECOND PUBLICATION

ESTATE OF LOUIS J. APPELL, JR., DECEASED  
Late of York Twp., York County, PA.  
Co-Executors: Josephine S. Appell, Helen F. Appell, II, and Louis J. Appell, III, c/o Stock and Leader, LLP, 221 W. Philadelphia Street, Suite 600, York, PA 17401-2994

TRUST NOTICE  
In addition, all persons having claims or demands against the Louis J. Appell, Jr. Revocable Trust Agreement of January 29, 1988, as amended by Supplemental Trust Agreement dated January 18, 2016, are requested to present the same without delay to Josephine S. Appell, Louis J. Appell, III, and Helen F. Appell, II, Successor Co-Trustees, pursuant to 20 Pa.C.S. § 7755.  
Successor Co-Trustees: Josephine S. Appell, Louis J. Appell, III, and Helen F. Appell, II, c/o Stock and Leader, LLP, 221 W. Philadelphia Street, Suite 600, York, PA 17401-2994  
Attorney: Ronald L. Hershner and Craig W. Bremer, Esquires, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite E600, York, PA 17401-2994 08.04-3t

ESTATE OF PRISCILLA I. BRANDT, DECEASED  
Late of City of York, York County, PA.  
Co-Executrices: Priscilla I. Stickell and Jean G. Mitzel, c/o 340 Pine Grove Commons, York, PA 17403  
Attorney: Erik D. Spurlin, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 08.04-3t

ESTATE OF ERLENE B. CHRONISTER, a/k/a ERLENE BELLE CHRONISTER, DECEASED  
Late of York Twp., York County, PA.  
Executor: Bettie Jo Chronister, 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 08.04-3t

ESTATE OF EVAMAE B. CRIST, DECEASED  
Late of Hellam Twp., York County, PA.  
Executor: John D. Crist, c/o 135 North  
George Street, York, PA 17401  
Attorney: Frank H. Countess, Esquire, CGA  
Law Firm, PC, 135 North George Street,  
York, PA 17401 08.04-3t

ESTATE OF THEDA L. CRUMLING,  
DECEASED  
Late of York Twp., York County, PA.  
Executors: Ann Louise Hoover and David  
P. Baker, 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 08.04-3t

ESTATE OF ROBERT F. EISENHART, SR.,  
DECEASED  
Late of Spring Grove Borough, York County, PA.  
Co-Executrices: Sandra Kay Eisenhart-Seitz  
and Penny Lou Walker, c/o Law Offices  
of Craig A. Diehl, 119 A West Hanover  
Street, Spring Grove, PA 17362  
Attorney: Craig A. Diehl, Esquire, CPA, Law  
Offices of Craig A. Diehl, 119 A West  
Hanover Street, Spring Grove, PA 17362  
08.04-3t

ESTATE OF FRANCES L. FUHRMAN,  
DECEASED  
Late of Penn Twp., York County, PA.  
Executors: Lydia L. Hack and Samuel K.  
Sweitzer, Jr., c/o Elinor Albright Rebert,  
Esquire, 515 Carlisle Street, Hanover, PA  
17331  
Attorney: Elinor Albright Rebert, Esquire,  
515 Carlisle Street, Hanover, PA 17331  
08.04-3t

ESTATE OF CATHY ANN GEIGER, a/k/a  
CATHY A. GEIGER, DECEASED  
Late of Borough of West York, York County, PA.  
Executor: Joni M. Walters, 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 08.04-3t

ESTATE OF NANCY M. GENTZLER, a/k/a  
NANCY GENTZLER, DECEASED  
Late of Township of Dover, York County, PA.  
Executrix: Karen L. Sterner, 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 08.04-3t

ESTATE OF RONALD E. GROSS,  
DECEASED  
Late of York Twp., York County, PA.  
Co-Executrices: Susan M. Smith and Lisa  
A. Welsh, c/o Gettle & Veltri, Esquire, 13  
East Market Street, York, PA 17401  
Attorney: Gregory H. Gettle, Esquire,  
Gettle & Veltri, 13 East Market Street,  
York, PA 17401 08.04-3t

