

York Legal Record

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

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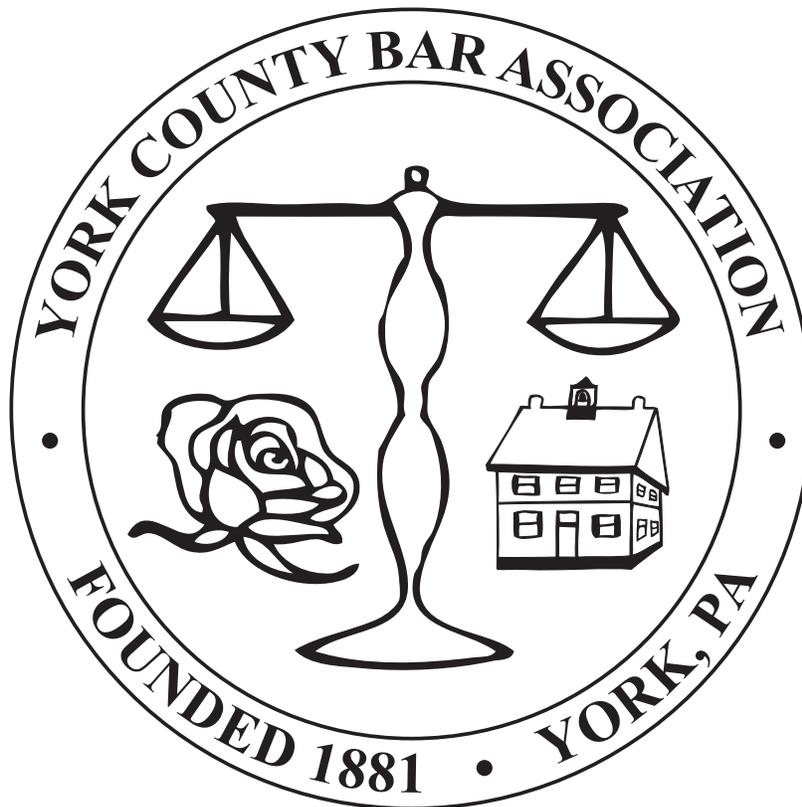
CASES REPORTED

DENISE LEWIS, PLAINTIFF V. W. BENSON FRY, JR., DEFENDANT

NO. 2016-SU-003050

SLIP AND FALL – “HILLS AND RIDGES” DOCTRINE – PREMISES LIABILITY

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DENISE LEWIS, Plaintiff v. W. BENSON FRY, JR., Defendant

No. 2016-SU-003050

Slip and Fall – “Hills and Ridges” Doctrine – Premises Liability

1. The Court granted Defendant W. Benson Fry’s Motion for Summary Judgment, and dismissed all of Plaintiff Denise Lewis’ claims, with prejudice, based on the conclusion that Plaintiff failed to establish a prima facie case and Defendant is entitled to judgment as a matter of law under both the “hills and ridges” doctrine and premises liability.
2. The underlying action was filed after Plaintiff fell, sustaining a broken hip, on Defendant’s property after the parties returned from a date, during which snow/sleet had fallen.
3. In its finding, the Court noted that in the event that Defendant could show that the “hills and ridges” doctrine applies to the present case, Plaintiff would be unable to establish a prima facie case to prevail at trial over Defendant because Plaintiff has not established any facts to demonstrate that snow or ice accumulated to an unreasonable size or character that would obstruct her travel and Plaintiff also cannot establish exactly what made her fall. The Court notes that Plaintiff has failed to include any facts in the pleadings, interrogatories, or depositions about the size or characteristic of any snow or ice that caused her to fall.
4. In granting Defendant’s Motion for Summary Judgment, the Court concluded that even viewing this motion in a light most favorable to the non-moving Plaintiffs, the Plaintiff has failed to establish a prima facie case in the pleadings, answers to interrogatories, and depositions under either the “hills and ridges” doctrine or general premises liability. As a result, the Nanty-Glo Rule is inapplicable to the present case, because Plaintiff cannot establish a prima facie case under either theory.

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

DENISE LEWIS :
Plaintiff : 2016-SU-002201-69
 :
 v. : CIVIL ACTION
 :
 W. BENSON FRY, JR. :
Defendant :

APPEARANCES:MICHAEL J. PISANCHYN, JR., Esquire
Attorney for the PlaintiffMICHAEL B. SCHEIB, Esquire
Attorney for the Defendant

**ORDER GRANTING DEFENDANT’S
MOTION FOR SUMMARY JUDGMENT**

AND NOW, this 27th day of November, 2017, pursuant to Pennsylvania Rule of Civil Procedure 1035.2 the Court hereby GRANTS Defendant W. Benson Fry’s Motion for Summary Judgment, and dismisses all of Plaintiff Denise Lewis’ claims, with prejudice, based on the conclusion that Plaintiff failed to establish a *prima facie* case and Defendant is entitled to judgment as a matter of law under both the “hills and ridges” doctrine and premises liability.

Factual and Procedural History

Plaintiff Denise Lewis and Defendant W. Benson Fry, Jr. are adult individuals who reside in York County. Plaintiff and Defendant had been dating for eight years when an incident occurred on November 16, 2014. On this date, Plaintiff drove to Defendant’s residence and the two then drove to the VFW to have dinner together. Plaintiff alleges that it had

been raining when she drove to the Defendant’s residence. While the parties were at the VFW, it was alleged that the rain had started to mix with sleet.

Plaintiff and Defendant drove back to Defendant’s residence after the dinner. Plaintiff alleges that she stepped out of the vehicle, began to walk towards the Defendant’s residence using the driveway, and she slipped and fell. Plaintiff sustained a broken hip in the fall.

On November 7, 2016, Plaintiff filed a complaint alleging negligence and recklessness against Defendant. On December 27, 2016, Defendant filed an answer with new matter. On July 31, 2017, Defendant filed a motion for summary judgment and a supporting brief. On August 25, 2017, Plaintiff filed a response and brief in opposition to the motion for summary judgment. On August 29, 2017, Defendant filed a reply brief.

Discussion

“Summary judgment is proper when all the pleadings, depositions, answers to interrogatories, admissions on file, and affidavits demonstrate that there exists no genuine issue of material fact and the moving party is entitled to judgment as a matter of law.” Pa.R.C.P. 1035.2; *Baker v. Cambridge Chase, Inc.*, 725 A.2d 757, 764 (Pa. Super. 1999). “The moving party has the burden of proving the nonexistence of any genuine issue of fact.” *Thompson Coal Co. v. Pike Coal Co.*, 412 A.2d 466, 468-69 (Pa. 1979); *citing Kent v. Miller*, 294 A.2d 821 (Pa. Super. 1972). “All doubts as to the existence of a genuine issue of a material fact must be resolved against the moving party.” *Id.* at 469 *citing Ritmanich v. Jonnel Enterprises, Inc.*, 280 A.2d 570 (Pa. Super. 1971). “Summary judgment is granted only in the clearest of cases, where the right is clear and free from doubt.” *Id.* at 468; *citing Kotwasinski v. Rasner*, 258 A.2d 865 (Pa. 1969). “Where the non-moving party bears the burden of proof on an issue, [they] may not merely rely on [their] pleadings or answers in order to survive summary judgment.” *Murray v. Albright College*, 2014 WL 10936796, 3 (Pa. Super. 2014); *citing Babb v. Ctr. Cmty. Hosp.*, 47 A.3d 1214, 1223 (Pa. Super. 2012). “Failure of a non-moving party to adduce sufficient evidence on an issue essential to [their] case and on which [they] bear the burden of proof establishes the entitlement of the moving party to judgment as a matter of law.” *Id.*

“Summary judgment is proper if, after the completion of discovery relevant to the motion . . . an adverse party who will bear the burden of proof at trial has failed to produce evidence of facts essential to the cause of action or defense which in a jury trial would require the issues to be submitted to a jury.” *Alexander v. City of Meadville*, 61 A.3d 218, 221 (Pa. Super. 2012). “Thus, a record that supports summary judgment will either (1) show the material facts are undisputed or (2) contain insufficient evidence of facts to make out a *prima facie* cause of action or defense and, therefore, there is no issue to be submitted to the jury.” *Id.*

In his motion for summary judgment, Defendant argues that Plaintiff’s claims fail because the “hills and ridges” doctrine applies to the facts of the case and Plaintiff has not alleged sufficient facts that would allow her to recover under the “hills and ridges” doctrine. In addition, Defendant argues that even if the doctrine does not apply, Plaintiff cannot establish the requisite elements of a premises liability claim against the Defendant.

