

# York Legal Record

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

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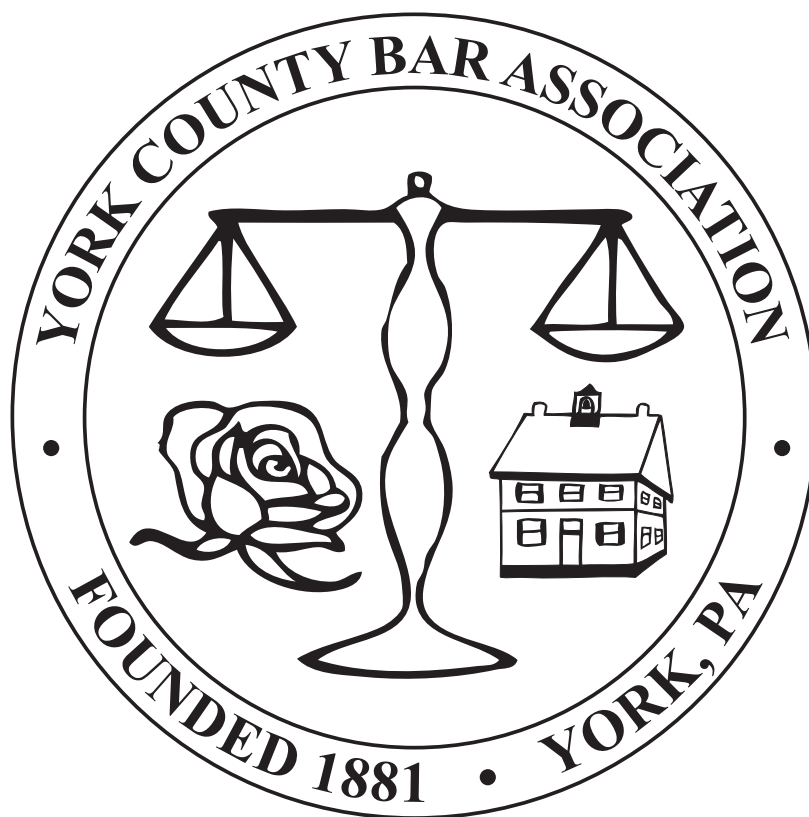
Vol. 132

YORK, PA, THURSDAY, AUGUST 9, 2018

No. 19

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**Dated Material Do Not Delay**

## Lawyers Concerned for Lawyers

York Support Group  
Meetings 2<sup>nd</sup> Thursday of  
each month

**August 9, 2018 next meeting**

Strictly confidential program for  
anyone dealing with alcohol or  
drug issues, depression, bipolar  
issues, eating disorders,  
gambling, etc.

For additional information and  
locations of each meeting – Call  
LCL 800-335-2572 or  
anonymously to Cheryl  
Kauffman 717-854-8755 x203 at  
the York Bar Association

**All information confidential**

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## ESTATE NOTICES

**NOTICE IS HEREBY GIVEN that in the estates of the decedents set forth below the Register of Wills has granted letters, testamentary or of administration, to the persons named. All persons having claims or demands against said estates are required to make known the same, and all persons indebted to said estate are requested to make payment without delay to the executors or administrators or their attorneys named below.**

## FIRST PUBLICATION

ESTATE OF THOMAS STEPHAN BARNHART, a/k/a THOMAS STEPHEN BARNHART, DECEASED  
Late of Penn Twp., York County, PA.  
Executrix: Christina L. Wagner, 309 Arrowwood Lane, Canonsburg, PA 15317  
Attorney: Amy E.W. Ehrhart, Esquire, 118 Carlisle St., Suite 202, Hanover, PA 17331 08.09-3t

ESTATE OF BETTY F. CASSELL a/k/a BETTY FRANCELIA MAE CASSELL, DECEASED  
Late of Newberry Twp., York County, PA.  
Executors: Clarence C. Cassell, Jr. and Glenn E. Cassell, c/o Kearney Galloway Graybill, LLC, 940 South Queen Street, York, PA 17403  
Attorney: Jack L. Graybill II, Esquire, Kearney Galloway Graybill, LLC, 940 South Queen Street, York, PA 17403 08.09-3t

