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

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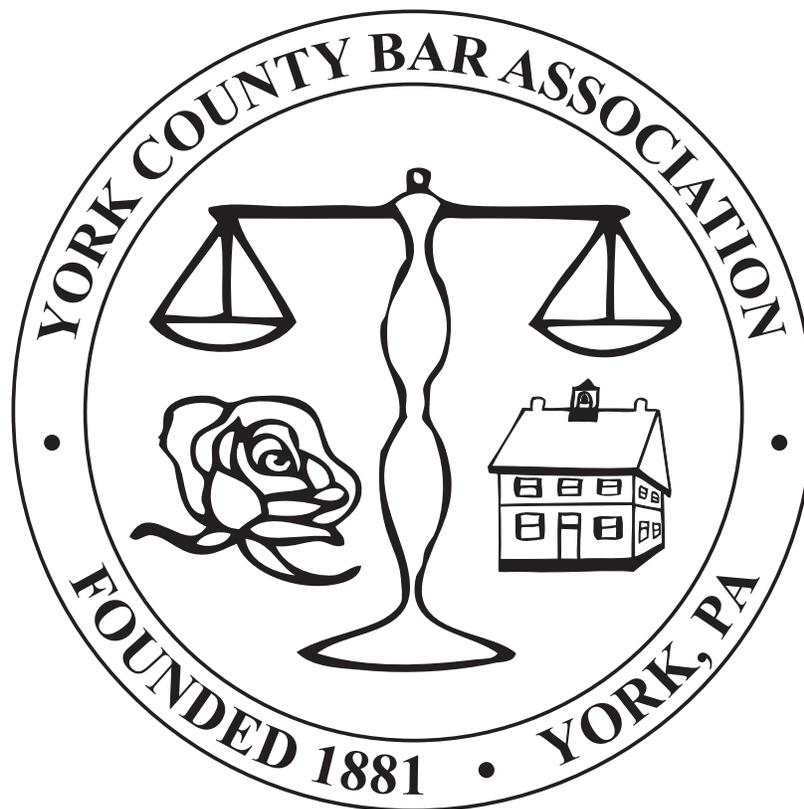
CASES REPORTED

JOHN D. HEBERT V. DOUGLAS R. HEBERT, II

NO. 2017-SU-001065

Preliminary Objections – Oral Agreement - Involuntary Transfer of Title

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JOHN D. HEBERT v. DOUGLAS R. HEBERT, II

Preliminary Objections – Oral Agreement -
Involuntary Transfer of Title

1. This matter involves Plaintiff’s contention that, for estate planning purposes, he and his now deceased wife entered into an oral agreement with their grandson in which they agreed to transfer the title of their mobile home to him, and, upon grandmother’s death, grandson would transfer the title back to Grandfather. Simply put, grandson did not have the same understanding.
2. Defendant filed Preliminary Objections. In response, Plaintiff filed an Amended Petition for Involuntary Transfer of Title (“Amended Petition”), after which Defendant filed another set of Preliminary Objections, at issue here.
3. The Court concluded that Plaintiff failed to plead sufficient facts to sustain an involuntary transfer of the title to the mobile home. While the parties may have agreed to transfer title, that agreement lacked consideration and is therefore legally unenforceable. Moreover, the failure to adhere to the provision of the Vehicle Code does not warrant the involuntary transfer of the title back to Plaintiff.
4. As a result, the Court found that Plaintiff’s Amended Petition 1) failed to comply with law or rule of court under Pa. R. Civ. P. 1028(a)(2), in that Plaintiff does not plead sufficient material facts, as required by Pa. R. Civ. P. 1019(a), on which to base his request for this Court to order an involuntary transfer of title; 2) was insufficiently specific pursuant to Pa. R. Civ. P. 1028(a)(3) because it does not enable Defendant to prepare his defense nor does it inform Defendant or the Court of the specific basis on which recovery is sought; and 3) legally insufficient pursuant to Pa. R. Civ. P. 1028(a)(4), because it failed to plead essential facts to establish the basis for Plaintiff’s requested relief. Accordingly, the Court **SUSTAINED** Defendant’s Preliminary Objections.

**IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA CIVIL DIVISION**

JOHN D. HEBERT	: No. 2017-SU-001065
Petitioner	:
	:
v.	:
	:
DOUGLAS R. HEBERT, II	: Civil Action – Law
Respondent	:
	:
For the Plaintiff:	ALEXIS KATHRYN LEHMAN SIPE, ESQ
For the Defendant:	PAUL G LUTZ, ESQ

**MEMORANDUM OPINION SUSTAINING
DEFENDANT’S PRELIMINARY OBJECTIONS**

I. FACTS AND PROCEDURAL HISTORY

This is a case about an allegedly unkept oral promise between grandparents and their grandson concerning a mobile home. Plaintiff is the grandfather of Defendant. It is Plaintiff’s contention that, for estate planning purposes, he and his now deceased wife entered into an oral agreement with their grandson in which they agreed to transfer the title of their mobile home to him, and, upon grandmother’s death, grandson would transfer the title back to Grandfather. Simply put, grandson did not have the same understanding.

Plaintiff instituted suit against his grandson by filing a Petition for Involuntary Transfer of Title (“Petition”). Defendant filed Preliminary Objections to that Petition. In response, Plaintiff filed an Amended Petition for Involuntary Transfer of Title (“Amended Petition”), after which Defendant filed another set of Preliminary Objections.

In his Amended Petition, Plaintiff alleges the existence of an oral contract between the parties and subsequent breach by Defendant. He also alleges that the title issued by PennDOT is invalid on the basis that the parties failed to handprint their names on the title and that neither party provided a copy of the tax status certification, both of which he claims are required in order to validly transfer a title.

II. ISSUES

Defendant raises three Preliminary Objections to the Petition. First, he claims that Plaintiff’s Amended Petition fails to comply with law or rule of court pursuant to under Pa. R. Civ. P. 1028(a)(2). Second, he claims that the pleading is insufficiently specific under Pa. R. Civ. P. 1028(a)(3). His third and final Preliminary Objection alleges a demurrer, or legal insufficiency of a pleading, pursuant to Pa. R. Civ. P. 1028(a)(4).

Defendant argues that Plaintiff fails to establish a cause of action for breach of contract because his claim that the parties entered into an agreement in which Defendant would voluntarily transfer title at some future point to Plaintiff, with no consideration, does not establish a legally enforceable contract. Defendant employs the same argument in support of his claim that Plaintiff’s Amended Petition is insufficiently specific, arguing that it does not enable Defendant to prepare his defense because it does not inform the Defendant nor the Court of the specific basis on which recovery is sought.

On the issue involving the validity of the title issued by PennDOT, Defendant disputes Plaintiff’s contention that the title was made invalid by the parties’ failure to handprint their names on the title documentation and failing to provide a copy of the tax status certification under 75 Pa.C.S.A. § 1111.1. On this issue, Defendant argues that a plain reading of the Statute requires the owner of the vehicle to execute an assignment and warranty of title, and that it does not require the owner(s) to handprint their names in order to validly transfer a title, as Plaintiff claims. Similarly, Defendant contends that Plaintiff’s Amended Petition is insufficiently specific because the allegations pled on this issue are not specific enough to support his claim that the title is invalid.

On the tax status certification issue, Defendant states that the relevant provision in the statute was designed for the protection of the transferee, and that it contains no language providing for the invalidation of a transfer of title for failing to provide tax status certification. The bottom line, suggests Defendant, is that even though the names of the parties were not hand printed on the title, and even though the tax status certification was not provided by the parties, PennDOT did, in fact, transfer the title and issue a certificate of title to the parties. Defendant also contends that Plaintiff’s Amended Petition is insufficiently specific because the facts pled by Plaintiff on this issue are not specific enough to support the claim that the title is invalid.

Defendant argues that Plaintiff’s Amended Petition is, as a whole, legally insufficient because it fails to plead essential facts to establish the basis for his request to the Court and because Plaintiff would be unable to prove the facts pled because these facts do not support a cause of action upon which relief can be granted.

