

# York Legal Record

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

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Vol. 128

YORK, PA, FRIDAY, JANUARY 2, 2015

No. 39

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Dated Material Do Not Delay

John D. Briggs • Dean V. Dominick • Drew P. Gannon • James D. Greenberg • R. Elliot Katherman • Edward R. Kennett  
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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 JAKE ROBERT EYLER, DECEASED

Late of West Manheim Twp., York County, PA.  
 Executor: Bobbi Deane Eyler, 23 Kristine Circle, Hanover, PA 17331  
 Attorney: George W. Swartz, II, Esquire, MOONEY & ASSOCIATES, 230 York Street, Hanover, PA 17331 01.02-3t

## ESTATE OF ELIZABETH G. HART, DECEASED

Late of East Manchester Twp., York County, PA.  
 Executor: Barry B. Hart, c/o 135 North George Street, York, PA 17401  
 Attorney: Richard K. Konkel, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 01.02-3t

## ESTATE OF CHARLES L. KROUT, a/k/a CHARLES L. KROUT, SR., DECEASED

Late of North Codorus Twp., York County, PA.  
 Co-Executors: Charles L. Krout, Jr. and Carolyn Y. Espada, c/o 48 South Duke Street, York, PA 17401  
 Attorney: Bruce C. Bankenstein, Esquire, 48 South Duke Street, York, PA 17401 01.02-3t

## ESTATE OF JUDITH ANN MATRAZZO, DECEASED

Late of York Twp., York County, PA.  
 Executor: Daniel Irwin Matrazzo, c/o Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402  
 Attorney: Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402 01.02-3t

## ESTATE OF LOYAL H. ROHRBAUGH, DECEASED

Late of Dallastown Borough, York County, PA.  
 Executor: Edward G. Rohrbaugh, c/o 120 Pine Grove Commons, York, PA 17403  
 Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 120 Pine Grove Commons, York, PA 17403 01.02-3t

## ESTATE OF SARA E. WINAND, DECEASED

Late of Hanover Borough, York County, PA.  
 Executor: Philip D. Winand, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331  
 Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 01.02-3t

## SECOND PUBLICATION

## ESTATE OF RICHARD D. ANTRIM, DECEASED

Late of West Manchester Twp., York County, PA.  
 Administrator-Executor: Donald C. Miller, 209 Water St., Boyerstown, PA 19512  
 Attorney: Aaron C. Jackson, Esquire, 12.24-3t

## ESTATE OF ELLA MAE CHEEK, DECEASED

Late of York City, York County, PA.  
 Co-Executors: Rachel Inice Miller, 6470 Lineboro Rd., Glen Rock, PA 17327 and Larry Finley Cheek, 2689 Blowing Rock Blvd., Lenoir, NC 28645  
 Attorney: Keith R. Nonemaker, Esquire, Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331 12.24-3t

## ESTATE OF HENRIETTA H. CLINE, DECEASED

Late of West Manheim Twp., York County, PA.  
 Executor: Raymond A. Williams, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331  
 Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 12.24-3t

## ESTATE OF MARIAN A. DEVOE, DECEASED

Late of Fawn Grove, York County, PA.  
 Executors: Sherri R. Wolfe, 513 W. Woodbine Rd., Fawn Grove, PA 17321, Mark W. DeVoe, 575 W. Woodbine Rd., Fawn Grove, PA 17321 and Brent W. DeVoe, 523 W. Woodbine Rd., Fawn Grove, PA 17321  
 Attorney: Gilbert G. Malone, Esquire, 12.24-3t

## ESTATE OF BETH ANN FERREE, DECEASED

Late of Washington Twp., York County, PA.  
 Co-Executors: Heather C. Ferree, Justin A. Ferree, Jordan N. Ferree, c/o John M. Hamme, Esq., 1946 Carlisle Road, York, PA 17408  
 Attorney: John M. Hamme, Esquire, 1946 Carlisle Road, York, PA 17408 12.24-3t

