

York Legal Record

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

Vol. 133

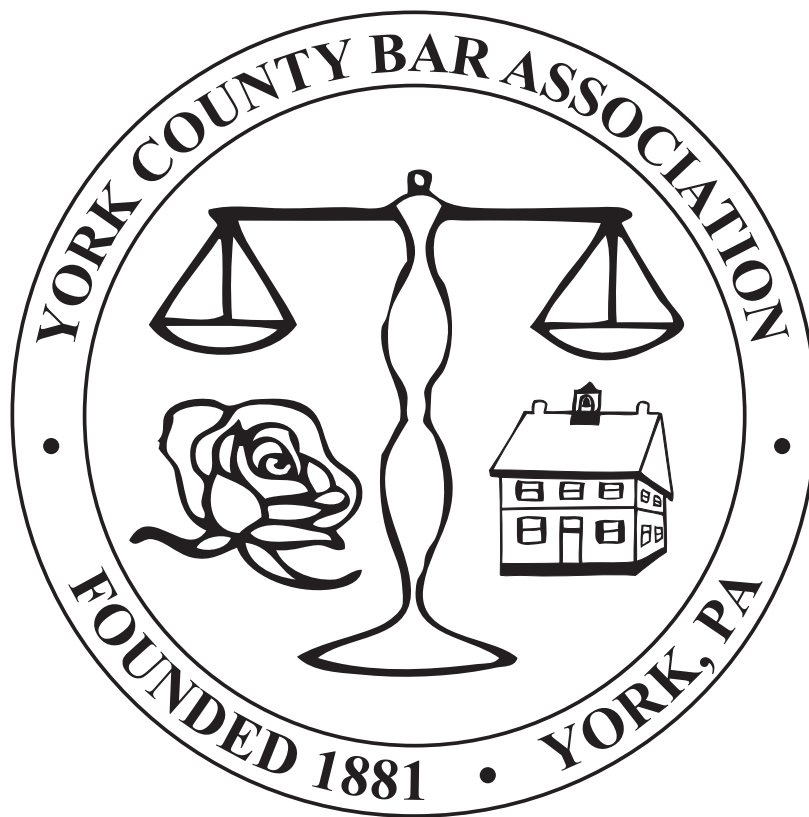
YORK, PA, THURSDAY, JUNE 20, 2019

No. 12

CASES REPORTED

NON-PRECEDENTIAL DECISION - SEE SUPERIOR COURT I.O.P. 65.37
No. 893 MDA 2018

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J-A02001-19
J-A02002-19

**The Honorable N. Christopher Menges of the York County
Court of Common Pleas was the trial judge for this case.**

**NON-PRECEDENTIAL DECISION -
SEE SUPERIOR COURT I.O.P. 65.37**

IN THE SUPERIOR COURT OF
PENNSYLVANIA

No. 893 MDA 2018

IN THE INTEREST OF: L.J.A., A MINOR

APPEAL OF: A.A., STEP MOTHER

Appeal from the Dispositional Order Entered May 10, 2018
In the Court of Common Pleas of Cumberland County Juvenile
Division at No(s): CP-21-DP-0000124-2017

IN THE SUPERIOR COURT OF
PENNSYLVANIA

No. 933 MDA 2018

IN THE INTEREST OF: L.J.A., A MINOR

APPEAL OF: J.S.A., FATHER

Appeal from the Dispositional Order May 10, 2018
In the Court of Common Pleas of Cumberland County Juvenile
Division at No(s): CP-21-DP-0000124-2017

BEFORE: LAZARUS, J., DUBOW, J., and NICHOLS, J.
MEMORANDUM BY LAZARUS, J.: **FILED MARCH 21, 2019**

Appellants A.A. (Stepmother) and J.S.A. (Father) each filed an appeal from the order, entered in the Court of Common Pleas of Cumberland County, adjudicating L.J.A. (Child) (DOB 8/11) dependent, requiring legal custody be shared among M.M. (Mother), Father, and Cumberland County Children and Youth (the Agency), and granting Mother and Father shared physical custody. This dependency matter stems from a contentious custody battle between Mother and Father. After our review, we affirm, based, in part, on the trial court opinions authored by the Honorable N. Christopher Menges.¹ See Trial Court Opinion, Appeal of J.S.A., 7/13/18; Trial Court Opinion, Appeal of A.A., 7/13/18.²

Between April and August of 2017, the Agency received six referrals from Father naming Child as the victim of abuse and identifying Mother as the alleged perpetrator. Five of the referrals were deemed unfounded; the sixth, which identified someone with whom Mother associates as the alleged perpetrator, is the subject of this appeal.

The Agency scheduled home visits, and the Agency caseworker observed Child in both Mother's home and Father's home. According to the caseworker's observations, Child appeared comfortable in both homes.

In August, the Agency caseworker made a scheduled visit to Child at Father's home. The caseworker saw "circular red marks" on Child's back. Child told the caseworker she had fallen at daycare, however, Father and Stepmother insisted the marks were not from a fall but, rather, were similar to "injuries" precipitating the prior referrals.

After a shelter care hearing on August 31, 2017,³ Child was placed with paternal grandfather and step-grandmother. After several continuances, an amended dependency petition, and four adjudicatory hearings held between September 2017 and May 2018, the court adjudicated Child dependent. The Agency presented expert testimony from Valentins Krecko, M.D., a board certified child and adolescent psychiatrist. Dr. Krecko opined that Child's recent behavioral issues, aggression toward animals and babies, was a result of emotional abuse stemming from the custody battle. N.T. Adjudicatory Hearing, 4/18/18,

at 31-34.

