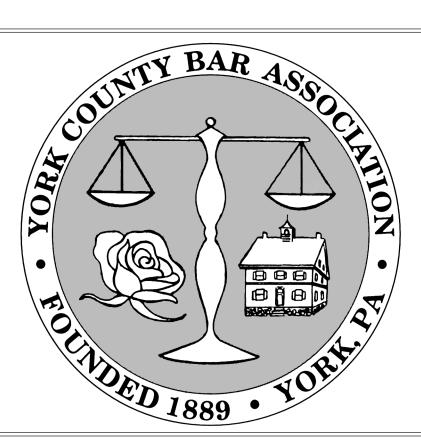
# York Legal Record

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

Vol. 127

YORK, PA, THURSDAY, October 31, 2013

No. 30



**Dated Material Do Not Delay** 

The York Legal Record is published every Thursday by The York County Bar Association. All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. Neither the York Legal Record nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content. Carolyn J. Pugh, Esquire, Editor.

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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 attornevs named below.

#### FIRST PUBLICATION

ESTATE OF NANCY K. BEACHTEL, **DECEASED** 

Late of Penn Twp., York County, PA. Administrator-Executor: Linda Ann Sterner, c/o 846 Broadway, Hanover, PA 17331 Attorney: Donald W. Dorr, Esquire, 846 Broadway, Hanover, PA 17331 10.31-3t

#### ESTATE OF ROSEMARIE A. FELKER, DECEASED

Late of Fairview Twp., York County, PA. Administrator: Alvin D. Felker, Jr., c/o Law Offices of Craig A. Diehl, 3464 Trindle Road, Camp Hill, PA 17011

Attorney: Craig A. Diehl, Esquire, CPA, Law Offices of Craig A. Diehl, 3464 Trindle Road, Camp Hill, PA 17011 10.31-3t

#### ESTATE OF MARGARET E. HOUCK, **DECEASED**

Late of Springettsbury Twp., York County, PA. Administrator's-Executor's: David A. Jerrard & Timothy J. Jerrard c/o Menges & McLaughlin, P.C., 145 E. Market St., York, PA 17401

Attorney: Matthew D. Menges, Esquire, Menges & McLaughlin, P.C., 145 E. Market St., York, PA 17401 10.31-3t

ESTATE OF ANA D. KNAUB, DECEASED Late of Manchester Twp., York County, PA. Executor: Ricky E. Knaub, c/o Kenneth L. Eckard, Esquire, 180 Darlene Street, York, PA 17402-5053

Attorney: Kenneth L. Eckard, Esquire, 180 Darlene Street, York, PA 17402-5053

10.31-3t

#### ESTATE OF EDWARD J. McCREADY, DECEASED

Late of York Twp., York County, PA. Executor: Sheila A. French, 835 Snyder Corner Road, Red Lion, PA 17356 Attorney: David M. Laucks, Esquire, 105 W.

Broadway, Red Lion, PA 17356 10.31-3t

#### ESTATE OF DONALD L. MILLER, DE-CEASED

Late of Fawn Twp., York County, PA. Co-Executors: James E. Hechinger and Steve M. Miller, c/o 201 Leaderton Drive, Dallastown, PA 17313

Attorney: Jody A. Leighty, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite E600, York, PA 17401-2994 10.31-3t

ESTATE OF H. ROBERT SHENK, DECEASED Late of Felton Borough, York County, PA. Executrix: Julie A. Wasil, 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

ESTATE OF JEAN M. WALTERS. A/K/A JEAN A. WALTERS, DECEASED Late of Manchester Twp., York County, PA. Administrator-Executor: Robert C. Walters, 239 Heistand Rd., York, PA 17402 10.31-3t

#### SECOND PUBLICATION

ESTATE OF E. ROBERT ANSEL, a/k/a EZRA ROBERT ANSEL, DECEASED Late of Wrightsville Borough, York County, PA. Executrix: Marilyn J. Rodriguez, c/o David Wagenseller, Esquire, 120 North Shippen Street, Lancaster, PA 17602 Attorney: David Wagenseller, Esquire, 120 North Shippen Street, Lancaster, PA 17602 10.24-3t

#### ESTATE OF MARY JANE ANSTINE, DECEASED

Late of Heidelberg Twp., York County, PA. Executor: Donald E. Anstine, 1425 Hambiltonian Way, York, PA 17404

Attorney: James T. Yingst, Esquire, Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331

ESTATE OF RAY E. BENTLEY, DECEASED Late of Spring Garden Twp., York County, PA. Executor: Judith A. Bentley, c/o FrancePaskey, 2675 Eastern Boulevard, York, PA 17402 Attorney: Andrew F. Kagen, Esquire, FrancePaskey, 2675 Eastern Boulevard, York, PA 17402 10.24-3t

#### ESTATE OF NANCY C. BERKEBILE, **DECEASED**

Late of Manchester Twp., York County, PA. Executor: Keith D. Berkebile c/o Siegle Law, 1010 Eichelberger Street, Suite 3, Hanover, PA 17331

Attorney: Linda S. Siegle, Esquire, Siegle Law, 1010 Eichelberger Street, Suite 3, Hanover, PA 17331 10.24-3t

