

# York Legal Record

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

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No. 12

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## CASES REPORTED

SENTINEL INSURANCE COMPANY, SENTINEL INSURANCE COMPANY, DR. JOHN W. MCGEHEE, JR., INC.,  
PLAINTIFF V. DENTSPLY SIRONA, INC., DEFENDANT

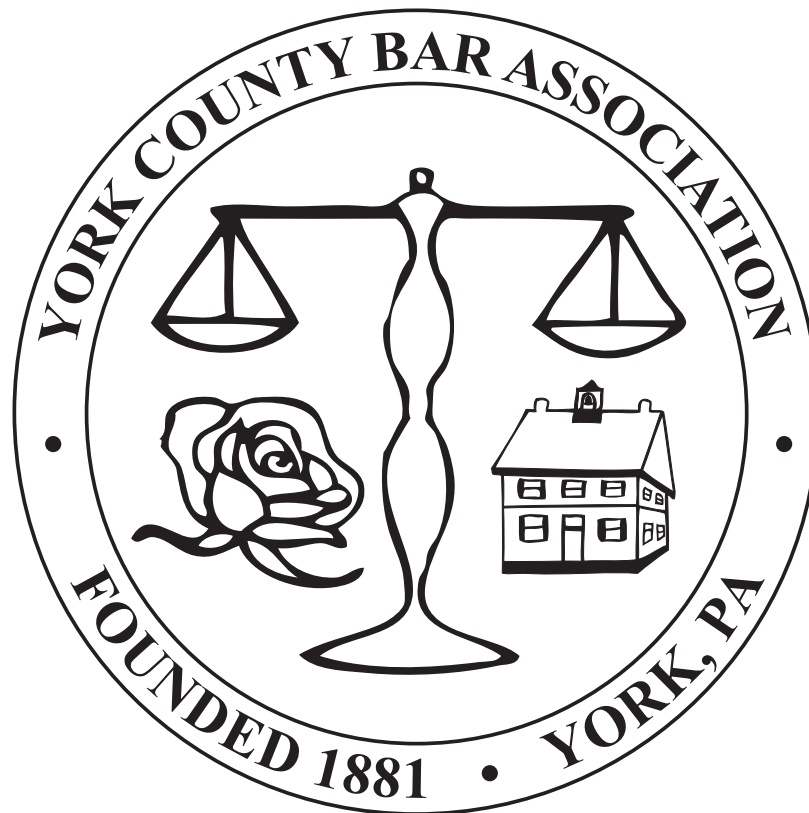
No. 2017-SU-000080

Preliminary Objections – Negligence - Strict Liability

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SENTINEL INSURANCE COMPANY, SENTINEL INSURANCE  
COMPANY, DR. JOHN W. MCGEHEE, JR., INC., Plaintiff v.  
DENTSPLY SIRONA, INC., Defendant

No. 2017-SU-000080

**Preliminary Objections – Negligence - Strict Liability**

1. The Court overruled Defendant’s preliminary objection (Demurrer) as to Plaintiff’s Count for Strict Liability.
2. The Court overruled Defendant’s preliminary objection (insufficiency of the pleadings) as to Plaintiff’s Count for Negligence

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

SENTINEL INSURANCE COMPANY, : No. 2017-SU-000080  
SENTINEL INSURANCE COMPANY, :  
DR. JOHN W. MCGEHEE, JR., INC. :  
Plaintiff :  
v. :  
DENTSPLY SIRONA, INC., : Civil Action – Law  
Defendant :

APPEARANCES:

For Plaintiff: Craig A. Cohen, Esquire  
For Defendant: Jason A. Rosenberger, Esquire

**MEMORANDUM OPINION OVERRULING DEFENDANT’S  
PRELIMINARY OBJECTION TO PLAINTIFF’S COMPLAINT**

Before this Court are Defendant Dentsply Sirona, Inc.’s (hereinafter, “Defendant”) Preliminary Objections to Plaintiff Sentinel Insurance Company, LTD’s (hereinafter “Plaintiff”) Amended Complaint. For the following reasons, Defendant’s Preliminary Objections to Plaintiff’s Amended Complaint are **OVERRULED**.

**FACTS**

Plaintiff, as subrogee of Dr. John W. McGehee, Jr., Inc. (hereinafter, the “Insured”), filed a Complaint on January 12, 2017, asserting claims for strict products liability and negligence. Defendant is a corporation engaged in the business of designing, engineering, manufacturing, assembling, testing, inspecting, distributing, selling and/or otherwise placing into the stream of commerce dental devices and equipment, including Cavitron ultrasonic scaling units. Plaintiff alleges that on April 4, 2016, an employee working for the Insured allegedly discovered that a water supply-line filter (Dentsply Professional No. 90158) which had been connected to a Cavitron ultrasonic scaling device at the Insureds dental office had failed, causing a significant amount of water to discharge into the property. Plaintiff asserts that the repair technician who came to replace the water filter discussed recurring issues with this particular model filter and that he believed them to be defective. Additionally, Plaintiff avers that the technician informed Plaintiff that Defendant had recently changed the design of the filter.

Following the water leak, Plaintiff recovered the failed water filter and had it examined by an engineering laboratory which concluded that the water filter failed because of a design defect. Plaintiff asserts that as a result of the failure of the water filter, the Insured suffered damage to its real and business personal property, as well as an interruption of its ongoing business, totaling more than \$154,978.39. Plaintiff has paid this amount to the Insured, and, in accordance with the insurance policy, is now subrogated to the rights of the Insured. The claims asserted by Plaintiff sound in strict liability and negligence. Defendant’s Preliminary Objections assert that as part of the Cavitron, a Class II Medical Device available only with a prescription, the water filter is a component of a medical device and therefore strict liability cannot be imposed. Additionally, Defendant asserts that Plaintiff’s claim for negligence is insufficiently specific.

Plaintiff initiated the lawsuit by filing a Complaint on January 12, 2017. A Case Management Plan was ordered on January 31, 2017. Defendant filed Preliminary Objections to Plaintiff’s Complaint on Feb-

ruary 2, 2017. Plaintiff filed a First Amended Complaint on February 8, 2017. On February 27, 2017 Defendant filed Preliminary Objections to Plaintiff’s Amended Complaint as well as a Brief in Support thereof. Plaintiff Filed an Answer to Defendant’s Preliminary Objections on March 16, 2017, along with a Memorandum of Law in Opposition to Defendant’s Preliminary Objections. Defendant filed a reply brief on March 23, 2017. The case was listed for one-judge disposition on March 27, 2017 and assigned to this Court on April 12, 2017. Oral argument on Defendant’s Preliminary Objections was held on May 31, 2017.

**DISCUSSION**

Preliminary objections, if sustained, would result in the dismissal of a cause of action, and “should be sustained only in cases that are clear and free from doubt.” *Bower v. Bower*, 531 Pa. 54, 611 A.2d 181, 182 (1992). When considering preliminary objections, “all material facts set forth in the challenged pleadings are admitted as true, as well as all inferences reasonably deducible therefrom. *Feingold v. Hendrzak*, 2011 Pa. Super. 34, 15 A.3d 937, 941 (2011). In ruling on preliminary objections, “the court must consider the evidence in the light most favorable to the non-moving party.” *Maleski by Taylor v. DP Realty Trust*, 653 A.2d 54, 61 (Pa. Commw. Ct. 1994).

**I. Defendant’s First Preliminary Objection, Pursuant to Pa. R. Civ. P. 1028(a)(4).**

Defendant’s first Preliminary Objection is that Count I of Plaintiff’s Amended Complaint, which alleges strict liability for design defect, is legally insufficient (a demurrer) pursuant to Pa. R. Civ. P. 1028(a)(4). Defendant asserts that, under Pennsylvania jurisprudence, strict liability claims are not permitted where the allegedly defectively designed product is a medical device.

A demurrer admits all relevant facts set forth in the pleadings and all inferences fairly deductible therefrom, but not conclusions of law. *Chorba v. Davlisa Enterprises, Inc.* 303 Pa.Super 497, 500, 450 A.2d 36, 37 (1982). A demurrer will be sustained when the complaint evidences on its face that the claim cannot be sustained because the law will not permit recovery. *Id.* “If there is any doubt, the doubt should be resolved in favor of overruling the demurrer.” *Id.* “In ruling on a demurrer, the court may consider only such matters as arise out of the complaint itself; it cannot supply a fact missing in the complaint.” *Lerner v. Lerner*, 954 A.2d 1229, 1234–35 (Pa. Super. Ct. 2008) (citing *Binswanger v. Levy*, 457 A.2d 103, 104 (Pa. Super. Ct. 1983)).