The court found that "Father has coached the child to go along with his fabricated theories. [Child] stated to her grandmother that Father had lied about her being hit with a hammer [by Mother]." Trial Court Opinion, Appeal of J.S.A., *supra* at 14. The court also found that "Father has created a mountain of documentation, which he intends to use as a weapon in the custody battle." *Id.*

The court entered a disposition order that same day, finding Child dependent and requiring legal custody of Child be shared among Mother, Father and the Agency; the court also ordered physical custody of Child be returned to Mother and ordered Father have unsupervised visitation.⁴ The order further provided:

The Court hereby finds that the Child is a victim of child abuse as defined at 23 Pa.C.S. § 6303, in that [Father] and [Stepmother] are found to have been the perpetrators of emotional abuse/serious mental injury[.]

Order, 5/10/18.

Father and Stepmother filed separate appeals from the order, which we have consolidated *sua sponte*. See Pa.R.A.P. 513. Father raises the following claims on appeal:

1. Were the due process rights of [Father] violated when the lower court made a finding of emotional abuse, when emotional abuse was not part of either of the two dependency petitions?
2. Did the lower court err as a matter of law or abuse its discretion in finding emotional abuse of the Child when CYS agreed that issue was part of a collateral proceeding and not part of the herein dependency petitions and the report of January 4, 2018 never having been served upon [Father]?

Father's Brief, at 4.

Stepmother raises the following claims on appeal:

1. Whether the lower court erred as a matter of law and or abused its discretion in its order dated May 10, 2018, finding [Stepmother] was a perpetrator of emotional abuse?
2. Whether the lower court erred as a matter of law or abused its discretion in its order dated May 10, 2018, finding [Stepmother] was given proper notice of the Agency's intention to pursue a finding of emotional abuse?
3. Whether the lower court erred as a matter of law or abused its discretion in its order dated May 10, 2018, that adjudicated Child dependent?
4. Whether the lower court erred as a matter of law or abused its discretion in denying the motion to release Child from shelter custody?
5. Whether the lower court erred as a matter of law or abused its discretion in denying the motion to remove [Stepmother's] name as legal custodian or guardian of [Child]?

Stepmother's Brief, at 4.

Our standard of review in dependency cases is well established; the standard this Court employs is broad. We accept the trial court's factual findings that are supported by the record, and defer to the court's credibility determinations. We accord great weight to this function of the hearing judge because he is in the position to observe and rule upon the credibility of the witnesses and the parties who appear before him. Relying upon his unique posture, we will not overrule [the trial court's] findings if they are supported by competent evidence.

In re R.P., 957 A.2d 1205, 1211 (Pa. Super. 2008) (citations and quotations omitted). "Although bound by the facts, we are not bound by the trial court's inferences, deductions, and conclusions therefrom; we must exercise our independent judgment in reviewing the court's

determination, as opposed to its findings of fact, and must order whatever right and justice dictate.” *In re C.J.*, 729 A.2d 89, 92 (Pa. Super. 1999) (citing *In re Donna W.*, 472 A.2d 635 (Pa. Super. 1984) (en banc)). The trial court’s decision should not be reversed merely because the record would support a different result. *In re Adoption of S.P.*, 47 A.3d 817, 826 (Pa. 2012).

Father claims he was denied due process when the court made a finding of emotional abuse where the dependency petitions alleged physical abuse, and, further, that the January 4, 2018 psychiatric re-evaluation, upon which the Father claims the court’s finding was based, was not entered into evidence or served upon Father. We find this claim meritless.

The Juvenile Act governs state intervention in the parent-child relationship. 42 Pa.C.S.A. § 6301 et seq. In *In re M.L.*, 757 A.2d 849, (Pa. 2000), our Supreme Court stated that a court

is empowered by 42 Pa.C.S. § 6341(a) and (c) to make a finding that a child is dependent if the child meets the statutory definition by clear and convincing evidence. If the court finds that the child is dependent, then the court may make an appropriate disposition of the child to protect the child’s physical, mental and moral welfare, including allowing the child to remain with the parents subject to supervision, transferring temporary legal custody to a relative or a private or public agency, or transferring custody to the juvenile court of another state. 42 Pa.C.S. § 6351(a).

Id. at 850-51. **See also** *In re D.A.*, 801 A.2d 614 (Pa. Super. 2002) (en banc). The Juvenile Act defines a dependent child as one who:

is without proper parental care or control, subsistence, education as required by law, or other care or control necessary for his physical, *mental, or emotional health*, or morals. A determination that there is a lack of proper parental care or control may be based upon evidence of conduct by the parent, guardian or other custodian that places the health, safety or welfare of the child at risk, including evidence of the parent’s, guardian’s or other custodian’s use of alcohol or a controlled substance that places the health, safety or welfare of the child at risk[.]

42 Pa.C.S.A. § 6302 (emphasis added).

Father’s argument is also meritless. The Agency filed an amended dependency petition on December 6, 2017. The amended petition alleged that Child was victim of abuse as defined at 23 Pa.C.S.A. § 6303. Section 6303 defines child abuse as follows:

(b.1) Child abuse.—the term “child abuse” shall mean intentionally, knowingly or recklessly doing any of the following:

(3) causing or substantially contributing to serious mental injury to a child though any act or failure to act or a series of such acts or failures to act.

