

York Legal Record

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

Vol. 124

YORK, PA, THURSDAY, March 3, 2011

No. 47

CASES REPORTED

COMMONWEALTH OF PENNSYLVANIA VS.
JORDAN MICHAEL WALLICK

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Motion to Transfer to Juvenile Court – Public Interest



Dated Material Do Not Delay

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ESTATE NOTICES

ADMINISTRATOR'S AND EXECUTORS NOTICES

FIRST PUBLICATION

MARJORIE J. D'AGOSTINO late of Fairview Twp., York Co., PA, deceased. Denise D. Henke, c/o P.O. Box 461, New Cumberland, PA 17070-0461, Executrix. Kline Law Office. Robert P. Kline, Esquire, Attorney. 3-3-3t

MYRTLE FAYE DANNER late of York City, York Co., PA, deceased. Susan F. Syms, c/o 914 E. Market St., York, PA 17403, Executrix. Robert D. Glessner, Esquire, Attorney. 3-3-3t

ROSS E. EISENHART late of West Manchester Twp., York Co., PA, deceased. Derek M. Bentzel, c/o 56 S. Duke Street, York, PA 17401-1402, Executor. Richard R. Reilly, Esquire, Attorney. 3-3-3t

ELIZABETH M. HAZELL late of Lower Windsor Twp., York Co., PA deceased. Betty Ann Flohr and Mary Johanna Hazell, c/o 129 E. Market St., York, PA 17401, Co-Executrices. John C. Herrold, Esquire, Attorney. 3-3-3t

IRENE ROMAINE LAUGHMAN late of Seven Valleys Borough, York Co., PA, deceased. Dawn Marie Laughman, Bryan Edward Laughman and Christopher Michael Laughman, P.O. Box 167, Seven Valleys, PA 17360, Co-Executors. STOCK AND LEADER. MacGregor J. Brillhart, Esquire, Attorney. 3-3-3t

MARY H. MUMBAUER late of Springettsbury Twp., York Co., PA deceased. Theodore E. Mumbauer, c/o 120 Pine Grove Commons, York, PA 17403, Executor. Elder Law Firm of Robert Clofine. Robert Clofine, Esquire, Attorney. 3-3-3t

RICHARD S. PEARSON late of Fairview Twp., York Co., PA, deceased. Jean Pearson Bew, c/o 564 Old York Road, Eppers, PA 17319, Administrator. SenecaLaw. Richard C. Seneca, Esquire, Attorney. 3-3-3t

ERMA I. POOLER late of Hallam Borough, York Co., PA, deceased. James G. Pooler, 415 Fitzpatrick Lane, Hallam, PA 17406, Executor. STOCK AND LEADER. Jody Anderson Leighty, Esquire, Attorney. 3-3-3t

ANGELA G. SPARLER late of Spring Garden Twp., York Co., PA, deceased. Kenneth J. Sparler,

c/o 117 E. Market St., York, PA 17401, Executor. Anstine & Sparler. Kenneth J. Sparler, Esquire, Attorney. 3-3-3t

JAMES BRYCE TARBERT A/K/A JAMES B. TARBERT A/K/A J. BRYCE TARBERT late of Peach Bottom Twp., York Co., PA, deceased. Ruth LeMaster Tarbert, c/o 17 E. Market Street, York, PA 17401, Administratrix. Blakey, Yost, Bupp & Rausch, LLP. David A. Mills, Esquire, Attorney. 3-3-3t

EDNA G. TURK late of Springettsbury Twp., York Co., PA, deceased. Rodger L. Tatken and Wayne H. Tatken, c/o 120 Pine Grove Commons, York, PA 17403, Administrators. Elder Law Firm of Robert Clofine. Robert Clofine, Esquire, Attorney. 3-3-3t

DALE L. WILT late of Spring Garden Twp., York Co., PA, deceased. Martin D. Wilt, c/o 250 York Street, Hanover, PA 17331, Executor. Gates & Gates, P.C. Samuel A. Gates, Esquire, Attorney. 3-3-3t

