

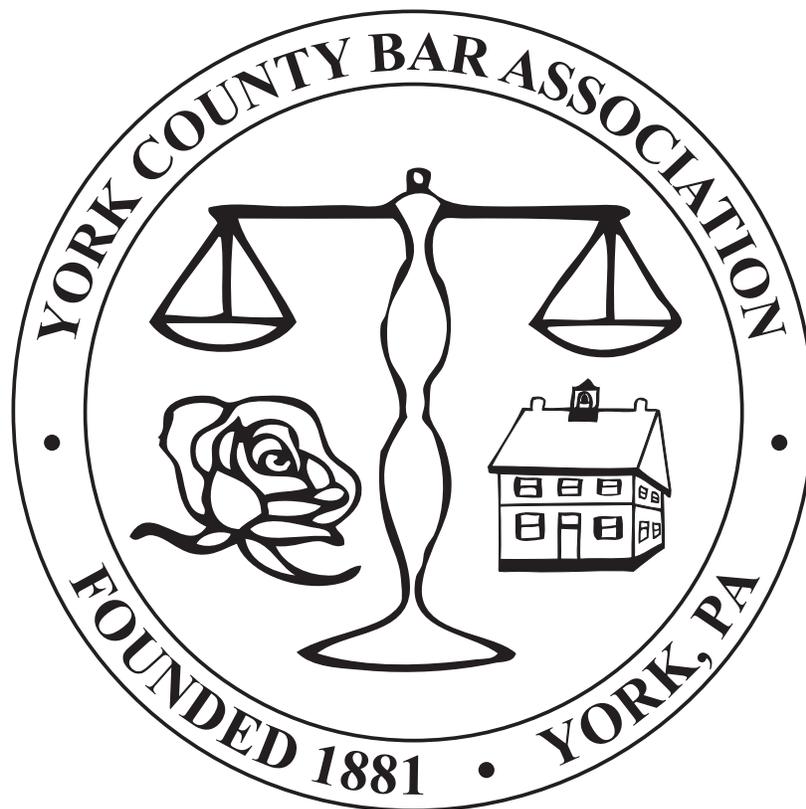
York Legal Record

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

Vol. 132

YORK, PA, THURSDAY, OCTOBER 4, 2018

No. 27



Dated Material Do Not Delay

Lawyers Concerned for Lawyers

York Support Group
Meetings 2nd Thursday of
each month

October 11, 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

The York Legal Record is published every Thursday by The York County Bar Association. All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. Neither the York Legal Record nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content. Carolyn J. Pugh, Esquire, Editor.

The York Legal Record makes no representation as to the quality of services offered by advertiser in this publication.

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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 LARRY WILLARD BECKER, DECEASED
Late of Carroll Twp., York County, PA.
Executor: Willard James Becker, 12 Meadow Dr., Camp Hill, PA 17011 10.04-3t

ESTATE OF MARY ANN BOYER, DECEASED
Late of York Twp., York County, PA.
Executrix: Pamela Claire Myers, 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 10.04-3t

ESTATE OF MICHAEL CALHOUN, DECEASED
Late of Fairview Twp., York County, PA.
Executrix: Christine Barna, 9 Roller Drive, Steelton, PA 17113
Attorney: James M. Zugay, Esquire, 1253 Stonegate Road, Hummelstown, PA 17036 10.04-3t

ESTATE OF JAMES N. DENNIS a/k/a JAMES NICHOLAS DENNIS, DECEASED
Late of Shrewsbury Twp., York County, PA.
Executor: Anthony Simancek, c/o Dorothy Livaditis, Esquire, 32 South Beaver Street, York, PA 17401
Attorney: Dorothy Livaditis, Esquire, 32 South Beaver Street, York, PA 17401 10.04-3t

ESTATE OF THELMA R. DOLL, DECEASED
Late of Mt. Wolf Borough, York County, PA.
Co-Executors: Michael W. Doll and Paula J. Williams, 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 10.04-3t

