

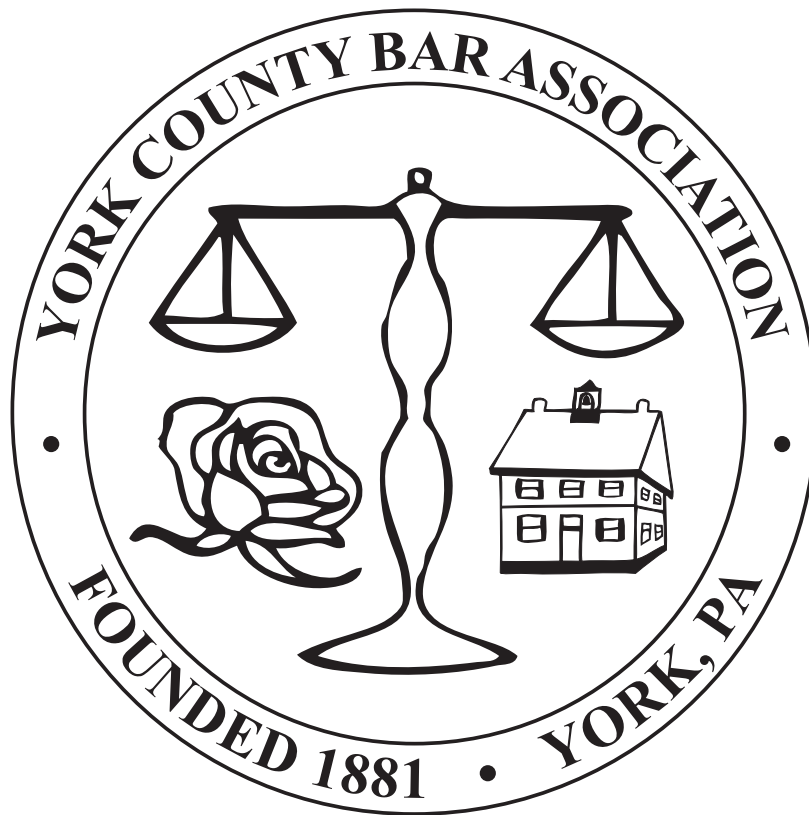
York Legal Record

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

Vol. 131

YORK, PA, THURSDAY, APRIL 27, 2017

No. 4



Dated Material Do Not Delay

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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 MILDRED L. ALDINGER, DECEASED
Late of Conewago Twp., York County, PA.
Co-Executors: Lynn E. Aldinger and Karen A. Weikel c/o Gillian A. Woodward, Esquire, 1701 West Market Street, York, PA 17404
Attorney: Gillian A. Woodward, Esquire, 1701 West Market Street, York, PA 17404 04.27-3t

ESTATE OF SCOTT JEFFREY ALWINE, DECEASED
Late of Springettsbury Twp., York County, PA.
Administrator: Scott J. Alwine, II, 12 North Peters Street, New Oxford, PA 17350
Attorney: John J. Mooney, III, Esquire, MOONEY & ASSOCIATES, 230 York Street, Hanover, PA 17331 04.27-3t

ESTATE OF DAVID G. BAKER, DECEASED
Late of York City, York County, PA.
Executrix: Arlene Zortman, c/o Stock and Leader, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: MacGregor J. Brillhart, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite E600, York, PA 17401-2994 04.27-3t

ESTATE OF RAY BEARD, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Richard Beard, c/o Gregory H. Gettle, Esquire, 13 E. Market St., York, PA 17401
Attorney: Gregory H. Gettle, Esquire, GETTLE & VELTRI, 13 E. Market St., York, PA 17401 04.27-3t

ESTATE OF NANCY M. BEYER, DECEASED
Late of Spring Grove Borough, York County, PA.
Executor: Joy Ann Strausbaugh, 503 Hamlet Drive West, Spring Grove, PA 17362
Attorney: Thomas E. Miller, Esquire, LAW OFFICE OF THOMAS E. MILLER, ESQUIRE LLC, 249 York Street, Hanover, PA 17331 04.27-3t

ESTATE OF LOIS M. BOLTON a/k/a LOIS MAE BOLTON, DECEASED
Late of Windsor Twp., York County, PA.
Executor: Richard J. Bolton Jr., 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 04.27-3t

ESTATE OF CHARLES FREDERICK BURKINS, JR., DECEASED
Late of York Twp., York County, PA.
Co-Executors: Jean L. Bailey and Donald E. Burkins, c/o John M. Hamme, Esq., 1946 Carlisle Road, York, PA 17408
Attorney: John M. Hamme, Esquire, 1946 Carlisle Road, York, PA 17408 04.27-3t