THOMAS J. ROGERS late of Dallastown Borough, York Co., PA, deceased. Cortner R. Derocher, c/o 111 E. Market Street, Suite 100, York, PA 17401, Executor. Gothie Van Allen LLC. Joseph N. Gothie, Esquire, Attorney. 3-3-3t

LORRAINE K. KASKIE A/K/A LORRAINE KATHERINE KASKIE late of Codorus Twp., York Co., PA, deceased. Frank T. Kaskie, 5009 Pine View Drive, Glen Rock, PA 17327, Executor. Crabbs & Crabbs, Attorneys for the Estate. 3-3-3t

SECOND PUBLICATION

SARAH E. BEATY A/K/A SARAH ELIZABETH BEATY late of New Freedom Borough, York Co., PA, deceased. Joan L. Collins, c/o 250 York Street, Hanover, PA 17331, Executrix. Gates & Gates, P.C. Samuel A. Gates, Esquire, Attorney. 2-24-3t

ALICE T. BOWERS late of York City, York Co., PA, deceased. Edward I. Bowers, c/o 135 North George Street, York, PA 17401, Executor. CGA Law Firm, PC. Jon C. Countess, Esquire, Attorney. 2-24-3t

THOBIA S. COHEN late of Springettsbury Twp., York Co., PA, deceased. Marcia P. Bryant, c/o P.O. Box 539, 339 North Duke Street, Lancaster, PA 17608-0539, Executrix. Kluxen & Newcomer. Melvin E. Newcomer, Esquire, Attorney. 2-24-3t

FRED PATRICK COOK, JR. late of West Manheim Twp., York Co., PA, deceased. Jerry W. Cook, Sr., c/o 110 South Northern Way, York, Pennsylvania, 17402, Administrator. Paul G. Lutz, Esquire, Attorney. 2-24-3t

JOHN H. DONAVEN late of North York Borough, York Co., PA, deceased. Saundra J. Kelley, c/o 2025 E. Market Street, York, Pennsylvania 17402, Executrix. Richard H. Myllin, III, Esquire, Attorney. 2-24-3t

ELIZABETH M. FAHRINGER late of Hellam Twp., York Co., PA, deceased. Kenneth E. Fahringer and Nancy A. Stough, 3941 Ridge-wood Road, York, PA 17406, Executors. 2-24-3t

VIRGINIA M. GIBBS late of Springettsbury Twp., York Co., PA, deceased. Gregory A. Gibbs, c/o 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356, Executor. Eveler & Eveler LLC, Attorney. 2-24-3t

PAULINE F. HAMME late of Fairview Twp., York Co., PA, deceased. Randall L. Hamme, 800 Nissel Lane, New Cumberland, PA 17070, Executor. 2-24-3t

CARROLL L. GEMMILL A/K/A CARROLL LEROY GEMMILL late of York City, York Co., PA, deceased. Richard A. Bentzel, c/o 40 South Duke Street, York, PA 17401-1402, Executor. Garber & Garber. John M. Garber, Esquire, Attorney. 2-24-3t

SUSAN E. JULIUS late of Manchester Twp., York Co., PA, deceased. Joyce Glatfelter, c/o 117 E. Market St., York, PA 17401, Executrix. William B. Anstine, Jr., Esquire, Attorney. 2-24-3t

CLARA LAMISON late of West Manchester Twp., York Co., PA, deceased. William W. Lamison, Jr., 910 South George Street, York, PA 17403, Executor. Jeffrey R. Bellomo, Esquire, Attorney. 2-24-3t

MARCELLA M. MARKEY late of York Twp., York Co., PA, deceased. Darlene D. Smith, c/o 137 East Philadelphia Street, York, PA 17401-1424, Executrix. MPL Law Firm, LLP. John D. Miller, Esquire, Attorney. 2-24-3t

RUTH E. MINEHART late of North York Borough, York Co., PA, deceased. Melissa Zerbe and Shirley A. Cover, c/o 138 East Market Street, York, PA 17401, Executrices. Goldfein and Joseph, P.C. Leo E. Gribbin, Esquire, Attorney. 2-24-3t

