

York Legal Record

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

Vol. 130

YORK, PA, THURSDAY, OCTOBER 6, 2016

No. 27



Dated Material Do Not Delay



- ◆ Appraisal Review including Forensic Review
- ◆ Expert Witness and Rebuttal Testimony
- ◆ Litigation Support
- ◆ Consulting

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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 YVONNE M. BAUSERMAN, DECEASED
Late of Heidelberg Twp., York County, PA.
Executor: Brad Bauserman, 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 10.06-3t
- ESTATE OF W. ROBERT BOHR, a/k/a WILLIAM ROBERT BOHR, a/k/a WILLIAM R. BOHR, DECEASED
Late of York Twp., York County, PA.
Executrix: Christine L. Anderson, a/k/a Christine L. Bohr, c/o 48 South Duke Street, York, PA 17401
Attorney: Bruce C. Bankenstein, Esquire, 48 South Duke Street, York, PA 17401 10.06-3t
- ESTATE OF ARLENE L. CHAPMAN, DECEASED
Late of Jackson Twp., York County, PA.
Executor: Yvonne C. Gross, c/o 135 North George Street, York, PA 17401
Attorney: Devon M. Myers, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 10.06-3t
- ESTATE OF RUTH E. CRABBS, a/k/a RUTH M. CRABBS, DECEASED
Late of Penn Twp., York County, PA.
Executrices: Sharron L. Pate, 217 Centennial Avenue, Hanover, PA 17331 and Tracee Pate, 217 Centennial Avenue, Hanover, PA 17331
Attorney: Crabbs & Crabbs, Attorneys for the Estate, 202 Broadway, Hanover, PA 17331 10.06-3t
- ESTATE OF AGNES E. DICK, DECEASED
Late of Manchester Twp., York County, PA.
Executrix: Linda A. Dalton, 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 10.06-3t
- ESTATE OF WILMER B. FRIDINGER, DECEASED
Late of Dallastown Borough, York County, PA.
Executrix: Barbara A. Murphy, c/o Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401
Attorney: Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401 10.06-3t
- ESTATE OF MARIE H. GENTZLER, DECEASED
Late of North Codorus Twp., York County, PA.
Executor: Malinda K. Eisenhart, 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 10.06-3t
- ESTATE OF JOSEPH A. GIUFFRIDA JR., DECEASED
Late of York City, York County, PA.
Co-Administratrices: Maria J. Giuffrida and Shawna J. Bernstine, 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 10.06-3t
- ESTATE OF NICHOLAS BENJAMIN MERRYMAN HARDY a/k/a NICHOLAS M. HARDY, DECEASED
Late of York City, York County, PA.
Executor: Randolph Willson Hardy, Sr. a/k/a R. Willson Hardy, 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 10.06-3t
- ESTATE OF JOAN L. HINKLE, DECEASED
Late of West Manchester Twp., York County, PA.
Executors: Joe A. Hinkle and Mark E. Hinkle, c/o Morris & Vedder, LLP, 32 N. Duke St. P.O. Box 149, York, PA 17405
Attorney: Rand A. Feder, Esquire, Morris & Vedder, LLP, 32 N. Duke St. P.O. Box 149, York, PA 17405 10.06-3t
- ESTATE OF ARTHUR D. HUNGER, JR., DECEASED
Late of Manchester Twp., York County, PA.
Executor: A. Douglas Hunger, III, 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 10.06-3t
- ESTATE OF EDWARD J. KOTCHER a/k/a EDWARD J. KOTCHER, JR., DECEASED
Late of York Twp., York County, PA.
Executrix: Marilyn J. Kotcher, 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 10.06-3t
- ESTATE OF EVELYN H. MOSER, a/k/a EVELYN HARRIET MOSER, DECEASED
Late of West Manchester Twp., York County, PA.
Administrator: John R. Moser, c/o MPL LAW FIRM, LLP, 137 East Philadelphia Street, York, PA 17401-1424
Attorney: John D. Miller, Jr., Esquire, MPL LAW FIRM, LLP, 137 East Philadelphia Street, York, PA 17401-1424 10.06-3t
- ESTATE OF SARAH J. OHLIGER, a/k/a SARAH JOSEPHINE OHLIGER, DECEASED
Late of Shrewsbury Borough, York County, PA.
Executrix: Carole Lena Ohliger, 115 W. Abington Circle, Stewartstown, PA 17363 10.06-3t
- ESTATE OF PATRICIA J. ORENDORFF, a/k/a PATRICIA JULIA ORENDORFF, DECEASED
Late of Hanover Borough, York County, PA.
Executor: Cynthia Sample, c/o 846 Broadway, Hanover, PA 17331
Attorney: Donald W. Dorr, Esquire, 846 Broadway, Hanover, PA 17331 10.06-3t
- ESTATE OF AGNES C. OZMINSKI, DECEASED
Late of West Manheim Twp., York County, PA.
Executor: Manufacturers and Traders Trust Company, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 10.06-3t
- ESTATE OF MELVIN JAMES PUGH, JR., DECEASED
Late of York County, PA.
Executor: Leslie A. Pressel, Shelly M. Centini and Michael J. Pugh, c/o Jeffrey T. Bitzer, Esquire, 14 North George Street, York, PA 17401
Attorney: Jeffrey T. Bitzer, Esquire, 14 North George Street, York, PA 17401 10.06-3t
- ESTATE OF EVA M. RIBBANS, DECEASED
Late of Penn Twp., York County, PA.
Executor: Richard Earnest Ribbans, c/o Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110
Attorney: Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110 10.06-3t
- ESTATE OF STEWART M. RICHARDSON, DECEASED
Late of Red Lion Borough, York County, PA.
Executrix: Kristine K. Eveler, 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 10.06-3t
- ESTATE OF KENNETH H. SCHRIVER, DECEASED
Late of Windsor Twp., York County, PA.
Executrix: Kathy J. Martin, 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 10.06-3t
- ESTATE OF CURVIN C. SEIPLE, JR., DECEASED
Late of Dover Twp., York County, PA.
Executor: Joshua C. Seiple, c/o 129 East Market Street, York, PA 17401
Attorney: Suzanne H. Griest, Esquire, 129 East Market Street, York, PA 17401 10.06-3t
- ESTATE OF ROBERT W. SMITH, DECEASED
Late of Dallastown Borough, York County, PA.
Executor: Michael A. Daugherty, 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 10.06-3t

