

# 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, THURSDAY, DECEMBER 04, 2014

No. 35

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Dated Material Do Not Delay

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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 EDWARD J. ABENDSCHOEN, JR., a/k/a EDWARD J. ABENDSCHOEN, EDWARD ABENDSCHOEN, DECEASED**  
Late of Spring Garden Twp., York County, PA.  
Executor: Edward J. Abendschoen, III, c/o David A. Mills, Esquire, Blakey, Yost, Bupp & Rausch, LLP, 17 E. Market Street, York, PA 17401  
Attorney: David A. Mills, Esquire, Blakey, Yost, Bupp & Rausch, LLP, 17 E. Market Street, York, PA 17401 12.04-3t

**ESTATE OF IRENE M. BATKO, DECEASED**  
Late of Manchester Twp., York County, PA.  
Executor: JoAnn Reilly, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York PA 17401  
Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York PA 17401 12.04-3t

**ESTATE OF CHARLES CHESTER CLARK, DECEASED**  
Late of York County, PA.  
Executor: Rita C. Capello, P.O. Box 203 Wrightsville, PA 17368 12.04-3t

**ESTATE OF NATHANIEL M. CRAVER a/k/a ESTATE OF NATHANIEL M. CRAVER, DECEASED**  
Late of Dillsburg, Carroll Twp., York County, PA.  
Administrator: John R. Scheidemann, Esquire, 25 North Duke Street, Suite 208, York, PA 17401  
Attorney: George W. Swartz, II, Esquire, MOONEY & ASSOCIATES, 230 York Street, Hanover, PA 17331 12.04-3t

**ESTATE OF JERRY J. GIBSON, DECEASED**  
Late of New Freedom Borough, York County, PA.  
Administrator c.t.a.: Jeremy T. Gibson, 1331 E. Market St., 1<sup>st</sup> floor, York, PA 17403  
Attorney: John W. Stitt, Esquire, 1434 W. Market St., York, PA 17404 12.04-3t

**ESTATE OF JOYCE R. HARNER, DECEASED**  
Late of Penn Twp., York County, PA.  
Executrix: Rhonda H. Kehr, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331  
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 12.04-3t

**ESTATE OF CARL E. HECKERT, DECEASED**  
Late of Dover Twp., York County, PA.  
Co-Executrix: Carolyn L. Poff and Catharine A. Koch, 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 12.04-3t

**ESTATE OF ALBERT PAUL HOLSINGER, DECEASED**  
Late of Hanover Borough, York County, PA.  
Executor: Timothy Wayne Holsinger, 503 Lake Meade Drive, East Berlin, PA 17316  
Attorney: Amy E.W. Ehrhart, Esquire, 118 Carlisle St., Suite 202, Hanover, PA 17331 12.04-3t

**ESTATE OF DOROTHY H. ISAACS, DECEASED**  
Late of Manchester Twp., York County, PA.  
Executor: James Walter Hepler, 4233 English Way, York, PA 17402  
Attorney: Rob A. Krug, Esquire, 53 East Canal Street, P.O. Box 155, Dover, PA 17315 12.04-3t

**ESTATE OF CATHERINE A. KRAFT, DECEASED**  
Late of Dover Twp., York County, PA.  
Executor: Lisa L. Hanks, 7689 White Church Road, Shippensburg, PA 17257  
Attorney: Rob A. Krug, Esquire, 53 East Canal Street, P.O. Box 155, Dover, PA 17315 12.04-3t

**ESTATE OF ETHEL L. MUMMERT, DECEASED**  
Late of Jackson Twp., York County, PA.  
Co-Executors: Rosalie A. Dinges and Perry E. Mummert, 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 12.04-3t

**ESTATE OF JOHN L. PRUITT, DECEASED**  
Late of York City, York County, PA.  
Administrator: Steven W. Haas, c/o 48 South Duke Street, York, PA 17401  
Attorney: Bruce C. Bankenstein, Esquire, 48 South Duke Street, York, PA 17401 12.04-3t

**ESTATE OF FREDERICK S. REHMEYER a/k/a FRED S. REHMEYER DECEASED a/k/a JOHN S. REHMEYER, DECEASED**  
Late of West Manchester Twp., York County, PA.  
Executor: Ronald L. Rehmyer, c/o Peter J. Mangan, Esquire, 135 North George St., Ste. #213, York, PA 17401  
Attorney: Peter J. Mangan, Esquire, 135 N. George St., Ste. #213, York, PA 17401 12.04-3t

**ESTATE OF LOVIE I. ROHRBAUGH, DECEASED**  
Late of North Codorus Twp., York County, PA.  
Executors: James E. Rohrbaugh and Neal A. Rohrbaugh, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331  
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 12.04-3t

**ESTATE OF CONSTANCE C. TROSTLE a/k/a CONNIE TROSTLE, DECEASED**  
Late of Dillsburg Borough, York County, PA.  
Co-Executors: James P. Trostle and M. Brent Trostle, c/o LAW OFFICE OF WM. D. SCHRACK III, 124 West Harrisburg Street, Dillsburg, PA 17019-1268  
Attorney: LAW OFFICE OF WM. D. SCHRACK III, 124 West Harrisburg Street, Dillsburg, PA 17019-1268 12.04-3t

**SECOND PUBLICATION**

**ESTATE OF MILDRED S. BARLOW, DECEASED**  
Late of Manchester Twp., York County, PA.  
Executor: Steven M. Carr, 119 E. Market Street, York, PA 17401  
Attorney: Ream, Carr, Markey & Woloshin LLP, 119 E. Market Street, York, PA 17401 11.26-3t

