

# York Legal Record

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

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Vol. 133

YORK, PA, THURSDAY, JULY 25, 2019

No. 17

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## CASES REPORTED

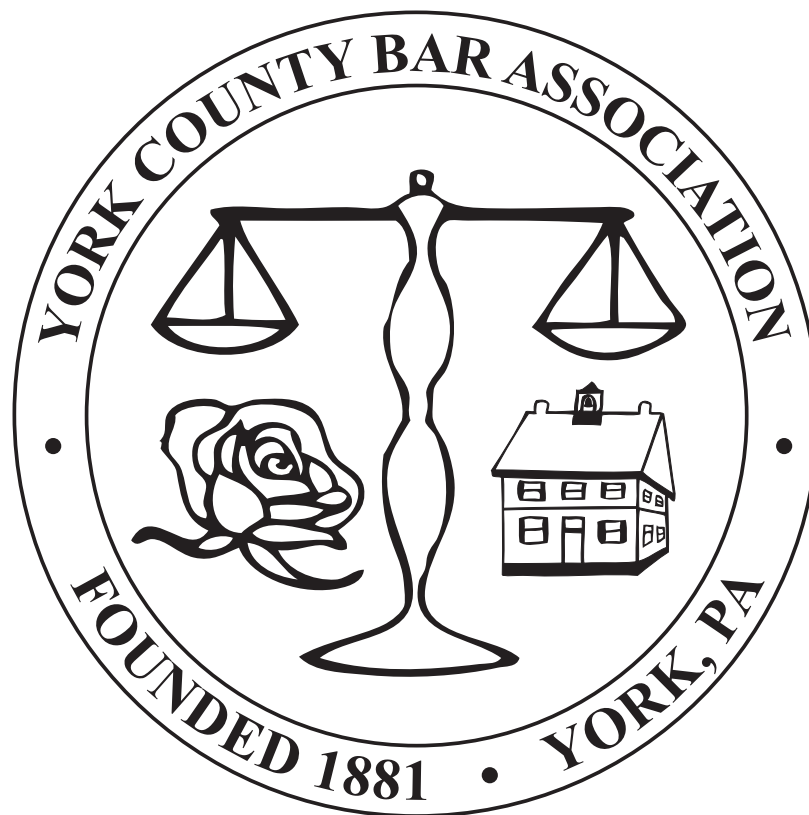
BANK OF AMERICA N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP  
FKA COUNTRYWIDE HOME LOANS SERVICING, LP, V. DEBBIE GILSON-WILL

Mortgage Foreclosure – Reform Deeds and Mortgage

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**BANK OF AMERICA N.A., successor by merger to  
BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE  
HOME LOANS SERVICING, LP, v. DEBBIE GILSON-WILL**

**Mortgage Foreclosure – Reform Deeds and Mortgage**

1. Plaintiffs alleged several errors in the chain of title, each of these errors, or the combination of all of them, which they alleged to constitute a “cloud” upon the property’s title.
2. The Court denied Plaintiff’s Motion to Reform Deeds and Mortgage, but without prejudice.

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

BANK OF AMERICA N.A., successor :  
by merger to BAC HOME LOANS :  
SERVICING, LP FKA :  
COUNTRYWIDE HOME LOANS : No. 2018-SU-002887  
SERVICING, :  
Plaintiff :  
v. : Mortgage Foreclosure  
DEBBIE GILSON-WILL :  
Defendant :

**APPEARANCES**

Roger Fay, Esquire  
(Scott E. Lineberry, Esquire)  
Attorney for the Plaintiff

Debbie Gilson-Will  
Pro se Defendant (Did not appear)

**ORDER DENYING REQUEST TO  
REFORM DEEDS AND MORTGAGE**

AND NOW, this 18<sup>th</sup> day of July, 2019, the Court has this matter before it on a Motion to Reform Deeds and Mortgage filed March 1, 2019<sup>1</sup> filed by Plaintiff BANK OF AMERICA N.A., successor by merger to BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP. We hereby DENY the motion, without prejudice.

**DISCUSSION:**

*Factual and Procedural History*

Plaintiff is the Mortgagee and judgment creditor, with a place of business located at 400 National Way, Simi Valley, CA 93065. Defendant Debbie Gilson-Will is the Mortgagor and former owner of the Mortgaged Premises. The mortgaged premises is real property known as 17 Magnolia Trail, Delta, PA 17314 FKA RD #3 Box 190 A-2 Clubhouse Trail, Delta, PA 17314.

The following recitation of facts is taken from Plaintiff’s pleading and attached exhibits. Prior to Defendant becoming the owner of the mortgaged premises, the York County Sheriff conveyed the mortgaged premises to First Union Mortgage Company by way of a sheriff’s deed, dated and recorded January 15, 1999 in York County. The First Union deed incorrectly referenced the Mortgaged Premises as being RED 3 Box 190 A-2 Clubhouse Trail, Delta, PA 17314, but apparently correctly referenced the tax parcel ID number.

Plaintiff appeals to the equity side of this Court and asks us to “reform” this deed.

Subsequently, the Mortgaged Premises was conveyed by deeds to the Secretary of Housing and Urban Development. Plaintiff wants us to “reform” this deed to include the apparent address to the property, 17 Magnolia Trail, Delta, PA 17314, which appears in the subsequent deed from HUD to Russell Hogan and Elena Hogan, husband and wife. That deed correctly references the mortgaged premises tax ID number, but adds the address for the Hogans as 17 Magnolia Trail, Delta, PA 17314. Again, Plaintiff appeals to equity and asks us to “reform” this deed by adding the reference to the street address.

The Mortgaged premises was conveyed to Defendant Gilson-Will by way of deed, dated August 7, 2001 and recorded August 10, 2001 in York County, Book 1451, Page 287, Instrument No. 2001049425. On

page 3 of the Gilson-Will deed, it references the property being conveyed as 17 Magnolia Trail, Delta, PA 17314 and references the property as being the same as the Hogan deed. However, page 3 of the deed also references the Mortgaged Premises incorrectly as Tax I.D. #5134-25-1-30 rather than being Parcel No. 430000100300000000 as it is listed on the York County Assessment Parcel Lookup and the prior deeds. We are asked to “reform” this deed to reflect the correct tax ID number.

