

# ESTATE AND TRUST 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. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

## FIRST PUBLICATION

### **Bender, John E., Sr.,** dec'd.

Late of Penn Township.  
Co-Executors: John E. Bender, Jr., Susan B. Morrow and Carolyn B. Lloyd c/o Matthew A. McKnight, Esquire, Irwin & McKnight, P.C., 60 West Pomfret Street, Carlisle, PA 17013.  
Attorneys: Irwin & McKnight, P.C.

### **Bowen, Joseph C.,** dec'd.

Late of Middlesex Township.  
Executor: James D. Hughes c/o James D. Hughes, Esquire, Salzmann Hughes, P.C., 354 Alexander Spring Road, Suite 1, Carlisle, PA 17015.  
Attorneys: Salzmann Hughes, P.C.

### **Burk, Rena G. a/k/a Rena B. Burk,** dec'd.

Late of Lower Allen Township.  
Administratrix: Kathy L. Hughes c/o Craig A. Diehl, Esquire, CPA, 3464 Trindle Road, Camp Hill, PA 17011.  
Attorney: Craig A. Diehl, Esquire, CPA.

### **Clemm, Anne A.,** dec'd.

Late of Lower Allen Township.

Executor: Susquehanna Trust & Investment Company, P.O. Box 3300, Lancaster, PA 17604.

Attorneys: Peter J. Ressler, Esquire, Mette, Evans & Woodside, 3401 North Front Street, Harrisburg, PA 17110, (717) 232-5000.

### **Eby, Karen E.,** dec'd.

Late of Cumberland County.  
Co-Executors: Deidre A. Kerstetter, 805 S. Geyers Church Road, Middletown, PA 17057 and Norman G. Eby, Jr., 109 Colonial Court, Wellsville, PA 17365.  
Attorneys: John D. Sheridan, Esquire, Serratelli, Schiffman & Brown, P.C., 2080 Linglestown Road, Suite 201, Harrisburg, PA 17110.

### **Harter, Elizabeth F.,** dec'd.

Late of Silver Spring Township.  
Administrator: Kevin M. Harter.  
Attorneys: David W. Reager, Esquire, Reager & Adler, PC, 2331 Market Street, Camp Hill, PA 17011, (717) 763-1383.

### **King, Betty J.,** dec'd.

Late of Cumberland County.  
Executor: Kevin L. Greenholt c/o Adam R. Deluca, Esquire, 61 West Louthier St., Carlisle, PA 17013.  
Attorney: Adam R. Deluca, Esquire, 61 West Louthier St., Carlisle, PA 17013.

### **Kunkel, June L.,** dec'd.

Late of East Pennsboro Township.  
Executor: John B. Kunkel c/o Martson Law Offices, 10 East High Street, Carlisle, PA 17013.  
Attorneys: Seth T. Mosebey, Esquire, Martson Law Offices.

### **Lutz, David E.,** dec'd.

Late of Dickinson Township.  
Executors: David W. Lutz and Virginia H. Lutz Smith c/o Martson Law Offices, 10 East High Street, Carlisle, PA 17013.  
Attorneys: Ivo V. Otto, III, Esquire, Martson Law Offices.

**Mallison, Lawrence,** dec'd.

Late of North Middleton Township.  
Executrix: Stacy Zorn c/o Robert G. Frey, Esquire, 5 South Hanover Street, Carlisle, PA 17013.  
Attorneys: Frey and Tiley.

**Scalia, Robert,** dec'd.

Late of East Pennsboro Township.  
Executor: Robert A. Scalia c/o Edmund G. Myers, Esquire, Johnson, Duffie, Stewart & Weidner, 301 Market Street, P.O. Box 109, Lemoyne, PA 17043.  
Attorneys: Edmund G. Myers, Esquire, Johnson, Duffie, Stewart & Weidner, 301 Market Street, P.O. Box 109, Lemoyne, PA 17043.

**Thomas, Gladys V.,** dec'd.

Late of Lemoyne Borough.  
Executrix: Karen S. Williams c/o E. Ralph Godfrey, Esquire, Cipriani & Werner, P.C., 1011 Mumma Road, Suite 201, Lemoyne, PA 17043.  
Attorneys: E. Ralph Godfrey, Esquire, Cipriani & Werner, P.C., 1011 Mumma Road, Suite 201, Lemoyne, PA 17043.

