

# York Legal Record

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

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Vol. 128

YORK, PA, THURSDAY, April 17, 2014

No. 2

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## CASES REPORTED

PCITY OF YORK v. INTERNATIONAL ASSOCIATION OF FIREFIGHTERS, LOCAL UNION 627

NO. 2009-SU-005095-08

Arbitration - Jurisdiction

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Subscription: \$45.00 per year to non-members, \$25.00 to members.  
Published Weekly, Periodicals Postage Paid, York, PA 17402  
U.S.P.S. No. 696140

POSTMASTER: Send address changes to  
York Legal Record, 137 E. Market St., York, PA 17401

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CITY OF YORK v. INTERNATIONAL ASSOCIATION OF  
FIREFIGHTERS, LOCAL UNION 627

NO. 2009-SU-005095-08

Arbitration - Jurisdiction

1. Before the Court for decision after remand from the Commonwealth Court was the Petition of the City of York to vacate and/or modify an interest arbitration award.
2. The Court analyzed the following issues: Whether the arbitration panel erred as a matter of law or exceeded its jurisdiction when it: 1. included Section 18 entitled Firefighter Safety in the award; 2. included Section 5 entitled rate differential in the award because that was not properly placed before the arbitration panel; and 3. included Section 6 entitled longevity in the award because that was not properly placed before the arbitration panel.
3. The Court granted the City of York's Petition and vacated Section 18 entitled "Firefighters Safety" and Section 5 entitled "Rank Differential" and Section 6 entitled "Longevity" of the award.

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In the Court of Common Pleas of York County, Pennsylvania,  
Civil Division; CITY OF YORK v. INTERNATIONAL  
ASSOCIATION OF FIREFIGHTERS, LOCAL UNION 627;  
Arbitration - Jurisdiction

## APPEARANCES:

MICHAEL McAULIFFE MILLER, ESQUIRE  
G. EDWARD SCHWEIKERT, IV, ESQUIRE  
Counsel for Petitioner, City of York

STEVEN HOLROYD, ESQUIRE  
Counsel for Defendant

**DECISION**

Before the Court for decision after remand from the Commonwealth Court is the Petition of the City of York to vacate and/or modify an interest arbitration award. City of York styles the issues as: a majority of the panel erred as a matter of law or exceeded its jurisdiction when it: 1. included Section 18 entitled Firefighter Safety in the award; 2. included Section 5 entitled rate differential in the award because that was not properly placed before the arbitration panel; and 3. included Section 6 entitled longevity in the award because that was not properly placed before the arbitration panel. The parties have briefed the three issues.

We pause to acknowledge the history lesson provided by the union on the scope of judicial review. We were somewhat interested, but more surprised to find citations to our appellate brethren declarations, "a mere error of law will not support a court's decision to reverse an Act 111 arbitrators award" and "[a] court is bound by the arbitrator's determination of the facts, even if it finds them to be incorrect." (citing cases). According to the union, if the arbitrator finds the wrong/incorrect facts and applies the law incorrectly, the judiciary nevertheless is powerless to impose any justice. There exists in this area of our society involving municipal unions, taxpayer monies, and elected officials, an enactment by the legislature, Act 111 providing "narrow certiorari", that is "limited review." Our Supreme Court has stated "[i]f we were to broaden the narrow scope of review... we would not be interpreting Act 111 but, rather, would be rewriting it. Clearly such a legislative function is denied to the judiciary." Pennsylvania State Police v. Pennsylvania State Troopers Association, 559 Pa. 586, 741 A2d 1248, 1253 (1999). In sum according to the union, the judiciary should do no more than rubber stamp an interest arbitration

award unless it be illegal. With such considerations in mind, we address the issues presented.

With regard to the first issue, though complex, the arguments can be simply stated. Section 18, so argues the City, directs the City to exercise its managerial prerogatives in a specific manner, which directly subverts the City's inherent managerial rights to determine the types of service, level of service, and right to deploy personnel. The union counters that relating to firefighter safety, section 18 falls under the rubric "terms and conditions of employment" and thus is a subject of bargaining, and once the arbitration decides, then only an undue infringement upon management rights can be vacated. To the contrary, says the City, any infringement on management prerogatives requires vacating. The particular language of Section 18 is: "The number of pieces of apparatus and fire companies maintained by the City is left to the City's discretion. However, if the City temporarily or permanently closes, or take out of service, an existing company (defined as an engine or ladder company), the minimum manpower per apparatus provided above shall be increased for engines, trucks and Rescue from two to three firefighters." Additionally, is the proviso that "each shift shall be overseen by at least (1) Lieutenant to oversee inside rescue and attack and an Assistant Chief for fire scene control and shift management."

In support of its argument, the union makes much of the expert testimony it presented on firefighting methodology and safety, while the City presented no expert testimony. In this Judge's humble opinion it takes little expertise to understand that 10 firefighters on scene would be safer in an unsafe environment, than would five or six or even nine. Common sense alone dictates the conclusion that three firefighters per apparatus is certainly safer than two. What is troubling is the clear implication that two firefighters per apparatus is safe enough if you have X number of apparatus or ladder companies, but it is not safe by requiring a third firefighter, should there be one less of either. Is not this saying that the city must have a minimum number of firefighters? Is it not beyond argument the City has the absolute prerogative to determine the number of personnel that will man its fire department? The self-evident obvious "yes" however, appears to be a "maybe." The union sites to our learned colleague in Erie County addressing an arbitration award increasing apparatus minimums in the event the city of Erie chose to operate six or fewer fire stations. In all due respect, cloaking the number of firefighters per apparatus based on the number of fire stations, in terms of firefighter safety by "insuring that an adequate number of firefighters were deployed to a call" begs the question. Indeed, while it was acknowledged that the intent of the arbitration panel was to insure that a sufficient number of firefighters response to any given call, since it was to enhance safety, such trumped management's prerogative to set the number of firefighters for the city. This Judge respectfully disagrees with such logic. It is beyond argument that the award in Erie established a minimum manpower imposed upon the city. If, for example, York determines to reduce the fire department from 100 members to 75, it could do so, and the electorate eventually would consider the prudence of such a decision during the political process of elections. The reduction of firefighters would not implicate the minimum number of firefighters per apparatus. If, however, York closes or takes out of service an engine or ladder company, under the award the minimum manpower per apparatus is immediately impacted. (See FN 4 City Brief).