ESTATE OF SABRINA A. SULLIVAN,
 DECEASED
 Late of Manchester Twp., York County, PA.
 Executor: Barbara A. Kerr, c/o Gillian A.
 Woodward, Esquire, 1701 West Market
 Street, York, PA 17404
 Attorney: Gillian A. Woodward, Esquire,
 1701 West Market Street, York, PA 17404
 10.06-3t

ESTATE OF EULA A. WEIRICH, DECEASED
 Late of Mount Wolf Borough, York County, PA.
 Co-Executors: Larry E. Weirich and Robert
 L. Weirich, 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 10.06-3t

ESTATE OF BLAKE H. WERT, DECEASED
 Late of Fairview Twp., York County, PA.
 Executor: Howard A. Wert, 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
 10.06-3t

ESTATE OF WILLIAM T. WOLF, DECEASED
 Late of Mount Wolf Borough, York County, PA.
 Executrix: Cornelia W. Wolf, c/o 100 East
 Market Street, York, PA 17401
 Attorney: Alex E. Snyder, Esquire, Barley
 Snyder, LLP, 100 East Market Street, York,
 PA 17401 10.06-3t

SECOND PUBLICATION

ESTATE OF CHARLOTTE R. AVERY,
 DECEASED
 Late of Windsor Twp., York County, PA.
 Executrix: Kathie L. Avery, 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 09.29-3t

ESTATE OF OSBORNE J. BURKINS, SR.,
 a/k/a OSBORNE JOSEPH BURKINS, a/k/a
 OSBORNE J. BURKIN, DECEASED
 Late of Dover Twp., York County, PA.
 Executrix: Mildred A. Burkins, 313 Waldorf
 Drive, York, PA 17404-9112
 Attorney: Susan R. Emmons, Esquire, 2200
 Esbshade Road, York, PA 17408 09.29-3t

ESTATE OF VERNE M. BUSLER, JR.,
 a/k/a VERNE MONROE BUSLER, JR.,
 DECEASED
 Late of Penn Twp., York County, PA.
 Executor: Michael R. Busler, c/o 846
 Broadway, Hanover, PA 17331
 Attorney: Donald W. Dorr, Esquire, 846
 Broadway, Hanover, PA 17331 09.29-3t