ESTATE OF WILLIAM H. BUSER II, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Jeffrey L. Buser, c/o S. HARPER LAW, 1701 W. Market Street York, PA 17404
Attorney: Scott A. Harper, Esquire, S. HARPER LAW, 1701 W. Market Street, York, PA 17404 04.27-3t

ESTATE OF LOIS F. DECKER, DECEASED
Late of Manchester Twp., York County, PA.
Administrator-Executor: John R. Decker and Barbara A. Davenport, c/o Law Offices of Amanda Snoke Dubbs, 294 Dew Drop Road, York, PA 17402
Attorney: Amanda Snoke Dubbs, Esquire, Law Offices of Amanda Snoke Dubbs, 294 Dew Drop Road, York, PA 17402 04.27-3t

ESTATE OF SHARON HOOVER a/k/a SHARON F. HOOVER, DECEASED
Late of Fairview Twp., York County, PA.
Executor: Boies Penrose Hoover, Jr., c/o Mateya Law Firm, PC, 55 W. Church Ave., Carlisle, PA 17013
Attorney: Mark A. Mateya, Esquire, Mateya Law Firm, PC, 55 W. Church Ave., Carlisle, PA 17013 04.27-3t

ESTATE OF FRIEDA J. KEESEY, DECEASED
Late of Windsor Twp., York County, PA.
Co-Executors: Brian E. Keeseey and Wayne L. Criswell, 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 04.27-3t

ESTATE OF RODNEY A. KLINEDINST, DECEASED
Late of West Manchester Twp., York County, PA.
Administrators: Joyce E. Frigm and David P. Klinedinst, c/o Gregory H. Gettle, Esquire, 13 E. Market St., York, PA 17401
Attorney: Gregory H. Gettle, Esquire, GETTLE & VELTRI, 13 E. Market St., York, PA 17401 04.27-3t

ESTATE OF NEVIN S. LEHMAN, DECEASED
Late of Red Lion Borough, York County, PA.
Executrix: Jeanne C. Burke, 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 04.27-3t

ESTATE OF VERLA R. LEHMAN, DECEASED
Late of Washington Twp., York County, PA.
Executors: Michael F. Lehman, 147 E.

Barrens Church Rd., Dillsburg, PA 17019, Harold S. Lehman, 155 E. Barrens Church Rd., Dillsburg, PA 17019, Lynn E. Lehman, 783 Quaker Church Rd., York Springs, PA 17372 and James T. Lehman, 151 E. Barrens Church Rd., Dillsburg, PA 17019

Attorney: John C. Zepp, III, Esquire, P.O. Box 204, York Springs, PA 17372 04.27-3t

ESTATE OF ROBERT F. LEPPA a/k/a ROBERT FRANCIS LEPPA, DECEASED
Late of Penn Twp., York County, PA.
Executor: Mr. Steven L. Morganti, P.O. Box 7321, York, PA 17404
Attorney: Arthur J. Becker, Jr., Esquire, Becker & Strausbaugh, P.C., 544 Carlisle Street, Hanover, PA 17331 04.27-3t

ESTATE OF DORA MCCLEARY, DECEASED
Late of York City, York County, PA.
Administratrix: Veronica S. Landis, c/o 2025 E. Market Street, York, PA 17402
Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402 04.27-3t

ESTATE OF TIERNEY D. MILLER, DECEASED
Late of Fairview Twp., York County, PA.
Executor: Craig A. Miller, c/o Bangs Law Office, LLC, 429 South 18th Street, Camp Hill, PA 17011
Attorney: Bangs Law Office, LLC, 429 South 18th Street, Camp Hill, PA 17011 04.27-3t

ESTATE OF ELIZABETH V. MILSTRED, DECEASED
Late of Hanover Borough, York County, PA.
Executrix: Susan M. Humes, 831 W. Middle Street, Hanover, PA 17331
Attorney: Crabbs & Crabbs, 202 Broadway Hanover, PA 17331 04.27-3t

ESTATE OF CHARLES L. POOLE, DECEASED
Late of Shrewsbury Twp., York County, PA.
Executrices: Patricia L. Damron and Linda S. Holland, c/o Stock and Leader, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: Jody A. Leighty, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite E600, York, PA 17401-2994 04.27-3t

ESTATE OF MARY N. SPAHR, DECEASED
Late of Jackson Twp., York County, PA.
Executor: Kevin Grim, 5093 Shady Dell Rd., Dover, PA 17315
Attorney: Keith R. Nonemaker, Esquire, Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331 04.27-3t

ESTATE OF RICHARD W. TRAUTMAN, DECEASED
Late of Windsor Twp., York County, PA.
Executrix: Kathy Mackey (aka Kathy Shindel), 233 Waterford Way, Lebanon, PA 17042
Attorney: Edward J. Coyle, Esquire, Buzgon Davis Law Offices, P.O. Box 49, 525 South Eighth Street, Lebanon, PA 17042 04.27-3t