Plaintiff, on the other hand, asserts that his Amended Petition provides adequate material facts to permit Defendant to prepare a defense and he believes that his allegations are specific enough to support the existence of an oral contract and subsequent breach by Defendant. He argues that, even if the Court were to find that there is no legally enforceable agreement, the title issued by PennDOT is invalid on the basis that the parties failed to handprint their names on the title and that neither party provided a copy of the tax status certification, both of which he claims are required in order to validly transfer a title.

III. DISCUSSION

Preliminary objections, which if sustained, would result in the dismissal of a cause of action “should be sustained only in cases that are clear and free from doubt.” *Bower v. Bower*, 531 Pa. 54, 611 A.2d 181, 182 (1992). Furthermore, preliminary objections should be granted “only where it appears with certainty that, upon the facts averred, the law will not allow the plaintiff to recover.” *Snare v. Ebsenburg Power Co.*, 431 Pa. Super. 515, 637 A.2d 296 (1993) (citation omitted), appeal denied 538 Pa. 627, 646 A.2d 1181 (1994). In ruling on preliminary objections, “the court must consider the evidence in the light most favorable to the non-moving party.” *Maleski by Taylor v. DP Realty Trust*, 653 A.2d 54, 61 (Pa. Commw. Ct. 1994).

The pertinent question under Rule 1028(a)(3) is “whether the complaint is sufficiently clear to enable the defendant to prepare his defense,” or “whether the plaintiff’s complaint informs the defendant with accuracy and completeness of the specific basis on which recovery is sought

so that he may know without question upon what grounds to make his defense.” *Ammlung v. City of Chester*, 224 Pa.Super. 47, 302 A.2d 491, 498 n. 36 (1973) (quoting 1 Goodrich–Amram § 1017(b)–9); *Rambo v. Greene*, 2006 PA Super 231, ¶ 11, 906 A.2d 1232, 1236 (Pa. Super. Ct. 2006). Preliminary objections in the nature of a demurrer test the legal sufficiency of the complaint. When considering preliminary objections, all material facts set forth in the challenged pleadings are admitted as true, as well as all inferences reasonably deducible therefrom. Preliminary objections which seek the dismissal of a cause of action should be sustained only in cases in which it is clear and free from doubt that the pleader will be unable to prove facts legally sufficient to establish the right to relief. If any doubt exists as to whether a demurrer should be sustained, it should be resolved in favor of overruling the preliminary objections. *Haun v. Community Health Systems, Inc.*, 14 A.3d 120, 123 (Pa.Super. 2011).

Because all of Defendant’s Preliminary Objections relate back to insufficiency of the pleadings, they will be addressed together. First, the Court agrees with Defendant in that Plaintiff’s Amended Petition fails to establish a cause of action for breach of contract due to a lack of consideration. Plaintiff’s claim that the parties entered into an agreement in which Defendant would voluntarily transfer title at some future point to Plaintiff, with no consideration, does not establish a legally enforceable contract. Without an enforceable contract there is no factual basis upon which to request that this Court involuntarily transfer Defendant’s interest in the title of the mobile home to Plaintiff. Generally, in order for a contract to be formed, there must be an offer, acceptance, and consideration. *Corestates Bank, N.A. v. Cutillo*, 723 A.2d 1053, 1058 (Pa. Super. 1999). Consistent with that, Pennsylvania law specifically states that a cause of action for breach of contract is established by pleading the existence of a contract, including its essential terms, a breach of a duty imposed by the contract, and resultant damages. *Corestates Bank, N.A. v. Cutillo*, 723 A.2d 1053, 1058 (Pa. Super. 1999). While not every term of a contract must be stated in complete detail, every element must be specifically pled. *Id.* Plaintiff plainly admits in his Amended Petition that “respondent paid no consideration in exchange for said transfer” on the date of the transfer or thereafter.¹ Therefore, he does not successfully establish a cause of action for breach of contract because he lacks the required element of consideration.

As to the validity of the title, Plaintiff cites 75 Pa. C.S.A. § 201 (a)². Plaintiff correctly points out that with respect to motor vehicles, ownership may not pass without a valid certificate of title being obtained. He also correctly notes that PennDOT has established a specific procedure wherein the ownership of a motor vehicle may be involuntarily transferred by Court Order, and argues that the statutory authority for an involuntary transfer of title by Court Order, while not explicit, appears to be permitted under 75 Pa.C.S.A. § 1114 and § 1116. Such procedure is neither appropriate nor applicable here.

A plain reading of the statute shows that neither 75 Pa.C.S.A. § 1114 nor § 1116 grant the Court authority to order an involuntary transfer by Court Order under the facts and circumstances of this case. Both sections of the statute apply to the transfer of an interest in a vehicle that passes to another person other than by voluntary transfer. The transfer of title from Plaintiff and his late wife to Defendant was, as stipulated by both parties in their respective pleadings, a voluntary transfer of title.

These statutes address a different type of transfer or procedure, and do not address the facts in the present case. 75 Pa.C.S.A. § 1114 reads: “If the interest of an owner in a vehicle passes to another other than by voluntary transfer, the transferee shall, except as otherwise provided, promptly mail or deliver to the department the last certificate of title, if available, and shall apply for a new certificate of title on a form prescribed and furnished by the department.” 75 Pa.C.S.A. § 1114(a). Likewise, 75 Pa.C.S.A. § 1116 does not apply here because it addresses the procedure for issuing a new certificate of title following a transfer, and does not address the validity of the title itself.

That statute reads:

(a) Voluntary transfer.--The department, upon receipt of a properly assigned certificate of title with an application for a new certificate of title, the required fee and any other required documents and articles, shall issue a new certificate of title in the name of the transferee as owner and mail it to the first lienholder named in the certificate or, if none, to the owner.

(b) Involuntary transfer.--The department, upon receipt of an application for a new certificate of title by a transferee other than by voluntary transfer, on a form prescribed and furnished by the department together with proper proof satisfactory to the department of the transfer, the required fee and any other required documents and articles, shall issue a new certificate of title in the name of the transferee as owner.

75 Pa.C.S.A. § 1116

Therefore, while Plaintiff is correct in his contention that an involuntary transfer by Court Order may be permissible in certain situations under 75 Pa.C.S.A. § 1114 and § 1116, it is neither appropriate nor applicable here. As for Plaintiff’s dispute of the validity of the title issued by PennDOT, in which he alleges a statutory deficiency in the transfer of the interest in the title to the mobile home based on the allegations that neither party hand printed their name on the title or that neither party provided a copy of the tax status certification, the Court disagrees.

Plaintiff cites 75 Pa.C.S.A. § 1111 as statutory authority to support his contention that the parties involved in a sale or transfer of ownership of a vehicle must handprint their names on the document, but a plain reading of the statute does not support this conclusion. The statute prescribes that “[i]n the event of the sale or transfer of the ownership of a vehicle within this Commonwealth, the owner shall execute an assignment and warranty of title to the transferee in the space provided on the certificate or as the department prescribes...”³ Nowhere in the statute does it state that the parties must handprint their names on the title documentation in order for the title to pass. Even if the language of the statute included a provision requiring the parties to handprint their names in order for the title to be valid, the statutory language preceding this section reads that the department *may* refuse to issue a certificate of title for any of reasons listed, not that the department *shall* refuse to issue it.

