

# York Legal Record

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

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Vol. 127

YORK, PA, THURSDAY, December 5, 2013

No. 35

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## CASES REPORTED

TINA HUNTER and DONALD HUNTER IV, Plaintiff  
v. PRRC, INC., t/b/d/a PRICE-RITE, Defendant

No. 2010-SU-3400-71

Discovery - Social Media (Facebook)

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**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 MICHAEL PATRICK CAVANAUGH a/k/a MICHAEL P. CAVANAUGH and MICHAEL CAVANAUGH, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Administrator: Michael Adam Cavanaugh, c/o Ream, Carr, Markey, & Woloshin, LLP, 119 East Market Street, York, PA 17401  
Attorney: Audrey E. Woloshin, Esquire, Ream, Carr, Markey, & Woloshin, LLP, 119 East Market Street, York, PA 17401 12.05-3t

ESTATE OF LUTHER L.V. FOGLESONG a/k/a LUTHER L. FOGLESONG, DECEASED  
Late of West Manheim Twp., York County, PA.  
Executor: Mr. John T. Miller, Jr., 2283 Black Rock Road, Hanover, PA 17331  
Attorney: Arthur J. Becker, Jr., Esquire, Becker & Strausbaugh, P.C., 544 Carlisle Street, Hanover, PA 1733 12.05-3t

ESTATE OF K. ARDELLA GABLE, DECEASED  
Late of York Twp., York County, PA.  
Administrator: Patricia Mentzer, c/o Blake & Gross, LLC, 29 East Philadelphia Street, York, PA 17401  
Attorney: Kurt A. Blake, Esquire, Blake & Gross, LLC, 29 East Philadelphia Street, York, PA 17401 12.05-3t

ESTATE OF THOMAS A. GARRETY, JR., a/k/a T.A. GARRETY, JR., DECEASED  
Late of York Twp., York County, PA.  
Executor: John D. Miller, Jr., c/o MPL LAW FIRM, LLP, 137 East Philadelphia Street, York, PA 17401-2424  
Attorney: John D. Miller, Jr., Esquire, MPL LAW FIRM, LLP, 137 East Philadelphia Street, York, PA 17401-2424 12.05-3t

ESTATE OF VERNON L. GEARHART, a/k/a VERNON LEE GEARHART, a/k/a VERNON L. GEARHART, DECEASED  
Late of Wrightsville Twp., York County, PA.  
Executor: William H. Gearhart, c/o Randall K. Miller, Esquire, 1255 South Market Street, Suite 102, Elizabethtown, PA 17022  
Attorney: Randall K. Miller, Esquire, 1255

South Market Street, Suite 102, Elizabethtown, PA 17022 12.05-3t

ESTATE OF LOIS M. GLASSMYER, DECEASED  
Late of Manchester Twp., York County, PA.  
Executor: William M. Glassmyer, Jr., 1004 Margherita Ct., Red Lion, PA 17356  
Attorney: Rob A. Krug, Esquire, 53 East Canal Street, P.O. Box 155, Dover, PA 17315 12.05-3t

ESTATE OF GRACE S. HARRISON, DECEASED  
Late of Windsor Twp., York County, PA.  
Administrator-Executor: Jeffery A. Harrison, 3886 Barachel Dr., York, PA 17402 12.05-3t

ESTATE OF HELENA M. KEFAUVER, a/k/a HELENA M.S. KEFAUVER, DECEASED  
Late of York City, York County, PA.  
Executor: Robert E. Maus, c/o 2025 E. Market Street, York, PA 17402  
Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402 12.05-3t

ESTATE OF WILLIAM E. MUNDIS, a/k/a WILLIAM MUNDIS, DECEASED  
Late of Township of Windsor, York County, PA.  
Executor: John M. Garber, c/o GARBER & GARBER, 40 South Duke Street, York, PA 17401-1402  
Attorney: John M. Garber, Esquire, GARBER & GARBER, 40 South Duke Street, York, PA 17401-1402 12.05-3t

ESTATE OF EUGENE L. SHIREY, DECEASED  
Late of York Twp., York County, PA.  
Administrator-Executor: Carey Shirey and Yvonne Falkenstine, c/o 10 Wyntre Brooke Drive, York, PA 17403  
Attorney: Clayton A. Lingg, Esquire, 10 Wyntre Brooke Drive, York, PA 17403 12.05-3t

