

York Legal Record

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

Vol. 130

YORK, PA, THURSDAY, OCTOBER 27, 2016

No. 30



Dated Material Do Not Delay

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APPLICATION FOR MEMBERSHIP ON YORK COUNTY ARBITRATION PANEL

By submitting this application, you are agreeing to serve your fellow attorneys for a period of one week during each year of your two year appointment.

Name: _____

Office address: _____

Office telephone number: _____

Office fax number: _____

Email address: _____

Pa. Bar No.: _____

Are you a YCBA member?: _____

For how many years have you practiced law? _____

How many years have you practiced law in York County? _____

What are your primary areas of practice?

- Personal injury _____ yes _____ no
- Landlord/tenant _____ yes _____ no
- Creditor/debtor _____ yes _____ no
- Building construction _____ yes _____ no
- General contract litigation _____ yes _____ no
- Other * _____ yes _____ no

*Please explain: _____

Have you represented a party in a civil case in any forum within the past 12 months? _____

Have you tried a civil case in any forum within the past 12 months? _____

Since 2010 have you served as: a chairman? __ yes __ no; an arbitrator? __ yes __ no. When: _____

Are you willing to serve as Chairman? _____ yes _____ no (Chairman compensation will be 50% greater than arbitrator compensation, but the Chairman has responsibilities and, specifically, the responsibility for organizing the cases assigned within the week's arbitration schedule and notifying counsel for the parties.)

Submission deadline is November 1st. Please submit all applications to the Executive Director of the York County Bar Association for collection and transfer to the Arbitration Committee.

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ESTATE NOTICES

NOTICE IS HEREBY GIVEN that in the estates of the decedents set forth below the Register of Wills has granted letters, testamentary or of administration, to the persons named. All persons having claims or demands against said estates are required to make known the same, and all persons indebted to said estate are requested to make payment without delay to the executors or administrators or their attorneys named below.