On August 7, 2001, to secure obligations under the Note, Defendant Gilson-Will executed a mortgage which was recorded on August 10, 2001 in York County, Book 1451, Page 290, Instrument No. 2001049426. The Mortgage used the legal description of the Gilson-Will deed, and so also references the incorrect tax ID number. We are asked to correct this document.

On October 25, 2011, the Mortgage was assigned to Plaintiff by way of an Assignment of Mortgage which correctly identifies the Tax ID of the Mortgaged Premises.

Next, there were three Loan Modification Agreements which all modified the Mortgage, but the modifications each contained errors. The first Loan Modification Agreement dated August 28, 2008 was correctly recorded and defined the property being mortgaged as being 17 Magnolia Trail, Delta, PA 17314. On page 1 of the 2008 Modification, it states that the document amends and supplements the Mortgage dated August 7, 2001 which covers the real property located at 17 Magnolia Trail, Delta, PA 17314. However, the 2008 Modification incorrectly references the recording information for the 2011 Assignment of Mortgage instead of the 2001 Mortgage, and incorrectly states an original mortgage date of July 9, 2003. A search of the York County Recorder of Deeds confirms that there is no mortgage to Defendant with a date of July 9, 2003.

Plaintiff “seeks the Court’s exercise of its equitable powers to restore Plaintiff to the position that it would have been in if the 2008 Modification had been recorded with the correct reference to the original mortgage.” Plaintiff’s Motion to Reform, paragraph 26.

The second Loan Modification Agreement, dated April 6, 2011 was correctly recorded and defines the property being mortgaged as being 17 Magnolia Trail, Delta, PA 17314, but also incorrectly states that the document amends and supplements a mortgage dated July 9, 2003. Again we are asked to restore Plaintiff’s position.

The last Loan Modification Agreement was also correctly recorded, but the legal description attached incorrectly references the property as 14 Magnolia Trail, Delta, PA 17315. We are, likewise, requested to “reform” this document as well.<sup>2</sup>

On November 1, 2018, Plaintiff commenced an action in mortgage foreclosure and obtained in rem judgment on January 8, 2019. Plaintiff filed its Writ of Execution on February 1, 2019. The Complaint, Judgment, and Writ attached the correct legal description of the Mortgaged Premises, but did not reference the “formerly known” address. Plaintiff asks that we also amend these documents.

On March 1, 2019, Plaintiff filed a Motion to Reform Deeds and Mortgage with a supporting Memorandum and filed a Praecipe for One Judge Disposition<sup>3</sup>. An order was issued striking the Praecipe for One Judge Disposition without prejudice. On May 8, 2019, Plaintiff filed another Motion to Reform Deeds and Mortgage, along with a notice of presentation in motions court.

On June 10, 2019, the property was sold to a third party at a Sheriff’s sale, with a proposed schedule of distribution having been filed on July 5, 2019.

*Discussion – Mortgages Generally:*

A mortgage is an instrument, capable of being recorded, which creates or purports to create a lien on any real property in a county. 21 P.S. §721-2. There is some controversy as to whether Pennsylvania law regards mortgages as simply security instruments or as instruments which convey title pending satisfaction of the underlying obligation:

[A]lthough a mortgage can be considered both a conveyance in form as well as a security interest, for purposes of actions involving recording acts, mortgages traditionally have been treated as conveyances. In all questions upon the recording acts, the mortgage is spoken of as a conveyance of land.@ *In re Long’s Appeal*, 77 Pa. 151 (1874). ... Thus, for purposes of determining whether mortgage assignments, mortgage satisfactions and mortgage releases are property transfers, we begin with the premise that a mortgage conveys the property subject to the mortgage to the mortgagee until the obligations under the mortgage are fulfilled.

*Pines v. Farrell*, 577 Pa. 564, 574B75, 848 A.2d 94, 100 (2004). But see the Supreme Court’s own footnote hesitating to extend the same analysis to foreclosure proceedings and the dissents by Justices Eakin and Saylor.

*Discussion – Mortgage Foreclosures:*

The sole purpose of a judgment obtained through mortgage foreclosure is to effect a judicial sale of the mortgaged real estate, and the judgment obtained in a mortgage foreclosure action is only *in rem*. *Insilco Corp. v. Rayburn*, A.2d 120, 123 (Pa.Super 1988).

In this case, the Plaintiff filed a complaint in mortgage foreclosure, seeking in rem judgment against the Defendant for foreclosure and sale of the Mortgaged Premises. After Defendant failed to file an answer within the 20 day time period, a default judgment was obtained against the Defendant. The Plaintiff now files a motion seeking equitable relief through reformation of several of the deeds and mortgages going back through the chain of title, which necessarily implicates documents executed by individuals and entities which are not parties to this action.

The reason given for Plaintiff’s request is that there were mistakes in drafting which fail “to express the intention of the parties [which] are constantly reformed in equity.” Motion, paragraphs 10, 14, etc. Further, Plaintiff’s request for us to restore Plaintiff to the position Plaintiff would have been in had the modifications been correctly drafted appears to ask us to issue a declaratory judgment with regard to Plaintiff’s position.

Apparently, Plaintiff believes that each of these errors, or the combination of all of them, constitute a “cloud” upon the property’s title.<sup>4</sup> To be sure, it is axiomatic that one cannot acquire more property than that which was granted to him through recorded instruments. The nature and quantity of the interest conveyed by a deed must be ascertained from the instrument itself. [Citations omitted.] *Starling v. Lake Meade Prop. Owners Ass’n, Inc.*, 640 Pa. 126, 148, 162 A.3d 327, 341 (2017). Since the Court is not in the business of insuring titles, we will take Plaintiff’s concerns about the quality of the property’s chain of title at its word. Plaintiff argues that the court has the ability to correct these mistakes in documents through its long recognized equitable powers, but Plaintiff fails to consider the nature of the action under which it seeks reformation of deeds, the mortgages, and the other documents.

