

York Legal Record

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

Vol. 133

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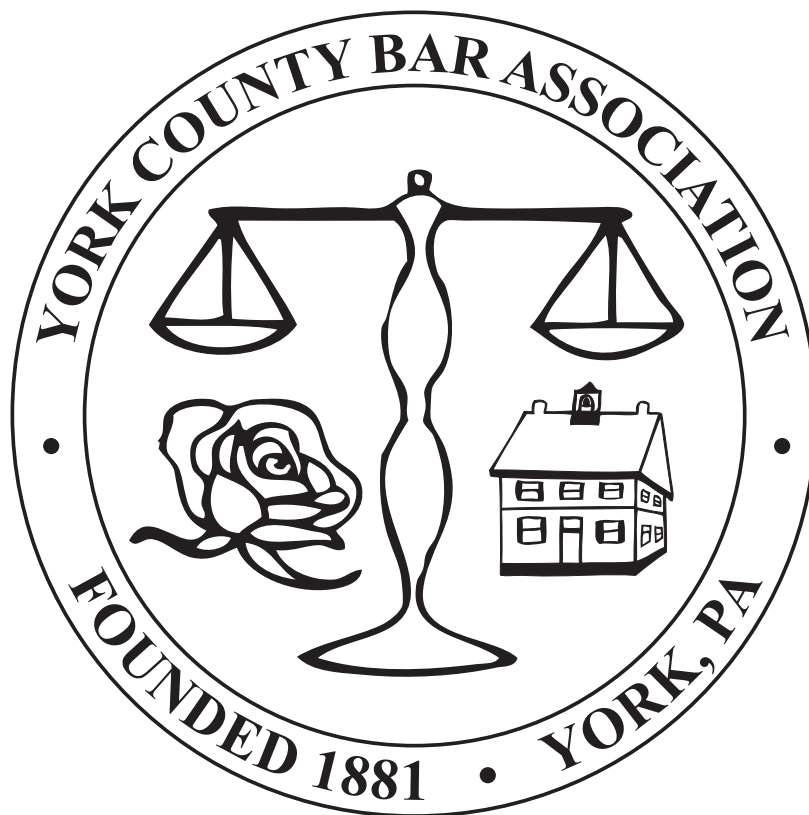
CASES REPORTED

CAVALRY SPV I, LLC v. TERRANCE SENFT

2018-SU-427

Preliminary Objections – Breach of Contract

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CAVALRY SPV I, LLC v. TERRANCE SENFT
2018-SU-427

Preliminary Objections – Breach of Contract

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

CAVALRY SPV I, LLC, : **No. 2018-SU-427**
Plaintiff :
:
v. :
:
TERRANCE SENFT, :
Defendant :

APPEARANCES:

DEMETRIOS H. TSAROUHIS, ESQ
For Plaintiff

ROBERT D KLINGENSMITH, ESQ
For Defendant

MEMORANDUM OPINION

Before this Court is Defendant's Preliminary Objections to Plaintiff's Complaint. For the following reasons Defendant's Preliminary Objections are **DENIED**.

DISCUSSION

Preliminary objections, if sustained, would result in the dismissal of a cause of action, and "should be sustained only in cases that are clear and free from doubt." *Bower v. Bower*, 531 Pa. 54, 611 A.2d 181, 182 (1992).

Defendant's Objection I – Pa. R.C.P. 1028(a)(2)

Plaintiff established chain of title by the Affidavit of Sale of Account by Original Debtor dated May 2, 2017 and Bill of Sale dated March 23, 2017. Thus, as the owner of, and/or successor to the account from Synchrony Bank, Plaintiff has proper standing to sue for the outstanding obligation owed by Defendant on the account.

Defendant's Objection II – Pa. R.C.P. 1028(a)(3)

"In a claim for breach of contract, the plaintiff must allege that there was a contract, the defendant breached it, and plaintiff suffered damages from the breach." *Discover Bank v. Stucka*, 33 A.3d 82, 87 (Pa. Super 2011). A defendant has sufficient notice of the claims against him, if the allegations contained in the complaint if ultimately proven, would permit the plaintiff to recover. *Id.*

Plaintiff sets forth in its Complaint material facts, which if ultimately proven, are sufficient to demonstrate a claim for breach of contract. Further, the Pennsylvania Superior Court in *Stucka*, held that "[w]here a complaint is based on the failure of a debtor to pay the balance due on a credit card account, it is proper under Rule 1019(i) for the defendant to assert in preliminary objections that the plaintiff failed to produce a cardholder agreement and statement of account." *Stucka*, 33 A.3d at 87. However, neither case law nor Rule 1019(i) requires that the agreement provided be the original signed agreement of the parties. *Id.* Thus, the credit agreement exemplar provided by the Plaintiff is sufficient to prove a contract between the parties.