ESTATE OF EUNICE P. WEBB, DECEASED
Late of Hopewell Twp., York County, PA.
Co-Executors: Paulette W. Zambito and
Jennifer L. Webb-Rodemyer, 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 04.27-3t

ESTATE OF JANE A. WILLIAMS,
DECEASED
Late of Delta Borough., York County, PA.
Co-Administrators: J. Richard Williams and
James R. Williams, c/o Stock and Leader,
Susquehanna Commerce Center East, 221
West Philadelphia Street, Suite 600, York,
PA 17401
Attorney: MacGregor J. Brillhart, Esquire,
STOCK AND LEADER, Susquehanna
Commerce Center East, 221 West
Philadelphia Street, Suite E600,
York, PA 17401-2994 04.27-3t

ESTATE OF LOUISE M. WOLFE,
DECEASED
Late of Paradise Twp., York County, PA.
Co-Executors: Dennis E. Wolfe, Starlette L.
Watson, and Sherry K. Wolfe, c/o Law
Office of Wm. D. Schrack, III, 124 West
Harrisburg Street, Dillsburg, PA 17019-
1268
Attorney: Wm. D. Schrack, III, Esquire,
124 West Harrisburg Street, Dillsburg, PA
17019-1268 04.27-3t

ESTATE OF MARY A. ZEIGLER,
DECEASED
Late of York City, York County, PA.
Co-Executors: Richard L. Zeigler, Jr. and
Carol J. Alwine, c/o Richard R. Reilly,
Esquire, 54 N. Duke St., York, PA 17401-
1402
Attorney: Richard R. Reilly, Esquire, 54 N.
Duke St., York, PA 17401-1402 04.27-3t

SECOND PUBLICATION

ESTATE OF MARION A. COOK, DECEASED
Late of Warrington Twp., York County, PA.
Administrator-Executor: William J. Cook,
2145 Pinetown Road, Lewisberry, PA
17339
Attorney: Robert G. Radebach, Esquire, 912
North River Road, Halifax, PA 17032
04.20-3t

ESTATE OF DENNIS H. DEVOE,
DECEASED
Late of Hopewell Twp., York County, PA.
Administrator: Amy J. DeVoe, 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 04.20-3t

ESTATE OF MARY M. FRANK, DECEASED
Late of Lower Windsor Twp., York County, PA.
Executor: Ruth A. Fitz, 398 Red Front Road,
York, PA 17406 04.20-3t

ESTATE OF DEAN H. GROTHE, DECEASED
Late of Manchester Twp., York County, PA.
Executrix: Ruth Louise Myers, 2665 Garrett
Rd., York, PA 17404 04.20-3t

ESTATE OF KENNETH JACOBS a/k/a
KENNETH CLAIR JACOBS, DECEASED

Late of Manchester Borough, York County, PA.
Administrator-Executor: Jeffery J. Jacobs, c/o
2002 South Queen Street, York, PA 17403
Attorney: Jennifer A. Galloway, Esquire,
2002 South Queen Street, York, PA 17403
04.20-3t

ESTATE OF BETTY MAY KEENER a/k/a
BETTY M. KEENER, DECEASED
Late of Springettsbury Twp., York County, PA.
Administrator-Executor: Larry E. Keener, c/o
2002 South Queen Street, York, PA 17403
Attorney: Jennifer A. Galloway, Esquire,
2002 South Queen Street, York, PA 17403
04.20-3t

ESTATE OF BONNIE L. KELLER,
DECEASED
Late of Windsor Twp., York County, PA.
Co-Executors: Michelle L. Emig, Jeffrey L.
Keller and Richard L. Keller, 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 04.20-3t

ESTATE OF MIRIAM L. KOHLER,
DECEASED
Late of Carroll Twp., York County, PA.
Executor: Bess Ellen Criswell, c/o
Katherman, Heim & Perry, 345 East
Market Street, York, PA 17403
Attorney: Ronald Perry, Esquire, Katherman,
Heim & Perry, 345 East Market Street,
York, PA 17403 04.20-3t

ESTATE OF JANET M. MONDORFF,
DECEASED
Late of Hanover Borough, York County, PA.
Personal Representative: Richard G.
Mondorff, 398 Beaver Creek Rd.,
Hanover, PA 17331
Attorney: G. Steven McNolly, Esquire, 119
Baltimore Street, Hanover, PA 17331
04.20-3t

ESTATE OF DOROTHY L. REIDT,
DECEASED
Late of Shrewsbury Twp., York County, PA.
Co-Executors: Gary Donald Reidt and
Emily V. Reidt, c/o Stock and Leader,
Susquehanna Commerce Center East, 221
West Philadelphia Street, Suite 600, York,
PA 17401
Attorney: Jody Anderson Leighty, Esquire,
STOCK AND LEADER, Susquehanna
Commerce Center East, 221 West
Philadelphia Street, Suite E600, York, PA
17401-2994 04.20-3t

