

York Legal Record

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

Vol. 129

YORK, PA, WEDNESDAY, NOVEMBER 25, 2015

No. 34



Dated Material Do Not Delay

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

Attention members:

We support our military and our thoughts and prayers go with Judge Trebilcock as he heads to Afghanistan. Due to changes on the bench as a result of Judge Trebilcock's deployment, please note that Call of the Audits time will be changed to 11:00 am with the **exception January 6, 2016 at 9:00 am**. We regret any inconvenience caused by this change. See schedule below.

ORPHANS' COURT DIVISION

FILING AND AUDITING OF ACCOUNTS

Accounts filed in accordance with the following schedule will be called for audit at **11:00 a.m.** before Judge Kennedy on the following dates:

LAST DAY FOR FILING ACCOUNTS

December 2, 2015

January 13, 2016

February 10, 2016

March 16, 2016

April 20, 2016

May 18, 2016

July 6, 2016

August 10, 2016

September 14, 2016

October 19, 2016

December 7, 2016

AUDIT DAYS

January 6, 2016 (9:00 am)

February 10, 2016 (11:00am)

March 9, 2016

April 13, 2016

May 18, 2016

June 15, 2016

August 3, 2016

September 7, 2016

October 12, 2016

November 16, 2016

January 4, 2017

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 MARIAN M. ANDERSON, DECEASED

Late of Red Lion Borough, York County, PA.
Co-Executrices: Donna E. Holland, 51 W. First Avenue, P.O. Box 400, Windsor, PA 17366 and Kathy D. Shaffer, 2954 Village Square Drive, Dover, PA 17315
Attorney: David M. Laucks, Esquire, LAUCKS & LAUCKS, P.C., 105 W. Broadway, Red Lion, PA 17356 11.25-3t

ESTATE OF DOLORES H. BAHN, DECEASED

Late of Springettsbury Twp., York County, PA.
Executrix: Betsy B. Page, 445 Chestnut Hill Road, York, PA 17402
Attorney: David M. Laucks, Esquire, LAUCKS & LAUCKS, P.C., 105 W. Broadway, Red Lion, PA 17356 11.25-3t

ESTATE OF CONSTANTINE BALLAS, DECEASED

Late of Springettsbury Twp., York County, PA.
Executor: Thomas J. Keeseey, c/o Peter J. Mangan, Esquire, 135 North George St., Ste. #213, York, PA 17401
Attorney: Peter J. Mangan, Esquire, 135 North George St., Ste. #213, York, PA 17401 11.25-3t

ESTATE OF JEAN BENSEL, DECEASED

Late of Franklin Twp., York County, PA.
Executor: Karen L. McCormick, 9133 Northcliffe Blvd., Spring Hill, FL 34606
Attorney: Brian C. Linsenbach, Esquire, STONE, DUNCAN & LINSNBACH, PC, 3 N. Baltimore Street, Dillsburg, PA 17019 11.25-3t

ESTATE OF BARRY A. BOSIES, DECEASED

Late of Hellam Twp., York County, PA.
Administratrix: Regina K. Bosies, 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 West Philadelphia Street, Suite E600, York, PA 17401-2994 11.25-3t

ESTATE OF DAVID ALLEN DOLL, DECEASED

Late of Mount Wolf Borough, York County, PA.
Administrator: Andrew E. Doll, c/o Richard R. Reilly, Esquire, 54 N. Duke Street,

York, PA 17401-1402
Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1402 11.25-3t

ESTATE OF DELORES E. EVITTS, DECEASED

Late of Chanceford Twp., York County, PA.
Executor: John E. Evitts, 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 11.25-3t

ESTATE OF HAZEL M. FORTNEY, DECEASED

Late of Monaghan Twp., York County, PA.
Co-Executors: Carol Ann Cook, 105 S. Terrace Drive, Dillsburg, PA 17019, Joyce J. Chronister, 8 Greenspring Drive, Mechanicsburg, PA 17050 and Leil E. Fortney, 35 S. Terrace Drive, Dillsburg, PA 17019.
Attorney: Jane M. Alexander, Esquire, 148 S. Baltimore Street, Dillsburg, PA 17019 11.25-3t