**ESTATE OF CLEO DEAN BRENNEMAN, DECEASED**  
Late of York County, PA.  
Executor: Jeffery Lynn Brenneman, 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 11.26-3t

**ESTATE OF ELIZABETH R. COCKEY, DECEASED**  
Late of East Hopewell Twp., York County, PA.  
Administrators: Edgar Kane Cockey, Jr. & Melanie Lynn Cockey, 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 11.26-3t

**ESTATE OF THOMAS B. DISE, a/k/a THOMAS BRUCE DISE, DECEASED**  
Late of Springfield Twp., York County, PA.  
Executor: Brenda F. Dise, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York PA 17401-1402  
Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York PA 17401-1402 11.26-3t

**ESTATE OF ELAINE D. EISENSMITH, DECEASED**  
Late of York Twp., York County, PA.  
Executor: Glenn E. Kinard, 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 11.26-3t

**ESTATE OF GLADYS R. FORRY, DECEASED**  
Late of City of York, York County, PA.  
Executor: Tami S. Barley, c/o Morris & Vedder, 32 N. Duke St., P.O. Box 149, York, PA 17405  
Attorney: Christopher M. Vedder, Esquire, Morris & Vedder, 32 N. Duke St., P.O. Box 149, York, PA 17405 11.26-3t

**ESTATE OF ALETHEA J. GALL, DECEASED**  
Late of Penn Twp., York County, PA.  
Executrix: Stephanie Younkings Kittel, c/o

- Ream Carr Markey & Woloshin, LLP, 119 East Market Street, York, PA 17401  
Attorney: Audrey E. Woloshin, Esquire, Ream Carr Markey & Woloshin, LLP, 119 East Market Street, York, PA 17401 11.26-3t
- ESTATE OF MARSHALL G. GREGORY, JR., DECEASED  
Late of York Twp., York County, PA.  
Co-Executors: Marshall G. Gregory, III, Marsha A. Strayer and Melissa C. Engles, 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 11.26-3t
- ESTATE OF ROBIN L. GROFF, DECEASED  
Late of Red Lion Borough, York County, PA.  
Co-Administrators: Joseph M. Groff and Harry Groff, c/o Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356  
Attorney: Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356 11.26-3t
- ESTATE OF DOROTHY I. HEINER, DECEASED  
Late of Jackson Twp., York County, PA.  
Co-Executrices: Linda L. Miller and Constance E. Senft, c/o Stock and Leader, Susquehanna Commerce Center East, 221 W. Philadelphia Street, Suite 600, York, PA 17401-2994  
Attorney: Timothy P. Ruth, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite E600, York, PA 17401-2994 11.26-3t
- ESTATE OF VICTOR GENE KINNEMAN, DECEASED  
Late of Penn Twp., York County, PA.  
Executrix: Ms. Deborah C. Sterner, 121 Pumping Station Road, Hanover, PA 17331  
Attorney: Arthur J. Becker, Jr., Esquire, Becker & Strausbaugh, P.C., 544 Carlisle Street, Hanover, PA 17331 11.26-3t
- ESTATE OF ANNA M. MUMMERT, a/k/a ANNA MUMMERT, DECEASED  
Late of Township of Springfield, York County, PA.  
Executor: Michael L. Stump, c/o GARBER & GARBER, 40 South Duke Street, York, Pennsylvania 17401-1402  
Attorney: John M. Garber, Esquire, GARBER & GARBER, 40 South Duke Street, York, Pennsylvania 17401-1402 11.26-3t
- ESTATE OF JUDY H. SLAGLE, DECEASED  
Late of Spring Garden Twp., York County, PA.  
Executrix: Jill E. Slagle, 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 11.26-3t
- ESTATE OF EMMERT T. SNYDER, DECEASED  
Late of Red Lion Borough, York County, PA.  
Executrix: Kathy T. Shupp, c/o Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356  
Attorney: Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356 11.26-3t
- ESTATE OF CHRISTEL Y. THOMAS, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: William J. Thomas, P.O. Box 1667, York, PA 17405-1667  
Attorney: Kenneth L. Eckard, Esquire, 11.26-3t
- ESTATE OF GROVER F. WACHTER, DECEASED  
Late of Spring Garden Twp., York County, PA.  
Executor: Gregory L. Wachter, 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 11.26-3t
- ESTATE OF MARIAN M. WOLFF a/k/a MARIAN S. WOLFF a/k/a MIRIAN S. WOLFF, DECEASED  
Late of Hanover Borough, York County, PA.  
Co-Executors: Tamara M. Small, 1221 Orkney Dr., Virginia Beach, VA 23464 and Thonus D. Wolff, 589 Scenic Circle, Eastaboga, AL 36260  
Attorney: Keith R. Nonemaker, Esquire, Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331 11.26-3t
- ESTATE OF SYLVIA M. YOUNKER a/k/a SYLVIA MAXINE YOUNKER, DECEASED  
Late of York City, York County, PA.  
Executor: Timothy J. Leighty, 2038 Ridge Road, Glenville, Pennsylvania 17329  
Attorney: Stonesifer and Kelley, P.C., 209 Broadway, Hanover, Pennsylvania 17331 11.26-3t
- ESTATE OF VIRGINIA S. ZIFFERER a/k/a VIRGINIA LAVON ZIFFERER, DECEASED  
Late of Spring Garden Twp., York County, PA.  
Administrator-Executor: Joy Michele LaFrance, 11945 LaDue Trail, Chagrin Falls, Ohio 44023  
Attorney: Eric M. Morrison, Esquire, 11.26-3t
- THIRD PUBLICATION**
- ESTATE OF DONNA K. DENNIS, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: Richard L. Dennis, 108 Hambledon Court, York, PA 17402 11.20-3t
- ESTATE OF MARY I. EVERHART, DECEASED  
Late of Manchester Borough, York County, PA.  
Co-Executors: Cassandra Ann Brenneman and Jan Lee Fox, c/o John M. Hamme, Esquire, 1946 Carlisle Road, York, PA 17408  
Attorney: John M. Hamme, Esquire, 1946 Carlisle Road, York, PA 17408 11.20-3t
- ESTATE OF LINDA L. HEFFNER, DECEASED  
Late of Stewartstown Borough, York County, PA.  
Executor: Norman F. Heffner, Jr., c/o Stock and Leader, Susquehanna Commerce Center East, 221 W. Philadelphia Street, Suite 600, York, PA 17401-2994  
Attorney: D. Reed Anderson, Esquire, Susquehanna Commerce Center East, 221 W. Philadelphia Street, Suite 600, York, PA 17401-2994 11.20-3t
- ESTATE OF MORRIS RUSSELL HUNT a/k/a MORRIS R. HUNT, DECEASED  
Late of Shrewsbury Twp., York County, PA.  
Executrix: Margaret Belle Wheeler a/k/a Margaret Bell Wheeler, 20118 Downes Road, Parkton, Maryland 21120  
Attorney: William F. Hoffmeyer, Esquire, HOFFMEYER & SEMMELMAN, LLP 11.20-3t
- ESTATE OF WENDELL A. KOCH, DECEASED  
Late of York Twp., York County, PA.  
Executor: Karen E. Koch, c/o FrancePaskey, 2675 Eastern Boulevard, York, PA 17402  
Attorney: Douglas P. France, Esquire, 2675 Eastern Boulevard, York, PA 17402 11.20-3t
- ESTATE OF MIRIAM L. LEDFORD, DECEASED  
Late of Hanover Borough, York County, PA.  
Executors: Farrell D. Ledford and Alma E. Breedlove, c/o 846 Broadway, Hanover, PA 17331  
Attorney: Donald W. Dorr, Esquire, 11.20-3t
- ESTATE OF ISRAEL LUSTGARDEN, DECEASED  
Late of Spring Garden Twp., York County, PA.  
Executor: Manufacturers & Traders Trust Company, c/o Charles A. Rausch, Esquire, Blakey, Yost, Bupp & Rausch, LLP, 17 E. Market Street, York, PA 17401  
Attorney: Charles A. Rausch, Esquire, BLAKEY, YOST, BUPP & RAUSCH, LLP, 17 E. Market Street, York, PA 17401 11.20-3t
- ESTATE OF JOSEPH H. MADDOX, DECEASED  
Late of Penn Twp., York County, PA.  
Executrix: Susan Anne Maddox, 99 Park Heights Boulevard, Hanover, Pennsylvania 17331  
Attorney: Stonesifer and Kelley, P.C., 209 Broadway, Hanover, Pennsylvania 17331 11.20-3t
- ESTATE OF BETTYE J. MYERS a/k/a BETTYE JANE MYERS, DECEASED  
Late of Penn Twp., York County, PA.  
Executor: Joy Ann Strausbaugh a/k/a Joy A. Flickinger, 3030 East Market Street, York, PA 17402  
Attorney: William H. Poole, Jr., Esquire, 11.20-3t
- ESTATE OF JOHN A. PANKOWSKI, DECEASED  
Late of East Manchester Twp., York County, PA.  
Executor: John S. Pankowski, c/o Richard R.