While a plaintiff may state two or more grounds for foreclosure, a plaintiff “may not state more than one cause of action” in a mortgage foreclosure action. Pa.R.C.P. 1146. See *Signal Consumer Discount Company v. Babuscio*, 390 A.2d 266 (Pa.Super. 1978). A mortgage foreclosure action is not an equitable action nor is it an action for declaratory judgment. Accordingly, Plaintiff’s appeal to our “equity side” is unavailing. This conclusion is not placing mere form over substance. Plaintiff requests us to remove clouds upon the title by changing documents to meet Plaintiff’s satisfaction which extend back in the chain of title for nearly two decades. As we noted before, the documents were not executed by parties to this foreclosure action, and the parties have had no notice of Plaintiff’s requests. While it might be safe to assume that those parties no longer have any interest in participating in an action to reform their documents, by combining Plaintiff’s requests with a mortgage foreclosure action involving only the parties to this action, Plaintiff will forever prevent those other parties from having any chance to participate. While some of the errors may be relatively minor and can easily be seen as “scrivener’s errors” some of the documents actually contain significant discrepancies as to the property affected or, in the case of a modification, the mortgage referred to.

And then, of course, we must also give due consideration to the requirements of Pa.R.C.P. 1146 which unequivocally prevents more than one cause of action in a foreclosure action.

*Discussion – Remedy*

All of that is not say that Plaintiff is without a remedy. To be sure, there will be some instances in which a scrivener’s error is obvious and does not detract from the obvious intent of the parties to convey an interest in a discernable piece of land which can be located on the face of the earth.

The Statute of Frauds instructs that a purported transfer of an ownership interest in real property is not enforceable unless evidenced in writing and signed by the [party] granting the interest. *Trowbridge v. McCaigue*, 992 A.2d 199, 201 (Pa.Super.2010). A writing required by the Statute of Frauds need only include an adequate description of the property, a recital of the consideration and the signature of the party to be charged [with performing]. *Id.* A description of the property will satisfy the Statute of Frauds where it describes a particular piece or tract of land that can be identified, located, or found. *Phillips v. Swank*, 120 Pa. 76, 13 A. 712 (1888). A detailed description is not necessary, where the description shows that a particular tract is **within the minds of the contracting parties**, and intended to be conveyed. *Id.* at 86, 13 A. at 715 [Emphasis in original].

*Zuk v. Zuk*, 2012 Pa.Super 184, 55 A.3d 102, 107 (Pa.Super. Ct. 2012). Here, not all of the contracting parties are before the Court in this action.

In this case, as we said, we are taking Plaintiff at its word and precluding that the errors do, indeed, cast a cloud over the title.

This Court promulgated Rule 1061 in 1947 to unify into one single procedure all of the diverse procedures by which clouds on title were formerly tried. *White v. Young*, 409 Pa. 562, 186 A.2d 919, 921 (1963). Prior to 1947, 12 P.S. 1543 governed situations where a plaintiff sought to force a defendant to file an ejectment action and 12 P.S. 1545 controlled an Action to Quiet Title. This Court suspended the application of 12 P.S. 1543 and 1545 with the enactment of Rule 1061. Accordingly, Rule 1061 neither creates a new action nor changes the substantive rights of the parties or jurisdiction of the courts. [Notes and citations omitted.]

*Siskos v. Britz*, 567 Pa. 689, 699, 700, 790 A.2d 1000, 1006-07 (2002).

Thus, an action to quiet title pursuant to Pa.R.Civ.P. 1061 et seq., while not as simple as filing a motion asking the Court to correct paperwork errors, is nonetheless, a more effective and apparently legally preferred way to remove “clouds” upon title with the added advantage of protecting interests of third parties who may have a colorable claim to the same property. Pa.R.C.P. 1066(b) permits the court to fashion a rather broad order “necessary for the granting of proper relief.”

**CONCLUSION**

For the foregoing reason, the Court denies Plaintiff’s Motion to Re-form Deeds and Mortgage, but without prejudice. Copies shall be sent to: Roger Fay, Esquire, Attorney for Plaintiff, a courtesy copy to Scott E. Lineberry, Esq., and to Debbie Gilson-Will, Pro se Defendant.

**BY THE COURT:**

/s/ \_\_\_\_\_  
**Richard K. Renn, Judge**

**FOOTNOTES**

<sup>1</sup> Over the past two years, this Court has received an inordinate number of these types of applications for relief, frequently numbering three per week. Some are filed as part of a separate quiet title action. Most are filed in conjunction with a mortgage foreclosure action and only pertain to documents involving the parties of that action. Frequently, they involve relatively minor discrepancies which we are asked to “correct,” unlike the instant case which involves multiple documents executed by parties not presently before the Court. One cannot help but wonder what is going on in the mortgage industry which has occasioned such an explosion of need to seek this kind of relief.

<sup>2</sup> In this Court’s experience with real estate transactions, it was the mortgage lender or its agent which prepared the settlement packages, including mortgages with legal descriptions, assignments, loan modifications, etc. which were then transmitted to the settlement agent. Frequently, settlements were conducted without any attorneys participating in the oversight of the actual settlement process. Again, one has to wonder about the state of the mortgage industry which allows such errors to occur, apparently on a rather frequent basis. In fairness, the majority of “deficient” documents we see are pre-2008 documents, but increasingly we are noting issues with post-2008 documents as well.

<sup>3</sup> Since such a motion does not *require* a response, it is not appropriate to be referenced to the “one judge disposition” list, but rather should be presented in motions court. See YCCiv P. 208.3(a) and (b).

<sup>4</sup> Otherwise, why would Plaintiff go to all the trouble which it has to ask the Court to correct something that would otherwise be legally meaningless?