FIRST PUBLICATION

- ESTATE OF MARGIE E. BARNES, DECEASED
Late of Red Lion Borough, York County, PA.
Executor: Bradley A. Barnes c/o FrancePaskey, 2675 Eastern Boulevard, York, PA 17402
Attorney: Douglas P. France, Esquire, FrancePaskey, 2675 Eastern Boulevard, York, PA 17402 10.27-3t
- ESTATE OF FAYE A. FRANK, DECEASED
Late of West Manchester Twp., York County, PA.
Executrix: Jayne E. Gerbrick, c/o John R. Elliott, Esquire, Anstine & Sparler, 117 E. Market St., York, PA 17401
Attorney: John R. Elliott, Esquire, Anstine & Sparler, 117 E. Market St., York, PA 17401 10.27-3t
- ESTATE OF CHRISTOPHER A. GLATFELTER, DECEASED
Late of Spring Grove Borough, York County, PA.
Executrix: Catherine A. Glatfelter, 227 Leedy Road, Spring Grove, PA 17362
Attorney: John J. Mooney, III, Esquire Mooney & Associates, 230 York Street, Hanover, PA 17331 10.27-3t
- ESTATE OF DANETTE E. GODFREY, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Richard E. Godfrey, c/o 48 South Duke Street, York, PA 17401
Attorney: Bruce C. Bankenstein, Esquire, 48 South Duke Street, York, PA 17401 10.27-3t
- ESTATE OF MARIE R. HOUCK, DECEASED
Late of West Manheim Twp., York County, PA.
Executor: Mr. David C. Houck, 1700 Utz Terrace, Apt. 305, Hanover, PA 17331
Attorney: Arthur J. Becker, Jr., Esquire, Becker & Strausbaugh, P.C., 544 Carlisle Street, Hanover, PA 17331 10.27-3t
- ESTATE OF RUTH E. KLUNK, a/k/a RUTH EVELYN KLUNK, a/k/a RUTH KLUNK, DECEASED
Late of West Manchester Twp., York County, PA.
Executrix: Leesa A. Swartz, c/o GARBER & GARBER LAW, 40 South Duke Street, York, PA 17401
Attorney: John M. Garber, Esquire, GARBER & GARBER LAW, 40 South Duke Street, York, PA 17401 10.27-3t
- ESTATE OF BRENDA F. MAGARO, DECEASED
Late of Fairview Twp., York County, PA.
Administrator, C.T.A.: David W. Magaro, c/o Craig A. Hatch, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011
Attorney: Craig A. Hatch, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011 10.27-3t
- ESTATE OF NAOMI G. MARTIN, DECEASED
Late of Spring Grove Borough, York County, PA.
Executor: Steven E. Martin, c/o Law Offices of Douglas H. Gent, 1157 Eichelberger Street, Suite 4, Hanover, PA 17331
Attorney: Douglas H. Gent, Esquire, Law Offices of Douglas H. Gent, 1157 Eichelberger Street, Suite 4, Hanover, PA 17331 10.27-3t
- ESTATE OF GLADYS E. MATHIAS, DECEASED
Late of York County, PA.
Executor: Shahnawaz Mathias, P.O. Box 163, Red Lion, PA 17356
Attorney: Barbara Orsburn Stump, Esquire, 44 E. Philadelphia St. York, PA 17401 10.27-3t
- ESTATE OF DEBORAH R. MOYER, a/k/a DEBORAH ROMAINE MOYER, DECEASED
Late of York City, York County, PA.
Administratrix: Crystal D. Neiman, c/o Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401
Attorney: Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401 10.27-3t
- ESTATE OF JOSEPHINE A. NAPOLI, a/k/a JOSEPHINE ANN NAPOLI, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Anthony J. Napoli, Jr., c/o Blakey, Yost, Bupp & Rausch, LLP, 17 East Market Street, York, PA 17401
Attorney: John J. Baranski, Jr., Esquire, Blakey, Yost, Bupp & Rausch, LLP, 17 East Market Street, York, PA 17401 10.27-3t
- ESTATE OF MARGUERITE B. NONEMAKER, DECEASED
Late of West Manheim Twp., York County, PA.
Co-Executors: Keith R. Nonemaker, 5 Rebecca Lane, Hanover, PA 17331 and Joel L. Nonemaker, 1939 Rosepointe Way, Spring Grove, PA 17362
Attorney: Keith R. Nonemaker, Esquire, Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331 10.27-3t
- ESTATE OF JOSE M. ORTIZ, JR. a/k/a JOSE MIGUEL ORTIZ, JR., DECEASED
Late of York City, York County, PA.
Administrator: Jose Hezekiah Ortiz, 106 East College Avenue, York, PA 17401
Attorney: Rand A Feder, Esquire, Morris & Vedder, LLP, 32 N. Duke St., P.O. Box 149, York, PA 17405 10.27-3t
- ESTATE OF EDWARD G. RENOLL, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Dean Stauffer, c/o 135 North George Street, York, PA 17401
Attorney: Charles B. Calkins, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 10.27-3t
- ESTATE OF EDGAR G. RODGERS, JR., DECEASED
Late of Warrington Twp., York County, PA.
Executor: Jason Rodgers & Todd Rodgers, 295 Thunder Gust Mill Rd., Wellsville, PA 17365
Attorney: David J. Lenox, Esquire, 8 Tristan Drive, Suite 3, Dillsburg, PA 17019 10.27-3t
- ESTATE OF LEE DARWIN SCHMELTZ, DECEASED
Late of Paradise Twp., York County, PA.
Executor: Charles Lee Reed, 2629 Melba Road, Ellicott City, MD 21042
Attorney: Crabbs & Crabbs, Attorneys for the Estate, 202 Broadway Hanover, PA 17331 10.27-3t
- ESTATE OF CHERYL K. SHAULL, DECEASED
Late of York Twp., York County, PA.
Executor: Andrew L. Kaufmann, c/o Ream Carr Markey & Woloshin, LLP, 119 East Market Street, York, PA 17401
Attorney: Andrew F. Kagen, Esquire, Ream Carr Markey & Woloshin, LLP, 119 East Market Street, York, PA 17401 10.27-3t
- ESTATE OF STANLEY JOHN SOKALSKI, a/k/a STANLEY SOKALSKI, STAN SOKALSKI, DECEASED
Late of New Freedom Borough, York County, PA.
Executrix: Susan Kennedy, c/o David A. Mills, Esquire, Blakey, Yost, Bupp & Rausch, LLP, 17 East Market Street, York, PA 17401
Attorney: David A. Mills, Esquire, Blakey, Yost, Bupp & Rausch, LLP, 17 East Market Street, York, PA 17401 10.27-3t
- ESTATE OF GLENDA M. WANKER, DECEASED
Late of Windsor Twp., York County, PA.
Executor: Craig A. Smith, 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 10.27-3t
- ESTATE OF RAYMOND I. WEINER, DECEASED
Late of York City, York County, PA.
Executor: Meredith A. Mowen, 6 Briarwood Road, Shrewsbury, PA 17361 10.27-3t
- ESTATE OF ROSIE M. WHEELER, DECEASED
Late of Manheim Twp., York County, PA.
Executor: Harry M. Wheeler, 6076 Manheim Road, Glenville, PA 17329
Attorney: Thomas E. Miller, Esquire, LAW OFFICE OF THOMAS E. MILLER, ESQUIRE LLC, 249 York Street, Hanover, PA 17331 10.27-3t
- ESTATE OF KAREN E. WINEBRENNER, DECEASED
Late of Hanover Borough, York County, PA.
Executor: Robert W. Winebrenner, c/o 846 Broadway, Hanover, PA 17331