Plaintiff argues that summary judgment is not appropriate because Defendants are basing their motion for summary judgment on Plaintiff’s oral testimony, which is in violation of the *Nanty-Glo* rule. Plaintiff also argues that weather reports show that the temperature did not drop below freezing on the day of the fall and Defendant’s argument that the weather condition occurred after the couple left for dinner is based only on a broad assumption of Plaintiff’s testimony. Plaintiff also argues that Defendant’s motion for summary judgment is based on several generalized assumptions and that there are genuine issues of material facts present in this case. Plaintiff asserts that the “hills and ridges” doctrine does not apply to the present case and Plaintiff has established a prima facie case under premises liability.

The Court finds that even viewing this motion in a light most favorable to the non-moving Plaintiff, the Plaintiff has not established a prima facie case for recovery under the “hills and ridges” doctrine or premises liability. As a result, the *Nanty-Glo* Rule is not applicable to the present case and Defendants are entitled to judgment as a matter of law.

I. Plaintiff has not established a prima facie case under the Hills and Ridges Doctrine.

“The ‘Hills and Ridges’ Doctrine is a longstanding and well entrenched legal principle that protects an owner or occupier of land from liability for generally slippery conditions resulting from ice and snow where the owner has not permitted the ice and snow to unreasonably

accumulate in ridges or elevations.” *Morin v. Traveler’s Rest Motel, Inc.*, 704 A.2d 1085, 1087 (Pa. Super. 1997); citing *Harmotta v. Bender*, 601 A.2d 837 (1992). “The doctrine . . . is a refinement or clarification of the duty owed by a possessor of land and is applicable to a single type of dangerous condition, i.e., ice and snow.” *Id.*; quoting *Wentz v. Pennswood Apartments*, 518 A.2d 314, 316 (1986). The rationale behind the doctrine is as follows: “to require that one’s walks be always free of ice and snow would be to impose an impossible burden in view of the climatic conditions in this hemisphere.” *Id.* The doctrine applies equally to both public and private spaces. *Id.* at 1088; *Wentz*, 518 A.2d at 316.

“In order to recover for a fall on an ice or snow covered surface . . . a plaintiff [must] prove: (1) that snow and ice had accumulated on the sidewalk in ridges or elevations of such size and character as to unreasonably obstruct travel and constitute a danger to pedestrians traveling thereon; (2) that the property owner had notice, either actual or constructive, of the existence of such condition; [and] (3) that it was the dangerous accumulation of snow and ice which caused the plaintiff to fall.” *Id.*; *Rinaldi v. Levine*, 176 A.2d 623, 625 (Pa. 1962). The plaintiff sustains the burden to prove “not only that there was an accumulation of snow and ice on the sidewalk but that such accumulation, whether in the form of ridges or other elevations, was of such size and character to constitute a substantial obstruction to travel.” *Rinaldi*, 176 A.2d at 626.

In *Morin*, Plaintiff was staying at Defendant Traveler’s Rest Motel overnight and freezing precipitation fell during the late night into the following morning. 704 A.2d at 1086. The next morning, the motel manager spread salt and sand around part of the parking lot, but did not spread salt around the entire parking lot. *Id.* at 1086-87. The next morning, Plaintiff was crossing the parking lot when she fell on a part of the parking lot that was not salted or sanded, fracturing her shoulder and elbow. *Id.* at 1087. Plaintiff filed suit against Defendant alleging negligence. *Id.* Defendant filed a motion for summary judgment arguing that the “hills and ridges” doctrine applied to the facts of the case and Plaintiff did not proffer any evidence that Defendant allowed snow or ice to “accumulate unreasonably” on their premises. *Id.* The trial court agreed and granted Defendant’s motion for summary judgment. *Id.*

On appeal, the Superior Court affirmed the decision of the trial court in granting Defendant’s motion for summary judgment. *Id.* at 1089. The Court found that generally slippery conditions existed in this case which barred Plaintiff’s recovery under the “hills and ridges” doctrine. *Id.* at 1088. The Court based this conclusion on the following facts: the freezing precipitation that fell overnight, several news reports that detailed the freezing precipitation falling all over Lancaster County and making the roads treacherous for drivers, and Plaintiff’s own admission that “after she had fallen she realized the entire parking lot was covered with a thin glaze of ice.” *Id.*

In *Rinaldi*, Plaintiff testified at trial that he was walking home from work on January 15, 1957, while it was snowing, and saw “all fresh snow” on the curb outside of the defendant’s property. 176 A.2d at 625. Plaintiff testified that “he could feel [his] leg step on a piece of ice . . . a ridge of ice or something” and the condition of the ground was “bumps here, bumps there, right in front of where [he] fell.” *Id.* Plaintiff did not testify about the size or character of the bumps, ice, or ridge of ice, and his testimony specifically stated that: “he stepped either on a ‘piece of ice’ or ‘a ridge of ice’ or ‘something.’” *Id.* Records from the Weather Bureau indicated that it had snowed the evening of January 13 into the morning of January 14 at 8:00 a.m. and then began snowing again at 4:00 p.m. on January 15th continuing into the time when Plaintiff fell on the sidewalk. *Id.* At trial, the jury awarded a verdict in favor of the Plaintiff for \$10,000, but this award was vacated when the trial court granted the defendant’s motion for judgment notwithstanding the verdict.” *Id.* at 624.

On appeal, the Pennsylvania Supreme Court affirmed the trial court’s grant of the defendant’s motion for judgment notwithstanding the verdict. *Id.* at 627. The Court found that the plaintiff failed to sustain his burden that the snow had accumulated unreasonably on the sidewalk that caused a danger to pedestrians and that plaintiff failed to establish a causal connection between the accumulation of snow or ice and his fall. *Id.* at 626. The Court found that the plaintiff’s testimony that the sidewalk was merely “icy, bumpy, lumpy, or hilly, and covered with a fresh layer of snow”, failed to provide “any evidence of the size or character of the ridges, bumps, lumps, hills, or other elevations of the snow or ice such as would constitute an obstruction or danger to the traveling public.” *Id.* In addition, the plaintiff could not testify as to what actually caused him to fall, testifying that “either ‘a piece of ice’ or ‘a ridge of ice’ or ‘something’ caused him to slip and fall.” *Id.* The Court found that the plaintiff’s failure to specify exactly what made him fall would have required the jury to use “only . . . conjecture and guesswork” to determine

what made the plaintiff fall. *Id.* The Court found that the plaintiff failed to sustain his burden of proof during the trial and the trial court granting the defendant’s motion for judgment notwithstanding the verdict was proper. *Id.*

In the present case, we note that in the event that Defendant could show that the “hills and ridges” doctrine applies to the present case, Plaintiff would be unable to establish a *prima facie* case to prevail at trial over Defendant because Plaintiff has not established any facts to demonstrate that snow or ice accumulated to an unreasonable size or character that would obstruct her travel and Plaintiff also cannot establish exactly what made her fall. The Court notes that Plaintiff has failed to include any facts in the pleadings, interrogatories, or depositions about the size or characteristic of any snow or ice that caused her to fall.