Reilly, Esquire, 54 N. DUKE STREET,  
YORK, PA 17401-1402  
Attorney: Richard R. Reilly, Esquire, 54 N.  
Duke Street, York, PA 17401-1402  
11.20-3t

ESTATE OF BETTY K. POET, a/k/a BETTY  
EATON POET, DECEASED  
Late of Red Lion Borough, York County, PA.  
Co-Executors: Kelly L. Flinchbaugh, 54 New  
Bridgeville Road, Wrightsville, PA 17368  
and Shelly R. Miller, 148 S. Franklin  
Street, Red Lion, PA 17356  
Attorney: David M. Laucks, Esquire, 105 W.  
Broadway, Red Lion, PA 17356 11.20-3t

ESTATE OF KERMIT M. POFF, DECEASED  
Late of East Prospect Borough, York County,  
PA.  
Co-Executors: Michele V. Poff and Kevin  
Lynn Poff, c/o Robert M. Strickler,  
Esquire, 110 South Northern Way, York,  
Pennsylvania 17402  
Attorney: Robert M. Strickler, Esquire, 110  
South Northern Way, York, Pennsylvania  
17402 11.20-3t

ESTATE OF WILLIAM G. RUPERT,  
DECEASED  
Late of Dover Twp., York County, PA.  
Administrator: Terry E. Rupert, 4890 South  
Salem Church Rd., Dover, PA 17315  
Attorney: Mathew L. Guthrie, Esquire,  
Guthrie, Nonemaker, Yingst & Hart, LLP,  
40 York Street, Hanover, PA 17331  
11.20-3t

ESTATE OF MARY A. SIBOL, DECEASED  
Late of West Manchester Twp., York County,  
PA.  
Executor: Michael P. Sibol, c/o Morris &  
Vedder, 32 N. Duke St., P.O. Box 149,  
York, PA 17405  
Attorney: Christopher M. Vedder, Esquire,  
Morris & Vedder, 32 N. Duke St., P.O.  
Box 149, York, PA 17405 11.20-3t