ESTATE OF RONALD L. HOWARD, JR.,  
DECEASED  
Late of Dover Twp., York County, PA.  
Executrix: Anita C. Howard, c/o Stock and  
Leader, Susquehanna Commerce Center

East, 221 West Philadelphia Street, Suite  
600, York, PA 17401-2994  
Attorney: MacGregor J. Brillhart, Esquire,  
STOCK AND LEADER, Susquehanna  
Commerce Center East, 221 West  
Philadelphia Street, Suite E600,  
York, PA 17401-2994 08.04-3t

ESTATE OF CAROLE M. LOHRMANN,  
a/k/a CAROLE MARIE LOHRMANN a/k/a  
CAROLE LOHRMANN, DECEASED  
Late of Hopewell Twp., York County, PA.  
Administratrix: Elizabeth Lohrmann a/k/a  
Elizabeth M. Lohrmann, c/o P.O. Box  
312, Stewartstown, PA 17363  
Attorney: Laura S. Manifold, Esquire, P.O.  
Box 312, Stewartstown, PA 17363 08.04-3t

ESTATE OF JACQUELINE R. MCGRAW,  
DECEASED  
Late of Monaghan Twp., York County, PA.  
Executor: Kevin M. McGraw, c/o Irwin &  
McKnight, P.C., 60 West Pomfret Street,  
Carlisle, PA 17013  
Attorney: IRWIN & MCKNIGHT, P.C., 60  
West Pomfret Street, Carlisle, PA 17013  
08.04-3t

ESTATE OF NORMA JEAN MEREDITH,  
DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: Harry G. Brown, Jr., c/o Stock and  
Leader, Susquehanna Commerce Center  
East, 221 West Philadelphia Street, Suite  
600, York, PA 17401-2994  
Attorney: MacGregor J. Brillhart, Esquire,  
STOCK AND LEADER, Susquehanna  
Commerce Center East, 221 West  
Philadelphia Street, Suite E600,  
York, PA 17401-2994 08.04-3t

ESTATE OF EDMUND M. MILLER,  
DECEASED  
Late of York Haven Borough, York County, PA.  
Executrix: Esther J. Miller, c/o MPL LAW  
FIRM, LLP, 137 East Philadelphia Street,  
York, PA 17401-2424  
Attorney: Edward A. Stankoski, Jr., Esquire,  
MPL LAW FIRM, LLP, 137 East  
Philadelphia Street, York, PA 17401-2424  
08.04-3t

ESTATE OF MOLLIE MILLS, DECEASED  
Late of Hopewell Twp., York County, PA.  
Executors: Jeffrey L. Mills and Sharon  
K. Weyant, c/o Stock and Leader,  
Susquehanna Commerce Center East, 221  
West Philadelphia Street, Suite 600, York,  
PA 17401-2994  
Attorney: MacGregor J. Brillhart, Esquire,  
STOCK AND LEADER, Susquehanna  
Commerce Center East, 221 West  
Philadelphia Street, Suite E600,  
York, PA 17401-2994 08.04-3t

ESTATE OF JEAN GROVE MORTON a/k/a  
JEAN G. MORTON, DECEASED  
Late of Windsor Twp., York County, PA.  
Executrices: Susan Elaine Warner and Nancy  
Louise Orwick, c/o Laucks & Laucks, PC,  
105 West Broadway, Red Lion, PA 17356  
Attorney: David M. Laucks, Esquire,  
LAUCKS & LAUCKS, P.C., 105 W.  
Broadway, Red Lion, PA 17356 08.04-3t

ESTATE OF DUANE S. MURRAY,  
DECEASED  
Late of West Manheim Twp., York County, PA.  
Executrix: Kristin Liddle, 89 Mobile Drive,  
Thomasville, PA 17364  
Attorney: Crabbs & Crabbs, 202 Broadway  
Hanover, PA 17331 08.04-3t