“Strict liability allows a plaintiff to recover where a product in ‘a defective condition unreasonably dangerous to the user or consumer’ causes harm to the plaintiff.” *Phillips v. A-Best Products Co.*, 665 A.2d 1167, 1170 (Pa. 1995) (citing Restatement (Second) of Torts, § 402A (1965)). However, “[t]here are some products which, in the present state of human knowledge, are quite incapable of being made safe for their intended and ordinary use.” Restatement (Second) of Torts, § 402A, cmt. k (1965).

The seller of such products, again with the qualification that they are properly prepared and marketed, and proper warning is given, where the situation calls for it, is not to be held to strict liability for unfortunate consequences attending their use merely because he has undertaken to supply the public with an apparently useful and desirable product, attended with a known but apparently reasonable risk.

*Id.*

Recognizing that Comment k expressly discussed prescription drugs, the Pennsylvania Supreme Court adopted Comment k’s application in *Hahn v. Richter*, 673 A.2d 888, 889-91 (Pa. 1996). Ten years later, the Superior Court addressed the issue of whether Comment k could be applied to preclude strict liability for claims arising out of a defective medical device. *Creazzo v. Medtronic, Inc.*, 903 A.2d 24 (Pa. Super. 2006).

The matter in *Creazzo* arose when a Model 7425 Itrtel 3 Implantable Neurological Electrical Pulse Generator (hereinafter, the “Itrtel 3”) which was implanted into the body of the Plaintiff malfunctioned. *Id.*, at 25. The device “was designed to alleviate chronic pain by passing an electrical stimulus through nerve structures in the dorsal aspect of the patient’s spinal cord by way of a stimulation lead.” *Id.* The lower court applied Comment k, concluding that “given the potential utility of the Itrtel 3, no significant distinction can be drawn between the device and the drug upon with the Supreme Court Based its decision in *Hahn*.” *Id.*, at 31 (citing *Hahn v. Richter*, supra.). The lower court accordingly denied the application of strict liability.

On appeal the *Creazzo*s argued that medical devices did not fall

within the purview of Comment k because they were not mentioned therein. *Creazzo v. Medtronic, Inc.*, 903 A.2d 24, 31 (Pa. Super. 2006). The Superior Court, affirming the lower court's decision, stated "[w]e find no reason why the same rational[sic] applicable to prescription drugs may not be applied to medical devices." *Creazzo*, supra, at 31.

In this case, Defendant is a seller of prescription medical devices for use in dental offices. The product at issue, the Cavitron UltrasonicScaler, is a Class II Medical Device as classified by the FDA and therefore requires a prescription. Defendant asks this Court to apply Comment k to Plaintiff's claim on this basis. Plaintiff distinguishes *Creazzo*, supra, by arguing that the product it is alleging is defective is not the Cavitron as a whole, but rather the water supply-line filter through which water is supplied to the device. Additionally, Plaintiff asserts that *Creazzo's* application of Comment k to medical devices is distinguishable as the implantable device at issue there required surgery to be removed and therefore caused physical harm. In the instant case, the malfunction by the water filter in the Cavitron caused property damage, which is not the type of harm contemplated by Comment k and the doctrine of unavoidably unsafe products.

The Court believes that the type of harm contemplated by Comment k is personal injury. This belief is also supported by subsequent case law which declined to extend strict liability to medical devices which resulted in personal injury to the Plaintiff. There is no case in which the appellate courts applied Comment k to a property damage claim. The reasoning of the lower court in *Creazzo*, which stated that "no significant distinction can be drawn between the device and the drug upon which the Supreme Court based its decision in *Hahn*" is therefore inapplicable to the instant case. *Creazzo v. Medtronic, Inc.*, 903 A.2d 24, 31 (Pa. Super. 2006). Furthermore, the Court notes that although the Superior Court applied Comment k to the Itriel 3, it did not adopt a blanket prohibition on strict liability claims against sellers of medical devices.

Defendant cites to numerous federal cases which accord the *Creazzo* rationale the narrow interpretation argued by Defendant. However, those cases are not controlling in that they do not involve a property damage claim. Therefore, the Court finds that Plaintiff's claim for strict liability against Defendant is not prohibited by Comment k or by the Superior Court's holding in *Creazzo*. Accordingly, Defendant's first Preliminary Objection is **OVERRULED**.

## II. Defendant's Second Preliminary Objection, Pursuant to Pa. R. Civ. P. 1028(a)(3).

Defendant's second Preliminary Objection asserts that Count II of Plaintiff's Amended Complaint, which states a claim for negligence, is insufficiently specific pursuant to Pa. R. Civ. P. 1028(a)(3).

The pertinent question under Rule 1028(a)(3) is "whether the complaint is sufficiently clear to enable the defendant to prepare his defense," or "whether the plaintiff's complaint informs the defendant with accuracy and completeness of the specific basis on which recovery is sought so that he may know without question upon what grounds to make his defense."

*Rambo v. Greene*, 906 A.2d 1232, 1236 (Pa. Super. 2006) (quoting *Ammlung v. City of Chester*, 302 A.2d 491, 498 n. 36 (Pa. Super. 1973)).

The specific paragraphs of Plaintiff's Amended Complaint which are the subjects of Defendant's Preliminary Objection are:

- a. Failing to exercise the requisite degree of care and caution in designing, engineering, manufacturing, assembling, distributing, selling and/or otherwise placing into the stream of commerce the Water Filter;
- b. Failing to properly inspect, examine, and/or test the design and construction of the Water Filter before distributing it;
- ...
- e. Distributing, selling and/or otherwise placing into the stream of commerce a defective Water Filter, that Dentsply knew, or reasonably should have known, or with reasonable diligence would have known existed;
- f. Failing to design, engineer, manufacture, assemble, test, inspect, distribute, sell and/or otherwise place into the stream of commerce a properly functioning Water Filter;
- g. Designing, engineering, manufacturing, assembling, distributing, selling and/or otherwise placing into the stream of commerce a Water Filter that does not conform with prevailing industry specifications and standards;

- h. Designing, manufacturing, assembling and distributing and dental device with inadequate or defective component parts, including the Water Filter, which Dentsply knew or reasonably should have known created an unreasonable risk of harm; and
- i. Failing to exercise reasonable care in the design, assembly, construction, manufacture, fabrication and/or selection of the dental device's component parts, including the Water Filter.

Amended Complaint, pp. 8-9, paras. 39(a), 39(b), 39(e), 39(f), 39(g), 39(h), 39(i). Defendants allege that the Amended Complaint is deficient because

no facts are pled in the Amended Complaint which indicate: (1) what care and caution purportedly should have been exercised by Dentsply in the design, manufacture or distribution of the Cavitron water filter that supposedly was not; (2) how Dentsply allegedly failed to properly inspect, examine or test the construction of the Cavitron water filter before allegedly distributing it; (3) anything about the warnings that Dentsply allegedly provided or failed to provide regarding the Cavitron water filter; (4) how or why the Cavitron water filter allegedly did not properly function before or at the time it was placed into the stream of commerce; (5) how Dentsply allegedly knew or should have known that the Cavitron water filter purportedly failed to properly function before or at the time it was placed into the stream of commerce; (6) what applicable specifications and standards within the industry allegedly were violated by Dentsply and how it purportedly violated them; or (7) what Cavitron component parts (beyond the Cavitron water filter) allegedly are inadequate or defective and how Dentsply allegedly knew or should have known that they too supposedly created an unreasonable risk of harm.

Defendants Brief in Support of Preliminary Objections, p. 10.

In the instant case, Plaintiff alleges that Defendant was in the business of designing, engineering, manufacturing, assembling, testing, inspecting, distributing, selling, and/or otherwise placing into the stream of commerce dental devices and equipment, including the water filter at issue; that Defendant placed the water filter into the stream of commerce; that Defendant knew or reasonably should have known that the water filter was defective; and that the water filter failed and directly and proximately caused Plaintiff's injuries. Plaintiff asserts that the factual averments of the paragraphs Defendant complains of go to support the averments above and do not state separate instances of negligence. Accordingly, Plaintiff argues that it has pled with sufficient specificity.