**Vandergrift, Elizabeth H.,** dec'd.

Late of East Pennsboro Township.  
Executor: Craig L. Vandergrift, Pittsburgh, PA.  
Attorneys: Jacqueline A. Kelly, Esquire, Jan L. Brown & Associates, 845 Sir Thomas Court, Suite 12, Harrisburg, PA 17109, (717) 541-5550.

**Wood, Gwendolyn Evans,** dec'd.

Late of Mechanicsburg.  
Executor: Thomas E. Wood, 490 Brentwater Road, Camp Hill, PA 17011.

**SECOND PUBLICATION**

**Baten, Pauline V.,** dec'd.

Late of East Pennsboro.  
Executrix: Donna J. Gosik, 3 Buck Run, Thornton, PA 19373.

Attorney: John R. Twombly, Jr., Esquire, 224 E. Street Road, Ste. 1, Kennett Square, PA 19348.

**Blank, Norma L. a/k/a Norma S. Blank,** dec'd.

Late of Carlisle.  
Executor: Alfred B. Blank c/o Donna L. Godfrey, Esquire, Breschi & Associates, LLC, 59 South Pitt Street, Carlisle, PA 17013.  
Attorneys: Donna L. Godfrey, Esquire, Breschi & Associates, LLC, 59 South Pitt Street, Carlisle, PA 17013.

**Briggs, Ruby E.,** dec'd.

Late of Carlisle Borough.  
Executor: Ernest C. Wilson c/o Stephen D. Tiley, Esquire, 5 South Hanover Street, Carlisle, PA 17013.  
Attorneys: Frey and Tiley.

**Deiter, Dorothy D.,** dec'd.

Late of Camp Hill Borough.  
Administrator: Lewis L. Deiter, Jr., 221 State Rt. 147, Dalmatia, PA 17017.  
Attorney: R. Scott Cramer, Esquire, P.O. Box 159, Duncannon, PA 17020.

**Donley, Nancy R.,** dec'd.

Late of Hampden Township.  
Executrix: Susan D. Craig c/o Jennifer B. Hipp, Esquire, One West Main Street, Shiremans-town, PA 17011.  
Attorney: Jennifer B. Hipp, Esquire, One West Main Street, Shiremanstown, PA 17011.

**Fencil, Miriam E.,** dec'd.

Late of Cumberland County.  
Executor: Phillip E. Taylor.  
Attorney: Michael Cherewka, Esquire, 624 North Front Street, Wormleysburg, PA 17043.

**Gill, M. Jean a/k/a Marian J. Gill,** dec'd.

Late of Upper Allen Township.

Executrix: Patricia A. Rickenbach  
c/o Edmund G. Myers, Esquire,  
Johnson, Duffie, Stewart & Weid-  
ner, 301 Market Street, P.O. Box  
109, Lemoyne, PA 17043.  
Attorneys: Edmund G. Myers,  
Esquire, Johnson, Duffie, Stewart  
& Weidner, 301 Market Street,  
P.O. Box 109, Lemoyne, PA 17043.

**Hain, Clarence E.,** dec'd.

Late of Hampden Township.  
Executrix: C. Diane Hain c/o Ha-  
zen Elder Law, 2000 Linglestown  
Road, Suite 202, Harrisburg, PA  
17110.  
Attorneys: Hazen Elder Law, 2000  
Linglestown Road, Suite 202, Har-  
risburg, PA 17110.

**Hall, John Allen,** dec'd.

Late of North Middleton Township.  
Administratrix: Brenda Sorresso,  
4 Clearview Avenue, Carlisle, PA  
17013.  
Attorney: None.

**Kazimer, Shirley Ann,** dec'd.

Late of Cumberland County.  
Administrator: Richard E. Ka-  
zimer, 519 Shippensburg Road,  
Shippensburg, PA 17257.  
Attorneys: Cynthia M. von Schlich-  
ten, Esquire, RJ Marzella & As-  
sociates, 3513 North Front Street,  
Harrisburg, PA 17110.

**Musser, Nathan L., Sr.,** dec'd.

Late of Monroe Township.  
Administrator: David A. Musser,  
133 Old Stonehouse Rd. S., Car-  
lisle, PA 17015.  
Attorney: None.

**Rhine, Jeanne C.,** dec'd.

Late of Lower Allen Township.  
Executor: Bruce D. Rhine c/o  
Saul Ewing LLP, 2 North Second  
Street, 7th Floor, Harrisburg, PA  
17101.  
Attorneys: Ryan R. Gager, Es-  
quire, Saul Ewing LLP, 2 North

Second Street, 7th Floor, Harris-  
burg, PA 17101.