*We understand*

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## FIRST PUBLICATION

- ESTATE OF PEGGY J. BANGE, DECEASED  
Late of Heidelberg Twp., York County, PA.  
Executor: Benjamin A. Bange, 2423 Myers Road, Spring Grove, PA 17362  
Attorney: Matthew L. Guthrie, Esquire, Barley Snyder LLP, 40 York Street, Hanover, PA 17331 07.25-3t
- ESTATE OF JOYCE L. BATES, DECEASED  
Late of Dover Twp., York County, PA.  
Executor: Douglas E. Bates, c/o 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 07.25-3t
- ESTATE OF GEORGE N. BOWERS, DECEASED  
Late of York Twp., York County, PA.  
Executor: Mark Ferree, 58 Countryside Lane, Marietta, PA 17547  
Attorney: David J. Lenox, Esquire, 8 Tristan Drive, Suite 3, Dillsburg, PA 17019 07.25-3t
- ESTATE OF NORMA J. BROWN, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executrix: Rhonda J. Deppen, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: MacGregor J. Brillhart, Esquire, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994 07.25-3t
- ESTATE OF ANNA MAE CLINE, DECEASED  
Late of Manheim Twp., York County, PA.  
Administrator: Michael A. Cline, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331  
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 07.25-3t
- ESTATE OF JOYCE A. CONWAY, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executrix: Patricia Conway Swilley, 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 07.25-3t
- ESTATE OF ARTHUR L. DEFORD, DECEASED  
Late of Penn Twp., York County, PA.  
Executor: Brad S. Thomas, 814 Old Hanover Road, Spring Grove, PA 17362  
Attorney: Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331 07.25-3t
- ESTATE OF LOUISE C. GOELZ, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executors: Rodney M. Goelz and Sharon A. Goelz, 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 07.25-3t
- ESTATE OF GLORIA GOOD, a/k/a GLORIA N. GOOD, DECEASED  
Late of Shrewsbury Twp., York County, PA.  
Executor: Jay L. Good, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: Kristen R. McGuire, Esquire, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994 07.25-3t
- ESTATE OF ARTHUR M. HASSINGER, DECEASED  
Late of York County, PA.  
Administrator-Executor: Dale R. Hassinger, 273 Sawyer Road, Prospect, PA 16052 07.25-3t
- ESTATE OF JOAN L. KLINE, DECEASED  
Late of East Prospect Twp., York County, PA.  
Administrator-Executor: Anita L. Howard, Shelly R. Miller and Elizabeth J. Senft, c/o 1215 Manor Drive, Suite 202, Mechanicsburg PA 17055  
Attorney: Kristen Snyder, Esquire, Jackson Law Firm, PLLC, 1215 Manor Drive, Suite 202, Mechanicsburg PA 17055 07.25-3t
- ESTATE OF NORMA K. KNISELEY, a/k/a NORMA Y. KNISELEY AND NORMA KOCHENOUR KNISELEY, DECEASED  
Late of Spring Garden Twp., York County, PA.  
Administrator-Executor: Burton W. Kniseley, c/o Lucy Kniseley, Esq., 850 Clubhouse Road, York, PA 17403  
Attorney: Lucy E. Kniseley, Esquire, 850 Clubhouse Road, York, PA 17403 07.25-3t
- ESTATE OF BURNETTA E. KOHLER, DECEASED  
Late of West Manchester Twp., York County, PA.  
Co-Executors: Bonnie E. Sweitzer and Marcus R. Sweitzer, 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 07.25-3t
- ESTATE OF ASHLEY MARIE KRUMRINE a/k/a ASHLEY MARIE LORENZANO, DECEASED  
Late of Spring Grove Borough, York County, PA.  
Administrators: Timothy Howard Lorenzano and Monica Lynne Duellely, 553 E. King Street, Littlestown, PA 17340 07.25-3t
- ESTATE OF PATRICIA C. LAUCHMAN, DECEASED  
Late of North Codorus Twp., York County, PA.  
Executors: Glenn C. Lauchman and Karen J. Wineholt, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331  
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 07.25-3t
- ESTATE OF RAY E. LEFFER, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: Leo E. Gribbin, 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 07.25-3t
- ESTATE OF CHARLES H. LAUER, JR., DECEASED  
Late of Hellam Twp., York County, PA.  
Administratrix: Linda J. Abel, c/o 135 North George Street, York, PA 17401  
Attorney: Frank H. Countess, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 07.25-3t
- ESTATE OF CASSANDRA L. MCCOURRY a/k/a CAROLINE G. MCCOURRY, DECEASED  
Late of Penn Twp., York County, PA.  
Executor: Shawn W. McCourry, 2441 Grandview Road, Hanover, PA 17331  
Attorney: Matthew L. Guthrie, Esquire, Barley Snyder LLP, 40 York Street, Hanover, PA 17331 07.25-3t
- ESTATE OF LOUISE E. MYERS a/k/a LOUISE MARGUERITE MYERS, DECEASED  
Late of Penn Twp., York County, PA.  
Executor: Barry H. Myers, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331  
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 07.25-3t
- ESTATE OF FRANK POTTER, DECEASED  
Late of York Twp., York County, PA.  
Executors: Stephen Potter and Thomas Potter, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: Ronald L. Hershner, Esquire, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994 07.25-3t
- ESTATE OF MARIAN V. ROACH, DECEASED  
Late of Spring Garden Twp., York County, PA.  
Administrator-Executor: Timothy S. Roach, c/o Michael S. Grab, Esq., 327 Locust St., Columbia, PA 17512  
Attorney: Michael S. Grab, Esquire, 327 Locust St., Columbia, PA 17512 07.25-3t

ESTATE OF NOAH E. SHEARER,  
DECEASED  
Late of Codorus Twp., York County, PA.  
Administratrix: Summer S. Crone, c/o 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 07.25-3t

ESTATE OF JOHN FRANKLIN STONER,  
a/k/a JOHN F. STONER, DECEASED  
Late of York County, PA.  
Executor: Mark Allen Stoner, c/o Bellomo  
& Associates, LLC, 3198 East Market  
Street, York, PA 17402  
Attorney: Irene N. Sartalis, Esquire, Bellomo  
& Associates, LLC, 3198 East Market  
Street, York, PA 17402 07.25-3t

ESTATE OF CHRISTOPHER A. TRIPLETT,  
DECEASED  
Late of Fairview Twp., York County, PA.  
Administrator-Executor: Gary Lee Triplett  
& Meredith E. Triplett, c/o Randall K.  
Miller, Esq., 1255 S. Market St., Suite  
102, Elizabethtown PA 17022  
Attorney: Randall K. Miller, Esquire, 1255 S.  
Market St., Suite 102, Elizabethtown PA  
17022 07.25-3t

ESTATE OF ANN M. WILKINSON a/k/a ANN  
MATTHEWS WILKINSON, a/k/a ANN L.  
WILKINSON, DECEASED  
Late of Penn Twp., York County, PA.  
Executor: John A. Donnelly, Rear 217  
Frederick St., Hanover, PA 17331  
07.25-3t

### SECOND PUBLICATION

ESTATE OF JIMMIE RAY BARKER a/k/a  
JIMMIE R. BARKER, JIMMIE BARKER, JIM  
BARKER, JIM R. BARKER, J.R. BARKER,  
DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executrix: Karen Sue Walker, 8143 Reynolds  
Mill Rd., Seven Valleys, PA 17360  
07.18-3t

ESTATE OF SANDRA CRISAMORE,  
DECEASED  
Late of West Manchester Twp., York County, PA.  
Executor: Jason E. Crisamore, 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 07.18-3t

ESTATE OF CAROL ELAINE FRENCH,  
DECEASED  
Late of Conewago Twp., York County, PA.  
Executor: Adrienne M. French, 52 Sycamore  
Lane, Hanover, PA 17331 07.18-3t

ESTATE OF VERNON L. GIBBS, DECEASED  
Late of Jackson Twp., York County, PA.  
Co-Executors: Varlen L. Gibbs and Vicki L.  
Orendorff, c/o 1434 W. Market Street,  
York, PA 17404  
Attorney: John W. Stitt, Esquire, 1434 W.  
Market Street, York, PA 17404 07.18-3t

ESTATE OF DOROTHY E. KNARR,  
DECEASED  
Late of Springettsbury Twp., York County, PA.