ESTATE OF MARY T. CUGLIARI, DECEASED  
Late of Dover Twp., York County, PA.  
Executrix: Rosemary T. Cugliari, c/o Rachel Dodson Hamme, Esq., 1946 Carlisle Road, York, PA 17408  
Attorney: Rachel Dodson Hamme, Esquire, 1946 Carlisle Road, York, PA 17408 08.09-3t

ESTATE OF JEFFREY T. GASTLEY, DECEASED  
Late of Hanover Borough, York County, PA.  
Administrator: Kayla A. Gastley, 280 E. Elm Avenue, Hanover, PA 17331  
Attorney: James T. Yingst, Esquire, Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331 08.09-3t

ESTATE OF JOHN B. GOODWIN, DECEASED  
Late of Warrington Twp., York County, PA.  
Executor: Thomas M. Goodwin, 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 08.09-3t

ESTATE OF JULIA MARIE GROSS, a/k/a JULIA M. GROSS, a/k/a JULIA F. GROSS, a/k/a JULIA GROSS, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: Tyler F. Gross, c/o GARBER & GARBER LAW, 40 South Duke Street, York, PA 17401  
Attorney: John M. Garber, Esquire, GARBER & GARBER LAW, 40 South Duke Street, York, PA 17401 08.09-3t

ESTATE OF ROBERT L. GROVE, DECEASED  
Late of York Twp., York County, PA.  
Administrator-Executor: Scott A. Grove, 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 08.09-3t

ESTATE OF ELIZABETH J. JOHNSON, DECEASED  
Late of York City, York County, PA.  
Co-Executrices: Paula D. Tibbetts and Jennifer J. Bahnemann, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: Thomas M. Shorb, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994 08.09-3t

ESTATE OF VANCE L. KNUDSEN, DECEASED  
Late of Conewago Twp., York County, PA.  
Executor: Roger Keister, c/o Rachel Dodson Hamme, Esq., 1946 Carlisle Road, York, PA 17408  
Attorney: Rachel Dodson Hamme, Esquire, 1946 Carlisle Road, York, PA 17408 08.09-3t

ESTATE OF DONALD E. LEIK, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Administrator-Executor: Donald B. Swope, c/o 50 East Market Street, Hellam, PA 17406  
Attorney: Alexis K. Swope, Esquire, 50 East Market Street, Hellam, PA 17406 08.09-3t

ESTATE OF GAYLE A. MCCALPIN, DECEASED  
Late of Spring Garden Twp., York County, PA.  
Executrix: Ellen C. Donovan, 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 08.09-3t

ESTATE OF JOHN PAUL MURPHY a/k/a JOHN P. MURPHY, DECEASED  
Late of Fawn Twp., York County, PA.  
Administrator: Zachary I. Murphy, 20 Rainflower Path, Sparks, MD 21152  
Attorney: Gilbert G. Malone, Esquire, 42 South Duke Street, York, PA 17401 08.09-3t

ESTATE OF LUTHER D. STROUSE a/k/a LUTHER DALE STROUSE, DECEASED  
Late of Dover Twp., York County, PA.  
Administrator-Executor: Michelle A. Stammel and Matthew S. Strouse, c/o 940 South Queen Street, York, PA 17403  
Attorney: Jack L. Graybill II, Esquire, Kearney Galloway Graybill, LLC, 940 South Queen Street, York, PA 17403 08.09-3t

ESTATE OF JAMES W. WALSH, DECEASED  
Late of York Twp., York County, PA.  
Executor: Matthew T. Walsh, c/o 135 North George Street, York, PA 17401  
Attorney: Margaret W. Driscoll, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 08.09-3t

ESTATE OF DEAN M. ZIMMERMAN a/k/a DEAN MARTIN ZIMMERMAN, DECEASED  
Late of Dillsburg Twp., York County, PA.  
Administrator: John D. Zimmerman and Arlene J. Zimmerman, c/o Law Office of Wm. D. Schrack, III, 124 West Harrisburg Street, Dillsburg, PA 17019-1268  
Attorney: Wm. D. Schrack, III, Esquire, 124 West Harrisburg Street, Dillsburg, PA 17019-1268 08.09-3t