We reach the same conclusion on the issue of whether the title is invalid based on the parties’ failure to provide a copy of the tax status certification. The statute cited by Plaintiff, 75 Pa.C.S.A. § 1111.1, does not invalidate a transfer of title if the transferor fails to provide a copy of the tax status certification. Instead, it requires the transferor, and not the transferee, to obtain a tax status certification showing the real estate taxes due on the mobile home as shown by the bureau’s records and to provide it to both the transferee and PennDOT in conjunction with the transfer of title. The statute does not state that a title is made invalid by failure of the transferor to provide a tax status certification. While Plaintiff correctly points out that, under 75 Pa.C.S.A. § 1109, PennDOT may refuse to issue a certificate of title in certain situations, none of the situations listed in the statute apply to this case.⁴

Pennsylvania law directs PennDOT to file each application received and, when satisfied as to the genuineness and regularity of the application and that the applicant is entitled to the issuance of a certificate of title, issue a certificate of title for the vehicle. PennDOT is required to use reasonable diligence in ascertaining whether or not the facts stated in the application are true.⁵ This Court has no reason to believe that PennDOT failed to use reasonable diligence as required by law, or that it issued the certificate of title without first being satisfied as to the genuineness and regularity of the application. Most importantly, it is undisputed that PennDOT did, in fact, issue the certificate of title.

IV. CONCLUSION

For the foregoing reasons, the Court concludes that Plaintiff has failed to plead sufficient facts to sustain an involuntary transfer of the title to the mobile home. While the parties may have agreed to transfer title, that agreement lacked consideration and is therefore legally unenforceable. Moreover, the failure to adhere to the provision of the Vehicle Code does not warrant the involuntary transfer of the title back to Plaintiff.

As a result, the Court finds that Plaintiff’s Amended Petition 1) fails to comply with law or rule of court under Pa. R. Civ. P. 1028(a)(2), in that Plaintiff does not plead sufficient material facts, as required by Pa. R. Civ. P. 1019(a), on which to base his request for this Court to order an involuntary transfer of title; 2) is insufficiently specific pursuant to Pa. R. Civ. P. 1028(a)(3) because it does not enable Defendant to prepare his defense nor does it inform Defendant or the Court of the specific basis on which recovery is sought; and 3) legally insufficient pursuant to Pa. R. Civ. P. 1028(a)(4), because it fails to plead essential facts to establish

the basis for Plaintiff's requested relief. Accordingly, Defendant's Preliminary Objections pursuant to Pa. R. Civ. P. 1028(a)(2), Pa. R. Civ. P. 1028(a)(3), and Pa. R. Civ. P. 1028(a)(4) are **SUSTAINED**.

BY THE COURT:

JOSEPH C. ADAMS, PRESIDENT JUDGE

Dated: April 13, 2018

**IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA CIVIL DIVISION**

JOHN D. HEBERT	: No. 2017-SU-001065
Petitioner	:
	:
v.	:
	:
DOUGLAS R. HEBERT, II	: Civil Action – Law
Respondent	:
	:

For the Plaintiff: ALEXIS KATHRYN LEHMAN SIPE, ESQ

For the Defendant: PAUL G LUTZ, ESQ

**ORDER SUSTAINING DEFENDANT'S
PRELIMINARY OBJECTIONS**

AND NOW, this 13th day of April 2018, for the reasons set forth in the Memorandum Opinion of this date, Defendant Hebert's Preliminary Objections to Plaintiff's Amended Petition are **SUSTAINED**. Plaintiff's Amended Petition is dismissed.

BY THE COURT:

JOSEPH C. ADAMS, PRESIDENT JUDGE

FOOTNOTES

¹ Plaintiff's Amended Petition for Involuntary Transfer of Title at p.4 ¶ 17

² Upon review of this Court, this is not a valid statute.

³ 75 Pa.C.S.A. § 1111

⁴ PennDOT may refuse issuance of a certificate of title or certificate of salvage when it has reasonable grounds to believe: (1) That any required fee has not been paid. (2) That any taxes payable under the laws of this Commonwealth on or in connection with, or resulting from, the acquisition or use of the vehicle have not been paid. (3) That the applicant is not the owner of the vehicle. (4) That the application contains a false or fraudulent statement. (5) That the applicant has failed to furnish required information or documents or any additional information the department reasonably requires. (6) That the vehicle is a non-repairable vehicle. 75 Pa.C.S.A. § 1109

⁵ 75 Pa.C.S.A. Section 1105.

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YORK COUNTY TAX CLAIM BUREAU

NOTICE OF JUDICIAL TAX SALE

To owners of properties identified in this notice and to all persons having tax liens, tax judgments, municipal claims, mortgages, liens, charges or estates of whatsoever kind, except ground rents separately taxed, against such properties.

The following conditions shall govern the sale of properties by the York County Tax Claim Bureau for Judicial Sale as scheduled on June 7, 2018 at 9:00 AM. The sale will be held in Court Room #1 in the York County Administrative Center at 28 East Market Street, York, Pennsylvania. **All prospective bidders must register with the York County Tax Claim Bureau at 28 East Market St York PA starting on May 7, 2018 but no later than May 18, 2018. This registration requires a photo I.D. such as a valid driver's license or other method of identification acceptable to the Tax Claim Bureau. In order to be a registered or eligible bidder, neither the bidder, nor the bidder in association with any other person or entity, shall be delinquent in paying any real estate taxes in York County, as well as have no municipal utility bills that are more than one year outstanding. You must be present to bid. There shall be no assignment of bids.**

1. **SAID PROPERTIES**, will be sold **FREE** and **CLEAR** of all tax and municipal claims, mortgages, liens, charges, and estates of whatsoever kind, except ground rents, separately taxed, Motor Vehicle or Uniform Commercial Code encumbrances on mobile homes to the highest bidder. **A condition of this sale shall be that no sale shall be made except to the County unless there is a minimum bid equal to the costs incurred of such sale as designated in The Pennsylvania Real Estate Tax Sale Law 542 of 1947, as amended, Section 612(a).**
2. **Acknowledgment, Recording Fee and Preparation of the Deed.** These items will be computed after the property has been knocked down to the successful bidder. The sale price, the transfer tax, and the recording fee, acknowledgment and preparation of the deed must all be paid at the time of the sale. In the case of all properties, **NO CASH** will be accepted, a certified check on a local bank or other satisfactory payment and must be paid in full.
3. Deeds for the premises will be prepared by the Tax Claim Bureau and recorded. The Tax Claim Bureau will mail the deeds to the address given by the buyer at the sale after the deed has been photographed and returned. (Approximately 6 months)
4. Please note the properties were exposed for Sale on October 5, 2017. The respective properties were advertised for Upset Sale in accordance with the requirements of the Real Estate Tax Sale Law in effect at the time of the sale.
5. It is strongly recommended that prospective purchasers have examination made of the title to any property in which they may be interested. Every reasonable effort has been made to keep the proceedings free from error. However, in every case, THE PROPERTY IS OFFERED FOR SALE BY THE TAX CLAIM BUREAU WITHOUT ANY GUARANTEE OR WARRANTY WHATSOEVER EITHER AS TO EXISTENCE, CORRECTNESS OR OWNERSHIP, SIZE BOUNDARIES, LOCATION STRUCTURES OR LACK OF STRUCTURES UPON THE LAND, LIENS, TITLES OR ANY OTHER MATTER OR THING WHATSOEVER.
6. Notice is further given to any person who may have claims against any properties identified and to all other parties in interest that a schedule of proposed distribution of the proceed of sale will be posted in the office of the Tax Claim Bureau following such sale and distribution will be made in accordance with the schedule, unless exceptions are filed thereto within ten (10) days thereafter. All claims must be filed with the Tax Claim Bureau. **ALL SALES WILL BE MADE UNDER THESE CONDITIONS AND WILL BE FINAL. NO ADJUSTMENT WILL BE MADE AFTER THE PROPERTY IS STRUCK DOWN. MAKE SURE OF WHAT YOU ARE BUYING BEFORE BIDDING.**
7. Purchase by owner – The owners shall have no right to purchase their own property at the Judicial Sale conducted under the provision of the Act (618 added July 3, 1986, P.L. 351, No. 81).
8. Mobile home purchasers – will only receive a proof of purchase from the Tax Claim Bureau after the sale. The Department of Transportation will issue titles for the properties purchased at the tax sale only upon receipt of a proper order of court.
9. The properties subject to the Judicial Tax Sale can be identified by reference to the prior advertisement for the Tax Claim Bureau Upset Sale as set forth in the York Newspaper on August 29, 2017 and September 4, 2017. The properties offered for sale may also be identified by purchasing a list of the properties exposed to the sale from the York County Tax Claim Bureau.
10. Unsold properties will be placed on the Repository List within six (6) months following the Judicial Sale. Any bids to purchase properties from the Repository List shall be placed with the Tax Claim Bureau in accordance with the Bureau's applicable procedures. Bids will only be accepted upon written consent of all taxing authorities.