Attorney: Donald W. Dorr, Esquire, 846
Broadway, Hanover, PA 17331 10.27-3t

SECOND PUBLICATION

ESTATE OF ELMER C. BORTNER, a/k/a
ELMER C. BORTNER, JR., DECEASED
Late of Spring Garden Twp., York County, PA.
Co-Administrators: Michael L. Bortner and
Sheryl J. McCartney, 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 10.20-3t

ESTATE OF BETTY M. DIGUGLIEMO,
DECEASED
Late of Hellam Twp., York County, PA.
Administrator-Executor: Tina DiGuglielmo,
1230 Todd Station, Lexington, KY 40509
Attorney: Kristen Snyder, Esquire, 1215
Manor Dr., Mechanicsburg, PA 17055
10.20-3t

ESTATE OF CARRIE E. HAMILTON,
DECEASED
Late of Dover Twp., York County, PA.
Administrator-Executor: Norma J. Hatterer,
Mary E. Smith, and Freda M. Sands, c/o
Law Offices of Amanda Snoko Dubbs,
294 Dew Drop Road, York, PA 17402
Attorney: Amanda Snoko Dubbs, Esquire,
Law Offices of Amanda Snoko Dubbs, 294
Dew Drop Road, York, PA 17402 10.20-3t

ESTATE OF GLENN E. HOOVER,
DECEASED
Late of Conewago Twp., York County, PA.
Administratrix: Jill S. Hoover, c/o 340 Pine
Grove Commons, York, PA 17403
Attorney: Robert Clofine, Esquire, Elder Law
Firm of Robert Clofine, 340 Pine Grove
Commons, York, PA 17403 10.20-3t

ESTATE OF EDMUND JOHN KITTELT, JR.,
DECEASED
Late of Lower Chanceford Twp., York
County, PA.
Administratrix: Victoria L. Kittelt, 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 10.20-3t

ESTATE OF LORI A. LEMKELDE, a/k/a
LORI ANN LEMKELDE, DECEASED
Late of Dover Twp., York County, PA.
Executor: Stacy S. Lemkelde, c/o Stock and
Leader, Susquehanna Commerce Center
East, 221 West Philadelphia Street, Suite
600, York, PA 17401-2994
Attorney: MacGregor J. Brillhart, Esquire,
STOCK AND LEADER, Susquehanna
Commerce Center East, 221 West
Philadelphia Street, Suite E600,
York, PA 17401-2994 10.20-3t

ESTATE OF HELEN L. MILLHIME, a/k/a
HELEN LOUISE MILLHIME, DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: Kimberly Ann Guy, a/k/a
Kimberly A. Millhime Hull, c/o David
A. Mills, Esquire, Blakey, Yost, Bupp &

Rausch, LLP, 17 East Market Street, York,
PA 17401
Attorney: David A. Mills, Esquire, Blakey,
Yost, Bupp & Rausch, LLP, 17 East
Market Street, York, PA 17401 10.20-3t

ESTATE OF PAUL A. NEIMAN, DECEASED
Late of Dover Twp., York County, PA.
Co-Executors: Lowell A. Neiman and Chloe
E. Wigfield, 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 10.20-3t

ESTATE OF ROY LESLIE RHODES,
DECEASED
Late of Heidelberg Twp., York County, PA.
Executor: Carl J. Rhodes, c/o Alex E. Snyder,
Esquire, 14 Center Square, Hanover, PA
17331
Attorney: Alex E. Snyder, Esquire, Barley
Snyder LLP, Attorneys, 14 Center Square,
Hanover, PA 17331 10.20-3t

ESTATE OF PAMELA M. SANDERS,
DECEASED
Late of Hanover Borough, York County, PA.
Executrix: Tiffany J. Wellen, 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
10.20-3t

ESTATE OF VALERIE QUEEN SEXTON,
DECEASED
Late of York City, York County, PA.
Administrator-Executor: Lisha King, 248
Harding Ct., York, PA 17403 10.20-3t