ESTATE OF DONALD WAYNE GRAY a/k/a DONALD W. GRAY, DECEASED

Late of Penn Twp., York County, PA.
Executrix: Pamela C. Stevens, 4928 Old Hanover Rd., Westminster, MD 21158
Attorney: James T. Yingst, Esquire, Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331 11.25-3t

ESTATE OF CHARLES E. HEMLER JR. a/k/a CHARLES HEMLER, DECEASED

Late of 2805 Eastwood Drive, York, PA 17402 (Springettsbury Twp.), York County, PA.
Executor: Rosemarie E. Hemler 2805 Eastwood Drive York PA 17402
Attorney: Victor A. Neubaum, Esquire 11.25-3t

ESTATE OF FLORENCE KACHMAN, DECEASED

Late of Newberry Twp., York County, PA.
Executor: Cheryl A. Robinson, 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, 680 Yorktown Road, P.O. Box 333, Lewisberry, PA 17339 11.25-3t

ESTATE OF BYRON P. LAPHAM, DECEASED

Late of Penn Twp., York County, PA.
Executrix: Lonna Noel, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 11.25-3t

ESTATE OF RONALD L. SEITZ, DECEASED

Late of Dover Twp., York County, PA.
Administratrix: Samantha A. Aikins, 489 Razorback Rd., Bluefield, WV 24701
Attorney: James T. Yingst, Esquire, Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331 11.25-3t

ESTATE OF WILFORD K. SMITH, DECEASED

Late of Seven Valleys Borough, York County, PA.
Co-Executors: Robert K. Smith and Karen D. Allen, c/o 48 South Duke Street, York, PA 17401
Attorney: Bruce C. Bankenstein, Esquire, 48 South Duke Street, York, PA 17401 11.25-3t

ESTATE OF PROCTOR F. SNYDER, DECEASED

Late of Hellam Twp., York County, PA.
Executrix: Lynn M. Snyder, 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 West Philadelphia Street, Suite E600, York, PA 17401-2994 11.25-3t

ESTATE OF ROBERT J. WHERLEY, DECEASED

Late of Dover Twp., York County, PA.
Executrix: Robin Wherley, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1402
Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1402 11.25-3t

ESTATE OF MARY ELIZABETH WHITELEY, DECEASED

Late of York Twp., York County, PA.
Co-Executors: Morgan S. Whiteley, Jr. and Stephen F. Whiteley, c/o Ream Carr Markey & Woloshin, LLP, 119 East Market Street, York, PA 17401
Attorney: Andrew F. Kagen, Esquire, Ream Carr Markey & Woloshin, LLP, 119 East Market Street, York, PA 17401 11.25-3t

SECOND PUBLICATION

ESTATE OF LINDA Y. BANGERT, DECEASED

Late of Shrewsbury Twp., York County, PA.
Executrix: Yvette N. Bangert, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1402
Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1402 11.19-3t

ESTATE OF STEVEN F. ECKERT, DECEASED

Late of Spring Garden Twp., York County, PA.
Administrator-Executor: Pamela R. Eckert, 1419 East Market Street, York, PA 17403
Attorney: Daniel M. Fennick, Esquire, 1423 East Market Street, York, PA 17403 11.19-3t

ESTATE OF MYRNA W. GARRICK, a/k/a MYRNA W. LANDIS, DECEASED

Late of Fairview Twp., York County, PA.
Executor: Todd C. Landis, c/o James D. Bogar, Esq., One West Main Street, Shiremanstown, PA 17011
Attorney: James D. Bogar, Esquire, One West Main Street, Shiremanstown, PA 17011 11.19-3t