ESTATE OF DOROTHY V. GOTWALT, DECEASED
Late of Spring Garden Twp., York County, PA.
Executors: Robert W. Gotwalt, Jr. and Beverly G. Silar, 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 10.04-3t

ESTATE OF HELEN G. HENRY, DECEASED
Late of Penn Twp., York County, PA.
Executor: Joseph M. Henry, 16 Ridge Avenue, Hanover, PA 17331
Attorney: David K. James, III, Esquire, 234 Baltimore St., Gettysburg, PA 17325 10.04-3t

ESTATE OF D. ELAINE KLAUER a/k/a DORIS ELAINE KLAUER, DECEASED
Late of Hanover Borough, York County, PA.
Executors: Lynne Klauer, 1604 W. End Pl., Greensboro, NC 27403 & Michael Klauer, 352 McCabe Rd., Landisburg, PA 17040
Attorney: Elizabeth B. Place, Esquire, Skarlatos Zonarich LLC, 17 S. 2nd St., 6th Fl., Harrisburg, PA 17101 10.04-3t

ESTATE OF IIGAR AKHVERDIEVICH MAMEDOV a/k/a IIGAR A. MAMEDOV, DECEASED
Late of Fairview Twp., York County, PA.
Administratrix: Billie Jo Mamedov, c/o Jane M. Alexander, Esquire, 148 S. Baltimore Street, Dillsburg PA 17019
Attorney: Jane M. Alexander, Esquire, 148 S. Baltimore Street, Dillsburg PA 17019 10.04-3t

ESTATE OF ANNA M. MESSERSMITH, DECEASED
Late of North Codorus Twp., York County, PA.
Executor: Robert L. Messersmith, 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 10.04-3t

ESTATE OF LARRY R. OLEWILER, DECEASED
Late of Windsor Twp., York County, PA.
Executrix: Rae Lynn Eppley, c/o 1434 W. Market St., York, PA 17404
Attorney: John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404 10.04-3t

ESTATE OF DORIS L. PLUNKERT, DECEASED
Late of Penn Twp., York County, PA.
Executors: Mark E. Sweigart, 5 Violet Drive, Hanover, PA 17331 and Rebecca J. Brown, 5138 Hickory View Drive, Spring Grove, PA 17362
Attorney: Larry W. Wolf, P.C., 215 Broadway, Hanover PA 17331 10.04-3t

ESTATE OF MARY L. ROHRBAUGH, DECEASED
Late of Penn Twp., York County, PA.
Executors: Sharon K. Clousher, Debra A. Welty, and Armin M. Rohrbaugh, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 10.04-3t

ESTATE OF GERALDINE B. RUTH, DECEASED
Late of West Manchester Twp., York County, PA.
Executrix: Karen S. Chavez, 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 10.04-3t

ESTATE OF NANCY L. SMITH, DECEASED
Late of Wrightsville Borough, York County, PA.
Administrator-Executor: Kim D. Buzzendore, 1053 Central Avenue, Columbia, PA 17512
Attorney: Robert L. Buzzendore, Esquire, 30 North George Street, York, PA 17401 10.04-3t

ESTATE OF GEORGE W. WEAVER a/k/a GEORGE WILLARD WEAVER, DECEASED
Late of Shrewsbury Borough, York County, PA.
Executrix: Nola Harriet Weaver, 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 10.04-3t

SECOND PUBLICATION

ESTATE OF LENORA M. CYR a/k/a LENORA CYR a/k/a LENORA MARIE CYR, DECEASED
Late of York Twp., York County, PA.
Executor: Rita M. Sintef, 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 09.27-3t

ESTATE OF ELOISE I. DICKINSON, DECEASED
Late of Manchester Borough, York County, PA.
Executors: John W. Dickinson, Jr. and Wanda D. Stetzer, 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 09.27-3t