23 Pa.C.S.A. § 6303(b.1)(3). Mental injury is, as pointed out by the Agency, synonymous with emotional abuse. Moreover, Father (and Stepmother) were both aware that Child was undergoing psychiatric evaluation, that the contentious custodial battle could cause mental injury to Child, and that Child’s demonstration of aggression and behavioral issues could be symptoms of emotional abuse. Although Child’s initial evaluation did not reveal “serious mental injury,” Father’s claim that he was not on notice of potential emotional abuse is implausible. *See* Report of Valentins F. Krecko, M.D., 9/21/17 (“[Child] is a 6-year-old girl who is embroiled in a bitter custody battle between her parents. Multiple allegations of physical abuse have remained unfounded. *Regarding the concern of emotional abuse*, while it is clear that the hostile and contentious relationship between [Child’s] parents is not emotionally healthy, their hostility does not meet the State legal requirement that it be done ‘knowingly, intentionally, and recklessly.’ In addition, psychiatric evaluation of [Child] today fails to reveal chronic or severe anxiety, depression, agitation, psychosis, or reasonable fear of harm. Thus, [Child] does not meet the State definition of a child with serious mental injury. . . [Child] is too young to take sides in her parents’ custody dispute and should not be asked to do so.”) (emphasis added). Although

Dr. Krecko’s evaluation of Child did not reveal serious mental injury at that time, Father was certainly on notice that this was a significant “concern.” In fact, at the hearing three months later, on December 7, 2017, Dr. Krecko testified that he was asked to perform the September 21, 2017 evaluation to determine whether Child had suffered emotional abuse as a result of the “high conflict” custody battle. N.T. Hearing, 12/7/17, at 55. He testified that 65% of children involved in these battles “will display clinical symptoms of anxiety severe enough to warrant therapy. The other potential risks include problems with attachment due to fear of abandonment or fear of being hurt, fears and phobias, physical aggression, sleep disorders, clinical depression, oppositional behavior, just to name some of them.” *Id.* at 55-56. The court questioned Dr. Krecko as follows:

Q: Dr. Krecko, you stated in your report and you testified today that you do not believe that [Child] has a serious mental injury, correct?

A: Well, I said that on September 21st, and that was prior to being informed that she had actually developed some troublesome -- troubling aggression.

Q: So, the fact that it’s been reported that she has now experienced some troublesome aggression, does that change your opinion as you stated it back on September 21?

A: I would have to change my opinion. I’d have to say that because [Child] is experiencing problems with self-control and with behavior that she is -- that she is experiencing evidence of serious mental injury.

Id. at 60-61.

We agree with the trial court that one “in [Father’s] position is on notice that the issue of emotional abuse is, in fact, before the court.” Trial Court Opinion, Appeal of J.S.A., *supra* at 7. *See supra* n.1; *see also Matter of C.R.S.*, 696 A.2d 840, 842 (Pa. Super. 1997) (purpose of dependency adjudication is to correct situation in which children lack proper parental care and control necessary for their physical, mental or emotional health). In light of the foregoing, the trial court found, and we concur, that Father’s claim of surprise at the February 14, 2018 hearing was disingenuous. After our review, we conclude that the record supports the court’s findings, and we rely on Judge Menges’ opinion to dispose of Father’s claims. *See* Trial Court Opinion, *Appeal of J.S.A.*, *supra* at 5-9.

Stepmother raises four issues on appeal. *See* note 3, *supra*.⁶ Stepmother’s primary concern, in issues one and five, is that the Agency added her as “Custodian” in the December 6, 2017 amended dependency petition. *See* Amended Dependency Petition, *supra* at 1. She argues that she is neither a biological parent nor a legal guardian of Child, and, therefore, she should not have been found to be a “perpetrator of emotional abuse.” Stepmother’s Brief, at 13.

The trial court found “with absolute certainty” that Stepmother falls into the category of “other custodian,” as contemplated by section 6302 of the Juvenile Act. Trial Court Opinion, Appeal of A.A., *supra* at 5. The record is replete with evidence that Stepmother, whom Child refers to as “mama,” is considerably involved in parenting Child when Child is in Father’s custody, which was 50% of the time. Stepmother prepares meals, oversees homework, attends school functions and participates in Child’s therapy sessions. N.T. Hearing, 2/14/18, at 66, 190, 192-93; N.T. Hearing, 5/10/18, at 43-44, 60, 62, 111. Stepmother acts as a co-parent and, based on our review of the record, the trial court properly characterized her as “other custodian.”

The Agency made a prima facie case that Stepmother was one of the perpetrators of abuse; the burden then shifted to Stepmother to demonstrate that she was not a perpetrator. *See In re L.Z.*, 111 A.3d 1164 (Pa. 2015). Stepmother failed to do so. Based on the evidence provided over the four hearings, the court found Father and Stepmother “acted in concert to make multiple allegations of abuse against Mother.” Trial Court Opinion, Appeal of A.A., 7/13/18, at 13. After our review of the record, we conclude that the trial court’s finding that Stepmother was a perpetrator of the abuse is supported by competent evidence, and we affirm based upon Judge Menges’ opinion. *See id.* at 5-6.