ESTATE OF GERTRUDE M. GEOGHAN, DECEASED

Late of Windsor Twp., York County, PA.
Executors: John J. Geoghan, Jr., and Patricia Geoghan, 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 11.19-3t

**ESTATE OF EDWARD C. JOHNSON,
 DECEASED**

Late of York City, York County, PA.
 Administrator: Betty J. Johnson, c/o Richard
 R. Reilly, Esquire, 54 N. Duke Street,
 York, PA 17401-1402
 Attorney: Richard R. Reilly, Esquire, 54 N.
 Duke Street, York, PA 17401-1402 11.19-3t

ESTATE OF EUGENE E. KLINE, DECEASED

Late of Spring Garden Twp., York County, PA.
 Executor: Gene L. Kline, c/o MPL LAW
 FIRM, LLP, 137 East Philadelphia Street,
 York, PA 17401-2424
 Attorney: Christian R. Miller, Esquire, MPL
 LAW FIRM, LLP, 137 East Philadelphia
 Street, York, PA 17401-2424 11.19-3t

ESTATE OF VIVIAN S. KRISE, DECEASED

Late of Hanover, York County, PA.
 Executor: Frank C. Arcuri, Attorney for
 Estate, 1154 Mount Rose Avenue, York,
 PA 17403
 Attorney: Frank C. Arcuri, Esquire, 1154
 Mount Rose Avenue, York, PA 17403
 11.19-3t

**ESTATE OF DONNA BROWN MARTIN, a/k/a
 DONNA B. MARTIN, DECEASED**

Late of Newberry Twp., York County, PA.
 Executor: George David Brown, c/o Bangs
 Law Office, LLC, 429 South 18th Street,
 Camp Hill, PA 17011
 Attorney: Bangs Law Office, LLC, 429 South
 18th Street, Camp Hill, PA 17011 11.19-3t

**ESTATE OF DOROTHY A. PUKAS,
 DECEASED**

Late of West Manchester Twp., York County, PA.
 Executrix: Susan J. Nienstiel, 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 11.19-3t

**ESTATE OF JO-ANN SCOTT, a/k/a: JO-
 ANN E. SCOTT, JO-ANN ELLEN SCOTT,
 DECEASED**

Late of Shrewsbury Twp., York County, PA.
 Administrator-Executor: Christine Falbo (aka
 Christine Mary Falbo), 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 11.19-3t

THIRD PUBLICATION

ESTATE OF THELMA M. BRAY, DECEASED

Late of Windsor Twp., York County, PA.
 Co-Executrices: Megan R. Roppelt and
 Rebecca M. Bray, 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 11.12-3t

**ESTATE OF NANCY L. CRAMER,
 DECEASED**

Late of Springfield Twp., York County, PA.

Executor: Michael L. Hoke, 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 11.12-3t

**ESTATE OF JOHN SAMUEL FITZ,
 DECEASED**

Late of York Twp., York County, PA.
 Administrator: John C. Fitz, 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 West
 Philadelphia Street, Suite E600, York, PA
 17401-2994 11.12-3t

**ESTATE OF MARY ARLENA GROSS,
 DECEASED**

Late of Springettsbury Twp., York County, PA.
 Co-Executors: George Mark Gross, Carole
 Ann Arnold and Mari Lorelei Mengel,
 c/o Stock and Leader, Susquehanna
 Commerce Center East, 221 W.
 Philadelphia Street, Suite 600, York, PA
 17401-2994

Attorney: MacGregor J. Brillhart, Esquire,
 STOCK AND LEADER, Susquehanna
 Commerce Center East, 221 West
 Philadelphia Street, Suite E600, York, PA
 17401-2994 11.12-3t

**ESTATE OF WILLIAM J. JANICKO,
 DECEASED**

Late of Dover Twp., York County, PA.
 Administratrix: Linda D. Janicko, 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 11.12-3t