ESTATE OF CHRISTINE A. EGGER a/k/a CHRISTINE ANN EGGER, DECEASED
Late of Lower Windsor Twp., York County, PA.
Executor: Jackie J. Egger, c/o Dorothy Livaditis, Esquire, 32 South Beaver Street, York, PA, 17401
Attorney: Dorothy Livaditis, Esquire, 32 South Beaver Street, York, PA, 17401 09.27-3t

ESTATE OF DONALD FREDERICK HEISEY, DECEASED
Late of Manchester Twp., York County, PA.
Administrator-Executor: Lisa Flynn, c/o Trinity Law, 145 East Market Street, York, PA 17401
Attorney: Matthew D. Menges, Esquire, Trinity Law, 145 East Market Street, York, PA 17401 09.27-3t

ESTATE OF MARY L. HERSHEY, DECEASED
Late of Manchester Twp., York County, PA.
Executor: Gregory Aaron Hershey, c/o Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401-1210
Attorney: Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401-1210 09.27-3t

ESTATE OF MICHAEL D. JACOBUS, DECEASED
Late of Dover Twp., York County, PA.
Administrator: Jesse P. Cunningham IV, c/o Richard R. Reilly, Esquire, 54 N. Duke

St., York, PA 17401-1210
 Attorney: Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401-1210 09.27-3t
ESTATE OF JANET A. KERN, DECEASED
 Late of West Manchester Twp., York County, PA.
 Executor: Joel Kern, c/o Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401-1210
 Attorney: Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401-1210 09.27-3t

ESTATE OF WILLIAM E. KLINEFELTER, DECEASED
 Late of West Manchester Twp., York County, PA.
 Executrix: Barbara Altland, c/o 135 North George Street, York, PA 17401
 Attorney: John D. Flinchbaugh, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 09.27-3t

ESTATE OF JUNE HESS MUMFORD, DECEASED
 Late of York Twp., York County, PA.
 Executor: Randy Alan Mumford, c/o Amanda Snoke Dubbs, Esq., 294 Dew Drop Road, York, PA 17402
 Attorney: Amanda Snoke Dubbs, Esquire, 294 Dew Drop Road, York, PA 17402 09.27-3t

ESTATE OF DORIS M. MYERS, DECEASED
 Late of West Manheim Twp., York County, PA.
 Executors: Douglas E. Hemler and Chris R. Hemler, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331
 Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 09.27-3t

ESTATE OF MARILYN E. MYERS, DECEASED
 Late of York Twp., York County, PA.
 Co-Executors: Gregory S. Myers, Cynthia A. Paddison and Lynn M. Myers, c/o Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401-1210
 Attorney: Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401-1210 09.27-3t

ESTATE OF PAUL C. REIMOLD, JR., DECEASED
 Late of Dover Twp., York County, PA.
 Executor: Gerald E. Reimold, c/o 48 South Duke Street, York, PA 17401
 Attorney: Bruce C. Bankenstein, Esquire, 48 South Duke Street, York, PA 17401 09.27-3t

ESTATE OF BARBARA W. SCHLARP, DECEASED
 Late of Washington Twp., York County, PA.
 Executor: Richard P. Schlarp, c/o Rosemarie Gavin-Casner, Attorney, Johnson, Duffie, Stewart & Weidner, 301 Market Street, P.O. Box 109, Lemoyne, PA 17043
 Attorney: Rosemarie Gavin-Casner, Esquire, Johnson, Duffie, Stewart & Weidner, 301 Market Street, P.O. Box 109, Lemoyne, PA 17043 09.27-3t

ESTATE OF JOHN D. M. SHELLEY, DECEASED
 Late of Manchester Twp., York County, PA.
 Executrix: Rebecca A. Shelley, 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 09.27-3t
ESTATE OF JEAN L. SIEVER, DECEASED
 Late of Dover Twp., York County, PA.
 Executor: Bernard B. Zielinski, Jr., 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 09.27-3t

ESTATE OF JEFFRY L. SMITH, a/k/a JEFFREY L. SMITH, a/k/a JEFFREY SMITH, DECEASED
 Late of Springfield Twp., York County, PA.
 Executor: David N. Bailey, 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 09.27-3t