**Robitaille, Joann K.,** dec'd.

Late of the Borough of Carlisle.  
Executor: David A. Robitaille, 82  
Linda Drive, Lot 32, Mechanics-  
burg, PA 17050.  
Attorney: None.

**THIRD PUBLICATION**

**Beck, Jane W. a/k/a J. Whitney  
Beck,** dec'd.

Late of Lemoyne Borough.  
Executor: Matthew W. Beck, 35  
Carriage Road, Palmyra, PA 17078.  
Attorney: None.

**Boughter, Ruth M.,** dec'd.

Late of Silver Spring Township.  
Co-Executors: Lewis E. Elicker, III  
and Ronald E. Boughter.  
Attorneys: Sean M. Shultz, Es-  
quire, Saidis, Sullivan & Rogers,  
26 W. High Street, Carlisle, PA  
17013, (717) 243-6222.

**Boyd, Donald A.,** dec'd.

Late of West Pennsboro Township.  
Executor: Christopher Boyd c/o  
Thomas P. Gleason, Esquire, 49  
West Orange Street, Suite 3, Ship-  
pensburg, PA 17257.  
Attorney: Thomas P. Gleason, Es-  
quire, 49 West Orange Street, Suite  
3, Shippensburg, PA 17257, (717)  
532-3270.

**Cotsarelis, Elias,** dec'd.

Late of Hampden Township.  
Executor: Nick Cotsarelis c/o Leon-  
ard Tintner, Esquire, Boswell,  
Tintner & Piccola, 315 N. Front  
Street, Harrisburg, PA 17101.  
Attorneys: Leonard Tintner, Es-  
quire, Boswell, Tintner & Piccola,  
315 North Front Street, Harris-  
burg, PA 17101.

**Garrett, Raymond John,** dec'd.

Late of 25 Goblin Drive, Carlisle.

Executrix: Priscilla Garrett Dunkleberger, 25 Goblin Drive, Carlisle, PA 17013.

Attorney: None.

**Hippensteel, John Henry**, dec'd.

Late of Cumberland County.

Executrix: Carolyn L. Acker, 1800 Brentwood Drive, Middletown, PA 17057.

Attorneys: Joseph K. Goldberg, Esquire, Law Office of Joseph K. Goldberg, 2080 Linglestown Road, Suite 106, Harrisburg, PA 17110.

**Knaub, Alvin D.**, dec'd.

Late of Penn Township.

Co-Executors: Dennis Knaub, Carol Loeber and Deborah Swartz c/o Robert G. Frey, Esquire, 5 South Hanover Street, Carlisle, PA 17013.

Attorneys: Frey and Tiley.

**Lewis, Evalyn M.**, dec'd.

Late of Hampden Township.

Executors: David B. Lewis, 34429 Owls Nest Road, Lewes, DE 19958, Carol A. Lewis, 55 Pine Ridge Circle, Enola, PA 17025 and Patti L. Baer, 1211 Highlander Way, Mechanicsburg, PA 17050.

Attorney: Scott W. Morrison, Esquire, 6 West Main Street, P.O. Box 232, New Bloomfield, PA 17068.

**Walker, Larry P.**, dec'd.

Late of South Middleton Township.

Co-Executors: David S. Walker and Sharon L. Sites c/o James D. Hughes, Esquire, Salzmans Hughes PC, 354 Alexander Spring Road, Suite 1, Carlisle, PA 17015. Attorneys: Salzmans Hughes, P.C.

**Yost, June F.**, dec'd.

Late of Middlesex Township.

Executrix: Jennifer L. Fetteroff, 3214 Sunnyside Avenue, Harrisburg, PA 17109.

Attorneys: John R. Beinhaur, Esquire, Curcillo Law, LLC, 3964 Lexington Street, Harrisburg, PA 17109.

**Zeiders, Donald D.**, dec'd.

Late of Lower Allen Township.

Co-Administratrices: Cynthia A. Hess, 350 Duke Street, Ephrata, PA 17522 and Fay Eileen Royer, 2615 Hazelwood Rd., Lancaster, PA 17601.

Attorneys: Steven Howell, Esquire, Howell Law Firm, 619 Bridge Street, New Cumberland, PA 17070.