Defendant's Objection III – Pa. R.C.P. 1028(a)(2)

Pa. R.C.P. 1024(c) states as follows: "[t]he verification may be made by any person having sufficient knowledge or information and belief and shall set forth the source of his information as to matters not stated upon his own knowledge and the reason why the verification is not

made by a party."

In *Monroe Contract Corp.*, the Superior Court of Pennsylvania reasoned that the language in Pa. R.C.P. 1024(c), specifically, "the verification may be made by **any person** having sufficient knowledge or information and belief" properly includes a party's legal counsel. *Monroe Contract Corp. v. Harrison Square, Inc.*, 405 A.2d 954, 958. Further, even if some error did occur in the execution of the verification of the Complaint, the error amounted to a *de minimus* error and not prejudicial to the parties. As the *Monroe Court* stated, "[i]t would not be in the best interests of judicial economy to remand the matter for the sole purpose of effecting a miniscule and purely formal amendment." *Id.* at 959. Any person, including a party's attorney, could verify on behalf of the party, provided that the person does so only in those cases in which the conditions delineated from Rule 1024 exist. *Id.*

BY THE COURT,
/s/N. Christopher Menges
N. CHRISTOPHER MENGES, J.

Dated: March 5, 2019

04.25-1t

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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 VERA K. CAMPBELL, DECEASED

Late of Manchester Twp., York County, PA.
 Executor: David P. Campbell, c/o Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401-1210
 Attorney: Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401-1210 04.25-3t

ESTATE OF ANNA L. HUNT, DECEASED
 Late of Springettsbury Twp., York County, PA.
 Executor: Randy S. Hunt, c/o Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402
 Attorney: Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402 04.25-3t

ESTATE OF SHIRLEY M. KEEPORTS a/k/a SHIRLEY J. KEEPORTS, DECEASED
 Late of Dallastown Borough, York County, PA.
 Executors: Rick R. Keepports and Rodney G. Keepports, c/o 340 Pine Grove Commons, York, PA 17403
 Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 04.25-3t

ESTATE OF RUTH E. KOBER, DECEASED
 Late of Windsor Twp., York County, PA.
 Executor: Frank W. Kober, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
 Attorney: J. Ross McGinnis, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994 04.25-3t

ESTATE OF EDWIN L. LEARY, DECEASED
 Late of York Twp., York County, PA.
 Executor: Patricia G. Hartman, 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 04.25-3t

ESTATE OF FLORENCE J. MARSH, DECEASED
 Late of City of York, York County, PA.
 Administrator-Executor: Lori A. Toomey, c/o Scott A. Beaverson, Esquire, 1 E. Market St., Suite 201, York, PA 17401
 Attorney: Scott A. Beaverson, Esquire, 1 E. Market St., Suite 201, York, PA 17401 04.25-3t

ESTATE OF HARRISON N. MCCANN, DECEASED
 Late of Monaghan Twp., York County, PA.
 Administrator-Executor: Dale H.N. McCann, 603 S. York Road, Dillsburg, PA 17019
 Attorney: Kristen Snyder, Esquire, Jackson Law Firm, PLLC, 1215 Manor Drive, Suite 202, Mechanicsburg, PA 17055 04.25-3t

ESTATE OF OPAL LEE MCCANN, DECEASED
 Late of Monaghan Twp., York County, PA.
 Administrator-Executor: Dale H.N. McCann, 603 S. York Road, Dillsburg, PA 17019
 Attorney: Kristen Snyder, Esquire, Jackson Law Firm, PLLC, 1215 Manor Drive, Suite 202, Mechanicsburg, PA 17055 04.25-3t

ESTATE OF ELOISE M. MYERS, DECEASED
 Late of North Codorus Twp., York County, PA.
 Executors: Theresa M. Sprenkle, 110 Greenwood Road, Spring Grove, PA 17362 and Robert E. Myers, 5176 Waltersdorff Road, Spring Grove, PA 17362
 Attorney: Keith R. Nonemaker, Esquire, Barley Snyder, 40 York Street, Hanover, PA 17331 04.25-3t

ESTATE OF DAVID H. SCHOENBERGER, DECEASED
 Late of Newberry Twp., York County, PA.
 Executrix: Sharon S. Keating, c/o Mark A. Mateya, Esq., Mateya Law Firm, P.C., 55 W. Church Ave., Carlisle, PA 17013
 Attorney: Mark A. Mateya, Esquire, Mateya Law Firm, P.C., 55 W. Church Ave., Carlisle, PA 17013 04.25-3t

ESTATE OF SR. ANNE M. SHUSTER a/k/a ANNE MARIE SHUSTER, DECEASED
 Late of Fairview Twp., York County, PA.
 Executrix: Amy Gwen Crosswait, c/o David A. Mills, Esq., Blakey, Yost, Bupp & Rausch, LLP, 17 East Market Street, York, PA 17401
 Attorney: David A. Mills, Esquire, Blakey, Yost, Bupp & Rausch, LLP, 17 East Market Street, York, PA 17401 04.25-3t