ESTATE OF HELEN E. ROHRBAUGH a/k/a
HELEN EDNA ROHRBAUGH, DECEASED
Late of York City, York County, PA.
Administrator-Executor: Beth Ann
Rohrbaugh-Mitts, c/o 2002 South Queen
Street, York, PA 17403
Attorney: Jennifer A. Galloway, Esquire,
2002 South Queen Street, York, PA 17403
04.20-3t

ESTATE OF THELMA G. SANDERS,
DECEASED
Late of Penn Twp., York County, PA.
Executrix: Nancy S. Miller, c/o 11 Carlisle
Street, Suite 301, Hanover, PA 17331
Attorney: Amy S. Loper, Esquire, 11 Carlisle

Street, Suite 301, Hanover, PA 17331
04.20-3t

ESTATE OF WILHELMINA M. SHULTZ,
DECEASED
Late of Windsor Twp., York County, PA.
Administrator-Executor: David L. Shultz
and Karen A. Fritz, c/o 2002 South Queen
Street, York, PA 17403
Attorney: Jack L. Graybill, Esquire, 2002
South Queen Street, York, PA 17403
04.20-3t

ESTATE OF PATRICIA K. STRAYER,
DECEASED
Late of Dallastown Borough, York County, PA.
Executor: Stacy S. Myers, 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 04.20-3t

ESTATE OF NELDA A. TEAL, DECEASED
Late of Washington Twp., York County, PA.
Executor: Joan Parr, c/o P.O. Box 606, East
Berlin, PA 17316
Attorney: Sharon E. Myers, Esquire, CGA
Law Firm, PC, P.O. Box 606, East Berlin,
PA 17316 04.20-3t

ESTATE OF DONALD E. WAGMAN,
DECEASED
Late of York Twp., York County, PA.
Executor: Teri S. Perry, c/o Katherman, Heim
& Perry, 345 East Market Street, York, PA
17403
Attorney: Ronald Perry, Esquire, Katherman,
Heim & Perry, 345 East Market Street,
York, PA 17403 04.20-3t

ESTATE OF SPURGEON E. WILDASIN,
DECEASED
Late of North Codorus Twp., York County, PA.
Executor: Steven M. Wildasin, c/o Law
Offices of Craig A. Diehl, 119A West
Hanover Street, Spring Grove, PA 17362
Attorney: Craig A. Diehl, Esquire, CPA,
Law Offices of Craig A. Diehl, 119A West
Hanover Street, Spring Grove, PA 17362
04.20-3t

ESTATE OF MARCUS BUREN WILLIAMS,
JR., DECEASED
Late of York Twp., York County, PA.
Executrix: Janet Rollman, 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 04.20-3t

ESTATE OF BRIAN J. ZINK, DECEASED
Late of Springettsbury Twp., York County, PA.
Administrator: Allen H. Zink, 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 04.20-3t

THIRD PUBLICATION

ESTATE OF ERIC SCOTT AVERY,
DECEASED
Late of Fairview Twp., York County, PA.
Administratrix: Linda Durie, 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 04.13-3t

ESTATE OF NADINE L. BAUM a/k/a
NADINE ROBERTA BAUM, DECEASED
Late of Hanover Borough, York County, PA.
Executors: Michael Baum, 1211 East Walnut
Street, Hanover, PA 17331 and Kenneth
Baum, Jr., 539 West Winding Hill Road,
Mechanicsburg, PA 17055
Attorney: Thomas E. Miller, Esquire, LAW
OFFICE OF THOMAS E. MILLER,
ESQUIRE LLC, 249 York Street, Hanover,
PA 17331 04.13-3t

ESTATE OF JOAN M. BREMER, DECEASED
Late of York Twp., York County, PA.
Executor: Daniel A. Roland, c/o 2675 Eastern
Boulevard, York, PA 17402
Attorney: Douglas P. France, Esquire, 2675
Eastern Boulevard, York, PA 17402
04.13-3t

ESTATE OF NANCY LOU DETTINGER,
DECEASED
Late of West Manchester Twp., York County, PA.
Administrator-Executor: John F. Dettinger,
327 Locust Street, Columbia, PA 17512
Attorney: Michael S. Grab, Esquire, 327
Locust Street, Columbia, PA 17512
04.13-3t

ESTATE OF GEORGE ERICH a/k/a
GEORGE J. ERICH, DECEASED
Late of Dover Twp., York County, PA.
Administrator-Executor: Helga Erich, c/o
Bellomo & Associates, LLC, 3198 East
Market Street, York, PA 17402
Attorney: William H. Poole, Jr., Esquire,
Bellomo & Associates, LLC, 3198 East
Market Street, York, PA 17402 04.13-3t