ESTATE OF DONALD E. SHEFFER, a/k/a
DONALD SHEFFER, DECEASED
Late of Wrightsville Borough, York County, PA.
Executor: Ray Sheffer, c/o Bradley J. Leber,
Esquire, Blakey, Yost, Bupp & Rausch,
LLP, 17 East Market Street, York, PA
17401
Attorney: Bradley J. Leber, Esquire, Blakey,
Yost, Bupp & Rausch, LLP, 17 East
Market Street, York, PA 17401 10.20-3t

ESTATE OF SHERRY LYNN SMITH, a/k/a
SHERRY LYNN CLINTON, DECEASED
Late of the Borough of Hanover, York County, PA.
Executor: Jennifer Lee Reaver, 403
Baltimore Street, Hanover, PA 17331
Attorney: Larry W. Wolf, P.C., 215
Broadway, Hanover PA 17331 10.20-3t

ESTATE OF JOHN T. TULEYA, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Stephen James Tuleya, c/o Michael
P. Kane, Esquire, 700 North Duke Street,
P.O. Box 4686, Lancaster, PA 17604-4686
Attorney: Michael P. Kane, Esquire, Morgan,
Hallgren, Crosswell & Kane, P.C., 700
North Duke Street, P.O. Box 4686,
Lancaster, PA 17604-4686 10.20-3t

ESTATE OF BETTY C. WANTLAND,
DECEASED
Late of West Manchester Twp., York County, PA.
Executrix: Brenda J. McCleary, c/o 340 Pine
Grove Commons, York, PA 17403

Attorney: Erik D. Spurlin, Esquire, Elder
Law Firm of Robert Clofine, 340 Pine
Grove Commons, York, PA 17403 10.20-3t

ESTATE OF BEATRICE M. WELLER,
DECEASED
Late of York County, PA.
Administrator-Executor: Donna M. Balsley,
Estate of Beatrice M. Weller, c/o Law
Offices of Ethan K. Stone, LLC, 3400 E
Trindle Road, Camp Hill, PA 17011
Attorney: Ethan K. Stone, Esquire, 3400 E
Trindle Road, Camp Hill, PA 17011
10.20-3t

THIRD PUBLICATION

ESTATE OF JAMES R. ALTLAND,
DECEASED
Late of East Manchester Twp., York County, PA.
Administrator-Executor: Drew A. Altland,
c/o Bellomo & Associates, LLC, 3198
East Market Street, York, PA 17402
Attorney: William H. Poole, Jr., Esquire,
Bellomo & Associates, LLC, 3198 East
Market Street, York, PA 17402 10.13-3t

ESTATE OF VENICE D. BOLIN, DECEASED
Late of Borough of Hanover, York County, PA.
Personal Representatives: Lois M. Bolin,
269 Third St., Hanover, PA 17331, Betty J.
Bolin, 269 Third St., Hanover, PA 17331
and Linda M. Bolin, 508 Maple Ave.,
Hanover, PA 17331
Attorney: G. Steven McKonly, Esquire, 119
Baltimore Street, Hanover, PA 17331
10.13-3t

ESTATE OF GREGORY D. POTTS,
DECEASED
Late of Hanover, York County, PA.
Administrator-Executor: Raymond A. Potts,
17 S. Main Street, Mont Alto, PA 17237
Attorney: Barbara Townsend, Esquire, 32
West Queen St., Chambersburg, PA 17201
10.13-3t

ESTATE OF MADELYN A. POWELL,
DECEASED
Late of City of York, York County, PA.
Administrator-Executor: Monica A.
Washington and John S. Powell, 700 E.
Princess Street, York, PA 17403
Attorney: Amanda Snoko Dubbs, Esquire,
294 Dew Drop Road, York, PA 17402
10.13-3t

ESTATE OF MICHAEL C. RODKEY,
DECEASED
Late of York Twp., York County, PA.
Executor: Mitchell S. Rodkey, c/o John M.
Hamme, Esq., 1946 Carlisle Road, York,
PA 17408
Attorney: John M. Hamme, Esquire, 1946
Carlisle Road, York, PA 17408 10.13-3t

ESTATE OF JONATHAN ANDREW
SHANBERGER, DECEASED
Late of Fawn Grove Borough, York County, PA.
Co-Administrators: Lucille A. Shanberger
and George A. Shanberger, 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 10.13-3t