ESTATE OF WILLIAM H. SPOONER a/k/a  
WILLIAM HENRY SPOONER, DECEASED  
Late of Hanover Borough, York County, PA.  
Co-Executrices: Elizabeth G. Stonesifer,  
827 McCosh Street, Hanover, PA 17331  
and Ann C. Spooner, 3620 Ednor Road,  
Baltimore, MD 21218  
Attorney: James T. Yingst, Esquire, Guthrie,  
Nonemaker, Yingst & Hart, LLP, 40 York  
Street, Hanover, PA 17331 11.20-3t

ESTATE OF BONNIE J. TODENHOFT, a/k/a  
BONNIE JEANNE TODENHOFT DECEASED  
Late of Springettsbury Twp., York County,  
PA.  
Executor: Mary Kirsten Todenhoft, c/o  
Morris & Vedder, 32 N. Duke St., P.O.  
Box 149, York, PA 17405  
Attorney: Christopher M. Vedder, Esquire,  
Morris & Vedder, 32 N. Duke St., P.O.  
Box 149, York, PA 17405 11.20-3t

ESTATE OF DONALD P. WILLET,  
DECEASED  
Late of Penn Twp., York County, PA.

Executor: Steven D. Willet, 1881 Yingling  
Dr., Spring Grove, PA 17362  
Attorney: Keith R. Nonemaker, Esquire,  
Guthrie, Nonemaker, Yingst & Hart, LLP,  
40 York Street, Hanover, PA 17331  
11.20-3t

ESTATE OF LOUISE R. WITMER, a/k/a  
LOUISE P. WITMER, a/k/a LOUISE W.  
WITMER, a/k/a LOUISE SPANGLER  
WITMER, a/k/a LOUISE WITMER,  
DECEASED  
Late of Springettsbury Twp., York County,  
PA.  
Co-Executrices: Dawn K. Hess and Ann E.  
Lyons, c/o GARBER & GARBER, 40  
South Duke Street, York, Pennsylvania  
17401-1402  
Attorney: John M. Garber, Esquire,  
GARBER & GARBER, 40 South Duke  
Street, York, Pennsylvania 17401-1402  
11.20-3t

#### TRUST NOTICE

DEAN R. DOUGHERTY,  
LATE OF WINDSOR TOWNSHIP,  
YORK COUNTY, PENNSYLVANIA,  
DECEASED, AND JOEL M. DOUGHERTY,  
SUCCESSOR TRUSTEE

The undersigned Successor Trustee of The Dean  
R. Dougherty Trust under Agreement dated  
March 14, 2000, hereby gives notice that as a  
result of the death of Dean R. Dougherty, he  
has assumed title to the assets held in such trust,  
and all persons indebted to Dean R. Dougherty  
are requested to make payment without delay,  
and those having claims against the same shall  
make them known to the undersigned.

Joel M. Dougherty, Successor Trustee  
c/o Stock and Leader  
Susquehanna Commerce Center East  
221 W. Philadelphia Street, Suite 600  
York, PA 17401-2994

STOCK AND LEADER  
MacGregor J. Brillhart, Attorney  
11.20-3t

## 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-002274-06

NATIONSTAR MORTGAGE LLC  
Plaintiff

vs.

JOSEPH S. BRATHUHN  
A/K/A JOSEPH BRATHUHN  
CATHERINE C. BRATHUHN  
A/K/A CATHERINE BRATHUHN  
Defendants

#### NOTICE

To CATHERINE C. BRATHUHN A/K/A  
CATHERINE BRATHUHN

You are hereby notified that on July 2,  
2014, Plaintiff, NATIONSTAR MORTGAGE  
LLC, 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-002274-06. Wherein Plaintiff seeks to  
foreclose on the mortgage secured on your  
property located at 4 REBECCA LANE,  
HANOVER, PA 17331-9759 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

12.04-1t 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. 2014-SU-001729-06

WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, N.A.  
Plaintiff

vs.

THOMAS A. MOORE  
Defendants

**NOTICE**

To THOMAS A. MOORE

You are hereby notified that on May 14, 2014, Plaintiff, WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA 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. 2014-SU-001729-06. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 87 NORTH MAIN STREET, YORK NEW SALEM, PA 17371-0152 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

12.04-1t Solicitor

In The Court of Common Pleas  
Of York County, Pennsylvania  
Civil Action-Law  
No. 2013-SU-004173-06  
Notice of Action in Mortgage Foreclosure  
JPMorgan Chase Bank, National Association,  
Plaintiff vs. Eileen Francis, Defendant  
NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

TO: Eileen Francis, Defendant, whose last known address is 112 East Cottage Place, York, PA 17403.

Your house (real estate) at: 112 East Cottage Place, York, PA 17403, 10-266-04-0002.00-00000, is scheduled to be sold at Sheriff's Sale on February 9, 2015, at 2:00PM, at York County Judicial Center, 45 N. George St., York, PA 17401, to enforce the court judgment of \$24,965.51, obtained by JPMorgan Chase Bank, National Association (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 JPMorgan Chase Bank, National Association, the amount of the judgment plus costs and 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, Caitlin M. Donnelly,  
Bradley J. Osborne & Chandra M. Arkema,  
Attys. for Plaintiff  
SHAPIRO & DeNARDO, LLC  
3600 Horizon Dr., Ste. 150  
King of Prussia, PA 19406  
610.278.6800

12.04-1t Solicitor

**IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA YORK COUNTY**

Civil Action Number: 2014-SU-1978-06  
Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 3, by its servicer Ocwen Loan Servicing, LLC, Plaintiff vs. Jenny Torres and Ramon L. Torres, Defendants  
TO: Jenny Torres and Ramon L. Torres, Defendants, whose last known address is 131 Jasper Avenue, York, PA 17404.