ESTATE OF RICHARD E. REESE,  
DECEASED  
Late of Hanover Borough, York County, PA.  
Co-Executors: Larry E. Bream, 296 Primrose  
Lane, Hanover, PA 17331, Robert J.  
Reese, 1271 Alma Lane Mechanicsburg,  
PA 17055 and Antje Swartz, 321  
Broadway, Hanover, PA 17331  
Attorney: Matthew L. Guthrie, Esquire,  
Guthrie, Nonemaker, Yingst & Hart, LLP,  
40 York Street, Hanover, PA 17331  
08.04-3t

ESTATE OF LARRY L. SPANGLER,  
DECEASED  
Late of Spring Garden Twp., York County, PA.  
Executor: Herbett E. Spangler, 215 Bluebird  
Crossing, Glen Mills, PA 19342  
Attorney: Peter R. Henninger, Jr., Esquire,  
Jones & Henninger, P.C., 339 W. Governor  
Rd., Ste. 201, Hershey, PA 17033 08.04-3t

ESTATE OF NICHOLAS WAYNE TEK,  
DECEASED  
Late of Spring Garden Twp., York County, PA.  
Administrator D.B.N.: Christopher M.  
Brown, 21 W. Third Street, Media, PA  
19063  
Attorney: Christopher M. Brown, Esquire, 21  
W. Third Street, Media, PA 19063 08.04-3t

### THIRD PUBLICATION

ESTATE OF EVELENE E. ALWINE,  
DECEASED  
Late of Penn Twp., York County, PA.  
Co-Executors: Judith A. Alwine and Edward  
A. Alwine, c/o Amy S. Eyster, Esquire,  
11 Carlisle Street, Suite 301, Hanover, PA  
17331  
Attorney: Amy S. Eyster, Esquire, 11 Carlisle  
Street, Suite 301, Hanover, PA 17331  
07.28-3t

ESTATE OF ROSE EVON ANDERSON,  
DECEASED  
Late of Dallastown Borough, York County, PA.  
Administrator: Albert Mack Anderson, 54  
Cherokee Dr., Windsor, PA 17366  
Attorney: Elizabeth B. Place, Esquire,  
Skarlatos Zonarich LLC, 17 S. 2<sup>nd</sup> St., 6<sup>th</sup>  
Fl., Harrisburg, PA 17101 07.28-3t

ESTATE OF WILLIAM G. CLARY, JR.,  
DECEASED  
Late of Glen Rock Borough, York County, PA.  
Executrix: Ellen L. Robinson-Clary, c/o 340  
Pine Grove Commons, York, PA 17403  
Attorney: Robert Clofine, Esquire, Elder Law  
Firm of Robert Clofine, 340 Pine Grove  
Commons, York, PA 17403 07.28-3t

ESTATE OF CATHY C. DIPPERY,  
DECEASED  
Late of City of York, York County, PA.  
Co-Executors: Nathaniel F. Dippery and  
Jeremy S. Dippery, c/o John M. Hamme,  
Esq., 1946 Carlisle Road, York, PA 17408  
Attorney: John M. Hamme, Esquire, 1946  
Carlisle Road, York, PA 17408 07.28-3t

ESTATE OF ROBERT E. DOLL a/k/a ROBERT EUGENE DOLL, SR., DECEASED  
Late of Manchester Borough, York County, PA.  
Administrator-Executor: Daniel R. Doll, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402  
Attorney: William H. Poole, Jr., Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 07.28-3t

ESTATE OF BEVERLY A. HARTMAN, DECEASED  
Late of York Twp., York County, PA.  
Executor: Kara L. Moosic, c/o John M. Hamme, Esq., 1946 Carlisle Road, York, PA 17408  
Attorney: John M. Hamme, Esquire, 1946 Carlisle Road, York, PA 17408 07.28-3t