ESTATE OF GEORGE H. BIXLER, **DECEASED** 

Late of Penn Twp., York County, PA.
Co-Executors: Rodney G. Bixler, 846 East
Walnut Street, Hanover, PA 17331, William
A. Bixler, 251 Court Alley, Gettysburg,
PA 17325 and Ann L. Little, 515 Hartman
Avenue, Hanover, PA 17331

Attorney: Keith R. Nonemaker, Esquire, Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331 10.24-3t

## ESTATE OF GILBERT M. BRUMGARD, DECEASED

Late of West Manheim Twp., York County, PA. Co-Executors: Ruth K. Neiderer, 497 Laurence Drive, Hanover, PA 17331 and Larry G. Brumgard, 1224 Grand Valley Road, Hanover, PA 17331

Attorney: Keith R. Nonemaker, Esquire, Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331 10.24-3t

## ESTATE OF WILLIAM J. CHATTERTON, DECEASED

Late of Dover Twp., York County, PA. Executor: Virginia Phillips, 123 Seneca Ave., Dover, PA 17315

Attorney: Rob A. Krug, Esquire, 53 East Canal Street, P.O. Box 155, Dover, PA 17315 10.24-3t

## ESTATE OF DOROTHY A. GOHEEN, DECEASED

Late of York City, York County, PA.
Executor: Russell Goheen II, 305 Sharon
Drive, New Cumberland, PA 17070
Attorney: Rob A. Krug, Esquire,
53 East Canal Street, P.O. Box 155,
Dover, PA 17315
10.24-3t

ESTATE OF JOHN J. HERBST, JR., DECEASED Late of Lower Windsor Twp., York County, PA. Administrator: John J. Herbst, III, c/o Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401-1402

Attorney: Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401-1402 10.24-3t

## ESTATE OF MARY ALICE HODGSON, DECEASED

Late of West Manchester Twp., York County, PA. Co-Executors: Thomas O. Millerman and Renate Deckman, c/o 2 North 6<sup>th</sup> St., P.O. Box 845, Mount Wolf, PA 17347

Attorney: Marc Roberts, Esquire, 2 North 6<sup>th</sup> St., P.O. Box 845, Mount Wolf, PA 17347

10.24-3t

## ESTATE OF HOWARD H. MacDOUGALL, DECEASED

Late of Spring Garden Twp., York County, PA. Executors: Anne Marie Cerrito and David E. MacDougall, c/o Elizabeth H. Feather, Esquire, 3631 North Front Street, Harrisburg, PA 17110

Attorney: Elizabeth H. Feather, Esquire, Caldwell & Kearns, P.C., 3631 North Front Street, Harrisburg, PA 17110 10.24-3t ESTATE OF JEAN E. MILLER, DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: Kay J. Snyder, 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
10.24-3t

ESTATE OF JAMES MORRISON, DECEASED Late of North Codorus Twp., York County, PA. Executrix: Shelley Black, c/o Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362

Attorney: Craig A. Diehl, Esquire, CPA, Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362 10.24-3t

ESTATE OF BARRY L. NESS, DECEASED Late of York Twp., York County, PA. Executrix: Sarah A. Dorward, c/o 129 E. Market St., York, PA 17401 Attorney: John C. Herrold, Esquire, Griest,

Attorney: John C. Herrold, Esquire, Griest, Himes, Herrold, Schaumann, Reynosa LLP, 129 E. Market St., York, PA 17401 10.24-3t

## ESTATE OF LARRY EUGENE REYNOLDS, DECEASED

Late of Monaghan Twp., York County, PA. Executor: Susan E. Reynolds, 71 Audubon Park, Dillsburg, PA 17019 Attorney: Michael C. Giordano, Esquire 10.24-3t

ESTATE OF EMMA M. RINGLER, DECEASED Late of Red Lion Borough, York County, PA. Executor: Royden R. Ringler, 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

10.24-3t

ESTATE OF BETTY L. SHOFF, DECEASED Late of Conewago Twp., York County, PA. Administrator-Executor: Harold J. Shoff, c/o 35 S. Duke Street, York, PA 17401 Attorney: Sean E. Summers, Esquire, 35 S. Duke Street, York, PA 17401 10.24-3t

## ESTATE OF MARY E. WALTEMYER, DECEASED

Late of West Manchester Twp., York County, PA. Executrix: Mary Lynn Waltemyer Kirk, c/o 3015 Eastern Blvd., York, PA 17402 Attorney: Donald L. Reihart, Esquire, 3015 Eastern Blvd., York, PA 17402 10.24-3t

ESTATE OF DORCAS A. WELSH, DECEASED Late of Spring Garden Twp., York County, PA. Co-Executrice: Denise E. Hattaway and Kimberly Ann Welsh, c/o Stephen D. Tiley, 5 South Hanover Street, Carlisle, PA 17013 Attorney: Stephen D. Tiley, Esquire, 5 South Hanover Street, Carlisle, PA 17013 10.24-3t ESTATE OF BEATRICE E. ZETT, DECEASED Late of West Manchester Twp., York County, PA. Executor: John Andrew Zett, 5301 Affinity Court, Centreville, Virginia, 20120 Attorney: Stonesifer and Kelley, P.C., 209 Broadway, Hanover, PA 17331 10.24-3t