Viewing the Complaint as a whole, the Court finds that the Amended Complaint "is sufficiently clear to enable the defendant to prepare [their] defense," and "informs the defendant with accuracy and completeness of the specific basis on which recovery is sought so that [they] may know without question upon what grounds to make [their] defense." *Ammlung v. City of Chester*, 302 A.2d 491, 498 n. 36 (Pa. Super. 1973). Accordingly, Defendant's Second Preliminary Objection is **OVERRULED**.

### CONCLUSION

Plaintiff's claim for strict liability is not barred by the doctrine of unavoidably unsafe products espoused in the Restatement (Second) of Torts, § 402A, cmt. k (1965), nor is it barred by the Superior Court's holding in *Creazzo v. Medtronic, Inc.*, 903 A.2d 24, 31 (Pa. Super. 2006). Additionally, taken as a whole, Plaintiff's Amended Complaint is sufficiently specific with respect to its claim for negligence as it informs Defendant with such accuracy and completeness of the specific facts on which it relied that Defendant is able to prepare a defense. Accordingly, Defendant's Preliminary Objections to Plaintiff's Amended Complaint are **OVERRULED**.

BY THE COURT,

JOSEPH C. ADAMS, PRESIDENT JUDGE

Dated: June 7, 2017

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

SENTINEL INSURANCE COMPANY, : No. 2017-SU-000080  
LTD, as subrogee of :  
DR. JOHN W. MCGEHEE, JR., INC. :  
Plaintiff :  
 :  
v. :  
 :  
DENTSPLY SIRONA, INC., : Civil Action – Law  
Defendant :

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APPEARANCES:

For Plaintiff: Craig A. Cohen, Esquire  
For Defendant: Jason A. Rosenberger, Esquire

**ORDER OVERRULING DEFENDANT'S PRELIMINARY  
OBJECTIONS TO PLAINTIFF'S AMENDED COMPLAINT**

**AND NOW**, this 7<sup>th</sup> day of June 2017, for the reasons set forth in the Memorandum Opinion of this date, Defendant's Preliminary Objections to Plaintiff's Amended Complaint are **OVERRULED**.

**BY THE COURT,**

JOSEPH C. ADAMS, PRESIDENT JUDGE

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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 OLIVER F. BEAGHAN, JR., DECEASED  
Late of York Twp., York County, PA.  
Administratrix: Barbara Beaghan, 181 N. Main Street, York, PA 17408  
Attorney: Clayton A. Lingg, Esquire, MOONEY & ASSOCIATES, 230 York Street, Hanover, PA 17331 06.22-3t
- ESTATE OF LYDIA C. CORDWELL, DECEASED  
Late of Windsor Twp., York County, PA.  
Administrator-Executor: Ellen M. Brownson, 3515 Delta Rd., Airville, PA 17302 06.22-3t
- ESTATE OF ANNA R. EBY, a/k/a ANN R. EBY, DECEASED  
Late of West Manchester Twp., York County, PA.  
Co-Executors: Glen D. Eby and John L. Eby, 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 06.22-3t
- ESTATE OF VIVIAN GARNETT, DECEASED  
Late of York City, York County, PA.  
Executors: Timothy K. Garnett and Wesley Allen Garnett, 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 06.22-3t
- ESTATE OF WANDA K. GUNNET, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: Byron L. Gunnet, c/o Stock and Leader, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994  
Attorney: Thomas M. Shorb, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite E600, York, PA 17401-2994 06.22-3t
- ESTATE OF VIRGINIA A. KELLER, DECEASED  
Late of Jackson Twp., York County, PA.  
Executrix: Cindy A. Keller, 4376A Schoolhouse Road, Dover, PA 17315  
Attorney: Andrew S. Ziegler, Esquire, Mooney & Associates, 40 East Philadelphia Street, York, PA 17401 06.22-3t
- ESTATE OF KENNETH B. KOLLER, DECEASED  
Late of York Twp., York County, PA.  
Executor: MacGregor J. Brillhart, Esquire, c/o Stock and Leader, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994  
Attorney: MacGregor J. Brillhart, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite E600, York, PA 17401-2994 06.22-3t
- ESTATE OF COLLEEN E. LAYTON, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executrix: Nicole E.S. Hummel, c/o John M. Hamme, Esq., 1946 Carlisle Road, York, PA 17408  
Attorney: John M. Hamme, Esquire, 946 Carlisle Road, York, PA 17408 06.22-3t
- ESTATE OF PATSY J. LEHIGH, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Administrator-Executor: Sheila J. Lehigh and Tony E. Lehigh, 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 06.22-3t
- ESTATE OF DARTHIE R. LIGHTY, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executor: Richard H. Mylin, III, c/o 2025 E. Market Street, York, PA 17402  
Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402 06.22-3t
- ESTATE OF CHRISTINE E. MARSTELLER, DECEASED  
Late of Manchester Twp., York County, PA.  
Executor: John W. Marsteller, Jr., c/o Stock and Leader, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994  
Attorney: D. Reed Anderson, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite E600, York, PA 17401-2994 06.22-3t
- ESTATE OF JACK P. NACE, DECEASED  
Late of Wrightsville Borough, York County, PA.  
Executors: Ashley M. Creek and Jackie A. Nace, c/o John F. Markel, 327 Locust Street, Columbia, PA 17512  
Attorney: John F. Markel, Esquire, Nikolaus & Hohenadel, 327 Locust Street, Columbia, PA 17512 06.22-3t
- ESTATE OF TERRY P. SHELDON, DECEASED  
Late of West Manchester Twp., York County, PA.  
Administrator-Executor: Wendy E. Sheldon, 1815 Saint Boniface Street, Vienna, VA 22182  
Attorney: Daniel L. Carn, Esquire, 221 West Philadelphia Street, Ste. 45, York, PA 17401 06.22-3t
- ESTATE OF JEFFREY M. SIMPSON, DECEASED  
Late of Manheim Twp., York County, PA.  
Co-Administrators: Betty Jean Simpson, William C. Simpson and Marie L. Simpson, 2159 White Street, Suite 3, Box 220, York, PA 17404  
Attorney: Steven M. Carr, Esquire, Ream, Carr, Markey & Woloshin LLP, 119 E. Market Street, York, PA 1740 06.22-3t
- ESTATE OF JOYCE V. SMITH, a/k/a JOYCE VICTORIA SMITH, DECEASED  
Late of Fawn Grove Borough, York County, PA.  
Executrix: Karen Louise Roupe, c/o Stock and Leader, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994  
Attorney: Jody Anderson Leighty, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite E600, York, PA 17401-2994 06.22-3t
- ESTATE OF EMILIE B. STANDISH, DECEASED  
Late of York Twp., York County, PA.  
Executor: William A. Standish, 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 06.22-3t
- ESTATE OF TROY A. STONER, SR., a/k/a TROY A. STONER, DECEASED  
Late of Newberry Twp., York County, PA.  
Executor: Troy A. Stoner, Jr., c/o Stock and Leader, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994  
Attorney: MacGregor J. Brillhart, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite E600, York, PA 17401-2994 06.22-3t
- ESTATE OF MICHAEL BRYAN TAYLOR a/k/a MICHAEL B. TAYLOR, DECEASED  
Late of West Manheim Twp., York County, PA.  
Executor: Ms. Marianne Taylor, 460 El Vista Drive, Hanover, PA 17331  
Attorney: Scott J. Strausbaugh, Esquire, Becker & Strausbaugh, P.C., 544 Carlisle Street, Hanover, PA 17331 06.22-3t
- ESTATE OF CONNIE S. YODER a/k/a CONNIE SUE YODER, DECEASED  
Late of West Manchester Twp., York County, PA.  
Co-Executors: Wade B. Oberlander and Tara A. High, c/o Stock and Leader, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994  
Attorney: Thomas M. Shorb, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite E600, York, PA 17401-2994 06.22-3t