ESTATE OF JOSEPH C. HELSEL, JR., DECEASED  
Late of Hallam Borough, York County, PA.  
Administrator-Executor: Joseph C. Helsel, c/o 50 East Market Street, Hellam, PA 17406  
Attorney: Alexis K. Sipe, Esquire, 50 East Market Street, Hellam, PA 17406 07.28-3t

ESTATE OF KEVIN P. KASHNER, DECEASED  
Late of Hopewell Twp., York County, PA.  
Executrix: Jodie B. Myers, c/o Stock and Leader, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994  
Attorney: Jody A. Leighty, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite E600, York, PA 17401-2994 07.28-3t

ESTATE OF DONALD S. LEIBHART, DECEASED  
Late of Wrightsville Borough, York County, PA.  
Co-Executors: Gary Leibhart, Larry Leibhart, Donna Englehart, Cathy Musser, Dianne Leibhart, Brian Leibhart, c/o Mountz & Kreiser Law Offices, 553 Locust Street, Columbia, PA 17512  
Attorney: Karl Kreiser, Esquire, Mountz & Kreiser Law Offices, 553 Locust Street, Columbia, PA 17512 07.28-3t

ESTATE OF YVONNE R. LEIPHART, a/k/a T. YVONNE LEIPHART, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executor: Donald E. Gunnet, 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 07.28-3t

ESTATE OF GLADYS L. MASON, DECEASED  
Late of York City, York County, PA.  
Administrator: Good News Consulting, Inc., 140 Roosevelt Avenue, Suite 210, York, PA 17401  
Attorney: Amanda Snoke Dubbs, Esquire, 294 Dew Drop Road, York, PA 17402 07.28-3t

ESTATE OF ELLEN ELIZABETH MITCHELL, DECEASED  
Late of Penn Twp., York County, PA.  
Executrix: Sherry A. Kauffman, c/o Stonesifer and Kelley, P.C., 209 Broadway, Hanover, PA 17331

Attorney: Stonesifer and Kelley, P.C., 209 Broadway, Hanover, PA 17331 07.28-3t

ESTATE OF DAVID THOMAS POLK, DECEASED  
Late of North Codorus Twp., York County, PA.  
Administrator: Frances M. Polk, c/o Katherman, Heim & Perry, 345 East Market Street, York, PA 17403  
Attorney: Ronald Perry, Esquire, 345 East Market Street, York, PA 17403 07.28-3t

ESTATE OF LINDA M. RAUHAUSER, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executrices: Bonnie S. Mummert and Vicki L. Dettinger, c/o 340 Pine Grove Commons, York, PA 17403  
Attorney: Erik D. Spurlin, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 07.28-3t

ESTATE OF EDNA F. ROHRBAUGH, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executor: Daryl E. Rohrbaugh, c/o 135 North George Street, York, PA 17401  
Attorney: Charles B. Calkins, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 07.28-3t

ESTATE OF FRANCES V. STAIR, DECEASED  
Late of Penn Twp., York County, PA.  
Executor: Frances J. Marsh, 279 Johnathon Drive, McSherrystown, PA 17344  
Attorney: Thomas E. Miller, Esquire, LAW OFFICE OF THOMAS E. MILLER, ESQUIRE LLC, 249 York Street, Hanover, PA 17331 07.28-3t

ESTATE OF ELEANOR M. STRATTON, a/k/a ELEANOR MARY STRATTON, a/k/a ELEANOR STRATTON, DECEASED  
Late of Dover Twp., York County, PA.  
Executors: Christopher Stratton and Brad Stratton, 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 07.28-3t

ESTATE OF LORRAINE K. STRICKHOUSER, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: Steven R. Strickhouser, c/o 340 Pine Grove Commons, York, PA 17403  
Attorney: Erik D. Spurlin, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 07.28-3t