It is the policy of the County of York to ensure services are meaningfully accessible to qualified individuals with disabilities in accordance with the Americans with Disability Act. Upon request, auxiliary aids and accommodations are available to individuals with disabilities. Persons seeking accommodations should call the County at (717) 771-9214. For individuals with hearing impairment, contact the Deaf Center, (717) 845-2585, OR (717) 848-6765. (TDD)

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 ESTHER V. BAKER, DECEASED
Late of Paradise Twp., York County, PA.
Executrix: Sherry C. Chantiles, 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 05.03-3t
- ESTATE OF JULES E. BIERACH a/k/a JULES E. BIERACH, JR., DECEASED
Late of Newberry Twp., York County, PA.
Executrix: Geraldine E. Bierach, 71 Reeser Drive, York Haven, PA 17370
Attorney: David H. Stone, Esquire, Stone Lafaver & Shekletski, P.O. Box E, New Cumberland, PA 17070 05.03-3t
- ESTATE OF JERRY ALLAN BURCHINAL, DECEASED
Late of Fawn Twp., York County, PA.
Executrix: Susan Barbara Master, c/o 135 North George Street, York, PA 17401
Attorney: Timothy Bupp, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 05.03-3t
- ESTATE OF ROBERT E. DEAN, DECEASED
Late of Newberry Twp., York County, PA.
Administrator-Executor: Michael A. Dean, c/o 327 Locust Street, Columbia, PA 17512
Attorney: Michael S. Grab, Esquire, Nikolaus & Hohenadel, LLP, 327 Locust St., Columbia, PA 17512 05.03-3t
- ESTATE OF ALMA M. DEISINGER, DECEASED
Late of Manchester Twp., York County, PA.
Executor: David Alan Deisinger, 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 05.03-3t
- ESTATE OF RAYMOND E. DILLY, DECEASED
Late of West York Borough, York County, PA.
Administratrix: Teresa L. Smith, c/o Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401-1210
Attorney: Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401-1210 05.03-3t
- ESTATE OF JOHN J. DODDS, DECEASED
Late of Monaghan Twp., York County, PA.
Executor: Jennifer D. Engle, c/o Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011
Attorney: Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011 05.03-3t
- ESTATE OF JUNE K. EBLING, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Eric D. Ebling, 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 05.03-3t
- ESTATE OF BARBARA C. FISHER, DECEASED
Late of Fairview Twp., York County, PA.
Executor: Larry E. Fisher, 1159 Highland Drive, Mechanicsburg, PA 17055 05.03-3t
- ESTATE OF EVELYN GROTHE, a/k/a EVELYN M. GROTHE, DECEASED
Late of Manchester Twp., York County, PA.
Executors: Todd Quigley and Vivian Lorraine Quigley, c/o Kurt A. Blake, Esquire, Blake & Schanbacher Law, LLC, 29 East Philadelphia Street, York, PA 17401
Attorney: Kurt A. Blake, Esquire, Blake & Schanbacher Law, LLC, 29 East Philadelphia Street, York, PA 17401 05.03-3t
- ESTATE OF JOY S. HAMILTON a/k/a NANCY JOY HAMILTON, DECEASED
Late of Spring Garden Twp., York County, PA.
Executrix: Kimberly J. Hamilton, c/o Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401-1210
Attorney: Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401-1210 05.03-3t
- ESTATE OF DELTA G. HARNER, DECEASED
Late of Hanover Borough, York County, PA.
Executors: Susan H. Piper, 232 Shorbs Hill Road, Hanover, PA 17331, David D. Harner, 304 Shorbs Hill Road, Hanover, PA 17331 and Steven D. Harner, 548 E. Walnut Street, Hanover, PA 17331
Attorney: John Crabbs, Esquire, Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331 05.03-3t
- ESTATE OF DALE F. HERTEL, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Jonathan B. Hertel, 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 05.03-3t
- ESTATE OF LUCILLE I. KOPP, DECEASED
Late of Red Lion Borough, York County, PA.
Executrix: Barbara L. Kopp, 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 05.03-3t
- ESTATE OF WILLIAM M. MARTIER, DECEASED
Late of Newberry Twp., York County, PA.
Executor: Connie J. Houck, c/o William R. Kaufman, Esq., 940 Century Drive, Mechanicsburg, PA 17055-4376
Attorney: William R. Kaufman, Esquire, 940 Century Drive, Mechanicsburg, PA 17055-4376 05.03-3t
- ESTATE OF RHODELLA H. NESS, DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: Jo-Ellyn Reisinger, c/o 126 East King Street, Lancaster, PA 17602
Attorney: Nancy Mayer Hughes, Esquire, Barley Snyder, LLP, 126 East King Street, Lancaster, PA 17602 05.03-3t
- ESTATE OF JOSEPH P. POPE, DECEASED
Late of Springettsbury Twp., York County, PA.
Administrator-Executor: Kelli A. Frey, c/o 50 East Market Street, Hellam, PA 17406
Attorney: Alexis K. Sipe, Esquire, 50 East Market Street, Hellam, PA 17406 05.03-3t
- ESTATE OF LOUIS G. PREUN, DECEASED
Late of Fairview Twp., York County, PA.
Administrator-Executor: Mark L. Preun, 148 S. Baltimore Street, Dillsburg, PA 17019
Attorney: Jane M. Alexander, Esquire, 148 S. Baltimore Street, Dillsburg, PA 17019-1007 05.03-3t
- ESTATE OF NANCY SUE SEALE, a/k/a N. SUE SEALE, SUZI COLL, NANCY SUE SEALE COLL, NANCY S. SEALE, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: James A. Coll, 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 05.03-3t
- ESTATE OF ROBERT L. SHEETS, DECEASED
Late of York County, PA.
Executrix: Elizabeth A. Sheets, 315 Clearview Road, Hanover, PA 17331
Attorney: Elyse E. Rogers, Esquire, Sullivan Rogers & Feichtel, 100 Sterling Parkway, Suite 100, Mechanicsburg, PA 17050 05.03-3t
- ESTATE OF LEE RUSSELL SNYDER, DECEASED
Late of Dover Twp., York County, PA.
Executrix: Charlotte Snyder, c/o Ream, Carr, Markey, Woloshin & Hunter, LLP, 119 East Market Street, York, PA 17401
Attorney: Audrey E. Woloshin, Esquire, Ream, Carr, Markey, Woloshin & Hunter, LLP, 119 East Market Street, York, PA 17401 05.03-3t
- ESTATE OF CHARLES W. VAN AULEN, III, DECEASED
Late of Conewago Twp., York County, PA.
Administrator: Charles W. Van Aulen, Jr. c/o Anthony P. Schimanek, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686
Attorney: Anthony P. Schimanek, Esquire,

Morgan, Hallgren, Crosswell & Kane,
P.C., 700 North Duke Street, P.O. Box
4686, Lancaster, PA 17604-4686 05.03-3t

SECOND PUBLICATION

ESTATE OF JULIA G. ALWOOD, DECEASED

Late of Red Lion Borough, York County, PA.
Executor: Jane L. Alwood, 122 Littleton
Drive, Hanover, PA 17331
Attorney: D. Michael Craley, Esquire, 246
West Broadway, Lower Level, Red Lion,
PA 17356 04.26-3t

ESTATE OF BRENT R. BITTNER, DECEASED

Late of Manchester Twp., York County, PA.
Executrix: Elizabeth S. Bittner, c/o Goldfein
and Joseph, P.C., 138 East Market Street,
York, PA 17401
Attorney: Leo E. Gribbin, Esquire, Goldfein
and Joseph, P.C., 138 East Market Street,
York, PA 17401 04.26-3t