#### **Trust Notice**

Notice of the death of Esther G. Shoup, late of Lower Windsor Township, York County, Pennsylvania, Settlor of The Esther G. Shoup Revocable Living Trust, dated 7/30/2003, is hereby given. All persons indebted to said Trust are requested to make prompt payment and those having claims to present the same, without delay to: **Joint Trustees:** Donna M. Himes, Harry David Shoup

Care of:

**Attorney:** Barry O. Bohmueller Bohmueller Law Offices, P.C. 29 Mainland Road Harleysville, PA 19438

10.24-3t

#### THIRD PUBLICATION

ESTATE OF BARBARA E. BURNS, DECEASED

Late of Windsor Twp., York County, PA. Co-Executors: Michael M. Horner and Christopher M. Derouaux, 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 10.17-3t

ESTATE OF ROGER LEE CLARK, SR., a/k/a ROGER L. CLARK, SR., DECEASED

Late of West Manheim Twp., York County, PA. Executor: Roger Lee Clark, Jr., 677 Hobart Rd., Hanover, PA 17331

Attorney: James T. Yingst, Esquire, Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331 10.17-3t

## ESTATE OF MARY ANN DECKER, DECEASED

Late of Springettsbury Twp., York County, PA. Executrix: Sherry L. Hahn, c/o 48 South Duke Street, York, PA 17401

Attorney: Bruce C. Bankenstein, Esquire, 48 South Duke Street, York, PA 17401 10.17-3t

ESTATE OF RUTH E. EDRIS, DECEASED

Late of Spring Grove Borough, York County, PA. Co-Executors: David P. Edris, 5318 Bull Road, Dover, PA 17315, Rose Marie Carlisle, 280 Ranch Road, Spring Grove, PA 17362 and Lorraine Knaub, P.O. Box 412, Thomasville, PA 17364

Attorney: Keith R. Nonemaker, Esquire, Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331 10.17-3t ESTATE OF CLAUDE L. FISHEL, DECEASED Late of Carroll Twp., York County, PA. Executor: Terry L. Fishel, 130 Artillery Drive,

Gettysburg, PA 17325

Attorney: Todd A. King, Esquire, CAMPBELL & WHITE, P.C., 112 Baltimore Street, Gettysburg, PA 17325 10.17-3t

## ESTATE OF BERYL P. KELLISON, DECEASED

Late of West Manchester Twp., York County, PA. Co-Executors: Barry R. Kellison and Betty L. Kellison, c/o Gillian A. Woodward, Esquire, 1946 Carlisle Road, York, PA 17408
Attorney: Gillian A. Woodward, Esquire, 1946

Attorney: Gillian A. Woodward, Esquire, 1946 Carlisle Road, York, PA 17408 10.17-3t

ESTATE OF HENRY W. KORINTH, DECEASED Late of York City, York County, PA.

Late of York City, York County, PA.
Executor: Ruth J. Wickard, c/o 25 North Duke
Street. Suite 202, York. PA 17401

Street, Suite 202, York, PA 17401
Attorney: Charles J. Long, Esquire, SMITH,
ANDERSON, BAKER & LONG, 25 North
Duke Street, Suite 202, York, PA 17401
10.17-3t

ESTATE OF RICHARD A. LODER, DECEASED Late of Lower Chanceford Twp., York County, PA.

Executor: Donald L. Loder, 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 10.17-3t

## ESTATE OF CHRIS MILLER a/k/a CHRIS E. MILLER, DECEASED

Late of Manchester Twp., York County, PA. Executor: Gwen Gemmill, 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 10.17-3t

## ESTATE OF PAUL V. PETERS, SR., DECEASED

Late of 387 Gross Road, Fawn Grove, PA 17321, Peach Bottom Twp., York County, PA.

Executor: Paul V. Peters, Jr., 387 Gross Road, Fawn Grove, PA 17321

Attorney: Gilbert G. Malone, Esquire, 42 S. Duke St., York, PA 17401 10.17-3t

## ORPHAN'S COURT DIVISION AUDITING NOTICE

To All legatees creditors and person interested: Notice is hereby given that the following accounts have been filed in the office of the Clerk of Orphans' Court Division for confirmation and distribution of the balance therein shown to the creditors, legatees next to kin, heirs and others legally entitled thereto on November 20, 2013 at 9:00 a.m. and will be called in the order named for audit and distribution by said Court, in Courtroom No. 6, on the 6th floor of the York County Judicial Center at 45 North George St. in the City of York, Pennsylvania.