ESTATE OF HENRY A. WIVELL, DECEASED  
Late of North Codorus Twp., York County, PA.  
Executor: Bradley A. Wivell, c/o P.O. Box 606, East Berlin, PA 17316  
Attorney: Sharon E. Myers, Esquire, CGA Law Firm, PC, P.O. Box 606, East Berlin, PA 17316 07.28-3t

## CIVIL NOTICES

### ACTION IN MORTGAGE FORECLOSURE

In The Court of Common Pleas  
Of York County, Pennsylvania  
Civil Action-Law  
No. 2016-SU-001456-06  
Notice of Action in Mortgage Foreclosure  
Siwell Inc. d/b/a Capital Mortgage Services of Texas, Plaintiff vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations claiming right, Title or Interest from or under Lisa L. Gelbaugh, deceased; Angela Moody, Known Heir of Lisa L. Gelbaugh, deceased; and Kerwin E. Gelbaugh, Jr., Known Heir of Lisa L. Gelbaugh, deceased, Defendants  
To the Defendants, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations claiming right, Title or Interest from or under Lisa L. Gelbaugh, deceased; Angela Moody, Known Heir of Lisa L. Gelbaugh, deceased; and Kerwin E. Gelbaugh, Jr., Known Heir of Lisa L. Gelbaugh, deceased: TAKE NOTICE THAT THE Plaintiff, Siwell Inc. d/b/a Capital Mortgage Services of Texas has filed an action Mortgage Foreclosure, as captioned above.

NOTICE  
IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

York County Lawyer Referral Service  
137 E. Market St., York, PA 17401  
Christopher A. DeNardo, Kristen D. Little, Kevin S. Frankel, Regina Holloway, Sarah K. McCaffery, Leslie J. Rase, Alison H. Tulio & Katherine M. Wolf, Attys. for Plaintiff  
Shapiro & DeNardo, LLC  
3600 Horizon Dr., Ste. 150  
King of Prussia, PA 19406  
610-278-6800

08.11-1t

Solicitor

COURT OF COMMON PLEAS OF  
YORK COUNTY

NO. 2016-SU-001613-06

FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE")  
3900 Wisconsin Avenue, NW  
Washington, DC 20016-2892  
Plaintiff

v.

VANESSA K. ARMAGOST AND DONALD R. ARMAGOST  
2468 Myers Road  
Spring Grove, PA 17362  
Defendants

**CIVIL ACTION –  
MORTGAGE FORECLOSURE**

**NOTICE**

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 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**

**ADVISO**

Le han demandado a usted en la corte. Si usted quiere defenderse de estas demandas expuestas en las paginas siguientes, usted tiene veinte (20) dias de plazo al partir de la fecha de la demanda y la notificacion. Hace falta a sentar una comparencia escrita o en persona o con un abogado y entregar a la corte en forma escrita sus defensas o sus objeciones a las demandas en contra de su persona. Sea a visado que si usted no se defiende, la corte toma ra medidas y puede continuar la demanda en contra suya sin previo aviso o notificacion. Ademas, la corte puede decidir a favor del demandante y requiere que usted cumpla con todas las provisiones de esta demanda. Usted puede perder dinero o sus propiedades o otros de rechos importantes para usted.

**LLEVE ESTA DEMANDA A UN ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO VAYA EN PERSONA O TELEFONA A LA OFICINA ESCRITA ABAJO . ESTA OFICINA LE PUEDE PROVEER INFORMACION SOBRE COMO CONTRATAR A UN ABOGADO. SI USTED NO TIENE EL DINERO SUFICIENTE PARA CONTRATAR A UN ABOGADO, LE PODEMOS DAR INFORMACION SOBRE AGENCIAS QUE PROVEEN SERVICIO LEGAL A**

**PERSONAS ELEGIBLE PARA SERVICIOS A COSTO REDUCIDO O GRATUITO**

York Lawyer Referral Service  
137 E. Market St., York 17401  
(717) 854-8755

MARTHA E. VON ROSENSTIEL, P.C.  
Martha E. Von Rosenstiel, Esquire / No. 52634  
Heather Riloff, Esquire / No. 309906  
Jeniece D. Davis, Esquire / No. 208967  
649 South Avenue, Suite 7  
Secane, PA 19018  
(610) 328-2887  
Attorneys for Plaintiff