As recently as 2010 our Supreme Court provided guidance in City of Philadelphia v. International Association of Firefighters, Local 22, 606 Pa. 447, 999 A.2d 555 (2010). The Court observed:

[I]t is apparent that the General Assembly intended that the scope of collective bargaining set forth in Section 1 be viewed broadly, to encompass any subject that is rationally related to the "terms and conditions of employment," including employee "compensation, hours, working conditions, pensions, retirement and other benefits." At the same time, and in light of the very same considerations, it is equally apparent that the General Assembly had no intention or expectation that the collective bargaining process would permit public employees to set matters of public policy or participate with their public employer in administering the public enterprise. Accordingly, we construe the General Assembly's use of open-ended language in Section 1 and its silence in the Act on matters of managerial prerogative

as conveying the intent that matters of managerial decision-making that are fundamental to public policy or to the public enterprise's direction and functioning do not fall within the scope of bargainable matters under Section 1. Such managerial prerogatives include standards of service, overall budget, use of technology, organizational structure, and the selection and direction of personnel.

*Id.*

Any plain, commonsense reading of the two provisions at issue clearly place them within the managerial prerogatives of standards of service, organizational structure and the selection and direction of personnel. We are unpersuaded by the union's argument that the two provisions fall within terms and conditions of employment. We have also considered the arguments of the parties regarding their respective analyses of the Commonwealth Court decisions from the early 1980s regarding the breadth or limitations on vacating arbitration awards. We are persuaded that the City's analysis is correct. We will strike both provisions in toto.

Regarding issues two and three, the arguments are the same. The City argues essentially that it had no notice of the rank differential or longevity issue and asks us to consider what is not in the record. There was no testimony regarding pay for Lieutenants or Assistant Chiefs, and the union ever seeking to change rank differential. City points to the dissent, which notes the issue arose after the conclusion of the arbitration hearing. Then, while the union did address enhancing the percentages applicable in the current five-year longevity schedule, it never proposed nor preserved the issue of a "yearly" longevity schedule. Thus, the City argues the arbitration panel exceeded its jurisdiction or erred as a matter of law. The union concedes that an interest arbitration award can embrace only those issues which are specified in the written notice of arbitration. The union claims that the noticed issue of "compensation and wages" and its proposal--- "longevity: 5% increase to the longevity schedule" clearly places the length/term of the longevity enhancement before the panel. It should be noted that the panel reduced a five-year longevity bump to one year, ergo awarding automatic increases annually at a minimum annual increase after year five of employment of 1.6% to a max 7.5% in year 2007 to a minimum 2.5% to a maximum 12.5% in year 2012. While this Judge has the upmost respect and admiration for our first responders and would not begrudge them every nickel they are awarded, this adjustment to the longevity scale is so far afield and off kilter from a 5% increase proposal that it cannot survive scrutiny. We agree with the City's argument that they had no notice, and we reject the union's argument that such is subsumed in the broad issue of compensation and wages and its proposal.

Regarding the rank differential, the question is subtly different. The union brief essentially concedes that it did not ask for a rank differential rate increase, but it argues that rank differential was already in the previous collective-bargaining agreement and that any increase in percentage differential has only the effect of a wage increase and as such, was well within the arbitration panel's authority. The City complains that not being on notice of this specifically, caused them to present no evidence regarding pay for lieutenants or assistance chiefs, which is now claimed to be an additional \$120,000 or more to the budget for lieutenants and assistance chiefs for the years 2006 – 2009. Unfair cries the City. In a footnote (6), the City points to the record wherein, evidence was provided that the City's cash year end balance was \$52,000. Thus, it cannot afford the inclusion of rank differential. Regretfully, the City cites no authority for the proposition that "can't afford it" provides a basis to vacate an interest arbitration award. However, the lack of specific notice is persuasive. Consider the parties here arguing only over a pay increase of 2% versus 7% before the interest arbitration. The award is a 20% decrease in pay across-the-board. Would not the union argue that they had no notice of a possible decrease in pay, though the issue of pay was clearly before the arbitration panel? Recasting the argument more simply, the question becomes, how can an award of something not asked for survive even limited judicial review? The short answer is such cannot. In this judge's simplistic view, if you didn't ask for it you can't get. If you got it, but didn't ask for it, you cannot keep it. More formally, without prior, proper notice, an arbitration panel exceeds its statutory authority when it acts on an issue not presented to it.

Since it is patently clear that neither the time of longevity

enhancement nor the rank differential were issues noticed and presented to the arbitration panel, the award on those two issues must be vacated. Based on all the foregoing an appropriate Order addressing the three issues will be entered.

#### ORDER

AND NOW, to wit, this \_\_\_\_\_ day of January, 2014, upon consideration of the Petition of the City of York to Vacate and/or Modify an Interest Arbitration Award the same be and is hereby **GRANTED**. Section 18 entitled "Firefighters Safety" and Section 5 entitled "Rank Differential" and Section 6 entitled "Longevity" are **VACATED** in their entirety.

Copies of this Order and Decision shall be served on counsel of record.

So Ordered.