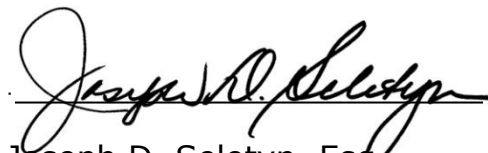
Next, Stepmother’s argument that she was not provided notice that emotional abuse was an issue that could be determined by the court at the April 18, 2018 adjudicatory hearing is, like Father’s identical claim, meritless. *See* discussion above, *supra* at 6-10.

Finally, Stepmother claims that the court abused its discretion in

denying her request to release Child from shelter care. We disagree. We refer Stepmother to the decision in *In re Kerr*, 481 A.2d 1225 (Pa. Super. 1984) (juvenile held beyond period of time provided by statute can petition court for immediate release (which guardian *ad litem* did not, but Stepmother did), and if not released, can petition the Superior Court (which Stepmother did not)). Here, the court denied Stepmother's petition at the April 18, 2018 hearing. Stepmother did not petition this Court. Further, physical custody of Child has been returned to the parents, and thus this is not grounds to disturb the adjudication of dependency. *See* Pa.R.J.C.P. 1126 ("A child shall not be released, nor shall a case be dismissed, because of a defect in the form or content of the pleading or a defect in the procedures of these rules, unless the party raises the defect prior to the commencement of the adjudicatory hearing, and the defect is prejudicial to the rights of a party.").

We find no error or abuse of discretion. *See In re R.P., supra; In re C.J., supra*. The parties are instructed to attach the trial court's opinions in the event of further proceedings.
Order affirmed.

Judgment Entered.



Joseph D. Seletyn, Esq.
Prothonotary

Date: 3/21/2019

FOOTNOTES

¹ Because Father is a practicing attorney in Cumberland County, President Judge Edward E. Guido appointed an out-of-county judge, Judge Menges, to preside over the dependency hearing. Notably, Father is the Court Appointed Mental Health Attorney for Cumberland County.

² The Guardian *ad litem* has not filed a brief and relies upon the trial court's opinion.

³ We note the typographical error, 2018 instead of 2017, on page 3 of the trial court's opinions with respect to the date of the shelter care hearing

⁴ The Juvenile Act provides:

(a) General rule.--If the child is found to be a dependent child the court may make any of the following orders of disposition best suited to the safety, protection and physical, mental, and moral welfare of the child:

(1) Permit the child to remain with his parents, guardian, or other custodian, subject to conditions and limitations as the court prescribes, including supervision as directed by the court for the protection of the child.

42 Pa.C.S.A. § 6351(a). Upon a finding of clear and convincing evidence that the child is dependent, the court is authorized to remove a child from the parents' custody, or to permit the child to remain with his or her parents subject to conditions. *Id.*; *see also In interest of C.S.*, 580 A.2d 418 (Pa. Super. 1990).

We note that neither party challenged the trial court's granting legal custody of Child to the Agency as well as the parents, and then ordering that Child return to Mother's home. As a result, we do not have jurisdiction to address whether the Juvenile Act or the Juvenile Court Procedural Rules authorizes the trial court to grant legal custody to an agency as well as parents, especially when the court returns the child to one of the parents.

⁵ In her brief, Stepmother noted that she no longer wished to pursue this claim on appeal. *See* Stepmother's Brief, at 4.

⁶ The trial court states that a Pa.R.A.P. 1925(b) concise statement of errors complained of on appeal was not filed along with the notice of appeal in accordance with children's fast track procedure. *See* Pa.R.A.P. 905(a)(2) ("If the appeal is a children's fast track appeal, the concise statement of errors complained of on appeal as described in Rule 1925(a)(2) shall be filed with the notice of appeal and served in accor-

dance with Rule 1925(b)(1)."). Our review of the record indicates that, in fact, a Rule 1925(b) statement was filed on June 1, 2018, simultaneously with the notice of appeal.

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Shrewsbury, PA 17361
Attorney: Michael R. Caum, Esquire, P.O.
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Grove Commons, York, PA 17403
Attorney: Robert Clofine, Esquire, Elder
Law Firm of Robert Clofine, 340 Pine
Grove Commons, York, PA 17403
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ANN DOYLE, DECEASED
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Attorney: Thomas M. Shorb, Esquire,
Susquehanna Commerce Center East, 221
West Philadelphia Street, Suite 600, York,
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2025 E. Market Street, York, PA 17402
06.20-3t

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HELEN E. BOYER, DECEASED
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Street, Suite 600, York, PA 17401
Attorney: Thomas M. Shorb, Esquire,
Susquehanna Commerce Center East, 221
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14 Amanda Ave., Hanover, PA 17331
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Baltimore Street, Hanover, PA 17331
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17401
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& Kreiser Law Office, 553 Locust St.,
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Attorney: Victor A. Neubaum, Esquire, 42
South Duke Street, York, PA 17401
06.20-3t

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a/k/a EDWIN KIRK WITTBECKER, JR.,
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Lancaster, PA 17601
Attorney: David P. Carson, Esquire, 2205
Oregon Pike, Lancaster, PA 17601 06.13-3t

ESTATE OF JOYCE E. DAVIS, DECEASED
Late of Spring Garden Twp., York County, PA.
Executor: Michael L. Davis, c/o Morris &
Vedder, 32 N. Duke St., P.O. Box 149,
York, PA 17405
Attorney: Christopher M. Vedder, Esquire,
Morris & Vedder, 32 N. Duke St., P.O.
Box 149, York, PA 17405 06.13-3t

ESTATE OF MARILYN J. DORER,
DECEASED
Late of York Twp., York County, PA.
Executor: Bryan E. Ebaugh, 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
06.13-3t