08.11-1t Solicitor

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

IN THE COURT OF COMMON PLEAS OF  
YORK COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO.: 2016-SU-000858-06

U.S. BANK NATIONAL ASSOCIATION,  
AS TRUSTEE FOR STRUCTURED ASSET  
SECURITIES CORPORATION MORTGAGE  
PASS-THROUGH CERTIFICATES, SERIES  
2006-BC6, Plaintiff,

vs.

Angela Adkins; Jaynie D. Mullins, AKA Jaynie Mullins, Defendants

TO: Angela Adkins

You are hereby notified that Plaintiff, U.S. Bank National Association, as trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-BC6, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of York County, Pennsylvania, docketed to No. 2016-SU-000858-06, seeking to foreclose the mortgage secured by the real estate located at 761 Atlantic Avenue, York, PA 17404.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Kimberly A. Bonner Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT**

HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**LAWYER REFERRAL SERVICE**

York County Bar Association  
137 East Market Street  
York, PA 17401  
(717) 854-8755

Lawyer Referral Service  
137 East Market Street  
York, PA 17401  
(717) 854-8755

08.11-1t Solicitor

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

IN THE COURT OF COMMON PLEAS OF  
YORK COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO.: 2014-SU-000089-06

WELLS FARGO BANK, N.A., Plaintiff,

vs.

Abdul Sharifi; Rona Sharifi, Defendants

TO: Abdul Sharifi and Rona Sharifi

You are hereby notified that Plaintiff, Wells Fargo Bank, N.A., filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of York County, Pennsylvania, docketed to No. 2014-SU-000089-06, seeking to foreclose the mortgage secured by the real estate located at 85 Taylor Drive, York, PA 17404.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**LAWYER REFERRAL SERVICE**

York County Bar Association  
137 East Market Street  
York, PA 17401  
(717) 854-8755

Lawyer Referral Service  
137 East Market Street  
York, PA 17401  
(717) 854-8755

08.11-1t Solicitor

## ARTICLES OF INCORPORATION

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

BARLEY SNYDER LLP  
Attorneys

08.11-1t Solicitor

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

BARLEY SNYDER LLP  
Attorneys

08.11-1t Solicitor

## NOTICE

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

No. 2016 - 0623

IN RE:

BABY GIRL DUNCAN,

A Minor

TERMINATION OF PARENTAL RIGHTS  
OF KEVIN MURPHY, JR.

TO: KEVIN MURPHY, JR.

You are hereby notified that a Petition to Involuntary Termination of Parental Rights has been filed against you, asking the Court to terminate all rights you have to your child, Baby Girl Duncan (born February 18, 2016).

The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Court Room No. 6 (Orphans' Court Room), on the Third Floor of the Lancaster County Court House, situate at 50 North Duke Street, Lancaster, Pennsylvania, said hearing to be held on August 25, 2016 at 10:20 o'clock a.m. If you do not appear at this hearing, the court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. 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 are also notified that following the hearing to consider ending your rights to your children, an adoption hearing may be held, as a result of which the Court may decree that an adoption take place whereby your child shall be adopted by another and all parental rights with respect to the child shall be placed in another.

YOU HAVE THE 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.