ESTATE OF RITA A. ERNEY, DECEASED
Late of Conewago Twp., York County, PA.
Co-Executors: Collin M. Erney and Kelly
Jean Conaway, c/o William B. Anstine, Jr.,
Esquire, Anstine & Sparler, 117 E. Market
St., York, PA 17401
Attorney: William B. Anstine, Jr., Esquire,
Anstine & Sparler, 117 E. Market St.,
York, PA 17401 04.13-3t

ESTATE OF JAYNE B. FEESER a/k/a
JAYNE BAUGHMAN FEESER, DECEASED
Late of Hanover Borough, York County, PA.
Administrator: Daniel E. Feeser, c/o Samuel
A. Gates, Esq., Gates & Gates, P.C., 250
York Street, Hanover, PA 17331
Attorney: Samuel A. Gates, Esquire,
Gates & Gates, P.C., 250 York Street,
Hanover, PA 17331 04.13-3t

ESTATE OF GEORGE C. GABLE,
DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Gregory L. Gable, 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 04.13-3t

ESTATE OF JOANN V. HARROLD,
DECEASED
Late of York City, York County, PA.
Co-Executrices: Carla J. Martin and Melissa
A. Baylor, c/o Richard R. Reilly, Esquire,
54 N. Duke St., York, PA 17401-1402

Attorney: Richard R. Reilly, Esquire, 54 N.
Duke St., York, PA 17401-1402 04.13-3t

ESTATE OF H. EDMUND KLINE a/k/a
HAROLD EDMUND KLINE, DECEASED
Late of Windsor Twp., York County, PA.
Executrix: Susan E. Smith, c/o William B.
Anstine, Jr., Esquire, Anstine & Sparler,
117 E. Market St., York, PA 17401
Attorney: William B. Anstine, Jr., Esquire,
Anstine & Sparler, 117 E. Market St.,
York, PA 17401 04.13-3t

ESTATE OF GEORGE H. KNIGHT,
DECEASED
Late of Penn Twp., York County, PA.
Administrator-Executor: Bradley A Knight,
Sr., 145 East Market Street, York, PA
17401
Attorney: Matthew D. Menges, Esquire, 145
East Market Street, York, PA 17401
04.13-3t

ESTATE OF RALPH L. LAUER, DECEASED
Late of West Manchester Twp., York County, PA.
Executrix: Susan M. Smith, c/o 2025 E.
Market Street, York, PA 17402
Attorney: Richard H. Mylin, III, Esquire,
2025 E. Market Street, York, PA 17402
04.13-3t

ESTATE OF IRIS M. MUMMERT,
DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Richard Allen Mummert, c/o 2025
E. Market Street, York, PA 17402
Attorney: Richard H. Mylin, III, Esquire,
2025 E. Market Street, York, PA 17402
04.13-3t

ESTATE OF GLADYS I. MUNDIS,
DECEASED
Late of Chanceford Twp., York County, PA.
Co-Executors: Terry E. Mundis and Lona J.
Myers, 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 04.13-3t

ESTATE OF DONALD R. NIEHENKE,
a/k/a DONALD RAYMOND NIEHENKE,
DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: Sherry Merman, c/o KLUXEN,
NEWCOMER & DREISBACH, Attor-
neys-at-Law, P.O. Box 539, 339 North
Duke Street, Lancaster, PA 17608-0539
Attorney: Melvin E. Newcomer, Esquire,
KLUXEN, NEWCOMER & DREIS-
BACH, Attorneys-at-Law, P.O. Box 539,
339 North Duke Street, Lancaster, PA
17608-0539 04.13-3t

ESTATE OF JOHN A. OWAD, SR.,
DECEASED
Late of Fawn Twp., York County, PA.
Executor: Gregory M. Germroth, c/o 340
Pine Grove Commons, York, PA 17403
Attorney: Erik D. Spurlin, Esquire, Elder
Law Firm of Robert Clofine, 340 Pine
Grove Commons, York, PA 17403
04.13-3t

ESTATE OF ALBERT W. REESE, DECEASED
Late of West Manheim Twp., York County, PA.