You have been sued in mortgage foreclosure on 131 Jasper Avenue, York, PA 17404, based on defaults since November 1, 2008. You owe \$147,536.00 plus interest.

**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.

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

STEVEN K. EISENBERG, M. TROY  
FREEDMAN, EDWARD J. MCKEE &  
ANDREW J. MARLEY, ATTYS. FOR  
PLAINTIFF  
STERN & EISENBERG, PC  
The Shops at Valley Sq.  
1581 Main St., Ste. 200  
Warrington, PA 18976  
(215) 572-8111

12.04-1t Solicitor

IN THE COURT OF COMMON PLEAS OF  
YORK COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 2014-SU-001817-06  
NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

HSBC Bank USA, N.A., as Trustee for the Registered Holders of First NLC Trust 2007-1 Mortgaged-Backed Certificates, Series 2007-1, c/o Ocwen Loan Servicing, LLC, Plaintiff vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations claiming right, Title or Interest from or under Debra J. Edwards, Jamie Leiphart, Known Heir of Debra J. Edwards, Jill Strevig, Known Heir of Debra J. Edwards, Erica Edwards, Known Heir of Debra J. Edwards, Scott D. Edwards a/k/a Scott Edwards, Individually and as A Known Heir of Debra J. Edwards and Debra J. Edwards, Last Record Owner, Defendants

TO: Debra J. Edwards, Last Record Owner and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations claiming right, Title or Interest from or under Debra J. Edwards, Last Record Owner, Defendant(s), whose last known address is 11881 Hill Street, Felton, PA 17322.

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, HSBC Bank USA, N.A., as Trustee for the Registered Holders of First NLC Trust 2007-1 Mortgaged-Backed Certificates, Series 2007-1, c/o Ocwen Loan Servicing, LLC, 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. 2014-SU-001817-06, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 11881 Hill Street, Felton, PA 17322, whereupon your property would be sold by the Sheriff of York County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you

wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. York County Lawyer Referral Service, 137 E. Market St., York, PA 17401, 717.854.8755. Mark J. Udren, Stuart Winneg, Lorraine Gazzara Doyle, Sherri J. Braunstein, Salvatore Carollo, Elizabeth L. Wassall, John Eric Kishbaugh, Nicole B. Labletta, David Neeren & Amanda Rauer, Attys. for Plaintiff, Udren Law Offices, P.C., 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400.

12.04-1t Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF  
YORK COUNTY, PENNSYLVANIA

NO. 2014-SU-003981-13

Notice is hereby given that on the 14<sup>th</sup> day of November, 2014, the Petition of **Raymond Rosenwasser**, an adult individual, by and through his attorney, MacGregor J. Brillhart, was filed in the Court of Common Pleas of York County, Pennsylvania, praying for a decree to change his name to **Raymond Rosen**. The Court has fixed the 12<sup>th</sup> day of January, 2015, at 1:30 P.M., in Courtroom # 3, 6<sup>th</sup> floor of the York County Judicial Center at 45 North George Street, York, Pennsylvania, before the Honorable Judge John S. Kennedy, as the time and date 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.

STOCK AND LEADER, LLP  
By: MacGregor J. Brillhart, Esquire

12.04-1t Solicitor

FICTITIOUS NAME

NOTICE is hereby given that on October 14, 2014, application was made in the Office of the Secretary of the Commonwealth, Harrisburg, Pennsylvania, for the registration of a business to be carried on and conducted under an assumed or fictitious name, in accordance with the requirement of the Act of Assembly of May 24, 1945, P. L. 967, as amended, such application setting forth that York County Agricultural Society, 334 Carlisle Avenue, York, PA 17404, is the only entity owning or interested in said business. The character of the business being carried on or conducted is providing entertainment in the nature of a fair and rental of facilities for entertainment, meetings, banquets, conventions, trade shows and sporting events. The name, style and designation under which said business is being carried on is York Fair/York Expo Center and the location of its principal place of business is 334 Carlisle Avenue, York, Pennsylvania.

SMITH, ANDERSON, BAKER & LONG

12.04-1t Solicitor

NOTICE

PUBLIC NOTICE TO AFELIX LOUIS ROSARIO

In Re: Adoption of Faith Virginia Grant, 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, Faith Virginia Grant. The Court has set a hearing to consider ending your rights to your child. The hearing will be held on December 22, 2014, 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 Faith Virginia Grant (DOB: 11/04/2010), whose Father is Felix Louis Rosario and whose Mother is Gabrielle Elizabeth Grant. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Jane Madison  
Family Court Administrator  
York County Court of Common Pleas  
York County Judicial Center  
45 North George Street  
York, Pennsylvania 17401

Telephone No. (717) 771-9360

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

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

11.26-3t Solicitor

IN THE COURT OF COMMON PLEAS OF  
YORK COUNTY, PENNSYLVANIA

IN RE: CERTIFICATE OF TITLE FOR  
1995 FLEETWOOD MOBILE HOME  
VIN NUMBER: PAFLS22AB080380K13

No: 14-SU-4049-49

NOTICE

TO: Franklin J. Thurston and all other unknown persons claiming any right, title or interest in or to the mobile home located at 1569 Bryansville Road, Peach Bottom Township, Delta, York County, Pennsylvania bearing VIN PAFLS22AB080380K13 and title number 48837284

Take notice that on November 20, 2014, Major League Properties, LLC filed a Petition for Involuntary Transfer of Title for Mobile Home wherein you are a respondent in the Court of Common Pleas of York County, Pennsylvania docketed to Number 14-SU-4049-49 wherein the Petitioner seeks title to the mobile home located at 1569 Bryansville Road, Peach Bottom Township, Delta, York County, Pennsylvania 17314 bearing VIN PAFLS22AB080380K13 and Title Number 48837284 be award to Major League Properties, LLC and directing the Pennsylvania Department of Transportation to issue a Certificate of Title to the said mobile home to Major League Properties, LLC.