## ESTATE OF FLORENCE M. FOGLESONG, DECEASED

Late of West Manheim Twp., York County, PA.  
 Executor: Mr. John T. Miller, Jr., 2283 Black Rock Road, Hanover, PA 17331  
 Attorney: Arthur J. Becker, Jr., Esquire, Becker & Strausbaugh, P.C., 544 Carlisle Street, Hanover, PA 17331 12.24-3t

## ESTATE OF LORNA J. GEMMILL a/k/a LORNA JEAN GEMMILL, DECEASED

Late of Red Lion Borough, York County, PA.  
 Co-Executors: Anthony J. Gemmill, Michael E. Gemmill, Thomas R. Gemmill and Pamela A. Breeden, 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 12.24-3t

## ESTATE OF THEODORE B. HALLORAN, SR., DECEASED

Late of Dover Twp., York County, PA.  
 Administrator: Diane L. Halloran, 2606 Danielle Drive, Dover, PA 17315  
 Attorney: Deirdre Sullivan, Esquire, HOFFMEYER & SEMMELMAN, LLP, 30 North George Street, York, PA 17401 12.24-3t

## ESTATE OF RICHARD L. HENRY, DECEASED

Late of Glen Rock Borough, York County, PA.  
 Executor: Kirkland L. Henry, 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 12.24-3t

## ESTATE OF STEPHEN P. LAWRENCE, DECEASED

Late of Hanover Borough, York County, PA.  
 Executors: Mary Beth Crawford, 285 Impounding Dam Road, Hanover, PA 17331 and Timothy D. Lawrence, 115 North 3<sup>rd</sup> Street, McSherrystown, PA 17344  
 Attorney: Thomas E. Miller, Esquire, LAW OFFICE OF THOMAS E. MILLER, ESQUIRE LLC, 249 York Street, Hanover, PA 17331 12.24-3t

## ESTATE OF JAMES J. LEMME a/k/a JAMES J. LEMME, SR., DECEASED

Late of York Twp., York County, PA.  
 Executrix: Dorothy Hare, c/o Stock and Leader, Susquehanna Commerce Center East, 221 W. Philadelphia Street, Suite 600, York, PA 17401-2994  
 Attorney: Jody A. Leighty, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite E600, York, PA 17401-2994 12.24-3t

## ESTATE OF ROBERT E. LUCKENBAUGH, DECEASED

Late of York Twp., York County, PA.  
 Executrix: Ruth A. Luckenbaugh, c/o 48 South Duke Street, York, PA 17401  
 Attorney: Bruce C. Bankenstein, Esquire, 48 South Duke Street, York, PA 17401 12.24-3t

## ESTATE OF JOHN H. MCFARLAND, JR., DECEASED

Late of Hellam Twp., York County, PA.  
 Administratrix: Heather L. McFarland, 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 12.24-3t

## ESTATE OF LEE A. MUSSELMAN, DECEASED

Late of Manchester Twp., York County, PA.  
 Executor: Lynn M. Popp, c/o Spencer Law Firm LLC, 901 Rohrerstown Road, Lancaster, PA 17601  
 Attorney: Patti S. Spencer, Esquire, Spencer Law Firm LLC, 901 Rohrerstown Road, Lancaster, PA 17601 12.24-3t