Plaintiff testified in her deposition that it began to sleet when the parties left the VFW, which supports the fact that generally slippery conditions existed in the area like in *Morin*, and the driveway was slippery when she fell. (See Deposition of Denise Lewis, May 12, 2017, pp. 113-23). However, Plaintiff never provides any details about the condition of the driveway other than to say it was slippery. *Id.* Plaintiff does not give any facts about the accumulation of snow or ice, admitting that it was dark and she could not see the accumulation on the driveway. (*Id.* at p. 122, ll. 21-25; p. 123, ll. 1-3.)

In addition, Plaintiff states numerous times throughout the deposition that she does not know what caused her to fall, at times surmising that it may have been the sleet and other times saying that it was the sleet that caused her to fall. (*Id.* at p. 113, ll. 10-20; p. 115, ll. 1-10, 15-24; p. 116 ll. 1-6; p. 119, ll. 14-25; p. 120 ll. 1-23; p. 121, ll. 1-25; p. 122, ll. 1-24; p. 123, ll. 1-8).

Even when we look at the facts in the light most favorable to Plaintiff, it is clear that Plaintiff has not provided sufficient facts to establish a *prima facie* case that would allow her to recover under the “hills and ridges” doctrine. Similar to the *Rinaldi* case, Plaintiff has not provided any description about the size or character of any snow or ice that had accumulated on Defendant’s property and, also like *Rinaldi*, Plaintiff cannot state for certain what caused her to fall. The only information that can be ascertained from Plaintiff’s testimony is that it sleeted, the driveway was slippery, and that she may or may not have fallen due to the sleet. These facts are not sufficient to recover under the “hills and ridges” doctrine because there is no evidence that Defendant allowed sleet to accumulate on his driveway to an unreasonable degree nor is there evidence that snow or ice from previous weather conditions had accumulated on Defendant’s property to an unreasonable degree.

Therefore, in the event that the “hills and ridges” doctrine would be applicable to the present case, Plaintiff would not be able to establish a *prima facie* case and Defendants are entitled to judgment as a matter of law under this theory.

II. Even if the “hills and ridges” doctrine is inapplicable, Plaintiff has not established a *prima facie* case of negligence under a premises liability theory.

Defendant argues that even if the “hills and ridges” doctrine does not apply to the present case, Plaintiff still would not be able to recover under a premises liability theory of negligence. We agree.

When analyzing a case under a premises liability theory, the court must first establish the status of the person that is present on the land. “It is well-settled that [t]he duty of a possessor of land toward a third party entering the land depends upon whether the entrant is a trespasser, licensee, or invitee.” *Cresswell v. End*, 831 A.2d 673, 675 (Pa. Super. 2003). “A licensee is a person who is privileged to enter or remain on land only by virtue of the possessor’s consent.” Restatement (Second) of Torts Section 330. The Restatement identifies social guests as licensees. *Id.*, Comment h(3).

The Court finds that Plaintiff was a licensee when she came onto Defendant’s property based on the fact that Plaintiff testified that she was a social guest of the Defendant and the two were meeting for the purpose of going out on a date. (Deposition of Denise Lewis, May 12, 2017, pp. 99-104).

The Restatement (Second) of Torts § 342 states the duty that a possessor of land owes to licensees and when they can be held liable for physical harm that occurs on their property. The Restatement (Second) of Torts § 342, Dangerous Conditions Known to Possessor, states:

A possessor of land is subject to liability for physical harm caused to licensees by a condition on the land if, but only if,

(a) the possessor knows or has reason to know of the condition and should realize that it involves an unreasonable risk of harm to such

licensees and should expect that they will not discover or realize the danger, and

(b) he fails to exercise reasonable care to make the condition safe, or to warn the licensees of the condition and the risk involved, and

(c) the licensees do not know or have reason to know of the condition and the risk involved.

Id.

In *Alexander v. City of Meadville*, 61 A.3d 218, 220 (Pa. Super. 2012), Plaintiff left a bar on a night that it had been snowing steadily and started walking home around 1:20 am.. Plaintiff descended down a side-walk ramp on the corner of Chestnut and Market Streets when he “fell on a smooth patch of ice covered by approximately one to two inches of snow in the dip of the ramp” outside of Defendant Patron Mutual’s property. *Id.* Plaintiff sued the City of Meadville and Patron Mutual for negligently failing to remove the snow and ice off of the ramp. *Id.* Plaintiff did cite to a city ordinance that required property owners to maintain their sidewalks in a reasonably safe condition that included removing snow and ice accumulations. *Id.* Defendants filed motions for summary judgment, which the trial court granted. *Id.*

In addition to discussing the Hills and Ridges Doctrine, the Superior Court also stated that under Restatement (Second) of Torts § 342 Plaintiff “fail[ed] to establish that [Defendant] Patron Mutual had notice of the icy conditions that caused [Plaintiff’s] injuries.” *Id.* at 222. The Court held that the incident occurred well outside of the weekend business hours of Defendant Patron Mutual, therefore, “[Defendant] would not have had notice of the accumulation of the ice and snow, nor would it be proper for [the Court] to hold that [Defendant] should have known of this condition at the time of the accident.” *Id.* The Court found that Defendant was not negligent for failing to remove the snow and ice on the ramp. *Id.*

In the present case, again we note that Plaintiff cannot state for certain what caused her to fall on the driveway. (Deposition of Denise Lewis, May 12, 2017, p. 113, ll. 10-20; p. 115, ll. 1-10, 15-24; p. 116 ll. 1-6; p. 119, ll. 14-25; p. 120 ll. 1-23; p. 121, ll. 1-25; p. 122, ll. 1-24; p. 123, ll. 1-8). Throughout Plaintiff’s deposition, Plaintiff states that the sleet may or may not have caused her to fall. *Id.* Assuming that the sleet did cause Plaintiff to fall, Plaintiff has not set out a prima facie case under premises liability because Plaintiff has failed to present facts that would support the conclusion that Defendant knew about the dangerous condition of the sleet on his driveway.

The facts show that Plaintiff and Defendant met at the Defendant’s property, then left to go to dinner at the VFW, and it began to sleet while the parties were at the VFW. (See Deposition of Denise Lewis, May 12, 2017, pp. 113-23). Under these facts, the alleged dangerous condition on the Defendant’s property did not occur until after the parties left Defendant’s property and Defendant would not have been aware of the danger until the parties returned from the VFW. Similar to the *Alexander* case, where the dangerous condition occurred when the business was not in operation, the Plaintiff in the present case has not alleged any facts that would demonstrate Defendant knew about the dangerous condition of the sleet because the facts demonstrate the sleet occurred while the parties were off the property. Defendant would not have had notice of the dangerous condition until after the parties arrived back at Defendant’s property, which is when Plaintiff fell.