ESTATE OF JANE T. CUSKEY, DECEASED
 Late of Spring Garden Twp., York County, PA.
 Executrix: Sue Ann Dorwart Fullmer,
 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
 09.29-3t

ESTATE OF VERDA DONALDSON, A/K/A
 VERDA J. DONALDSON, VERDA JEAN
 FREDERICK, DECEASED
 Late of York Twp., York County, PA.
 Executor: Gary Cheeseman, a/k/a Gary
 James Cheeseman, c/o David A. Mills,
 Esquire, Blakey, Yost, Bupp & Rausch,
 LLP, 17 East Market Street, York, PA
 17401
 Attorney: David A. Mills, Esquire, Blakey,
 Yost, Bupp & Rausch, LLP, 17 East
 Market Street, York, PA 17401 09.29-3t

ESTATE OF DAVID F. HUMBERT a/k/a
 DAVID F. HUMBERT, JR., DECEASED
 Late of Borough of Hanover, York County, PA.
 Personal Representative: Daniel W. Humbert,
 4951 Bonita Bay Blvd #2105, Bonita
 Springs, FL 34134
 Attorney: G. Steven McKonly, Esquire, 119
 Baltimore Street, Hanover, PA 17331
 09.29-3t

ESTATE OF GARY EARL LAUER a/k/a
 GARY E. LAUER, DECEASED
 Late of York Twp., York County, PA.
 Administrator-Executor: Garrett D. Lauer,
 c/o Kearney Galloway, LLC, 2002 South
 Queen Street, York, PA 17403
 Attorney: Jack L. Graybill II, Esquire,
 Kearney Galloway, LLC, 2002 South
 Queen Street, York, PA 17403 09.29-3t

ESTATE OF LEO J. LAWRENCE,
 DECEASED
 Late of Hanover Borough, York County, PA.
 Executor: Elizabeth Lawrence, c/o 846
 Broadway, Hanover, PA 17331
 Attorney: Donald W. Dorr, Esquire, 846
 Broadway, Hanover, PA 17331 09.29-3t

ESTATE OF PHYLLIS J. LIGHTNER,
 DECEASED
 Late of Spring Garden Twp., York County, PA.
 Executor: Norman P. Lightner, 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 09.29-3t

ESTATE OF DORIS A. MCCARTHY a/k/a
 DORIS GILBERT MCCARTHY, DECEASED
 Late of Springettsbury Twp., York County, PA.
 Executor: Deborah L. Gilbert, c/o LAUCKS
 & LAUCKS, P.C., 105 W. Broadway, Red
 Lion, PA 17356
 Attorney: David M. Laucks, Esquire,
 LAUCKS & LAUCKS, P.C., 105 W.
 Broadway, Red Lion, PA 17356 09.29-3t

ESTATE OF JUNE P. O'DONNOGHUE,
 DECEASED
 Late of Dover Twp., York County, PA.
 Executrix: Kathleen L. Rost, 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 09.29-3t

ESTATE OF JACK W. SMITH, JR., a/k/a JACK
 W. SMITH, DECEASED
 Late of Manchester Twp., York County, PA.

Executrix: Beverly Ann Summers, c/o 3015
 Eastern Blvd., York, PA 17402
 Attorney: Donald L. Reihart, Esquire, Law
 Offices of Donald L. Reihart, 3015 Eastern
 Boulevard, York, PA 17402-2904 09.29-3t

ESTATE OF JOHN RANDOLPH SMITH,
 DECEASED
 Late of Spring Grove, York County, PA.
 Administrator: Randolph J. Smith, 6010 Old
 Hanover Rd., Spring Grove, PA 17362
 09.29-3t

ESTATE OF NITA M. STOUT, DECEASED
 Late of Fairview Twp., York County, PA.
 Administrator: Kevin C. Stout, 491 Nauvoo
 Road, Lewisberry, PA 17339
 Attorney: Butler Law Firm, 1007 Mumma
 Road, Suite 101, Lemoyne, PA 17043
 09.29-3t

ESTATE OF DONALD H. WARNER,
 DECEASED
 Late of York Twp., York County, PA.
 Executrix: Ruth A. Warner, c/o 100 East
 Market Street, York, PA 17401
 Attorney: Alex E. Snyder, Esquire, Barley
 Snyder, LLP, 100 East Market Street, York,
 PA 17401 09.29-3t