LARRY G. MYERS A/K/A LARRY GEORGE MYERS late of East Manchester Twp., York Co., PA, deceased. Tammy L. Peterson, c/o 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356, Executrix. Eveler & Eveler LLC, Attorney. 2-24-3t

STEVE PADJEN late of Hanover, Penn Twp., York Co., PA, deceased. Betty G. Klunk and Deborah J. Hansford, c/o 141 Broadway, Suite 230, Hanover, PA 17331, Executrices. Edward J. O'Donnell IV, Esquire, Attorney. 2-24-3t

LINDA B. PATTISON late of York Twp., York Co., PA, deceased. James C. Williams, c/o 120

Pine Grove Commons, York, PA 17403, Executor. Elder Law Firm of Robert Clofine. Erin J. Miller, Esquire, Attorney. 2-24-3t

PAULINE E. PYLE late of Springettsbury Twp., York Co., PA, deceased. Alice L. Frick, 218 Locust Street, Wrightsville, PA 17368, Executrix. Russell F. D'Aiello, Jr., Esquire, Attorney. 2-24-3t

THIRD PUBLICATION

GEORGE L. OSBORNE late of Jacobus Borough, York Co., PA, deceased. Ronald Bohnert, 11 Church Street, Jacobus, PA 17407, Executor. STOCK AND LEADER. Thomas M. Shorb, Esquire, Attorney. 2-17-3t

JEAN E. AMSPACHER late of Springfield Twp., York Co., PA, deceased. Kimberly J. Landis and Tamara S. Ampsacher, 7658 Reynolds Mill Road, Seven Valleys, PA 17360, Co-Executrices. STOCK AND LEADER. Jody Anderson Leighty, Esquire, Attorney. 2-17-3t

JAMES R. C. RAVER A/K/A JAMES ROBERT CLARK RAVER late of Manchester Borough, York Co., PA, deceased. Dennis M. Raver, 553 Locust Street, Columbia, PA 17512, Executor. David T. Mountz, Esquire, Attorney. 2-17-3t

WALTER B. ZIEGLER, JR., late of York Twp., York Co., PA, deceased. All persons having claims or demands against the Estate of Walter B. Ziegler, Jr., are requested to present the same without delay to John D. Flinchbaugh, Esquire, CGA Law Firm, 135 North George Street, York, PA 17401. In addition, all persons having claims or demands against the Walter B. Ziegler, Jr. Trust dated October 10, 2001, as amended, are requested to present the same without delay to John D. Flinchbaugh, Esquire, CGA Law Firm, 135 North George Street, York, PA 17401. 2-17-3t

MARY ELLEN LAU late of Windsor Twp., York Co., PA, deceased. Jane E. Sentz, c/o 135 North George Street, York, PA 17401, Executrix. CGA Law Firm PC. Richard K. Konkel, Esquire, Attorney. 2-17-3t

CLIFFORD A. ACKERMAN late of Hellam Twp., York Co., PA, deceased. Linda D. Chronister, c/o 218 Locust Street, Wrightsville, PA 17368, Executrix. Russell F. D'Aiello, Jr., Esquire, Attorney. 2-17-3t

HAROLD E. SHAFFER late of Shrewsbury Borough, York Co., PA, deceased. Doris L. Shaffer, c/o 2675 Eastern Boulevard, York, PA 17402, Executrix. Kagen, MacDonald & France, P.C. Douglas P. France, Esquire, Attorney. 2-17-3t

MILDRED R. GABLE, A/K/A MILDRED F. GABLE, late of West Manchester Twp., York

Co., PA, deceased. Donald R. Gable, c/o 25 North Duke Street, York, PA 17401, Executor. Smith, Anderson, Baker & Long. Charles J. Long, Esquire, Attorney. 2-17-3t

CLAIR R. GRIM late of West Manchester Twp., York Co., PA, deceased. Francis M. Zeak, 1721 Randolph Drive, York, PA 17403, Executor. HOFFMEYER & SEMMELMAN, LLP. William F. Hoffmeyer, Esquire, Attorney. 2-17-3t