Plaintiff also alleged in her deposition that earlier in the day it had been raining, and she had no difficulty navigating the driveway when she first arrived at the Defendant’s property. (*Id.* at 101-102, 106). The testimony reflects that the conditions of the driveway did not change until after the parties arrived back from the VFW which is when the sleet began to fall. (*Id.* at 113-123). The Restatement (Second) of Torts § 342, Comment G notes that if the condition of the land changes after the licensee has entered, or after the licensee has been given permission to enter but before the licensee enters, the rule will still be applicable. *Id.* Under these circumstances, if Plaintiff and Defendant had remained on the property during the time that the sleet fell, and Plaintiff could demonstrate that Defendant knew about the sleet on the driveway while Plaintiff was on the property and did not exercise reasonable care to make the condition safe, then the outcome of the case may have been different. However, under the facts averred, Plaintiff and Defendant left the property and the condition changed while they were off the property. Therefore, Defendant would not have known about the condition of his driveway until after the parties arrived back from the VFW because the sleet started falling after the parties left the property. Plaintiff has failed to allege any fact that would allow this Court to find a prima facie case

under premises liability in the event that the sleet caused the Plaintiff to fall because Plaintiff cannot show Defendant knew about the condition and failed to exercise reasonable care to make the condition safe because the parties were not present on the property when the sleet began to fall. Therefore, Defendant is entitled to judgment as a matter of law under this theory.

In the alternative, even if Plaintiff would allege that the sleet did not cause her to fall, the record is silent as to an additional dangerous condition that caused the Plaintiff to fall on the driveway. Plaintiff alleges that it may have been the sleet that caused her to fall or it may not have been. (*Id.* at 113-15). In addition, when asked whether any other condition existed that caused the fall, Plaintiff said, “No.” (*Id.* at 123-24). Unlike the *Tonik* case where Plaintiff was able to demonstrate that there was an isolated patch of ice inside a crack in the sidewalk, the Plaintiff in the present case has not presented any additional reason for why she fell other than the fact that there was sleet on the driveway. In order for Plaintiff to recover under a premises liability theory, Plaintiff must establish what dangerous condition existed on the land that caused her to fall. If Plaintiff cannot state the dangerous condition, then Plaintiff fails to make out a prima facie case under premises liability.

Under the facts of the present case, Plaintiff has failed to establish that there is a genuine issue of material fact as to what caused her fall because the only explanation identified in the pleadings, interrogatories, and depositions is that the sleet caused her to fall. Plaintiff has not identified any other specific dangerous condition on Defendant’s land that caused her to fall. Under these facts, Plaintiff fails to make out a prima facie case under premises liability and Defendant is entitled to judgment as a matter of law.

III. The Nanty-Glo Rule does not apply if Plaintiff cannot establish a prima facie case.

“Originally, the *Nanty-Glo* rule established that testimonial affidavits of the moving party or his witnesses, even if uncontradicted, would not afford a sufficient basis for the entry of a directed verdict, since the credibility of the testimony is still a matter for the jury.” *Troy v. Kampgrounds of America, Inc.*, 581 A.2d 665, 669 (Pa. Super. 1990). “The court expanded the *Nanty-Glo* rule to preclude the trial court from making such determinations of credibility with regard to any party’s oral testimony or testimonial affidavit.” *Id.*

“There have been numerous cases addressing the *Nanty-Glo* doctrine in the context of summary judgments.” *Dudley v. USX Corp.*, 606 A.2d 916, 920 (Pa. Super. 1992). “There is an inherent three-step process involved in determining whether the *Nanty-Glo* Rule applies so as to preclude a grant of summary judgment.” *Id.*

Initially, it must be determined whether the plaintiff has alleged facts sufficient to establish a prima facie case. If so, the second step is to determine whether there is any discrepancy as to any facts material to the case. Finally, it must be determined whether, in granting summary judgment, the trial court has usurped improperly the role of the jury by resolving any material issues of fact. It is only when the third stage is reached that *Nanty-Glo* comes into play. Thus, it is true that *Nanty-Glo* precludes summary judgment where the moving party relies solely upon testimonial affidavits and depositions of his witnesses to resolve material issues of fact. However, if there are no material issues of fact, or if the non-moving party has failed, in the first instance, to allege facts sufficient to make out a prima facie case, then summary judgment may be granted properly, even if the moving party has only set forth the pleadings and depositions of his witnesses in support thereof.

Dudley, 606 A.2d at 920.

“Error only occurs if the moving party, in relying upon the testimonial affidavits of his witnesses, is attempting to resolve a material issue of fact, or . . . is attempting to demonstrate the lack of any material issues of fact by asserting that the testimony of his witnesses is uncontradicted.” *Id.* “If there are no material issues of fact in dispute, and Plaintiff has failed to allege facts sufficient to make out a prima facie case, as a matter of law, then summary judgment may be granted properly.” *Id.*

We find that the *Nanty-Glo* Rule is inapplicable to the present case because Plaintiff has failed to establish a prima facie case through the pleadings, answers to interrogatories, and depositions. We find that Plaintiff could not overcome her burden of proving liability under the “hills and ridges” doctrine and, even if the “hills and ridges” doctrine is inapplicable, Plaintiff still cannot establish a prima facie case for premises liability. We note that *Nanty-Glo* is only applicable if the reviewing court finds that a prima facie case has been established. Our ruling is not

based on a determination of the credibility of the Plaintiff or the Defendant's statements. Our ruling is based on the conclusion that the Plaintiff has failed to provide sufficient facts that would allow this Court to find, as a matter of law, that Plaintiff established a prima facie case under either theory of liability presented in this case. For the reasons discussed below, we find Plaintiff failed to establish a prima facie case under the "hills and ridges" doctrine or premises liability. As a result, the *Nanty-Glo* Rule does not preclude this Court from granting Defendant's motion for summary judgment in this case.

Conclusion

The Court finds that, even viewing this motion in a light most favorable to the non-moving Plaintiffs, the Plaintiff has failed to establish a prima facie case in the pleadings, answers to interrogatories, and depositions under either the "hills and ridges" doctrine or general premises liability. As a result, the *Nanty-Glo* Rule is inapplicable to the present case, because Plaintiff cannot establish a prima facie case under either theory.

For the reasons stated above, Defendant is entitled to judgment as a matter of law. Plaintiff's entire claim is dismissed, with prejudice.

Copies of this order are to be sent to: Michael J. Pisanchny, Jr., Esquire, attorney for the Plaintiff; and Michael B. Scheib, Esquire, Esquire, attorney for the Defendant.