ESTATE OF WILLIAM C. YANDRASITZ, DECEASED
 Late of Carroll Twp., York County, PA.
 Executor: Barbara Ann Yandrasitz, c/o Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011
 Attorney: Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011 04.25-3t

SECOND PUBLICATION

ESTATE OF DOLORES M. ALWINE, DECEASED
 Late of Hanover Borough, York County, PA.
 Executrix: Linda M. Baile, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331
 Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 04.18-3t

ESTATE OF RITA K. FISHER a/k/a RITA KARP FISHER, DECEASED
 Late of Spring Garden Twp., York County, PA.
 Executrix: Karen Ruffini, c/o Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401-1210
 Attorney: Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401-1210 04.18-3t

ESTATE OF JAMES ALFRED HOLTHAUS, DECEASED
 Late of Peach Bottom Twp., York County, PA.
 Executrix: Bonnie Jean Freeman, c/o VanOrmer & Stephenson, P.C. - Attn: Daniel A. Stephenson, Esq., 344 S. Market St., Suite 101, Elizabethtown, PA 17022
 Attorney: Daniel A. Stephenson, Esquire, VanOrmer & Stephenson, P.C., 344 S. Market St., Suite 101, Elizabethtown, PA 17022 04.18-3t

ESTATE OF BRIAN V. HYSER, DECEASED
 Late of Manchester Twp., York County, PA.
 Executrix: Julianne Hyser, c/o 135 North George Street, York, PA 17401
 Attorney: Richard K. Konkel, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 04.18-3t

ESTATE OF BEVERLY A. KEARNS, DECEASED
 Late of York County, PA.
 Administrator-Executor: Ted Kearns, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
 Attorney: Irene Sartalis, Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 04.18-3t

ESTATE OF MICHAEL L. KEENY, DECEASED
 Late of Springfield Twp., York County, PA.
 Executor: Scott Keeny, c/o Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356
 Attorney: Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356 04.18-3t

ESTATE OF BARBARA A. KREBS, DECEASED
 Late of Glen Rock Borough, York County, PA.
 Executor: Kenneth Eugene Krebs, Jr., c/o 135 North George Street, York, PA 17401
 Attorney: Richard K. Konkel, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 04.18-3t

ESTATE OF JAMES L. MARTIN, DECEASED
Late of Dillsburg Borough, York County, PA.
Administratrix: Jaime L. Smoker, c/o Marcus
A McKnight, III, Irwin & McKnight,
P.C., 60 West Pomfret Street, Carlisle, PA
17013
Attorney: Marcus A McKnight, III, Esquire,
Irwin & McKnight, P.C., 60 West Pomfret
Street, Carlisle, PA 17013 04.18-3t

ESTATE OF LOY M. MCCLEAF, DECEASED
Late of Penn Twp., York County, PA.
Executor: Zachary W. McCleaf, 2880 Baker
Road, York, PA 17408
Attorney: Clayton A. Lingg, Esquire,
MOONEY LAW, 230 York Street,
Hanover, PA 17331 04.18-3t

ESTATE OF BEATRICE T. MCDONALD,
DECEASED
Late of Dover Twp., York County, PA.
Executrix: Betty Charlene Salony, c/o 2025
E. Market Street, York, PA 17402
Attorney: Richard H. Mylin, III, Esquire,
2025 E. Market Street, York, PA 17402
04.18-3t

ESTATE OF INEZ D. OWENS, DECEASED
Late of York City, York County, PA.
Executrix: LaKysha R. Owens, c/o Richard
R. Reilly, Esquire, 54 North Duke Street,
York, PA 17401-1210
Attorney: Richard R. Reilly, Esquire, 54
North Duke Street, York, PA 17401-1210
04.18-3t

ESTATE OF FREDERICK CHARLES
PATERSON, DECEASED
Late of Spring Garden Twp., York County, PA.
Administrator-Executor: Ashley Elizabeth
Madara, c/o 5 South Hanover Street,
Carlisle, PA 17013
Attorney: Robert G. Frey, Esquire, 5 South
Hanover Street, Carlisle, PA 17013
04.18-3t

ESTATE OF LARRY B. SMALL, DECEASED
Late of Spring Grove Borough, York County, PA.
Executrices: Holly Williams, Sherri Gagnon
& Tracy Haas, 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 04.18-3t

ESTATE OF DANIEL L. SMITH, DECEASED
Late of York Twp., York County, PA.
Executor: Marilyn B. Smith, c/o 135 North
George Street, York, PA 17401
Attorney: Craig S. Sharnetzka, Esquire, CGA
Law Firm, PC, 135 North George Street,
York, PA 17401 04.18-3t

ESTATE OF KATHERINE N. WHEET,
DECEASED
Late of Dover Borough, York County, PA.
Executor: Mr. Dennis L. Wheet, Jr., 15 Ridge
Road, Dillsburg, PA 17019
Attorney: Crabbs & Crabbs, Attorneys for the
Estate, 202 Broadway, Hanover, PA 17331
04.18-3t