## SECOND PUBLICATION

ESTATE OF DANIEL L. ANDERSON, DECEASED  
Late of Manchester Twp., York County, PA.  
Administrator: Angela L. Anderson, c/o Sommer & O'Donnell, LLC, 36 South Hanover Street, Carlisle, PA 17013  
Attorney: Brandon S. O'Donnell, Esquire, Sommer & O'Donnell, LLC, 36 South Hanover Street, Carlisle, PA 17013 08.02-3t

ESTATE OF ELEANOR J. BARRETT, DECEASED  
Late of East Manchester Twp., York County, PA.  
Executrix: Sharon DeVine, c/o 2997 Cape Horn Road, A-6, Red Lion, PA 17356  
Attorney: Erik D. Spurlin, Esquire, Estate & Elder Law Firm of Erik Spurlin, 2997 Cape Horn Road, A-6, Red Lion, PA 17356 08.02-3t

ESTATE OF DONA J. BODMER, DECEASED  
Late of York Haven Borough, York County, PA.  
Administrator-Executor: Ginger Cassatt and Greg Bodmer, c/o The Law Offices of Aviv S. Bliwas, 20 Erford Rd., Suite 304, Lemoyne, PA 17043  
Attorney: The Law Offices of Aviv S. Bliwas, 20 Erford Rd., Suite 304, Lemoyne, PA 17043 08.02-3t

ESTATE OF PHYLLIS M. BREM, a/k/a PHYLLIS MAE BREM, DECEASED  
Late of Penn Twp., York County, PA.  
Co-Executors: Deborah K. Prior, 20 Timber Lane, Hanover, PA 17331 and Larry R. Brem, 2206 Washington Valley Road, Martinsville, NJ 08836  
Attorney: Clayton A. Lingg, Esquire, MOONEY & ASSOCIATES, 230 York Street, Hanover, PA 17331 08.02-3t

ESTATE OF C. ORVILLE DELBAUGH,  
DECEASED  
Late of York Twp., York County, PA.  
Co-Executrices: Cherie S. Sechrist and  
Gwen D. Delbaugh, 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 08.02-3t

ESTATE OF PAUL L. ELLIOTT, a/k/a PAUL L.  
ELLIOTT, DECEASED  
Late of York Twp., York County, PA.  
Executor: Diana M. Jacobs, 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 08.02-3t

ESTATE OF DANIELLE A. GARRETT,  
DECEASED  
Late of Fairview Twp., York County, PA.  
Administrator: Phillip E. Garrett, c/o  
Charles A. Ritchie, Jr., Esquire, Feather  
and Feather, P.C., 22 West Main Street,  
Annville, PA 17003  
Attorney: Charles A. Ritchie, Jr., Esquire,  
Feather and Feather, P.C., 22 West Main  
Street, Annville, PA 17003 08.02-3t

ESTATE OF JAMES W. HAMBLETON  
a/k/a JAMES WILLIAM HAMBLETON,  
DECEASED  
Late of Penn Twp., York County, PA.  
Executrix: Carole D. Hambleton, c/o Stock  
and Leader, 221 West Philadelphia Street,  
Suite 600, York, PA 17401  
Attorney: MacGregor J. Brillhart, Esquire,  
STOCK AND LEADER, Susquehanna  
Commerce Center East, 221 West  
Philadelphia Street, Suite 600, York, PA  
17401-2994 08.02-3t

ESTATE OF MARY LOUISE KUDELKO,  
a/k/a MARY L. KUDELKO, MARY LOU  
KUDELKO, DECEASED  
Late of Hallam Borough, York County, PA.  
Executrix: Carol K. Gould, 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  
08.02-3t

ESTATE OF ROSEMARY A. MAGEE,  
DECEASED  
Late of Manchester Twp., York County, PA.  
Executor: Brigit M. Markel, c/o 135 North  
George Street, York, PA 17401  
Attorney: Jeffrey L. Rehmeier II, Esquire,  
CGA Law Firm, PC, 135 North George  
Street, York, PA 17401 08.02-3t