- ESTATE OF MEARL C. NEWCOMER,  
DECEASED  
Late of Dallastown Borough, York County, PA.  
Co-Executors: Darla L. Liddle and Brian M.  
Newcomer, c/o Paul G. Lutz, Esquire, 110  
South Northern Way, York, PA 17402  
Attorney: Paul G. Lutz, Esquire, 110 South  
Northern Way, York, PA 17402 12.24-3t
- ESTATE OF NANCY A. RINEHART,  
DECEASED  
Late of Manchester Twp., York County, PA.  
Executor: Sterling L. Rinehart, c/o 120 Pine  
Grove Commons, York, PA 17403  
Attorney: Robert Clofine, Esquire, Elder Law  
Firm of Robert Clofine, 120 Pine Grove  
Commons, York, PA 17403 12.24-3t
- ESTATE OF EMMA E. SMITH, DECEASED  
Late of Manchester Twp., York County, PA.  
Executor: Steven P. Smith, c/o 135 North  
George Street, York, PA 17401  
Attorney: Sharon E. Myers, Esquire, CGA  
Law Firm, PC, 135 North George Street,  
York, PA 17401 12.24-3t
- ESTATE OF HAZEL R. STAHL, DECEASED  
Late of West Manchester Twp., York County, PA.  
Co-Executors: Tyrrell P. Stahl and Ralph P.  
Stahl, 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 12.24-3t
- ESTATE OF DORCAS S. TAYLOR a/k/a  
DORCAS L. TAYLOR, DECEASED  
Late of Chanceford Twp., York County, PA.  
Co-Executors: Clay W. Taylor and Abby J.  
Spence a/k/a Abby J. Taylor, 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 12.24-3t
- ESTATE OF AMY CRONE WILLIAMS,  
DECEASED  
Late of Dover Twp., York County, PA.  
Administrator-Executor: Larry N. Williams  
and Donna M. Pandolfino, 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 12.24-3t
- THIRD PUBLICATION**
- ESTATE OF NORA A. BECHTEL,  
DECEASED  
Late of Dover Twp., York County, PA.  
Executor: John M. Hamme, Esquire, 1946  
Carlisle Road, York, PA 17408  
Attorney: John M. Hamme, Esquire, 1946  
Carlisle Road, York, PA 17408 12.18-3t
- ESTATE OF BARBARA M. BOYD,  
DECEASED  
Late of York Twp., York County, PA.  
Executor: Bradford L. Boyd, 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 12.18-3t
- ESTATE OF DAVID I. BOYKIN, DECEASED  
Late of Dallastown Borough, York County, PA.  
Administrator: Jessica Barsotti, c/o 2100  
Swede Road, Norristown, PA 19401  
Attorney: Boyd Spencer, Esquire, 2100  
Swede Road, Norristown, PA 19401  
12.18-3t
- ESTATE OF OF EVELYN R. BRADL, a/k/a  
EVELYN R. MILLER, a/k/a EVELYN R.  
MILLER BRADL, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executrix: Janet J. Corsnitz, 1884 Ebony  
Drive, York, PA 17402  
Attorney: Earl Richard Eitzweiler, Esquire,  
105 N. Front Street Harrisburg, PA 17101  
12.18-3t
- ESTATE OF JOSEPHINE F. BRICKER,  
DECEASED  
Late of Dover Twp., York County, PA.  
Co-Executors: William J. Gurreri and Rosalie  
A. Kristick, 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 12.18-3t
- ESTATE OF BETTY L. BROWN, DECEASED  
Late of Hanover Borough, York County, PA.  
Executrix: Doris Riley, 766 Eichelberger St.  
Hanover, PA 17331  
Attorney: Keith R. Nonemaker, Esquire,  
Guthrie, Nonemaker, Yingst & Hart, LLP,  
40 York Street, Hanover, PA 17331 12.18-3t