ESTATE OF RAYMOND E. WENTZ,
 DECEASED
 Late of Hanover Borough, York County, PA.
 Executrix: Diane M. Hoffman, 1 Linden
 Avenue, Hanover, PA 17331 09.29-3t

ESTATE OF LILLIAN C. WILSON,
 DECEASED
 Late of West Manchester Twp., York County, PA.
 Executor: Richard J. Wilson, 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 09.29-3t

ESTATE OF CLARENCE A. WINGERT, JR.,
 DECEASED
 Late of Hanover, York County, PA.
 Executor: Joann M. Wingert, 603 Cocklin St.,
 Mechanicsburg, PA 17055 09.29-3t

ESTATE OF MARIE B. WISE, DECEASED
 Late of Dover Twp., York County, PA.
 Administrator-Executor: Merrilee W. Peck,
 a/k/a Merrilee C. Peck, 5231 North Salem
 Church Road, Dover, PA 17315
 Attorney: David Turocy, Esquire, Ream, Carr,
 Markey & Woloshin LLP, 53 East Canal St.,
 Dover, PA 17315 09.29-3t

TRUST NOTICE

NOTICE OF TRUST ADMINISTRATION
 of the Dorothy H. Weiland Living Trust dated
 8/10/1995, as amended (the "Trust"), following
 the death of Dorothy H. Weiland, late of Dover
 Township, York County, Pennsylvania on August
 11, 2016 (the "Decedent"), is hereby given.

LETTERS TESTAMENTARY for the Estate of
 Dorothy H. Weiland, deceased, late of Dover
 Township, York County, Pennsylvania (died
 August 11, 2016) is hereby given.

All persons having claims against the Decedent,
 Trust, or Estate are requested to present them
 for settlement and all persons indebted to the
 Decedent, Trust, or Estate are requested to make

immediate payment to:

Jaclyn L. Schertle and Roy R. Weiland II,
Successor Death Trustees
R. Robert Weiland II, Executor
C/o JSDC Law Offices
P.O. Box 650
Hershey, PA 17033

Or to:

Gary L. James, Esquire
JSDC Law Offices
P.O. Box 650
Hershey, PA 17033
(717) 533-3280

09.29-3t

THIRD PUBLICATION

ESTATE OF STEVEN C. ANDERSON,
DECEASED

Late of Jackson Twp., York County, PA.
Co-Executors: Jay S. Robinson and Tracy
A. Robinson, 261 N. Biesecker Rd.,
Thomasville, PA 17364

Attorney: John W. Stitt, Esquire, 1434 W.
Market Street, York, PA 17404 09.22-3t

ESTATE OF JESSE D. ARNOLD, DECEASED

Late of North Hopewell Twp., York County, PA.
Executors: Sandra J. Arnold and Jerry S.
Arnold, 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 09.22-3t

ESTATE OF DAVID H. FISHER, DECEASED

Late of Codorus Twp., York County, PA.
Administrator: Thomas C. Fisher, 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 09.22-3t

ESTATE OF FRED E. GLATFELTER,
DECEASED

Late of Jackson Twp., York County, PA.
Executrix's: Debra A. Beck, 1180 N. Browns
Dam Drive, New Oxford, PA 17350
Attorney: Crabbs & Crabbs, Attorneys for the
Estate, 202 Broadway, Hanover, PA 17331
09.22-3t

ESTATE OF LONNIE R. GOTWALT,
DECEASED

Late of York City, York County, PA.
Administratrix: Vicki K. Gotwalt-Russell,
c/o Goldfein and Joseph, P.C., 138 East
Market Street, York, PA 17401

Attorney: Leo E. Gribbin, Esquire, Goldfein
and Joseph, P.C., 138 East Market Street,
York, PA 17401 09.22-3t

ESTATE OF MARY ELIZABETH HOFFMAN,
DECEASED

Late of York City, 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, Esquire, Goldfein
and Joseph, P.C., 138 East Market Street,
York, PA 17401 09.22-3t

ESTATE OF SUSAN JACOBS, DECEASED

Late of Manchester Twp., York County, PA.