**ESTATE OF CAMILLE ANN KIEDROWSKI,
 DECEASED**

Late of Peach Bottom Twp., York County, PA.
 Executor: Barrett Kiedrowski, 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 West
 Philadelphia Street, Suite E600, York, PA
 17401-2994 11.12-3t

ESTATE OF ROBERT O. LAPP, DECEASED

Late of West York Borough, York County, PA.
 Executor: James L. Lapp, 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 11.12-3t

**ESTATE OF RAYMOND E. LATCHAW,
 DECEASED**

Late of West Manchester Twp., York County, PA.
 Executor: Jerry Paul Latchaw, c/o Michael B.
 Scheib, Esquire, 110 South Northern Way,
 York, PA 17402

Attorney: Michael B. Scheib, Esquire, 110
 South Northern Way, York, PA 17402
 11.12-3t

ESTATE OF EDNA V. LEFFLER, DECEASED

Late of Dover Twp., York County, PA.
 Executor: Leo E. Gribbin, c/o Goldfein and
 Joseph, P.C., 138 East Market Street, York,
 PA 17401

Attorney: Leo E. Gribbin, c/o Goldfein and
 Joseph, P.C., 138 East Market Street, York,
 PA 17401 11.12-3t

**ESTATE OF DALE H. LEIPHART,
 DECEASED**

Late of Lower Chanceford Twp., York
 County, PA.

Co-Executors: Ronald Leiphart, P.O. Box
 215, Craley, PA 17312 and Amy R.
 Reichard, 776 Frosty Hill Road, Airville,
 PA 17302

Attorney: David M. Laucks, Esquire,
 LAUCKS & LAUCKS, P.C., 105 W.
 Broadway, Red Lion, PA 17356 11.12-3t

**ESTATE OF AGNES JEAN MANGAN, a/k/a
 A. JEAN MANGAN, DECEASED**

Late of East Hopewell Twp., York County, PA.
 Executor: Ralph E. Bowers, 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 11.12-3t

**ESTATE OF BARRY D. MARKLEY,
 DECEASED**

Late of Wrightsville Borough, York County, PA.
 Co-Executors: Mike Graham, Rod Graham,
 Todd Smith, and Greg Smith, c/o Mountz
 and Kreiser Law Offices, 553 Locust
 Street, Columbia, PA 17512

Attorney: Karl Kreiser, Esquire, Mountz and
 Kreiser Law Offices, 553 Locust Street,
 Columbia, PA 17512 11.12-3t

**ESTATE OF JAMES F. MCMASTER, SR.,
 a/k/a JAMES FRANCIS MCMASTER,
 DECEASED**

Late of Hanover, York County, PA.
 Executor: Angela M. Brown, 29 Glendale
 Street, Hanover, PA 17331

Attorney: Scott J. Strausbaugh, Esquire,
 Becker & Strausbaugh, P.C., 544 Carlisle
 Street, Hanover, PA 17331 11.12-3t

ESTATE OF JANICE V. MUNDIS, DECEASED

Late of Lower Windsor Twp., York County, PA.
 Executor: Tina L. Mundis, 320 N. Forrest
 Street, York, PA 17404

Attorney: David M. Laucks, Esquire,
 LAUCKS & LAUCKS, P.C., 105 W.
 Broadway, Red Lion, PA 17356 11.12-3t

**ESTATE OF BETTY J. NEELY, a/k/a BETTY
 J. MITCHELL, BETTY JANE MITCHELL,
 BETTY JANE NEELY, BETTY JANE NEELY
 MITCHELL, DECEASED**

Late of Spring Garden Twp., York County, PA.
 Executrix: Paula Y. Pittard, c/o Stock and
 Leader, Susquehanna Commerce Center
 East, 221 W. Philadelphia Street, Suite
 600, York, PA 17401-2994

Attorney: MacGregor J. Brillhart, Esquire,
 STOCK AND LEADER, Susquehanna
 Commerce Center East, 221 West
 Philadelphia Street, Suite E600, York, PA
 17401-2994 11.12-3t