- ESTATE OF AARON J. GROENDYK,  
DECEASED  
Late of Dover Borough, York County, PA.  
Administrator: Pamela M. Groendyk, 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 12.18-3t
- ESTATE OF JUNE L. HEILMAN,  
DECEASED  
Late of West Manchester Twp., York County,  
PA.  
Co-Executrices: Betty A. Landis and Ruth  
N. Stough, c/o 2099 Loman Dr, York PA  
17408  
Attorney: John W. Stitt, Esquire, 1434 W.  
Market St., York, PA 17404 12.18-3t
- ESTATE OF WILLIAM S. HOLLAND,  
DECEASED  
Late of Penn Twp., York County, PA.  
Executor: Martin W. Rock, c/o Siegle  
Law, 1010 Eichelberger Street, Suite 3,  
Hanover, PA 17331  
Attorney: Linda S. Siegle, Esquire, Siegle  
Law, 1010 Eichelberger Street, Suite 3,  
Hanover, PA 17331 12.18-3t
- ESTATE OF RUTH B. HUFF a/k/a RUTH  
HUFF, DECEASED  
Late of City of York, York County, PA.  
Executor: Weston W. Huff, Jr., 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 12.18-3t
- ESTATE OF JEFFREY ALAN JACOBS,  
DECEASED  
Late of York Twp., York County, PA.  
Administrator: Carl R. Jacobs, Jr., 102 Stoner  
Drive, Mechanicsburg, PA 17055  
Attorney: Earl Richard Eitzweiler, Esquire,  
105 N. Front Street, Harrisburg, PA 17101  
12.18-3t
- ESTATE OF DANIEL C. LILLICH,  
DECEASED  
Late of Penn Twp., York County, PA.  
Executrix: Elaine J. Mummert, 2192  
Grandview Road, Hanover, PA 17331  
Attorney: Stonesifer and Kelley, P.C., 209  
Broadway, Hanover, PA 17331 12.18-3t
- ESTATE OF ELIZABETH M. MARSHALL,  
DECEASED  
Late of Hanover, York County, PA.  
Administrator-Executor: Arthur J. Marshall,  
c/o 50 East Market Street, Hellam, PA  
17406  
Attorney: Donald B. Swope, Esquire, 50 East  
Market Street, Hellam, PA 17406 12.18-3t
- ESTATE OF MARY L. MCCAWLEY a/k/a  
MARY LOUISE MCCAWLEY, DECEASED  
Late of Penn Twp., York County, PA.  
Co-Executrices: Peggy L. McCawley, 925  
South Franklin Street, Hanover, PA 17331  
and Kae E. Sellman Wetzal a/k/a Kae E.  
Sellman, 112 Fifth Street, Hanover, PA  
17331  
Attorney: Stonesifer and Kelley, P.C., 209  
Broadway, Hanover, PA 17331 12.18-3t
- ESTATE OF LUCILLE M. MCWILLIAMS,  
DECEASED  
Late of Lower Windsor Twp., York County, PA.  
Co-Executors: Stephen P. McWilliams and  
Robin L. McWilliams, 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 12.18-3t
- ESTATE OF BEATRICE R. MELHORN,  
DECEASED  
Late of Manchester Twp., York County, PA.  
Executor: Gregory Allen Melhorn, 1516  
Biltmore Ave., Lancaster, PA 17601  
Attorney: Matthew L. Guthrie, Esquire,  
Guthrie, Nonemaker, Yingst & Hart, LLP,  
40 York Street, Hanover, PA 17331  
12.18-3t
- ESTATE OF JOHN RICHARD PIORO,  
DECEASED  
Late of Penn Twp., York County, PA.  
Administratrix: Leslie B. Piro, c/o  
Gates & Gates, P.C., 250 York Street,  
Hanover, PA 17331  
Attorney: Samuel A. Gates, Esquire,  
Gates & Gates, P.C., 250 York Street,  
Hanover, PA 17331 12.18-3t
- ESTATE OF ANNA MAE RUNK, DECEASED  
Late of Jackson Twp., York County, PA.