ESTATE OF AUDREY E. SHOAF, DECEASED  
Late of Monaghan Twp., York County, PA.  
Executor: Betty Jane Smith, 27 Audubon Park, Dillsburg, PA 17019  
Attorney: David H. Stone, Esquire, Stone, LaFaver & Shekletski, P.O. Box E, New Cumberland, PA 17070 12.05-3t

ESTATE OF JOSEPH E. STONESIFER, JR., DECEASED  
Late of Eppers, York County, PA.  
Administrator: Kim E. Frischkorn, c/o David C. Miller, Jr., Esquire, 1100 Spring Garden Drive, Suite A, Middletown, PA 17057  
Attorney: David C. Miller, Jr., Esquire, 1100 Spring Garden Drive, Suite A, Middletown, PA 17057 12.05-3t

ESTATE OF EMORY D. THORNTON, DECEASED  
Late of Fairview Twp., York County, PA.  
Executor: Jeffrey R. Thornton, 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 12.05-3t

## SECOND PUBLICATION

### ESTATE OF NELSON R. AHRENS, DE- CEASED

Late of Loganville Borough, York County, PA.  
Executrix: Nancy A. Ahrens, c/o 3015 Eastern  
Blvd., York, PA 17402  
Attorney: Donald L. Reihart, Esquire, Law  
Offices of Donald L. Reihart, 3015 Eastern  
Blvd., York, PA 17402-2904 11.27-3t

### ESTATE OF MARIE E. ALLEMAN, DE- CEASED

Late of Paradise Twp., York County, PA.  
Co-Executors: Timothy E. Alleman and Joan  
M. Wildasin, c/o Elinor Albright Rebert,  
Esquire, 515 Carlisle Street, Hanover, PA  
17331  
Attorney: Elinor Albright Rebert, Esquire, 515  
Carlisle Street, Hanover, PA 17331 11.27-3t

### ESTATE OF JOSEPH A. COOPER, DECEASED

Late of Fairview Twp., York County, PA.  
Executor: Mary T. Cooper, c/o Richard C.  
Seneca, Esquire, Seneca Law, P.O. Box 333,  
680 Yorktown Road, Lewisberry, PA, 17339  
Attorney: Richard C. Seneca, Esquire, Seneca  
Law, P.O. Box 333, 680 Yorktown Road,  
Lewisberry, PA, 17339 11.27-3t

### ESTATE OF ROBERT J CRAIG, DECEASED

Late of West Manchester Twp., York County,  
PA.  
Co-Executrix: Linda McConway and Co-  
Executor: Barry J. McConway, c/o 129 E.  
Market Street, York, PA 17401  
Attorney: John C. Herrold, Esquire, 129 E.  
Market Street, York, PA 17401 11.27-3t

### ESTATE OF MERKEL L. FERNBAUGH SR., DECEASED

Late of Dillsburg, Carroll Twp., York County,  
PA.  
Executor: Marshall L. Fernbaugh, c/o 124  
West Harrisburg Street, Dillsburg, PA  
17019-1268  
Attorney: WM. D. Schrack III, Esquire, 124  
West Harrisburg Street, Dillsburg, PA  
17019-1268 11.27-3t

### ESTATE OF JOHN M. GREENLY, DECEASED

Late of Fairview Twp., York County, PA.  
Executor: Harold Greenly, c/o Robert P. Kline,  
Esquire, Kline Law Office, P.O. Box 461,  
New Cumberland, PA 17070-0461  
Attorney: Robert P. Kline, Esquire, Kline Law  
Office, 714 Bridge Street, P.O. Box 461,  
New Cumberland, PA 17070-0461 11.27-3t

### ESTATE OF NAOMI R. HANNA a/k/a NAOMI W. HANNA a/k/a NAOMI RESTA HANNA, DECEASED

Late of Shrewsbury Borough, York County, PA.  
Administrator-Executor: Charles Robert  
Hanna, c/o 10 Wynthre Brooke Dr., York, PA  
17403

Attorney: Jeffrey R. Bellomo, Esquire, 10  
Wynthre Brooke Dr., York, PA 17403  
11.27-3t

### ESTATE OF RENA M. HUGHES, DECEASED

Late of Newberry Twp., York County, PA.  
Executrix: Deborah L. Nelson, c/o Law Of-  
fices of Craig A. Diehl, 119A West Hanover  
Street, Spring Grove, PA 17362  
Attorney: Craig A. Diehl, Esquire, CPA, 119A  
West Hanover Street, Spring Grove, PA  
17362 11.27-3t