ESTATE OF AUDREY V. SHEARSTONE, DECEASED
Late of Manchester Twp., York County, PA.
Administrator-Executors: William J. Shearstone, II and Thomas H. Shearstone, 200 Quickel Road, York, PA 17404
Attorney: David Turocy, Esquire, Ream, Carr, Markey & Woloshin LLP, 53 East Canal St., Dover, PA 17315 10.13-3t

ESTATE OF BERNICE M. STOUGH, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Darla Clark, 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 10.13-3t

ESTATE OF DONALD A. VANMETER JR., DECEASED
Late of Springfield Twp., York County, PA.
Administratrix: Susan K. Keeny, 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 10.13-3t

ESTATE OF LUCILLE G. ZAGER, a/k/a LUCILLE G. COUGHLIN ZAGER, DECEASED
Late of York Twp., York County, PA.
Co-Executrices: Karin Javitt and Linda Eckert, c/o 48 South Duke Street, York, PA 17401
Attorney: Bruce C. Bankenstein, Esquire, 48 South Duke Street, York, PA 17401 10.13-3t

**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 16, 2016 at 11:00 a.m.** and will be called in the order named for audit and distribution by said Court, in **Courtroom No. 6003, on the 6th floor of the York County Judicial Center at 45 North George St. in the City of York, Pennsylvania.**

1. CLAYTON – The First and Final Account of Rosemary E. Glatfelter, Executrix of the Last Will and Testament of Catherine V. Clayton, Late of Manchester Township, York County, Pennsylvania, deceased, 6716-0729. (Rand A. Feder, Esq.)

2. MORSE –The First and Final Account of Nancy Schmehl, Administratrix c.t.a of the Last Will and Testament of Perry A. Morse, Late of Manchester Township, York County, Pennsylvania, deceased, 6716-0080. (Jill M. Scheidt, Esq.)

3. HOLTZAPPLE – The First and Final Account of Manufacturers and Traders Trust Company, Executor of the Last Will and Testament of Grace K. Holtzapple, Late of West Manchester Township, York County, Pennsylvania, 6715-0777. (Thomas M. Shorb, Esq.)

4. LEASE – The First and Final Account of Good News Consulting, Inc., Administrator of the Estate of Margaret L. Lease, Late of Dallastown Borough, York County, Pennsylvania, deceased, 6704-1188. (Amanda Snoko Dubbs, Esq.)

5. SHIFFLETT – The First and Final Account of PNC Bank, National Association, Trustee of the Ryan L. Shifflett Irrevocable Trust dated January 13, 2004, 6716-1656. (Kendra D. McGuire, Esq.)

6. MELLINGER – The First and Final Account of Thomas A. Mellinger, Executor of the Last Will and Testament of Patricia I. Mellinger, Late of Windsor Township, York County, Pennsylvania, deceased, 6716-0437. (David M. Laucks, Esq.)

7. SOWERS – The First and Final Account of Martin H. Sowers, Jr., Executor of the Last Will and Testament of Martin H. Sowers, Late of Windsor Township, York County, Pennsylvania, deceased, 6716-0668. (David M. Laucks, Esq.)

8. FURRER – The First and Final Account of Gerald J. Shekletski, Executor of the Last Will and Testament and Codicil of Margareta A. Furrer, Late of Fairview Township, York County, Pennsylvania, deceased, 6715-0858. (Gerald J. Shekletski, Esq.)

9. LEHR – The First and Final Account of Michael R. Gingerich, Executor of the Last Will and Testament of Erika A. Lehr, Late of West Manchester Township, York County, Pennsylvania, deceased, 6715-2139. (Robert Clofine, Esq.)

10. RAY – The First and Final Account of Matthew D. Menges, Administrator of the Estate of Nathan Ray, Sr., Late of York City, York County, Pennsylvania, deceased, 6714-0037. (Matthew D. Menges, Esq.)

11. MAJOR – The First and Final Account of Kevin E. Major, Administrator of the Estate of Brenda K. Major, Late of Fairview Township, York County, Pennsylvania, deceased, 6714-1193. (Richard J. Seneca, Esq.)

FILED IN THE OFFICE OF THE CLERK OF ORPHANS' COURT DIVISION OF THE COMMON PLEAS COURT, YORK COUNTY, PENNSYLVANIA ON OR BEFORE OCTOBER 19, 20160.

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

10.27-2t

CIVIL NOTICES

**ACTION IN MORTGAGE
FORECLOSURE**

**COURT OF COMMON PLEAS
YORK COUNTY**

No.: 2014-SU-004528-06

**Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2005-56, Mortgage Pass-Through Certificates, Series 2005-56
Plaintiff**

Vs.