ESTATE OF EMMITTE E. MILLER,  
DECEASED  
Late of York Twp., York County, PA.  
Administrator-Executor: Joan M. Weitzel,  
940 South Queen Street, York, PA 17403  
Attorney: Jack L. Graybill II, Esquire, 940  
South Queen Street, York, PA 17403  
08.02-3t

ESTATE OF MERVIN D. MITZEL, SR.,  
DECEASED

Late of Springettsbury Twp., York County, PA.  
Executor: Mervin D. Mitzel, Jr., 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 08.02-3t

ESTATE OF BEDA OBRIGKEIT, DECEASED  
Late of East Hopewell Twp., York County, PA.  
Executor: Jacqueline Widmer & Kevin Parts,  
c/o Michael R. Caum, Esquire, P.O. Box  
272, Shrewsbury, PA 17361  
Attorney: Michael R. Caum, Esquire, P.O.  
Box 272, Shrewsbury, PA 17361 08.02-3t

ESTATE OF VIVIAN J. O'DONNELL,  
DECEASED  
Late of Fairview Twp., York County, PA.  
Executrix: Eileen S. Kroh, 232 Old York  
Road, New Cumberland, PA 17070  
Attorney: Robert G. Radebach, Esquire, 912  
North River Road, Halifax, PA 17032  
08.02-3t

ESTATE OF RICHARD T. PODWELL,  
DECEASED  
Late of Peach Bottom Twp., York County, PA.  
Administratrix: Jaclyn Grandpre, c/o 2997  
Cape Horn Road, A-6, Red Lion, PA  
17356  
Attorney: Erik D. Spurlin, Esquire, Estate  
& Elder Law Firm of Erik Spurlin, 2997  
Cape Horn Road, A-6, Red Lion, PA  
17356 08.02-3t

ESTATE OF LOIS EMILY RUDY, a/k/a LOIS  
E. RUDY, DECEASED  
Late of Fairview Twp., York County, PA.  
Administrator-Executor: Joel E. Rudy, 10806  
Stanhope Place, Fairfax, VA 22032  
08.02-3t

ESTATE OF ELMER E. SHEARER,  
DECEASED  
Late of Manchester Twp., York County, PA.  
Executors: Barbara A. Ronk and Jeffrey E.  
Shearer, c/o 2997 Cape Horn Road, A-6,  
Red Lion, PA 17356  
Attorney: Erik D. Spurlin, Esquire, Estate  
& Elder Law Firm of Erik Spurlin, 2997  
Cape Horn Road, A-6, Red Lion, PA  
17356 08.02-3t

ESTATE OF KATHRYN J. SHELBERT,  
DECEASED  
Late of Dover Twp., York County, PA.  
Executrix: Linda M. Bennethum, c/o Rachel  
Dodson Hamme, Esq., The Hamme Law  
Firm, LLC, 1946 Carlisle Road, York, PA  
17408  
Attorney: Rachel Dodson Hamme, Esquire,  
The Hamme Law Firm, LLC, 1946  
Carlisle Road, York, PA 17408 08.02-3t

ESTATE OF RAYMOND M. SHERRICK,  
DECEASED  
Late of Hanover Borough, York County, PA.  
Executor: Kimberly A. Garcia (a/k/a  
Kimberly L. Pandolfino), 120 Fox St.,  
Harrisburg, PA 17109 & Trisha Sherrick  
Kepler (a/k/a Trisha D. Sherrick), 7044  
Redcoat Dr., Flourtown, PA 19031  
Attorney: Jennifer M. Merx, Esquire,  
Skarlatos Zonarich LLC, 17 S. 2<sup>nd</sup> St., 6<sup>th</sup>  
Fl., Harrisburg, PA 17101-2039 08.02-3t

ESTATE OF WAYNE L. TROSTLE,  
DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: David W. Trostle, 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 08.02-3t

ESTATE OF CORNELIA K. WARNER,  
DECEASED  
Late of West Manchester Twp., York County, PA.  
Executor: Melody A. Schaefer, 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 08.02-3t