Co-Executors: Robert A. Witmyer and Trena  
A. Landis, 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 07.18-3t

ESTATE OF JEFFREY L. LEHMAN,  
DECEASED  
Late of Springfield Twp., York County, PA.  
Administrator-Executor: Linda D. Lehman,  
c/o 180 Darlene Street, York, PA 17402-  
5053  
Attorney: Kenneth Lee Eckard, Esquire, 180  
Darlene Street, York, PA 17402-5053  
07.18-3t

ESTATE OF JOSEPH J. MCCORMICK,  
DECEASED  
Late of Hanover Borough, York County, PA.  
Administrator-Executor: Catherine J.  
Hertz, PO Box 6 W-4 Winding Way,  
Bendersville, PA 17306 07.18-3t

ESTATE OF ROBERT A. WILLS, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executrix: Carole A. Fisher, c/o Stock and  
Leader, 221 West Philadelphia Street,  
Suite 600, York, PA 17401  
Attorney: Thomas M. Shorb, Esquire,  
Susquehanna Commerce Center East, 221  
West Philadelphia Street, Suite 600, York,  
PA 17401-2994 07.18-3t

### THIRD PUBLICATION

ESTATE OF JAMES C. AIKENS, III,  
DECEASED  
Late of Penn Twp., York County, PA.  
Administratrix: Stephanie Greenwell, c/o  
24 North Court Street, Westminster, MD  
21157  
Attorney: Dennis M. Twigg, Esquire,  
Hoffman, Comfort, Offutt, Scott &  
Halstad, LLP, 24 North Court Street,  
Westminster, MD 21157 07.11-3t

ESTATE OF DOUGLAS K. BREDBENNER,  
DECEASED  
Late of Windsor Twp., York County, PA.  
Co-Executors: Douglas K. Eder and Amanda  
M. Becker, 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 07.11-3t

ESTATE OF ELVA J. COOLEY, a/k/a ELVA  
JEAN COOLEY, DECEASED  
Late of Paradise Twp., York County, PA.  
Executor: Carolyn M. Markey, 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 07.11-3t

ESTATE OF ELIZABETH JOAN CRIMMINS  
a/k/a ELIZABETH JOAN MCCLURE  
CRIMMINS, DECEASED  
Late of York Twp., York County, PA.  
Administrator-Executor: Darrell S.  
Crimmins, 1041 Willow Ridge Drive,  
York, PA 17404  
Attorney: Sean E. Summers, Esquire,  
Summers Nagy Law Offices, 35 South  
Duke Street, York, PA 17401 07.11-3t

ESTATE OF SHIRLEY R. DAVIS,  
DECEASED  
Late of Springettsbury Twp., York County, PA.  
Co-Executors: Jeffrey M. Davis and Cheryl  
D. Plowman, c/o Stock and Leader, 221  
West Philadelphia Street, Suite 600, York,  
PA 17401  
Attorney: David A. Jones, II, Esquire,  
Susquehanna Commerce Center East, 221  
West Philadelphia Street, Suite 600, York,  
PA 17401-2994 07.11-3t

ESTATE OF JOHN DUNHAM, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executor: Kristina Victoria Potts, 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 07.11-3t

ESTATE OF ANTONIO X. FERNANDES,  
DECEASED  
Late of York City, York County, PA.  
Co-Executors: Anthony F. Fernandes and  
Eric X. Fernandes, 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 07.11-3t

ESTATE OF GREGORY HOWARD  
FOREMAN, a/k/a GREGORY H. FOREMAN,  
DECEASED  
Late of Springettsbury Twp., York County, PA.  
Administrator-Executor: Theresa R. Hubler,  
c/o Bellomo & Associates, LLC, 3198  
East Market Street, York, PA 17402  
Attorney: Irene N. Sartalis, Esquire, Bellomo  
& Associates, LLC, 3198 East Market  
Street, York, PA 17402 07.11-3t

ESTATE OF ALLEN H. HOKE, DECEASED  
Late of Jackson Twp., York County, PA.  
Administrator-Executor: Barbara A. Hoke,  
c/o Bellomo & Associates, LLC, 3198  
East Market Street, York, PA 17402  
Attorney: Irene N. Sartalis, Esquire, Bellomo  
& Associates, LLC, 3198 East Market  
Street, York, PA 17402 07.11-3t

ESTATE OF DIANE M. HORTON,  
DECEASED  
Late of York Twp., York County, PA.  
Executor: Brian E. Horton, c/o Stock and  
Leader, 221 West Philadelphia Street,  
Suite 600, York, PA 17401  
Attorney: MacGregor J. Brillhart, Esquire,  
Susquehanna Commerce Center East, 221  
West Philadelphia Street, Suite 600, York,  
PA 17401-2994 07.11-3t

ESTATE OF SAMUEL E. KEENY,  
DECEASED  
Late of Shrewsbury Twp., York County, PA.  
Administrator-Executor: Kathryn F.  
Sweitzer, 2771 Fissels Church Road, Glen  
Rock, PA 17327  
Attorney: Kristen Snyder, Esquire, 1215  
Manor Drive, Suite 202, Mechanicsburg,  
PA 17055 07.11-3t

ESTATE OF DORIS R. KLINE a/k/a DORIS R.  
DELLINGER, DECEASED  
Late of Spring Garden Twp., York County, PA.  
Executor: Scott T. Dellinger, c/o Ream Carr  
Markey Woloshin & Hunter, LLP, 119