**David Edwards
Vivian M. Erickson
Defendants**

**TO: David Edwards and
Vivian M. Erickson**

**TYPE OF ACTION: CIVIL ACTION/
COMPLAINT
IN MORTGAGE
FORECLOSURE**

**PREMISES SUBJECT TO
FORECLOSURE: 16562 Dolf Rd.
Stewartstown, PA 17363**

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing to 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.

**Lawyers Referral and Information Service
York County Bar Association
137 E Market St.
York, PA 17401
717-854-8755**

**MILSTEAD & ASSOCIATES, LLC
By: Robert W. Williams, Esquire
Attorney ID#203145
1 E. Stow Rd.**

Marlton, NJ 08053
Attorney for Plaintiff
(856) 482-1400
File No. 212465

CIVIL DIVISION

YORK COUNTY

No. 2016-SU-001629-06

10.27-1t

Solicitor

SANTANDER BANK, N.A.
Plaintiff

vs.

TERRY E. EICHELBERGER, in his capacity as Administrator of the Estate of EDWARD A. EICHELBERGER
SANDRA EICHELBERGER A/K/A SANDY EICHELBERGER A/K/A SANDRA E. MELLINGER, in her capacity as Devisee of the Estate of GLADYS I. EICHELBERGER
KEVIN EICHELBERGER, in his capacity as Devisee of the Estate of GLADYS I. EICHELBERGER
KENNETH EICHELBERGER, in his capacity as Devisee of the Estate of GLADYS I. EICHELBERGER
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDWARD A. EICHELBERGER, DECEASED
Defendants

NOTICE

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

You are hereby notified that on June 14, 2016, Plaintiff, SANTANDER BANK, N.A., 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. 2016-SU-001629-06. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 55 REESER HILL ROAD, YORK HAVEN, PA 17370-9032 whereupon your property would be sold by the Sheriff of YORK County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION

ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Notice to Defend:
Lawyer Referral Service
York Legal Referral
137 East Market Street
York, PA 17401
Telephone (717) 854-8755 x201

10.27-1t

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. 2016-SU-002021-06

U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR CITIGROUP
MORTGAGE LOAN TRUST 2006-WFHE4,
ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2006-WFHE4
Plaintiff

vs.

SCOTT B. GREEN

Defendant

NOTICE

To SCOTT B. GREEN

You are hereby notified that on August 1, 2016, Plaintiff, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2006-WFHE4, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-WFHE4, 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. 2016-SU-002021-06. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1019 WEST MARKET STREET, YORK, PA 17404-3411 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

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

No. 2016-SU-001178-06

Notice of Action in Mortgage Foreclosure
JPMorgan Chase Bank, National Association,
Plaintiff vs. Unknown Heirs, Successors,
Assigns and All Persons, Firms or Associations
Claiming Right, Title or Interest From or Under
Kimberly Minacci, deceased, Defendant(s)
To the Defendant(s), Unknown Heirs,
Successors, Assigns and All Persons, Firms or
Associations Claiming Right, Title or Interest
From or Under Kimberly Minacci, deceased:
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, Kristen D. Little,
Kevin S. Frankel, Regina Holloway,
Daniel T. Lutz, Sarah K. McCaffery,
Leslie J. Rase, Alison H. Tulio &
Katherine M. Wolf, Attys. for Plaintiff
Shapiro & DeNardo, LLC
3600 Horizon Dr., Ste. 150
King of Prussia, PA 19406
610-278-6800

10.27-1t

Solicitor

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

COURT OF COMMON PLEAS

with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Notice to Defend:
Lawyer Referral Service
York Legal Referral
137 East Market Street
York, PA 17401
Telephone (717) 854-8755 x201

10.27-1t Solicitor

ACTION TO QUIET TITLE

Molt, LLC and Oak Run, LP,
Plaintiffs

vs.

Donald N. Seitz,
The County Of York,
and York County Tax Claim Bureau,
Defendants

To: **Donald N. Seitz:**

YOU ARE hereby notified that on September 15th, 2016, Plaintiffs, filed a Quiet Title Action, endorsed with a Notice to Defend, against you in the Court of Common Pleas of York County, Pennsylvania, Docketed to No. 2016-SU-002461-93, wherein Plaintiffs seek legal title in fee simple and to terminate any estate, right, title or interest that you may have in the real estate located at Crone Road, Dover Township, York County Pennsylvania, UPI No. 24-000-MF-0027.A0-00000, pursuant to the Deed dated December 18th, 2015, and recorded on January 28th, 2016, in Record Book 2354, Page 5823, in the York County Recorder of Deeds Office, granted to the Plaintiffs, Molt, LLC and Oak Run, LP.