ESTATE OF LUCILLE M. NIELSEN, a/k/a LUCILLE MARCELLE NIELSEN, LUCILLE H. NIELSEN, DECEASED

Late of West Manheim Twp., York County, Hanover, PA. Executrix: Denise Heroux Kleinsorg, 402 Clubside Drive, Taneytown, MD 21787 Attorney: Dennis M. Twigg, Esquire, Hoffman, Comfort, Offutt, Scott & Halstad, LLP, 24 North Court Street, Westminster, MD 21157 11.12-3t

ESTATE OF HELEN L. SCHAEFER, DECEASED

Late of York Twp., York County, PA. Executor: Robert Bruce Schaefer, 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 11.12-3t

ESTATE OF NORMAN SILVERDALE a/k/a NORMAN DALE SILVER, DECEASED

Late of North Codorus Twp., York County, PA. Administrator-Executor: John V. Witt, c/o Law Office of Amanda Snoke Dubbs, 294 Dew Drop Road, York, PA 17402 Attorney: Amanda Snoke Dubbs, Esquire, Law Office of Amanda Snoke Dubbs, 294 Dew Drop Road, York, PA 17402 11.12-3t

ESTATE OF JAMES W. STORM, DECEASED

Late of Penn Twp., York County, PA. Executor: Richard J. Storm, 1685 Beech Lane, Hanover, PA 17331 Attorney: Matthew L. Guthrie, Esquire, Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331 11.12-3t

ESTATE OF CLYDE L. STOUGH, DECEASED

Late of West Manchester Twp., York County, PA. Co-Executors: Connie J. Livingston and Randy C. Stough, 3253 Falcon Lane, Dover PA 17315 Attorney: John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404 11.12-3t

ESTATE OF MARY LOUISE VANARTSDALEN, DECEASED

Late of York Twp., York County, PA. Executrix: Letitia J. Zellers, c/o Stock and Leader, Susquehanna Commerce Center East, 221 W. Philadelphia Street, Suite 600, York, PA 17401-2994 Attorney: Ronald L. Hershner, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite E600, York, PA 17401-2994 11.12-3t

ESTATE OF IVA M. YINGLING, DECEASED

Late of York County, PA. Administrator-Executor: Wayne K. Thomas, 3501 Hanover Pike, Manchester, MD 21102 11.12-3t

CIVIL NOTICES

ACTION IN MORTGAGE FORECLOSURE

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

COURT OF COMMON PLEAS

CIVIL DIVISION

YORK COUNTY

No. 2015-SU-002399-06

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION Plaintiff

vs.

BETH A. THOMPSON Defendant

NOTICE

To BETH A. THOMPSON

You are hereby notified that on July 16, 2015, Plaintiff, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of YORK County Pennsylvania, docketed to No. 2015-SU-002399-06. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 3072 MUIRFIELD DRIVE, A/K/A 3072 MUIRFIELD ROAD, DOVER, PA 17315-3462 whereupon your property would be sold by the Sheriff of YORK County.

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

NOTICE

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

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER

LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

11.25-1t

Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA CIVIL ACTION-LAW NO. 2010-SU-006167-06 NOTICE OF ACTION IN MORTGAGE FORECLOSURE

Ocwen Loan Servicing, LLC, Plaintiff vs. Amanda Fitzgerald a/k/a Mandi Fitzgerald, Known Heir of Jacqueline M. Fitzgerald a/k/a Jacqueline Marie Fitzgerald and Eugene E. Fitzgerald, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Jacqueline M. Fitzgerald a/k/a Jacqueline Marie Fitzgerald, Last Record Owner and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Eugene E. Fitzgerald, Last Record Owner, Defendant(s) TO: Amanda Fitzgerald a/k/a Mandi Fitzgerald, Known Heir of Jacqueline M. Fitzgerald a/k/a Jacqueline Marie Fitzgerald and Eugene E. Fitzgerald, Defendant(s), whose last known address is 2005 Ashcombe Drive, Dover, PA 17315.