RANDALL A. KNIGHT late of Conewago Twp., York Co., PA, deceased. Richard J. Knight, c/o 50 East Market Street, Hellam, PA 17406, Administrator. Donald B. Swope, Esquire, Attorney. 2-17-3t

PEARL F. KRAMER late of West Manchester Twp., York Co., PA, deceased. William Kramer, c/o 110 South Northern Way, York, PA 17402, Executor. Charles B. Calkins, Esquire, Attorney. 2-17-3t

JOANN M. LEVIN late of York, York Co., PA, deceased. Lisa R. Jarrett, c/o 1205 Manor Drive, Suite 200, Mechanicsburg, PA 17055, Administrator. Pecht & Associates, PC. Wayne M. Pecht, Esquire, Attorney. 2-17-3t

DOROTHY G. MARKLE late of Hanover Borough, York Co., PA, deceased. Barbara S. Jackson, c/o 4 High Street, Hanover, PA 17331, Executrix. Scott A. Ruth, Esquire, Attorney. 2-17-3t

PAULINE M. MUMMERT late of West Manheim Twp., York, Co., PA, deceased. Larry B. Mummert, 5 Moulstown Rd., Hanover, PA 17331, Executor. Guthrie, Nonemaker, Yingst & Hart, LLP. Keith R. Nonemaker, Esquire, Attorney. 2-17-3t

DONALD E. RAINE late of Newberry Twp., York Co., PA, deceased. Julie Ann Staub, 1080 Twin Lakes Road, Lewisberry, PA 17339, Executrix. The Wiley Group, P.C. Jan M. Wiley, Esquire, Attorney. 2-17-3t

cial Center at 45 North George St. in the City of York, Pennsylvania.

1. KAMIEL – The First and Final Account of Lisa R. Oaster and Lance McIntyre, Co-Administrators of the Estate of Frances C. Kamiel, Late of Penn Township, York County, Pennsylvania, deceased, 6710-0856. (Jennifer M. Stetter, Esq.)

2. MURPHY – The Second and Partial Account of Arthur T. Murphy, Jr., Executor of the Last Will and Testament and Codicil of Joan Arnold Murphy, Late of Spring Garden Township, York County, Pennsylvania, deceased, 6797-1650. (L. C. Heim, Esq.)

3. FINK – The First and Final Account of Joseph A. Fink, Executor of the Last Will and Testament of Marilyn W. Fink, Late of York City, York County, Pennsylvania, deceased, 6710-0698. (Leo E. Gribbin, Esq.)

4. DOCKEY – The First and Final Account of Donald L. Reihart, Executor of the Last Will and Testament of Joan E. Dockey, a/k/a Joan Elizabeth Dockey, Late of West Manchester Township, York County, Pennsylvania, deceased, 6710-0247. (Donald L. Reihart, Esq.)

5. WILSON – The First and Final Account of Paul L. Wilson, Executor of the Last Will and Testament of Electa M. Wilson, Late of Red Lion Borough, York County, Pennsylvania, deceased, 6710-1084. (David M. Laucks, Esq.)

6. BAIR – The First and Final Account of Manufacturers and Traders Trust Company, Successor to Allfirst Trust Company of Pennsylvania, N.A., Successor to York Bank and Trust Company, Trustee for Trust Under Agreement Dated March 22, 1979, Amended August 16, 1983, June 17, 1986, March 31, 1992, and Restated March 1, 1996, with Romaine M. Bair, Settlor, 6710-0822. (John J. Shorb, Esq.)

7. BAIR – The First and Partial Account of Manufacturers and Traders Trust Company, Successor to Allfirst Trust Company of Pennsylvania, N.A., Successor to York Bank and Trust Company, Trustee for Trust Under Agreement Dated March 22, 1979, Amended September 21, 1981, August 16, 1983, June 17, 1986, March 31, 1992 and Restated March 1, 1996, with T. Bertram Bair, Settlor, 6797-0932. (Thomas J. Shorb, Esq.)