Executor: George J. Jacobs, Jr., 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 09.22-3t

ESTATE OF JOYCE R. KINTZING a/k/a

JOYCE ANN KINTZING, DECEASED
Late of Hanover Borough, York County, PA.
Co-Executors: Timothy Niles Holland, 2
Lee St., Hanover, PA 17331 and Lynn
L. Robinson, 2361 Pleasant Hill Rd.,
Hanover, PA 17331

Attorney: Matthew L. Guthrie, Esquire,
Guthrie, Nonemaker, Yingst & Hart, LLP,
40 York Street, Hanover, PA 17331
09.22-3t

ESTATE OF LEROY I. LIDDIC, DECEASED

Late of Goldsboro Borough, York County, PA.
Executor: Ray A. Mixell, 13 West Main
Street, Apt. 3, Mechanicsburg, PA 17055

Attorney: Gerald J. Shekletski, Esquire,
Stone LaFaver & Shekletski, P.O. Box E,
New Cumberland, PA 17070 09.22-3t

ESTATE OF DONALD L. LOUEY, SR.,
DECEASED

Late of Penn Twp., York County, PA.
Executor: Faith Louey, 12 Blue Spruce
Drive, Hanover, PA 17331

Attorney: Thomas R. Nell, Esquire, 130 W.
King St., Box 1019, East Berlin, PA 17316
09.22-3t

ESTATE OF WILLIAM H. LOWER,
DECEASED

Late of York City, York County, PA.
Executrix: Cindy L. Lower, 704 Fireside Rd.,
York, PA 17404

Attorney: John W. Stitt, Esquire, 1434 W.
Market Street, York, PA 17404 09.22-3t

ESTATE OF JANET L. McFADDEN,
DECEASED

Late of Dover Twp., York County, PA.
Executor: Scottie H. McFadden, Jr., 4633
Holtzschwamm Road, Thomasville, PA
17364

Attorney: Susan R. Emmons, Esquire, 2200
Esbenshade Road, York, PA 17408 09.22-3t

ESTATE OF ELIZABETH V. MIKESH,
DECEASED

Late of Fawn Twp., York County, PA.
Executrix: Noemi V. Padilla, c/o Laura
S. Manifold, Esquire, P.O. Box 312,
Stewartstown, PA 17363

Attorney: Laura S. Manifold, Esquire, P.O.
Box 312, Stewartstown, PA 17363 09.22-3t

ESTATE OF BETTY J. MILLER, DECEASED

Late of Chanceford Twp., York County, PA.
Administrator-Executor: Jean A. Miller, c/o
Michael J. Krout, Esquire, 236 N. George
Street, Suite 105, York, PA 17401

Attorney: Michael J. Krout, Esquire, 236 N.
George Street, Suite 105, York, PA 17401
09.22-3t

ESTATE OF LLEWELLYN D. MILLER,
DECEASED

Late of Heidelberg Twp., York County, PA.

Administrator-Executor: Lisa A. Blevins
and Timothy D. Miller, c/o Law Office
of Amanda Snoko Dubbs, 294 Dew Drop
Road, York, PA 17402

Attorney: Amanda Snoko Dubbs, Esquire,
294 Dew Drop Road, York, PA 17402
09.22-3t

ESTATE OF WADE A. MONN, JR.,
a/k/a WADE ALEXANDER MONN, JR.,
DECEASED

Late of Fawn Twp., York County, PA.
Executrix: JoAnn Ruth Monn a/k/a JoAnn
Horne Monn, c/o Laura S. Manifold,
Esquire, P.O. Box 312, Stewartstown, PA
17363

Attorney: Laura S. Manifold, Esquire, P.O.
Box 312, Stewartstown, PA 17363 09.22-3t

ESTATE OF LORRAINE D.
RAFFENSBERGER, DECEASED

Late of York City, York County, PA.
Executor: Scott K. Raffensberger, 3102
Ashley Ct., Little River, SC 29566

Attorney: John W. Stitt, Esquire, 1434 W.
Market Street, York, PA 17404 09.22-3t

ESTATE OF BARBARA A. SIMMONS,
DECEASED

Late of Manchester Twp., York County, PA.
Executor: David A. Simmons and Melissa A.
Bates, c/o 2025 E. Market Street, York, PA
17402

Attorney: Richard H. Mylin, III, Esquire,
2025 E. Market Street, York, PA 17402
09.22-3t

ESTATE OF MARY P. STEGER, DECEASED

Late of Hanover Borough, York County, PA.
Executor: Gwyneth M. Hann, 19600 Grave
Run Road, Hampstead, MD 21074 and
Daniel E. Harris, 1173 Canton Road,
Hampstead, MD 21074