ESTATE OF RODMAN RUSSELL TRIPP a/k/a RODMAN R. TRIPP, DECEASED
 Late of North Codorus Twp., York County, PA.
 Executor: Richard Tripp, 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 09.27-3t

ESTATE OF E. GERALDINE WEBB, DECEASED
 Late of Dallastown Borough, York County, PA.
 Executor: Donald R. Webb, 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 09.27-3t

ESTATE OF EDWARD A. WHEELER, SR., DECEASED
 Late of Windsor Twp., York County, PA.
 Administrator-Executor: Michael J. Wheeler, c/o Kegel Kelin Almy & Lord LLP, 24 North Lime Street, Lancaster, PA 17602
 Attorney: Rhonda F. Lord, Esquire, Kegel Kelin Almy & Lord LLP, 24 North Lime Street, Lancaster, PA 17602 09.27-3t

THIRD PUBLICATION

ESTATE OF JAMES EDWARD ALAGOOD, DECEASED
 Late of Lower Windsor Twp., York County, PA.
 Executrix: Holly A. Briese, 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 09.20-3t

ESTATE OF RUTH R. BENNETT, DECEASED
 Late of Dover, York County, PA.
 Administrator-Executor: Jeffrey C. Bennett, 940 South Queen Street, York, PA 17403
 Attorney: Jack L. Graybill II, Esquire, 940 South Queen Street, York, PA 17403 09.20-3t

ESTATE OF VINCENT E. DOBOS, DECEASED
 Late of West Manchester Twp., York County, PA.
 Administratrix: Barbara S. Smith, 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 09.20-3t

ESTATE OF ROBERT E. DOWELL, DECEASED
 Late of Penn Twp., York County, PA.
 Executrix: Sarah J. Foreman, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331
 Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 09.20-3t

ESTATE OF WILLIAM THOMAS HADDAD a/k/a WILLIAM T. HADDAD, DECEASED
 Late of York Twp., York County, PA.
 Executrix: Nancy Haddad Blevins a/k/a Nancy Louis Blevins, c/o P.O. Box 312, Stewartstown, PA 17363
 Attorney: Laura S. Manifold, Esquire, P.O. Box 312, Stewartstown, PA 17363 09.20-3t

ESTATE OF SAMUEL M. JACOBS, DECEASED
 Late of Carroll Twp., York County, PA.
 Administrator: Beverly J. Jacobs, c/o Craig A. Hatch, Esquire Halbruner, Hatch & Guise, LLP 2109 Market Street, Camp Hill, PA 17011
 Attorney: Craig A. Hatch, Esquire Halbruner, Hatch & Guise, LLP 2109 Market Street, Camp Hill, PA 17011 09.20-3t

ESTATE OF SUSAN M. KISE, a/k/a SUSAN KISE, DECEASED
 Late of Dover Twp., York County, PA.
 Executor: John M. Garber, 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 09.20-3t

ESTATE OF JOSEPH E. LAHR, DECEASED
 Late of Dover Twp., York County, PA.
 Administrator-Executor: Darlene M. Lahr, 2725 Oakland Road, Dover, PA 17315
 Attorney: Edward Knauss, Esquire, Metzger Wickersham, P.O. Box 69200, Harrisburg, PA 17106 09.20-3t

ESTATE OF BARBARA E. LENHART, DECEASED
 Late of Windsor Twp., York County, PA.
 Executrix: Kimberly Sue Sowers, 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 09.20-3t

ESTATE OF EVELYN H. MAYER, DECEASED
 Late of West Manchester Twp., York County, PA.
 Executrix: Karen B. Klinedinst-Elslager, c/o 135 North George Street, York, PA 17401
 Attorney: Robert M. Strickler, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 09.20-3t