Executor: Margaret M. Snow, 2631
Baltimore Pike, Hanover, PA 17331
Attorney: Larry W. Wolf, P.C., 215
Broadway, Hanover, PA 17331 04.13-3t

ESTATE OF JANET P. RICE, DECEASED
Late of Penn Twp., York County, PA.
Executor: Terry L. Frock, 1816 Smith Station
Rd., Spring Grove, PA 17362
Attorney: Keith R. Nonemaker, Esquire,
Guthrie, Nonemaker, Yingst & Hart, LLP,
40 York Street, Hanover, PA 17331
04.13-3t

ESTATE OF DALE V. SMITH, DECEASED
Late of York Twp., York County, PA.
Executrix: Condoda S. Smith-Boyle, c/o
William B. Anstine, Jr., Esquire, Anstine
& Sparler, 117 E. Market St., York, PA
17401
Attorney: William B. Anstine, Jr., Esquire,
Anstine & Sparler, 117 E. Market St.,
York, PA 17401 04.13-3t

ESTATE OF FREDERICK L. SNYDER,
DECEASED
Late of Red Lion Borough, York County, PA.
Executor: Richard E. Stine, Jr. a/k/a Richard
L. Stine, Jr. c/o Laucks & Laucks, PC, 105
West Broadway, Red Lion, PA 17356
Attorney: David M. Laucks, Esquire,
LAUCKS & LAUCKS, P.C., 105 West
Broadway, Red Lion, PA 17356 04.13-3t

ESTATE OF VAUGHN EUGENE TURNER II,
DECEASED
Late of Franklin Twp., York County, PA.
Executor: Jami Lynn Turner, c/o George
Porter, Esquire, 909 E. Chocolate Ave.,
Hershey, PA 17033
Attorney: George Porter, Esquire, 909 E.
Chocolate Ave., Hershey, PA 17033
04.13-3t

ORPHAN'S COURT DIVISION AUDITING NOTICE

To All legatees creditors and person interested:
Notice is hereby given that the following ac-
counts 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 17, 2017 at 1:30
p.m.** and will be called in the order named for
audit and distribution by said Court, in **Court-
room No. 6003, on the 6th floor of the York
County Judicial Center at 45 North George
St. in the City of York, Pennsylvania.**

**1. FRIDINGER – The First and Final Ac-
count of Barbara A. Murphy, Executrix of
the Last Will and Testament of Wilmer B.
Fridinger, Late of Dallastown Borough, York
County, Pennsylvania, deceased, 6716-1453.
(Richard R. Reilly, Esq.)**

**2. BERGIN – The First and Final Account
of Colleen Bergin, Executrix of the Last Will
and Testament of Robert E. Bergin, Late
of Springettsbury Township, York County,
Pennsylvania, deceased, 6714-1565. (Mariela**

C. D'Alessio, Esq.)

3. **MASON** – The First and Final Account of Good News Consulting, Inc., Administrator of the Estate of Gladys L. Mason, Late of York City, York County, Pennsylvania, deceased, 6716-0825. (Amanda Snoke Dubbs, Esq.)

4. **MILLER** – The First and Final Account of Good News Consulting, Inc., Administrator c.t.a. of the Last Will and Testament of Mary Ann Miller, Late of Spring Garden Township, York County, Pennsylvania, deceased, 6714-1608. (Amanda Snoke Dubbs, Esq.)

5. **SNYDER** – The First and Final Account of Terry B. Snyder and Vickie A. Snyder, Co-Administrators of the Estate of Thomas Glen Snyder a/k/a Thomas G. Snyder a/k/a Thomas Snyder, Late of New Salem Borough, York County, Pennsylvania, deceased, 6715-1457. (Sharon E. Myers, Esq.)

6. **POTTS** – The First and Final Account of Kimberley A. Rudisill, Executrix of the Last Will and Testament of Mary L. Potts, Late of Springettsbury Township, York County, Pennsylvania, deceased, 6715-2107. (John W. Stitt, Esq.)

7. **SCARANGELLA** – The First and Final Account of Richard S. Zeigler, Jr., Randy L. Zeigler, and Candice G. Zeigler, Co-Executors of the Last Will and Testament of Beatrice C. Scarangella a/k/a Beatrice M. Scarangella, Late of Fairview Township, York County, Pennsylvania, deceased, 6714-1119. (David H. Stone, Esq.)

8. **MCCARTHY** – The First and Final Account of Deborah L. Gilbert, Executrix of the Last Will and Testament of Doris A. McCarthy a/k/a Doris Gilbert McCarthy, Late of Springettsbury Township, York County, Pennsylvania, deceased, 6716-1435. (David M. Laucks, Esq.)

9. **HARVEY** – The First and Final Account of Jeannie L. Mann, Executrix of the Last Will and Testament of Phyllis W. Harvey, Late of York Township, York County, Pennsylvania, deceased, 6715-1286. (Amanda Snoke Dubbs, Esq.)