Court Administrator  
Court Administrator's Office  
Lancaster County Court House  
50 North Duke Street  
Lancaster, PA 17602  
Telephone No. (717) 299-8041

08.04-2t Solicitor

## NOTICE OF SPECIAL MEETING

A SPECIAL MEETING OF THE MEMBERS OF THE FARMERS FIRE INSURANCE COMPANY HAS BEEN CALLED BY THE BOARD OF DIRECTORS AND WILL BE HELD AT ITS OFFICE, 2875 EASTERN BOULEVARD, YORK, PENNSYLVANIA, BETWEEN THE HOURS OF TWO AND THREE O'CLOCK P.M. ON TUESDAY, AUGUST 30TH, 2016 FOR THE CONSIDERATION AND APPROVAL, BY VOTE, OF THE FOLLOWING: (i) ADOPTION OF AMENDED AND RESTATED BYLAWS, (ii) ADOPTION OF AN AMENDMENT TO THE CHARTER AND (iii) THE TRANSACTION OF SUCH OTHER BUSINESS AS MAY COME BEFORE THE MEETING. COPIES OF THE AMENDED AND RESTATED BYLAWS AND THE AMENDMENT TO THE CHARTER ARE ON FILE WITH THE COMPANY AND MAY BE INSPECTED DURING REGULAR BUSINESS HOURS.

Craig L. Ludwick  
Secretary

08.04-4t Solicitor

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

NO. 2016-SU-0460-93

HOLTWOOD, LLC, formerly known as  
PPL HOLTWOOD, LLC,  
Plaintiffs

v.

WILLIAM P. JENKS, his heirs,  
successors and assigns, and generally  
any and all other persons having or  
claiming to have any right, title, interest  
or claim in and to the real property  
described herein,  
and

CONSOLIDATED RAIL CORPORATION,  
successor in interest to The Reading  
Company, successor to the Philadelphia and  
Reading Railroad,  
Defendants.

**TO: WILLIAM P. JENKS, his heirs,  
successors and assigns, and generally any  
and all other persons having or claiming  
to have any right, title, interest or claim  
in certain real property in York County,  
Pennsylvania**

## IMPORTANT NOTICE

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

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

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

Lawyer Referral Service of  
The York County Bar Association  
(Attorney Connections)  
York County Bar Center  
137 East Market Street  
York, Pennsylvania 17401  
Telephone No. (717) 854-8755

By: Joseph S. D'Amico, Jr.  
4001 Schoolhouse Lane, P.O. Box 219  
Center Valley, PA 18034-0219  
(610) 797-9000  
Attorneys for Plaintiff

08.11-1t Solicitor

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

NO. 2016-SU-0460-93

HOLTWOOD, LLC, formerly known as  
PPL HOLTWOOD, LLC,  
Plaintiffs

v.

WILLIAM P. JENKS, his heirs,  
successors and assigns, and generally  
any and all other persons having or  
claiming to have any right, title, interest  
or claim in and to the real property  
described herein,  
and

CONSOLIDATED RAIL CORPORATION,  
successor in interest to The Reading  
Company, successor to the Philadelphia and  
Reading Railroad,  
Defendants.

**VOLUNTARY SUBSTITUTION OF BIF  
III HOLTWOOD, LLC AS PLAINTIFF  
PURSUANT TO PA.R.C.P. 2352**

1. BIF III Holtwood, LLC is the successor in interest of Holtwood, LLC, which is a Plaintiff in the above-action. BIF III Holtwood, LLC desires to substitute itself for Holtwood, LLC as Plaintiff herein.

2. The material facts on which BIF III Holtwood, LLC's succession and substitution is based are as follows:

a. On April 1, 2016, BIF III Holtwood, LLC acquired the rights, title and interest in the assets, including real estate, of the hydroelectric generating plant previously held by Holtwood, LLC involving certain parcels, which are the subject of the instant lawsuit.

3. BIF III Holtwood, LLC voluntarily substitutes itself as Plaintiff in the place of Holtwood, LLC.

4. Counsel of record for Holtwood, LLC will remain of counsel of record for BIF III Holtwood, LLC

Respectfully submitted,

By: s/Brian H. Simmons  
Print Name: Brian H. Simmons  
Title: Outside Counsel  
For BIF III Holtwood, LLC  
Date: July 6, 2016

08.11-1t

Solicitor

**SHERIFF'S SALE**

In The Court of Common Pleas  
of York County, Pennsylvania  
Civil Action-Law  
No. 2015-SU-003745-06  
Notice of Action in Mortgage Foreclosure  
Carrington Mortgage Services, LLC, Plaintiff  
vs. James N. Glunt, Defendant  
**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**  
TO: James N. Glunt, Defendant, whose last

known address is 2940 Ashgrove Lane, York, PA 17403.