- 1. MCAFEE The First and Final Account of Sherri McAfee and Christina Murphy, Co-Administratrices of the Estate of John Wilbur McAfee, Late of York City, York County, Pennsylvania, deceased, 6712-0657. (Edward P. Seeber, Esq.)
- 2. SIPKOFF The First and Final Account of Jewish Family Services of York, by Joan Krechmer, Executrix of the Last Will and Testament of Saul Sipkoff, Late of York Township, York County, Pennsylvania, deceased, 6712-0881. (Erin J. Miller, Esq.)
- 3. RIFE The First and Final Account of Sallie Rife, Executrix of the Last Will and Testament of Robert Rife a/k/a Robert E. Rife, Jr., Late of Conewago Township, York County, Pennsylvania, deceased, 6712-0018. (Jeffrey R. Bellomo, Esq.)
- 4. THOMPSON The First and Final Account of Manufacturers and Traders Trust Company, Successor to Allfirst Trust Company of Pennsylvania, N.A., and Madelyn L. Thompson (deceased) and Thomas K. Thompson, Co-Trustees of Trust Under Agreement (Credit Eqv) dated 4/10/1984 as amended by Harry K. Thompson f/b/o Madelyn L. Thompson, 6700-1656. (David M. Laucks, Esq.)
- 5. KNAUB The Ninth and Partial Account of Steven D. Knaub, Trustee of a Declaration of Irrevocable Special Needs Trust dated October 7, 2004, formed by the reformation and combination of Testamentary Trusts under the Wills of John A. Knaub and Kathryn M. Knaub, deceased, 6703-0146, 6700-0719. (W. Bruce Wallace, Esq.)
- 6. NESS The First and Final Account of Gregg J. Ness, Executor of the Last Will and Testament of John Lewis Ness, III, Late of Manchester Township, York County, Pennsylvania, deceased, 6712-0899. (Paul G. Lutz, Esq.)
- 7. LEMASTER The First and Final Account of Barbara A. Matthai and Dora Jean Porter, Co-Administratrices of the Estate of Roy James Lemaster, Late of Shrewsbury Township, York County, Pennsylvania, deceased, 6712-1230. (James T. Yingst, Esq.)
- 8. FLEMING The First and Final Account of Manufacturers and Traders Trust Company, Successor to Allfirst Trust Company of

Pennsylvania, N.A., Successor to Dauphin Deposit Bank and Trust Company, Successor to Farmers Bank and Trust Company, Trustee for Trust Under Will of J. Robert Fleming f/b/o Helen N. Fleming, 6778-0562. (Matthew L. Guthrie, Esq.)

- 9. FLEMING The First and Final Account of Manufacturers and Traders Trust Company, Successor to Allfirst Trust Company of Pennsylvania, N.A., Successor to Dauphin Deposit Bank and Trust Company, Successor to Farmers Bank and Trust Company, Trustee for Trust Under Agree- ment dated 9/10/1965 by J. Robert Fleming f/b/o Helen N. Fleming, 6778-0562. (Matthew L. Guthrie, Esq.)
- 10. SPICER The First and Final Account of Deborah J. Spicer-Obenstine, Executrix of the Last Will and Testament of Arabelle Kerr Spicer, Late of Shrewsbury Borough, York County, Pennsylvania, deceased, 6709-1242. (Erin J. Miller, Esq.)
- 11. HAVEN The First and Final Account of Manufacturers and Traders Trust Company, Successor to Allfirst Trust Company of Pennsylvania, N.A., Successor to York Bank and Trust Company, Trustee for Trust Under Deed of Frank W. Haven dated 02/19/1963, 6713-1701. (Alex E. Snyder, Esq.)

FILED IN THE OFFICE OF THE CLERK OF ORPHANS' COURT DIVISION OF THE COMMON PLEAS COURT, YORK COUN-TY, PENNSYLVANIA ON OR BEFORE OC-TOBER 23, 2013

#### **BRADLEY C. JACOBS**

COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA, ORPHANS' COURT DIVISION

10.31-2t

#### **CIVIL NOTICES**

## ACTION IN MORTGAGE FORECLOSURE

In The Court of Common Pleas York County Civil Action – Law No. 2013-SU-002033-06

Notice of Action in Mortgage Foreclosure First Horizon Home Loans A Division of First Tennessee Bank National Association, Plaintiff

John C. Winder & Amy D. Winder, Mortgagors and Real Owners, Defendants

To: John C. Winder & Amy D. Winder, Mortgagors and Real Owners, Defendants, whose last known address is 337 Barberry Drive, Hanover, PA 17331. 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 First Horizon Home Loans A Division of First Tennessee Bank National Association, 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-002033-06, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 337 Barberry Drive, Hanover, PA 17331, 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.

10.31-1t Solicitor

#### **ADMINISTRATIVE SUSPENSION**

Notice is hereby given that Clarence E. Allen of York County has been Administratively Suspended by Order of the Supreme Court of Pennsylvania dated September 18, 2013, pursuant to Rule 219, Pa.R.D,E, which requires that all attorneys admitted to practice in any court of this Commonwealth must pay an annual assessment of \$200.00. The Order became effective October 18, 2013.

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

10.31-1t

Solicitor

#### ARTICLES OF INCORPORATION

NOTICE is hereby given that Articles of Incorporation were filed with the Commonwealth of Pennsylvania.

The name of the [proposed] corporation is KBJ Automotive, Inc.

The corporation has been incorporated under the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania Act of December 22, 1988.

> Jennifer Rosenberger 1180 Welsh Road, Suite 280 North Wales, PA 19454

10.31-1t

Solicitor

#### **CERTIFICATE OF ORGANIZATION**

NOTICE IS HEREBY GIVEN THAT Allegheny CRE LLC, a limited liability company, has been organized under the Limited Liability Company provisions of the Business Corporations Law and filed a Certificate of Organization with the Pennsylvania Department of State on October 10, 2013.