THIRD PUBLICATION

ESTATE OF LOIS E. ALBRIGHT,
DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Marianne Albright, c/o Laucks
& Laucks, PC, 105 West Broadway, Red
Lion, PA 17356
Attorney: David M. Laucks, Esquire,
LAUCKS & LAUCKS, PC, 105 West
Broadway, Red Lion, PA 17356 04.11-3t

ESTATE OF ROBERT B. BROWN, JR.,
DECEASED
Late of York Twp., York County, PA.
Administrator: Jennifer C. Brown, c/o 48
South Duke Street, York, PA 17401
Attorney: Bruce C. Bankenstein, Esquire, 48
South Duke Street, York, PA 17401
04.11-3t

ESTATE OF BENJAMIN F. DAVIS, JR.,
DECEASED
Late of Newberry Twp., York County, PA.
Executor: Donna J. Carlson, c/o Michael L.
Bangs, Esquire, Bangs Law Office, LLC,
429 South 18th Street, Camp Hill, PA
17011
Attorney: Michael L. Bangs, Esquire, Bangs
Law Office, LLC, 429 South 18th Street,
Camp Hill, PA 17011 04.11-3t

ESTATE OF BETTY J. HAINES, DECEASED
Late of Dover Twp., York County, PA.
Executrix: Nancy A. Brunk, 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 04.11-3t

ESTATE OF ROBERT B. HUETER,
DECEASED
Late of Hallam Borough, York County, PA.
Administrator: Heather Doutrich, 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 04.11-3t

ESTATE OF WOODROW E. LEFFLER,
DECEASED
Late of North Codorus Twp., York County, PA.
Co-Executors: Elwood G. Bahn, Jr. and
Cheryl D. Bahn, 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 04.11-3t

ESTATE OF BARRY L. LONGACRE,
DECEASED
Late of East Manchester Twp., York County, PA.
Administrator-Executor: Angela C. Longacre
and Jennifer A. Stasiak, 221 West
Philadelphia Street, Ste. 45, York, PA
17401
Attorney: Daniel Carn, Esquire, 221 West
Philadelphia Street, Ste. 45, York, PA
17401 04.11-3t

ESTATE OF CHARLOTTE V. MILLER,
DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Kurt L. Miller, c/o Eveler &
DeArment LLP, 2997 Cape Horn Rd.,
Suite A-6, Red Lion, PA 17356
Attorney: Eveler & DeArment LLP, 2997
Cape Horn Rd., Suite A-6, Red Lion, PA
17356 04.11-3t

ESTATE OF PHYLLIS Y. MILLER,
DECEASED
Late of Penn Twp., York County, PA.
Executrix: Bonnie M. Waters, 333 W.
Granger Street, Hanover, PA 17331
Attorney: Keith R. Nonemaker, Esquire,
Barley Snyder LLP, 40 York Street,
Hanover, PA 17331 04.11-3t

ESTATE OF MEARL E. ORNER, DECEASED
Late of Warrington Twp., York County, PA.
Co-Executors: Patricia Weigle and Leslie
Strausser, c/o Benn Law Firm, Wm. D.
Schrack, III, Esq., of Counsel, 124 West
Harrisburg Street, Dillsburg, PA 17019-
1268
Attorney: Benn Law Firm, Wm. D. Schrack,
III, Esq., of Counsel, 124 West Harrisburg
Street, Dillsburg, PA 17019-1268 04.11-3t

ESTATE OF CHARLES E. RINEHART,
DECEASED
Late of Carroll Twp., York County, PA.
Executor: Debra A. Starnier, c/o Benn Law
Firm, Wm. D. Schrack, III, of Counsel,
124 West Harrisburg Street, Dillsburg, PA
17019-1268
Attorney: Benn Law Firm, Wm. D. Schrack,
III, of Counsel, 124 West Harrisburg Street,
Dillsburg, PA 17019-1268 04.11-3t

ESTATE OF DAWN P. ROSER, DECEASED
Late of Codorus Twp., York County, PA.
Executrix: Diane M. Nonemaker, 181
Primrose Ln., Hanover, PA 17331 and
Sharon K. Witte, 2206 Witherill St.,
Endicott, NY 13760
Attorney: Keith R. Nonemaker, Esquire,
Barley Snyder LLP, 40 York Street,
Hanover, PA 17331 04.11-3t

ESTATE OF ELIZABETH LYNCH SANDT,
a/k/a ELIZABETH L. SANDT, DECEASED
Late of West Manchester Twp., York County, PA.
Executrix: Susan Bell Frank, c/o Richard
R. Reilly, Esquire, 54 North Duke Street,
York, PA 17401-1210
Attorney: Richard R. Reilly, Esquire, 54
North Duke Street, York, PA 17401-1210
04.11-3t