ESTATE OF CORNELIA W. WOLF, a/k/a  
CORNELIA WOLF, a/k/a CORNELIA  
WESTERMAN WOLF, DECEASED  
Late of Mount Wolf Borough, York County, PA.  
Executor: Thomas W. Wolf, c/o Vance  
Antonacci, Esq., McNeese Wallace &  
Nurick LLC, 570 Lausch Lane, Suite 200  
Lancaster, PA 17601  
Attorney: Vance Antonacci, Esquire, McNeese  
Wallace & Nurick LLC, 570 Lausch Lane,  
Suite 200 Lancaster, PA 17601 08.02-3t

ESTATE OF JUNE L. ZIEGLER, DECEASED  
Late of York Twp., York County, PA.  
Co-Executors: Brian K. Ziegler, Dennis R.  
Ziegler & David S. Ziegler, 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  
08.02-3t

#### NOTICE

Helma Friedrich, Late of Springfield Township,  
York County, Pennsylvania, Deceased, and  
Roland Friedrich, Successor Trustee

The undersigned Successor Trustee of  
The Helma Friedrich Revocable Trust under  
Agreement dated December 14, 1995 and  
amended November 17, 2017, hereby gives  
notice that as a result of the death of Helma  
Friedrich, he has assumed title to the assets held  
in such trust, and all persons indebted to Helma  
Friedrich are requested to make payment without  
delay, and those having claims against the same  
shall make them known to the undersigned.

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

STOCK AND LEADER  
MacGregor J. Brillhart, Attorney 08.02-3t

#### THIRD PUBLICATION

ESTATE OF PETER H. ACKER, P.H. ACKER,  
PETE H. ACKER, PETER HENRY ACKER  
DECEASED  
Late of Washington Twp., York County, PA.  
Co-Administrators: Clyde E. Acker and  
Jeffrey B. Acker, 72 Hoffman Road, East  
Berlin, PA 17316 07.26-3t



ESTATE OF SOFIE J. BUBB, DECEASED  
Late of West Manheim Twp., York County, PA.  
Executrix: Joann L. Sites, 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 07.26-3t

ESTATE OF TONY CURTIS CARSON a/k/a  
TONY C. CARSON, DECEASED  
Late of Springfield Twp., York County, PA.  
Co-Executrices: Roni Russell and Sandra  
Davis, c/o Charles E. Shields, III, Esquire,  
6 Clouser Road, Mechanicsburg, PA  
17055  
Attorney: Charles E. Shields, III, Esquire, 6  
Clouser Road, Mechanicsburg, PA 17055  
07.26-3t

ESTATE OF RUTH N. FIRTH, DECEASED  
Late of Windsor Twp., York County, PA.  
Co-Executors: Philip W. Firth, Jr. and Kelli  
S. Ferry, 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  
07.26-3t

ESTATE OF CHASE M. HARTLAUB,  
DECEASED  
Late of York New Salem, York County, PA.  
Co-Administrators: Kurtis H. Hartlaub and  
Wanda M. Hartlaub, c/o 1434 W. Market  
St., York PA 17404  
Attorney: John W. Stitt, Esquire, 1434 W.  
Market Street, York, PA 17404 07.26-3t

ESTATE OF MICHAEL GEORGE NETRO,  
DECEASED  
Late of Codorus Twp., York County, PA.  
Administrator: Marye Brenda Peisinger,  
18497 Preston Road, New Freedom, PA  
17349 07.26-3t

ESTATE OF RUTH A. SCHUMAN,  
DECEASED  
Late of New Freedom Borough, York County, PA.  
Administratrix: Nancy L. Mosella, 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 07.26-3t

ESTATE OF DOROTHY M. STAYMAN,  
DECEASED  
Late of Spring Garden Twp., York County, PA.  
Executrix: Patricia E. Eyler, 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 07.26-3t

ESTATE OF CLARENCE H. STRIEWIG,  
DECEASED  
Late of Springfield Twp., York County, PA.  
Executrix: Joann V. Striewig, c/o 129 East  
Market Street, York PA 17401  
Attorney: John C. Herrold, Esquire, Griest,  
Himes, Herrold, Reynosa LLP, 129 East  
Market Street, York PA 17401 07.26-3t