**REGISTER OF WILLS NOTICES**

NOTICE IS HEREBY GIVEN to all parties interested that the following decedent accounts with statements of proposed distribution have been filed in the Office of the Clerk of Orphans' Court Division in the Courthouse at Carlisle, Pennsylvania, by the accountants herein named where same may be examined prior to being presented to the Court of Common Pleas, Orphans' Court Division, Cumberland County, Pennsylvania for confirmation and decrees of distribution at 9:30 a.m., on August 27, 2013 in Courtroom No. 1.

EVINGER—21-2012-0906—First and Final Account of James D. Bogar, Executor for the estate of Ruth E. Evinger, late of New Cumberland Borough, Cumberland County.  
James D. Bogar, Esq.

HARE—21-2012-0977—First and Final Account of Manufacturers and Traders Trust Company, Executor for the estate of L. Clyde Hare, late of South Middleton Township, Cumberland County, Pennsylvania, Deceased.

Ronald E. Johnson, Esq.

JUMPER—21-2012-0881—First and Final Account of Ronald N. Jumper, Jr., Executor for the

estate of Patricia A. Jumper, late of Carlisle Borough, Cumberland County, Pennsylvania, Deceased.  
 Ronald N. Jumper, Jr., Esq.

KRAFSIG—21-2011-0561—First and Final Account of Linda Leebov Goldston, Executrix for the estate of Donald C. Krafzig, late of Lower Allen Township, Cumberland County, Pennsylvania, Deceased.  
 Matthew A. Fiscus, Esq.

KRALY—21-2012-0754—First and Final Account of Murrel R. Walters, III, Executor for the estate of Robert W. Kraly, late of Silver Spring Township, Cumberland County, Pennsylvania, Deceased.  
 David R. Galloway, Esq.

SCAMBIA—21-2012-0093—First and Final Account of Nicole L. Hook, Administratrix for the estate of Daniel V. Scambia, late of East Pennsboro Township, Cumberland County, Pennsylvania, Deceased.  
 Murrel R. Walters, Esq.

SMELTZER—21-2013-0003—First and Final Account of the First National Bank of Mifflintown, Executor for the estate of Ruth E. Smeltzer a/k/a Ruth B. Smeltzer, late of Mechanicsburg Borough, Cumberland County, Pennsylvania, Deceased.  
 Peter J. O'Donnell, Esq.

VICTOR—21-2012-0839—First and Final Account of Orrstown Bank, Executor for the estate of Nancy Reese Victor, late of Lower Allen Township, Cumberland County, Pennsylvania, Deceased.  
 Thomas E. Flower, Esq.

YORTY—21-2011-1109—First and Final Account of Leonard E. Yorty, Sr., Administrator for the estate

of Kay M. Yorty, late of North Middleton Township, Cumberland County, Pennsylvania, Deceased.  
 Stephen J. Hogg, Esq.

NOTICE IS HEREBY GIVEN to all parties interested that the following trust accounts with statements of proposed distribution have been filed in the Office of the Clerk of Orphans' Court Division in the Courthouse at Carlisle, Pennsylvania, by the accountants herein named where same may be examined prior to being presented to the Court of Common Pleas, Orphans' Court Division, Cumberland County, Pennsylvania for confirmation and decrees of distribution at 9:30 a.m., on August 27, 2013 in Courtroom No. 1.

MELLOTT—21-2013-0652—First and Final Account of Ameriserv Trust and Financial Services Company, Trustee of the Kelly Leigh Mellott Irrevocable Special Needs Trust.  
 Lacy Hayes, Jr., Esq.

PLOUGH—21-2011-0758—Third and Partial Account of Antonio Santana, Trustee of the George H. Plough Trust.  
 Tricia D. Naylor, Esq.

SADLER—21-1993-0745—Fifty-first and Partial Account of Manufacturers and Traders Trust Company, Trustee of the Horace T. Sadler Trust Under Will dated July 1, 1951, Order of Court June 15, 2001.  
 Ivo V. Otto, III, Esq.

NOTICE IS HEREBY GIVEN to all parties interested that the following guardianship accounts without statements of proposed distribution have been filed in the Office of the Clerk of Orphans' Court Division in the Courthouse at Carlisle, Pennsylvania, by the accountants herein named where same may be examined

prior to being presented to the Court of Common Pleas, Orphans' Court Division, Cumberland County, Pennsylvania for confirmation and decrees of distribution at 9:30 a.m., on August 27, 2013 in Courtroom No. 1.