BY THE COURT,

Richard K. Renn, Judge

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 MINA BAXTER, DECEASED
Late of New Cumberland, York County, PA.
Executor: Heidi M. Weirich, 1240 Pines Road, Eppers, PA 17319
Attorney: P. Daniel Altland, Esquire, 350 S. Sporting Hill Road, Mechanicsburg, PA 17050 01.25-3t
- ESTATE OF BRENDA L. COGAN, DECEASED
Late of Dover Twp., York County, PA.
Executor: Brandon T. Butler, 4175 Hillview Court, Dover, PA 17315 01.25-3t
- ESTATE OF AUSTIN F. DELLER, DECEASED
Late of York Twp., York County, PA.
Executor: Bruce C. Bankenstein, c/o 48 South Duke Street, York, PA 17401
Attorney: Bruce C. Bankenstein, Esquire, 48 South Duke Street, York, PA 17401 01.25-3t
- ESTATE OF BARBARA A. DOLL, a/k/a BARBARA H. DOLL, DECEASED
Late of Windsor Twp., York County, PA.
Administrator: Brian A. Doll, c/o MPL LAW FIRM, LLP, 137 East Philadelphia Street, York, PA 17401-2424
Attorney: John D. Miller, Jr., Esquire, MPL LAW FIRM, LLP, 137 East Philadelphia Street, York, PA 17401-2424 01.25-3t
- ESTATE OF MILDRED D. HAWLEY, DECEASED
Late of Penn Twp., York County, PA.
Executors: William L. Hawley, 258 Kimberly Lane, East Berlin, PA 17316 and Brian K. Hawley, 4832 Walters Hatchery Road, Spring Grove, PA 17362
Attorney: Matthew L. Guthrie, Esquire, Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331 01.25-3t
- ESTATE OF DARLENE KANE, DECEASED
Late of Springettsbury Twp., York County, PA.
Administrator-Executor: Brian L. Kane, 425 Cortleigh Drive, York, PA 17402
Attorney: Anthony T. McBeth, Esquire, 4705 Duke Street, Harrisburg, PA 17109 01.25-3t
- ESTATE OF HAROLD L. KOONTZ, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Barry L. Koontz, c/o Rachel Dodson Hamme, Esq., 1946 Carlisle Road, York, PA 17408
Attorney: Rachel Dodson Hamme, Esquire, 1946 Carlisle Road, York, PA 17408 01.25-3t
- ESTATE OF MAURICE H. KRUG, DECEASED
Late of Manheim Twp., York County, PA.
Executrix: Benay Bair, c/o Barley Snyder, Esq., 14 Center Square, Hanover, PA 17331
Attorney: Barley Snyder, Esquire, 14 Center Square, Hanover, PA 17331 01.25-3t
- ESTATE OF CLAYTON R. MCKEE, DECEASED
Late of East Hopewell Twp., York County, PA.
Executor: Shawn R. McKee, c/o Stock and Leader, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994
Attorney: Jody Anderson Leighty, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite E600, York, PA 17401-2994 01.25-3t
- ESTATE OF KAREN D. MUMMERT, DECEASED
Late of Dover Twp., York County, PA.
Administratrix: Jessica M. Alwine, 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 01.25-3t
- ESTATE OF GLADYS I. OSHMAN, DECEASED
Late of West Manchester Twp., York County, PA.
Administrator-Executor: Beverly Ruppert, 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 01.25-3t
- ESTATE OF MILDRED L. REISINGER, DECEASED
Late of Spring Garden Twp., York County, PA.
Executor: David J. Reisinger, c/o 1434 W. Market St., York, PA 17404
Attorney: John W. Stitt, Esquire, 1434 W. Market St., York, PA 17404 01.25-3t
- ESTATE OF FLOYD P. SHAFFER, DECEASED
Late of Fairview Twp., York County, PA.
Administrator-Executor: James Myers, 31 Acorn Drive, Mount Wolf, PA 17347
Attorney: David Turocy, Esquire, Ream, Carr, Markey, Woloshin & Hunter LLP, 53 East Canal St., Dover, PA 17315 01.25-3t
- ESTATE OF BARBARA A. SMITH, a/k/a BARBARA H. SMITH, DECEASED
Late of York Twp., York County, PA.
Co-Executors: Stephen D. Smith and Deborah A. Rufo, c/o Gettle & Veltri, 13 East Market Street, York, PA 17401
Attorney: Gregory E. Gettle, Esquire, Gettle & Veltri, 13 East Market Street, York, PA 17401 01.25-3t
- ESTATE OF CAROL G. STANTON, a/k/a JUNE CAROL G. STANTON, DECEASED
Late of York Twp., York County, PA.
Administrator-Executor: Sara J. Spangler and Patricia Ann Coleman, 440 Allegheny Drive, York, PA 17402 01.25-3t
- ESTATE OF JOANN L. UREY, DECEASED
Late of West York Borough, York County, PA.
Co-Executors: Rhonda J. Murphy and Kevin L. Urey, c/o 1434 W. Market St, York, PA 17404
Attorney: John W. Stitt, Esquire, 1434 W. Market St., York, PA 17404 01.25-3t
- ESTATE OF PAULINE F. ANGELL, DECEASED
Late of Windsor Twp., York County, PA.
Executrix: F. Elaine Mummert, c/o 1434 W. Market St., York, PA 17404
Attorney: John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404 01.18-3t
- ESTATE OF CRAMER D. BACQUE, DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: Cynthia L. Grimes, c/o 340 Pine Grove Commons, York, PA 17403
Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 01.18-3t
- ESTATE OF DAVID M. BAKER, DECEASED
Late of Warrington Twp., York County, PA.
Administrator: Keith L. Baker, c/o P.O. Box 606, East Berlin, PA 17316
Attorney: Sharon E. Myers, Esquire, CGA Law Firm, PC, P.O. Box 606, East Berlin, PA 17316 01.18-3t
- ESTATE OF BEULAH BELLE BEITZEL a/k/a BEULAH B. BEITZEL a/k/a BEULAH BEITZEL, DECEASED
Late of Spring Garden Twp., York County, PA.
Administrator-Executor: Velma R. Craun, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
Attorney: William H. Poole, Jr., Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 01.18-3t
- ESTATE OF CHARLES L. BONNER, DECEASED
Late of Newberry Twp., York County, PA.
Executor: Robert A. Bonner, 5598 Fordham Avenue, Harrisburg, PA 17111
Attorney: P. Daniel Altland, Esquire, 350 S. Sporting Hill Road, Mechanicsburg, PA 17050 01.18-3t
- ESTATE OF JAMES ALFRED BUSH, SR. a/k/a JAMES A. BUSH, SR. a/k/a JAMES ALBERT BUSH, DECEASED
Late of Glen Rock Borough, York County, PA.
Administrator: Cynthia Bush Johnson, 5843 Arizona Avenue; Baltimore, MD 21206
Attorney: Gilbert G. Malone, Esquire, 42 South Duke Street, York, PA 17401 01.18-3t
- ESTATE OF CLYDE D. FROCK, DECEASED
Late of Penn Twp., York County, PA.
Executor: Doran C. Frock, 204 Troy Road, Dallastown, PA 17313
Attorney: John M. Crabbs, Esquire, Crabbs

& Crabbs, Attorneys for the Estate, 202
Broadway, Hanover, PA 17331 01.18-3t

**ESTATE OF GLENN L. GINDLESPERGER,
DECEASED**

Late of North Codorus Twp., York County, PA.
Executrix: Beth Waltz, a/k/a Beth Sowards,
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 01.18-3t

**ESTATE OF AGNES M. HUTCHINSON,
DECEASED**

Late of New Salem Borough, York County, PA.
Executor: Charles M. Heater, III, c/o P.O.
Box 606, East Berlin, PA 17316
Attorney: Sharon E. Myers, Esquire, CGA
Law Firm, PC, P.O. Box 606, East Berlin,
PA 17316 01.18-3t

**ESTATE OF PAMELA E. MALICK,
DECEASED**

Late of Hanover Borough, York County, PA.
Administrator: Mr. Frank J. Potee, Jr., 441 O
Klee Court, Sykesville, MD 21784
Attorney: Arthur J. Becker, Jr., Esquire,
Becker & Strausbaugh, P.C., 544 Carlisle
Street, Hanover, PA 17331 01.18-3t

**ESTATE OF JOANNE E. MYERS a/k/a
JOANNE ELIZABETH MYERS, DECEASED**

Late of New Salem Borough, York County, PA.
Executrix: Betsy J. Myers, c/o Alex E.
Snyder, Esquire, 100 E. Market Street,
York, PA 17401
Attorney: Alex E. Snyder, Esquire, Barley
Snyder LLP, 100 E. Market Street, York,
PA 17401 01.18-3t

ESTATE OF BARRY L. PETERS, DECEASED

Late of Manchester Twp., York County, PA.
Executor: David A. Peters, 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 01.18-3t