You are hereby notified to plead to the above referenced Petition 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

Petitioner. 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.**

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Notice to Defend:  
Lawyer Referral Service  
York Legal Referral  
137 East Market Street  
York, PA 17401  
(717) 854-8755 ext. 201

12.04-1t Solicitor

**SHERIFF'S SALE**

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

Number 2013-SU-002752-06

Cenlar FSB  
v.  
David. E Cajas and Randi Rizzuto

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

TO: David. E Cajas and Randi Rizzuto  
Your house (real estate) at **426 & 426 1/2 Baltimore Street, Hanover, Pennsylvania 17331** is scheduled to be sold at Sheriff's Sale on **April 13, 2016 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 \$152,989.73 obtained by Cenlar FSB 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 canceled if you pay to Cenlar FSB 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.**

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**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

12.04-1t Solicitor

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

Number 2013-SU-000393-06

The Bank of New York Mellon, f/k/a The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee for Bear Stearns Asset Backed Securities Trust 2005-SD4, Asset-Backed Certificates, Series 2005-SD4

v.

Mary E. Burkhardt and David A. Burkhardt, Executor of The Estate of Mary E. Burkhardt, Deceased Mortgagor and Real Owner

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

TO: David A. Burkhardt, Executor of The Estate of Mary E. Burkhardt, Deceased Mortgagor and Real Owner

Your house (real estate) at **2200 Pleasant View Drive, York, Pennsylvania 17406** is scheduled to be sold at Sheriff's Sale on **February 9, 2015 at 2:00 p.m.** in the Sheriffs Office, York County Judicial Center, 45 North George Street, York, PA 17401 to enforce the court judgment of \$118,501.54 obtained by The Bank of New York Mellon, f/k/a The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee for Bear Stearns Asset Backed Securities Trust 2005-SD4, Asset-Backed Certificates, Series 2005-SD4 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 canceled if you pay to The Bank of New York Mellon, f/k/a The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee for Bear Stearns Asset Backed Securities Trust 2005-SD4, Asset-Backed Certificates, Series 2005-SD4 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.

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**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

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## MEDIATION SERVICES AVAILABLE

Attorney Charles Rausch is an American Arbitration Association® trained mediator, and as a neutral third party can assist you in resolving disputes and conflicts. Mediation saves time and money, ensures a mutually-acceptable settlement and brings closure.

Contact Attorney Rausch at  
(717) 845-3674  
CRausch@blakeyyost.com  
or, visit  
www.blakeyyost.com

## **POSITION AVAILABLE -**

*Well-established Lancaster County Firm is seeking a Legal Assistant to join its practice. Applicants are required to have 5 years' experience in legal administration. Successful candidates will have excellent communication and organizational skills, typing and dictation proficiency and accuracy. We offer a strong compensation package and an excellent work environment. For consideration, please mail or email cover letter and resume to McDonald at Law, Attn: Kristine Simmons, Office Manager, 2150 Noll Drive, Suite 300, Lancaster, PA 17603 or email to [kristine@mcdonaldatlaw.com](mailto:kristine@mcdonaldatlaw.com).*



**Available Position: General Counsel to Keystone Custom Homes**

Keystone Custom Homes (one of the largest local residential real estate developers) located in Lancaster, PA, is seeking an attorney to serve as General Counsel. The successful candidate will have a minimum of five years experience in all facets of real estate including, zoning, land development, business organization, construction, commercial financing, and title. PA Bar admission is required and Maryland Bar admission, beneficial. Applicants must have a working knowledge of the Uniform Planned Communities Act, Uniform Condominium Act, Municipalities Planning Code, Municipality Authorities Act, and Uniform Construction Code.

Please submit a written letter of application, resume and salary history by **e-mail only** to:  
[hr@keystonecustomhome.com](mailto:hr@keystonecustomhome.com).

*No mailed or telephoned solicitations accepted. Keystone Custom Homes is an Equal Opportunity Employer and Drug Free Workplace.*

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**crpropertygroup.com**

“CR Property Group, LLC has been a great resource to my clients in the administration of estates with real property assets.”

-David A. Mills, Esquire

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

**NOTICE OF 2014 ANNUAL MEETING  
of THE YORK COUNTY BAR ASSOCIATION**

MONDAY, DECEMBER 8, 2014  
YORKTOWNE HOTEL  
12:00 Lunch            12:30 Meeting

The Annual Meeting of the York County Bar Association will be held on Monday, December 8th at 12:30 P.M. at the Yorktowne Hotel. Lunch is optional and will be served at 12:00 noon. Agenda highlights will include the following:

- (1) Election of 2015 Board Officers and Directors
- (2) President's Report to the Membership

Members are encouraged to attend this important meeting and to come for lunch. The Annual Meeting provides the membership with the opportunity to direct questions and comments to Bar leadership and a quorum is necessary in order to conduct business. While there is no charge for the event this year, guests are asked to return the completed reservation form online, e-mailing [membersupport@yorkbar.com] fax (843-8766) or mail to the Bar Center, 137 E. Market Street, York, PA 17401. Thank you.

---

ANNUAL MEETING REGISTRATION

- A. \_\_\_\_\_ I plan to attend the meeting and lunch. There will be a buffet lunch. Guests who indicate they will attend and do not contact the Bar Center to cancel before December 8 will be charged \$25.
- B. \_\_\_\_\_ I plan to attend meeting only

Please return this form before Friday, December 5, 2014.

NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

Members and their families are invited  
to attend the annual

# *York County Bar Association Holiday Party*

at the  
**Valencia Ballroom**  
**Thursday, December 11, 2014**  
**4:30 p.m. to 7:30 p.m.**

*Join us for Refreshments & Holiday Cheer...  
Santa & Mrs. Claus will be bringing gifts for the  
children... Balloon artists... D. J. entertainment  
... Crafts for kids and more!*



## **RESERVATION FORM**

Note: so that Santa can be prepared members **MUST** pre-register.  
There is **NO CHARGE TO ATTEND**. Please complete and return the information  
below to the Bar Center by mail, phone 854-8755, ext. 203, or email to  
membersupport@yorkbar.com, no later than Friday, December 5th.

Member Name: \_\_\_\_\_

Email: \_\_\_\_\_

Number of adults attending: \_\_\_\_\_

No. of Children attending age 2 and under:    Girls \_\_\_\_\_    Boys \_\_\_\_\_

No. of Children attending ages 3 to 5:        Girls \_\_\_\_\_    Boys \_\_\_\_\_

No. of Children attending ages 6 to 9:        Girls \_\_\_\_\_    Boys \_\_\_\_\_

No. of Children attending ages 10 to 12:    Girls \_\_\_\_\_    Boys \_\_\_\_\_



The YCBA Young Lawyers Section and Membership Committee  
*cordially invite all YCBA members to*  
Join us in welcoming our newest members of the YCBA  
at the

## CEREMONIAL INTRODUCTION TO THE BENCH AND BAR

Monday, December 8, 2014 at 4:00 p.m. in  
the Ceremonial Courtroom  
(Administration Center, 28 E. Market Street).

Join us more informally at the  
New Members' Reception  
immediately following at the  
Law Office of

**RICH REILLY**  
ATTORNEY AT LAW

For Details and to Register (required!)  
visit [www.yorkbar.com](http://www.yorkbar.com).



Announcing the annual  
**YCBA Women in Law  
Holiday Gathering**

*Hosted by the Women in the Law Committee at  
**Judge Blackwell's House***

*(Please request directions from if you do not have them)*

On

**Friday, December 12, 2014  
From 5:30 p.m. until...**

*Lasagna, salad and beverages provided.*

*Please bring an appetizer or dessert item to share.*

*(A-L – bring an appetizer)*

*(M-Z – bring a dessert)*

**This year we are collecting gas cards and grocery cards  
for our local domestic violence shelters:**

**Bell, Access and Safe Home**

*(Donations of \$15 or more, your name will be entered into a raffle  
to win a centerpiece created by Ann Marie)*

**In addition, please donate your gently used suits, blouses, shoes, etc  
to Dress for Success.**

**You may drop them off at any DeVono's Dry Cleaners,  
or bring them to the party and we will take the items.**

**RSVP by Tuesday, December 9, 2014**

to

**Susan Emmons [SREmmons@yorkcountypa.gov](mailto:SREmmons@yorkcountypa.gov);  
Caty Houtman [cbhoutman@yorkcountypa.gov](mailto:cbhoutman@yorkcountypa.gov); or  
Suzanne S. 843-9023 or [ssmith@marshallandsmith.com](mailto:ssmith@marshallandsmith.com)**



# PBI VIDEO AT THE BAR CENTER

**TITLE:** HOT TOPICS IN FIDUCIARY LITIGATION

**LOCATION:** YORK COUNTY BAR CENTER, 137 EAST MARKET ST, YORK PA

**DATE:** TUESDAY, DECEMBER 9, 2014

**TIME:**                   **REGISTRATION:** 8:30 AM  
**PROGRAM:** 9:00 AM – 5:00 PM

**CREDIT:** 5 hours substantive law & 1 hours ethics law

Delve into the PEF Code and learn about the oddities and surprises that are lurking in the statutes, waiting to cause you headaches. Understand the Dead Man’s Rule and get practical tips to work with-or get around-the sometimes confusing role of witness competence. Examine strategies for responding to current developments affecting fiduciaries. Learn how to manage the transfer of responsibilities when a trustee dies departs or is fired.

**PLEASE REGISTER DIRECTLY WITH THE PENNSYLVANIA BAR INSTITUTE\*\***

<b><u>Tuition:</u></b>	<b><u>Member - \$199 / \$179</u></b> (if admitted after 1/1/10)	<b><u>Non-member- \$219</u></b>
<b><u>SEMINAR TITLE</u></b>	<b><u>LOCATION</u></b>	<b><u>DATE</u></b>
Hot Topics in Fiduciary Litigation	York County Bar Center	12/9/14
		<b><u>TUITION</u></b> \$ _____

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& space availability)

# 5

## Ways to Register or Order

**To Register for a Live or Video Seminar:**

Seminar Title	Location & Date/Session (including times)	Tuition Fee
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

As a member of both PBA and the \_\_\_\_\_ county bar association, I have enclosed my discount coupon in the amount of \$ \_\_\_\_\_ for my:  1st  2nd  3rd  4th  5th PBI seminar.

# PBI VIDEO AT THE BAR CENTER

**TITLE:** RETIREMENT PLANNING FOR ATTORNEYS

**LOCATION:** YORK COUNTY BAR CENTER, 137 EAST MARKET ST, YORK PA

**DATE:** WEDNESDAY, DECEMBER 10, 2014

**TIME:**                   **REGISTRATION:**   8:30 AM  
                                   **PROGRAM:**           9:00 AM – 1:30 PM

**CREDIT:**               **3 hours substantive law & 1 hours ethics law**

Whether you are retiring from a solo practice or a large firm or just preparing for an unanticipated absence, this seminar will discuss the steps you need to take to wind down your law practice. From social security to Medicare and other health insurance to determining how much money you need to retire, this program will discuss practical concerns for the attorney considering retirement. Our panel will discuss the many service opportunities that exist for retired attorneys as well as discuss real-life examples of attorneys who developed second careers, post-retirement.