### ESTATE OF EDWIN PAUL MASSOTH a/k/a EDWIN P. MASSOTH, DECEASED

Late of Penn Twp., York County, PA.  
Executrix: Claudia M. Hudson, c/o Samuel A.  
Gates, Esquire, 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 11.27-3t

### ESTATE OF MICHAEL J. MCCOBIN, DECEASED

Late of Newberry Twp., York County, PA.  
Co-Executors: Allison Marie McCobin and  
Alexander John McCobin, c/o Richard C.  
Seneca, Esquire, Seneca Law, P.O. Box  
333, Lewisberry, PA, 17339  
Attorney: Richard C. Seneca, Esquire, Seneca  
Law, P.O. Box 333, Lewisberry, PA, 17339  
11.27-3t

### ESTATE OF DENNIS L. MECKLEY, DE- CEASED

Late of Hanover Borough, York County, PA.  
Executor: Rebecca S. Meckley, c/o Elinor Al-  
bright Rebert, Esquire, 515 Carlisle Street,  
Hanover, PA 17331  
Attorney: Elinor Albright Rebert, Esquire, 515  
Carlisle Street, Hanover, PA 17331 11.27-3t

### ESTATE OF G. THOMAS MILLER a/k/a GEORGE THOMAS MILLER, DECEASED

Late of Monaghan Twp., York County, PA.  
Executrix: Anne Gaines Miller, c/o Louis N.  
Teti Esquire, 17 W. Miner Street, West  
Chester, PA 19382. Or to her Atty.: Louis  
N. Teti, MacElree Harvey, Ltd., 17 W.  
Miner Street, West Chester, PA 19382  
Attorney: Louis N. Teti Esquire, MacElree  
Harvey, Ltd., 17 W. Miner Street, West  
Chester, PA 19382 11.27-3t

### ESTATE OF HELEN MAE MILLER a/k/a HELEN M. MILLER, DECEASED

Late of Manchester Twp., York County, PA.  
Executor: James H. Miller, Jr., c/o 129 E.  
Market Street, York, PA 17401  
Attorney: John C. Herrold, Esquire, 129 E.  
Market Street, York, PA 17401 11.27-3t

ESTATE OF BARBARA A. PRESSEL, DECEASED  
Late of Hanover Borough, York County, PA.  
Executor: Michael D. Pressel, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331  
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 11.27-3t

ESTATE OF LAMBERT R. SEALE, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executrix: Barbara E. Johnson, c/o 129 E. Market Street, York, PA 17401  
Attorney: John C. Herrold, Esquire, 129 E. Market Street, York, PA 17401 11.27-3t

ESTATE OF MYRON G. SHINDEL, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executrix: Kathi Ann Euler, c/o James A Holtzer, Esquire, 135 North George Street, Ste. #213, York, PA 17401  
Attorney: James A Holtzer, Esquire, 135 North George Street, Ste. #213, York, PA 17401 11.27-3t

ESTATE OF JOHN STAWSKI, DECEASED  
Late of Hanover Borough, York County, PA.  
Executors: Lorie A. Klunk, 711 Hartman Avenue, Hanover, PA 17331, Randy L. Hilker, 556 Chestnut Hill Road, Hanover, PA 17331, Douglas E. Hilker, 125 S. Madison Street, Hanover, PA 17331  
Attorney: John J. Mooney, III, Esquire, MOONEY & ASSOCIATES, 230 York Street, Hanover, PA 17331 11.27-3t

### THIRD PUBLICATION

ESTATE OF JAMES DAVID EVERETT a/k/a  
JAMES D. EVERETT, DECEASED  
Late of Fawn Twp., York County, PA.  
Administrator: Cynthia A. Everett, 84 Torbert Road, Fawn Grove, PA 17321  
Attorney: D. Michael Craley, Esquire, 246 W. Broadway, Red Lion, PA 17356 11.21-3t

ESTATE OF A. JANE GOBRECHT, DECEASED  
Late of Hanover Borough, York County, PA.  
Executrix: Kobie L. Klunk, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331  
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 11.21-3t

ESTATE OF TREVA L. HOOVER, DECEASED  
Late of Penn Twp., York County, PA.  
Co-Executors: Sandra L. Lauer and Joann M. Hockensmith, c/o Shultz Law Firm, LLC, 215 Baltimore Street, Hanover, PA 17331  
Attorney: Thomas M. Shultz, Esquire, Shultz Law Firm, LLC, 215 Baltimore Street, Hanover, PA 17331 11.21-3t

ESTATE OF RUTH W. REHMEYER,  
DECEASED  
Late of Chanceford Twp., York County, PA.