Executrix: Karen S. Mathison, c/o Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362  
Attorney: Craig A. Diehl, Esquire, CPA, Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362  
12.18-3t

ESTATE OF DAVID P. RUNKLE, DECEASED  
Late of West Manchester Twp., York County, PA.  
Administrators: Michael W. Runkle and Lloyd E. Runkle, c/o 48 South Duke Street, York, PA 17401  
Attorney: Bruce C. Bankenstein, Esquire, 48 South Duke Street, York, PA 17401  
12.18-3t

ESTATE OF DEBORAH W. SELLMAN, DECEASED  
Late of Penn Twp., York County, PA.  
Executrix: Laura Michelle Hershey, 610 Locust St., Hanover, PA 17331  
Attorney: Keith R. Nonemaker, Esquire, Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331  
12.18-3t

ESTATE OF : NORMAN V. SPRUNG, a/k/a NORMAN VOSS SPRUNG, DECEASED  
Late of West Manchester Twp., York County, PA.  
Administrator: Jason V. Sprung, 160 Hull Dr., York, PA 17404  
12.18-3t

ESTATE OF MARY K. WENTZ, DECEASED  
Late of Penn Twp., York County, PA.  
Co-Executors: Randy Wentz, 2955 Sam Hill Road, Glenville, PA 17329 and Alan Wentz, 50 Sherman Street, Hanover, PA 17331  
Attorney: Stonesifer and Kelley, P.C., 209 Broadway, Hanover, PA 17331  
12.18-3t

ESTATE OF ELDA K. WILES, DECEASED  
Late of Penn Twp., York County, PA.  
Executrix: Laura Michelle Hershey, 610 Locust St., Hanover, PA 17331  
Attorney: Keith R. Nonemaker, Esquire, Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331  
12.18-3t

**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. 2014-SU-002658-06

BANK OF AMERICA, N.A.  
Plaintiff

vs.

ADAM DODSON  
CAROL DODSON  
Defendants

**NOTICE**

To ADAM DODSON and CAROL DODSON

You are hereby notified that on August 1, 2014, Plaintiff, BANK OF AMERICA, 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. 2014-SU-002658-06. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1035 NUGENT WAY, YORK, PA 17402-7644 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  
(717) 854-8755 x201

01.02-1t

Solicitor

**COURT OF COMMON PLEAS YORK COUNTY**

No.: 2014-SU-002760-06

**Wells Fargo Bank, N.A., as Trustee, in Trust for SASCO 2007-MLN1 Trust Fund**  
Plaintiff

Vs.

**Patrick M. Saaf  
Blanca Flor Saaf**  
Defendants

**TO: Patrick M. Saaf and Blanca Flor Saaf**

**TYPE OF ACTION: CIVIL ACTION/  
COMPLAINT IN MORTGAGE  
FORECLOSURE**

**PREMISES SUBJECT TO  
FORECLOSURE: 1011 Fairview Drive  
York, PA 17403**

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing to 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.

**Lawyers Referral and Information Service  
York County Bar Association  
137 East Market Street  
York, PA 17401  
717-854-8755**

**MILSTEAD & ASSOCIATES, LLC**  
By: Robert W. Williams, Esquire  
Attorney ID#315501  
1 E. Stow Road  
Marlton, NJ 08053  
File No. 8.32583

01.02-1t

Solicitor

In The Court of Common Pleas  
Of York County, Pennsylvania  
Civil Action-Law  
No. 2014-SU-002731-06

Notice of Action in Mortgage Foreclosure  
The Bank of New York Mellon f/k/a The Bank of  
New York as Trustee for the Certificateholders  
of the CWABS, Inc., Asset-Backed Certificates,  
Series 2006-18, Plaintiff vs. Carolyne Clegg-  
Benedict, Defendant

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

TO: Carolyne Clegg-Benedict, Defendant,  
whose last known address is 1879 Jamestown  
Lane, York, PA 17408.