## SECOND PUBLICATION

- ESTATE OF JOHN W COVIELLO, DECEASED  
Late of Penn Twp., York County, PA.  
Administrator: Carol D. Burton, 6706 Old Washington Road, Woodbine, MD 21797  
Attorney: Dennis M. Twigg, Esquire, Hoffman, Comfort, Offutt, Scott & Halstad, LLP, 24 North Court Street, Westminster, MD 21157 06.15-3t

ESTATE OF BETTY K. DELANCEY, a/k/a  
BETTY M. DELANCEY, DECEASED  
Late of York Twp., York County, PA.  
Executor: Donald E. Delancey, c/o 48 South  
Duke Street York, PA 17401  
Attorney: Bruce C. Bankenstein, Esquire, 48  
South Duke Street York, PA 17401 06.15-3t

ESTATE OF SUSAN K. DELEON a/k/a  
SUSAN KAUFHOLD DELEON, DECEASED  
Late of Wrightsville Borough, York County, PA.  
Executor: Anthony Deleon, c/o Mountz &  
Kreiser Law Offices, 553 Locust Street,  
Columbia, PA 17512  
Attorney: Karl Kreiser, Esquire, Mountz &  
Kreiser Law Offices, 553 Locust Street,  
Columbia, PA 17512 06.15-3t

ESTATE OF CHARLES O. DINNEEN,  
DECEASED  
Late of York Twp., York County, PA.  
Executrix: Erin C. Dinneen, c/o Stock and  
Leader, Susquehanna Commerce Center  
East, 221 West Philadelphia Street, Suite  
600, York, PA 17401-2994  
Attorney: Thomas M. Shorb, Esquire,  
STOCK AND LEADER, Susquehanna  
Commerce Center East, 221 West  
Philadelphia Street, Suite E600,  
York, PA 17401-2994 06.15-3t

ESTATE OF TERRY L. FACKLER, DECEASED  
Late of Springfield Twp., York County, PA.  
Administrator-Executor: Constance L.  
Fackler, c/o Amanda Snoko Dubbs, 294  
Dew Drop Road, York, PA 17402  
Attorney: Amanda Snoko Dubbs, Esquire,  
294 Dew Drop Road, York, PA 17402  
06.15-3t

ESTATE OF BEVERLY R. GUNNET,  
DECEASED  
Late of North Codorus Twp., York County, PA.  
Executrix: Elizabeth Romaine Gallagher, c/o  
2025 E. Market Street, York, PA 17402  
Attorney: Richard H. Mylin, III, Esquire,  
2025 E. Market Street, York, PA 17402  
06.15-3t

ESTATE OF GLORIA J. HILDEBRAND,  
DECEASED  
Late of Springettsbury Twp., York County, PA.  
Co-Executors: Harold W. Hildebrand, III,  
and Marjorie J. Smith, 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 06.15-3t

ESTATE OF MARION J. HOFFMAN,  
DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: John R. Hoffman, c/o 2025 E.  
Market Street, York, PA 17402  
Attorney: Richard H. Mylin, III, Esquire,  
2025 E. Market Street, York, PA 17402  
06.15-3t

ESTATE OF ESTHER A. JONES, DECEASED  
Late of Shrewsbury Borough, York County, PA.  
Administrator-Executor: Good News  
Consulting, Inc., c/o Amanda Snoko  
Dubbs, 294 Dew Drop Road, York, PA  
17402  
Attorney: Amanda Snoko Dubbs, Esquire,  
294 Dew Drop Road, York, PA 17402  
06.15-3t

ESTATE OF BRUCE FRANCIS KNISLEY,  
DECEASED  
Late of West Manchester Twp., York County, PA.  
Administrator-Executors: Cynthia G. Knisley  
and Mary E. Loyer, c/o Amanda Snoko  
Dubbs, 294 Dew Drop Road, York, PA  
17402  
Attorney: Amanda Snoko Dubbs, Esquire,  
294 Dew Drop Road, York, PA 17402  
06.15-3t

ESTATE OF JACK H. LAFLEUR a/k/a JOHN  
HENRY LAFLEUR, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executrix: Melissa Chance Gallagher, 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 06.15-3t

ESTATE OF MARY C. MCGOWAN,  
DECEASED  
Late of West Manchester Twp., York County, PA.  
Co-Executors: Joseph H. McGowan and  
Rosanne M. McGowan, c/o Stock and  
Leader, Susquehanna Commerce Center  
East, 221 West Philadelphia Street, Suite  
600, York, PA 17401-2994  
Attorney: Thomas M. Shorb, Esquire,  
STOCK AND LEADER, Susquehanna  
Commerce Center East, 221 West  
Philadelphia Street, Suite E600,  
York, PA 17401-2994 06.15-3t

ESTATE OF MILLARD E. MILLER,  
DECEASED  
Late of Lower Chanceford Twp., York  
County, PA.  
Executrix: Mary E. Snyder, c/o Stock and  
Leader, Susquehanna Commerce Center  
East, 221 West Philadelphia Street, Suite  
600, York, PA 17401-2994  
Attorney: MacGregor J. Brillhart, Esquire,  
STOCK AND LEADER, Susquehanna  
Commerce Center East, 221 West  
Philadelphia Street, Suite E600,  
York, PA 17401-2994 06.15-3t

ESTATE OF DAVID G. MYERS, DECEASED  
Late of York Twp., York County, PA.  
Executor: David J. Myers, 235 Buchanan  
Valley Road, Orrtanna, PA 17353  
Attorney: J. Edgar Wine, Esquire, 119 East  
Baltimore Street, Greencastle, PA 17225  
06.15-3t

ESTATE OF LORETTA I. PARKER,  
DECEASED  
Late of Springettsbury Twp., York County, PA.  
Administrator-Executor: Joanne E. Pomeroy,  
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 06.15-3t

ESTATE OF EULA PEARL PRUEITT a/k/a  
PEARL S. PRUEITT, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executrix: P. Diane Brown, c/o Stock and  
Leader, Susquehanna Commerce Center  
East, 221 West Philadelphia Street, Suite  
600, York, PA 17401-2994  
Attorney: Thomas M. Shorb, Esquire,  
STOCK AND LEADER, Susquehanna  
Commerce Center East, 221 West

Philadelphia Street, Suite E600,  
York, PA 17401-2994 06.15-3t

ESTATE OF DONNA R. REDDING, a/k/a  
DONNA R. ECKENRODE, a/k/a DONNA  
ROBERLA ECKENRODE, DECEASED  
Late of Penn Twp., York County, PA.  
Executor: Keith A. Raber, 92 Cottage Drive,  
New Oxford, PA 17350  
Attorney: George W. Swartz, II, Esquire,  
MOONEY & ASSOCIATES, 230 York  
Street, Hanover, PA 17331 06.15-3t

ESTATE OF DOROTHY E. SCHLALINE,  
DECEASED  
Late of Spring Garden Twp., York County, PA.  
Co-Executrices: Catherine A. Sneeringer and  
Dorothy J. Krieger, c/o Stock and Leader,  
Susquehanna Commerce Center East, 221  
West Philadelphia Street, Suite 600, York,  
PA 17401-2994  
Attorney: Jody Anderson Leighty, Esquire,  
STOCK AND LEADER, Susquehanna  
Commerce Center East, 221 West  
Philadelphia Street, Suite E600, York, PA  
17401-2994 06.15-3t

ESTATE OF MARGARET L. SCHMITTLE,  
DECEASED  
Late of Springettsbury Twp., York County, PA.  
Trustees: Karen B. Schaffer, Kathy L. Raber  
and Anne L. Cousar c/o Jeffrey C. Goss,  
Esquire, 480 New Holland Avenue, Suite  
6205, Lancaster, PA 17602  
Attorney: Jeffrey C. Goss, Esquire, Brubaker  
Connaughton Goss & Lucarelli LLC,  
480 New Holland Avenue, Suite 6205,  
Lancaster, PA 17602 06.15-3t

ESTATE OF MARGARET E. SCHNEIDER,  
a/k/a MARGARET ELIZABETH  
SCHNEIDER, DECEASED  
Late of Manchester Twp., York County, PA.  
Executor: James R. Schneider, c/o 2025 E.  
Market Street, York, PA 17402  
Attorney: Richard H. Mylin, III, Esquire,  
2025 E. Market Street, York, PA 17402  
06.15-3t