ESTATE OF DELORES JEAN BROWN, DECEASED

Late of Hanover Borough, York County, PA.
Administrator: Richard L. Brown, Jr., c/o
Stonesifer and Kelley, a division of Barley
Snyder, 14 Center Square, Hanover, PA
17331
Attorney: Stonesifer and Kelley, a division of
Barley Snyder, 14 Center Square, Hanover,
PA 17331 04.26-3t

ESTATE OF MICHAEL VINCENT CAMPBELL, DECEASED

Late of San Francisco County, California.
Administratrix: Sherry Lee Ramirez, 746
West Philadelphia Street, Apartment 3,
York, PA 17401
Attorney: Timothy C. Leventry, Esquire,
LEVENTRY, HASCHAK, & RODKEY,
LLC, 1397 Eisenhower Boulevard,
Richland Square III, Suite 202 Johnstown,
PA 15904 04.26-3t

ESTATE OF MARY C. DIERDORFF, DECEASED

Late of York Twp., York County, PA.
Co-Executrices: Linda Dierdorff Stewart
and Sandra Dierdorff Wynegar 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 04.26-3t

ESTATE OF WARREN D. EMSWILER, JR., DECEASED

Late of Hellam Twp., York County, PA.
Co-Executors: Warren D. Emswiler, III
and Stanley A. Emswiler, c/o Richard R.
Reilly, Esquire, 54 N. Duke Street, York,
PA 17401-1210
Attorney: Richard R. Reilly, Esquire, 54 N.
Duke Street, York, PA 17401-1210 04.26-3t

ESTATE OF FLO R. GOODLING, DECEASED

Late of York Twp., York County, PA.
Executrix: Wendy S. Scarborough, c/o 48
South Duke Street, York, PA 17401
Attorney: Bruce C. Bankenstein, Esquire, 48
South Duke Street, York, PA 17401
04.26-3t

ESTATE OF VERONIQUE A. HENRY, DECEASED

Late of Springettsbury Twp., York County, PA.
Administrator: Richard R. Reilly, c/o Richard
R. Reilly, Esquire, 54 N. Duke Street,
York, PA 17401-1210
Attorney: Richard R. Reilly, Esquire, 54 N.
Duke Street, York, PA 17401-1210 04.26-3t

ESTATE OF BRENDAN NICHOLAS LANGHAUSER, DECEASED

Late of West Manheim Twp., York County, PA.
Administrator: Danielle M. Langhauser, 1270
Wanda Drive, Hanover, PA 17331
Attorney: Dennis M. Twigg, Esquire,
Hoffman, Comfort, Offutt, Scott &
Halstad, LLP, 24 North Court Street,
Westminster, MD 21157 04.26-3t

ESTATE OF KIMBERLY WADE LAUER, a/k/a KIMBERLY W. LAUER, DECEASED

Late of York Twp., York County, PA.
Administrators: Brittany M. Lauer and
Zachary Lauer, c/o 2025 E. Market Street,
York, PA 17402
Attorney: Richard H. Mylin, III, Esquire,
2025 E. Market Street, York, PA 17402
04.26-3t

ESTATE OF DOROTHY I. LEHMAN, DECEASED

Late of York City, York County, PA.
Administrator-Executor: Larry L. Lehman,
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 04.26-3t

ESTATE OF DAVID C. MCROBERTS, DECEASED

Late of Stewartstown Borough, York County, PA.
Executor: Rex McRoberts, c/o Stock and
Leader, 221 West Philadelphia Street,
Suite 600, York, PA 17401
Attorney: Jody Anderson Leighty, Esquire,
STOCK AND LEADER, Susquehanna
Commerce Center East, 221 West
Philadelphia Street, Suite E600,
York, PA 17401-2994 04.26-3t

ESTATE OF THOMAS L. OBERLANDER a/k/a THOMAS LAFEAN OBERLANDER , DECEASED

Late of York Twp., York County, PA.
Executrix: Roberta A. Green Freedman,
c/o Laucks & Laucks, PC, 105 West
Broadway, Red Lion, PA 17356
Attorney: David M. Laucks, Esquire,
LAUCKS & LAUCKS, PC, 105 West
Broadway Red Lion, PA 17356 04.26-3t

ESTATE OF BARRY L. POE, DECEASED

Late of West Manchester Twp., York County, PA.
Co-Administrators: Deborah L. Poe, Steven
D. Poe, Bryan L. Poe, and Niki M. Poe,
c/o Richard R. Reilly, Esquire, 54 N. Duke
Street, York, PA 17401-1210
Attorney: Richard R. Reilly, Esquire, 54 N.
Duke Street, York, PA 17401-1210 04.26-3t

ESTATE OF MAE I. REEHLING, DECEASED

Late of Jefferson Borough, York County, PA.
Executor: Gary A. Spangler, P.O. Box 185,

28 Raber Drive, Codorus, PA 17311 and
Ashley M. Swartzbaugh, P.O. Box 343, 6
Raber Drive, Codorus, PA 17311
Attorney: Keith R. Nonemaker, Esquire,
Guthrie, Nonemaker, Yingst & Hart, LLP,
40 York Street, Hanover, PA 17331
04.26-3t

ESTATE OF ROBERT GERALD SCHUCHART, a/k/a ROBERT G. SCHUCHART, DECEASED

Late of Glen Rock Borough, York County, PA.
Co-Executors: Daniel Schuchart and Tamara
Barley, c/o Goldfein and Joseph, P.C., 138
East Market Street, York, PA 17401
Attorney: Leo E. Gribbin, Esquire, Goldfein
and Joseph, P.C., 138 East Market Street,
York, PA 17401 04.26-3t

ESTATE OF RICHARD L. STARE, DECEASED

Late of Dallastown Borough, York County, PA.
Executor: Steven R. Barkdoll, c/o 48 South
Duke Street, York, PA 17401
Attorney: Bruce C. Bankenstein, Esquire, 48
South Duke Street, York, PA 17401
04.26-3t

ESTATE OF H. NEAL SUNDAY a/k/a HILLIARD NEAL SUNDAY, DECEASED

Late of Windsor Twp., York County, PA.
Executor: Michael N. Sunday, 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
04.26-3t

ESTATE OF LESTER S. SUNDAY, DECEASED

Late of Newberry Twp., York County, PA.
Executors: Daniel R. Sunday, Karen Sunday
and Stewart R. Sunday, c/o John R. Elliott,
Esquire, Anstine & Sparler, 117 E. Market
St., York, PA 17401
Attorney: John R. Elliott, Esquire, Anstine &
Sparler, 117 E. Market St., York, PA 17401
04.26-3t

ESTATE OF THELMA K. TASSINARI, DECEASED

Late of Manchester Twp., York County, PA.
Executrix: Patricia Ann Huson, c/o Paul G.
Lutz, Esquire, 110 South Northern Way,
York, PA 17402
Attorney: Paul G. Lutz, Esquire, Griffith,
Lerman, Lutz & Scheib, 110 South
Northern Way, York, PA 17402 04.26-3t

ESTATE OF JOHN H. VANDERSLOOT, JR. a/k/a JOHN HENRY VANDERSLOOT, JR., DECEASED

Late of Penn Twp., York County, PA.
Executrix: Bonnie L. Vandersloot, 711
Frederick Street, Hanover, PA 17331
Attorney: Clayton A. Lingg, Esquire,
MOONEY & ASSOCIATES, 230 York
Street, Hanover, PA 17331 04.26-3t