ESTATE OF BETTY J. PETERS, DECEASED

Late of Windsor Twp., York County, PA.
Executor: Richard P. Peters, 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 01.18-3t

ESTATE OF LOUISE REBOK, DECEASED

Late of Manchester Twp., York County, PA.
Executrix: Geraldine V. Rickrode, c/o 340
Pine Grove Commons, York, PA 17403
Attorney: Robert Clofine, Esquire, Elder Law
Firm of Robert Clofine, 340 Pine Grove
Commons, York, PA 17403 01.18-3t

**ESTATE OF NORMA A. REHMEYER,
DECEASED**

Late of Dover Twp., York County, PA.
Executrix: Nancy A. Schrum, c/o 1434 W.
Market St., York, PA 17404
Attorney: John W. Stitt, Esquire, 1434 W.
Market Street, York, PA 17404 01.18-3t

**ESTATE OF TERRY E. REINHARD,
DECEASED**

Late of West Manchester Twp., York County, PA.
Executor: Craig Reinhard, c/o William B.
Anstine, Jr., Esquire, Anstine & Sparler,
117 E. Market St., York, PA 17401

Attorney: William B. Anstine, Jr., Esquire,
Anstine & Sparler, 117 E. Market St.,
York, PA 17401 01.18-3t

**ESTATE OF LORRAINE F. ROWLANDS,
DECEASED**

Late of West Manchester Twp., York County, PA.
Executor: James A. Rowlands, c/o Stock and
Leader, Susquehanna Commerce Center
East, 221 West Philadelphia Street, Suite
600, York, PA 17401-2994

Attorney: Thomas M. Shorb, Esquire,
STOCK AND LEADER, Susquehanna
Commerce Center East, 221 West
Philadelphia Street, Suite E600, York, PA
17401-2994 01.18-3t

**ESTATE OF CHARLES E. SCHASZBERGER,
DECEASED**

Late of Springettsbury Twp., York County, PA.
Administrator-Executor: Craig E.
Schaszberger, c/o Kenneth Lee Eckard
Esquire, 180 Darlene Street, York, PA
17402-5053

Attorney: Kenneth Lee Eckard, Esquire, 180
Darlene Street, York, PA 17402-5053
01.18-3t

ESTATE OF LISA A. STONER, DECEASED

Late of Fairview Twp., York County, PA.
Administrator-Executor: Jerod K. Stoner, c/o
Richard J. Seneca, Esq., Seneca Law, P.O.
Box 333, Lewisberry, PA 17339

Attorney: Richard J. Seneca, Esquire, Seneca
Law, P.O. Box 333, Lewisberry, PA 17339
01.18-3t

**ESTATE OF RANDIE K. WILLIAMS, a/k/a
RANDIE K. PLATH WILLIAMS, a/k/a
RANDIE WILLIAMS, a/k/a RANDIE KAY
WILLIAMS, a/k/a RANDI KAY WILLIAMS,
DECEASED**

Late of City of York, York County, PA.
Executor: Charles A. Plath, c/o GARBER &
GARBER LAW, 40 South Duke Street,
York, PA 17401-1402

Attorney: John M. Garber, Esquire,
GARBER & GARBER LAW, 40 South
Duke Street, York, PA 17401-1402
01.18-3t

**ESTATE OF WILLIAM C. WOOD,
DECEASED**

Late of Spring Grove Borough, York County, PA.
Executrix: Jeanine M. Wood, c/o 340 Pine
Grove Commons, York, PA 17403

Attorney: Robert Clofine, Esquire, Elder Law
Firm of Robert Clofine, 340 Pine Grove
Commons, York, PA 17403 01.18-3t

**ESTATE OF YVONNE M. ZEIGLER,
DECEASED**

Late of Dover Twp., York County, PA.
Executors: Toddette I. Myers, 4602
Appaloosa Drive, Dover, PA 17315,
Howard J. Zeigler, 885 King Street,
Lewisberry, PA 17339 and Kenneth C.
Zeigler, Jr., 3241 Oakland Road, Dover,
PA 17315

Attorney: JAN M. WILEY, Esquire,
of Counsel, STONE, WILEY, &
LINSENBACH, PC, 3 N. Baltimore
Street, Dillsburg, PA 17019 01.18-3t

THIRD PUBLICATION

**ESTATE OF LILLIAN V. BRENNER,
DECEASED**

Late of Springettsbury Twp., York County, PA.
Co-Executors: Joyce L. Whitcraft and
John L. Brenner, c/o Stock and Leader,
Susquehanna Commerce Center East, 221
West Philadelphia Street, Suite 600, York,
PA 17401-2994

Attorney: Jody Anderson Leighty, Esquire,
STOCK AND LEADER, Susquehanna
Commerce Center East, 221 West
Philadelphia Street, Suite E600, York, PA
17401-2994 01.11-3t

**ESTATE OF MICHELLE L. DANIELS,
DECEASED**

Late of Jackson Twp., York County, PA.
Administrator-Executor: Brett E. Daniels,
4200 Crums Mill Road, Suite 200,
Harrisburg, PA 17112

Attorney: DeSantis Krupp, LLC, 4200 Crums
Mill Road, Suite 200, Harrisburg, PA
17112 01.11-3t

**ESTATE OF CHARLES L. DUNDORE,
DECEASED**

Late of Manchester Twp., York County, PA.
Executrix: Karen P. Wentz, 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 01.11-3t

**ESTATE OF J. SAMUEL GREGORY,
DECEASED**

Late of Manchester Twp., York County, PA.
Executor: T. Andrew Thomas, Jr., c/o Stock
and Leader, Susquehanna Commerce
Center East, 221 West Philadelphia Street,
Suite 600, York, PA 17401-2994

Attorney: Thomas M. Shorb, Esquire,
STOCK AND LEADER, Susquehanna
Commerce Center East, 221 West
Philadelphia Street, Suite E600, York, PA
17401-2994 01.11-3t

**ESTATE OF WILLIAM K. HUTTON,
DECEASED**

Late of Penn Twp., York County, PA.
Administrator: Deborah J. Hutton, 70 Frock
Drive, Hanover, PA 17331
Attorney: Gilbert G. Malone, Esquire, 42
South Duke Street, York, PA 17401
01.11-3t

**ESTATE OF MICHAEL E. KINARD,
DECEASED**

Late of Spring Garden Twp., York County, PA.
Executrix: Lori A. Lehr, c/o 340 Pine Grove
Commons, York, PA 17403

Attorney: Erik D. Spurlin, Esquire, Elder
Law Firm of Robert Clofine, 340 Pine
Grove Commons, York, PA 17403 01.11-3t

**ESTATE OF LORRAINE B. KOHLER,
DECEASED**

Late of Manchester Twp., York County, PA.
Executor: Shawn Kohler a/k/a Shawn W.
Kohler, 1209 East King Street, York, PA
17403

Attorney: Matthew L. Guthrie, Esquire,
Guthrie, Nonemaker, Yingst & Hart, LLP,
40 York Street, Hanover, PA 17331
01.11-3t

ESTATE OF MILDRED E. LICHTENFELS, DECEASED
 Late of Manchester Twp., York County, PA.
 Executor: Laura S. Davis, c/o Heather Mumma Harner, Esquire, 3691 Sorrel Ridge Lane, York, PA 17406
 Attorney: Heather Mumma Harner, Esquire, 3691 Sorrel Ridge Lane, York, PA 17406
 01.11-3t

ESTATE OF DONALD R. LIVINGSTON, JR., DECEASED
 Late of Paradise Twp., York County, PA.
 Executor: Kimberly A. Loughran, c/o P.O. Box 606, East Berlin, PA 17316
 Attorney: Sharon E. Myers, Esquire, CGA Law Firm, PC, P.O. Box 606, East Berlin, PA 17316
 01.11-3t