Your house (real estate) at: 2940 Ashgrove Lane, York, PA 17403, 54-000-GJ-0159.00-00000, is scheduled to be sold at Sheriff's Sale on October 17, 2016, at 2:00 PM, at York County Judicial Center, 45 N. George St., York, PA 17401, to enforce the court judgment of \$281,674.37, obtained by Carrington Mortgage Services, LLC (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 Carrington Mortgage Services, LLC, 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, Kristen D. Little,  
Kevin S. Frankel, Regina Holloway, Sarah K.  
McCaffery, Leslie J. Rase, Alison H. Tulio &  
Katherine M. Wolf, Attys. for Plaintiff  
SHAPIRO & DeNARDO, LLC  
3600 Horizon Dr., Ste. 150  
King of Prussia, PA 19406  
610.278.6800

08.11-1t

Solicitor

In The Court of Common Pleas  
of York County, Pennsylvania  
Civil Action-Law  
No. 2015-SU-004269-06

Notice of Action in Mortgage Foreclosure  
Selene Finance LP, Plaintiff vs. Joseph D.  
Miller, III and Nicole Aylesworth, Defendants  
**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**

TO: Nicole Aylesworth, Defendant, whose last known address is 370 Abbey Drive, Mount Wolf, PA 17347.

Your house (real estate) at: 370 Abbey Drive, Mount Wolf, PA 17347, 26-000-13-0056.00-00000, is scheduled to be sold at Sheriff's Sale on October 17, 2016, at 2:00 PM, at York County Judicial Center, 45 N. George St., York, PA 17401, to enforce the court judgment of \$176,137.67, obtained by Selene Finance LP (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 Selene Finance LP, 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, Kristen D. Little, Kevin S. Frankel, Regina Holloway, Sarah K. McCaffery, Leslie J. Rase, Alison H. Tulio & Katherine M. Wolf, Attys. for Plaintiff  
 SHAPIRO & DeNARDO, LLC  
 3600 Horizon Dr., Ste. 150  
 King of Prussia, PA 19406  
 610.278.6800

08.11-1t Solicitor

A complete copy of the Notice of Sheriff Sale will be sent to you upon request to the Attorney for the Plaintiff, Kimberly A. Bonner, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611.

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 those 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 Bar Association**

**137 East Market Street  
 York, PA 17401  
 (717) 854-8755**

**Lawyer Referral Service**

**137 East Market Street  
 York, PA 17401  
 (717) 854-8755**

08.11-1t Solicitor

NOTICE OF SHERIFF SALE OF REAL ESTATE PURSUANT TO Pa.R.C.P. No. 3129

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA  
 CIVIL ACTION – LAW  
 NO.: 2013-SU-002521-06

WELLS FARGO BANK, NA, SUCCESSOR BY MERGER TO WACHOVIA BANK, NA, Plaintiff,

vs.

Barry K. Urian, Jr., Defendant

**TO:** Barry K. Urian, Jr..

Take Notice that by virtue of the Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania, and directed to the Sheriff of York County, there will be exposed to Public Sale at the York County Courthouse, 45 North George Street, York, PA 17401 on December 12, 2016 at 2:00PM, prevailing local time, your real property described herein.

The Real 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: 4180 Manchester Street, Glen Rock, PA 17327

The Judgment under or pursuant to which your property is being sold is docketed to: No. 2013-SU-002521-06

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## BUILDING FOR SALE

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35 N. Queen St., York, PA



Carole S. LeVine, Associate Broker, CNE, CRB  
3919 National Drive, #310  
Burtonsville, MD 20866  
301.476.7700 Main Office