John F. Lyons, Esquire 112 Walnut Street Harrisburg, PA 17101

10.31-1t

Solicitor

owning or interested in a business, the character of which is Operation of Mobile Home Parks and that the name, style and designation under which said business is and will be conducted is Walmar Manor MHP and the location where said business is and will be located is 125 Walmar Manor, Dillsburg, PA 17019.

Kenelm L. Shirk, III, Esquire

10.31-1t

Solicitor

#### **CHANGE OF NAME**

On October 15, 2013, Kelley Elizabeth McIntyre filed a Petition in the Court of Common Pleas of York County, Pennsylvania, seeking to change her name to Kelley Elizabeth Zito. The Court has scheduled a hearing for December 4, 2013 at 10:30 A.M. in Court Room No. 6 of the York County Judicial Center, 45 North George Street, York, PA 17401 where any person may show cause why the request of the Petitioner should not be granted.

Andrea Eveler Stanley, Esquire 2997 Cape Horn Road, Suite A-6 Red Lion, PA 17356

10.31-1t

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 The Carlyle Group, Inc., 9073 Nemo Street, Los Angeles, CA 90069 are the only person(s) owning or interested in a business, the character of which is Operation of Campground and that the name, style and designation under which said business is and will be conducted is Walmar Manor Campground and the location where said business is and will be located is 125 Walmar Manor, Dillsburg, PA 17019.

Kenelm L. Shirk, III, Esquire

10.31-1t

Solicitor

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 The Carlyle Group, Inc., 9073 Nemo Street, Los Angeles, CA 90069 are the only person(s)

#### NOTICE

#### SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA CIVIL DIVISION NO. 2013-SU-001760-86

TD AUTO FINANCE LLC 4600 TOUCHTON RD E JACKSONVILLE, FL 32246-4410 Plaintiff

RICHARD WELLS 90 KLINE AVE TRLR 29 MANCHESTER, PA 17345 Defendant

NOTICE OF CIVIL ACTION ASSUMPSIT

NOTICE TO: RICHARD WELLS 90 KLINE AVE TRLR 29 MANCHESTER, PA 17345

YOU HAVE BEEN SUED IN COURT. NOTICE IS HEREBY GIVEN THAT TD Auto Finance, LLC. filed a Complaint in Civil Action against you in the Court of Common Pleas of York County, Pennsylvania, Case No. 2013-SU-001760-86. 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 155 South 9th Street Easton, PA 18042 Tel. (610) 258-6333

Further inquiry can be directed to counsel for Plaintiff as follows:

Michael J. Dougherty, Esq. PA ID No. 76046 Weltman, Weinberg & Reis Co., L.P.A. 325 Chestnut Street, Suite 501 Philadelphia, PA 19106

10.31-1t

Solicitor

#### NOTICE OF PUBLIC HEARING AND INTENTION TO CREATE AN AUTHORITY YORK CITY COUNCIL

Notice is hereby given, under the provisions of the Municipality Authorities Act of 1945, Act of May 2, 1945, P.L. 382, No. 164, and Act 50 of 2013 that York City Council will introduce a Bill to create an authority known as the "CITY REVITALIZATION AND IMPROVEMENT ZONE AUTHORITY." Council will hold a public hearing on the matter on Monday, November 25, 2013 at 6:00 p.m. in City Council Chambers, 101 S. George St., York, PA. Council will consider adoption of the Bill immediately following the public hearing. The entire Bill may be examined in the City Clerk's Office, 101 S. George St., York, PA, weekdays from 9am-4pm or call 849-2246 with inquiries. Persons with disabilities may call 849-2883 if accommodations are needed to participate in Council proceedings. Persons with hearing impairments may call the Deaf Center at TDD 848-6765.

10.31-1t Solicitor

#### SHERIFF SALES

NOTICE OF SHERIFF'S SALE IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA NO. 2013-SU-000717-06

WELLS FARGO BANK, N.A., S/B/M WELLS

FARGO HOME MORTGAGE, INC.

Vs

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CALVIN L. RUHLING, DECEASED AND JEFFREY L. RUHLING, IN HIS CAPACITY AS HEIR OF CALVIN L. RUHLING, DECEASED

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CALVIN L. RUHLING, DECEASED NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 31 LISBURN AVENUE, SHREWSBURY, PA 17361-1703
Being in SHREWSBURY BOROUGH, County of YORK, Commonwealth of Pennsylvania, TAX PARCEL#84000030009F000000

Improvements consist of residential property. Sold as the property of UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CALVIN L. RUHLING, DECEASED AND JEFFREY L. RUHLING, IN HIS CAPACITY AS HEIR OF CALVIN L. RUHLING, DECEASED

Your house (real estate) at 31 LISBURN AVENUE, SHREWSBURY, PA 17361-1703 is scheduled to be sold at the Sheriff's Sale on 02/10/2014 at 02:00 PM, at the YORK County Courthouse, 45 North George Street, York, PA 17401, to enforce the Court Judgment of \$110,958.80 obtained by, WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC. (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP Attorney for Plaintiff