BLAKE LAW FIRM, L.L.C.
ATTORNEYS AND COUNSELORS AT LAW
29 East Philadelphia Street
York, PA 17401
717-848-3078
FAX 717-848-2777

10.27-1t Solicitor

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on September 23, 2016 for **HYDROTECH MECHANICAL SERVICES, INC.**, under the provisions of the Business Corporation Law of 1988.

WM. D. SCHRACK III, ESQUIRE
124 West Harrisburg Street
Dillsburg, PA 17019-1268

10.27-1t Solicitor

Notice is hereby given that Articles of Incorporation-For Profit were filed for **NEWSON 5 DISTRIB CORP.** with the Commonwealth of Pennsylvania under the provisions of the Business Corporation law of 1988, as amended.

10.27-1t Solicitor

NOTICE is hereby given that **Predix Construction, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

BARLEY SNYDER LLP
Attorneys

10.27-1t Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on September 29, 2016 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Luke Brian Balsingh to Luke Brian Spencer

The Court has fixed the day of the Tuesday, November 22, 2016 at 2:30 pm in Courtroom #6003 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

10.27-1t Solicitor

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that ECA Investment Group, Inc., a Pennsylvania corporation with its registered office at 224 St. Charles Way, Suite 100, York, PA, is now engaged in winding up its affairs and will be consolidating all of its business and relationships with Counsel Trust Company. The corporation will be filing Articles of Dissolution with the Commonwealth of Pennsylvania at Harrisburg, PA, Department of State, under the provisions of the Business Corporation Law of 1988 (as amended).

McNEES WALLACE & NURICK LLC
Attorneys at Law
100 Pine Street
Harrisburg, PA 17101

10.27-1t Solicitor

NOTICE is hereby given to all creditors, claimants, or persons interested or who may be affected by the Dissolution of **FIRST CHURCH OF CHRIST, SCIENTIST, HANOVER**, with its registered office located at 1001 E. Walnut St., Hanover, PA 17331, that the Directors of the Corporation approved a Plan of Liquidation and Dissolution of the Corporation or about March 6, 2016, and that the Board of Directors is now engaged in winding up and settling the affairs of the Corporation so that its corporate existence shall be ended by issuance of a Certificate of Dissolution by the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Nonprofit Corporation Law of 1933, and that all claims shall be presented to 4138 Myers Rd., Glen Rock, PA 17327.

The deadline for making any claim shall be sixty (60) days after the date of the first publication of this notice, and the Corporation must receive the claims by that deadline. Any claim which is not timely made shall forever be barred and no payment will be made upon that claim.

10.27-1t 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 Counsel Trust Company, 224 St. Charles Way, Suite 100, York, PA 17402 are the only person(s) owning or interested in a business, the character of which is: Marketing of fiduciary services and that the name, style

and designation under which said business is and will be conducted is: Founders Fiduciary Services and the location where said business is and will be located is: 224 St. Charles Way, Suite 100, York, PA 17402.

Paul A. Adams, Esquire
Shumaker Williams, P.C.
P.O. Box 88,
Harrisburg, PA 17108

10.27-1t Solicitor

SHERIFF'S SALE

NOTICE OF CONTINUED SHERIFF'S SALE OF REAL ESTATE PURSUANT TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.2

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NO. 2014-SU-3711-06

IN RE: PEOPLES BANK, A CODORUS VALLEY COMPANY V. STEVEN LECRONE aka STEVE LECRONE AND AMIE COLE

NOTICE TO: STEVEN LECRONE aka STEVE LECRONE

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:
DATE: Monday, December 12, 2016
TIME: 2:00 PM
LOCATION: York County Judicial Center,
45 North George Street,
York PA 17401

THE PROPERTY TO BE SOLD is delineated in detail in the following legal description mainly 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.

ALL THAT CERTAIN lot of land with the improvements thereon erected, situated in the BOROUGH OF DALLASTOWN, York county, Pennsylvania, also known as 15 Broad Street and recorded in the Office of Recorder of Deeds in and for York County, Pennsylvania, said lot being more fully bounded and limited by courses and distances as follows, to wit:

BEGINNING at a peg on the North side of Broad Street at property now or formerly of William Aughenbaugh; thence extending along the North side of said Broad Street, South seventy-one (71) degrees East, sixty-three and four tenths (63.4) feet to a peg at the intersection of the North side of Broad Street with the West side of an alley; thence along the West side of said alley, North nineteen (19) degrees East, one hundred fifty-five (155) feet to a peg at the intersection of the West side of aforesaid alley with the South side of another alley; thence

along the south side of last-mentioned alley, North seventy-one (71) degrees West, fifty-six and four tenths (56.4) feet to a peg; thence along land now or formerly of William Aughenbaugh, South twenty-one and three-fourths (21 3/4) degrees West, one hundred fifty-five (155) feet to the peg and the place of BEGINNING.