BY THE COURT,

\_\_\_\_\_  
John W. Thompson, Jr.  
Judge

## 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 LINDA LEE ANDERSON, DECEASED  
Late of Conewago Twp., York County, PA.  
Administratrix: Tina Zech, c/o 135 South Duke Street, York, PA 17403  
Attorney: Richard H. Mylin, III, Esquire, 135 South Duke Street, York, PA 17403 04.17-3t
- ESTATE OF COBIE LYNN BEAN, DECEASED  
Late of York City, York County, PA.  
Administratrix: Joan E. Bean, 5675 Regal Ave, Dover, PA 17315  
Attorney: John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404 04.17-3t
- ESTATE OF DOROTHY L. BOONE, DECEASED  
Late of York Twp., York County, PA.  
Administrator-Executor: Nancy B. Fisher, 754 Ensminger Dr., Jacobus, PA 17407 04.17-3t
- ESTATE OF WILLIAM C. BROWN, a/k/a WILLIAM C. BROWN, III, DECEASED  
Late of North Codorus Twp., York County, PA.  
Executor: Emily J. Brown, c/o Gregory H. Gettle, Esquire, 13 E. Market St., York, PA 17401  
Attorney: Gregory H. Gettle, Esquire, GETTLE & VELTRI, 13 E. Market St., York, PA 17401 04.17-3t
- ESTATE OF MARY CATHERINE BUTTNER, DECEASED  
Late of Lower Chanceford Twp., York County, PA.  
Executor: Steven G. Buttner, 145 Bruce Road, Airville, PA 17302  
Attorney: Gilbert G. Malone, Esquire, 42 S. Duke St., York, PA 17401 04.17-3t
- ESTATE OF BENJAMIN F. DEITZ, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executrices: Lynda J. Elder and Cathy A. Von Rossum, c/o 120 Pine Grove Commons, York, PA 17403  
Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 120 Pine Grove Commons, York, PA 17403 04.17-3t
- ESTATE OF ANN M. FERRO, DECEASED  
Late of York City, York County, PA.  
Executor: Anthony A. Ferro, c/o Gregory H. Gettle, Esquire, 13 E. Market St., York, PA 17401  
Attorney: Gregory H. Gettle, Esquire,
- GETTLE & VELTRI, 13 E. Market St., York, PA 17401 04.17-3t
- ESTATE OF ROMAINE I. FREY, DECEASED  
Late of Red Lion Borough, York County, PA.  
Executor: Richard E. Stine, Jr., c/o 3015 Eastern Boulevard, York, Pa 17402  
Attorney: Donald L. Reihart, Esquire, Law Office of Donald L. Reihart, 3015 Eastern Blvd., York, Pa 17402 04.17-3t
- ESTATE OF SANDRA L. GRIM, a/k/a SANDRA LEE GRIM, DECEASED  
Late of Manchester Twp., York County, PA.  
Executor: Marc Roberts, Esquire, 149 East Market St., York, PA 17401  
Attorney: Marc Roberts, Esquire, 149 East Market St., York, PA 17401 04.17-3t
- ESTATE OF FRANCIS J. KEARNEY, DECEASED  
Late of Shrewsbury Twp., York County, PA.  
Administrator-Executor: Michael E. Doyle, 2817 Pleasantville Rd., Fallston, MD 21047 04.17-3t
- ESTATE OF KATHRYN M. KING, a/k/a KATHRYN KING, DECEASED  
Late of Jackson Twp., York County, PA.  
Executor: Michael R. King, 3460 East Berlin Road, York, PA 17408  
Attorney: Steven M. Carr, Esquire, Ream, Carr, Markey & Woloshin LLP, 119 E. Market Street, York, PA 17401 04.17-3t
- ESTATE OF LUELLE L. KISE, DECEASED  
Late of West Manchester Twp., York County, PA.  
Co-Executors: Bradley L. Kise and Gail M. Sheffer, c/o Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356  
Attorney: Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356 04.17-3t
- ESTATE OF MARGUERITE E. LAIRD, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: Stephen T. Perko, c/o 110 South Northern Way, York, PA 17402  
Attorney: Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402 04.17-3t
- ESTATE OF H. MARIE LITTLE, DECEASED  
Late of Hanover Borough, York County, PA.  
Executors: Pamela M. Wolf and Keith E. Little, c/o Amy S. Eyster, Esquire, 11 Carlisle Street, Suite 301, Hanover, PA 17331  
Attorney: Amy S. Eyster, Esquire, 11 Carlisle Street, Suite 301, Hanover, PA 17331 04.17-3t
- ESTATE OF KATHRYN H. LYNCH, DECEASED  
Late of Hopewell Twp., York County, PA.  
Executor: Philip S. Hammond, c/o Laura S. Manifold, Esquire, P.O. Box 312, Stewartstown, PA 17363  
Attorney: Laura S. Manifold, Esquire, P.O. Box 312, Stewartstown, PA 17363 04.17-3t
- ESTATE OF M. JOSEPHINE MARTIN, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executrices: Lois E. Martin and Brenda J. Martin, c/o 120 Pine Grove Commons, York, PA 17403  
Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 120 Pine Grove Commons, York, PA 17403 04.17-3t
- ESTATE OF MICHAEL D. MOTTER, a/k/a MICHAEL DAVID MOTTER, DECEASED  
Late of City of York, York County, PA.  
Executor: Paul J. Ryan, 136 E. Water Street, Lock Haven, PA 17745  
Attorney: Paul J. Ryan, Esquire, COPLOFF, RYAN & WELCH, 136 East Water Street, Lock Haven, PA 17745 04.17-3t
- ESTATE OF RODGER E. ORWICK, DECEASED  
Late of Washington Twp., York County, PA.  
Co-Executors: Emily S. Strine, Lucille A. Luckenbaugh and Wendy A. Shermeyer, c/o 135 North George Street, York, PA 17401  
Attorney: Sharon E. Myers, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 04.17-3t
- ESTATE OF MELVIN J. PRYOR, DECEASED  
Late of Shrewsbury Borough, York County, PA.  
Administrator-Executor: Raymond Pryor, 3030 East Market Street, York, PA 17402  
Attorney: Jeffrey R. Bellomo, Esquire, 04.17-3t
- ESTATE OF HAROLD R. RUHLAND, DECEASED  
Late of Springfield Twp., York County, PA.  
Personal Representative: Lois E. Ruhland, 2426 Seitzville Rd., Seven Valleys, PA 17360  
Attorney: G. Steven McKonly, Esquire, 119 Baltimore Street, Hanover, PA 17331 04.17-3t
- ESTATE OF LAURA SEITZ, a/k/a LAURA ELLEN SEITZ, DECEASED  
Late of Manchester Twp., York County, PA.  
Executrix: Leanne L. Eller, c/o Stock and Leader, Susquehanna Commerce Center East, 221 W. 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 04.17-3t
- ESTATE OF CHARMAINE A. SENFT, DECEASED  
Late of Jackson Twp., York County, PA.  
Co-Executors: Bradley E. Senft and D'Ann M. Lauchman, 440 Hanover Rd., York, PA 17408  
Attorney: John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404 04.17-3t
- ESTATE OF FILLMORE A. WALTZ, DECEASED  
Late of Dillsburg, Carroll Twp., York County, PA.  
Administratrix: Rebecca W. Probst  
Attorney: LAW OFFICE OF WM. D. SCHRACK III, 124 West Harrisburg Street, Dillsburg, PA 17019-1268 04.17-3t
- ESTATE OF JAMES H. WILSON, DECEASED  
Late of Shrewsbury Twp., York County, PA.  
Co-Executors: James B. Wilson, Lucinda A.