ESTATE OF VIVIAN M. MOWERY a/k/a
 VIVIAN MARY MOWERY, DECEASED
 Late of Hanover Borough, York County, PA.
 Executrix: Debra Edwards, 584 Baltimore
 Street, Hanover, PA 17331
 Attorney: Amy E.W. Ehrhart, Esquire, 118
 Carlisle St., Suite 202, Hanover, PA 17331
 09.20-3t

ESTATE OF JOHN P. O'KEEFE, DECEASED
 Late of York Twp., York County, PA.
 Executor: Arthur L. Sweetman, c/o P.O. Box
 312, Stewartstown, PA 17363
 Attorney: Laura S. Manifold, Esquire, P.O.
 Box 312, Stewartstown, PA 17363
 09.20-3t

ESTATE OF ROBERT FRITZ SCHMITZ,
 DECEASED
 Late of Dallastown Borough, York County, PA.
 Executrix: Ingrid Reynolds, 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 09.20-3t

ESTATE OF GLORIA A. VALENZA,
 DECEASED
 Late of Manhiem Twp., York County, PA.
 Executor: Vincent J. Valenza, 3900 Blue Hill
 Road, Hanover, PA 17331 09.20-3t

ESTATE OF FAY V. WARNER, DECEASED
 Late of Dallastown Borough, York County, PA.
 Executrix: Brenda Grove, 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 09.20-3t

CIVIL NOTICES

CERTIFICATE OF ORGANIZATION

NOTICE is hereby given that a Certificate of Organization - Domestic Limited Liability Company was filed with the Commonwealth of Pennsylvania, Department of State, in Harrisburg, Pennsylvania, on September 24, 2018, under the provisions of the Pennsylvania Limited Liability Company Law of 1994 as amended.

The name of the Limited Liability Company is Digital Assets, LLC

Digital Assets, LLC is organized for the purpose to create, market and sell digital software using the website <https://www.localvikings.com/>

Arthur J. Becker, Jr., Esquire
 Attorney for Digital Assets, LLC

10.04-1t Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on August 29, 2018 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Jaxson Matthew Shearrer to Jaxson Matthew Wilt.

The Court has fixed the 20th day of November 2018 at 2:30 pm 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.

10.04-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on August 29, 2018 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Mason Lewis Shearrer to Mason Lewis Wilt.

The Court has fixed the 20th day of November 2018 at 2:30 pm 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.

10.04-1t Solicitor

DISSOLUTION NOTICE

DISSOLUTION NOTICE -The shareholders of **Maintenance Services Unlimited, Incorporated**, have approved a proposal that the corporation dissolve voluntarily, and the Board of Directors are now engaged in winding up and settling the affairs of the corporations in the manner prescribed in Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

KAPLIN STEWART MELOFF
 REITER & STEIN, PC, Solicitors
 910 Harvest Dr.
 Blue Bell, PA 19422

10.04-1t Solicitor

NOTICE

NEW FREEDOM LEGAL NOTICE
 1 & 3 E. FRANKLIN STREET
 A Complaint has been filed to determine the property interests in the above Parcels
 Case No. 2018-SU-002479
 Court of Common Pleas - York County
 For more info call: (443) 414-6210

09.27-3t Solicitor

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

No. 2018-0126

IN RE KENDON TIMBROOK BAUGHMAN

Notice

A Petition for Adoption and Application for Change of Name, has been filed with the York County Court of Common Pleas Orphans' Court Division. A Hearing has been scheduled for Tuesday, November 27, 2018, at 1:30 pm, in the York County Judicial Center located at 45 N. George Street, York, PA 17401. Your attendance at this hearing is required. Please be sure to Contact an Attorney should you wish to have one represent you. If you can not afford an attorney and still wish to be represented please contact the York County Bar Association, 137 East Market Street, York, PA 17401, (717)854-8755.