ESTATE OF JACK E. STRAYER, DECEASED  
Late of Manchester Twp., York County, PA.  
Co-Executors: Deborah L. McGhee and  
Dennis L. Strayer, c/o 48 South Duke  
Street York, PA 17401  
Attorney: Bruce C. Bankenstein, Esquire, 48  
South Duke Street York, PA 17401 06.15-3t

ESTATE OF MILDRED E. WEAVER,  
DECEASED  
Late of Penn Twp., York County, PA.  
Executor: Michael W. Weaver, c/o Elinor  
Albright Rebert, Esquire, 515 Carlisle  
Street, Hanover, PA 17331  
Attorney: Elinor Albright Rebert, Esquire,  
515 Carlisle Street, Hanover, PA 17331  
06.15-3t

#### Trust Notice

Letters Testamentary in the Estate of Larry  
Hughes, Sr., deceased, late of Newberry  
Township, York County, Pennsylvania, have been  
granted to the undersigned. Notice of the death of  
Larry Hughes, Sr., Settlor of The Larry Hughes,  
Sr. Revocable Living Trust is also hereby given.  
All persons indebted to said Estate and/or Trust  
are requested to make prompt payment and those  
having claims to present the same, without delay



to:

**Executrix/Trustee:** Sandra Quesenberry**Attorney:** David A. Peckman  
Peckman Chait LLP  
29 Mainland Road  
Harleysville, PA 19438 06.15-3t**THIRD PUBLICATION**ESTATE OF JOSEPH DAVID ADAMS  
a/k/a JOSEPH D. ADAMS a/k/a JD ADAM,  
DECEASED  
Late of Windsor Twp., York County, PA.  
Administrator: W Nicholas Adams, 537  
Locust Grove Road, York, PA 17402  
Attorney: Rand A. Feder, Esquire, Morris &  
Vedder, LLP, 32 N. Duke St., P.O. Box 149,  
York, PA 17405-0149 06.08-3tESTATE OF LINDA L. ATKINS, DECEASED  
Late of York Twp., York County, PA.  
Executrix: Sue Garlitz, 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 06.08-3tESTATE OF FRANK R. BAKER, a/k/a  
FRANK RIDGWAY BAKER, DECEASED  
Late of Jackson Twp., York County, PA.  
Executor: Michele M. Baker, c/o 25 North  
Duke Street, Suite 202, York, Pa 17401  
Attorney: Charles J. Long, Esquire, 25 North  
Duke Street, Suite 202, York, Pa 17401  
06.08-3tESTATE OF ANNA K. BRANDT, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executor: Arlen R. Brandt, 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 06.08-3tESTATE OF BETTY MAY DARR,  
DECEASED  
Late of Penn Twp., York County, PA.  
Co-Executors: Danette Lee Eline, 139 South  
St., McSherrystown, PA 17344 and Keith  
Eugene Albright, 3149 Blue Holly Circle,  
Maryville, TN 37803  
Attorney: Keith R. Nonemaker, Esquire,  
Guthrie, Nonemaker, Yingst & Hart, LLP,  
40 York Street, Hanover, PA 17331  
06.08-3tESTATE OF PEARL M. DOWNIE,  
DECEASED  
Late of York Twp., York County, PA.  
Executor: Leonard Downie, Jr., c/o  
Katherman, Heim & Perry, 345 East  
Market Street, York, PA 17403  
Attorney: J. Robert Katherman, Esquire, 345  
East Market Street, York, PA 17403  
06.08-3tESTATE OF RAY D. FINK a/k/a RAY  
DONALD FINK, DECEASED  
Late of Carroll Twp., York County, PA.  
Administrator-Executor: Tracy M. Willard,  
c/o 940 South Queen Street, York, PA  
17402  
Attorney: Jennifer A. Galloway, Esquire, 940  
South Queen Street, York, PA 17402  
06.08-3tESTATE OF PHYLLIS L. FOGLE,  
DECEASED  
Late of Manchester Twp., York County, PA.  
Executrix: Nancy K. Glassmyer, 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 06.08-3tESTATE OF CATHARINE M. GROSS,  
DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: Craig A. Gross, c/o 345 E. Market  
St., York, PA 17403  
Attorney: L. C. Heim, Esquire,  
KATHERMAN, HEIM & PERRY, 345  
East Market Street, York, PA 17403  
06.08-3tESTATE OF M. SUZANNE HEILMAN,  
DECEASED  
Late of City of York, York County, PA.  
Executor: Richard E. Heilman, 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 06.08-3tESTATE OF BETTY JEAN HENSLEY, a/k/a  
ELIZABETH J. HENSLEY, DECEASED  
Late of York Twp., York County, PA.  
Administrator: Joseph E. Hensley, Jr., 10531  
Jones Rd., A3, Joppa, MD 21085  
Attorney: Gilbert G. Malone, Esquire, 42  
South Duke Street, York, PA 17401  
06.08-3tESTATE OF MARY A. HOFFMAN,  
DECEASED  
Late of Glen Rock Borough, York County, PA.  
Co-Executrices: Carol L. Gantz and Phylis E.  
Gipe, c/o Stock and Leader, Susquehanna  
Commerce Center East, 221 West  
Philadelphia Street, Suite 600, York, PA  
17401-2994  
Attorney: Jody A. Leighty, Esquire, STOCK  
AND LEADER, Susquehanna Commerce  
Center East, 221 West Philadelphia Street,  
Suite E600, York, PA 17401-2994 06.08-3tESTATE OF PEARL M. HOCKENSMITH,  
DECEASED  
Late of Penn Twp., York County, PA.  
Administrator-Executor: Diane C. Beaver,  
968 Hill Top Drive South, Spring Grove,  
PA 17362 06.08-3tESTATE OF PEGGY M. HOUSEAL,  
DECEASED  
Late of Warrington Twp., York County, PA.  
Administrator-Executor: Wesley G. Houseal,  
3265 Lewisberry Road, York, PA 17404  
06.08-3tESTATE OF WILLARD F. KEHR,  
DECEASED  
Late of Spring Garden Twp., York County, PA.  
Executors: Darrell W. Kehr and Byron V.  
Kehr, 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 06.08-3tESTATE OF RONALD ROBERT KERZAYA,  
DECEASED  
Late of Penn Twp., York County, PA.  
Executor: Anne Ronnette Hobart, 10321  
Regency Station Drive, Fairfax Station,  
VA 22039  
Attorney: David K. James, III, Esquire, 234  
Baltimore St., Gettysburg, PA 17325  
06.08-3tESTATE OF MARIE D. LEHIGH,  
DECEASED  
Late of Washington Twp., York County, PA.  
Executor: Anita L. Mitchell, 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 06.08-3tESTATE OF VIRGINIA L. LEHMAN, a/k/a  
VIRGINIA LEE LEHMAN, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: Eric B. Lehman, c/o 25 North  
Duke Street, Suite 202, York, PA 17401  
Attorney: Charles J. Long, Esquire, 25 North  
Duke Street, Suite 202, York, Pa 17401  
06.08-3tESTATE OF WAYNE B. LEHR, DECEASED  
Late of Codorus Twp., York County, PA.  
Co-Executors: Jennifer M. Criss and Edward  
P. Criss, Jr., 5 Monticello Ave. Codorus,  
PA 17311  
Attorney: Matthew L. Guthrie, Esquire,  
Guthrie, Nonemaker, Yingst & Hart, LLP,  
40 York Street, Hanover, PA 17331 06.08-3tESTATE OF BETTY M. MYERS,  
DECEASED  
Late of Penn Twp., York County, PA.  
Executrix: Diana M. Smith, 7011 Saranac  
Lane, Matthews, NC 28105  
Attorney: Keith R. Nonemaker, Esquire,  
Guthrie, Nonemaker, Yingst & Hart, LLP,  
40 York Street, Hanover, PA 17331  
06.08-3tESTATE OF DORIS M. SMELTZER,  
DECEASED  
Late of York Twp., York County, PA.  
Executor: Kenneth O. Smeltzer 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 06.08-3tESTATE OF RONALD H. SMITH, SR.,  
DECEASED  
Late of Hellam Twp., York County, PA.  
Executor: Shannon Gornik, c/o Young and  
Young, 44 S. Main Street, P.O. Box 126,  
Manheim, PA 17545  
Attorney: Young and Young, 44 S. Main  
Street, P.O. Box 126, Manheim, PA 17545  
06.08-3tESTATE OF MARION G. SPENCER a/k/a  
MARION GIDEON SPENCER, DECEASED  
Late of Penn Twp., York County, PA.  
Executor: Mr. Martin Gregory Spencer, 5  
Gladys Court, Hanover, PA 17331  
Attorney: Arthur J. Becker, Jr., Esquire,  
Becker & Strausbaugh, P.C., 544 Carlisle  
Street, Hanover, PA 17331 06.08-3t