ESTATE OF ALBERT E. WANBAUGH, a/k/a ALBERT EUGENE WANBAUGH, DECEASED

Late of East Manchester Twp., York County, PA.
Administrator-Executor: Randy Wanbaugh,
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 04.26-3t
- ESTATE OF CAROLINE M. WANBAUGH, DECEASED
Late of Hellam Twp., York County, PA.
Executor: Kathy A. Wanbaugh, c/o Mountz & Kreiser Law Offices, 553 Locust Street, Columbia, PA 17512
Attorney: Karl Kreiser, Esquire, Mountz & Kreiser Law Offices, 553 Locust Street, Columbia, PA 17512 04.26-3t
- ESTATE OF JOAN B. WILLIAMS, DECEASED
Late of York Twp., York County, PA.
Executor: Gary S. Williams, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: Ronald L. Hershner, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite E600, York, PA 17401-2994 04.26-3t
- ESTATE OF CAROLYN A. WOLGAMUTH, DECEASED
Late of Dover Borough, York County, PA.
Administrator-Executor: Michael G. Wolgamuth and Kay E. Allen, c/o 940 South Queen Street, York, PA 17403
Attorney: Jennifer A. Galloway, Esquire, 940 South Queen Street, York, PA 17403 04.26-3t
- THIRD PUBLICATION**
- ESTATE OF HELEN L. ADAMS, DECEASED
Late of York Twp., York County, PA.
Executrix: Catherine L. Nace, c/o 1434 W. Market Street, York, PA 17404
Attorney: John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404 04.19-3t
- ESTATE OF CHARLES H. DOUGLASS, DECEASED
Late of Spring Grove, York County, PA.
Co-Executors: Brenda Lee Motter and Chad J. Douglass, 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 04.19-3t
- ESTATE OF JOHN F. ECKERT, SR. a/k/a JOHN F. ECKERT, DECEASED
Late of Windsor Twp., York County, PA.
Co-Executrices: Tammie S. Brown and Debbie A. Smith, 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 04.19-3t
- ESTATE OF LINDA J. FELTCH, DECEASED
Late of Hanover Borough, York County, PA.
Administratrix: Nicole M. Bowlin, c/o Samuel A. Gates, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331
Attorney: Samuel A. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331 04.19-3t
- ESTATE OF MARY L. FILLMORE, DECEASED
Late of West Manchester Twp., York County, PA.
Administrator-Executor: Christina L. Dugan, 3033 Glenmere Ct., Kettering, OH 45440 04.19-3t
- ESTATE OF DAVID G. GETTYS, DECEASED
Late of Glen Rock Borough, York County, PA.
Administrator-Executor: Terry L. Gettys, 1800 North Hills Rd., APT 308, York, PA 17406
Attorney: David Turocy, Esquire, Ream, Carr, Markey, Woloshin & Hunter LLP, 53 East Canal St., Dover, PA 17315 04.19-3t
- ESTATE OF MICHAEL E. GREGORY, a/k/a MICHAEL GREGORY, MIKE GREGORY, DECEASED
Late of Springettsbury Twp., York County, PA.
Administratrix: Betsy M. Gregory, c/o 2675 Eastern Boulevard, York, PA 17402
Attorney: Edward A. Paskey, Esquire, 2675 Eastern Boulevard, York, PA 17402 04.19-3t
- ESTATE OF ROSEMARY C. HUNTSBERGER, DECEASED
Late of Newberry Twp., York County, PA.
Executors: James R. Huntsberger and Geary J. Huntsberger, 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 04.19-3t
- ESTATE OF BONNIE ROSE KOHLBUS a/k/a BONNIE R. KOHLBUS, DECEASED
Late of Lower Windsor Twp., York County, PA.
Co-Executors: Yvonne S. Royer and Marvin F. Kohlbus, Jr., c/o Edward A. Stankoski, Jr., MPL Law Firm, 137 East Philadelphia Street, York, PA 17401
Attorney: Edward A. Stankoski, Jr., Esquire, MPL Law Firm, 137 East Philadelphia Street, York, PA 17401 04.19-3t
- ESTATE OF VIVIAN H. MANIFOLD a/k/a, VIVIAN MANIFOLD DECEASED
Late of East Hopewell Twp., York County, PA.
Executor: Sharon E. Minor, c/o 25 North Duke Street, Suite 202, York, PA 17401
Attorney: Charles J. Long, Esquire, 25 North Duke Street, Suite 202, York, PA 17401 04.19-3t
- ESTATE OF DENNIS L. MESSERSMITH, SR., DECEASED
Late of West Manchester Twp., York County, PA.
Co-Executors: Kendra Crone and Dennis L. Messersmith, Jr., 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 04.19-3t
- ESTATE OF MARY E. MOUL, a/k/a MARY EVELYN MOUL a/k/a MARY T. MOUL, DECEASED
Late of Penn Twp., York County, PA.
Executrix: Louise E. Jira, 589 Cawley Drive, #1-C, Frederick, MD 21703
Attorney: Clayton A. Lingg, Esquire, MOONEY & ASSOCIATES, 230 York Street, Hanover, PA 17331 04.19-3t
- ESTATE OF HARRY O. PERRY, DECEASED
Late of North Hopewell Twp., York County, PA.
Administrator-Executor: Mark B. Hindle, c/o Law Office of Andrew H. Shaw, P.C., 2011 W. Trindle Road, Carlisle, PA 17013
Attorney: Andrew Shaw, Esquire, Law Office of Andrew H. Shaw, P.C., 2011 W. Trindle Road, Carlisle, PA 17013 04.19-3t
- ESTATE OF DONNA M. RETTALIATA, DECEASED
Late of York County, PA.
Executrix: Diane Berry, 7117 Brompton Rd., Baltimore, MD, 21207
Attorney: William F. Hoffmeyer, Esquire, HOFFMEYER & SEMMELMAN, LLP, 30 North George Street, York, PA 17401 04.19-3t
- ESTATE OF NED L. SEITZ, DECEASED
Late of Windsor Twp., York County, PA.
Executor: Stephen L. Seitz, 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 04.19-3t
- ESTATE OF KAY L. STAMBAUGH, DECEASED
Late of Warrington Twp., York County, PA.
Co-Executors: Eric E. Stambaugh and Stacey L. Stambaugh, 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 04.19-3t
- ESTATE OF LORN D. STRICKLER, DECEASED
Late of Hanover Borough, York County, PA.
Executor: Scott L. Kelley, Esquire, c/o Stonesifer and Kelley, a division of Barley Snyder, 14 Center Square, Hanover, PA 17331
Attorney: Stonesifer and Kelley, a division of Barley Snyder, 14 Center Square, Hanover, PA 17331 04.19-3t
- ESTATE OF HANNAH M. SUMMERS, DECEASED
Late of Jackson Twp., York County, PA.
Executor: Donald E. Summers, c/o 1434 W. Market Street, York, PA 17404
Attorney: John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404 04.19-3t
- ESTATE OF MARTHA W. TRONE, DECEASED
Late of Jackson Twp., York County, PA.
Executor: John W. Trone, c/o Katherman, Heim & Perry, 345 East Market Street, York, PA 17403
Attorney: J. Robert Katherman, Esquire, Katherman, Heim & Perry, 345 East Market Street, York, PA 17403 04.19-3t
- ESTATE OF SHIRLEY I. WAGNER, DECEASED
Late of Manchester Twp., York County, PA.
Executor: Michelle J. Holt, 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 04.19-3t

ESTATE OF STANLEY R. WITMAN a/k/a STANLEY RAY WITMAN, DECEASED
 Late of Hellam Twp., York County, PA.
 Executor: Anthony Spickler, 553 Locust Street, Columbia, PA 17512
 Attorney: Karl Kreiser, Esquire, Mountz & Kreiser Law Offices, 553 Locust Street, Columbia, PA 17512 04.19-3t

ESTATE OF JOANNE L. YOUNG, DECEASED
 Late of Hanover Borough, York County, PA.
 Executor: Gerald E. Wagner, II, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331
 Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 04.19-3t

**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 **May 16, 2018 at 9:00 a.m.** and will be called in the order named for audit and distribution by said Court, in **Courtroom No. 7003, on the 7th floor of the York County Judicial Center at 45 North George St. in the City of York, Pennsylvania.**