Attorney: Dennis M. Twigg, Esquire,
Hoffman, Comfort, Offutt, Scott &
Halstad, LLP, 24 North Court Street,
Westminster, MD 21157 09.22-3t

ESTATE OF JOHN V. WILLIAMS,
DECEASED

Late of Shrewsbury Twp., York County, PA.
Co-Executrices: Edith M. Gordon and
Julia A. Williams, 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 09.22-3t

ESTATE OF CATHERINE H. WOLFE a/k/a
SARAH CATHERINE WOLFE, DECEASED

Late of West Manchester Twp., York County, PA.
Executrices: Nadine E. Tawney, Norina E.
Bentzel and Nancy E. Sebastian, 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 09.22-3t

CIVIL NOTICES

ACTION IN MORTGAGE FORECLOSURE

York County
Court of Common Pleas
Number: 2016-SU-002332-06
Notice of Action in Mortgage Foreclosure

BANK OF AMERICA, N.A., Plaintiff
v. Donna E. Paulus a/k/a Donna E. Fake,
Known Surviving Heir of Stephen E. Paulus,
Julieann L. Shoemaker, Known Surviving
Heir of Stephen E. Paulus, Justin A. Paulus,
Known Surviving Heir of Stephen E. Paulus
and Unknown Surviving Heirs of Stephen E.
Paulus, Defendants

TO: Unknown Surviving Heirs of Stephen
E. Paulus. Premises subject to foreclosure:
55 West High Street, Windsor, Pennsylvania
17366. 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.
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

10.06-1t Solicitor

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

COURT OF COMMON PLEAS
CIVIL DIVISION
YORK COUNTY

No. 2016-SU-001947-93

CITIMORTGAGE, INC.
Plaintiff

vs.

BECKY BANKES
AMERIQUEST MORTGAGE COMPANY
Defendants

NOTICE

To AMERIQUEST MORTGAGE COMPANY

You are hereby notified that on July 25, 2016
Plaintiff, CITIMORTGAGE, INC., 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. 2016-SU-001947-93. Wherein
Plaintiff seeks to satisfy a lien on the property
located at 2650 CONEWAGO RD, DOVER, PA
17315-2510 and confirm CITIMORTGAGE,
INC. is the holder of a first priority mortgage on
the Property.

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

10.06-1t Solicitor

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

COURT OF COMMON PLEAS

CIVIL DIVISION

YORK COUNTY

No. 2016-SU-001848-06

JPMORGAN CHASE BANK, N.A.
Plaintiff

vs.

JAMES M. SHIPP
Defendant

NOTICE

To JAMES M. SHIPP

You are hereby notified that on July 12,
2016, Plaintiff, JPMORGAN CHASE BANK,
N.A., filed a Mortgage Foreclosure Complaint
endorsed with a Notice to Defend, against
you in the Court of Common Pleas of YORK
County Pennsylvania, docketed to No. 2016-
SU-001848-06. Wherein Plaintiff seeks to
foreclose on the mortgage secured on your
property located at 6 BARELYN DRIVE, NEW
FREEDOM, PA 17349-9201 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

10.06-1t Solicitor

York County
Court of Common Pleas
Number: 2016-SU-001999-06
Notice of Action in Mortgage Foreclosure

LSF9 Master Participation Trust, Plaintiff v.
Beverly M. Washington, Ulysee Washington
and United States of America c/o United
States Attorney for the Middle District of
Pennsylvania, Defendants

TO: Ulysee Washington. Premises subject to
foreclosure: 2050 Baltimore Pike, East Berlin,
Pennsylvania 17316. 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, Court Administrator, 137 East Market Street, 117 Baltimore Street, York, PA 17401, (717) 854-8755.** McCabe, Weisberg & Conway, P.C., Attorneys for Plaintiff, 123 S. Broad St., Ste. 1400, Phila., PA 19109, 215-790-1010

10.06-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA CIVIL ACTION-LAW NO. 2015-SU-002365-06 NOTICE OF ACTION IN MORTGAGE FORECLOSURE

James B. Nutter & Company, Plaintiff vs. Martha L. Boeckel, Individually and In Her Capacity as Heir of Phillip D. Boeckel, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Phillip D. Boeckel, Deceased, Defendant(s) TO: The Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Phillip D. Boeckel, Deceased, Defendant(s), whose last known address is 145 Si Rode Lane, York Haven, PA 17370.