ESTATE OF ANNA MAE STOCK,  
DECEASED

Late of Borough of Hanover, York County, PA.  
Executrix: Joan E. Crooks a/k/a Joan E.  
Stock, c/o Stonesifer and Kelley, a division  
of Barley Snyder, 209 Broadway, Hanover,  
PA 17331  
Attorney: Stonesifer and Kelley, a division  
of Barley Snyder, 209 Broadway, Hanover,  
PA 17331 06.08-3t

ESTATE OF MICHAEL L. TEXTER,  
DECEASED

Late of East Manchester Twp., York County, PA.  
Administratrix: Lisa N. Texter, 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 06.08-3t

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**CIVIL NOTICES**

**ACTION IN MORTGAGE  
FORECLOSURE**

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

COURT OF COMMON PLEAS

CIVIL DIVISION

YORK COUNTY

No. 2017-SU-001112

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR ARGENT  
SECURITIES INC., ASSET-BACKED  
PASS-THROUGH CERTIFICATES, SERIES  
2006-M1

Plaintiff

vs.

MILTON RITTER, JR., in his capacity as Heir  
of VIOLA JETT JONES A/K/A VIOLA J.  
JONES, Deceased  
MICHAEL RITTER, in his capacity as Heir  
of VIOLA JETT JONES A/K/A VIOLA J.  
JONES, Deceased  
BRUCE RITTER, in his capacity as Heir  
of VIOLA JETT JONES A/K/A VIOLA J.  
JONES, Deceased  
UNKNOWN HEIRS, SUCCESSORS, AS-  
SIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER  
VIOLA JETT JONES A/K/A VIOLA J.  
JONES, DECEASED

Defendants

**NOTICE**

To UNKNOWN HEIRS, SUCCESSORS, AS-  
SIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER VIOLA  
JETT JONES A/K/A VIOLA J. JONES, DE-  
CEASED

You are hereby notified that on April  
25, 2017, Plaintiff, DEUTSCHE BANK NA-  
TIONAL TRUST COMPANY, AS TRUSTEE  
FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIF-  
ICATES, SERIES 2006-M1, 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-001112. Wherein Plaintiff  
seeks to foreclose on the mortgage secured on  
your property located at 213 KURTZ AVE-  
NUE, YORK, PA 17401-2105 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 Judg-

ment 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 with-  
out 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 TELE-  
PHONE THE OFFICE SET FORTH BELOW.  
THIS OFFICE CAN PROVIDE YOU WITH  
INFORMATION ABOUT HIRING A LAW-  
YER.

IF YOU CANNOT AFFORD TO HIRE  
A LAWYER, THIS OFFICE MAY BE ABLE  
TO PROVIDE YOU WITH INFORMATION  
ABOUT AGENCIES THAT MAY OFFER LE-  
GAL 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

06.22-1t

Solicitor

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

Civil Action Number: 2017-SU-001242  
Finance of America Mortgage, LLC, Plaintiff  
vs. Paul C. Daugherty, Defendant  
TO: Paul C. Daugherty, Defendant, whose last  
known address is 600 Pershing Avenue, Red  
Lion, PA 17356.

You have been sued in mortgage foreclosure  
on premises: 600 Pershing Avenue, Red Lion,  
PA 17356 based on defaults since October 01,  
2016. You owe \$106,832.49 plus interest.

**NOTICE**

YOU HAVE BEEN SUED IN COURT. If you  
wish to defend against the claims set forth in the  
notice above, you must take action within twenty  
(20) days after this Complaint and Notice are  
served, by entering a written appearance per-  
sonally 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 no-  
tice for any money claimed in the Complaint  
or for any other claim or relief requested by the  
Plaintiff. You may lose money or property or  
other rights important to you. YOU SHOULD  
TAKE THIS PAPER TO YOUR LAWYER AT  
ONCE. IF YOU DO NOT HAVE A LAWYER  
GO TO OR TELEPHONE THE OFFICE SET  
FORTH BELOW. THIS OFFICE CAN PRO-  
VIDE YOU WITH THE INFORMATION  
ABOUT HIRING A LAWYER. IF YOU CAN-  
NOT 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.

York County Bar Assn./
Lawyer Referral Service
137 E. Market St., York, PA 17401,
717.854.8755

Stern & Eisenberg, PC,
Attys. for Plaintiff
1581 Main St., Ste. 200
The Shops at Valley Sq.
Warrington, PA 18976
215.572.8111

06.22-1t

Solicitor

In The Court of Common Pleas
Of York County, Pennsylvania
Civil Action-Law
No. 2017-SU-000754

Notice of Action in Mortgage Foreclosure
JPMorgan Chase Bank, National Association,
Plaintiff vs. Beth M. Hamme, Defendant
To the Defendant, Beth M. Hamme: TAKE NO-
TICE THAT THE Plaintiff, JPMorgan Chase
Bank, National Association has filed an action
Mortgage Foreclosure, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST EN-
TER A WRITTEN APPEARANCE PERSON-
ALLY OR BY ATTORNEY AND FILE YOUR
DEFENSES OR OBJECTIONS 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 RE-
QUESTED BY THE PLAINTIFF. YOU MAY
LOSE MONEY OR PROPERTY OR OTH-
ER 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 CAN-
NOT 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.

York County Lawyer Referral Service,
137 E. Market St., York, PA 17401
Christopher A. DeNardo, Kristen D. Little,
Kevin S. Frankel, Samantha Gable,
Daniel T. Lutz, Leslie J. Rase, Alison H. Tulio
& Katherine M. Wolf,
Attys. for Plaintiff
SHAPIRO & DeNARDO, LLC
3600 Horizon Dr., Ste. 150
King of Prussia, PA 19406
610.278.6800

06.22-1t

Solicitor

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. 2017-SU-000064-06
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

Nationstar Mortgage LLC, Plaintiff vs. Dawn
Kate Johannesson, Known Heir of Kathleen M.

Johannesson and
Unknown Heirs, Successors, Assigns and All
Person, Firms or Associations claiming Right,
Title or Interest from or under Known Heir of
Kathleen M. Johannesson, Defendant(s)
TO: Unknown Heirs, Successors, Assigns and
All Person, Firms or Associations claiming
Right, Title or Interest from or under Kath-
leen M. Johannesson, Defendant(s), whose last
known address is 2745 Kingston Road, York,
PA 17402.

COMPLAINT IN MORTGAGE
FORECLOSURE

You are hereby notified that Plaintiff, Nation-
star Mortgage LLC, has filed a Mortgage Fore-
closure Complaint endorsed with a Notice to
Defend, against you in the Court of Common
Pleas of York County, Pennsylvania, docketed
to NO. 2017-SU-000064-06, wherein Plaintiff
seeks to foreclose on the mortgage secured on
your property located, 2745 Kingston Road,
York, PA 17402, whereupon your property
would 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
notice above, you must take action within twenty
(20) days after this Complaint and Notice are
served, by entering a written appearance per-
sonally 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 Plain-
tiff. You may lose money or property or other
rights important to you. YOU SHOULD TAKE
THIS PAPER TO YOUR LAWYER AT ONCE.
IF YOU DO NOT HAVE A LAWYER GO TO
OR TELEPHONE THE OFFICE SET FORTH
BELOW. THIS OFFICE CAN PROVIDE YOU
WITH THE INFORMATION ABOUT HIR-
ING A LAWYER. IF YOU CANNOT AF-
FORD TO HIRE A LAWYER, THIS OFFICE
MAY BE ABLE TO PROVIDE YOU WITH
INFORMATION ABOUT AGENCIES THAT
MAY OFFER LEGAL SERVICES TO ELI-
GIBLE PERSONS AT A REDUCED FEE OR
NO FEE. LAWYERS REFERRAL SERVICE,
York County Lawyer Referral Service, 137 E.
Market St., York, PA 17401, 717.854.8755.
Mark J. Udren, Lorraine Gazzara Doyle, Sherri
J. Braunstein, Elizabeth L. Wassall, John Eric
Kishbaugh, Nicole B. Labletta, David Neeren
& Morris Scott, Attys. for Plaintiff, Udren Law
Offices, P.C., 111 Woodcrest Rd., Ste. 200,
Cherry Hill, NJ 08003, 856.669.5400.