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

04.27-1t

CIVIL NOTICES

ACTION IN MORTGAGE FORECLOSURE

In The Court of Common Pleas
York County
Civil Action – Law
No. 2017-SU-000672

Notice of Action in Mortgage Foreclosure
U.S. Bank National Association, as Trustee for American General Mortgage Loan Trust 2009-1, American General Mortgage Pass-Through Certificates, Series 2009-1, Plaintiff vs. Wanda Kay Jones, Mortgagor and Real Owner, Defendant

To: Wanda Kay Jones, Mortgagor and Real Owner, Defendant, whose last known address is 702 Main Street, Delta, PA 17314. 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, U.S. Bank National Association, as Trustee for American General Mortgage Loan Trust 2009-1, American General Mortgage Pass-Through Certificates, Series 2009-1, 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. 2017-SU-000672, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 702 Main Street, Delta, PA 17314 whereupon your property will be sold by the Sheriff of York County. 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 claimed in the Complaint 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 Assn. (Atty. Connections). York County Bar Center, 137 E. Market St., York, PA 17401, 717-854-8755. Michael T. McKeever, Atty. for Plaintiff, KML Law Group, P.C., Ste. 5000, Mellon Independence Center, 701 Market St., Phila., PA 19106-1532, 215.627.1322.

04.27-1t

Solicitor

NOTICE OF ACTION IN MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO.: 2017-SU-000272
WELLS FARGO BANK, NA, Plaintiff,
vs.
Franklin S. Tate, Jr., AKA Frank S. Tate, Jr.;
Jessica L. Tate, Defendants
TO: Franklin S. Tate, Jr., AKA Frank S. Tate, Jr.

You are hereby notified that Plaintiff, Wells Fargo Bank, NA, 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. 2017-SU-000272, seeking to foreclose the mortgage secured by the real estate located at 671 East Philadelphia Street, York, PA 17403.

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

04.27-1t

Solicitor

ACTION TO QUIET TITLE

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW

2016-SU-3033

CJD GROUP, LLC
Plaintiff

v.
SNYDER HOUSE CHARITABLE TRUST,
C/O WANDA STROUD & JAMES STROUD
and Any unknown occupants of 44 Bentz Mill
Road

Defendants

Notice is given that CJD Group LLC have filed an Action to Quiet Title and Ejectment on November 7, 2016 to terminate all rights that you may have to property located at 44 Bentz Mill Road, East Berlin, York County, Commonwealth of Pennsylvania 17316.

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 of 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 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 East Market Street
York, PA 17401
Phone: (717) 854-8755

04.27-1t Solicitor

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW

2016-SU-3035

CJD GROUP, LLC
Plaintiff

v.
WANDA L. STROUD,
THE CORNERSTONE TRUST and
Any unknown occupants of 13562 Bonair Rd
Defendants

Notice is given that CJD Group LLC have filed an Action to Quiet Title and Ejectment on November 7, 2016 to terminate all rights that you may have to property located at

13562 Bonair Road, Glen Rock, York County,
Commonwealth of Pennsylvania 17327.

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 of 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
Phone: (717) 854-8755

04.27-1t Solicitor

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW

2016-SU-3034

CJD GROUP, LLC
Plaintiff

v.
WANDA L. STROUD,
THE CORNERSTONE TRUST
Defendants

Notice is given that CJD Group LLC have filed an Action to Quiet Title on November 7, 2016 to terminate all rights that you may have to property located at 13504 Bonair Road, Glen Rock, York County, Commonwealth of Pennsylvania 17327.

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 of 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
Phone: (717) 854-8755

04.27-1t Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on April 12, 2017 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Eliana Ankrah to: Eliana Joy Ankrah.

The Court has fixed the day of June 2, 2017 at 2:30 pm in Courtroom #6003 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.

04.27-1t Solicitor

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on December 8, 2016 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Sean Tracy Bolles to: Sean Tracy Strunk.

The Court has fixed the day of May 30, 2017 at 10:00 am in Courtroom #6003 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.

Jenny Y.C. Cheng, Esquire
P.O. Box 195
Palmerton, PA. 18071

04.27-1t

Solicitor

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on April 10, 2017 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Raffaele John Papa to: Ralph John Papa.

The Court has fixed the day of June 2, 2017 at 2:00 pm in Courtroom #6003 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.

04.27-1t

Solicitor

NOTICE

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

NO. 2017-SU-000968

IN RE: CHANGE OF NAME OF
JOHN RYAN THURBER-YOHN

Notice is hereby given that on April 11, 2017, the Petition of John Ryan Thurber-Yohn was filed in the Court of Common Pleas of York County requesting a Decree to change the name of John Ryan Thurber-Yohn to John Ryan Thurber. The Court has fixed Thursday, June 15, 2017, at 10:00 AM, in Courtroom No. 7003, 7th Floor, of the York County Judicial Center, 45 N. George Street, York, Pennsylvania, before the Honorable Richard K. Renn, as the time and place for the hearing on said Petition, when and where all parties interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

Robert P. Kline, Esquire
Supreme Court ID 58798
714 Bridge Street
P.O. Box 461
New Cumberland, PA
17070 (717) 770-2540
Attorney for Petitioner