FILED IN THE OFFICE OF THE CLERK OF ORPHANS' COURT DIVISION OF THE COMMON PLEAS COURT, YORK COUNTY, PENNSYLVANIA ON OR BEFORE FEBRUARY 16, 2011.

BRADLEY C. JACOBS

COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA, ORPHANS' COURT DIVISION
3-3-2t

**ORPHANS' COURT DIVISION
- AUDITING NOTICE**

To All legatees creditors and person interested:
Notice is hereby given that the following accounts have been filed in the office of the Clerk of Orphans' Court Division for confirmation and distribution of the balance therein shown to the creditors, legatees next to kin, heirs and others legally entitled thereto on March 16, 2011 at 9:00 a.m and will be called in the order named for audit and distribution by said Court, in Courtroom No. 6, on the 6th floor of the York County Judi-

CIVIL NOTICES

ADMINISTRATIVE ORDER

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

IN THE MATTER OF: APPOINTMENT
OF JUDGES, COURT OFFICERS
AND OTHER INDIVIDUALS

No. 2010-MI-000204-55
Miscellaneous Civil Action

No. CP-67-AD-0000040-2010
Miscellaneous Action

No. 67-10-1903
Miscellaneous

**ADMINISTRATIVE ORDER
APPOINTING: SUPERVISING
JUDGE OF THE CRIMINAL COURTS,
SUPERVISING JUDGE OF THE CIVIL
COURTS, AND REPRESENTATIVE
TO THE PRISON BOARD
OF YORK COUNTY**

AND NOW, this 22nd day of February 2011,
the Administrative Order Appointing Judges
dated and filed December 30, 2010 is hereby
amended as set forth below:

The Administrative Order Appointing Super-
vising Judge of the Criminal Courts and Rep-
resentative to the Prison Board of York County
dated February 14, 2011 and filed of record Feb-
ruary 15, 2011 is hereby rescinded.

It is hereby ORDERED:

1. The Honorable Michael E. Bortner shall serve as Supervising Judge of the Criminal Courts until further order of court.
2. The Honorable John W. Thompson, Jr. shall serve as Supervising Judge of the Civil Courts until further order of court.
3. The Honorable John S. Kennedy shall serve as the President Judge's designee and representative to the Prison Board of York County until further order of court.
4. In all other respects, the Administrative Order dated and filed December 30, 2010 is hereby reaffirmed.
5. Copies of this Order shall be provided to:
 - (A) Chief Clerk of the County of York;
 - (B) All of the Judges of the Court of Common Pleas Judges of the 19th Judicial District of Pennsylvania;
 - (C) District Court Administrator of York County;
 - (D) York County Bar Association;

6. The District Court Administrator shall cause a copy of this Order to be published one time in the York Legal Record at the expense of York County.

BY THE COURT,

STEPHEN P. LINEBAUGH, President Judge

3-3-1t

Solicitor

**ACTION IN MORTGAGE
FORECLOSURE**

ONEWEST BANK, FSB, Plaintiff
vs. ARTHUR COHEN, Mortgagor
and Real Owner, Defendant

No. 2010-SU-004751-06

To: ARTHUR COHEN, Mortgagor and Real Owner, Defendant, whose last known address is 2275 Willow Road, York, PA 17408. THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT. You are hereby notified that Plaintiff, ONEWEST Bank, FSB, 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. 2010-SU-004751-06, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 2275 Willow Road, York, PA 17408, whereupon your property will 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 following pages, you must take action within twenty (20) days after the 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 claim in the Complaint of 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 OR CANNOT AF-

FORD ONE, 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.

Central Pennsylvania Legal Services
 256 E. Market St., York, PA 17403
 Lawyer Referral Service of the York County Bar
 Association York County Bar Center
 137 E. Market St., York, PA 17401
 717-854-8755

GOLDBECK MCCAFFERTY
 & MCKEEVER, P.C.