06.22-1t

Solicitor

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

Civil Action Number: 2017-SU-001209
RoundPoint Mortgage Servicing Corporation,
Plaintiff vs. Dawn Balek, Administratrix of the
Estate of Susan K. Hoke, deceased, The
Unknown Heirs, Executors, Administrators
and Devises of the Estate of Scott M. Hoke,
deceased and Tiffany Hoke, solely as heir of
the Estate of Scott M. Hoke, deceased, Defen-
dant(s)
To: The Unknown Heirs, Executors, Admin-

istrators and Devises of the Estate of Scott
M. Hoke, deceased, Defendant(s), whose last
known address is 1250 Summit Run Court,
York, PA 17408.

You have been sued in mortgage foreclosure on
premises: 1250 Summit Run Court, York, PA
17408 based on defaults since August 01, 2016.
You owe \$173,839.86 plus interest.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you
wish to defend against the claims set forth in
the notice above, you must take action within
twenty (20) days after this Complaint and No-
tice are served, by entering a written appear-
ance personally or by attorney and filing in
writing with the Court your defenses or objec-
tions 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 en-
tered against you by the Court without further
notice for any money claimed in the Complaint
or for any other claim or relief requested by the
Plaintiff. You may lose money or property or
other rights important to you. YOU SHOULD
TAKE THIS PAPER TO YOUR LAWYER AT
ONCE. IF YOU DO NOT HAVE A LAWYER
GO TO OR TELEPHONE THE OFFICE SET
FORTH BELOW. THIS OFFICE CAN PRO-
VIDE YOU WITH THE INFORMATION
ABOUT HIRING A LAWYER. IF YOU CAN-
NOT 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.

York County Bar Assn./
Lawyer Referral Service
137 E. Market St., York, PA 17401,
717.854.8755

Stern & Eisenberg, PC,
Attys. for Plaintiff
1581 Main St., Ste. 200
The Shops at Valley Sq.
Warrington, PA 18976
215.572.8111

06.22-1t

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. 2017-SU-000612

SUNTRUST MORTGAGE, INC.
Plaintiff

vs.

JOHN E. MEISSNER
Defendant

NOTICE

To JOHN E. MEISSNER
You are hereby notified that on March 9,

2017, Plaintiff, SUNTRUST MORTGAGE, INC., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of YORK County Pennsylvania, docketed to No. 2017-SU-000612. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 104 YELLOWSTONE LANE, STEWARTSTOWN, PA 17363-8344 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

06.22-1t

Solicitor

**ACTION TO QUIET TITLE**

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 2017-SU-000033

NOTICE OF ACTION IN QUIET TITLE  
James B. Nutter & Company, Plaintiff vs. Paul J. Nicholas, II, Sharon Gettys & Senior Income Reverse Mortgage Corporation, Defendants  
TO: Senior Income Reverse Mortgage Corporation, Defendant, whose last known addresses are 130 Michaux Road, Riverside, IL 60546 and 125 South Wacker Drive, Suite 300, Chicago, IL 60606.

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, James B. Nutter & Company, filed a Quiet Title

Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of York County Pennsylvania, docketed to NO. 2017-SU-000033. Wherefore, Plaintiff requests this Honorable Court to hold that Senior Income Reverse Mortgage Corporation are forever barred from asserting right, lien, title or interest in the Property and as a result the Prior Mortgage held in favor of Senior Income Reverse Mortgage Corporation is deemed to be satisfied and/or discharged from the Property and granting the Plaintiff such additional relief as this Court deems just and fair.

**NOTICE**

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. 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 THE 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 SERVICE, 137 E. Market St., York, PA 17401, 717.854.8755. Matthew J. McDonnell, Atty. for Plaintiff, Powers Kirn & Assoc., LLC, 8 Neshaminy Interplex, Ste. 215, Trevoise, PA 19053, 215.942.2090.

06.22-1t

Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA  
No. 2017-SU-001589  
Action in Quiet Title

WILLIAM A. PRIN,  
*Plaintiff*

v.

ARTHUR C. SHEETS, DOROTHY M. SHEETS, and their heirs, successors,  
*Defendant*

To: Arthur C. Sheets, Dorothy M. Sheets and their heirs, successors and assigns, 1083 Carlisle Street, Hanover, Pennsylvania 17331

Action to Quiet Title  
No. 2017-SU-001589

You are hereby notified that Plaintiff, William Prin, has filed a Complaint in an Action to Quiet Title in the Court of Common

Pleas of York County, Pennsylvania, docketed to No. 2017- SU-001589, wherein Plaintiff seeks to discharge any interest you may have in the real property located at 5 Dart Manor Court, Hanover, York County, Pennsylvania 17331, Pennsylvania, consisting of an unimproved tract of land situate in the Borough of Hanover, York County, Pennsylvania, identified in the York County Assessment Records by PIN 67000130189A000000, being situate along Primrose Lane, containing .096 acres.

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

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

Lawyer Referral Service of  
The York County Bar Association  
(Attorney Connections)  
York County Bar Center  
137 East Market Street  
York, PA 17401  
Telephone No. (717) 854-8755

06.22-1t

Solicitor

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

COURT OF COMMON PLEAS

CIVIL DIVISION

YORK COUNTY

No. 2017-SU-000053

WELLS FARGO BANK, N.A.  
*Plaintiff*

vs.

CAROL A. DEPPEN A/K/A  
CAROL DEPPEN  
CAPITAL MORTGAGE FINANCE CORP.  
*Defendants*

**NOTICE**

To CAPITAL MORTGAGE FINANCE CORP.

You are hereby notified that on 01/09/2017, Plaintiff, WELLS FARGO BANK, N.A., filed a Quiet Title Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of YORK County Pennsylvania, docketed to No. 2017-SU-000053. Wherein Plaintiff seeks to satisfy a lien on the property located at 2922 RAINBOW ROAD, DOVER, PA 17315-4567 and confirm WELLS FARGO BANK, N.A. is the holder of a first priority mortgage on the Property.

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

06.22-1t Solicitor

**CHANGE OF NAME**

NOTICE is hereby given that on May 19th, 2017 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Alina Andreevna Berezina to: Alina Fisher.

The Court has fixed the day of July 5th, 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.

06.22-1t Solicitor

NOTICE is hereby given that on May 30, 2017 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: FUHRMAN GIROLAMA to: SCIBILIA GIROLAMA.

The Court has fixed the day of August 1st, 2017 at 10:00 am in Courtroom #7003 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.

Remo Chiatti, Esq.  
 1612 Winchester Drive  
 Blue Bell, PA 19422

06.22-1t Solicitor

NOTICE is hereby given that on June 16, 2017 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Lily Johnson to: Jewell Alizabeth Wormley.

The Court has fixed the day of July 31, 2017 at 1:45 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.

06.22-1t Solicitor

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

NO. 2017-SU-001379

NOTICE is hereby given that on May 19, 2017, a Petition for Change of Name was filed by Christina A. Hamel, in the above-named Court requesting an order to change the name of TALIB MALIK SALLAHNDEEN-JONES to JACOB TALIB HAMEL.

The Court has fixed August 8, 2017 at 10:00 a.m. in Courtroom No. 7003, Seventh Floor of the York County Judicial Center, 45 North George Street, York, Pennsylvania before Judge Richard K. Renn time and place for the hearing on said Petition, when and where all interested persons may appear and show cause, if any they have, why the order should not be granted.

LAURA S. MANIFOLD, ESQ.

06.22-1t Solicitor

NOTICE is hereby given that on May 24, 2017 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Jalaa Nicole Weedon to: Jalaa Nicole Weedon Holley.

The Court has fixed the day of July 5, 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.