## CIVIL NOTICES

### ACTION IN MORTGAGE FORECLOSURE

Court of Common Pleas  
York County  
Civil Action – Law  
No. 2018-SU-001650

Notice of Action in Mortgage Foreclosure  
Bayview Loan Servicing, LLC, Plaintiff vs. The  
Unknown Heirs of Charlotte Smith, Deceased,  
Mortgagor and Real Owner, Defendant(s)  
To: The Unknown Heirs of Charlotte Smith,  
Deceased, Mortgagor and Real Owner, Defen-  
dant(s), whose last known address is 351 Spring  
Hollow Road, Windsor, PA 17366. This firm is  
a debt collector and we are attempting to col-  
lect a debt owed to our client. Any information  
obtained from you will be used for the purpose  
of collecting the debt. You are hereby notified  
that Plaintiff, Bayview Loan Servicing, LLC,  
has filed a Mortgage Foreclosure Complaint  
endorsed with a notice to defend against you  
in the Court of Common Pleas of York County,  
PA, docketed to No. 2018-SU-001650, where-  
in Plaintiff seeks to foreclose on the mortgage  
secured on your property located, 351 Spring  
Hollow Road, Windsor, PA 17366, whereup-  
on your property will be sold by the Sheriff of  
York County. Notice: You have been sued in  
court. If you wish to defend against the claims  
set forth in the following pages, you must take  
action within twenty (20) days after the Com-  
plaint and notice are served, by entering a writ-  
ten 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 fur-  
ther notice for any money claimed in the Com-  
plaint for any other claim or relief requested by  
the Plaintiff. You may lose money or property  
or other rights important to you. You should  
take this paper to your lawyer at once. If you do  
not have a lawyer or cannot afford one, go to or  
telephone the office set forth below. This office  
can provide you with information about hiring  
a lawyer. If you cannot afford to hire a Lawyer,  
this office may be able to provide you with in-  
formation about agencies that may offer legal  
services to eligible persons at a reduced fee or  
no fee. Lawyer Referral Service of The York  
County Bar Assn. (Atty. Connections), York  
County Bar Center, 137 E. Market St., York, PA  
17401, 717.854.8755. Michael T. McKeever,  
Atty. for Plaintiff, KML Law Group, P.C., Ste.  
5000, Mellon Independence Center, 701 Mar-  
ket St., Phila., PA 19106-1532, 215.627.1322.

08.09-1t

Solicitor

### ACTION TO QUIET TITLE

#### NOTICE OF ACTION IN QUIET TITLE IN THE COURT OF COMMON PLEAS OF

## YORK COUNTY, PENNSYLVANIA CIVIL ACTION – LAW

COURT OF COMMON PLEAS

CIVIL DIVISION

YORK COUNTY

No. 2018-SU-001104

NATIONSTAR MORTGAGE LLC D/B/A  
CHAMPION MORTGAGE COMPANY  
Plaintiff

vs.

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER EDWIN  
D. HETRICK A/K/A EDWIN HETRICK,  
DECEASED  
CAROLYN S. LINEBAUGH N/K/A  
CAROLYN PRICHARD  
Defendants

#### NOTICE

To UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER EDWIN  
D. HETRICK A/K/A EDWIN HETRICK,  
DECEASED

You are hereby notified that on  
\$compFiledLong, Plaintiff, NATIONSTAR  
MORTGAGE LLC D/B/A CHAMPION  
MORTGAGE COMPANY, filed a Quiet Title  
Complaint endorsed with a Notice to Defend,  
against you in the Court of Common Pleas of  
YORK County Pennsylvania, docketed to No.  
2018-SU-001104. Wherein Plaintiff seeks to  
satisfy a lien on the property located at 2411  
MARION STREET, YORK, PA 17408-4716  
and confirm NATIONSTAR MORTGAGE LLC  
D/B/A CHAMPION MORTGAGE COMPANY is  
the holder of a first priority mortgage on the  
Property.