ESTATE OF LILA M. FOURHMAN-
SHAULL a/k/a, LILA F. SHAULL,
DECEASED
Late of Felton Borough, York County, PA.
Executor: Brian A. Shaull, c/o Heather
Mumma Harner, Esquire, 3691 Sorrel
Ridge Lane, York, PA 17406
Attorney: Heather Mumma Harner, Esquire,
3691 Sorrel Ridge Lane, York, PA 17406
04.11-3t

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 **May 15, 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 7th floor of the York County Judicial Center at 45 North George St. in the City of York, Pennsylvania.**

1. DAMMS - The First and Final Account of Cathleen M. Ketterer, Executrix of the Last Will and Testament of Margaret L. Damms, Late of Dover Township, York County, Pennsylvania, deceased, 6718-1483. (Rand A. Feder, Esq.)

2. DILLON - The First and Final Account of Bruce J. Dillon, Executor of the Last Will and Testament of Marie H. Dillon, a/k/a Marie Hughes Dillon, Late of West Manchester Township, York County, Pennsylvania, deceased, 6717-1633. (MacGregor J. Brillhart, Esq.)

3. KELLEY - The First and Final Account of Lisa Kay Kelley a/k/a Lisa K. Kelley, Administrator c.t.a of the Last Will and Testament of Patrick Shannon Kelley a/k/a Patrick S. Kelley, Late of Monaghan Township, York County, Pennsylvania, deceased, 6718-0331. (David A. Mills, Esq.)

4. GODFREY - The First and Final Account of Randy E. Thompson, Florence V. Thompson, and Carrie F. Anderson, Co-Executors of the Last Will and Testament of Anna Louise Godfrey a/k/a Anna L. Godfrey, Late of Shrewsbury Borough, York County, Pennsylvania, deceased, 6717-2019. (David M. Laucks, Esq.)

5. FULTZ - The First and Final Account of Debora A. Fultz and Stephen G. Fultz, Co-Executors of the Last Will and Testament of H. Gene Fultz a/k/a Harold Gene Fultz, Late of Dover Township, York County, Pennsylvania, deceased 6717-1372. (John M. Hamme, Esq.)

6. STAYMAN - The First and Final Account of Patricia E. Eyler, Executrix of the Last Will and Testament of Dorothy M. Stayman, Late of Spring Garden Township, York County, Pennsylvania, deceased, 6718-1351. (Gregory E. Gettle, Esq.)

7. WHITE - The First and Final Account of William Anderson White, Administrator of the Estate of Andrew Taylor White, Late of West Manheim Township, York County, Pennsylvania, deceased, 6717-1292. (Rand A. Feder, Esq.)

8. WIEGAND - The First and Final

Account of Good News Consulting, Inc., Administrator c.t.a of the Last Will and Testament of Barbara A. Wiegand, Late of York Township, York County, Pennsylvania, deceased, 6718-1102. (Amanda Snoke Dubbs, Esq.)

9. MANN - The First and Interim Account of Elizabeth Sheffer, Executrix of the Last Will and Testament of Theodore James Mann a/k/a Ted Mann a/k/a Teddy Mann, Late of Windsor Township, York County, Pennsylvania, deceased, 6715-1662. (Rand A. Feder, Esq.)

10. BROCKMAN - The First and Final Account of Good News Consulting, Inc. Administrator c.t.a of the Last Will and Testament of Jacqueline Louise Brockman, Late of York City, York County, Pennsylvania, deceased, 6717-1726. (Amanda Snoke Dubbs, Esq.)

11. GREENMOUNT CEMETERY PERPETUAL CARE FUND & PROSPECT HILL CEMETERY PERPETUAL CARE FUND- The Triennial Account of the Trustee of Greenmount Cemetery Perpetual Care Fund and The Triennial Account of the Trustee of Prospect Hill Cemetery Perpetual Care Fund stated by Fulton Bank N.A., Fulton Financial Advisors Division, Successor to the Drivers and Mechanics Bank, Trustee Under a Trust Agreement dated May 16, 1990. 6799-0089. (Andrew C. Herrold, Esq.)

12. TAYLOR - The First and Final Account of Johnny W. Taylor, Administrator of the Estate of Jason D. Taylor a/k/a Jason Dewayne Taylor, Late of Springettsbury Township, York County Pennsylvania, deceased, 6717-0891. (Bruce C. Bankenstein, Esq.)

FILED IN THE OFFICE OF THE CLERK OF ORPHANS' COURT DIVISION OF THE COMMON PLEAS COURT, YORK COUNTY, PENNSYLVANIA ON OR BEFORE APRIL 17, 2019.

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

04.25-2t

CIVIL NOTICES

ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS
York County
CIVIL ACTION - LAW
ACTION OF MORTGAGE FORECLOSURE
Term No. 2019-su-000510
NOTICE OF ACTION IN MORTGAGE
FORECLOSURE
BAYVIEW LOAN SERVICING, LLC,
A DELAWARE LIMITED LIABILITY
COMPANY
Plaintiff
vs.
ANTHONY S. GRIFO
Mortgagor and Real Owner
Defendant

ANTHONY S. GRIFO, MORTGAGOR AND REAL OWNER, DEFENDANT whose last known address is 616 York Street Hanover, PA 17331.

THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT 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, A DELAWARE LIMITED LIABILITY COMPANY, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of York County, Pennsylvania, docketed to No. 2019-su-000510 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 616 York Street Hanover, PA 17331 whereupon your property will be sold by the Sheriff of York.

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 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 claim in the Complaint of 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 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
(ATTORNEY CONNECTIONS)
York County Bar Center
137 East Market Street
York, PA 17401
717-854-8755

Michael T. McKeever
Attorney for Plaintiff
KML Law Group, P.C., PC
Suite 5000, BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322

04.25-1t Solicitor

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

CIVIL DIVISION

NO. 2019-SU-000187

**J.P. MORGAN MORTGAGE
ACQUISITION CORP.**
c/o Carrington Mortgage Services, LLC
Plaintiff

v.

**UNKNOWN HEIRS OF
THOMAS M. STRAUSS, DECEASED**

NOTICE TO DEFEND

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 this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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Lawyer Referral Service
York County Bar Association
137 East Market St
York, PA 17401
(717) 854-8755 or (717) 771-9361
www.yorkbar.com

ADVISOR

Le han demandado a usted en la corte. Si usted quiere defenderse de estas demandas expuestas en las paginas siguientes, usted tiene veinte (20) dias de plazo al partir de la fecha de la

demanda y la notificacion. Hace falta a sentar una comparencia escrita o en persona o con un abogado y entregara la corte en forma escrita sus defensas o sus objeciones a las d mandas en contra de su persona. Se a visado que si usted no se defiende, la corte tomara medidas y puede continuar la demanda en contra suya sin previo aviso o notificacion. Ademas, la corte puede decidir a favor del demandante y requiere que usted cumpla con todas las provisiones de esta de manda. Usted puede perder dinero o sus propiedades o otros de rechos importantes para usted.

LLEVE ESTA DEMANDA A UN ABOGADO IN MEDIATAMENTE SI NO TIENE ABOGADO OO SI NO TIENE EL DINEROSUFICIENTE DE PAGAR TAL SERVICIO, VAYA EN PERSONA O LLAME POR TELEFONO A LA OFICINA CUY DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA AVERICUAR DONDE SE PUEDE CONSEGUIR ASISTENCIA LEGAL.

Lawyer Referral Service
York County Bar Association
137 East Market St
York, PA 17401
(717) 854-8755 or (717) 771-9361
www.yorkbar.com

Michael J. Shavel, Esquire
(Attorney ID.: #60554)
Jill M. Fein, Esquire (Attorney ID.: #318491)
HILL WALLACK LLP
777 Township Line Road, Suite 250
Yardley, PA 19067
Tel. 215-579-7700
Fax 215-579-9248
Attorneys for Plaintiff

04.25-1t Solicitor

**NOTICE OF ACTION IN MORTGAGE
FORECLOSURE**

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

PENNSYLVANIA HOUSING FINANCE
AGENCY,
PLAINTIFF

VS.

BRIAN K. NESBIT, NICOLE C. NESBIT
AND EMIJAY M. NESBIT, KNOWN HEIRS
OF UKWANNA J. NESBIT, DECEASED
AND THE UNKNOWN HEIRS OF
UKWANNA J. NESBIT, DECEASED,
DEFENDANTS

MORTGAGE FORECLOSURE
NO. 2018 SU 003121

**TO: EMIJAY M. NESBIT AND THE
UNKNOWN HEIRS OF UKWANNA J.
NESBIT:**

You are hereby notified that on November 29, 2018, the Plaintiff, PENNSYLVANIA HOUSING FINANCE AGENCY, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend against you in the Court of

Common Pleas of York County, Pennsylvania, docketed to No. 2018 SU 003121, wherein Plaintiff seeks to foreclose it's mortgage securing your property located at 931 Linden Avenue, York, PA 17404 whereupon your property would be sold by the Sheriff of York County.

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

NOTICE

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

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

YORK COUNTY BAR ASSOCIATION
137 East Market Street
York, PA 17401
(717) 854-8755, EXT. 201

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

04.25-1t Solicitor

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

Kevin J. Cummings, Esq
PaID 209660
Tucker Arensberg, PC
1500 One PPG Pl
Pgh, PA 15222
412-566-1212

Attorney for US Bank Trust NA, as Trustee
of the Bungalo Series F Trust, Plaintiff

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA
2018-SU-001715

U.S. BANK TRUST, NATIONAL
ASSOCIATION, AS TRUSTEE
OF THE BUNGALO SERIES F TRUST,
Plaintiff,
vs.
JAMES HALL AND KIMBERLY HALL,
Defendants

TO: JAMES HALL AND KIMBERLY HALL,
Defendants

You are hereby notified that on April 15, 2019,

U.S. Bank Trust, National Association, as Trustee of the Bunglo Series F Trust, filed a Writ of Execution in Mortgage Foreclosure, endorsed with a Notice to Defend, at the above number and term.