1. **HAUGH – The First and Final Account of James N. Haugh, Executor of the Last Will and Testament of Catherine Lois Haugh a/k/a Catherine L. Haugh a/k/a Catharine L. Haugh, Late of Wrightsville Borough, York County, Pennsylvania, deceased, 6717-0722. (David M. Laucks, Esq.)**

2. **GEMMILL – The First and Final Account of Perry R. Gemmill and Dorcas E. Ruff, Executors of the Last Will and Testament of Hilda L. Gemmill, Late of York Township, York County, Pennsylvania, deceased, 6717-1863. (David M. Laucks, Esq.)**

3. **WALLICK – The First and Final Account of Stacy L. Wallick, Executrix of the Last Will and Testament of Carlton E. Wallick a/k/a Carlton Wallick, Late of Spring Garden Township, York County, Pennsylvania, deceased, 6717-1661. (Rand A. Feder, Esq.)**

4. **HARTRANFT – The First and Final Account of Good News Consulting, Inc., Administrator of the Estate of Luther W. Hartranft, Late of York City, York County, Pennsylvania, deceased, 6717-1751. (Amanda Snoke Dubbs, Esq.)**

5. **BERKHEIMER – The First and Final Account of Norma M. Berkheimer, Administratrix of the Estate of Carl E. Berkheimer, Late of Springettsbury**

Township, York County, Pennsylvania, deceased, 6715-1361. (L.C. Heim, Esq.)

6. **WALSH – The First and Final Account of Marie-Noelle Walsh, Executrix of the Last Will and Testament and Codicil of John R. Walsh, Sr., Late of Spring Garden Township, York County, Pennsylvania, deceased, 6717-0508. (L.C. Heim, Esq.)**

7. **WILSON – The First and Final Account of Richard J. Wilson, Executor of the Last Will and Testament of Lillian C. Wilson, Late of West Manchester Township, York County, Pennsylvania, deceased, 6716-1485. (Erik D. Spurlin, Esq.)**

FILED IN THE OFFICE OF THE CLERK OF ORPHANS' COURT DIVISION OF THE COMMON PLEAS COURT, YORK COUNTY, PENNSYLVANIA ON OR BEFORE APRIL 18, 2018.

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

04.26-2t

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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. 2018-SU-000365

CITIBANK, N.A. S/B/M TO CITIBANK,
 FEDERAL SAVINGS BANK
 Plaintiff

vs.

HEIDI WILLIAMS
 A/K/A HEIDI P. WILLIAMS
 Defendant

NOTICE

To HEIDI WILLIAMS A/K/A HEIDI P. WILLIAMS

You are hereby notified that on February 14, 2018, Plaintiff, CITIBANK, N.A. S/B/M TO CITIBANK, FEDERAL SAVINGS BANK, 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. 2018-SU-000365. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 245 SOUTH PARK STREET, DALLASTOWN, PA 17313-9718 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

05.03-1t

Solicitor

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. 2018-SU-000922
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

Reverse Mortgage Solutions, Inc., Plaintiff vs. Cheryl Henry, Known Heir of Wade T. Kehr, Dawn Demaine, Known Heir of Wade T. Kehr and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Wade T. Kehr, Defendants

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Wade T. Kehr, Defendant(s), whose last known address is 715 Sherry Dawn Drive, Dallastown, PA 17313.

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, PA, docketed to NO. 2018-SU-000922, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 715 Sherry Dawn Drive, Dallastown, PA 17313, 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, 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.

05.03-1t

Solicitor

ACTION TO QUIET TITLE

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

No. 2018-SU-000073

Action in Quiet Title

451 West King Street
City of York
UPI 09-192-03-007

MAGNETIC INVESTMENTS, LLC
Plaintiffs

v.

THREE CORD YOUTH SERVICES, LLC,
JTS CAPITAL 2, LLC, FIRST NATIONAL
BANK OF PA, MANUFACTURERS AND
TRADERS TRUST CO., THE CITY OF
YORK, SCHOOL DISTRICT OF THE CITY
OF YORK, THE COUNTY OF YORK, YORK
CITY SEWER RENTAL BUREAU, YORK
CITY DEPARTMENT OF REFUSE and
YORK COUNTY TAX CLAIM BUREAU
Defendants

To: **Three Cord Youth Services, LLC and
JTS Capital 2, LLC**

YOU ARE hereby notified that on January 10th, 2018, Plaintiff filed a Quiet Title Action, endorsed with a Notice to Defend, against you in the Court of Common Pleas of York County, Pennsylvania, Docketed to No. 2018-SU-000073, wherein Plaintiff seek legal title in fee simple and to terminate any estate, right, title or interest that you may have in the real estate located at 451 West King Street, City of York, Pennsylvania, UPI No. 09-192-03-007, pursuant to the Deed dated June 23rd, 2017, recorded on August 17th, 2017, in Record Book 2434, Page 6474, in the York County Recorder of Deeds Office, granted to the Plaintiff, **MAGNETIC INVESTMENTS, LLC.**

05.03-1t

Solicitor

ARTICLES OF INCORPORATION

NOTICE is hereby given that Articles of Incorporation were filed with the Commonwealth of Pennsylvania. The name of the corporation is RISE4Work, Inc. The corporation has been incorporated under the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania Act of December 22, 1988.

Bruce J. Warshawsky, Esquire
P.O. Box 60457
Harrisburg, PA 17106

05.03-1t

Solicitor

**ARTICLES OF INCORPORATION
NON-PROFIT CORPORATION**

NOTICE is hereby given that Articles of Incorporation - Non-Profit were filed with the Department of State of the Commonwealth of Pennsylvania on the 28th day of March, 2018. The name of the corporation is Box Hill Estates Homeowners' Association. The corporation has been organized under the provisions of the Business Corporation Law of 1988, as amended.

Stacey R. MacNeal, Esq.

05.03-1t

Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on April 17, 2018 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Julie Rene Alspaugh to: Julie Rene Ebersole Alspaugh. The Court has fixed the day of June 19, 2018 at 10:30 am in Courtroom #5004 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.

05.03-1t

Solicitor

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on March 27, 2018 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Brian Kelley Pauley to: Vincent Joseph Santos. The Court has fixed the day of June 5, 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.

J. G. Bergdoll, Esquire
300 West Market Street
York, PA 17401

05.03-1t Solicitor

DISSOLUTION NOTICE

Notice of Intention to Withdraw
from Doing Business

Carlton Media Company, Inc. with a commercial registered agent in care of CT Corporation System in York County does hereby give notice of its intention to withdraw from doing business in this Commonwealth. The address to which any proceeding may be sent is 1633 Bayshore Hwy, Suite 320, Burlingame, CA 94010. This shall serve as official notice to creditors and taxing authorities.

05.03-1t Solicitor

NOTICE is here by given to all persons interested or who may be affected that The Freedom Center Church, Inc., a Pennsylvania Corporation, having a registered address at: 68 West Main Street, P.O. Box 236, Windsor, PA 17366 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 Snoko Dubbs
294 Dew Drop Road
York, PA 17402

05.03-1t Solicitor

EJECTMENT NOTICE

NOTICE OF ACTION IN EJECTMENT
IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PA

COURT OF COMMON PLEAS

CIVIL DIVISION

YORK County

No. 2018-SU-000640

BANK OF AMERICA, N.A.
Plaintiff

vs.
MARCIA EKPAHA-MENSAH Or occupants
Defendant

**CIVIL ACTION-LAW
NOTICE**

TO: MARCIA EKPAHA-MENSAH or occupants:

You are hereby notified that on March 9, 2018, Plaintiff BANK OF AMERICA, N.A. filed an Ejectment Complaint endorsed with Notice to Defend, against you in the Court of Common Pleas of YORK County Pennsylvania, docketed at 2018-SU-000640. Wherein Plaintiff seeks to Evict all occupants at the property 15407 BARRENS ROAD NORTH, STEWARTSTOWN, PA 17363-7803 whereupon your property was 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 Judgment will be entered against you.