BISHOP—21-1971-0215—Tenth and Partial Account of Manufacturers and Traders Trust Company, Guardian of the estate of Terry L. Bishop, an incapacitated person.  
William P. Douglas, Esq.

/s/Glenda Farner Strasbaugh  
Clerk of Orphans' Court  
Cumberland County  
Carlisle, Pennsylvania

Aug. 16, 23

#### **CHANGE OF NAME NOTICE**

In the Court of Common Pleas of  
Cumberland County, Pennsylvania

NOTICE IS HEREBY GIVEN that a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of SPENCER SCOTT BRANDEBURG to SPENCER SCOTT BEAR. The Court has fixed August 30, 2013 at 10:45 a.m. in Courtroom 5, Cumberland County Courthouse, 1 Courthouse Square, Carlisle, Pennsylvania, 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 said Petitioner should not be granted.

MARYLOU MATAS, ESQUIRE  
SAIDIS, SULLIVAN & ROGERS  
Attorneys for Petitioner

Aug. 16

#### **NOTICE**

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name has been filed with the Department of State of the Commonwealth of Pennsylvania pursuant

to Section 311 of the Act of Assembly of December 16, 1982, No. 205, 54 Pa. C.S.A. §311, as amended.

The fictitious name was register on July 17, 2013, for the purpose of conducting a business under the name of:

LAZY RIVER KAYAKING  
with the principal place of business being: 315 Bridge Street, New Cumberland, Pennsylvania 17070.

The name of the interested party to the above registration is: Scott Baughman.

DAVID H. STONE, ESQUIRE  
STONE LaFAVER & SHEKLETSKI  
414 Bridge Street  
P.O. Box E  
New Cumberland, PA 17070

Aug. 16

#### **NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on July 25, 2013 for the purpose of obtaining a Certificate of Incorporation for a business corporation to be organized pursuant to the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania, Act of December 21, 1988 (P.L. 1444, No. 177), as amended.

The name of the corporation is:

TENDER CARE  
LANDSCAPING, INC.

The purpose or purposes for which it was organized are: Any and all business in which a Pennsylvania Business Corporation may engage including, but not limited to, landscaping—mulching, trimming, mowing, landscapes and all other related business and purposes.

DAVID A. WION, ESQUIRE  
WION, ZULLI & SEIBERT  
109 Locust Street  
Harrisburg, PA 17101  
(717) 236-9301

Aug. 16

**NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on July 26, 2013 for a business corporation organized under the Business Corporation Law of 1988, Act of December 21, 1988, P.L. 1444, No. 177, as amended.

The name of the Corporation is:  
DAVEY CROCKETT, INC.

The Law Office of  
Michael Cherewka  
624 North Front Street  
Wormleysburg, PA 17043

Aug. 16

**NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State for the Commonwealth of Pennsylvania for:  
LE GROWS, INC.  
a corporation organized under the Pennsylvania Business Corporation Law of 1988.

TIMOTHY A. LANZA, ESQUIRE  
1532 Hillcrest Avenue  
Lancaster, PA 17601

Aug. 16

**NOTICE**

In the Court of Common Pleas of  
Cumberland County, Pennsylvania

No. 4138-2013 Civil Term

NOTICE IS HEREBY GIVEN that on July 17, 2013, the petition of Sarah C. Switzer was filed in the above-named Court, on behalf of her minor children, Ava Colleen Canero and Josephine Sheila Canero, requesting an Order to change the name of Ava Colleen Canero to Ava Colleen Switzer and the name of Jo-

sephine Sheila Canero to Josephine Sheila Switzer. The Court has fixed the day of September 6, 2013 at 9:00 a.m. in Courtroom Number 1 of the Cumberland County Courthouse, One Courthouse Square, Carlisle, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

TERESA R. MCCORMACK,  
ESQUIRE

2303 Market Street  
Camp Hill, PA 17011  
(717) 232-8731

Aug. 16

**NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation for a domestic non-profit corporation pursuant to the provisions of the business Corporation Law of 1988 of the Commonwealth of Pennsylvania, 15 Pa. C.S.A. Section 5306, as amended.

The name of the corporation is:  
THRIVING VILLAGES  
INTERNATIONAL

The Articles of Incorporation were filed on August 10, 2011.

The corporation's principal activity is: a non-profit organization which will address issues of health, poverty and development in rural Pestel, Haiti and beyond.