East Market Street, York, PA 17401  
 Attorney: Andrew F. Kagen, Esquire, Ream Carr Markey Woloshin & Hunter, LLP, 119 East Market Street, York, PA 17401  
 07.11-3t

ESTATE OF NELLIE M. KUNKEL, DECEASED  
 Late of West Manchester Twp., York County, PA.  
 Executrix: Susan A. Hockley, 9012 W. Prospector Dr., Queen Creek, AZ 85142  
 07.11-3t

ESTATE OF CINDY J. MARTIN, DECEASED  
 Late of North Codorus Twp., York County, PA.  
 Administrator: Lee Price, c/o 48 South Duke Street, York, PA 17401  
 Attorney: Bruce C. Bankenstein, Esquire, 48 South Duke Street, York, PA 17401  
 07.11-3t

ESTATE OF EDITH KINNEMAN MOOSE, a/k/a EDITH VIOLA MOOSE, DECEASED  
 Late of Penn Twp., York County, PA.  
 Executors: Debra Meckley, 2222 Chestnut Road, York, PA 17408 and Alan Moose, 170 Rhonda Drive, York, PA 17408  
 Attorney: Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331  
 07.11-3t

ESTATE OF ANNA M. RODES, DECEASED  
 Late of Mount Wolf Borough, York County, PA.  
 Executor: Lawrence E. Rodes, II, 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  
 07.11-3t

ESTATE OF ROSE L. SPROUSE, DECEASED  
 Late of York City, York County, PA.  
 Executrix: Roselee S. Peters, 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  
 07.11-3t

ESTATE OF HAROLD L. WILSON, a/k/a HAROLD LEROY WILSON, DECEASED  
 Late of Shrewsbury Twp., York County, PA.  
 Executor: John L. Wilson, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
 Attorney: Jody Anderson Leighty, Esquire, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994  
 07.11-3t

ESTATE OF LARRY E. ZEARFOSS, DECEASED  
 Late of West Manchester Twp., York County, PA.  
 Executrix: Jodie Ann Zearfoss, 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  
 07.11-3t

ESTATE OF BARBARA J. ZEIGLER, DECEASED  
 Late of Jacobus Borough, York County, PA.  
 Executrix: Cathy E. Hildebrand, c/o 1434 W. Market Street, York, PA 17404  
 Attorney: John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404  
 07.11-3t

**TRUST NOTICE**

All persons having claims or demands against the estate of SHIRLEY B. COOPER, deceased,

late of Jackson Township, York County, Pennsylvania, are requested to present the same without delay to Harold L. Blann, Executor, c/o 1434 W. Market St, York PA 17404 - pursuant to 20 Pa. C.S. §3162.

In addition, all persons having claims or demands against The Shirley Blann Cooper Living Trust dated December 18, 2002, are requested to present the same without delay to Harold L. Blann, successor Trustee, c/o 1434 W. Market St, York PA 17404 - pursuant to 20 Pa. C.S. §7755.  
 Attorney: John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404  
 07.11-3t

**ORPHAN'S COURT DIVISION  
 AUDITING NOTICE**

To All legatees creditors and person interested: Notice is hereby given that the following accounts have been filed in the office of the Clerk of Orphans' Court Division for confirmation and distribution of the balance therein shown to the creditors, legatees next to kin, heirs and others legally entitled thereto on **August 7, 2019 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 7<sup>th</sup> floor of the York County Judicial Center at 45 North George St. in the City of York, Pennsylvania.**

**1. GODFREY – The First and Final Account of Jeffrey Godfrey a/k/a Jeffrey L. Godfrey, Executor of the Last Will and Testament of Laverne G. Godfrey, Late of Springettsbury Township, York County, Pennsylvania, deceased, 6719-0201. (Rand A. Feder, Esq.)**

**2. GODFREY – The First and Final Account of Jeffrey Godfrey a/k/a Jeffrey L. Godfrey, Successor Trustee of the Laverne G. Godfrey Revocable Living Trust Agreement dated April 30, 2008, 6719-0201. (Rand A. Feder, Esq.)**

**3. SNYDER – The First and Final Account of Debra A. Oswald, Donna M. Leader, Jon B. Snyder and Darla S. Snyder, Co-Administrators c.t.a of the Last Will and Testament of John B. Snyder, Jr., Late of York Township, York County, Pennsylvania, deceased, 6718-1848. (D. Michael Craley, Esq.)**

**4. AMSPACHER – The First and Final Account of James Musselman, Executor of the Last Will and Testament of Elsie M. Amspacher, Late of Penn Township, York County, Pennsylvania, deceased, 6718-0019. (Scott L. Kelley, Esq.)**

**5. HUFF – The First and Final Account of Weston W. Huff, Jr., Executor of the Last Will and Testament of Weston W. Huff, Sr., Late of York City, York County, Pennsylvania, deceased, 6719-0071. (Rand A. Feder, Esq.)**

**6. KLUNK – The First and Final Account of Darlene F. McWilliams, Executrix of the Last Will and Testament of Gloria I.**

**Klunk, Late of York Township, York County, Pennsylvania, deceased, 6719-0267. (Rand A. Feder, Esq.)**

**7. EHEHALT – The First and Final Account of Christian M. Ehehalt, Executor of the Last Will and Testament of Christine R. Ehehalt, Late of York Township, York County, Pennsylvania, deceased, 6718-0367. (David M. Laucks, Esq.)**

**8. WILLS – The First and Final Account of George R. Wills, Lawrence B. Wills Jr. and Terry L. Wills, Co-Executors of the Last Will and Testament of Ruth E. Wills a/k/a Ruth Ellen Wills, Late of Dallastown Borough, York County, Pennsylvania, deceased, 6718-1786. (David M. Laucks, Esq.)**

**9. HILLEGASS – The First and Final Account of Stacy A. Matthews, Executrix of the Last Will and Testament of Edmund Hillegass a/k/a Edmund L. Hillegass, Late of North Codorus Township, York County, Pennsylvania, deceased, 6718-2309. (Rand A. Feder, Esq.)**

**10. SHIREY – The First and Partial Account of Norberto M. Plaza, Administrator of the Estate of Merle R. Shirey, Jr. a/k/a Merle Roy Shirey, Jr., Late of York Township, York County, Pennsylvania, deceased, 6716-1260. (D. Michael Craley, Esq.)**