MICHAEL T. MCKEEVER
 701 Market St., Ste. 5000
 Phila., PA 19106-1532
 215-627-1322

3-3-1t Atty. for Plaintiff

U.S. BANK NATIONAL ASSOCIATION,
 as Trustee for the Registered Holder of Asset
 Backed Securities Corporation Home Equity
 Loan Trust, Series 2005-HE1 Asset Backed
 Pass-Through Certificates, Series 2005-HE1,
 12650 Ingenuity Drive, Orlando, FL 32826,
 Plaintiff vs. MARYANNE E. KREUZ and
 KURT L. KREUZ, Defendants, 636 West
 Philadelphia Street, York, PA 17401

NO. 2010-SU-002718-06

**NOTICE OF SALE
 OF REAL PROPERTY**

TO: KURT L. KREUZ, Defendant
 636 West Philadelphia Street
 York, PA 17401

Your house (real estate) at 636 West Philadelphia Street, York, PA 17401 is scheduled to be sold at the Sheriff's Sale on April 11, 2011 at 2:00 p.m. in the York County Judicial Center, 45 North George Street, York, PA, to enforce the court judgment of 63,446.37, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

PROPERTY DESCRIPTION:

ALL of the following described premises known and numbered as 636 West Philadelphia Street, situate on the south side of West Philadelphia Street in the City of York, County of York and Commonwealth of Pennsylvania, being more fully bounded, limited and described as follows, to wit:

On the North by West Philadelphia Street; on the South by West Clarke Alley; on the East by property known as 632 West Philadelphia Street, now or formerly of Mary E. Eyster; and on the West by property known as 638 West Philadelphia Street, now or formerly of Stanley Bourin-skas. Containing in frontage thirty-two (32) feet on the South side of West Philadelphia Street and extending in depth Southwardly of equal width throughout two hundred and sixty (260) feet to Clarke Alley.

IT BEING the same premises which Margue-rite E. Julius, Executrix of the Estate of Allen Lloyd Julius, by her Deed dated February 29, 1984, and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Record Book 87-C, page 614, granted and conveyed unto Mary Katherine Martin, Grantor herein.

BEING KNOWN AS: 636 West Philadelphia Street, York, PA 17401
 PROPERTY ID NO.: 11-302-05-0051-.00
 UPI NO.: 113020500510000000

TITLE TO SAID PREMISES IS VESTED IN KURT L. KREUZ AND MARYANNE E. HILL-KRUEZ, HUSBAND AND WIFE BY DEED FROM MARY KATHERINE MARTIN, BY HER ATTORNEY IN FACT, KATRINE MARTIN DATED 11/3/2004 RECORDED 12/9/2004 IN DEED BOOK 1693 PAGE 679.

UDREN LAW OFFICES, P.C.
 111 WOODCREST RD., STE. 200
 CHERRY HILL, NJ 08003
 856.482.6900

3-3-1t Attorney for Plaintiff

WELLS FARGO BANK, N.A.
 Vs.
 BILLY DEAN HARRIS
 A/K/A BILLY D. HARRIS
 DEBORAH ANNE HARRIS
 A/K/A DEBORAH A. HARRIS

NO. 2010-SU-003342-06

NOTICE

TO BILLY DEAN HARRIS A/K/A BILLY D. HARRIS:

You are hereby notified that on JULY 2, 2010, Plaintiff, WELLS FARGO 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. 2010-SU-003342-06. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 545 LAKEVIEW DRIVE, SPRING GROVE, PA 17362 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.

YORK COUNTY
LAWYER REFERRAL SERVICE
YORK LEGAL REFERRAL
137 EAST MARKET STREET
YORK, PA 17401
717-854-8755 x201

3-3-1t

Solicitor

WELLS FARGO BANK, N.A.
Vs.
MARSHA A. UTZ
COURT OF COMMON PLEAS

NO. 2010-SU-006438-06

NOTICE

TO MARSHA A. UTZ:

You are hereby notified that on DECEMBER 2, 2010, Plaintiff, WELLS FARGO 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. 2010-SU-006438-06. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 4 DUTTON ROAD, NEW FREEDOM, PA 17349 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.