Donough and Donna J. Wilson Gentzler,  
c/o Stock and Leader, Susquehanna  
Commerce Center East, 221 W.  
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 04.17-3t

## SECOND PUBLICATION

### ESTATE OF RAYMOND K. ANDERSON, DECEASED

Late of Dover Twp., York County, PA.  
Administratrix: Mary L. Moul, c/o 129 E.  
Market St., York, Pa. 17401  
Attorney: John C. Herrold, Esquire, 129 E.  
Market St., York, Pa. 17401 04.10-3t

### ESTATE OF SUSAN SHELLMAN BAER, a/k/a SUSAN S. BAER; SHELLEY BAER DECEASED

Late of East Hopewell Twp., York County, PA.  
Executor: Dennis L. Shoemaker, c/o Richard  
R. Reilly, Esquire, 54 N. Duke Street,  
York, PA 17401-1402  
Attorney: Richard R. Reilly, Esquire, 54 N.  
Duke Street, York, PA 17401-1402 04.10-3t

### ESTATE OF STEVEN L. BECK, DECEASED

Late of Manchester Twp., York County, PA.  
Administratrix: Kayla N. Hoover, c/o 3015  
Eastern Blvd., York, PA 17402  
Attorney: Donald L. Reihart, Esquire, 3015  
Eastern Blvd., York, PA 17402 04.10-3t

### ESTATE OF EVELYN MARIE BENNETT, DECEASED

Late of Hanover Borough, York County, PA.  
Administrator-Executor: William J. Bennett,  
102 Wheaton Drive, Littlestown, PA 17340  
04.10-3t

### ESTATE OF MELVINE S. BROWN, DECEASED

Late of Dallastown Borough, York County, PA.  
Executrix: Rosemary Brown Beakes, c/o  
Stock and Leader, Susquehanna Commerce  
Center East, 221 W. 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 04.10-3t

### ESTATE OF SCOTT BARD CUSTER, DECEASED

Late of Newberry Twp., York County, PA.  
Administrator-Executor: Emily Nyman, 20  
Meadowlark Lane, Etners, PA 17319  
Attorney: Brian K. Zellner, Esquire 04.10-3t

### ESTATE OF DONALD FRANKLIN DAILEY, JR. DECEASED

Late of Shrewsbury Twp., York County, PA.  
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FrancePaskey, 2675 Eastern Boulevard,  
York, PA 17402  
Attorney: Jennifer A. Galloway, Esquire,  
FrancePaskey, 2675 Eastern Boulevard,  
York, PA 17402 04.10-3t

### ESTATE OF CORA E. DELLER, DECEASED

Late of York Twp., York County, PA.  
Co-Executors: Roger V. Deller and Corinne

M. Janis, c/o 135 North George Street,  
York, PA 17401

Attorney: Frank H. Countess, Esquire, CGA  
Law Firm, PC, 135 North George Street,  
York, PA 17401 04.10-3t

### ESTATE OF HELEN M. ELICKER, DECEASED

Late of Manchester Twp., York County, PA.  
Executor: Michael R. Gingerich, c/o 120 Pine  
Grove Commons, York, PA 17403  
Attorney: Robert Clofine, Esquire, Elder Law  
Firm of Robert Clofine, 120 Pine Grove  
Commons, York, PA 17403 04.10-3t

### ESTATE OF GLENN JOHN FREY, DECEASED

Late of York City, York County, PA.  
Executor: Joetta S. Yohe, c/o FrancePaskey,  
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Attorney: Douglas P. France, Esquire,  
FrancePaskey, 2675 Eastern Boulevard,  
York, PA 17402 04.10-3t

### ESTATE OF MARY ANN HEBERLIG, DECEASED

Late of York Twp., York County, PA.  
Executrix: Nina Rae Hemberger, c/o 129 East  
Market Street, York, PA 17401  
Attorney: Suzanne H. Griest, Esquire,  
129 East Market Street,  
York, PA 17401 04.10-3t

### ESTATE OF MARY C. HORAN, DECEASED

Late of Penn Twp., York County, PA.  
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E. Snyder, Esquire, 14 Center Square,  
Hanover PA 17331  
Attorney: Alex E. Snyder, Esquire,  
Barley Snyder LLP, 14 Center Square,  
Hanover, PA 17331 04.10-3t