ESTATE OF JAMES M. FORJAN,
DECEASED
Late of York Twp., York County, PA.
Co-Executors: Mary C. Stewart and James
M. Forjan, Jr., 1316 Stonehenge Drive,
York, PA 17404 06.13-3t

ESTATE OF OF JACINTO J. GOCHOCO, JR., DECEASED
Late of Manchester Twp., York County, PA.
Executrix: Jane M. Gochoco Petty, 2370
Archer Lane North, Plymouth, MN 55447
Attorney: Neil W. Yahn, Esquire, JSDC LAW
OFFICES, 11 East Chocolate Avenue,
Suite 300, Hershey, PA 17033 06.13-3t

ESTATE OF NORMAN F. HEFFNER, JR.,
a/k/a NORMAN FREDERICK HEFFNER,
JR., DECEASED
Late of Stewartstown Borough, York County, PA.
Executrix: Laureen L. Lacey, c/o 2025 E.
Market Street, York, PA 17402
Attorney: Richard H. Mylin, III, Esquire,
2025 E. Market Street, York, PA 17402
06.13-3t

ESTATE OF LOWELL E. HEIKES,
DECEASED
Late of Dillsburg Borough, York County, PA.
Administrator-Executor: Nancy E. Durnin, 6
Ridge Ave., Carlisle, PA 17013 06.13-3t

ESTATE OF RICHARD H. HERSHEY,
DECEASED
Late of North Codorus Twp., York County, PA.
Executrix: Melissa A. Kelley, c/o 110 S.
Northern Way, York, PA 17402
Attorney: Donald L. Reihart, Esquire, 110 S.
Northern Way, York, PA 17402 06.13-3t

ESTATE OF GERALDINE KLECKNER,
DECEASED
Late of Monaghan Twp., York County, PA.
Executor: Douglas E. Kleckner, III, 506 W.
Siddonsburg Road, Dillsburg, PA 17019
Attorney: Jan M. WILEY, Esquire, of Coun-
sel, STONE, WILEY, & LINSENBACH,
PC, 3 N. Baltimore Street, Dillsburg, PA
17019 06.13-3t

ESTATE OF SYLVIA A. MARKS,
DECEASED
Late of North Codorus Twp., York County, PA.
Executrix: Susan M. Whitacre, c/o Gettle
& Veltri, 13 E. Market Street, York, PA
17401
Attorney: Gregory E. Gettle, Esquire,
Gettle & Veltri, 13 E. Market Street, York,
PA 17401 06.13-3t

ESTATE OF CINDA FAY MCKELLAR,
DECEASED
Late of Peach Bottom Twp., York County, PA.
Administrator: Roger S. Kerr, 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 06.13-3t

ESTATE OF CORWELL L. MEYER,
DECEASED
Late of Manchester Twp., York County, PA.
Co-Executors: Elva M. Strayer and Orville
H. Lauver, c/o 1434 W. Market Street,
York, PA 17404
Attorney: John W. Stitt, Esquire, 1434 W.
Market Street, York, PA 17404 06.13-3t

ESTATE OF RITA M. NEIDERER,
DECEASED
Late of Penn Twp., York County, PA.
Executors: Barbara J. Bell, 32 Shoshone
Drive, Hanover, PA 17331 and Bernard
G. Neiderer, 1806 S. York Street

Mechanicsburg, PA 17055
Attorney: Keith R. Nonemaker, Esquire,
Barley Snyder LLP, 40 York Street,
Hanover, PA 17331 06.13-3t

ESTATE OF MARIE S. PEEK, DECEASED
Late of Shrewsbury Twp., York County, PA.
Executrix: Linda Chaney, c/o Michael J.
Krout, Esquire, 1653 Rodney Road, York,
PA 17408
Attorney: Michael J. Krout, Esquire, 1653
Rodney Road, York, PA 17408 06.13-3t

ESTATE OF CLYDE ARDELL SHIMMEL,
a/k/a CLYDE A. SHIMMEL, DECEASED
Late of Manchester Twp., York County, PA.
Executor: Larry Ray Shimmel, c/o 2025 E.
Market Street, York, PA 17402
Attorney: Richard H. Mylin, III, Esquire,
2025 E. Market Street, York, PA 17402
06.13-3t

ESTATE OF MARY L. SMITH, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Theodore J. Smith, 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 06.13-3t

THIRD PUBLICATION

ESTATE OF BETTIE R. BAUGHMAN,
DECEASED
Late of Lewisberry, Fairview Twp., York
County, PA.
Executor: Paul S. Baughman c/o Law
Office of WM. D. Schrack III 124 West
Harrisburg Street, Dillsburg, PA 17019-
1268
Attorney: Law Office of WM. D. Schrack III
124 West Harrisburg Street, Dillsburg, PA
17019-1268 06.06-3t

ESTATE OF LOUISE E. BOWERS,
DECEASED
Late of Dillsburg, Franklin Twp., York
County, PA.
Executor: Brian R. Schmick 75 Blair Hollow
Rd., Dillsburg, PA 17019
Attorney: David J. Lenox Esquire, 8 Tristan
Drive, Suite 3 Dillsburg, PA 17019
06.06-3t

ESTATE OF DOROTHY H. BUPP,
DECEASED
Late of Dover Twp., York County, PA.
Executor: Ronald E. Bupp 4814 Clair Mar
Drive, Dover, PA 17315
Attorney: Victor A. Neubaum, Esquire, 42
South Duke Street, York, PA 17401
06.06-3t