AMENDED COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, James B. Nutter & Company, has filed an 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. 2015-SU-002365-06, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 145 Si Rode Lane, York Haven, PA 17370, whereupon your property would be sold by the Sheriff of York County.

NOTICE

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

YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. LAWYERS REFERRAL SERVICE, 137 E. Market St., York, PA 17401, 717.854.8755. Jill Manuel-Coughlin, Amanda Rauer, Jolanta Pekalska, Harry B. Reese & Matthew J. McDonnell, Attys. for Plaintiff, Powers Kim & Assoc., LLC, 8 Neshaminy Interplex, Ste. 215, Trevoise, PA 19053, 215.942.2090.

10.06-1t Solicitor

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

COURT OF COMMON PLEAS CIVIL DIVISION YORK COUNTY

No. 2016-SU-001112-06

WELLS FARGO BANK, NA Plaintiff

vs.

MICHAEL FOURHMAN MEGAN KIRKPATRICK A/K/A MEGAN FOURHMAN Defendants

NOTICE

To MICHAEL FOURHMAN

You are hereby notified that on April 22, 2016, Plaintiff, WELLS FARGO BANK, NA, 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. 2016-SU-001112-06. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 570 MONARCH DRIVE, YORK, PA 17403-9003 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

10.06-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA CIVIL ACTION-LAW NO. 2016-SU-001268-06 NOTICE OF ACTION IN MORTGAGE FORECLOSURE

Wells Fargo Bank, N.A., Plaintiff vs. Kyle J. Gregory, Defendant TO: Kyle J. Gregory, Defendant, whose last known address is 5192 E. Prospect Road, York, PA 17406.

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, Wells Fargo Bank, N.A., has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of York County, Pennsylvania, docketed to NO. 2016-SU-001268-06, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 5192 E. Prospect Road, York, PA 17406, whereupon your property would be sold by the Sheriff of York County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. LAWYERS REFERRAL SERVICE, 137 E. Market St., York, PA 17401, 717.854.8755. Jill Manuel-Coughlin, Amanda Rauer, Jolanta Pekalska, Harry B. Reese & Matthew J. McDonnell, Attys. for Plaintiff, Powers Kim & Assoc., LLC, 8 Neshaminy Interplex, Ste. 215, Trevoise,

PA 19053, 215.942.2090.

10.06-1t

Solicitor

ARTICLES OF INCORPORATION

PLEASE TAKE NOTICE that the York County Rail Trail Authority, 45 Cherry Street, PO Box 335, Seven Valleys, PA 17360, intends to file Articles of Amendment with the Secretary of the Commonwealth of Pennsylvania, under the Pennsylvania Municipality Authorities Act, 53 Pa.C.S. Section 5601, *et seq.*, on October 27, 2016, the full text of the amendment being as follows: "The purpose or purposes of such Authority are acquiring, holding, constructing, financing, improving, maintaining and operating, owning, leasing either in the capacity of lessor or lessee, projects for transportation and for parks, including linear parks, recreation grounds and facilities in and along the former Northern Central Railway line extending from the Maryland border into York County and such other projects as the Authority may from time to time select, located in or portions of which are located in York County."

Scott A. Beaverson, Esquire

10.06-1t

Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on September 1, 2016, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Arie Oren Hadar to Arie Cudlitz.

The Court has fixed the day of Friday, October 24, 2016 at 2:30 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.

Douglas P. France, Esq.

10.06-1t

Solicitor

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on September 1, 2016, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Amanda Skye Hadar to Amanda Skye Cudlitz.

The Court has fixed the day of Friday, October

24, 2016 at 2:30 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.

Douglas P. France, Esq.

10.06-1t

Solicitor

NOTICE

IN THE COURT OF COMMON PLEAS
YORK COUNTY, PENNSYLVANIA

DIRECT CAPITAL CORP.,
Plaintiff,
v. DYNAMIC ARTISANS GROUP, INC.,
TODD A. TAYLOR,
Defendants.