10.04-1t Solicitor

SHERIFF'S SALE

Court of Common Pleas
York County, Pennsylvania
Civil Action-Law
No. 2018-SU-001016

Notice of Action in Mortgage Foreclosure
CIT Bank, N.A., Plaintiff vs. Unknown Heirs,
Successors, Assigns and All Persons, Firms or
Associations Claiming Right, Title or Interest
From or Under Sylvia Wells, deceased, Keri
Nichols, Known Heir of Sylvia Wells, deceased,
Julie Roth, Known Heir of Sylvia Wells,
deceased and Joseph Wells, Known Heir of
Sylvia Wells, deceased, Defendants

**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 Sylvia
Wells, deceased, Defendant(s), whose last
known address is 112 Rockwood Avenue, York,
PA 17402.

Your house (real estate) at 112 Rockwood
Avenue, York, PA 17402, 360000400450000000,
is scheduled to be sold at Sheriff's Sale on 2/4/19,
at 2:00 PM, at York County Judicial Center,
45 N. George St., York, PA 17401, to enforce
the court judgment of \$83,002.27, obtained by
CIT Bank, N.A. 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 CIT Bank, N.A., 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 Little, Kevin S. Frankel,
Samantha Gable, Daniel T. Lutz, Leslie J. Rase,
Alison H. Tulio & Katherine M. Wolf, Attys.
for Plaintiff, SHAPIRO & DeNARDO, LLC,
3600 Horizon Dr., Ste. 150, King of Prussia, PA
19406, 610.278.6800.

10.04-1t Solicitor

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

Nationstar Mortgage LLC d/b/a Mr. Cooper

Plaintiff,
vs.
Elizabeth Phillips

Defendant. CIVIL DIVISION

Docket No.: 2018-SU-000837

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY PURSUANT TO
PENNSYLVANIA RULE OF CIVIL
PROCEDURE 3129**

TO: Elizabeth Phillips
6 Strassburg Circle
Shrewsbury, PA 17361-1827

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real
Estate) will be held at the York County Sheriff's
Office, at the York County Courthouse, 45 North
George Street, York, PA 17401 on December 3,
2018 at 2:00PM prevailing local time.

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

The LOCATION of your property to be sold
is:

6 Strassburg Circle, Shrewsbury, PA 17361

The JUDGMENT under or pursuant to which
your property is being sold is docketed to:

No. 2018-SU-000837

THE NAME(S) OF THE OWNER(S) OR
REPUTED OWNER(S) OF THIS PROPERTY
ARE:

Elizabeth Phillips

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

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

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

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

York County Bar Association
137 East Market Street
York, PA 17401
(717) 854-8755

THE LEGAL RIGHTS YOU MAY HAVE
ARE:

1. You may file a petition with the Court of
Common Pleas of York County to open the
Judgment if you have a meritorious defense
against the person or company that has entered
judgment against you. You may also file a
petition with the same Court if you are aware of
a legal defect in the obligation or the procedure
used against you.

2. After the Sheriff's Sale, you may file a
petition with the Court of Common Pleas of
York County to set aside the sale for a grossly
inadequate price or for other proper cause. This
petition must be filed before the Sheriff's Deed
is delivered.

3. A petition or petitions raising the legal
issues or rights mentioned in the preceding
paragraphs must be presented to the Court of
Common Pleas of York County. The petition
must be served on the attorney for the creditor

or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, York County Courthouse, 45 North George Street, York, PA 17401, before presentation of the petition to the Court.

Dated: 7/31/18

Kimberly A. Bonner, Esquire (89705)
 Manley Deas Kochalski LLC
 P. O. Box 165028
 Columbus, OH 43216-5028
 Telephone: 614-222-4921
 Fax: 614-220-5613
 Email: kabonner@manleydeas.com
 Attorney for Plaintiff

10.04-1t

Solicitor

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**Carolyn J. Pugh
115 E. Philadelphia Street, York, PA 17401**

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Full Name	Complete Mailing Address
York County Bar Association	137 East Market Street, York, PA 17401

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Publication not required.

18. Signature and Title of Editor, Publisher, Business Manager, or Owner

Date

9/19/2018

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