ESTATE OF BONNIE L. CLAYTON,
DECEASED
Late of Wrightsville Borough, York County, PA.
Adminisitrator: Jennifer R. Dellinger, 211
South 6th Street, Wrightsville, PA 17368
Attorney: Gilbert G. Malone, Esquire, 42
South Duke Street, York, PA 17401
06.06-3t

ESTATE OF FLORENCE L. FLEMING,
DECEASED
Late of North Codorus Twp., York County, PA.
Executor: Glenn L. Fleming, c/o Andrea S.
Anderson, Esq., 901 Delta Road, Red

Lion, PA 17356
Attorney: Andrea S. Anderson, Esquire, 901
Delta Road, Red Lion, PA 17356 06.06-3t

ESTATE OF HARRIET L. KELLER,
DECEASED
Late of Hanover Borough, York County, PA.
Executrices: Brenda K. Millar Lamb and
Wendy May Logue c/o Elinor Albright
Rebert, Esquire, 515 Carlisle Street,
Hanover, Pennsylvania 17331
Attorney: Elinor Albright Rebert, Esquire,
515 Carlisle Street, Hanover, Pennsylvania
17331 06.06-3t

ESTATE OF CHARLES EDWARD LONG,
DECEASED
Late of Glen Rock Borough, York County, PA.
Executrix: Patricia Miller Long, c/o 2025 E.
Market Street, York, Pennsylvania 17402
Attorney: Richard H. Mylin III, Esquire,
2025 E. Market Street, York, Pennsylvania
17402 06.06-3t

ESTATE OF DONALD F. McKNIGHT,
DECEASED
Late of York Twp., York County, PA.
Administrator: Shawn P. McKnight, c/o 2675
Eastern Blvd., York, PA 17402
Attorney: Douglas P. France, Esquire, 2675
Eastern Blvd., York, PA 17402 06.06-3t

ESTATE OF RUTH HELEN RESSER
a/k/a RUTH H. RESSER a/k/a RUTH H.
PITTENGER, DECEASED
Late of York City, York County, PA.
Executor: James Bryan Pittenger, 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 06.06-3t

ESTATE OF CHESTER R. RUFF, a/k/a
CHESTER R. RUFF, JR., DECEASED
Late of Dover Twp., York County, PA.
Executor: John H. Mackison, II c/o
Katherman & Perry, 345 East Market
Street, York, PA 17403
Attorney: J. Robert Katherman, Esquire, 345
East Market Street, York, PA 17403
06.06-3t

ESTATE OF DANIEL J. SHARP,
DECEASED
Late of York Twp., York County, PA.
Executrix: Kimberly A. Shifflett, c/o 135
North George Street, York, PA 17401
Attorney: Leanne M. Miller, Esquire, CGA
Law Firm, PC 135 North George Street,
York, PA 17401 06.06-3t

ESTATE OF ALBERT S. STRAYER,
DECEASED
Late of East Manchester Twp., York County, PA.
Executor: Troy A. Aldinger, c/o 2025 E.
Market Street, York, Pennsylvania 17402
Attorney: Richard H. Mylin III, Esquire,
2025 E. Market Street, York, Pennsylvania
17402 06.06-3t

**ESTATE OF MARLIN V. STUMP,
DECEASED**

Late of Lower Windsor Twp., York County, PA.
Administrator: Jacquelyn M. Palm, c/o
Stacey W. Betts, Esq., 75 East Main
Street, Mount Joy, PA, 17552.
Attorney: Stacey W. Betts, Esquire, 75 East
Main Street, Mount Joy, PA, 17552.

06.06-3t

**ESTATE OF MARY N. SUTT a/k/a MARY
SUTT a/k/a/ MARY NOREEN SUTT,
DECEASED**

Late of Shrewsbury Twp., York County, PA.
Executor: David P. Sutt c/o Dorothy
Livaditis, Esquire, 32 South Beaver Street,
York, PA 17401
Attorney: Dorothy Livaditis, Esquire, 32
South Beaver Street, York, PA 17401

06.06-3t

**ESTATE OF PAULINE MARY TOMPKINS
a/k/a PAULINE M. TOMPKINS ,
DECEASED**

Late of Chanceford Twp., York County, PA.
Co-executors: Sandra Diane Tompkins, Mary
Ann Minnich and Gloria Jean Wright 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

06.06-3t

**ESTATE OF EDWARD H. VERNON a/k/a
EDWARD H. VERNON, JR, DECEASED**

Late of York City, York County, PA.
Executors: Michael R. Vernon and Nicola
J. Clancy 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

06.06-3t

CIVIL NOTICES

ACTION IN MORTGAGE FORECLOSURE

NOTICE

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

PEOPLESBANK, A CODORUS VALLEY
COMPANY
Plaintiff

vs.

PEGGY L. HOWARD AND THOMAS A.
MEINL, JR.
Defendants

CIVIL ACTION -
MORTGAGE FORECLOSURE
2019-SU-000222

NOTICE

To: Peggy L. Howard

You are hereby notified that on January 24,
2019, Plaintiff, PeoplesBank, A Codorus Valley
Company filed a Complaint endorsed with a
Notice to Defend against you in the Court of
Common Pleas of York County, Pennsylvania,
docketed to No. 2019-SU-000222, which has
been reinstated, wherein Plaintiff seeks to
enforce its rights under its loan documents.