****This firm is a debt collector attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property**

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within (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 and other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth 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 about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service
York Legal Referral
137 East Market Street
York, PA 17401
(717) 854-8755 x201

05.03-1t Solicitor

FICTITIOUS NAME

Notice is hereby given a certificate was or will be filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania, setting forth that Elite Auction Co., Edward Smith, Jr., 768 Taylor Road, Windsor, PA 17366 are the only person(s) owning or interested in a business, the character of which is: Auction related services, and that the name, style and designation under which said business is and will be conducted is: Elite Auction Company, LLC and the location where said business is and will be located is: 768 Taylor Road, Windsor, PA 17366.

Edward Smith, Jr .

05.03-1t Solicitor

Notice is hereby given a certificate was or will be filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania, setting forth that Crumling Consulting, LLC, 2710 Saint Andrews Way, York, PA 17404 are the only person(s) owning or interested in a business, the character of which is: business valuation, financial forensics and consulting, and that the name, style and designation under which said business is and will be conducted is: Crumling & Hoffmaster and the location where said business is and will be located is: 2710 Saint Andrews Way, York, PA 17404.

Edward A Stankoski, Jr

05.03-1t Solicitor

**FOREIGN REGISTRATION
STATEMENT**

NOTICE is hereby given that Board of Child Care of the United Methodist Church, Incorporated, a nonprofit corporation organized under the laws of the State of Maryland, with a principal office address of 3300 Gaither Road, Baltimore, Maryland 21244, applied for a Foreign Registration with the Department of State of the Commonwealth of Pennsylvania on April 5, 2018, under the provisions of the Limited Liability Law of 1994.

CGA Law Firm
By: Margaret W. Driscoll, Esquire

05.03-1t Solicitor

NOTICE is hereby given that **NJ Business Development Co.** a business corporation organized under the laws of the State of New Jersey, with a principal office address of 114 Thompson Avenue, Roselle, NJ 07203 applied for a Foreign Registration of Authority with the Department of State of the Commonwealth of Pennsylvania on April 9, 2018, under the provisions of the Business Corporation Law of 1988, in order to conduct business in the Commonwealth of Pennsylvania as NJ Business Development Co.

CGA Law Firm

By: Jack M. Hartman, Esquire

05.03-1t

Solicitor

NOTICE

IN THE COURT OF COMMON PLEAS,
ADAMS COUNTY, PENNSYLVANIA
COMMONWEALTH OF PENNSYLVANIA
ORPHANS' COURT DIVISION

NOTICE

To: BARON ALLEN FUNT

RT-2-2018
RT-3-2018

You are hereby notified that a Petition for Involuntary Termination of Parental Rights to Child has been filed in the Orphans Court Division of the Court of Common Pleas of Adams County, Pennsylvania. A hearing has been set for July 2, 2018 @ 9:00 AM in Courtroom No. 1, Fourth Floor of the Adams County Courthouse, 111-117 Baltimore St., Gettysburg, Adams County, Pennsylvania, for the purpose of determining whether or not statutory grounds exist for the involuntary termination of your parental rights with respect to the children born on March 18, 2008 and November 3, 2014.

You should contact 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.

Court Administrator
Adams County Courthouse
111-117 Baltimore Street
Gettysburg, Pennsylvania 17325
Telephone Number 717-337-9846 or
1-888-337-9846

Melissa Tanguay Laney, Esquire
Solicitor, Adams County Children
and Youth Services

04.19-3t

Solicitor

SHERIFF'S SALE

In The Court of Common Pleas
York County, Pennsylvania
Civil Action-Law
No. 2017-SU-003140

Notice of Action in Mortgage Foreclosure
JPMorgan Chase Bank, National Association,
Plaintiff vs. Melissa Kauffman Berger a/k/a
Melissa Kauffman, Known Heir of Daniel
J. Berger, deceased and Unknown Heirs,
Successors, Assigns and All Persons, Firms or
Associations Claiming Right, Title or Interest
from or Under Daniel J. Berger, deceased,
Defendant(s)

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

To: Unknown Heirs, Successors, Assigns and
All Persons, Firms or Associations Claiming
Right, Title or Interest from or Under Daniel
J. Berger, deceased, Defendant(s), whose last
known address is 218 South Camp Street,
Windsor, PA 17366.

Your house (real estate) at 218 South Camp Street, assessed as 218 South Camp Ext. Street, Windsor, PA 17366, 53000HK01930000000, is scheduled to be sold at Sheriff's Sale on 8/6/18, at 2:00 PM, at York County Judicial Center, 45 N. George St., York, PA 17401, to enforce the court judgment of \$142,775.40, 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 or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call 610.278.6800. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.) - YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE - 5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 610.278.6800. 6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 717.771.9601. 8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that

time, the buyer may bring legal proceedings to evict you. 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. 11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. York County Lawyer Referral Service, 137 E. Market St., York, PA 17401, 717.854.8755. PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Christopher A. DeNardo, Kristen D. Little, Kevin S. Frankel, Samantha Gable, Daniel T. Lutz, Leslie J. Rase, Alison H. Tulio, Stephanie A. Walczak & Katherine M. Wolf, Attys. for Plaintiff, Shapiro & DeNardo, LLC, 3600 Horizon Dr., Ste. 150, King of Prussia, PA 19406, 610-278-6800.

05.03-1t

Solicitor

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

No. 2017-SU-003049

MORTGAGE FORECLOSURE

PRESIDENTIAL BANK, FSB, successor-
in-interest to Capital Mortgage Finance
Corporation,

Plaintiff

vs.

JOHN W. GREENE and
MELISSA J. S. GREENE,
Defendants

**NOTICE OF SHERIFF'S SALE
OF REAL ESTATE
PURSUANT TO PA.R.C.P. 3129.2**

To: John W. Greene

TAKE NOTICE:

That the Sheriff's Sale of real property (real estate) will be held on Monday, June 11, 2018 at York County Judicial Center, 45 North George Street, York, Pennsylvania 17401 at 2:00 p.m. prevailing local time.

THE LOCATION of the property to be sold is:

55 Paddock Court
Etters, PA 17319

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorney for Plaintiff

The property to be sold consists of 2.12 acres of land +/-, together with improvements thereon erected, known and numbered as 55 Paddock Court, Etters, in Newberry Township, York County, Pennsylvania.

05.03-1t

Solicitor

THE JUDGMENT under or pursuant to which the property is being sold is docketed in the within Commonwealth and County to:

No. 2017-SU-003049

THE NAME OF THE OWNER OR REPUTED OWNER of this property is:

John W. Greene and Melissa J.S. Greene

You are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff of York County within thirty (30) days after the sale and that distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

You are further notified that any interest you may hold in said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriff's Sale.

BRUBAKER CONNAUGHTON GOSS
& LUCARELLI LLC
Attorneys for Plaintiff

05.03-1t

Solicitor

NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF YORK COUNTY, PENNSYLVANIA
NO. 2017-SU-003113

WELLS FARGO BANK, NA
Vs.
JONATHAN D. OWENS

NOTICE TO: JONATHAN D. OWENS
NOTICE OF SHERIFF'S SALE OF REAL
PROPERTY

Being Premises: 225 YORK STREET,
MANCHESTER, PA 17345-1109
Being in MANCHESTER BOROUGH, County
of YORK, Commonwealth of Pennsylvania,
760000300530000000

Improvements consist of
residential property.
Sold as the property of JONATHAN D. OWENS

Your house (real estate) at 225 YORK STREET,
MANCHESTER, PA 17345-1109 is scheduled
to be sold at the Sheriff's Sale on 08/06/2018 at
02:00 PM, at the YORK County Courthouse, 45
North George Street, York, PA 17401, to enforce
the Court Judgment of \$113,209.62 obtained by,
WELLS FARGO BANK, NA (the mortgagee),
against the above premises.

LOOKING FOR ESTATE NOTICES

OR OTHER LEGAL NOTICES
REQUIRING PUBLICATION
IN A PA LEGAL JOURNAL?

Go to www.palegalads.org

This FREE site allows you to
search statewide to determine
whether a specific legal notice
has been published.