KAREN L. HACKMAN, ESQUIRE  
RUDNITSKY HACKMAN &  
POTTER LLP

1372 North Susquehanna  
Trail  
Suite 130  
Selinsgrove, PA 17870  
(570) 743-2333

Aug. 16



**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

In the Court of Common Pleas of  
Cumberland County, Pennsylvania  
Civil Action—Law

No. 13-1384 CIVIL

THE BANK OF NEW YORK  
MELLON TRUST COMPANY,  
NATIONAL ASSOCIATION fka  
THE BANK OF NEW YORK TRUST  
COMPANY, N.A. SUCCESSOR TO  
JPMORGAN CHASE BANK N.A.  
FOR RAMP 2004-KR1

Plaintiff

vs.

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS,  
FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER  
FRANCIS H. McELHENNY,  
DECEASED

Defendant

**NOTICE**

To: UNKNOWN HEIRS, SUCCESSIONS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FRANCIS H. McELHENNY, DECEASED

You are hereby notified that on March 15, 2013, Plaintiff, THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION fka THE BANK OF NEW YORK TRUST COMPANY, N.A. SUCCESSOR TO JPMORGAN CHASE BANK N.A. FOR RAMP 2004-KR1, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CUMBERLAND County, Pennsylvania, docketed to No. 13-1384 CIVIL. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 60 ASHFORD DRIVE, ENOLA, PA 17025-2320 whereupon your property would be sold by the Sheriff of CUMBERLAND 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.

CUMBERLAND COUNTY  
ATTORNEY REFERRAL  
CUMBERLAND COUNTY  
BAR ASSOCIATION  
32 S. Bedford Street  
Carlisle, PA 17013  
(717) 249-3166  
(800) 990-9108

Aug. 16

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

In the Court of Common Pleas of  
Cumberland County, Pennsylvania  
Civil Action—Law

No. 13-226-CIVIL



BANK OF AMERICA, N.A.,  
SUCCESSOR BY MERGER TO BAC  
HOME LOANS SERVICING, LP fka  
COUNTRYWIDE HOME LOANS  
SERVICING, LP

Plaintiff

vs.

JANET DUNCAN, IN HER  
CAPACITY AS HEIR OF LEO D.  
JACOBS, DECEASED  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS,  
FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER LEO  
D. JACOBS, DECEASED

Defendants

NOTICE

To: UNKNOWN HEIRS, SUCCE-  
SORS, ASSIGNS AND ALL PER-  
SONS, FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER LEO  
D. JACOBS, DECEASED

You are hereby notified that on  
January 14, 2013, Plaintiff, BANK  
OF AMERICA, N.A., SUCCESSOR  
BY MERGER TO BAC HOME LOANS  
SERVICING, LP fka COUNTRY-  
WIDE HOME LOANS SERVICING,  
LP, filed a Mortgage Foreclosure  
Complaint endorsed with a Notice  
to Defend, against you in the Court  
of Common Pleas of CUMBERLAND  
County, Pennsylvania, docketed to  
No. 13-226-CIVIL. Wherein Plaintiff  
seeks to foreclose on the mortgage  
secured on your property located  
at 410 WEST ELMWOOD AVENUE,  
MECHANICSBURG, PA 17055-4127  
whereupon your property would be  
sold by the Sheriff of CUMBERLAND  
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 person-  
ally or by attorney and file your de-  
fenses 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 NO-  
TICE TO YOUR LAWYER AT ONCE.  
IF YOU DO NOT HAVE A LAWYER,  
GO TO OR TELEPHONE THE OFFICE  
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DUCED FEE OR NO FEE.

CUMBERLAND COUNTY  
ATTORNEY REFERRAL  
CUMBERLAND COUNTY  
BAR ASSOCIATION  
32 S. Bedford Street  
Carlisle, PA 17013  
(717) 249-3166  
(800) 990-9108

Aug. 16

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

In the Court of Common Pleas of  
Cumberland County, Pennsylvania  
Civil Action—Law

No. 13-157-CIVIL

CITIMORTGAGE, INC.

Plaintiff

vs.