10.31-1t Solicitor

NOTICE OF SHERIFF'S SALE IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA NO. 2013-SU-000594-06

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SER-VICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP

Vs. BRADLEY A. BUSSE

NOTICE TO: BRADLEY A. BUSSE NOTICE OF SHERIFF'S SALE OF REAL

#### **PROPERTY**

Being Premises: 923 EAST PROSPECT STREET, YORK, PA 17403-2503
Being in YORK CITY, County of YORK,
Commonwealth of Pennsylvania, TAX PAR-CEL#124151700050000000

Improvements consist of residential property. Sold as the property of BRADLEY A. BUSSE

Your house (real estate) at 923 EAST PROSPECT STREET, YORK, PA 17403-2503 is scheduled to be sold at the Sheriff's Sale on 02/10/2014 at 02:00 PM, at the YORK County Courthouse, 45 North George Street, York, PA 17401, to enforce the Court Judgment of \$109,590.53 obtained by, BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SER-VICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

10.31-1t Solicitor

NOTICE OF SHERIFF'S SALE IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA NO. 2013-SU-001491-06

#### WELLS FARGO BANK, N.A.

EILEEN E. RAFFENSBERGER, in her capacity as Administratrix and Heir of the Estate of MARY ANN WOLFF, SUSAN M. SIMONEAUX, in her capacity as Heir of the Estate of MARY ANN WÔLFF, LINDA J. WOLFF, in her capacity as Heir of the Estate of MARY ANN WOLFF and UNKNOWN HEIRS, SUCCESSORS, AS-SIGNS, AND ALL PERSONS, FIRMS, OR AS-SOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY ANN WOLFF, DECEASED, MATTHEW J. WOLFF and ROBERT W. WOLFF

NOTICE TO: UNKNOWN HEIRS, SUC-CESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UN-DER MARY ANN WOLFF, DECEASED NOTICE OF SHERIFF'S SALE OF REAL **PROPERTY** 

Being Premises: 1947 WYATT CIRCLE, DO-VER, PA 17315-3673

Being in DOVER TOWNSHIP, County of YORK, Commonwealth of Pennsylvania, TAX PARCEL#24000250020A000000

Improvements consist of residential property. Sold as the property of EILEEN E. RAFFENS-BERGER, in her capacity as Administratrix and Heir of the Estate of MARY ANN WOLFF, SU-SAN M. SIMONEAUX, in her capacity as Heir

of the Estate of MARY ANN WOLFF, LINDA J. WOLFF, in her capacity as Heir of the Estate of MARY ANN WOLFF and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIM-ING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY ANN WOLFF, DECEASED, MATTHEW J. WOLFF and ROBERT W. WOLFF

Your house (real estate) at 1947 WYATT CIR-CLE, DOVER, PA 17315-3673 is scheduled to be sold at the Sheriff's Sale on 02/10/2014 at 02:00 PM, at the YORK County Courthouse, 45 North George Street, York, PA 17401, to enforce the Court Judgment of \$79,344.81 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises.

> PHELAN HALLINAN, LLP Attorney for Plaintiff

10.31-1t Solicitor



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IF YOUR CLIENTS NEED REPRESENTATION IN CENTRE COUNTY FOR THEIR BUSINESSES, PERSONALLY, OR FOR THEIR CHILDREN ATTENDING PENN STATE, CONTACT ME AT korsak@mazzalaw.com. OUR OFFICE IS AT 3801 ENTERPRISE DRIVE IN STATE COLLEGE, BEHIND THE DIX HONDA SHOWROOM ON WEST COLLEGE AVE. OUR PHONE IS 814 237 6255

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46 EAST PHILADELPHIA STREET YORK, PA 17401

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Back row (L-R): Thomas M. Shorb, Stock & Leader; Steven M. Merrick, Reinsel Kuntz Lesher LLP; John J. Shorb, Stock & Leader; William B. Anstine, Anstine & Sparler. Middle (L-R): Jon C. Countess, CGA Law Firm; Andrew Kagen, Kagen, MacDonald & France, P.C.; John D. Miller, Jr., MPL Law Firm, LLP. Front (L-R): Cynthia A. Dotzel, SF & Company; Nancy Klahold, National Penn Investors Trust Company. Not pictured: J. Ross McGinnis, Stock & Leader; G. Steven McKonly, G. Steven McKonly, PC; Harry J. Rubin, Barley Snyder LLC; W. Bruce Wallace, Stock & Leader.