06.22-1t Solicitor

**FICTITIOUS NAME**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on May 05, 2017 for Blue Hill Goods at 6779 Blue Hill Rd., Glenville, PA 17329. The name and address of each individual interested in the business is Amanda L. Carr, 6779 Blue Hill Rd., Glenville, PA 17329. This was filed in accordance with 54 Pa.C.S. 311.

06.22-1t Solicitor

**NOTICE**

**COURT OF COMMON PLEAS YORK COUNTY**

NO.: 2016-SU-003173

DONEGAL MUTUAL INSURANCE COMPANY A/S/O CHRISTIE MEILER AND CAROLYN WALKER

v. TIFFANY R. KROUT and ROBERT A. BERRY, SR.

Tiffany R. Krout : NOTICE – You are being sued in connection with an automobile accident which occurred on 04/01/15 – Donegal Mutual Insurance Company is represented by Attorney Eugene Bederman, 215-780-5100 – 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 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 AND INFORMATION SERVICE, York County Bar Association, 137 East Market Street, York, PA 17401, 717-854-8755

06.22-1t Solicitor

**PUBLIC NOTICE TO**

**ANY POTENTIAL BIOLOGICAL OR LEGAL FATHER**

**In Re: Adoption of Arionna Louise Rineholt, A Minor**

A petition has been filed asking the Court to put an end to all rights you have as a parent to your child, Arionna Louise Rineholt. A Termination of Parental Rights Hearing has been scheduled for Wednesday, July 12, 2017, at 2:00 p.m. in Court Room No. 7001, Seventh Floor, of the York County Judicial Center, 45 North George Street, York, Pennsylvania 17401, to terminate your parental rights to Arionna Louise Rineholt (DOB 11-19-2015), whose mother is Amber Louise Rineholt. 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 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 one of the offices set forth below to find out where you can get legal help.

York County Bar Association located at 137 East Market Street, York, Pa 17401. Phone (717) 854-8755

York County Clerk of Orphans' Court, located at the York County Judicial Center, 45 North George Street, 2nd Floor, York, Pa 17401. Telephone (717) 771-9288

Kristopher Accardi, Esquire  
Solicitor for York County Office 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.

06.15-3t Solicitor

**OFFICE OF THE CIRCUIT EXECUTIVE United States Third Circuit**

601 Market Street  
22409 United States Courthouse  
Philadelphia, Pennsylvania 19106-1790

**Margaret A. Wiegand**  
Circuit Executive

**Tel: (215) 597-0718**  
**Fax: (215) 597-8656**

June 12, 2017

**PUBLIC NOTICE FOR REAPPOINTMENT OF A FEDERAL PUBLIC DEFENDER**

The current term of office of Lisa B. Freeland, Federal Public Defender for the Western District of Pennsylvania, is due to expire on September 29, 2017. As required by statute, 18 U.S.C. § 3006A, the United States Court of Appeals for the Third Circuit is considering the reappointment of Ms. Freeland to a new four-year term and a committee will assist in its review. The Committee consists of attorneys from the Western District of Pennsylvania, who will report their findings to the Court of Appeals.

The public is invited to submit comments for consideration regarding the reappointment of Ms. Freeland to a new term of office. All comments should be directed to the e-mail address:

[freeland\\_reappointment@ca3.uscourts.gov](mailto:freeland_reappointment@ca3.uscourts.gov)

or to

**Margaret A. Wiegand, Circuit Executive**  
22409 U.S. Courthouse  
601 Market Street  
Philadelphia, PA 19106

Comments must be received not later than **July 12, 2017**.

06.22-1t Solicitor

**SHERIFF'S SALE**

NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF YORK COUNTY, PENNSYLVANIA  
NO. 2016-SU-002925

BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA CORPORATION, AS SUCCESSOR IN INTEREST TO SUSQUEHANNA BANK Vs. JACQUELYN A. HOWLAND

NOTICE TO: JACQUELYN A. HOWLAND  
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 117 BROOK LANE, WRIGHTSVILLE, PA 17368-1413  
Being in HELLAM TOWNSHIP, County of YORK, Commonwealth of Pennsylvania, 310000200610000000

Improvements consist of residential property. Sold as the property of JACQUELYN A. HOWLAND

Your house (real estate) at 117 BROOK LANE, WRIGHTSVILLE, PA 17368-1413 is scheduled to be sold at the Sheriff's Sale on 10/02/2017 at 02:00 PM, at the YORK County Courthouse, 45 North George Street, York, PA 17401, to enforce the Court Judgment of \$105,853.67 obtained by, BRANCH BANKING AND TRUST COMPANY, A

NORTH CAROLINA CORPORATION, AS SUCCESSOR IN INTEREST TO SUSQUEHANNA BANK (the mortgagee), against the above premises.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorney for Plaintiff

06.22-1t Solicitor

NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF YORK COUNTY, PENNSYLVANIA  
NO. 2016-SU-003269

WELLS FARGO BANK, NA  
Vs.  
BRITTANY N. REEVE

NOTICE TO: BRITTANY N. REEVE A/K/A BRITTANY REEVE  
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 589 1/2 MCALLISTER STREET, A/K/A 589 MCALLISTER STREET, A/K/A 589 MCALLISTER STREET, HANOVER, PA 17331-3324  
Being in PENN TOWNSHIP, County of YORK, Commonwealth of Pennsylvania, 4400003007400

Improvements consist of residential property. Sold as the property of BRITTANY N. REEVE

Your house (real estate) at 589 1/2 MCALLISTER STREET, A/K/A 589 MCALLISTER STREET, A/K/A 589 MCALLISTER STREET, HANOVER, PA 17331-3324 is scheduled to be sold at the Sheriff's Sale on 10/02/2017 at 02:00 PM, at the YORK County Courthouse, 45 North George Street, York, PA 17401, to enforce the Court Judgment of \$101,469.44 obtained by, WELLS FARGO BANK, NA (the mortgagee), against the above premises.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorney for Plaintiff

06.22-1t Solicitor

## ATTORNEY

Established Harrisburg area law firm is seeking to expand its practice through the addition of a knowledgeable senior -level attorney with a partially portable practice. The ideal candidate should have business, transactional, estate planning experience or a boutique practice that complements the law firms' existing practice areas, but also interested in networking and expanding his or her practice.

We are an equal opportunity employer who offers a competitive salary commensurate with experience and a full benefits package.

All resumes in strictest confidence. Please forward cover letter and resume via email:

Chief Operating Officer,  
attorney.pursuit@gmail.com

**SAXTON & STUMP** LLC  
LAWYERS AND CONSULTANTS

**ASSOCIATE ATTORNEY**

Growing Central Pennsylvania law firm is seeking a motivated associate attorney for its Litigation Group in their Lancaster office. This is a unique opportunity for an entrepreneurial attorney looking for career growth potential. Candidate must have strong research and writing skills. A judicial clerkship and 1-3 years of litigation experience are preferred.

Our associates are provided a very competitive compensation and benefits package. Please submit confidential cover letter and resume to:

**Saxton & Stump**  
c/o Shaun J. Mumford, Esq.  
280 Granite Run Drive, Ste 300  
Lancaster, PA 17601  
or email  
[sjm@saxtonstump.com](mailto:sjm@saxtonstump.com)

**WANTED  
ALIVE ONLY**

An attorney with a minimum of three to five years' experience who truly enjoys interacting with clients, who truly enjoys solving clients' problems, who understands that a workday may not end at 5:00, who understands that marketing is a way of life in the practice of law.

Please send your resume to  
Marci Heidelbaugh, Office  
Manager, Hoffmeyer &  
Sammelman, LLP  
(717) 846-8846  
[info@hoffsemm.com](mailto:info@hoffsemm.com)

Or if you happen to see Bill Hoffmeyer out and about and think you qualify, come on up and talk to me.

**Assistant  
County Solicitor**

County of Lancaster,  
Pennsylvania

Will work closely with the County Solicitor, Board of Commissioners, department heads, and other County officials; the Assistant Solicitor will be responsible to provide and/or supervise a full range of legal services relating to County operations under the direction of the County Solicitor. Qualified candidates will have a JD Degree from an accredited law school, admission to the Pennsylvania Bar (or able to promptly obtain such admission through waiver of bar examination), and two or more years of relevant legal experience. For a detailed job description and application, refer to [www.co.lancaster.pa.us](http://www.co.lancaster.pa.us)