Co-Executors: Elaine A. Love and Wayne E. Rehmeyer, 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 11.21-3t

ESTATE OF RANDALL C. STRAYER, DECEASED  
Late of Dallastown Borough, York County, PA.  
Executor: Kimberly A. Zarfoss, c/o 25 North Duke Street, Suite 202, York, PA 17401  
Attorney: Charles J. Long, Esquire, SMITH, ANDERSON, BAKER & LONG, 25 North Duke Street, Suite 202, York, PA 17401 11.21-3t

ESTATE OF STEVEN K. YOUNG, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Administrator-Executor: Donald S. Young, 3347 Saint Johns Ct., York, PA 17406 11.21-3t

ESTATE OF HENRY A. ZUMBRUN, DECEASED  
Late of Spring Garden Twp., York County, PA.  
Co-Executors: Harry E. Zumbrun and Joanne E. Zumbrun, c/o Stock and Leader, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994  
Attorney: John J. Shorb, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite E600, York, PA 17401-2994 11.21-3t

**CIVIL NOTICES**

**ACTION IN EJECTMENT**

J. Robert Brubaker and Marion J. Brubaker  
Plaintiffs

vs.

Guy E. Warren and Michelle A. Warren,  
Defendants

To: Guy E. Warren and Michelle A. Warren,

YOU ARE hereby notified that on October 31<sup>st</sup>, 2013, Plaintiffs, filed an action in ejectment, endorsed with a Notice to Defend, against you in the Court of Common Pleas of York County, Pennsylvania, docketed to No. 2013-SU-3910-04, wherein Plaintiff seeks possession and legal title in fee simple and to terminate any estate, right, title or interest that you may have in the real estate located at 615 East Boundary Avenue, City of York, York County Pennsylvania pursuant to the Installment Sales Agreement recorded on May 12<sup>th</sup>, 2006, in Book 1810, Page 8154 in the York County Recorder of Deeds Office.

12.05-1t Solicitor

**ACTION IN MORTGAGE FORECLOSURE**

In The Court of Common Pleas  
York County  
Civil Action – Law  
No. 2013-SU-000531-06

Notice of Action in Mortgage Foreclosure  
U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency), Plaintiff vs. Unknown Heirs of Leslie R. Lucas, Deceased, Ashley Lucas, Solely in Her Capacity as Heir of Leslie R. Lucas, Deceased, Steven Lucas, Solely in His Capacity as Heir of Leslie R. Lucas, Deceased & LaDonna Lucas, Solely in Her Capacity as Heir of Leslie R. Lucas, Deceased, Mortgagor and Real Owner, Defendants  
To: Unknown Heirs of Leslie R. Lucas, Deceased, Ashley Lucas, Solely in Her Capacity as Heir of Leslie R. Lucas, Deceased & LaDonna Lucas, Solely in Her Capacity as Heir of Leslie R. Lucas, Deceased, Mortgagors and Real Owners, Defendant(s), whose last known address is 4 Apple Road, New Freedom, PA 17349. This firm is a debt collector and we are attempting to collect a debt owed to our client. Any infor-

mation obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency), 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. 2013-SU-000531-06, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 4 Apple Road, New Freedom, PA 17349, 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. Central PA Legal Services, 256 E. Market St., York, PA 17403. Lawyer Referral Service of the York County Bar Assoc., 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.

12.05-1t Solicitor

In The Court of Common Pleas  
York County  
Civil Action – Law  
No. 2013-SU-003346-06

Notice of Action in Mortgage Foreclosure  
Deutsche Bank National Trust Company, formerly known as Bankers Trust Company of California, N.A. as Trustee for Asset-Backed Certificates, Series 1999-2, Plaintiff vs. Casey L. Leese & Peggy J. Shearer, Mortgagors and Real Owners, Defendants  
Casey L. Leese & Peggy J. Shearer, Mortgagors and Real Owners, Defendants, whose last known address is 5921 Steltz Road, Glen Rock, PA 17327. 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, Deutsche Bank Na-

tional Trust Company, formerly known as Bankers Trust Company of California, N.A. as Trustee for Asset-Backed Certificates, Series 1999-2, 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. 2013-SU-003346-06, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 5921 Steltz Road, Glen Rock, PA 17327, 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. Central PA Legal Services, 256 E. Market St., York, PA 17403. Lawyer Referral Service of the York County Bar Assoc., 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.