Your house (real estate) at: 1879 Jamestown  
Lane, York, PA 17408, 4000015004900C1879,  
is scheduled to be sold at Sheriff's Sale on April  
13, 2015, at 2:00PM, at York County Judicial  
Center, 45 N. George St., York, PA 17401, to  
enforce the court judgment of \$196,495.03,  
obtained by The Bank of New York Mellon  
f/k/a The Bank of New York as Trustee for the  
Certificateholders of the CWABS, Inc.,  
Asset-Backed Certificates, Series 2006-18  
(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 The Bank of New York  
Mellon f/k/a The Bank of New York as Trustee  
for the Certificateholders of the CWABS, Inc.,  
Asset-Backed Certificates, Series 2006-18, the  
amount of the judgment plus costs or the back  
payments, late charges, costs, and reasonable  
attorneys fees due. To find out how much you  
must pay, you may call :(610)278-6800. 2. You  
may be able to stop the sale by filing a petition  
asking the Court to strike or open the judgment,  
if the judgment was improperly entered. You  
may also ask the Court to postpone the sale  
for good cause. 3. You may be able to stop  
the sale through other legal proceedings. 4.  
You may need an attorney to assert your rights.  
The sooner you contact one, the more chance  
you will have of stopping the sale. (See notice  
below on how to obtain an attorney.) - YOU  
MAY STILL BE ABLE TO SAVE YOUR  
PROPERTY AND YOU HAVE OTHER  
RIGHTS EVEN IF THE SHERIFF'S SALE  
DOES TAKE PLACE - 5. If the Sheriff's Sale  
is not stopped, your property will be sold to the  
highest bidder. You may find out the price bid  
by calling (610)278-6800. 6. You may be able  
to petition the Court to set aside the sale if the  
bid price was grossly inadequate compared to  
the value of your property. 7. The sale will go  
through only if the buyer pays the Sheriff the  
full amount due in the sale. To find out if this  
has happened you may call (717) 771-9601. 8.  
If the amount due from the buyer is not paid  
to the Sheriff, you will remain the owner of  
the property as if the sale never happened. 9.  
You have a right to remain in the property until  
the full amount due is paid to the Sheriff and  
the Sheriff gives a deed to the buyer. At that  
time, the buyer may bring legal proceedings to  
evict you. 10. You may be entitled to a share  
of the money, which was paid for your house.  
A schedule of distribution of the money bid  
for your house will be filed by the Sheriff no  
later than thirty days after the Sheriff Sale.  
This schedule will state who will be receiving  
the money. The money will be paid out in  
accordance with this schedule unless exceptions

(reasons why the proposed distribution is  
wrong) are filed with the Sheriff within ten (10)  
days after the date of filing of said schedule. 11.  
You may also have other rights and defenses  
or ways of getting your house back, if you act  
immediately after the sale. YOU SHOULD  
TAKE THIS PAPER TO YOUR LAWYER  
AT ONCE. IF YOU DO NOT HAVE A  
LAWYER OR CANNOT AFFORD ONE, GO  
TO OR TELEPHONE THE OFFICE LISTED  
BELOW TO FIND OUT WHERE YOU CAN  
GET LEGAL HELP. York County Lawyer  
Referral Service, 137 E. Market St., York, PA  
17401, 717.854.8755. PURSUANT TO THE  
FAIR DEBT COLLECTION PRACTICES  
ACT YOU ARE ADVISED THAT THIS  
LAW FIRM IS DEEMED TO BE A DEBT  
COLLECTOR ATTEMPTING TO COLLECT  
A DEBT. ANY INFORMATION OBTAINED  
WILL BE USED FOR THAT PURPOSE.

Christopher A. DeNardo, Bradley J. Osborne,  
Chandra M. Arkema & Leeanne O. Huggins &  
Sarah K. McCaffery, Attys. for Plaintiff  
SHAPIRO & DeNARDO, LLC  
3600 Horizon Dr., Ste. 150  
King of Prussia, PA 19406  
610.278.6800

01.02-1t Solicitor

**ARTICLES OF INCORPORATION  
NON-PROFIT CORPORATION**

NOTICE is hereby given that Articles of  
Incorporation have been filed with the  
Pennsylvania Department of State for the  
purpose of forming a nonprofit corporation  
under The Pennsylvania Nonprofit Corporation  
Law of 1988, as amended. The name of the  
corporation is:

**Christ Evangelical Lutheran Church  
Child Care Center**

It has been organized to create a safe, healthy,  
stimulating environment for children with a  
focus on their abilities and needs. Recognizing  
that each child is a unique creation of God, the  
corporation will promote, foster and aid in the  
special individual needs of students as well as  
charitable, religious and educational purposes,  
including, for such purposes, the making of  
distributions to organizations that qualify: as  
exempt organizations under Section 501 (c) (3)  
of the Internal Revenue Code.