**11. HERMAN – The First and Final Account of John S. Herman, II, Executor of the Last Will and Testament of Mavis A. Herman, Late of Newberry Township, York County, Pennsylvania, deceased, 6714-2145. (Richard J. Seneca, Esq.)**

**12. SNELBAKER – The First and Final Account of Luther Snelbaker, Jr., Administrator c.t.a of the Last Will and Testament of Robert Snelbaker a/k/a Robert L. Snelbaker a/k/a Robert Lee Snelbaker, Late of Newberry Township, York County, Pennsylvania, deceased, 6717-1493. (Frank Nardo, Jr., Esq.)**

**13. DINGES – The First and Final Account of Kathy S. Barnett, Executrix of the Last Will and Testament of Helen J. Dinges a/k/a Helen J. Dell a/k/a Helen J. Baker, Late of York Township, York County, Pennsylvania, deceased, 6718-1372. (Erik D. Spurlin, Esq.)**

**14. DINGES – The First and Final Account of Kathy S. Barnett, Administratrix of the Estate of Luther E. Dinges, Jr. a/k/a Luke E. Dinges, Late of Spring Garden Township, York County, Pennsylvania, deceased, 6718-2233. (Erik D. Spurlin, Esq.)**

**15. OSTROM – The First and Final Account of Rebekah Bupp and Jacob Ostrom, Co-Administrators of the Estate of Gustaf Eric Ostrom a/k/a G. Eric Ostrom a/k/a G. E. Ostrom, Late of West Manchester Township, York County, Pennsylvania, deceased, 6717-1925. (Edward A. Paskey, Esq.)**

**16. REHMEYER – The Ninth and Final Account of Manufacturers and Traders Trust Company, Thomas M. Shorb, Esq. and Virginia K. Beaverson, Co-Trustees of the**

Trust Under Will of Herbert M. Rehmeier, 6778-0901. (Thomas M. Shorb, Esq.)

FILED IN THE OFFICE OF THE CLERK OF ORPHANS' COURT DIVISION OF THE COMMON PLEAS COURT, YORK COUNTY, PENNSYLVANIA ON OR BEFORE JULY 10, 2019.

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

07.18-2t

**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. 2019-SU-001259

SUNTRUST BANK S/B/M SUNTRUST MORTGAGE, INC.

Plaintiff

v.

MELVIN L. HEAVNER A/K/A MELVIN LLOYD HEAVNER  
TAMI L. HEAVNER A/K/A TAMI LOUISE HEAVNER

Defendants

**NOTICE**

To TAMI L. HEAVNER A/K/A TAMI LOUISE HEAVNER

You are hereby notified that on April 23, 2019, Plaintiff, SUNTRUST BANK S/B/M SUNTRUST MORTGAGE, INC., 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. 2019-SU-001259. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 3660 DAVIDSBURG ROAD, DOVER, PA 17315-4458 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

07.25-1t

Solicitor

**NOTICE OF ACTION IN MORTGAGE FORECLOSURE IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA CIVIL ACTION – LAW**

COURT OF COMMON PLEAS

CIVIL DIVISION

YORK COUNTY

No. 2019-SU-001209

WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.

Plaintiff

v.

KEVIN W. RAILEY

Defendant

**NOTICE**

To KEVIN W. RAILEY

You are hereby notified that on April 18, 2019, Plaintiff, WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC., 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. 2019-SU-001209. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 3 BIRCHWOOD DRIVE, A/K/A 3 SCOTT DRIVE, DELTA, PA 17314-8405 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

07.25-1t Solicitor

CIVIL ACTION  
COURT OF COMMON PLEAS  
YORK COUNTY, PA  
CIVIL ACTION-LAW  
NO. 2017-SU-003373  
NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

WILMINGTON SAVINGS FUND SOCIETY,  
FSB, NOT INDIVIDUALLY, BUT SOLELY  
AS TRUSTEE OF RMF BUYOUT  
ACQUISITION TRUST 2018-1, Plaintiff

v.

DENISE A. CONNERS, KNOWN HEIR  
OF JOHN C. SHREVE, II; SHERRY L.  
MARCH, PERSONAL REPRESENTATIVE  
OF THE ESTATE OF JOHN C. SHREVE,  
II; UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER JOHN C.  
SHREVE, II; JOHN SHREVE III, Defendants

To: DENISE A. CONNERS, KNOWN HEIR  
OF JOHN C. SHREVE, II, Defendant(s),  
370 KRALLTOWN ROAD WASHINGTON  
TOWNSHIP (WELLSVILLE), PA 17365  
W63N 14322 WASHINGTON AVE.,  
CEDARBURG, WI 53012-3042

COMPLAINT IN MORTGAGE  
FORECLOSURE

You are hereby notified that Plaintiff, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE OF RMF BUYOUT ACQUISITION TRUST 2018-1, 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. 2017-SU-003373, seeking to foreclose the mortgage secured on your property located, 370 KRALLTOWN ROAD WASHINGTON TOWNSHIP (WELLSVILLE), PA 17365.

**NOTICE**

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the 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 INFORMATION ABOUT HIRING A LAWYER.

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

LAWYERS REFERRAL SERVICE  
Lawyer Referral Service of The York County  
Bar Association

(Attorney Connections)  
York County Bar Center  
137 East Market Street  
York, PA 17401  
717-854-8755  
RAS CITRON, LLC  
ATTORNEYS FOR PLAINTIFF  
Jenine Davey, Esq. ID No. 87077  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906

07.25-1t Solicitor

**ARTICLES OF INCORPORATION**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the 14TH day of JUNE 2019, for the purpose of creating a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Duran Cleaning Services Inc.

07.25-1t Solicitor

**ARTICLES OF INCORPORATION  
NON-PROFIT CORPORATION**

NOTICE is hereby given that Articles of Incorporation were filed with the Commonwealth of Pennsylvania on: June 27, 2019. The name of the corporation is: PA Drone Foundation. The purpose[s] of the corporation is [are] to provide education, training and support, including scholarships, in the field of unmanned aircraft systems (UAS or drones) used by emergency services, public management, and commercial enterprise. The corporation has been incorporated under the provisions of the Nonprofit Corporation Law of 1988.

07.25-1t Solicitor

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF  
YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on 22, June 2019 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Wyatt Scott Dorsey to: Wyatt Scott Lentz.