### ESTATE OF RUBY M. LAUER, DECEASED

Late of North Codorus Twp., York County, PA.  
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Mary J. Snook, c/o Stock and Leader,  
Susquehanna Commerce Center East, 221  
W. 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 04.10-3t

### ESTATE OF ROBERT F. LIGHTNER, SR., a/k/a ROBERT F. LIGHTNER, DECEASED

Late of Chanceford Twp., York County, PA.  
Co-Executors: Robert F. Lightner, Jr.,  
and Connie L. Lightner, c/o Andrea S.  
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Red Lion, PA 17356  
Attorney: Andrea S. Anderson, Esquire, 901  
Delta Road, Red Lion, PA 17356 04.10-3t

### ESTATE OF JEDEDIAH DAVID LURZ, DECEASED

Late of Hanover Borough, York County, PA.  
Administrator-Executor: Denise Marie  
Gardner, 22 Lisawood Court,  
Hanover, PA 17331 04.10-3t

### ESTATE OF SUSAN S. MILLER, DECEASED

Late of York Twp., York County, PA.  
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George Street, York, PA 17401  
Attorney: Peter R. Andrews, Esquire, CGA

Law Firm, PC, 135 North George Street,  
York, PA 17401 04.10-3t

### ESTATE OF ROBERT E. PETERS, DECEASED

Late of Windsor Twp., York County, PA.  
Executrix: Patricia A. Peters, c/o 48 South  
Duke Street, York, PA 17401  
Attorney: Bruce C. Bankenstein, Esquire, 48  
South Duke Street, York, PA 17401 04.10-3t

### ESTATE OF JOHN R. PROWELL, DECEASED

Late of West York Borough, York County, PA.  
Executor: Susan M.H. Neff, c/o 135 North  
George Street, York, PA 17401  
Attorney: Leanne M. Miller, Esquire, CGA  
Law Firm, PC, 135 North George Street,  
York, PA 17401 04.10-3t

### ESTATE OF DORIS E. SEITZ, DECEASED

Late of Springettsbury Twp., York County, PA.  
Administratrix: Lisa Marie Coyne, c/o  
Lisa Marie Coyne, Esquire, COYNE &  
COYNE, P.C., 3901 Market Street, Camp  
Hill, PA 17011-4227  
Attorney: Lisa Marie Coyne, Esquire, COYNE  
& COYNE, P.C., 3901 Market Street, Camp  
Hill, PA 17011-4227 04.10-3t

### ESTATE OF J. DAVID SENTZ, DECEASED

Late of West Manheim Twp., York County, PA.  
Co-Executors: Joan L. Hoff, 2754  
Hunterstown-Hampton Rd., New Oxford,  
PA 17350, Wayne D. Sentz, 825 Clouser  
Rd., Hanover, PA 17331 and Barry E.  
Senz, 867 Barts Church Rd., Hanover, PA  
17331  
Attorney: James T. Yingst, Esquire, Guthrie,  
Nonemaker, Yingst & Hart, LLP, 40 York  
Street, Hanover, PA 17331 04.10-3t

### ESTATE OF GERARD J. SMALL, DECEASED

Late of Windsor Twp., York County, PA.  
Executor: Danette E. Smail-Shultz, c/o  
FrancePaskey, 2675 Eastern Boulevard,  
York, PA 17402  
Attorney: Jennifer A. Galloway, Esquire,  
FrancePaskey, 2675 Eastern Boulevard,  
York, PA 17402 04.10-3t

### ESTATE OF STEVE J. TOBIAS, JR., DECEASED

Late of York County, PA.  
Executrix: Suzanne Tobias, c/o Debra K.  
Wallet, Esquire, 24 North 32nd Street,  
Camp Hill, PA 17011  
Attorney: Debra K. Wallet, Esquire, 24 North  
32nd Street, Camp Hill, PA 17011 04.10-3t

### ESTATE OF ROBERT L. TOPPER, DECEASED

Late of Hanover Borough, York County, PA.  
Executor: Robert H. Topper, c/o Michael L.  
Bangs, Esquire, Bangs Law Office, LLC,  
429 South 18<sup>th</sup> Street, Camp Hill, PA 17011  
Attorney: Michael L. Bangs, Esquire, Bangs  
Law Office, LLC, 429 South 18<sup>th</sup> Street,  
Camp Hill, PA 17011 04.10-3t

### ESTATE OF CURTIS S. WINTER, SR., DECEASED

Late of New Freedom Borough, York County, PA.  
Executor: Curtis S. Winter, Jr., 250 North 2<sup>nd</sup>  
Street, New Freedom, PA 17349  
Attorney: Harry L. McNeal, Jr., Esquire, 34 E.  
Princess Street, York, PA 17401 04.10-3t

## THIRD PUBLICATION

**ESTATE OF CHARLES H. BAUGHMAN, DECEASED**  
Late of West Manheim Twp., York County, PA.  
Executor: Jane A. Luquette, c/o 135 North George Street, York, PA 17401  
Attorney: Sharon E. Myers, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 04.03-3t

**ESTATE OF VINCENT J. BREIGHNER, DECEASED**  
Late of Paradise Twp., York County, PA.  
Executors: Deborah J. Robinson and Michael E. Breighner, c/o Amy S. Eyster, Esquire, 11 Carlisle Street, Suite 301, Hanover, PA 17331  
Attorney: Amy S. Eyster, Esquire, 11 Carlisle Street, Suite 301, Hanover, PA 17331 04.03-3t

**ESTATE OF FREDA J. ERB, DECEASED**  
Late of York Twp., York County, PA.  
Executrix: Nancy S. Newton, c/o 129 E. Market St., York, PA 17401  
Attorney: John C. Herrold, Esquire, 129 E. Market St., York, PA 17401 04.03-3t