Since your current whereabouts are unknown,
the Court by Order dated May 16, 2019,
ordered notice of said facts and the filing of the
Complaint to be served upon you as provided
by R.C.P.430(b).

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

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 obligations 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.**

Lawyer Referral Service
137 E. Market St.
York, PA 17401
Telephone: (717) 854-8755

Joseph P. Schalk, Esquire
BARLEY SNYDER
126 East King Street
Lancaster, PA 17602
(717) 299-5201

06.20-1t

Solicitor

COURT OF COMMON PLEAS YORK COUNTY

No.: 2018-SU-003454

**U.S. Bank National Association, as Trustee,
in trust for registered holders of First
Franklin Mortgage Loan Trust, Mortgage
Loan Asset-Backed Certificates, Series 2007-
FF2,
Plaintiff,**

Vs.

**Jeremy F. Cooley a/k/a Jeremy Cooley
Genevieve T. Cooley a/k/a Genevieve Cooley,
Defendants**

**TO: Jeremy F.
Cooley a/k/a Jeremy Cooley and Genevieve
T. Cooley a/k/a Genevieve Cooley**

**TYPE OF ACTION: CIVIL ACTION/
COMPLAINT
IN MORTGAGE
FORECLOSURE**

**PREMISES SUBJECT TO
FORECLOSURE: 190 Charles Circle,
York, PA 17406**

NOTICE

If you wish to defend, you must enter a written
appearance personally or by attorney and file
your defenses or objections in writing to 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.

**Lawyers Referral and Information Service
York County Bar Association
137 E. Market St.
York, PA 17401**

717-854-8755

MILSTEAD & ASSOCIATES, LLC
By: Bernadette Irace, Esquire
Attorney ID#313008
1 E. Stow Rd.
Marlton, NJ 08053
Attorney for Plaintiff
(856) 482-1400
File No. 213552-2

06.20-1t

Solicitor

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO.: 2019-SU-001277

WELLS FARGO BANK, NA S/B/M
WACHOVIA BANK, NATIONAL
ASSOCIATION, Plaintiff,

vs.

Elizabeth L. Calhoon, as Co-Trustor and/or
Trustee of The Calhoon Family Trust, dated
the 13th day of June, 2000; The Calhoon
Family Trust, dated the 13th day of June, 2000;
Unknown Successor Trustee, as Co-Trustor and/
or Trustee of The Calhoon Family Trust, dated
the 13th day of June, 2000, Defendants

TO: Unknown Successor Trustee, as Co-
Trustor and/or Trustee of The Calhoon Family
Trust, dated the 13th day of June, 2000

You are hereby notified that Plaintiff, Wells
Fargo Bank, NA S/B/M Wachovia Bank,
National Association, 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-001277, seeking to foreclose the mortgage
secured by the real estate located at 605 Cassel
Road, Manchester, PA 17345.

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.

YOU SHOULD TAKE THIS NOTICE TO
YOUR LAWYER AT ONCE. IF YOU DO NOT
HAVE LAWYER OR CANNOT AFFORD
ONE, GO TO OR TELEPHONE THE OFFICE
SET FORTH BELOW TO FIND OUT WHERE
YOU CAN GET LEGAL HELP.

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

06.20-1t

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-001114

WELLS FARGO BANK, N.A.
Plaintiff

vs.

KENNEY L. SIPE A/K/A KENNEY SIPE
A/K/A KENNEY LEE SIPE
NANCY E. SIPE A/K/A NANCY SIPE
THE UNITED STATES OF AMERICA C/O
THE UNITED STATES ATTORNEY FOR
THE MIDDLE DISTRICT OF PA
Defendants

NOTICE

To KENNEY L. SIPE A/K/A KENNEY SIPE
A/K/A KENNEY LEE SIPE

You are hereby notified that on April 10,
2019, Plaintiff, WELLS FARGO BANK,
N.A., 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-
001114. Wherein Plaintiff seeks to foreclose on
the mortgage secured on your property located
at 3985 STONEYBROOK DRIVE, A/K/A 3985
STONY BROOK DRIVE, YORK, PA 17402-
5122 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

06.20-1t

Solicitor

ACTION TO QUIET TITLE

IN THE COURT OF COMMON PLEAS
OF YORK COUNTY, PENNSYLVANIA

NO: 2019-SU-000118

ACTION IN QUIET TITLE

630 Taylor Road
Wrightsville, PA 17368

WILLIAM HARKINS and SHEILA HARKINS,
Plaintiffs

vs.

MONICA DIEM and KYLE DIEM,
Defendants

TO: Monica Diem, her heirs, successors and
assigns

YOU ARE HEREBY NOTIFIED that on
January 15, 2019, the Plaintiffs filed a Quiet
Title Action, endorsed with a Notice to Defend,
against you in the Court of Common Pleas
of York County, Pennsylvania, Docketed at
2019-SU-000118, wherein Plaintiffs seek legal
title in fee simple and to terminate any Estate,
right, title or interest that you may have in the
Real Estate located at 630 Taylor Road, Lower
Windsor Township, Wrightsville, Pennsylvania
17368, pursuant to the Deed dated November
19, 2018, from the Tax Claim Bureau of York
County to the Plaintiffs, as shown in Record
Book 2497, Page 8914, granted to the Plaintiffs,
William & Sheila Harkins.