Lawrence V. Young, Esquire  
CGA Law Firm

01.02-1t Solicitor

NOTICE is hereby given that Articles of  
Incorporation were filed with the Department  
of State, Commonwealth of Pennsylvania, at  
Harrisburg, Pennsylvania, on December 3,  
2014, for the purpose of obtaining a Certificate  
of Incorporation for a domestic non-profit  
corporation organized under the provisions of  
the Non-Profit Corporation Law of 1988.

The name of the non-profit corporation is  
The Pyrenean Shepherd Club of America. The  
location and post office address of the initial  
registered office of the corporation is 40 York  
Street, Hanover, PA 17331.

The purpose of the corporation is:

a) To protect and preserve in Pyrenean  
Shepherds in America the unique qualities of  
type and temperament which have traditionally  
been valued in the French Pyrenees Mountains,  
the breed's place of origin.

b) To promote the standard of the breed as  
put forth by The Pyrenean Shepherd Club of  
America and approved by the American Kennel  
Club as the only standard by which Pyrenean  
Shepherds should be judged in America.

c) To promote meaningful communication  
and sportsmanlike conduct between members  
at dog shows, agility, obedience, field trials;  
and any other event for which the club is  
eligible under the Rules and Regulations of The  
American Kennel Club. It shall also promote  
meaningful communication between The  
Pyrenean Shepherd Club of America and other  
such organizations throughout the world.

d) To educate members, potential judges,  
dog fanciers, the general public, and all other  
interested parties as to the correct type and  
temperament of the breed, proper training  
and grooming techniques; and especially the  
idiosyncrasies and special needs of this unusual  
breed.

e) To encourage and promote quality in the  
breeding of purebred Pyrenean Shepherds and  
to do all possible to bring their natural qualities  
to perfection.

f) To encourage the organization of regional  
Pyrenean Shepherd clubs in areas which contain  
sufficient numbers of Pyrenean Shepherd  
fanciers to support such clubs.

g) To conduct specialty shows, matches,  
obedience trials, herding trials and other such  
activities under the Rules and Regulations  
of the American Kennel Club to promote the  
Pyrenean Shepherd breed.

The corporation is organized and operated  
exclusively for public and charitable purposes  
within the meaning of Section 501(c)(3) of the  
Internal Revenue Code.

No substantial part of the activities of  
the corporation shall consist of carrying  
on propaganda, or otherwise attempting to  
influence legislation, and the corporation shall  
not participate or intervene in any political  
campaign, including publishing or distribution  
of statement, on behalf of any candidate for  
public office.

No part of the corporation's net earnings shall  
inure to the benefit of private shareholders or  
individuals. The corporation is specifically  
prohibited from using any surplus funds for  
private inurement to any private shareholders or  
individuals in the event of a sale or dissolution  
of the corporation.

All assets of the corporation are permanently dedicated to the exempt purpose of the corporation. Should the corporation go out of existence, all assets shall be distributed to another organization which qualifies as a charitable organization under Section 501(c)(3) of the Internal Revenue Code.

GUTHRIE, NONEMAKER,  
YINGST & HART

01.02-1t Solicitor

**DISSOLUTION NOTICE**

NOTICE is hereby given in compliance with Section 1975 of the Business Corporation Law of December 21, 1988, P.L. 1444, as amended, that LeBlanc Chiropractic PC, a Pennsylvania professional corporation, having its registered office at 2527 South Queen Street, York, PA 17402 has filed Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania, pursuant to the provisions of the said Business Corporation Law, that its affairs have been wound up, and that its corporate existence will be terminated on the issuance of a Certificate of Dissolution by the Department of State of the Commonwealth of Pennsylvania.

MORRIS & VEDDER

01.02-1t 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 Angela Alwood, 1312 Prospect Street, York, PA 17403 are the only person(s) owning or interested in a business, the character of which is cleaning, decluttering, and organizing services and that the name, style and designation under which said business is and will be conducted is Angela's Cleaning Solutions and the location where said business is and will be located is 1312 Prospect Street, York, PA 17403.