04.27-1t

Solicitor

NOTICE

PUBLIC NOTICE TO

**LORIDES INEZ RIVERA,
OMANAULE ANDRE LESLIE, AND
MICHAEL WHACK**
**In Re: Adoption of William Rivera and
Jada Janette Leslie-Francis, Minors**

A petition has been filed asking the Court to put an end to all rights you have as a parent to your children, William Rivera and Jada Janette Leslie-Francis. A Termination of Parental Rights Hearing has been scheduled for June 2, 2017 at 9:00 a.m., in Court Room No. 6005, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to William Rivera (DOB: June 14, 2000), whose Father is Michael Whack and whose Mother is Lorides Inez Rivera, and Jada Janette Leslie-Francis (DOB: May 26, 2001), whose Father is Omanaule Andre Leslie and whose Mother is Lorides Inez Rivera. 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 your being present. You have a right to be represented at the hearing by a lawyer. 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.

Jane Madison
Family Court Administrator
York County Court of Common Pleas
York County Judicial Center
45 North George Street
York, Pennsylvania 17401
Telephone No. (717) 771-9360

Martin Miller, Esquire
Solicitor for York County Offices of
Children, Youth & Families

A prospective adoptive parent of a child may enter into an agreement with a birth relative of the child to permit continuing contact or communication between the child and the birth relative or between the adoptive parent and the birth relative. An agency or anyone representing the parties in an adoption shall provide notification to a prospective adoptive parent, a birth parent and a child who can be reasonably expected to understand that a prospective adoptive parent and a birth relative of a child have the option to enter into a voluntary agreement for the continuing contact or communication. See 23 Pa.C.S.A Section 2731, et seq.

04.13-3t

Solicitor

NOTICE OF ADMINISTRATIVE
SUSPENSION

Notice is hereby given that **Kristen Marie Fraser**, of York County has been **Administratively Suspended** by Order of the Supreme Court of Pennsylvania dated March 14, 2017, pursuant to Rule 111(b), Pa.R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the

Continuing Legal Education Board. The Order became effective April 13, 2017 for Compliance Group 2.

Suzanne E. Price
Attorney Registrar
The Disciplinary Board of the
Supreme Court of Pennsylvania

04.27-1t

Solicitor

SHERIFF'S SALE

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

Number 2016-SU-002399-06

Nationstar Mortgage LLC d/b/a Champion
Mortgage Company
v.
Elmer R. Anthony

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: Elmer R. Anthony
Your house (real estate) at **3430 Cardinal Lane, Dover, Pennsylvania 17315** is scheduled to be sold at Sheriff's Sale on **June 12, 2017 at 2:00 p.m.** in the Sheriff's Office, York County Judicial Center, 45 North George Street, York, PA 17401 to enforce the court judgment of \$142,113.94 obtained by Nationstar Mortgage LLC d/b/a Champion Mortgage Company against the above premises.

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

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

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

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

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

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

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

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

**LAWYER REFERRAL SERVICE
ASSOCIATION DE LICENCIADOS
Lawyer Referral Service
137 East Market Street
York, Pennsylvania 17401
(717) 854-8755**

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

04.27-1t

Solicitor

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

Number 2016-SU-002079-06

Sun West Mortgage Company, Inc.
v.
Mark A. Fonti

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

TO: Mark A. Fonti
Your house (real estate) at **4570 Walters Hatchery Road, Spring Grove, Pennsylvania 17362** is scheduled to be sold at Sheriff's Sale on **June 12, 2017 at 2:00 p.m.** in the Sheriff's Office, York County Judicial Center, 45 North George Street, York, PA 17401 to enforce the court judgment of \$169,836.47 obtained by Sun West Mortgage Company, Inc. against the above premises.

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

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

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

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**LAWYER REFERRAL SERVICE
ASSOCIATION DE LICENCIADOS
Lawyer Referral Service
137 East Market Street
York, Pennsylvania 17401
(717) 854-8755**

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

04.27-1t

Solicitor

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

Number 2016-SU-002929

Fulton Bank, NA
v.
Lauren A. Mason and Christopher K. Mason

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

TO: Lauren A. Mason
Your house (real estate) at **6291 Mountain Road, Dover, Pennsylvania 17315** is scheduled to be sold at Sheriff's Sale on **August 7, 2017 at 0** in the Sheriff's Office, York County Judicial Center, 45 North George Street, York, PA 17401 to enforce the court judgment of \$28,947.30

obtained by Fulton Bank, NA against the above premises.

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

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

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

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

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YOUR PROPERTY
AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES
TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
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5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

McCABE, WEISBERG & CONWAY, P.C.
Attorneys for Plaintiff
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Solicitor

Assistant County Solicitor

County of Lancaster,
Pennsylvania

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