NICHOLAS T. DOWLING a/k/a  
NICHOLAS DOWLING, IN HIS  
CAPACITY AS ADMINISTRATOR

AND HEIR PF THE ESTATE OF  
SCOTT M. DOWLING,  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS,  
FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER  
SCOTT M. DOWLING, DECEASED  
Defendants

NOTICE

To: UNKNOWN HEIRS, SUCCE-  
SORS, ASSIGNS AND ALL PER-  
SONS, FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER  
SCOTT M. DOWLING, DECEASED

You are hereby notified that on  
January 10, 2013, Plaintiff, CITI-  
MORTGAGE, INC., filed a Mortgage  
Foreclosure Complaint endorsed with  
a Notice to Defend, against you in the  
Court of Common Pleas of CUMBER-  
LAND County, Pennsylvania, dock-  
eted to No. 13-157-CIVIL. Wherein  
Plaintiff seeks to foreclose on the  
mortgage secured on your property  
located at 434 RENO STREET a/k/a  
434 RENO AVENUE, NEW CUMBER-  
LAND, PA 17070-1876 whereupon  
your property would be sold by the  
Sheriff of CUMBERLAND 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 person-  
ally or by attorney and file your de-  
fenses 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 NO-  
TICE 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 INFORMA-  
TION 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 RE-  
DUCED FEE OR NO FEE.

CUMBERLAND COUNTY  
ATTORNEY REFERRAL  
CUMBERLAND COUNTY  
BAR ASSOCIATION  
32 S. Bedford Street  
Carlisle, PA 17013  
(717) 249-3166  
(800) 990-9108

Aug. 16

NOTICE OF TAX SALE

To owners of properties described  
in this notice and to all persons  
having tax liens, tax judgements or  
municipal claims against such prop-  
erties, notice is hereby given that the  
TAX CLAIM BUREAU OF CUMBER-  
LAND COUNTY will hold a JUDICIAL  
SALE of the hereinafter listed prop-  
erty on **SEPTEMBER 19, 2013 at  
10:00 A.M.**, in the **CUMBERLAND  
COUNTY OLD COURTHOUSE, SEC-  
OND FLOOR**, Carlisle, Pennsylvania.

These properties will be sold free  
and clear of all taxes and municipal  
claims, mortgages, liens, charges,  
and estate whatsoever kind, **except**  
ground rents separately taxed and  
year 2013 real estate taxes which will  
not be discharged by the sale.

CONDITIONS OF SALE

1. The Tax Claim Bureau acting as  
an agent of each taxing municipality  
on which taxes are unpaid is selling  
the taxable interest of the owner.  
It makes no guaranty or warranty

whatsoever as to the existence or condition of the property, accuracy of ownership, size, boundaries, locations, existence of structures or lack thereof, liens, titles, occupancy, possession, or any other matter whatsoever affecting the property. It has attempted to comply with all statutory rules regarding notice, and retains records of such notices in its office for public inspection, but makes no guaranties or warranties whatsoever.

2. An initial bid must equal the Judicial Sale price as announced at the sale for each property. If the winning bid is \$1,000.00 or less, payment must be made in full at the time the property is struck down. For any bid exceeding \$1,000.00 a deposit of \$1,000.00 must be paid at the time the property is struck with the balance due by 3:00 p.m. the day of the sale. All transactions must be paid by cash in the form of currency of the United States, or certified funds, such as certified check, cashier's check or money order payable to County of Cumberland. Failure to pay the balance in full by 3:00 p.m. on the day of sale will result in loss of the \$1,000.00 deposit, the sale will be voided, and the bidder will be prohibited from bidding at future tax sales. Any sale of properties that are voided by failure to be paid in full by 3:00 p.m. may be offered up again at the next scheduled sale.

3. The Judicial Sale price of the property includes all unpaid costs and fees incurred since the property has been in delinquent status. All other outstanding liens or mortgages will be divested by the Judicial Sale, except 2013 real estate taxes, which are not in delinquent claim status.

4. In addition to the bid price, the purchaser will be required to pay the costs of recording the deed and the applicable realty transfer taxes of 2% of the fair market value. For realty transfer taxes, fair market value is

established by multiplying the current assessment of the property by the common level ratio factor for the year. Mobile home purchasers are not required to pay realty transfer taxes, just a recording fee.

5. The Tax Claim Bureau will record a deed to the purchaser or purchaser's nominee, after which the deed will be mailed to the address given by the purchaser. The purchaser is solely responsible for resolving any problems or difficulties in obtaining possession of the property.

6. If an owner should file exceptions or objections to the sale of a purchased property, it will be the responsibility of the purchaser to defend the validity of the sale, or negotiate with the owner for releasing the purchaser's interest. The Tax Claim Bureau may choose to defend the validity of a sale, whether or not the purchaser does so. The Tax Claim Bureau may choose not to agree to void a sale even if the prior owner and the purchaser have agreed to do so.