ESTATE OF BETTY E. RAVER, DECEASED
 Late of Dallastown Borough, York County, PA.
 Executor: David A. Raver, c/o 340 Pine Grove Commons, York, PA 17403
 Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
 01.11-3t

ESTATE OF KATHY JEAN RIFE, DECEASED
 Late of West Manchester Twp., York County, PA.
 Executor: Robert Eugene Rife, 2760 Brookmar Drive, York, PA 17408
 01.11-3t

ESTATE OF BEATRICE P. RUBY, DECEASED
 Late of Windsor Twp., York County, PA.
 Executors: Randy L. Ruby, John F. Ruby, Jr., and Charles E. Ruby, c/o Laucks & Laucks, PC, 105 West Broadway, Red Lion, PA 17356
 Attorney: David M. Laucks, Esquire, LAUCKS & LAUCKS, P.C., 105 W. Broadway, Red Lion, PA 17356
 01.11-3t

ESTATE OF MYRNA L. WALLACE, a/k/a MYRNA LYNNE WALLACE, DECEASED
 Late of Shrewsbury Twp., York County, PA.
 Executrix: Maxine L. Thomas, c/o David A. Mills, Esquire, Blakey, Yost, Bupp & Rausch, LLP, 17 East Market Street, York, PA 17401
 Attorney: David A. Mills, Esquire, Blakey, Yost, Bupp & Rausch, LLP, 17 East Market Street, York, PA 17401
 01.11-3t

ESTATE OF JAMES MATTHEW WARWICK, DECEASED
 Late of York County, PA.
 Administrator-Executor: James Warwick, 58 Robin Rd., Monmouth Junction, N.J. 08852
 01.11-3t

ESTATE OF BONNIE LOU WINDON a/k/a BONNIE L. WINDON and BONNIE WINDON, DECEASED
 Late of North Hopewell Twp., York County, PA.
 Administratrix C.T.A.: Brandie J. Scott, 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
 01.11-3t

ESTATE OF KATHLEEN MARIE ZEIGLER, DECEASED
 Late of York County, PA.
 Administrator: Jay C. Zeigler, 800 Range End Road, Dillsburg, PA 17019

Attorney: David J. Lenox, Esquire, 8 Tristan Drive, Suite 3, Dillsburg, PA 17019
 01.11-3t

**ORPHAN'S 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 **February 7, 2018 at 9:00 a.m.** and will be called in the order named for audit and distribution by said Court, in **Courtroom No. 5004, on the 5th floor of the York County Judicial Center at 45 North George St. in the City of York, Pennsylvania.**

1. NEUMAN – The First and Final Account of Aaron Keith Newman, Executor of the Last Will and Testament of Steven Neuman a/k/a Steven Lee Neuman, Late of Windsor Township, York County, Pennsylvania, deceased, 6717-0691. (David M. Laucks, Esq.)

2. MOODY – The First and Final Account of Robert H. Rothrock, IV, Administrator of the Estate of Lisa Darlene Moody, Late of Red Lion Borough, York County, Pennsylvania, deceased, 6716-0472. (David M. Laucks, Esq.)

FILED IN THE OFFICE OF THE CLERK OF ORPHANS' COURT DIVISION OF THE COMMON PLEAS COURT, YORK COUNTY, PENNSYLVANIA ON OR BEFORE JANUARY 10, 2018.

BRADLEY C. JACOBS
COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA,
ORPHANS' COURT DIVISION

01.18-2t

CIVIL NOTICES

ACTION IN MORTGAGE FORECLOSURE

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PA
 CIVIL ACTION - LAW

MIDFIRST BANK,

VS.

THE UNKNOWN HEIRS OF PATRICK J. CORBIN, DECEASED,
 DEFENDANTS

MORTGAGE FORECLOSURE

NO. 2017 SU 001986 06

TO: THE UNKNOWN HEIRS OF PATRICK J. CORBIN:

You are hereby notified that on December 28, 2017, the Plaintiff, MIDFIRST BANK, filed an Amended Mortgage Foreclosure Complaint endorsed with a Notice to Defend against you in the Court of Common Pleas of York County, Pennsylvania, docketed to No. 2017 SU 001986- 06, wherein Plaintiff seeks to foreclose it's mortgage securing your property located at 2350 East Slater Hill Lane, York, PA 17406, 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

You have been sued in Court. 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, TELEPHONE THE OFFICE BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

Name: YORK COUNTY BAR ASSOCIATION

Address: 137 East Market Street
 York, PA 17401

Telephone number: (717) 854-8755,
EXT. 201

Leon P. Haller, Esquire
Attorney ID #15700
1719 North Front Street
Harrisburg, Pa. 17102
717-234-4178

01.25-1t

Solicitor

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. 2017-SU-003373

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

Reverse Mortgage Solutions, Inc., Plaintiff vs.
Denise A. Conners, Known Heir of John C.
Shreve, II, Olga R. Shreve, III, Known Heir of
John C. Shreve, II, Sherry L. March, Personal
Representative of the Estate of John C. Shreve,
II, Estate of John C. Shreve, II and Unknown
Heirs, Successors, Assigns and All Person,
Firms or Associations claiming Right, Title
or Interest from or under John C. Shreve, II,
Defendants

TO: Unknown Heirs, Successors, Assigns and
All Person, Firms or Associations claiming
Right, Title or Interest from or under John C.
Shreve, II, Defendant(s), whose last known
address is 370 Kralltown Road, Wellsville, PA
17365.

COMPLAINT IN
MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, Reverse
Mortgage Solutions, Inc., 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. 2017-SU-003373, wherein Plaintiff
seeks to foreclose on the mortgage secured on
your property located, 370 Kralltown Road,
Wellsville, PA 17365, whereupon your property
would be sold by the Sheriff of York County.

NOTICE

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

17401, 717.854.8755. Mark J. Udren, Lorraine
Gazzara Doyle, Elizabeth L. Wassall, John Eric
Kishbaugh, Nicole B. Labletta, David Neeren,
Morris Scott & Walter Gouldsbury, Attys.
for Plaintiff, Udren Law Offices, P.C., 111
Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003,
856.669.5400.

01.25-1t

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. 2017-SU-002731

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

vs.

GARTH H. REYNOLDS A/K/A GARTH
HOBART REYNOLDS
Defendant

NOTICE

To GARTH H. REYNOLDS A/K/A GARTH
HOBART REYNOLDS

You are hereby notified that on October 10,
2017, Plaintiff, WELLS FARGO BANK, N.A.
S/B/M TO WACHOVIA BANK, NATIONAL
ASSOCIATION, filed a Mortgage Foreclosure
Complaint endorsed with a Notice to Defend,
against you in the Court of Common Pleas of
YORK County Pennsylvania, docketed to No.
2017-SU-002731. Wherein Plaintiff seeks to
foreclose on the mortgage secured on your
property located at 6 GREEN ROAD, DELTA,
PA 17314-9123 whereupon your property
would be sold by the Sheriff of YORK County.

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

NOTICE

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

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

LAWYER.

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

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

01.25-1t

Solicitor

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles
of Incorporation were filed in the Department
of State of the Commonwealth of Pennsylvania,
at Harrisburg, Pennsylvania, on the 29th day of
December, 2017, for the purpose of obtaining
a Certificate of Incorporation of a proposed
business corporation to be organized under the
Business Corporation Law of 1988, as amended,
of the Commonwealth of Pennsylvania.