**ESTATE OF DIANA M. HICKS, DECEASED**  
Late of Springettsbury Twp., York County, PA.  
Executor: Anthony L. Hicks, c/o MPL LAW FIRM, LLP, 137 East Philadelphia Street, York, PA 17401-2424  
Attorney: Edward A. Stankoski, Jr., Esquire, MPL LAW FIRM, LLP, 137 East Philadelphia Street, York, PA 17401-2424 04.03-3t

**ESTATE OF MARIE G. KENNA, DECEASED**  
Late of Spring Garden Twp., York County, PA.  
Administrator: Denise M. Kenna-Hagan, 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 04.03-3t

**ESTATE OF LOUISE F. LAUER, DECEASED**  
Late of Dover Twp., York County, PA.  
Executor: Ira E. Lauer, Jr., c/o 135 North George Street, York, PA 17401  
Attorney: Sharon E. Myers, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 04.03-3t

**ESTATE OF RICHARD EUGENE LEIPHART, DECEASED**  
Late of Lower Windsor Twp., York County, PA.  
Co-Executors: Debra A. Leiphart and Karen D. Hake, c/o Charles B. Calkins, Esquire, 110 South Northern Way, York, PA 17402  
Attorney: Charles B. Calkins, Esquire, 110 South Northern Way, York, PA 17402 04.03-3t

**ESTATE OF R. KENNETH LONG, DECEASED**  
Late of York Twp., York County, PA.  
Administrator: Fulton Bank, N.A., By: Gerri L. Caldwell, Vice-President & Settlement Officer, P.O. Box 7989, Lancaster, PA 17604  
Attorney: John J. Shorb, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street,

Suite E600, York, PA 17401-2994 04.03-3t

**ESTATE OF MARIE J. MESNARD, DECEASED**  
Late of Hopewell Twp., York County, PA.  
Co-Executrices: Marie Patricia Mazziott and Laura L. Zellhofer, 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 04.03-3t

**ESTATE OF MARY APPLER MOON, a/k/a MARY A. MOON, a/k/a MARY MOON DECEASED**  
Late of Springettsbury Twp., York County, PA.  
Administrator-Executor: Geoffrey A. Moon, 9114 Campbell Court, Houston, TX 77055  
Attorney: Peter S. Gordon, Esquire 04.03-3t

**ESTATE OF CHARLES J. NELO, III, DECEASED**  
Late of York County, PA.  
Administrator-Executor: Kathleen T. Nelo, 765 School Road, Jacobus, PA 17407  
Attorney: William G. Tressler, Esquire 04.03-3t

**ESTATE OF KENNETH E. PARKS, JR., DECEASED**  
Late of Lower Windsor Twp., York County, PA.  
Administrator-Executor: Karen E. Parks, c/o 50 East Market Street, Hellam, PA 17406  
Attorney: Alexis K. Sipe, Esquire, 50 East Market Street, Hellam, PA 17406 04.03-3t

**ESTATE OF MAE W. RUPPERT, a/k/a MAE RUPPERT, DECEASED**  
Late of Manchester Twp., York County, PA.  
Executor: Randy L. Schrum, 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 04.03-3t

**ESTATE OF APOSTOLOS ATHANASIOS SIAKAVELLAS a/k/a PAUL SIAKAVELLAS, DECEASED**  
Late of York Twp., York County, PA.  
Administrator: Efthimios Panagos, c/o Joseph C. Korsak, Esquire, 17 E. Market Street, York, PA 17401  
Attorney: Joseph C. Korsak, Esquire, BLAKEY, YOST, BUPP & RAUSCH, LLP, 17 E. Market Street, York, PA 17401 04.03-3t

**ESTATE OF IRA M. SLONAKER, DECEASED**  
Late of Springettsbury Twp., York County, PA.  
Executor: James E. Slonaker and JoAnn Daugherty, c/o Vance E. Antonacci, Esq., McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601  
Attorney: Vance E. Antonacci, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601 04.03-3t

**ESTATE OF FRANCES Y. SNYDER, DECEASED**  
Late of North Hopewell Twp., York County, PA.

Executrix: Connie Snyder Lloyd, c/o Eveler & Eveler LLC, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356  
Attorney: Eveler & Eveler LLC, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356 04.03-3t

**ESTATE OF KENNETH F. STAAB, DECEASED**  
Late of North York Borough, York County, PA.  
Executrix: Jessica Hilt, c/o 120 Pine Grove Commons, York, PA 17403  
Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 120 Pine Grove Commons, York, PA 17403 04.03-3t

**ESTATE OF WILLIAM S. STACKHOUSE, JR., DECEASED**  
Late of City of York, York County, PA.  
Co-Executors: Matthew W. Stackhouse and Kelly Jean Weiss, c/o Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402  
Attorney: Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402 04.03-3t

**ESTATE OF MIRIAM L. UNGER, a/k/a MIRIAM UNGER, DECEASED**  
Late of Manchester Twp., York County, PA.  
Executrix: Bonnie Lowe, 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 04.03-3t

York law firm seeks  
to purchase present-  
able office furni-  
ture, including large  
conference tables,  
matching chair sets  
and desks.

Contact Tim Salva-  
tore - 717-848-3838  
or tls@kbgllaw.com.

**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. 2013-SU-002496-06

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION  
Plaintiff

vs.

PENELOPE E. BITER A/K/A  
PENALOPE E. BITER  
NORBERT F. BITER, JR

Defendants

**NOTICE**

To NORBERT F. BITER, JR

You are hereby notified that on July 17, 2013, Plaintiff, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 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-002496-06. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 210 OLD YORK ROAD, DILLSBURG, PA 17019-8304 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  
(717) 854-8755 x201

04.17-1t

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. 2012-SU-000650-06

THE BANK OF NEW YORK MELLON FKA  
DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR ARGENT  
SECURITIES INC., ASSET-BACKED PASS-  
THROUGH CERTIFICATES, SERIES 2006-  
W4

Plaintiff

vs.