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call Bryan Tate at 848-3733 or email: btate@yccf.org



## PBA MALPRACTICE AVOIDANCE SEMINAR

мемо то	:	YORK COUNTY BAR ASSOCIATION MEMBERS			
FROM	:	CONTINUING LEGAL EDUCATION COMMITTEE			
CREDIT	:	1.5 HOURS ETHICS MCLE CREDIT			
DATE	:	MONDAY, NOVEMBER 4, 2013			
SPONSORED BY	<b>'</b> :	PBA			
TIME/PLACE	:	MARTIN LIBRARY LUNCH – 11:30 A.M. PROGRAM – 12:15 P.M. – 1:45 P.M.			
Avoidance Semi Library. Membe event. <u>Please no</u>	nar in Yo rs have te that th Educatio	esociation will be presenting its annual Malpractice ork County on Monday, November 4 <sup>th</sup> at the Martin already received PBA announcement flyers for this is program has been approved by the Pennsylvania in Board for 1.5 hours of ethics CLE credit in addition to the discount.			
	answer	an interactive CD-ROM presentation with a qualified any questions. In addition, there will be a presentation for Lawyers, Inc.			
		count on your liability insurance (underwritten by t the following criteria:			
2. A 4 e atte	•				
	it. Any գւ	es must be registered and in their seats by 12:15 p.m. Late arrivals restions concerning these requirements will be answered by calling xt. 2218.			
<u>PBA MA</u>	LPRAC	TICE SEMINAR – MONDAY, NOVEMBER 4, 2013			
		unch & MCLE credit (Special dietary needs) ICLE credit ONLY			
	ERVAT	ON DEADLINE: Thursday, October 30, 2013			
NAME:					
PHONE:		ATTORNEY ID#			

Please make check payable to the York County Bar Association & mail to: York County Bar Center, 137 East Market Street, York, PA 17401

## **PBI VIDEO AT THE BAR CENTER**

TITLE:	PRIMER ON THE FAIR DEBT COLLECTION ACT					
LOCATION:	YORK COUNTY BAR CENTER, 137 EAST MARKET ST, YORK PA					
DATE:	TUESDAY, NOVEMBER 12, 2013					
TIME:	REGISTRATIO PROGRAM:		– 1:30 PM			
CREDIT:	4 hours substa	intive law & 0	hours ethics la	aw		
Identify the FDCPA avoid liability for you				elf to comply with t	federal and state laws;	
PI FASE DE	CISTER DIREC	· · · · · · · · · · · · · · · · · · ·	IF PENNSVI V	ANIA BAR INSTIT	 FIJTF**	
	uition:		\$139 / \$119	Non-member- \$		
SEMINAR TITLE Primer on Fair Debt Collection Practices Act			<u>CATION</u> nty Bar Center	<u>DATE</u> 11/12/13	<u>TUITION</u> \$	
Mail  PBI, 5080 Ritter I  Mechanicsburg, 17055-6903			Web  Register on the Web with your AMEX, VISA or MasterCard www.pbi.org	Register at the door (please call ahead to confirm date, time, location & space availability)	Ways to Register or Orde	
Seminar Title			ion (including times)		Tuition Fee	
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	of both PBA and the or my: 1st 12nd 1			ave enclosed my discount	coupon in the amount of	

## **PBI VIDEO AT THE BAR CENTER**

TITLE:	LITIGATION TECHNOLOGY WORKSHOP					
LOCATION:	YORK COUNTY BAR CENTER, 137 EAST MARKET ST, YORK PA					
DATE:	WEDNESDAY, I	AY, NOVEMBER 13, 2013				
TIME:	REGISTRATION PROGRAM:		– 5:00 PM			
CREDIT:	6 hours substan	ntive law & 0	hours ethics la	aw		
	trial presentations	; gather a prac			nat technology you need cks; grasp the extent to	
	GISTER DIRECT		<u>HE PENNSYLV</u> - \$299 / \$279	ANIA BAR INSTI Non-member-		
<u>1u</u>	<u></u>		after 1/1/09)	Non-member-	<b>5</b> 317	
SEMINAR Litigation Tech	R TITLE nology Workshop	<u>LOCATION</u> York County Bar Center		<u>DATE</u> 11/13/13	<u>TUITION</u> \$	
Mail  PBI, 5080 Ritter R  Mechanicsburg, I 17055-6903	Pa. or MasterCard registrations to (717) 796-0804 (800) 932-4637 (800) 247-4PBI (4724)	Fax  AMEX, VISA or MasterCard registrations to (717) 796-2348	Web  Register on the Web with your AMEX, VISA or MasterCard www.pbi.org	At the Door  Register at the door (please call ahead to confirm date, time, locatic & space availability)	Ways to Register or Order	
To Registe  Seminar Title	er for a Live or V		r: sion (including times)		Tuition Fee	
As a member o	of both PBA and the	cou	inty bar association, I h	ave enclosed my discour	nt coupon in the amount of	

\$\_\_\_\_\_\_for my: □ 1st □ 2nd □ 3rd □ 4th □ 5th PBI seminar.

## **BRIDGE THE GAP CLE**

DATE:	MONDAY, NOVEMBER 18, 2013
CREDIT:	4.0 HOURS ETHICS CREDIT
TOPIC:	BRIDGE the GAP
SPONSORED BY:	OFFERED BY PBI IN CONJUNCTION WITH YORK COUNTY CLE COMMITTEE
TIME :	8:30 am - 12:45 pm
LOCATION:	YORK COUNTY BAR CENTER
as the Bridge the Gap po Education requirements	presentation especially important to new attorneys rogram has been added to PA Continuing Legal for newly admitted attorneys. This CLE is open to priority space for newly admitted attorneys.
The PACLE Board approved	this program for 4.0 hours ethics credit.
M	BRIDGE THE GAP onday, November 18, 2013
<u></u>	<u> </u>
NO CHARGE - YC	BA YOUNG LAWYER
\$100 - YCBA REG	ULAR MEMBER
\$125 - NON YCBA	MEMBER
RESERVATION DE	EADLINE: Thursday, November 14, 2013
NAME:	
ATTORNEY ID#:	
PHONE #:	