SECOND AMENDED COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, Ocwen Loan Servicing, LLC, has filed Second Amended Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of York County, Pennsylvania, docketed to NO. 2010-SU-006167-06, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 2005 Ashcombe Drive, Dover, PA 17315, whereupon your property would be sold by the Sheriff of York County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE

YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. York County Lawyer Referral Service, 137 E. Market St., York, PA 17401, 717.854.8755. Udren Law Offices, P.C., Attys. for Plaintiff, Udren Law Offices, P.C., 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400.

11.25-1t Solicitor

ACTION TO QUIET TITLE

Aurevoirlaw, LP,
Plaintiffs

vs.

Vernon Lentz, et al.,
Defendants

To: Vernon Lentz,

YOU ARE hereby notified that on September 8th, 2015 and reinstated on October 21st, 2015, Plaintiffs, filed a quiet title action, endorsed with a Notice to Defend, against you in the Court of Common Pleas of York County, Pennsylvania, docketed to No. 2015-SU-3002-93, wherein Plaintiff seeks legal title in fee simple and to terminate any estate, right, title or interest that you may have in the real estate located at 115 South Edgar Street, City of York, York County Pennsylvania pursuant to the Deed dated August 14th, 2003, in Book 1594, Page 2737 in the York County Recorder of Deeds Office, assigned to plaintiff's, filed on July 14th, 2015, in Record Book 2328, Page 8839, in the York County Recorder of Deeds Office.

11.25-1t Solicitor

Pandora Investments, LP
Plaintiffs

vs.

Jose R. Armentilla, et al.,
Defendants

To: Jose R. Armentilla

YOU ARE hereby notified that on October 1st, 2015, and reinstated on October 23rd, 2015, Plaintiffs, filed a quiet title action, endorsed with a Notice to Defend, against you in the Court of Common Pleas of York County, Pennsylvania, docketed to No. 2015-SU-3251-93, wherein Plaintiff seeks legal title in fee simple and to terminate any estate, right, title or interest that you may have in the real estate located at 620 East Chestnut Street, City of York, York County Pennsylvania pursuant to the Deed recorded on October 15th, 2004, in Book 1682, Page 7059, in the York County Recorder of Deeds Office, assigned to defendant on June 15th, 2015, recorded on July 14th, 2015 in Record Book

2328, Page 8977, in the York County Recorder of Deeds Office.

11.25-1t Solicitor

Pandora Investments, LP
Plaintiffs

vs.

Anne R. Cola, et al.,
Defendants

To: Anne R. Cola and US Bank National Association, Trustee for Home Equity Asset Trust,

YOU ARE hereby notified that on October 1st, 2015, and reinstated on October 23rd, 2015, Plaintiffs, filed a quiet title action, endorsed with a Notice to Defend, against you in the Court of Common Pleas of York County, Pennsylvania, docketed to No. 2015-SU-3275-93, wherein Plaintiff seeks legal title in fee simple and to terminate any estate, right, title or interest that you may have in the real estate located at 708 North Pershing, City of York, York County Pennsylvania pursuant to the Deed recorded on August 19th, 2005, in Book 1748, Page 7896, in the York County Recorder of Deeds Office, assigned to defendant on June 15th, 2015, recorded on July 14th, 2015 in Record Book 2328, Page 8965, in the York County Recorder of Deeds Office.

11.25-1t Solicitor

Pandora Investments, LP
Plaintiffs

vs.