Property Subject to Foreclosure: 60 Autumnwood Avenue, York, PA 17404.

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 this Complaint and Notice are served by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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NOTICE AVISO

Le han demandado a usted en la corte. Si usted quiere defenderse de estas demandas expuestas en las paginas siguientes, usted tiene veinte (20) dias de plazo al partir de la fecha de la demanda y la notificacion. Hace falta asentar una comparencia escrita o en persona o con un abogado y entregar a la core en forma escrita sus defensas o sus objeciones a las demandas en contra de su persona. Sea avisado que si usted no se defiende, la corta tomara medidas y pueda continuar la demanda en contra suya sin previo aviso o notificacion. A demas, la core puede decidir a favor del demandante y requiere que usted cumpl acon todas las provisiones de esta demanda. Usted puede perder dinero o sus propiedades u otros derechos importantes para usted.

Lleva esta demanda a un abogado inmediatamente. Si no tiene abogado o si no tiene el dinero suficiente de pagar tal servicio. Vaya en persona o llame por telefono a la oficina cuya direccion se encuentra escrita abajo para averiguar donde se puede conseguir asistencia legal.

Lawyer Referral Service
The York County Bar Association
(Attorney Connections)
137 East Market Street
York, Pennsylvania 17401
Telephone: (717) 854-8755

04.25-1t

Solicitor

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO.: 2019-SU-000354

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2018-R6 MORTGAGE-BACK NOTES, SERIES 2018-R6, Plaintiff,

vs.

Nicole R. Abell, as believed Heir and/or Administrator to the Estate of Kristin A. Kempf, AKA Kristen A. Kempf, AKA Kristen Kempf; Jeffrey M. Darr, as believed Heir and/or Administrator to the Estate of Kristin A. Kempf, AKA Kristen A. Kempf, AKA Kristen Kempf; Amanda D. Kempf, as believed Heir and/or Administrator to the Estate of Kristin A. Kempf, AKA Kristen A. Kempf, AKA Kristen Kempf; Zachary J. Kempf, as believed Heir and/or Administrator to the Estate of Kristin A. Kempf, AKA Kristen A. Kempf, AKA Kristen Kempf; Unknown Heirs and/or Administrators of the Estate of Kristin A. Kempf, AKA Kristen A. Kempf, AKA Kristen Kempf, Defendants

TO: Unknown Heirs and/or Administrators of the Estate of Kristin A. Kempf, AKA Kristen A. Kempf, AKA Kristen Kempf, Defendants

You are hereby notified that Plaintiff, U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM Trust 2018-R6 Mortgage-Back Notes, Series 2018-R6, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of York County, Pennsylvania, docketed to No. 2019-SU-000354, seeking to foreclose the mortgage secured by the real estate located at 1381 Krafts Mill Road, Spring Grove, PA 17325.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, 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.

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LAWYER REFERRAL SERVICE
York County Bar Association
137 East Market Street

York, PA 17401
(717) 854-8755

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

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ARTICLES OF INCORPORATION

NOTICE is hereby given that the SIGN OF THE HORSE BREWERY, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

STRAUSBAUGH LAW, PLLC
Scott J. Strausbaugh, Esquire
Attorney for Corporation

04.25-1t

Solicitor

ARTICLES OF INCORPORATION NON-PROFIT CORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on April 1, 2019 with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, for a domestic nonprofit corporation organized under Article B of the Nonprofit Corporation Law of 1988, Act of December 21, 1988, P.L. 1444, No. 177, as amended.

The name of the corporation is: Susquehanna Quarter Midget Racing Association

The primary purpose of the corporation is to introduce youth to the experience of auto racing and to teach them safety, driving skills, and sportsmanship, and other activities for the morale, welfare and benefit of its members and the community.

This notice is given pursuant to Section 5307 of the Nonprofit Corporation Law of 1988.

P. Daniel Altland, Esquire
350 S. Sporting Hill Road
Mechanicsburg, PA 17050

04.25-1t

Solicitor

NOTICE is hereby given that Articles of Incorporation were filed with the Commonwealth of Pennsylvania on: April 10, 2019. The name of the corporation is: Pennsylvania Drone Association. The purpose[s] of the corporation is [are] to encourage and promote the safe, accessible and affordable use of drones and to advo-

cate for drone operators. The corporation has been incorporated under the provisions of the Nonprofit Corporation Law of 1988

May & May, P.C.
4330 Carlisle Pike
Camp Hill, PA 17011

04.25-1t

Solicitor

NOTICE is hereby given that Articles of Incorporation-Nonprofit have been filed with the Pennsylvania Department of State for the purpose of forming a nonprofit corporation under The Pennsylvania Nonprofit Corporation Law of 1988, as amended. The name of the corporation is **White Rose Outreach**. It has been organized to provide basic necessities to the homeless and people in need, as well as related activities that qualify for exempt organizations under Section 501(c)(3) of the Internal Revenue Code of 1986.