The name and address of the proposed
corporation is Adore Real Estate Company, 123
Stone Head Road, Dillsburg, PA 17019.

The purposes for which it is to be organized
are: Real estate services and any other
lawful purpose permitted under the Business
Corporation Law of 1988, as amended

Elizabeth H. Feather, Esquire
Caldwell & Kearns, P.C.
3631 North Front Street
Harrisburg, PA 17110

01.25-1t

Solicitor

NOTICE is hereby given that **SPEC, Inc.**
has been incorporated under the provisions of
the Pennsylvania Business Corporation Law of
1988.

BARLEY SNYDER LLP
Attorneys

01.25-1t

Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on December 29,
2017 a petition for change of name was filed
in the Court of Common Pleas, requesting a
decree to change the name of: Wesley Michael

Lauchman to: Wesley Michael Becker.
The Court has fixed the day of March 13, 2018 at 9:30 am in Courtroom #7003 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

01.25-1t Solicitor

DISSOLUTION NOTICE

NOTICE is hereby given to all persons interested or who may be affected that Shades of Green Lawn Service, LLC a Pennsylvania Corporation, having a registered address at: 2108 W. Market Street, York, PA 17404 is about to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania and that its Board of Directors are now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended by the issuance of a Certificate of Dissolution under the Pennsylvania Business Corporation Law of 1988.

Amanda Snoke Dubbs, Esquire,
294 Dew Drop Road,
York, PA 17402

01.25-1t Solicitor

NOTICE IS HEREBY GIVEN THAT the Consistory of Grace Reformed Congregation of the City of York, Pennsylvania, a/k/a/ Grace United Church of Christ, a Pennsylvania nonprofit corporation, with an address at 225 North Hartley Street, York, PA 17401 has approved a plan that the Corporation voluntarily dissolve, and that the Consistory is now engaged in winding up and settling the affairs of the Corporation under the provisions of the Pennsylvania Business Corporation Law of 1988.

Charles A. Rausch, Esquire
BLAKEY, YOST, BUPP & RAUSCH, LLP

01.25-1t Solicitor

FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on March 6, 2017 for: KC Transportation Services. The business is located at: 176 Red Haven Rd., New Cumberland, PA 17070. The name and address

of the entity interested in the business is KC Equine Services, LLC, 176 Red Haven Rd., New Cumberland, PA 17070. This notice is filed in accordance with 54 Pa.C.S. Section 311.

David R. Galloway, Esquire
WALTERS & GALLOWAY, PLLC
54 East Main Street
Mechanicsburg, PA 17055

01.25-1t Solicitor

NOTICE

**PUBLIC NOTICE TO
THOMAS DAVID FRITZ, JR.
AND ANNA MARIE HAUN**

**In Re: Adoption of Pollie Harper Fritz,
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, Pollie Harper Fritz. A Termination of Parental Rights Hearing has been scheduled for March 8, 2018, at 9:00 a.m., in Court Room No. 6005, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Pollie Harper Fritz (DOB: December 9, 2012), whose Father is Thomas David Fritz, Jr. and whose Mother is Anna Marie Haun. 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.

York County Bar Association
137 East Market Street
York, Pennsylvania 17401
Telephone No. (717) 854-8755

Clerk of the Orphans' Court
York County Judicial Center
45 North George Street
York, Pennsylvania 17401
Telephone No. (717) 771-9288

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.

01.11-3t Solicitor

**PUBLIC NOTICE TO
ALICIA ANN OKAFOR,
TONY UZOMA OKAFOR
AND GERILL NEMIAH WILLIAMS**

**In Re: Adoption of Devante Nemiah
Williams, 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, Devante Nemiah Williams. A Termination of Parental Rights Hearing has been scheduled for March 7, 2018, at 9:00 a.m., in Court Room No. 6005, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Devante Nemiah Williams (DOB: February 18, 2016), whose Fathers are Tony Uzoma Okafor and Gerill Nemiah Williams and whose Mother is Alicia Ann Okafor. 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.

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York, Pennsylvania 17401
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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.

01.18-3t Solicitor

SHERIFF'S SALE

IN THE COURT OF COMMON PLEAS
YORK COUNTY, PENNSYLVANIA
U.S. Bank National Association
Plaintiff,

vs.
Joann Myers
Defendant.

CIVIL DIVISION

Docket No.: 2017-SU-000392
NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY PURSUANT TO
PENNSYLVANIA RULE OF CIVIL
PROCEDURE 3129

Joann Myers
106 North Gotwalt Street
York, PA 17404
AND
2001 Fitzwarren Place
Apt. T1
Baltimore, MD 21209
TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at the York County Courthouse, 45 North George Street, York, PA 17401 on April 9, 2018 at 2:00PM prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

The LOCATION of your property to be sold is:

106 North Gotwalt Street, York, PA 17404

The JUDGMENT under or pursuant to which your property is being sold is docketed to: No. 2017-SU-000392

THE NAME OF THE OWNER OR REPUTED OWNER OF THIS PROPERTY ARE: Joann Myers

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of York County, 45 NORTH GEORGE STREET, York, Pennsylvania 17401.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your

rights, you must act promptly.
YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

York County Bar Association
137 East Market Street
York, PA 17401

(717) 854-8755

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of York County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of York County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.
3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of York County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, York County Courthouse, 45 North George Street, York, PA 17401, before presentation of the petition to the Court.

Dated: 10/11/17

Kimberly A. Bonner, Esquire (89705)

Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

Telephone: 614-222-4921

Fax: 614-220-5613

Email: kabonner@manleydeas.com

Attorney for Plaintiff

VIA ORDER OF COURT

01.25-1t

Solicitor

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**seek experienced
attorney candidates.**

The position includes General practice with an emphasis in Family Law. This is not an entry level position but is for the attorney who has both an active/current client base and is able to regularly produce new clients. Compensation is negotiable AND dependent on the above requirements.

Contact Blake & Schanbacher at 29 E. Philadelphia St. York, PA, at www.palitigators.com or dave@palitigators.com or kurt@palitigators.com.

Stock and Leader, York County's premier law firm, is comprised of sixty-five professionals and support staff providing legal services to businesses, individuals, and governmental entities across a broad range of civil law practice areas.

Stock and Leader is hiring a full-time Associate to begin immediately and/or in the fall of 2018. This Associate will work within the School Law Group. Stock and Leader represents multiple school districts within the Central Pa region. We advise school districts on a wide variety of legal matters, such as contracts, student concerns, labor and employment, special education defense, constitutional issues, Right to Know Law, bonds, tax assessment, and real estate. School Law attorneys are involved in litigation, most of which occurs primarily in administrative processes/hearings and Federal Court. Applicants should include in their cover letter their personal connection to, and interest in pursuing a private practice career in, Central Pennsylvania.

We are also hiring for a lateral Associate position with at least two (2) years of experience for the School Law Group. The ideal candidate will have expertise in advising school districts or municipalities, including in areas such as in labor and employment, Right to Know Law, Sunshine Law, special education, student discipline, and constitutional law. Other desirable experience includes knowledge of various administrative bodies, including the Bureau of Special Education, Office for Dispute Resolution, Office of Civil Rights, Pennsylvania Human Relations Commission, Equal Employment Opportunity Commission, Unemployment Compensation Board of Review, and federal and state courts is desired.

Interested attorneys can submit a resume and cover letter to Jody Anderson-Leighty, Esquire at janderson@stockandleader.com. Hard copy credentials can be mailed to the address listed on our website. Please provide personal contact information as all inquiries are confidential. Applicants should include in their cover letter their personal connection to, and interest in pursuing a private practice career in, Central Pennsylvania.