12.05-1t

Solicitor

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## ARTICLES OF INCORPORATION

NOTICE is hereby given that Articles of Incorporation have been filed with the Commonwealth of Pennsylvania, Department of State, at Harrisburg, Pennsylvania, on November 4, 2013 for the purpose of obtaining a Certificate of Incorporation.

The name of the corporation organized under the Pennsylvania Business Corporation Law of 1988, Act of December 21, 1988, P.L. 1444, No. 177, as amended and supplemented, is:

The Spalon, Inc.  
200 North Second Street

Dillsburg, PA 17019

Duane P. Stone, Esquire  
P.O. Box 696  
Dillsburg, PA 17019

12.05-1t

Solicitor

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## ARTICLES OF INCORPORATION NON-PROFIT CORPORATION

NOTICE is hereby given that Articles of Incorporation have been filed with the Pennsylvania Department of State for the purpose of forming a nonprofit corporation under the Pennsylvania Nonprofit Corporation Law of 1988, as amended. The name of the corporation is:

### Golden Knight Foundation

It has been organized to promote and encourage community-wide participation and philanthropy in order to enhance and expand enrichment opportunities for all students in the Eastern York School District. Specifically, the purpose of the Foundation is to solicit, receive and administer donations, gifts, and funds for educational, instructional and extra-curricular purposes to benefit the students, faculty and administrators in the Eastern York School District.

Bradley J. Leber, Esquire  
Blakey, Yost, Bupp & Rausch, LP

12.05-1t

Solicitor

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## CERTIFICATE OF ORGANIZATION

### NOTICE

**NOTICE IS HEREBY GIVEN** that on November 21, 2013, a Certificate of Organization for Rental J and J Taylor, LLC, was filed with the Pennsylvania Department of State in Harrisburg, PA pursuant to 15 Pa. C.S.A. §8913. The initial registered office for Rental J and J Taylor, LLC is 790 Rosewood Lane, York, PA 17403.

GILBERT G. MALONE, ESQUIRE

12.05-1t

Solicitor

**DISSOLUTION NOTICE**

NOTICE

Notice is hereby given to all creditors, claimants and any other persons who may be affected that BEN'S PLATINUM MOTORS, INC., a Pennsylvania business corporation with a registered office at 301 York Street, Hanover, PA 17331, is winding up its affairs and pursuant to the provisions of the PA Business Corporation Law of 1988, is preparing to file Articles of Dissolution with the Pennsylvania Department of State.

12.05-1t Solicitor

NOTICE is hereby given to all persons interested or who may be affected that RGK-HVAC, INC., a Pennsylvania Corporation, having a registered address at 3406 Sonoma Lane, York, PA 17404 is about to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania and that its Board of Directors is now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended by the issuance of a Certificate of Dissolution under the Pennsylvania Business Corporation Law of 1988.

12.05-1t Solicitor

**FICTITIOUS NAME**

NOTICE is hereby given a certificate was or will be filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania, setting forth that Oscar H. Blanco, 1732 Fountain Rock Dr., Dover, PA 17315 are the only person(s) owning or interested in a business, the character of which is residential and commercial cleaning and that the name, style and designation under which said business is and will be conducted is Clean2Day and the location where said business is and will be located is 1732 Fountain Rock Dr., Dover, PA 17315.

12.05-1t Solicitor

**SHERIFF SALES**

TO: ANISHA D. REED  
AND MIKELL A. REED

YOU ARE HEREBY NOTIFIED that on August 6, 2013, Plaintiff, Bayview Loan Servicing, LLC, filed a Complaint in Mortgage Foreclosure endorsed with a Notice to Defend, against you in the court of Common Pleas of York County Pennsylvania, docketed to No. 2013-SU-2769-06. Wherein Plaintiff seeks to foreclosure on the mortgage secured on your property located at 325 EAST LOCUST STREET, YORK, PA 17403 where upon 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 twenty (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 further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE  
YORK COUNTY BAR ASSOCIATION  
137 East Market Street  
York, PA 17401  
(717) 854-8755

12.05-1t Solicitor

Notice of Action in Mortgage Foreclosure  
In the Court of Common Pleas of  
York County, Pennsylvania  
Civil Action – Law  
NO. 2012-SU-000666-06

HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-A, Mortgage-Backed Certificates, Series 2005-A, Plaintiff vs. Cynthia A. Dine, Defendant

## Notice of Sale of Real Property

To: Cynthia A. Dine, Defendant, whose last known address is 501 Pennsylvania Avenue, York, PA 17404.