**PLEASE REGISTER DIRECTLY WITH THE PENNSYLVANIA BAR INSTITUTE\*\***

<b><u>Tuition:</u></b>	<b><u>Member - \$179 / \$159</u></b> (if admitted after 1/1/10)	<b><u>Non-member- \$199</u></b>
<b><u>SEMINAR TITLE</u></b>	<b><u>LOCATION</u></b>	<b><u>DATE</u></b>
Retirement Planning for Attorneys	York County Bar Center	12/10/14
		<b><u>TUITION</u></b> \$ _____

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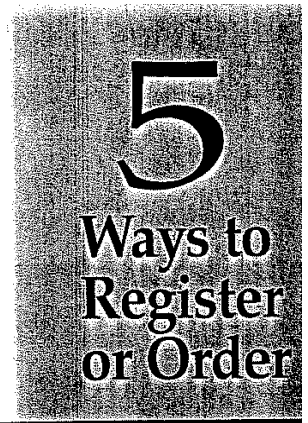


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**To Register for a Live or Video Seminar:**

<u>Seminar Title</u>	<u>Location &amp; Date/Session (including times)</u>	<u>Tuition Fee</u>
_____	_____	_____
_____	_____	_____
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# PBI VIDEO AT THE BAR CENTER

**TITLE:** ETHICS POTPOURRI-AN OLD DEAD POET'S TAKE ON JUSTICE, MERCY & GETTING MINE:

**LOCATION:** YORK COUNTY BAR CENTER, 137 EAST MARKET ST, YORK PA

**DATE:** WEDNESDAY, DECEMBER 17, 2014

**TIME:** REGISTRATION: 8:30 AM  
PROGRAM: 9:00 AM – 10:00 AM

**CREDIT:** 0 hours substantive law & 1 hour ethics law

**PLEASE REGISTER DIRECTLY WITH THE PENNSYLVANIA BAR INSTITUTE\*\***

**Tuition:**                      **Member - \$99 / \$99**    **Non-member- \$109**  
(if admitted after 1/1/10)

<u>SEMINAR TITLE</u>	<u>LOCATION</u>	<u>DATE</u>	<u>TUITION</u>
Ethics Potpourri-An Old Dead Poet's Take on Justice	York County Bar Center	12/17/14	\$ _____

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## Ways to Register or Order

**To Register for a Live or Video Seminar:**

Seminar Title	Location & Date/Session (including times)	Tuition Fee

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# PBI VIDEO AT THE BAR CENTER

**TITLE:** ETHICS POTPOURRI-BEING TECH SAVVY IS THE NEW RULE

**LOCATION:** YORK COUNTY BAR CENTER, 137 EAST MARKET ST, YORK PA






**DATE:** WEDNESDAY, DECEMBER 17, 2014

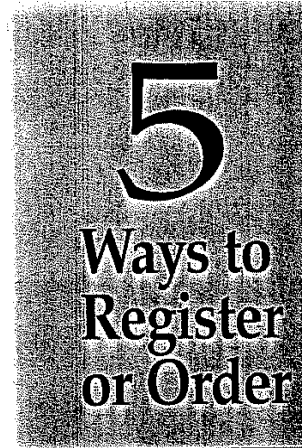
**TIME:** REGISTRATION: 9:30 AM  
PROGRAM: 10:00 AM – 11:00 AM

**CREDIT:** 0 hours substantive law & 1 hour ethics law

**PLEASE REGISTER DIRECTLY WITH THE PENNSYLVANIA BAR INSTITUTE\*\***

<b><u>Tuition:</u></b>	<b><u>Member - \$99 / \$99</u></b>	<b><u>Non-member- \$109</u></b>
	(if admitted after 1/1/10)	
<b><u>SEMINAR TITLE</u></b>	<b><u>LOCATION</u></b>	<b><u>DATE</u></b>
Ethics Potpourri:Being Tech Savvy is the New Rule	York County Bar Center	12/17/14
		<b><u>TUITION</u></b> \$ _____

<b>Mail</b>	<b>Phone</b>	<b>Fax</b>	<b>Web</b>	<b>At the Door</b>
				
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Seminar Title	Location & Date/Session (including times)	Tuition Fee
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# PBI VIDEO AT THE BAR CENTER

**TITLE:** ETHICS POTPOURRI-THE SUCCESS FORMULA – A RISK MANAGEMENT APPROACH TO AVOID PERSONAL & PROFESSIONAL

**LOCATION:** YORK COUNTY BAR CENTER, 137 EAST MARKET ST, YORK PA

**DATE:** WEDNESDAY, DECEMBER 17, 2014

**TIME:** REGISTRATION: 10:30 AM  
PROGRAM: 11:00 AM – 12:00 PM

**CREDIT:** 0 hours substantive law & 1 hour ethics law

**PLEASE REGISTER DIRECTLY WITH THE PENNSYLVANIA BAR INSTITUTE\*\***

**Tuition:**                      **Member - \$99 / \$99**    **Non-member- \$109**  
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<u>SEMINAR TITLE</u>	<u>LOCATION</u>	<u>DATE</u>	<u>TUITION</u>
Ethics Potpourri-The Success Formula	York County Bar Center	12/17/14	\$ _____

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