Samuel A. Gates, Esq.
Counsel for the Plaintiffs
Gates & Gates, P.C.
250 York Street
Hanover, PA 17331
(717) 632-4971

06.20-1t

Solicitor

ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988 on 6/5/19. The name of the corporation is Synergy Process Consulting, Inc.

06.20-1t Solicitor

**ARTICLES OF INCORPORATION
NON-PROFIT CORPORATION**

Notice is hereby given that a nonprofit corporation known as

BE BLESSED BY WOLFGANG, INC.

was incorporated on May 30, 2019, under the provisions of the Nonprofit Corporation Law of 1988, 15 Pa. C.S. Section 5306, et seq., as amended, for charitable and educational purposes, as defined in Section 501(c)(3) of the Internal Revenue Code. In furtherance of its purposes, the corporation may exercise all rights, privileges, powers and authority of a corporation organized under the Nonprofit Corporation Law of 1988, as amended.

BARLEY SNYDER
Attorneys

06.20-1t Solicitor

CHANGE OF NAME

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

NOTICE is hereby given that on 06/04/2019 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Alyssa Ryan Adams to: Alyssa Ryan Adams-Huesman. The Court has fixed the day of 07/22/2019 at 3:30 pm in Courtroom 5004 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

06.20-1t Solicitor

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

NOTICE is hereby given that on June 3, 2019 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Maureen Rochelle Grumbine to: Maureen Rochelle Rock.

The Court has fixed the day of August 1, 2019 at 10:30 am in Courtroom 5004 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

06.20-1t Solicitor

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

NOTICE is hereby given that on 6/11/2019 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Alyssa Marie Strickler to: Alyssa Marie Alfano.

The Court has fixed the day of July 26, 2019 at 10:30 am in Courtroom 5004 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

06.20-1t Solicitor

DISSOLUTION NOTICE

NOTICE is hereby given in compliance with Section 1975 of the Business Corporation Law of December 21, 1988, P.L. 1444, as amended, that GEM CANDY & NOVELTY, CO., INC., a Pennsylvania business corporation, having its registered office at 1141 East Princess Street, York, Pennsylvania 17403 will file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania, pursuant to the provisions of the said Business Corporation Law, that its affairs have been wound up, and that its corporate existence will be terminated on the issuance of a Certificate of Dissolution by the Department of State of the Commonwealth of Pennsylvania.

MORRIS & VEDDER

06.20-1t Solicitor

FICTITIOUS NAME

Notice is hereby given that LCM York, LLC, a Pennsylvania limited liability company with a principle office at 14 Center Square, Hanover, Pennsylvania, 17331, did file in the Office of the Secretary of the Commonwealth of Pennsylvania, on May 10, 2019, registration of the fictitious name:

LEGENDS SELF STORAGE

under which it intends to do business at 3910 N. George Street, York, Pennsylvania, pursuant to the provisions of the Act of Assembly of December 21, 1988, known as the "Fictitious Names Act."

BARLEY SNYDER LLP
Attorneys

06.20-1t Solicitor

Notice is hereby given a certificate was filed under the Fictitious Name Act approved May 24, 1945, in the Office of the Secretary of the Commonwealth of Pennsylvania setting forth that **Stanley R. Hoke** is the only person owning or interested in a business, the character of which is to install septic systems and that the name, style and designation under which said business is and will be conducted is **Stan's Septic** and the location where said business will be located is 1420 Brittany Drive, York, PA 17404.

EVELER & DeARMENT LLP

06.20-1t Solicitor

NOTICE

**IN THE COURT OF COMMON PLEAS
OF DAUPHIN COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION
LEGAL NOTICE
NOTICE OF TERMINATION OF
PARENTAL RIGHTS**

To: Darryl Lenezes Brown, father of child born to M.A.K. In Re: Female child – L.N.B. born October 8, 2002.

A Petition has been filed asking the Court to put an end to all rights you have to your child, L.N.B. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom No. 11, Seventh Floor, 25 South Front Street, Harrisburg, Pennsylvania 17101, on July 8, 2019 at 1:30 p.m. You have the right to be present at the termination hearing. **You are warned that even if you fail to appear at the scheduled**

hearing, the hearing will go on without you and your rights to your child may be ended by the Court without you being present. You may have rights of ongoing contact through Act 101 of 2010. You have the right to be represented at the hearing by a lawyer and it is your responsibility to take steps to obtain a lawyer if you desire to do so. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Court Administration
Dauphin County Courthouse
101 Market Street
Harrisburg, PA 17101
Telephone (717) 780-6620

06.20-3t

Solicitor

SHERIFF'S SALE

IN THE COURT OF COMMON PLEAS
YORK COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.

Plaintiff,
vs.

Erinn N. Davis, AKA Erinn Davis

Defendant.
CIVIL DIVISION

Docket No.: 2018-SU-003319

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

TO: Erinn N. Davis, AKA Erinn Davis
131 Country Club Road
Red Lion, PA 17356-8636

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at the York County Sheriff's Office, at the York County Courthouse, 45 North George Street, York, PA 17401 on October 7, 2019 at 2:00PM prevailing local time.

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

The LOCATION of your property to be sold is:

131 Country Club Road, Red Lion, PA 17356

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

to:

No. 2018-SU-003319

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

Erinn N. Davis, AKA Erinn Davis

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

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

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

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

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

THE LEGAL RIGHTS YOU MAY HAVE
ARE:

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

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

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

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

Dated: 5/21/19

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06.20-1t

Solicitor

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consultation.*

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