YORK COUNTY
LAWYER REFERRAL SERVICE
YORK LEGAL REFERRAL
137 EAST MARKET STREET
YORK, PA 17401
717-854-8755 x201

3-3-1t

Solicitor

ARTICLES OF INCORPORATION

NOTICE is hereby given that Articles of Incorporation were filed with the Commonwealth of Pennsylvania. The name of the corporation is ALL ABOUT BROWNIES, INC.

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

MICHAEL J. MARSTON

3-3-1t

Solicitor

GATE FOUR TAVERN, INC. has been incorpo-

rated under the provisions of the Business Corporation Law of 1988.

CHRISTOPHER A. FERRO, Esquire

3-3-1t Attorney for Corporation

NOTICE is hereby given that HANOVER SENSATIONS, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

L.C. HEIM, Esquire

3-3-1t Solicitor

CERTIFICATE OF ORGANIZATION OF DOMESTIC LIMITED LIABILITY COMPANY

NOTICE is hereby given that on February 7, 2011, a Certificate of Organization for ZAHOS, LLC, was filed with the Department of State of the Commonwealth of Pennsylvania, in Harrisburg, Pennsylvania pursuant to 15 Pa.C.S.A. Section 8913. The initial registered office for Zahos, LLC, is 1744 South Queen Street, York, PA 17403.

DOROTHY LIVADITIS, Esquire

3-3-1t Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

Notice is hereby given that on the 18th day of February, 2011, the Petition of Alyssa Victoria Bechtel, an adult individual was filed in the Court of Common Pleas of York County, Pennsylvania, praying for a decree to change the name of ALYSSA VICTORIA BECHTEL to ALYSSA VICTORIA GABELL.

The Court has fixed the 6th day of April, 2011, at 2:00 o'clock P.M. in Courtroom No. 6 (Sixth Floor) of the York County Judicial Center, 45 North George Street, York, Pennsylvania, 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 the said Petition should not be granted.

JEFFREY A. GETTLE, Esquire

3-3-1t Attorney for Petitioner

NOTICE is hereby given that on February 16, 2011, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of SHAWN DUSTIN RIFE to SHAWN DUSTIN WECKER.

The Court has fixed the 4th day of APRIL, 2011 at 1:30 pm in Courtroom #6, of 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.

THE LAW FIRM OF KILLIAN & GEPHART, LLP

3-3-1t Solicitor

NOTICE is hereby given that a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of LYNN PATRONE-RUPPEL to LYNN PATRONE.

The Court has fixed the 29th day of March, 2011 at 9:00 a.m. in Courtroom #6, York County Judicial Center, 45 North George Street, York, Pennsylvania, 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.

3-3-1t Solicitor

NOTICE is hereby given that on January 25, 2011, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of ERIN ELIZABETH WEIGEL to ERIN ELIZABETH WEIGEL MYERS.

The Court has fixed the 16th day of March, 2011 at 10:00 am in Courtroom #6, 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.

3-3-1t Solicitor

DISSOLUTION NOTICE

NOTICE is hereby given to all creditors, claimants and other persons interested or who may be affected, that DEAN FROMM & SONS ARGO, INC., a Pennsylvania Corporation having its registered place of business at 3027 Stewartstown Road, Stewartstown, Hopewell Township, York County, PA 17363 is in the process of dissolving the corporation, pursuant to an in accordance with the provisions of the Business Corporation Law of 1988, as amended, and that said corporation is winding up its affairs in the manner prescribed by law, so that its corporate existence shall be ended upon the issuance of the Certificate of Dissolution by the Department of State and the Commonwealth of Pennsylvania.