CIVIL ACTION - LAW

DOCKET NO. 2016-SU-001840-86

TO: Dynamic Artisans Group, Inc. and Todd A. Taylor

TAKE NOTICE THAT: Direct Capital Corp. has filed an action against you in the above-captioned matter regarding breach of contracts entered into by the parties on or about 01/29/2013 and 03/12/2013.

Advertisement listed by:
Gregory S. Shields, Esquire
Law Offices of Gregory S. Shields, LLC
524 N. Providence Rd., Ste 201
Media, PA 19063
(484) 843-1554

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 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.

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

10.06-1t

Solicitor

LISA FILPELLI v. WEIS MARKETS and WEIS MARKETS, INC. v. TOP SOURCE, LLC a/k/a TOPSOURCE, LLC, ADVANCED SERVICE SOLUTIONS, INC., ADVANCED SERVICE SOLUTIONS, INC. d/b/a AVANCED SNOW AND ICE SOLUTIONS and HERSH CONCEPTS, LLC v. STOLTZFUS LANDSCAPE CONTRACTING and JONATHAN STOLTZFUS – IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA, NO. 2015-SU-003447-71 CIVIL ACTION – LAW, ARBITRATION MATTER – NOTICE OF JOINDER COMPLAINT IN CIVIL ACTION – **NOTICE TO: STOTZFUS LANDSCAPE CONTRACTING and JONATHAN STOLTZFUS**, 220 Keystone Drive, Middletown, PA 17057. YOU HAVE BEEN SUED IN COURT. NOTICE IS HEREBY GIVEN THAT ADDITIONAL DEFENDANTS, ADVANCED SERVICE SOLUTIONS, INC. and ADVANCED SERVICE SOLUTIONS, INC. d/b/a/ ADVANCED SNOW AND ICE SOLUTIONS, have filed a Joinder Complaint against you in the Court of Common Pleas of York County, Pennsylvania at case number 2015-SU-003447-71, for indemnity and/or contribution, in connection with an alleged accident at Weis Markets, 2850 Carlisle Road, Dover, PA on January 5, 2014 where Plaintiff, Lisa Filpelli, claims she was injured. 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 Additional Defendants, Advanced Service Solutions, Inc. and Advanced Service Solutions, Inc. d/b/a Advanced Snow and Ice Solutions. 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 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 SERVICE 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. DONNA ADELSBERGER & ASSOCIATES, P.C., /s/ Keith V. Bauerle, Esquire, Identification Number 87390, 2782 Jenkintown Road, Glenside, PA 19038; Phone (215) 576-8690; Fax (215) 576-8695. Counsel for Additional Defendants, Advanced Service Solutions, Inc. and Advanced Service Solutions, Inc. d/b/a Advanced Snow and Ice Solutions**

10.06-1t

Solicitor

SHERIFF'S SALE

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

Number 2016-SU-000197-06

CIT Bank, N.A.

v.

Luz M. Torres, Known Surviving Heir of Virgilio Torres, Ida Colon, Known Surviving Heir of Virgilio Torres, Jeannette Torres, Known Surviving Heir of Virgilio Torres, and Unknown Surviving Heirs of Virgilio Torres

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: Jeannette Torres, Known Surviving Heir of Virgilio Torres

Your house (real estate) at **175 South Pine Street, York, Pennsylvania 17403** is scheduled to be sold at Sheriff's Sale on **February 13, 2017 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 \$57,732.49 obtained by CIT Bank, N.A. against the above premises.

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 CIT Bank, N.A. the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

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

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

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

**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

10.06-1t Solicitor

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

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations claiming right, Title or Interest from or under Lisa L. Gelbaugh, deceased, Defendant(s), whose last known address is 3148 Long Meadow Drive, Dover, PA 17315.

Your house (real estate) at: 3148 Long Meadow Drive, Dover, PA 17315, 24000210001BOC0136, is scheduled to be sold at Sheriff's Sale on February 13, 2017, at 2:00 PM, at York County Judicial Center, 45 N. George St., York, PA 17401, to enforce the court judgment of \$77,665.40, obtained by Siwell Inc. d/b/a Capital Mortgage Services of Texas (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 Siwell Inc. d/b/a Capital Mortgage Services of Texas, 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

In The Court of Common Pleas
of York County, Pennsylvania
Civil Action-Law
No. 2016-SU-001456-06

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,
Daniel T. Lutz, 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

10.06-1t

Solicitor

New
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Lawyers' Helpline

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Gambling, Stress,
Depression,
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