The Court has fixed the day of 12, August 2019 at 10:00 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.

07.25-1t Solicitor

IN THE COURT OF COMMON PLEAS OF  
YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on 07/16/19 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Makenna Avery Kline to: Marcus Avery Kline.

The Court has fixed the day of 08/06/19 at 11:00 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.

07.25-1t Solicitor

**FICTITIOUS NAME**

Notice is hereby given that Antique Markets LP, 12025 Susquehanna Trail, Glen Rock, PA 17327, did file in the Office of the Secretary of the Commonwealth of Pennsylvania on July 8, 2019, registration of the name:

“FARMER’S MARKET OF SHREWSBURY”

under which it intends to do business at 12025 Susquehanna Trail, Glen Rock, PA 17327, pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the “Fictitious Name Act”.

NICHOLAS T. GARD, ESQUIRE  
SMOKER GARD ASSOCIATES LLP

07.25-1t

Solicitor

An application for registration of the fictitious name Pearls Tax Service & Notary, 68 Kennick Dr., Windsor, PA 17366 has been filed in the Department of State at Harrisburg, PA, File Date 05/16/2019 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Pearl A. Wise, 68 Kennick Dr., Windsor, PA 17366.

07.25-1t

Solicitor

NOTICE IS HEREBY GIVEN that an application for registration of a fictitious name, The Haven at Springwood, for the conduct of business in York County, Pennsylvania, with the principal place of business being at 2321 Freedom Way, York, PA 17402, was approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on June 27, 2019, pursuant to the Act of Assembly of December 16, 1982, Act 295.

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

Haven at Springwood Opco, LLC  
1751 Pinnacle Drive, 5th Floor,  
Tysons Corner, VA 22102

07.25-1t

Solicitor

**NOTICE**

IN THE COURT OF COMMON PLEAS OF YORK COUNTY; NO. 2018-SU-000673

M & T Bank., Plaintiff vs.  
Susan Adams, Defendant.

Notice of Complaint

TO: Susan Adams

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 within twenty days of this publication. 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. LAWYER REFERRAL SERVICE OF THE York County Bar Association, York County Bar Center, 137 East Market Street, York, PA 17401

(717) 854-8755. Weber Gallagher, Attorney for Plaintiff, 2000 Market Street, 13<sup>th</sup> Floor, Philadelphia, PA 19103, (267) 295-3363.

07.25-1t

Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY; NO. 2019-SU-000791

Vanderbilt Mortgage and Finance, Inc., Plaintiff vs. Eric Horton and Sherry Pope, as heirs of Willis P. Tyson, Jr., deceased, and all unknown heirs, successors and assigns and all persons, firms, or associations claiming right, title or interest from or under Willis P. Tyson, Jr., deceased, Defendant.

Notice of Action in Replevin

TO: Unknown Surviving Heirs of Willis P. Tyson, Jr. Property subject to replevin: 1998 Clayton Mobile Home, Vehicle Identification Number HHC010835NCAB, which is located at 164 W. Bruce Road, Fawn Grove, PA 17321.

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 within twenty days of this publication. 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. Lawyer Referral Service of the York County Bar Association; York County Bar Center, 137 East Market Street, York, PA 17401, 717-854-8755. Weber Gallagher, Attorney for Plaintiff, 2000 Market Street, 13th Floor, Philadelphia, PA 19103, (267) 295-3364.

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**SHERIFF’S SALE**

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

Number 2019-SU-000202

Finance of America, LLC

v.  
Stephanie Ann Bolton Known Surviving Heir of Steven Bolton, Michael Joseph Bolton Known Surviving Heir of Steven Bolton, and Unknown Surviving Heirs of Steven Bolton

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

TO: Michael Joseph Bolton Known Surviving Heir of Steven Bolton  
Your house (real estate) at **303 Wirt Avenue, Hanover, Pennsylvania 17331** is scheduled to be sold at Sheriff’s Sale on **December 9, 2019** at 2:00 p.m. at Sheriff’s Office, York County Judicial Center, 45 North George Street, York, Pennsylvania 17401 to enforce the court judgment of \$79,012.15 obtained by Finance of America, LLC against the above premises.

**NOTICE OF OWNER’S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF’S SALE**

To prevent this Sheriff’s Sale you must take immediate action:

1. The sale will be canceled if you pay to Finance of America, LLC the back payments, late charges, costs, and reasonable attorney’s fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF’S SALE DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

**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  
ASSOCIATION DE LICENCIADOS  
Pennsylvania Lawyer Referral Service  
York County Bar Association  
137 East Market Street  
York, Pennsylvania 17401  
(717) 854-8755**

**McCABE, WEISBERG & CONWAY, LLC**  
Attorneys for Plaintiff  
123 S. Broad St., Ste. 1400,  
Phila., PA 19109, 215-790-1010

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Notice of Action in  
Mortgage Foreclosure  
In the Court of Common Pleas of York County,  
Pennsylvania Civil Action-Law  
Docket No.  
2019-SU-000044  
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LSF9 Master Participation Trust, Plaintiff  
Vs.  
Michelle R. Urban and Scott A. Urban,  
Defendants

Notice of Sheriff's Sale  
To: Scott A. Urban, Defendant  
Your house (real estate) at 50 Palmer Drive, Eters, PA 17319 is scheduled to be sold at York County Sheriff Sale October 7, 2019 at 2:00 P.M., York County Judicial Center, 45 North George Street, York, PA 17401 to enforce the court judgment of \$264,722.94 plus interest to the sale date obtained by LSF9 Master Participation Trust against you.  
NOTICE OF OWNER'S RIGHTS  
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE  
To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay back to LSF9 Master Participation Trust, 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: Richard M. Squire, Esquire/Bradley J. Osborne, Esquire/Sarah McCaffery, Esquire/Jennie C. Shnyder, Esquire at (215) 886-8790.
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.  
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.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the York County Sheriff's Office at 717-771-9601.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call the York County Courthouse at (717)771-9601.
4. If the amount due from the buyer is not paid to the Sheriff, you will, remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than 30 days after the Sheriff's 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.

7. 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 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**

Lawyer Reference Service  
Lawyer Reference Service of  
The York County Bar Association  
York County Bar Center  
137 East Market Street  
York, PA 17401  
717-854-8755

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