LAURA S. MANIFOLD, Esquire

3-3-1t

Solicitor

NOTICE IS HEREBY GIVEN TO ALL CREDITORS AND CLAIMANTS OF GAP Management Partners, Inc. THAT the corporation has filed Articles of Dissolution and been dissolved in accordance with the Pennsylvania Business Corporation Law of 1988, as amended, and all persons having a claim against the corporation must present the same in accordance with the following procedures:

- (1) All claims must be presented in writing and must contain sufficient information reasonably to inform the corporation of the identity of the claimant and the substance of the claim.
- (2) Claims must be sent to the following address: Katherman, Heim, Perry, 345 East Market Street, York, Pennsylvania 17403.
- (3) A claim must be received by the corporation no later than April 1, 2011.
- (4) The corporation may make distribution to other claimants and the shareholders of the corporation or persons interested in having been such without further notice to a claimant.

KATHERMAN, HEIM & PERRY

RONALD PERRY, Esquire
345 East Market Street
York, PA 17403

3-3-1t

Solicitor

LEGAL NOTICE

TO: WILLIAM C. BROWN and APRIL S. CRAIG, formerly of 42 Cedar Street, Manchester, Pennsylvania 17345.

A petition was presented in the Orphan's Court Division of the Lancaster County Court of Common Pleas in the Estate of Ronald L. Felty, deceased. Said proceeding is indexed to Estate No. 2128-2009. If you have, or now assert, any interest in a 1993 Imperial Mobile Home, which is still titled in your name according to Pennsylvania Department of Transportation records, and which is still located at the above address in the Dauberton Mobile Home Park, you are required by citation to come forward and respond to a citation issued by said Court which is returnable in Courtroom No. 6 on Thursday, April 7, 2011 in the Lancaster County Courthouse at 9:00 a.m., 50 North Duke Street, Lancaster, PA 17602. In the event you do not appear, the Court may enter an Order divesting any interest you had or may still have in the said mobile home. ESTATE OF RONALD L. FELTY by John M. Smith Executor, Gingrich, Smith, Klingensmith & Dolan, P.O. Box 267, Elizabethtown, PA 17022 (717) 367-1370.

2-24-3t

Solicitor

**PUBLIC NOTICE TO
CESAR ROMERO, A/K/A
OMAR HERNANDOS**

IN RE: ADOPTION OF SAVANNAH MARIE CONNER, 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, SAVANNAH MARIE CONNER. An Involuntary Termination of Parental Rights Hearing has been scheduled for March 28, 2011, at 9:30 a.m., in Court Room No. 12, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to SAVANNAH MARI CONNER (DOB 08/12/09), whose putative Father is Cesar Romero, a/k/a Omar Hernandez and whose Mother is Candy Sue Conner. 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 help.

TERRY R. BAKER
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

2-24-3t Solicitor for York County Offices
of Children, Youth & Families

Your house (real estate) at 436 BUTTON WOOD LANE A/K/A 436A BUTTON WOOD LANE, YORK, PA 17406 is scheduled to be sold at the Sheriff's Sale on JUNE 13, 2011 at 2:00 PM., at the YORK County Courthouse to enforce the Court Judgment of \$79,302.17 obtained by, RESIDENTIAL FUNDING REAL ESTATE HOLDINGS, LLC (the mortgagee), against the above premises.

PHELAN HALLINAN & SCHMIEG, LLP

3-3-1t Attorney for Plaintiff

SHERIFF'S SALE

RESIDENTIAL FUNDING
REAL ESTATE HOLDINGS, LLC

vs.

LEEANN GILE & UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST
FROM OR UNDER SUSAN J. WOLFGANG,
DECEASED

NO. 2009-SU-003246-06

NOTICE TO: UNKNOWN HEIRS, SUC-
CESSORS, ASSIGNS, AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM OR UN-
DER SUSAN J. WOLFGANG, DECEASED

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

Being Premises: 436 BUTTON WOOD LANE
A/K/A 436A BUTTON WOOD LANE, YORK,
PA 17406

Being in HALLAM BOROUGH Township,
County of YORK Commonwealth of Pennsyl-
vania

Parcel Number 1: 6600003014600C436A

Improvements consist of residential property.

Sold as the property of LEEANN GILE & UN-
KNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR ASSO-
CIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER SUSAN J.
WOLFGANG, DECEASED

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