Guillermo R. Fortiz, et al.,
Defendants

To: Guillermo R. Fortiz

YOU ARE hereby notified that on October 1st, 2015, and reinstated on October 28th, 2015, Plaintiffs, filed a quiet title action, endorsed with a Notice to Defend, against you in the Court of Common Pleas of York County, Pennsylvania, docketed to No. 2015-SU-3276-93, wherein Plaintiff seeks legal title in fee simple and to terminate any estate, right, title or interest that you may have in the real estate located at 419 Lindberg Avenue, City of York, York County Pennsylvania pursuant to the Deed recorded on December 2nd, 2010, in Book 2104, Page 2386, in the York County Recorder of Deeds Office, assigned to defendant on June 15th, 2015, recorded on July 14th, 2015 in Record Book 2328, Page 7930, in the York County Recorder of Deeds Office.

11.25-1t Solicitor

CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 4th day of November, 2015, the Petition of Joshua M. Melhorn was filed in the above-named Court, praying for a Decree to change his daughter's name to Lillyanna Elizabeth Melhorn.

The Court has fixed the **5th day of January, 2016 at 1:30 p.m.**, in Court Room 6003, Sixth Floor, York County Judicial Center, 45 North George Street, York, PA, as the time and place for the Hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petitioners should not be granted.

CGA Law Firm
Leanne M. Miller, Esquire

11.25-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on 10-21-2015 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Gavin M. Ott to Gavin M. Gearhart.

The Court has fixed the day of 12-15-15 at 2:00 pm in Courtroom #6003, at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

11.25-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on 10/20/2015 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of India Townes to India Gordon.

The Court has fixed the day of 12/15/2015 at 1:30 pm in Courtroom #6003, at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

11.25-1t 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 J. L. K. Group, Inc., 889 School House Lane, Lewisberry, PA 17339 are the only person(s) owning or interested in a business, the character of which is child day care services and that the name, style and designation under which said business is and will be conducted is: Keystone Learning Academy, and the location where said business is and will be located is: 2101 Carlisle Road, York, PA 17408.

Richard J. Seneca, Esq.

11.25-1t

Solicitor

FOREIGN REGISTRATION STATEMENT

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, by WAYNE ACREE, P.L.S., INC., a foreign corporation formed under the laws of the State of Louisiana, where its principal office is located at P.O. Box 96, 8765 Cypress Street, West Monroe, LA, 71291, so that it may do business in Pennsylvania pursuant to 15 Pa.C.S.A. §412. The registered office of the said corporation in the Commonwealth of Pennsylvania will be at 60 Maplewood Drive, Etters, PA 17319.

Richard J. Seneca, Esq.
Seneca Law
P.O. Box 333
680 Yorktown Road
Lewisberry, PA 17339
(717) 932-6000

11.25-1t

Solicitor

NOTICE

**PUBLIC NOTICE TO
CINDY LEE QUEEN**

**In Re: Adoption of Jayden Monroe Poust,
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, Jayden Monroe Poust. A Termination of Parental Rights Hearing has been scheduled for January 4, 2016, at 10:00 a.m., in Court Room No. 6001, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Jayden Monroe Poust (DOB: October 7, 2007), whose Father is Harry Monroe Poust and whose Mother is Cindy Lee Queen. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

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

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

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

11.25-3t

Solicitor

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA
CIVIL DIVISION
NO. 2014 SU 002662 74

PROGRESSIVE NORTHERN INSURANCE
COMPANY
5920 LANDERBROOK DR
MAYFIELD HEIGHTS, OH 44124 Plaintiff
v.
LOUIS GASPERO, III
6130 CLEARVIEW RD
DOVER, PA 17315 Defendant

**NOTICE OF CIVIL ACTION
COMPLAINT IN CIVIL ACTION**

NOTICE TO: LOUIS GASPERO, III
6130 CLEARVIEW RD
DOVER, PA 17315

YOU HAVE BEEN SUED IN COURT. NO-

TICE IS HEREBY GIVEN THAT PROGRESSIVE NORTHERN INSURANCE COMPANY, filed a Complaint in Civil Action against you in the Court of Common Pleas of York County, Pennsylvania, Case No.2014 SU 002662 74. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Lawyer Referral Service of the
York County Bar Association
York County Bar Center
137 East Market Street
York, PA 17401
Telephone (717) 854-8755