01.02-1t Solicitor

Notice is hereby given a certificate was or will be filed under the Fictitious Names Act approved May 24, 1945, in the Office of the Secretary of the Commonwealth of PA setting forth that Jeffrey L. Gladfelter (Owner) is the only person owning or interested in a business, the character of which is Cost Estimating for Plumbing, Mechanical and Hvac Construction. The name, under which said business will be

conducted, is JLG Estimating Services and the location where said business will be located is 2044 Sycamore Rd., York, PA 17408.

01.02-1t Solicitor

**NOTICE**

**PUBLIC NOTICE TO  
CHRYSTAL ANN CUSICK AND  
RAYMOND JOSEPH KENNEDY**

**In Re: Adoption of Jeremiah Issiah-Joseph  
Kennedy, 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, Jeremiah Issiah-Joseph Kennedy. A Termination of Parental Rights Hearing has been scheduled for January 30, 2015, at 3:45 p.m., in Hearing Room No. 4, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Jeremiah Issiah-Joseph Kennedy (DOB: February 19, 2004), whose Father is Raymond Joseph Kennedy and whose Mother is Chrystal Ann Cusick. 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.

01.02-3t Solicitor

# **POSITION OPENING**

**December 17, 2014**

## **Divorce Hearing Master** **Court Administration**

### **Summary:**

The divorce hearing masters supervise discovery and conduct hearings and related proceedings in actions in divorce and related economic claims filed with the Court of Common Pleas of York County, Pennsylvania, and make recommendations to the Court for the resolution of the issues raised in those actions.

### **ESSENTIAL REQUIREMENTS, DUTIES, AND RESPONSIBILITIES:**

- Review Inventories, Income, and Expense Statements to identify potential issues in each case
- Conduct preliminary conference to identify and value assets and to identify actual issues in the case, including any outstanding discovery and procedural problems
- Supervise discovery and attempt to resolve outstanding discovery disputes informally
- Issue formal directives to parties and attorneys, where necessary, to resolve discovery disputes
- Impose legal sanctions for failure to comply with formal discovery directives
- Schedule and conduct settlement conference, to facilitate resolution of issues after they have been identified and after discovery has been completed
- Issue a formal memorandum that outlines the substance of each conference, file the memorandum with the court, and provide copies of the filed memorandum to all attorneys or parties in the case
- Meet with counsel, as needed, to facilitate scheduling of witnesses and resolve objections to exhibits and other issues related to the formal hearing
- Schedule and conduct formal court hearings on unresolved issues, administer oaths to witnesses, and rule on objections and admissibility of evidence
- Perform legal research in order to resolve issues and support conclusions of law
- Write reports to the Court of Common Pleas recommending resolution of issues and explaining the reasons for the recommendation, draft orders for the court to implement the recommended resolution, and direct the filing of the report

### **REQUIRED KNOWLEDGE, SKILLS, AND ABILITIES:**

- Admission to practice law before the Unified Judicial System of Pennsylvania
- A working knowledge of financial transactions including real estate, pensions, state and federal income taxes, stocks, bonds, mutual funds, life insurance, annuities, trusts, inheritances, business valuation, and social security, unemployment and disability benefits
- Proficiency in Microsoft Office software
- Familiarity with Adobe Acrobat, document scanning hardware and software, and website maintenance
- Clear background investigation

This position is 35hours per week Monday – Friday with a starting salary of \$44,427.52.

**Deadline to apply is January 9, 2015.**

Please submit cover letter and resume with salary requirements to:

**Court Administration**

**Attn: Stacy Snyder, Family Deputy Court Administrator**

**45 N. George St.**

**York, PA 17401**

You may visit our website at [www.yorkcountypa.gov](http://www.yorkcountypa.gov) to complete an application.



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-David A. Mills, Esquire

Local Attorneys Please Call Eric Brewer at 717-818-3694