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.

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**ARTICLES OF INCORPORATION**

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania on April 11, 2018, by SG Dentistry, P.C., a Pennsylvania Professional corporation, with its registered office at 166 N. Jefferson Street, Hanover, PA 17331.

MARC ROBERTS

08.09-1t Solicitor

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on 7/24/18 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Evan Michael Lyons-Berry to Evan Michael Lyons. The Court has fixed the day of Sept. 24, 2018 at 11:30 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.

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IN THE COURT OF COMMON PLEAS, YORK COUNTY, PENNSYLVANIA

No. 2018-SU-002031

CIVIL ACTION- LAW

IN THE MATTER OF PETITION FOR CHANGE OF NAME

RAYMOND DAVID RAMIREZ

**NOTICE OF NAME CHANGE**

Notice is hereby given that on the 1<sup>st</sup> day of August, 2018, the Petition for Name

Change was filed in the York County Court of Common Pleas at No. 2018-SU-002031, seeking to change the name of Petitioner from Raymond David Ramirez to Ray Almaicoh Torres. The Court has fixed August 24, 2018, at 11:30 A.M. in Courtroom #5004 in the York County Judicial Center, 45 N. George Street, York, Pennsylvania 17401 as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

The Honorable Clyde W. Vedder, Judge  
Lauren B. Kearney, Esquire

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**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 Landon Becker; 404 Wilson Ave, Hanover, PA 17331 are the only person(s) owning or interested in a business, the character of which is: Web development and marketing for individuals, businesses, and organizations and that the name, style and designation under which said business is and will be conducted is: Bexmar and the location where said business is and will be located is: 404 Wilson Ave, Hanover, PA 17331.

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Notice is hereby given that an Application for Registration of Fictitious Name, was filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on the 19<sup>th</sup> day of July 2018, for the purpose of obtaining a Fictitious Name Filing under 54 Pa. C.S. § 311.

The fictitious name is: Vintage Hill Market

The name and address of the only party owning or interested in the said business is:

Lisha Delp  
260 Deer Trail Road  
Spring Grove, PA 17362

Darrell C. Dethlefs, Esquire  
Dethlefs-Pykosh Law Group, LLC  
2132 Market Street  
Camp Hill, PA 17011

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**SHERIFF'S SALE**

NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF YORK COUNTY, PENNSYLVANIA  
NO. 2017-SU-003523

PHH MORTGAGE CORPORATION  
Vs.

JERAELY L. CLINE, RONALD J. CLINE, IN HIS CAPACITY AS HEIR OF CHARLES W. CLINE, SR A/K/A CHARLES CLINE, SR A/K/A CHARLES W. CLINE, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLES W. CLINE, SR A/K/A CHARLES CLINE, SR A/K/A CHARLES W. CLINE, DECEASED,

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLES W. CLINE, SR A/K/A CHARLES CLINE, SR A/K/A CHARLES W. CLINE, DECEASED  
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 455 JUNIPER STREET, YORK, PA 17404

Being in 13<sup>th</sup> Ward of the City of York, County of YORK, Commonwealth of Pennsylvania, 130452 0300560000000

Improvements consist of residential property.

Sold as the property of JERAELY L. CLINE, RONALD J. CLINE, IN HIS CAPACITY AS HEIR OF CHARLES W. CLINE, SR A/K/A CHARLES CLINE, SR A/K/A CHARLES W. CLINE, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLES W. CLINE, SR A/K/A CHARLES CLINE, SR A/K/A CHARLES W. CLINE, DECEASED,

Your house (real estate) at 455 JUNIPER STREET, YORK, PA 17404 is scheduled to be sold at the Sheriff's Sale on 10/01/2018 at 02:00 PM, at the YORK County Courthouse, 45 North George Street, York, PA 17401, to enforce the Court Judgment of \$18,478.79 obtained by, PHH MORTGAGE CORPORATION (the mortgagee), against the above premises.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorney for Plaintiff

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Please email cover letter and resume to:

[mheidelbaugh@hoffsemm.com](mailto:mheidelbaugh@hoffsemm.com)

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