Further inquiry can be directed to counsel for Plaintiff as follows:
Michael J Dougherty, Esq.
PA ID No. 76046
Weltman, Weinberg & Reis Co., L.P.A.
325 Chestnut Street, Suite 501
Philadelphia, PA 19106 Tel. (215) 599-1500

11.25-1t

Solicitor

**IN THE COURT OF COMMON PLEAS
OF YORK COUNTY, PENNSYLVANIA
CIVIL DIVISION
No. 2015-SU-002944-49**

MICHAEL S. WILSON
993 Pikes Peak Road, Delta, PA 17314
Petitioner

vs.

VERNON E. LENTZ, deceased,
Respondent

**IMPORTANT NOTICE
Pursuant to Pa.R.C.P. 237.1(a)(2)**

NOTICE TO: Heirs of Vernon E. Lentz, deceased

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 MAYBE 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
YORKCOUNTYBARCENTER
137 EAST MARKET STREET
YORK, PENNSYLVANIA 17401
TELEPHONE: (717) 854-8755

Swope and Sipe,
Attorney for Petitioner
50 East Market Street,
Hellam, PA 17406

11.25-3t Solicitor

SERVICING, LLC (the mortgagee), against the above premises.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorney for Plaintiff

11.25-1t Solicitor

SHERIFF'S SALE

NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF YORK COUNTY, PENNSYLVANIA
NO. 2015-SU-001116-06

OCWEN LOAN SERVICING, LLC
Vs.
LISA MARIE CHENIER

NOTICE TO: LISA MARIE CHENIER
NOTICE OF SHERIFF'S SALE OF REAL
PROPERTY

Being Premises: 6380 LAUREN LANE,
SPRING GROVE, PA 17362-8443
Being in JACKSON TOWNSHIP, County
of YORK, Commonwealth of Pennsylvania,
330001000400000000
Improvements consist of residential
property.
Sold as the property of LISA MARIE
CHENIER

Your house (real estate) at 6380 LAUREN LANE, SPRING GROVE, PA 17362-8443 is scheduled to be sold at the Sheriff's Sale on 02/08/2016 at 02:00 PM, at the YORK County Courthouse, 45 North George Street, York, PA 17401, to enforce the Court Judgment of \$406,641.04 obtained by, OCWEN LOAN

New
**Confidential
Lawyers' Helpline**

**Alcohol, Drugs,
Gambling, Stress,
Depression,
Anxiety**

1-888-999-1941

*Call for a free
consultation.*

OFFICE SPACE FOR RENT

Located in 200 block of East Market Street in downtown business district; about 1 block from Yorktowne Hotel & County Admin. Center and 3 blocks from Judicial Center. Off-street parking. Perfect for solo or small firm/business. Four 300-sf offices available on 2nd floor (discount possible to if rent more than 1 office) plus large 700-sf office space (could be 2-3 offices) on 3rd floor. Building has security system. Possibility of shared conference room use. Rent includes heat and CAC. First floor occupied by law offices. For more information and to arrange showing, call 846-2246.

County Solicitor
County of Lancaster

Will work closely with the Board of Commissioners and other County officials on a full range of legal services relating to County operations, including but not limited to: application of the County Code, Sunshine Act, Right to Know Law and Ethics Act; labor and employment matters; application of local, state and federal laws and regulations affecting the County; supervision of all Assistant County Solicitors and outside Special Counsel; and negotiating, drafting and/or reviewing all contracts. Qualified candidates will have a JD degree from an accredited law school, either be admitted or able to obtain admission through waivers to the Pennsylvania Bar, and have eight or more years of relevant legal experience.

For a detailed job description and Application, refer to www.co.lancaster.pa.us

Send County application and resume including salary history and requirements, September 28, 2015, to:

Lancaster County Human Resources
150 North Queen St., Suite 312
Lancaster, PA 17603

EOE Employer