Your house (real estate) at 501 Pennsylvania Avenue, York, PA 17404, is scheduled to be sold at the Sheriff's Sale on February 10, 2014 at 2:00 p.m. in the York County Judicial Center, 45 N. George St., York, PA, to enforce the court judgment of \$93,447.89, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale. **PROPERTY DESCRIPTION:** ALL THE FOLLOWING described premises situate in the City of York (formerly West Manchester Township), York County, Commonwealth of Pennsylvania, and known as No. 501 Pennsylvania Avenue, being more fully bounded, limited and described as follows, to wit: **BEGINNING** at the northwest intersection of the North Hartley Street with Pennsylvania Avenue and running thence westwardly along said Pennsylvania Avenue, twenty-five (25) feet to a stake at property now or formerly of George T. Jones; thence along the latter, northwardly at right angles with said Pennsylvania Avenue one hundred sixty (160) feet to a stake on the southern side of a twenty (20) feet wide alley; thence eastwardly along said twenty (20) feet wide alley and parallel with said Pennsylvania Avenue twenty-five (25) feet to a stake on the western side of North Hartley Street; thence southwardly along said North Hartley Street one hundred (160) feet to the place of **BEGINNING**. **HAVING** a frontage of twenty-five (25) feet on said Pennsylvania Avenue and extending in depth along said North Hartley Street of uniform width throughout one hundred sixty (160) feet to a twenty (20) feet wide alley. **UNDER AND SUBJECT, NEVERTHELESS**, to the following conditions, to wit: That the said Grantee, his heirs and assigns, shall not erect any building or buildings on the premises hereby conveyed within fifteen (15) feet of the northern line of said Pennsylvania Avenue as now laid out, which condition is part of the consideration of this indenture. **BEING KNOWN AS:** 501 PENNSYLVANIA AVE., YORK, PA 17404. **PROPERTY ID NO.:** 14-478-11-0001. **TITLE TO SAID PREMISES IS VESTED IN CYNTHIA A. DINE, SINGLE WOMAN BY DEED FROM CR REALTY, LLC DATED 11/18/2004 RECORDED 11/29/2004 IN DEED BOOK 1690 PAGE 4283.** Udren Law Offices, P.C., Attorneys for Plaintiff, 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.482.6900.

12.05-1t

Solicitor

## CIVIL ACTION LAW

COURT OF COMMON PLEAS  
YORK COUNTY

Number 2012-SU-000166-06

Bank of America, N.A.

v.

Jamie D. Sterner

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

To: Jamie D. Sterner

107 South East Street

Spring Grove, Pennsylvania 17362

Your house (real estate) at **107 South East Street, Spring Grove, Pennsylvania 17362** is scheduled to be sold at Sheriff's Sale on **February 10, 2014 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 \$94,315.07 obtained by Bank of America, N.A. against you.

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 Bank of America, N.A. 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.

- ID # 34687  
**MARGARET GAIRO, ESQUIRE**  
 - ID # 34419  
**ANDREW L. MARKOWITZ, ESQUIRE**  
 - ID # 28009  
**HEIDI R. SPIVAK, ESQUIRE - ID #74770**  
**MARISA J. COHEN, ESQUIRE - ID # 87830**  
**KEVIN T. McQUAIL, ESQUIRE**  
 - ID # 307169  
**CHRISTINE L. GRAHAM, ESQUIRE**  
 - ID # 309480  
**BRIAN T. LaMANNA, ESQUIRE**  
 - ID # 310321  
**ANN E. SWARTZ, ESQUIRE - ID # 201926**  
**JOSEPH F. RIGA, ESQUIRE - ID # 57716**  
**JOSEPH I. FOLEY, ESQUIRE - ID # 314675**  
**123 South Broad Street, Suite 1400**  
**Philadelphia, Pennsylvania 19109**  
**(215) 790-1010**

12.05-1t

Solicitor

**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**

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

**ASSOCIATION DE LICENCIADOS**

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

**McCABE, WEISBERG AND CONWAY, P.C.**

**Attorneys for Plaintiff**

**BY: TERRENCE J. McCABE, ESQUIRE**  
 - ID # 16496

**MARC S. WEISBERG, ESQUIRE**  
 - ID # 17616

**EDWARD D. CONWAY, ESQUIRE**