JON OESTEREICH  
JUSTIN KREBS  
BEN DUFFEY  
ROB GENTZLER  
Defendants

**NOTICE**

To Justin Krebs, Ben Duffey and Rob Gentzler.

You are hereby notified that on February 14, 2012, Plaintiff, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-W4, 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. 2012-SU-000650-06. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1200-1202 EAST KING STREET, YORK, PA 17403-1839 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  
(717) 854-8755 x201

04.17-1t

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. 2013-SU-004615-06

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION  
Plaintiff

vs.

SHAWN T. HANSON  
Defendant

**NOTICE**

To SHAWN T. HANSON

You are hereby notified that on December 24, 2013, Plaintiff, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 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-004615-06. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 628 MOUL AVENUE, HANOVER, PA 17331-1545 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  
(717) 854-8755 x201

04.17-1t

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. 2013-SU-004524-06

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
Plaintiff

vs.

CYNTHIA G. KING  
ET AL.  
Defendants

**NOTICE**

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DEBRA A. ANTHONY, DECEASED

You are hereby notified that on December 17, 2013, Plaintiff, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 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-004524-06. Wherein Plaintiff seeks to foreclose on the mortgage secured

on your property located at 17 RIVERVIEW DRIVE, WRIGHTSVILLE, PA 17368-9235 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  
(717) 854-8755 x201

04.17-1t

Solicitor

COURT OF COMMON PLEAS  
In The Court of Common Pleas  
Of York County, Pennsylvania  
Civil Action-Law  
No. 2012-SU-000339-06

Notice of Action in Mortgage Foreclosure Everbank, Plaintiff vs. United States of America; April L. Haase (Mortgage Only); Brian A. Haase (Real Owner); Joshua E. Perry (Real Owner); and Jason J. Perry (Real Owner), Defendants

To the Defendants, United States of America; April L. Haase (Mortgage Only); Brian A. Haase (Real Owner); Joshua E. Perry (Real Owner); and Jason J. Perry (Real Owner): TAKE NOTICE THAT THE Plaintiff, Everbank has filed an action Mortgage Foreclosure, as captioned above.

**NOTICE**

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY 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 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. York County lawyer Referral Service, 137 E. Market St., York, PA 17401. Christopher A. DeNardo, Caitlin M. Donnelly, Bradley J. Osborne & Chandra M. Arkema, Attys. For Plaintiff, Shapiro & DeNardo, LLC, 3600 Horizon Dr., Ste. 150, King of Prussia, PA 19406, 610-278-6800.

04.17-1t

Solicitor

In The Court of Common Pleas  
Of York County, Pennsylvania  
Civil Action-Law

No. 2014-SU-000058-06

Notice of Action in Mortgage Foreclosure JPMorgan Chase Bank, National Association, Plaintiff vs. Mark Rohrbaugh a/k/a Mark R. Rohrbaugh and Janice L. Rohrbaugh, Defendants

To the Defendants, Mark Rohrbaugh a/k/a Mark R. Rohrbaugh and Janice L. Rohrbaugh: TAKE NOTICE 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 ENTER A WRITTEN APPEARANCE PERSONALLY 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 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. York County lawyer Referral Service, 137 E. Market St., York, PA 17401. Christopher A. DeNardo, Caitlin M. Donnelly, Bradley J. Osborne & Chandra M. Arkema, Attys. For Plaintiff, Shapiro & DeNardo, LLC, 3600 Horizon Dr., Ste. 150, King of Prussia, PA 19406, 610-278-6800.

04.17-1t

Solicitor

**ARTICLES OF INCORPORATION**

**NOTICE**

**NOTICE IS HEREBY GIVEN** that Articles of Incorporation were filed with the Corporation Bureau of the Department of State of the Commonwealth of Pennsylvania for the purpose of incorporating a Pennsylvania domestic business corporation.

1. The name of the corporation is **STILLHOUSE CONSTRUCTION, INC** and its registered office is located at 129 Old Ford Drive, Camp Hill, PA 17011.

2. The Articles of Incorporation were filed pursuant to the applicable provisions of the Pennsylvania Business Corporation Law of 1988 contained in the Act of December 21, 1988, P.L. 1444, as amended.

3. The purpose of the corporation is for residential construction and all other related activities as permitted under the Pennsylvania Business Corporation Law of 1988, as amended.

4. The Articles of Incorporation were filed with the Corporation Bureau of the Department of State effective on or about March 28, 2014.

George F. Douglas, III, Esquire  
SALZMANN HUGHES, P.C.  
354 Alexander Spring Road, Suite 1  
Carlisle, Pennsylvania 17015

04.17-1t Solicitor

**ARTICLES OF INCORPORATION  
NON-PROFIT CORPORATION**

NOTICE is hereby given that York County Licensed Beverage Association has been incorporated under the provisions of the Pennsylvania Non-Profit Corporation Law of 1988 effective March 26, 2014.

L. C. Heim

04.17-1t Solicitor

**CERTIFICATE OF ORGANIZATION**

Notice is hereby given of the filing of a Certificate of Domestic Limited Liability Company with the Department of State, Commonwealth of Pennsylvania, on or about March 31, 2014, for the purpose of obtaining

a Certificate of Organization for a proposed limited liability company to be organized under the Business Corporation Law of 1988. The name of the company is BUILD A PARTY, LLC, and its registered address is 351 North East Street, York, PA 17403.

Alexis K. Sipe, Esquire

04.17-1t Solicitor

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF  
YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of DYLLIN M. POLO to DYLLIN M. TIMPE.

The Court has fixed the 6th day of May, 2014 at 1:30 p.m. in Courtroom #1, York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

04.17-1t Solicitor

IN THE COURT OF COMMON PLEAS OF  
YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on March 5, 2014, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Kamal Hakim Tahji Tolbert to Brandon Tahji Lyles.