BEING the same premises which Jan M. Bankert and Jean M. Bankert, husband and wife by deed dated the 19th day of July, 1996, and recorded at York County in the Office of the Recorder of Deeds, in and for the County of York, on the 23rd day of July, 1996, in Land Record Book 1267, Page 8962, granted and conveyed unto Christy Lynn Hinkle, Record Owner. AND BEING the same premises which Christy Lynn Hinkle, Record Owner by Installment Sales Agreement dated the 22nd day of May, 2000, and recorded at York County in the Office of the Recorder of Deeds, in and for the County of York, on the 24th day of May, 2000, in Land Record book 1399, Page 5612, agree to sell to Amie Cole and Steven LeCrone, Equitable Owners.

THE LOCATION of your property to be sold is: All that certain piece or parcel of land situate in the Dallastown Borough, York County, Pennsylvania, known as 15 E. Broad Street, Dallastown, Pennsylvania 17313; parcel no. 56-000-02-0204.00-00000.

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to: PeoplesBank, A Codorus Valley Company v. Steven Lecrone aka Steve Lecrone, and Amie Cole, Case No. 2014-SU-003711-06 in the amount of \$79,280.85 as of October 15, 2014, along with interest accruing after October 15, 2014, at the per diem rate of \$5.81, through the date of payment, including on and after the date of entry of judgment on this Complaint, and costs, and for foreclosure and sale of the mortgaged property until the Sheriff's Sale.

THE NAME OF THE OWNERS OR REPUTED OWNER of this property is: Steven Lecrone aka Steve Lecrone, and Amie Cole.

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

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.

**LAWYER REFERRAL SERVICE OF THE YORK COUNTY BAR ASSOCIATION
YORK COUNTY BAR CENTER
137 EAST MARKET STREET
YORK, PA 17401
(717) 854-8755**

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation to the Court.

A copy of the Writ of Execution is available from the County Prothonotary or Sheriff.

MCNEES WALLACE & NURICK LLC,
Attorney for Plaintiff

10.27-1t Solicitor

NOTICE OF SALE OF REAL PROPERTY
Court of Common Pleas of York County; Case No. 2015-SU-001737-06; U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT v. Karen E. Leckie
To: Karen E. Leckie. Please be advised, the property commonly known as 1134 East South Street, York, PA 17403 will be sold at Sheriff's Sale on February 13, 2017 at 2:00 PM at York County Judicial Center, 45 North George Street, York, PA 17401.

10.27-1t Solicitor

Johnson, Duffie, Stewart & Weidner is seeking a mid-level associate to join its Lemoyne, PA office to assist with a broad array of transactional matters including municipal law, school law, employment law, health care law, business law, commercial and residential real estate. Qualified candidates will have 5+ years' experience with ability to work independently on assigned files, strong organizational skills along with a high level of attention to detail; excellent communication, analytical and writing skills. Candidates should also have a strong academic record from a nationally respected law school and an equally impressive undergraduate degree, as well as law firm experience.

This firm offers candidates sophisticated work opportunities and a great law firm culture with colleagues who care about the firm and the development of their employees. Benefit package includes medical insurance, disability plans, life insurance, profit sharing, etc. Excellent salary DOE. All qualified applicants will receive consideration for employment without regard to race, color, religious creed, handicap, ancestry, national origin, age or sex.

Qualified candidates should email their resume in confidence to Laura L. Dobbin, Law Firm Administrator at lld@jdsww.com.

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The Law Firm of Hoffmeyer & Semmelman, LLP is seeking an Attorney with a minimum of 5 years' experience in decedents' estates, real estate, and civil litigation who is looking for a permanent home and who can hit the ground running. We expect our attorneys to develop and maintain a book of business. The successful candidate must understand and appreciate the concept of "billable hours", desire a partnership career path and re-locate to York if not already a resident. Please email a resume, 3 professional references, 1 writing sample and salary requirement for consideration to:

mheidelbaugh@hoffsemm.com

or mail to: M. Heidelbaugh
Hoffmeyer & Semmelman, LLP
30 N. George Street
York PA 17401

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