Please complete this form and mail to: CLE, York County Bar Association, 137 E. Market Street, York, PA 17401

#### PBI VIDEO AT THE BAR CENTER

AVOIDING BOILERPLATE IN DOMESTIC AND CROSS BORDER CONTRACTS: TITLE: **BEST PRACTICES** YORK COUNTY BAR CENTER, 137 EAST MARKET ST, YORK PA LOCATION: **TUESDAY, NOVEMBER 19, 2013** DATE: REGISTRATION: 8:30 AM TIME: PROGRAM: 9:00 AM - 1:30 PM **CREDIT:** 4 hours substantive law & 0 hours ethics law This is a follow-up to the popular program Boilerplate Language in Contracts – Use at your Own Risk. It is clear that any attorney advising businesses needs to know about drafting and reviewing contracts that involve foreign entities. Businesses of all sizes – from mom and pop grocers to fashion boutiques to technology providers are doing business with foreign entities for everything from parts, services or product lines. Learn about drafting and reviewing domestic contracts and learn how drafting and reviewing contracts between U.S. and foreign entities differs-applicable law and common terminology can have critical differences. PLEASE REGISTER DIRECTLY WITH THE PENNSYLVANIA BAR INSTITUTE\*\* **Tuition:** Member - \$139 / \$119 Non-member- \$159 (if admitted after 1/1/09) SEMINAR TITLE LOCATION DATE **Avoiding Boilerplate in Domestic** York County Bar Center 11/19/13 and Cross Border Contracts: **Best Practices** At the Door Fax Web Phone Mail Ways to Register Register on the Web Register at the door AMEX, VISA AMEX, VISA PBI, 5080 Ritter Rd. with your AMEX, (please call ahead to or MasterCard or MasterCard Mechanicsburg, Pa. confirm date, time, location VISA or MasterCard registrations to 17055-6903 registrations to & space availability) (717) 796-2348 (717) 796-0804 www.pbi.org (800) 932-4637 (800) 247-4PBI (4724) To Register for a Live or Video Seminar: Tuition Fee Location & Date/Session (including times) Seminar Title

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### **FLU SHOTS**

# AT THE BAR CENTER 137 East Market Street

PROVIDED TO ASSOCIATION MEMBERS, THEIR FAMILIES, ATTORNEY STAFF MEMBERS & THEIR FAMILIES

**DATE**: Friday, November 1, 2013

**TIME**: 10:00 am to 2:00 pm

PLACE: Bar Center CLE Room

COST: \$23.00

The WORKFIRST of WellSpan is once again administering flu shots to Association members, their staff and families of both members and staff.

Email: membersupport@yorkbar.com NO LATER THAN TUESDAY, OCTOBER 29<sup>th</sup> to reserve your serum.

This serum DOES include the vaccine for the H1N1, H3N2 and B/Yamagata lineage of viruses.

For more information see: www.cdc.gov

### **FOR PAYMENT BY MEDICARE:**

To have your vaccine paid by MEDICARE, you should receive your shot from your family doctor or through WellSpan ReadyCare. York Hospital does NOT BILL MEDICARE OR ANY INSURANCE COMPANY and does NOT provide receipts for administration of the flu vaccine.

#### AND PLEASE REMEMBER:

- 1. Checks should be made payable to "YCBA".
- 2. Wear clothing that allows access to your arm!
- 3. Recipients must be over 16 years of age.
- 4. If you are taking any medications, breast feeding or pregnant, check with your doctor before signing up for the shot.
- 5. No shots will be given to anyone with a cold, temperature or allergy to chickens or eggs.

The Estate Planning & Probate Section of the York County Bar Association and



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Bradley C. Jacobs, York County Register of Wills/Clerk of Orphans' Court

#### **PROGRAM**

Recent enactments to the PA Inheritance Tax Statute -Small Business and Agricultural Exemptions

> THOMAS GOHSLER, ATTORNEY DEPUTY CHIEF COUNSEL, PA DEPARTMENT OF REVENUE, OFFICE OF CHIEF COUNSEL

#### AND

## PATTI SPENCER, ATTORNEY SPENCER LAW FIRM

MONDAY, DECEMBER 9, 2013
7:30 a.m. (Breakfast Buffet) 8:00 a.m. to 9:00 a.m. (program) at the YORKTOWNE HOTEL, CONTINENTAL ROOM
48 E. Market Street, York, PA

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# COME JOIN THE YOUNG LAWYERS IN THANKING

**ALL OF OUR STAFF!!!** 



WHAT: THE ANNUAL STAFF

**APPRECIATION EVENT** 

**DATE**: NOVEMBER 7, 2013

WHERE: MAEWYN'S IRISH PUB

110 N. GEORGE ST.

**WHEN**: 5:00 P.M. – 7:00 P.M.

## \*\*\* Food and Drink Provided\*\*\*

The young lawyers are hosting this special event to thank our staff for all that they do. Please join us on November 7, 2013 and make sure to invite your staff members!