The Court has fixed the 12th day of May, 2014 at 1:30 pm in Courtroom #3, York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

04.17-1t Solicitor

**SHERIFF'S SALE**

**YORK COUNTY LAWYER  
REFERRAL SERVICE  
York Legal Referral  
137 E. Market Street  
York, PA 17401  
Phone (717) 854-8755, Ext. 201**

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

**NO.: 2012-SU-001830-06**

NOTICE OF SHERIFF SALE OF REAL  
ESTATE PURSUANT TO Pa.R.C.P. 3129

WELLS FARGO BANK, N.A., Plaintiff  
vs.

Earl E. Bortner, Jr., Defendant(s)

TO: Earl E. Bortner, Jr.

That the Sheriff's Sale of Real Property (Real Estate) will be held at York County Sheriff's Office, 45 North George Street, York, PA 17401 on 6/9/2014 at 2:00pm prevailing local time.

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

The LOCATION of your property to be sold is:

1600 Condor Lane, Dover, PA, 17315

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

No.: 2012-SU-001830-06

A complete copy of the Notice of Sheriff Sale will be sent to you upon request to the Attorney for the Plaintiff, Scott A. Dietterick, Esquire, Zucker, Goldberg & Ackerman, LLC, 200 Sheffield Street, Mountaintop, NJ 07092, 908-233-8500

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

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, YOU MUST ACT PROMPTLY.

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

YORK COUNTY LAWYER  
REFERRAL SERVICE  
York Legal Referral  
137 E. Market Street  
York, PA 17401  
Phone (717) 854-8755, Ext. 201

Zucker, Goldberg & Ackerman, LLC

04.17-1t Solicitor

**YORK COUNTY LAWYER**

REFERRAL SERVICE  
York Legal Referral  
137 E. Market Street  
York, PA 17401  
Phone (717) 854-8755, Ext. 201

137 E. Market Street  
York, PA 17401  
Phone (717) 854-8755, Ext. 201  
Zucker, Goldberg & Ackerman, LLC

**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 JPMorgan Chase Bank, National Association 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.

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO.: 2012-SU-002700-06

04.17-1t Solicitor

NOTICE OF SHERIFF SALE OF REAL ESTATE PURSUANT TO Pa.R.C.P. 3129

NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF YORK COUNTY, PENNSYLVANIA  
NO. 2013-SU-001868-06

WELLS FARGO BANK, N.A., Plaintiff  
vs.

WELLS FARGO BANK, N.A.  
Vs.  
ROGER O. TICAS and ALICIA TICAS

Michael Ray Lobato; UNITED STATES OF AMERICA, Defendant(s)

TO: Michael Ray Lobato

NOTICE TO: ROGER O. TICAS and ALICIA TICAS  
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

That the Sheriff's Sale of Real Property (Real Estate) will be held at York County Sheriff's Office, 45 North George Street, York, PA 17401 on 6/9/2014 at 2:00pm prevailing local time.

Being Premises: 4 NORTH SHAFFER DRIVE, NEW FREEDOM, PA 17349-9200  
Being in NEW FREEDOM BOROUGH, County of YORK, Commonwealth of Pennsylvania, 780000800360000000

Improvements consist of residential property. Sold as the property of ROGER O. TICAS

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

The LOCATION of your property to be sold is:  
1832 Pin Oak Drive, Spring Grove, PA, 17362-7865

Your house (real estate) at 4 NORTH SHAFFER DRIVE, NEW FREEDOM, PA 17349-9200 is scheduled to be sold at the Sheriff's Sale on 08/04/2014 at 02:00 PM, at the YORK County Courthouse, 45 North George Street, York, PA 17401, to enforce the Court Judgment of \$264,483.91 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff

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

No.: 2012-SU-002700-06

A complete copy of the Notice of Sheriff Sale will be sent to you upon request to the Attorney for the Plaintiff, Scott A. Dietterick, Esquire, Zucker, Goldberg & Ackerman, LLC, 200 Sheffield Street, Mountainside, NJ 07092, 908-233-8500

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

COURT OF COMMON PLEAS  
YORK COUNTY  
Number 2013-SU-002346-06

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.

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

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, YOU MUST ACT PROMPTLY.

To: Jerry L. Pickel  
203 North Main Street  
Red Lion, Pennsylvania 17356-132

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

Your house (real estate) at **203 North Main Street, Red Lion, Pennsylvania 17356** is scheduled to be sold at Sheriff's Sale on **August 4, 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 \$62,395.09 obtained by JPMorgan Chase Bank, National Association against you.

YORK COUNTY LAWYER  
REFERRAL SERVICE  
York Legal Referral

**NOTICE OF OWNER'S RIGHTS**

**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 & CONWAY, P.C.**

Attorneys for Plaintiff

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(215) 790-1010

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- ❖ **GREAT SIGNAGE POTENTIAL**

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**Shared copier available for additional fee.**

*Contact Leslie at 717-741-3219 for more details.*



**Available Position: General Counsel to Keystone Custom Homes**

Keystone Custom Homes (one of the largest local residential real estate developers) located in Lancaster, PA is seeking an attorney to serve as General Counsel. The successful candidate will have a minimum of five years' experience in all facets of real estate including zoning, land development, business organization, construction, commercial financing and title. PA Bar admission required and Maryland Bar admission beneficial. Applicants must have a working knowledge of the Uniform Planned Communities Act, Uniform Condominium Act Municipalities Planning Code, Municipality Authorities Act and Uniform Construction Code. Please submit a written letter of application, resume and salary history by e-mail only to: [generalcounsel@keystonecustomhomes.com](mailto:generalcounsel@keystonecustomhomes.com). No mailed or telephoned solicitations accepted. Keystone Custom Homes is an Equal Opportunity Employer.

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-David A. Mills, Esquire

Local Attorneys Please Call Eric Brewer at 717-818-3694