CGA Law Firm
By: Margaret W. Driscoll, Esquire

04.25-1t

Solicitor

NOTICE is hereby given that Articles of Incorporation-Nonprofit have been filed with the Pennsylvania Department of State for the purpose of forming a nonprofit corporation under The Pennsylvania Nonprofit Corporation Law of 1988, as amended. The name of the corporation is **Borderless Hope**. It has been organized to provide educational child sponsorships in the Dominican Republic, as well as related activities that qualify for exempt organizations under Section 501(c)(3) of the Internal Revenue Code of 1986.

CGA Law Firm
By: Stephen R. McDonald, Esquire

04.25-1t

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FICTITIOUS NAME

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on February 25, 2019 for **EMOTIVES** at 1986 Westgate Drive #204 York, PA 17408. The name and address of each individual interested in the business is Amy Carickhoff at 1986 Westgate Drive #204 York, PA 17408. This was filed in accordance with 54 Pa.C.S. 311.

04.25-1t

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NOTICE

PETITION FOR PRODUCTION OF WILL AND ATTACHMENT OF PERSON

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

NO. 6718-1254

**In re: Estate of Forrest E. See, Sr.,
Late of York County, Pennsylvania**

PETITION FOR PRODUCTION OF WILL AND ATTACHMENT OF PERSON

TO FORREST E. SEE, JR.: You are notified that the Petitioner, **JEANNIE E. SHOFFNER**, has commenced an Action against you entered to Docket Number: 6718-1254 in the Court of Common Pleas of York County, Pennsylvania, Orphans' Court Division, which you are required to defend. This action concerns the Estate of Forrest E. See, Sr. and more fully described in the filings in the above-referenced caption.

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 thirty (30) days of the date of this publication. You are warned that if 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 petitioner. 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 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, Pennsylvania 17401
Telephone No. (717) 854-8755

04.25-1t

Solicitor

NOTICE OF ACTION
IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA
CIVIL ACTION; CASE NO. 2019-SU-000155

Wells Fargo Bank, N.A., Plaintiff

v.

Core Results Personal Training LLC and
Steven E. Gregg, Defendants

TO THE DEFENDANTS, YOU ARE HEREBY NOTIFIED that on January 17, 2019, the Plaintiff, Wells Fargo Bank, N.A. filed an action, duly endorsed with notice to defend, against you in the York County Court of Common Pleas, docketed to 2019-SU-000155. Wherein the plaintiff seeks to obtain Judgment. 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 TO DEFEND

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.

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**YORK COUNTY BAR ASSOCIATION
LAWYERS REFERRAL SERVICE
137 EAST MARKET STREET
YORK, PA 17401
(717) 854-8755**

04.25-1t

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IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

NO. 2018-SU-002839

CIVIL ACTION – LAW

THE WOLF ORGANIZATION, INC.
Plaintiff

v.

ARCON HYBRID CONSTRUCTION, INC.
Defendant

This is a civil action against Defendant Arcon Hybrid Construction, Inc., for various products, goods, supplies, and/or materials sold to Defendant on credit, that were never paid for.

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.

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

04.25-1t

Solicitor

SHERIFF'S SALE

NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF YORK COUNTY, PENNSYLVANIA
NO. 2018-SU-001606

PENNYMAC LOAN SERVICES, LLC
v.
GARY L. HALE

NOTICE TO: GARY L. HALE
NOTICE OF SHERIFF'S SALE OF REAL
PROPERTY

Being Premises: 753 HOLLOW ROAD,
STEWARTSTOWN, PA 17363
Being in HOPEWELL TOWNSHIP, County
of YORK, Commonwealth of Pennsylvania,
32000BK03720000000

Improvements consist of
residential property.
Sold as the property of GARY L. HALE

Your house (real estate) at 753 HOLLOW ROAD, STEWARTSTOWN, PA 17363 is scheduled to be sold at the Sheriff's Sale on 08/05/2019 at 2:00 PM at the YORK County Courthouse, 45 North George Street, York, PA 17401 to enforce the Court Judgment of \$408,176.49 obtained by, PENNYMAC LOAN SERVICES, LLC (the mortgagee) against the above premises.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorney for Plaintiff

04.25-1t

Solicitor

OFFICE SPACE
AVAILABLE

East York law office with up to six offices (total of 680 sq. ft.) and two work stations (total of 112 sq. ft.) available for lease. Full-time receptionist, three shared conference/meeting rooms, fully equipped shared lunch room, WiFi and ample free parking provided. Some furnishings available. Contact Shirley at 717-757-7602 or sseitz@gslsc.com.

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