7. The Real Estate Tax Law provides that: "There shall be no redemption of any property after the actual sale thereof. (501(c) of Real Estate Tax Sale Law.) All sales shall be made under these conditions and will be final. No adjustments will be made after the property is struck down. If any problem of possession of the premises arises after purchase, it shall be the responsibility of the purchaser to resolve the same. The sale does not purport to convey personal property which may be on the premises.

8. It is strongly urged that the prospective purchasers have examination made of the title to the property. Every reasonable effort has been made to keep the proceedings free from error. However, in every case, the Tax Claim Bureau sale and conveyance is without guarantee or warranty, whatsoever, either as to existence, correctness of ownership,

size, boundaries, location, structures or lack of structures upon the land, liens, titles, or any other matter or thing whatsoever. All sales will be made under these conditions and will be final. No adjustments will be made after the property is struck down.

9. Any property may be withdrawn from the sale and offered at an adjourned sale, at the option of the Bureau.

**THE PROPERTY SOLD AT THIS CUMBERLAND COUNTY TAX CLAIM BUREAU JUDICIAL SALE ARE UNDER THE RULE OF CAVEAT EMPTOR, OR LET THE BUYER BEWARE, AND ALL PURCHASERS ARE ACCORDINGLY HEREBY SO NOTIFIED.**

Cumberland County

Tax Claim Bureau

Melissa F. Mixell, Director

Keith O. Brenneman, Solicitor

**Docket No./Reputed Owner/ Location & Description/Map & Parcel Number Approx Starting Bid**  
**East Pennsboro Township**

2013-1865/Smith, Perry L/113 S Enola Drive/Residential/.13 acres/09-15-1291-111 \$937.44

**Hampden Township**

2013-1866/Bink, Harrison F & Kathleen C/17 Stone Spring Lane/Residential/.70 acres/10-20-1846-189 \$1,190.77

**Middlesex Township**

2013-1867/Robson, Shannon & Kevin/89 Regency North/Mobile Home—No Land/21-04-0371-046 TR02929 \$570.51

2013-1868/Achenbach, William & Nicole/57 Regency North/Mobile Home—No Land/21-04-0371-046 TR05677 \$657.36

2013-1869/Fortini, Sherrie & James/216 Birch Lane/Mobile Home—No Land/21-06-0015-002 TR03451 \$812.26

2013-2533/Waypoint Bank/245 Redwood Lane/Mobile Home—No Land/21-06-0015-002 TR3487 \$690.00

2013-1870/Davis, Dale & Jasmine Johnson/234 Birch Lane/Mobile Home—No Land/21-06-0015-002 TR06913 \$1,128.87

2013-2534/Greentree Financial Services/12 Buttonwood Lane/Mobile Home—No Land/21-06-0015-002 TR07901 \$810.00

**New Cumberland**

2012-7392/Myers, Melissa J aka Melissa J Shenk/226 Reno Avenue/Residential/.07 acres/25-25-0006-242 \$949.20

**North Middleton Township**

2013-1872/Fahnestock, Rebecca/160 Gordon Drive/Mobile Home—No Land/29-05-0425-076 TR04203 \$784.91

2013-1873/Davis, Robert/24 Marilyn Drive/Mobile Home—No Land/29-15-1251-014 TR04242 \$548.49

2013-2535/Greentree Financial Services/8 Hidden Noll Road/Mobile Home—No Land/29-15-1251-056 TR02861 \$927.00

2013-2536/Metro Bank/13 Heather Drive/Mobile Home—No Land/29-15-1251-056 TR07946 \$790.00

**Southampton Township**

2013-1874/Osler, John R & Kathleen J/734 Walnut Bottom Road/Mobile Home—No Land/39-12-0324-031 TR10096 \$569.74

**South Middleton Township**

2011-1362/Thesen, Mark A & Sheila R/217 Pine Road/Commercial—Combo/2.7 acres/40-30-2644-026 \$2,595.00

**Upper Frankford Township**

2013-2537/Shipp, Alice/46 Mountain View Terrace/Mobile Home—No Land/43-05-0417-024C TR03783 \$917.00

**West Pennsboro Township**

2013-1875/Durf, Bruce/166 Big Spring Terrace/Mobile Home—No Land/46-09-0515-005 TR04570 \$613.01

Aug. 16