

# York Legal Record

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

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Vol. 130

YORK, PA, THURSDAY, JUNE 16, 2016

No. 11

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**Dated Material Do Not Delay**

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Legal notices must be received by York Legal Record, 137 E. Market St., before four o'clock on Friday afternoon. Telephone 854-8755 ext. 202.

Subscription: \$45.00 per year to non-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

Web: [www.yorkbar.com](http://www.yorkbar.com) • E-mail: [yorklegalrecord@yorkbar.com](mailto:yorklegalrecord@yorkbar.com)

**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 PAULINE R. ALTLAND  
a/k/a PAULINE ROMAINE ALTLAND,  
DECEASED  
Late of Windsor Twp., York County, PA.  
Executrix: Sharon L. Leber, c/o Eveler &  
DeArment LLP, 2997 Cape Horn Rd.,  
Suite A-6, Red Lion, PA 17356  
Attorney: Eveler & DeArment LLP, 2997  
Cape Horn Rd., Suite A-6, Red Lion, PA  
17356 06.16-3t

ESTATE OF PHILIP J. ALTLAND,  
DECEASED  
Late of West Manchester Twp., York County, PA.  
Co-Executors: James Giles and Jodi Giles,  
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 06.16-3t

ESTATE OF LUELLA J. APPENZELLER a/k/a  
LUELLA APPENZELLER, DECEASED  
Late of Springfield Twp., York County, PA.  
Administrator-Executor: Susan A. Lehman,  
c/o 2002 South Queen Street, York, PA  
17403

Attorney: Jennifer A. Galloway, Esquire,  
2002 South Queen Street, York, PA 17403  
06.16-3t

ESTATE OF CATHERINE G. CONRAD, a/k/a  
KAY CONRAD, DECEASED

Late of Windsor Twp., York County, PA.  
Executrix: Susan K. Hendrix, c/o 48 South  
Duke Street, York, PA 17401 06.16-3t

ESTATE OF WILLIAM S. DUBS, DECEASED

Late of Jackson Twp., York County, PA.  
Co-Executors: Joan L. Nolin and Vaughn W.  
Dubs, 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  
06.16-3t

ESTATE OF MARTHA ANN FOWBLE,  
DECEASED

Late of Penn Twp., York County, PA.  
Co-Executors: Charles S. Fowble, 6494

Shutt Road, Spring Grove, PA 17362 and  
William Brian Bond, 50 North Street,  
McSherrystown, PA 17344  
Attorney: Stonesifer and Kelley, P.C., 209  
Broadway, Hanover, PA 17331 06.16-3t

ESTATE OF PAULINE K. HOFFMAN,  
DECEASED

Late of York, York County, PA.  
Co-Executors: Kenneth E. Hoffman and Paul  
M. Diehl, Jr., 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  
06.16-3t

ESTATE OF BETTY J. KAUFMAN,  
DECEASED

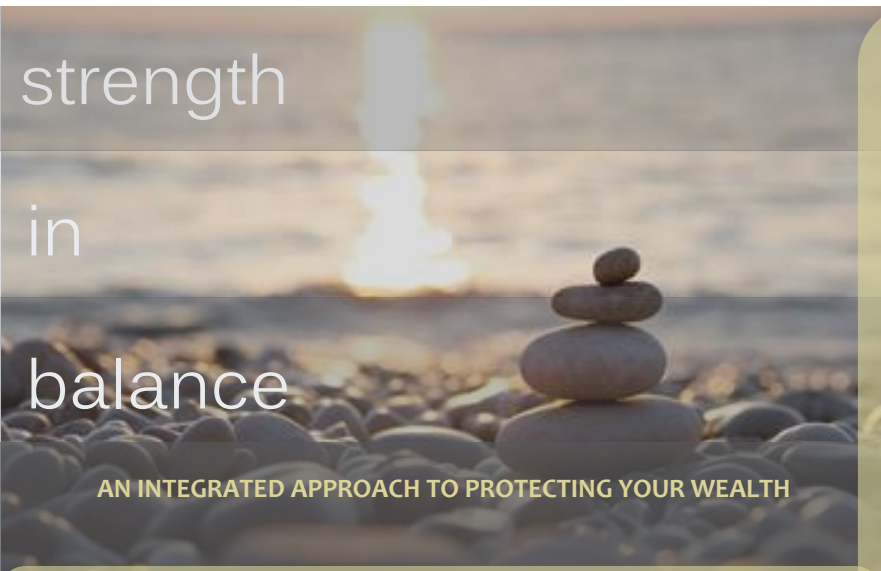
Late of Spring Garden Twp., York County, PA.  
Executrix: Emily E. Kaufman, c/o 100 East  
Market Street, York, PA 17401

Attorney: Alex E. Snyder, Esquire,  
Barley Snyder, LLP, 100 East Market  
Street, York, PA 17401 06.16-3t

ESTATE OF MARTIN L. KEPNER,  
DECEASED

Late of Warrington Twp., York County, PA.  
Administrator-Executor: Marc Roberts,  
Esquire, 149 East Market Street, York, PA  
17401

Attorney: Marc Roberts, Esquire, 149 East  
Market Street, York, PA 17401 06.16-3t



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ESTATE OF JOSEPH C. MILLER, DECEASED  
Late of Warrington Twp., York County, PA.  
Administratrix: Amy M. Brennan, c/o Robert  
P. Kline, Esquire, Kline Law Office, P.O.  
Box 461, New Cumberland, PA 17070-  
0461  
Attorney: Robert P. Kline, Esquire,  
Kline Law Office, P.O. Box 461, New  
Cumberland, PA 17070-0461 06.16-3t

ESTATE OF MARTIN A. RAWHOUSER,  
DECEASED  
Late of Windsor Twp., York County, PA.  
Executrices: Marjorie A. Rawhouser and  
Brenda L. Schlotterbeck, c/o 340 Pine  
Grove Commons, York, PA 17403  
Attorney: Robert Clofine, Esquire, Elder Law  
Firm of Robert Clofine, 340 Pine Grove  
Commons, York, PA 17403 06.16-3t

ESTATE OF LEROY DALE SPANGLER,  
DECEASED  
Late of Dover Twp., York County, PA.  
Executrix: Karla Ann Spangler, c/o Dorothy  
Livaditis, Esquire, 32 South Beaver Street,  
York, PA 17401  
Attorney: Dorothy Livaditis, Esquire, 32  
South Beaver Street, York, PA 17401  
06.16-3t

ESTATE OF DALE D. SWEITZER a/k/a  
DALE SWEITZER, DECEASED  
Late of Conewago Twp., York County, PA.  
Co-Executors: Alan R. Meckley and Dustin  
S. Hull, 1933 Woodstream Drive, York, PA  
17406 06.16-3t

ESTATE OF CLARA E. TRACEY, a/k/a  
CLARA EMMA ROACH TRACEY,  
DECEASED  
Late of Shrewsbury Twp., York County, PA.  
Executrix: Jean M. Tracey, c/o 48 South  
Duke Street, York, PA 17401 06.16-3t

ESTATE OF EMMA L. VANOVICH, a/k/a  
EMMA LOUISE VANOVICH, a/k/a  
EMMA VANOVICH, DECEASED  
Late of Dover Twp., York County, PA.  
Executor: George S. Vanovich, c/o GARBER  
& GARBER, 40 South Duke Street, York,  
PA 17401  
Attorney: John M. Garber, Esquire,  
GARBER & GARBER, 40 South Duke  
Street, York, PA 17401 06.16-3t

ESTATE OF MARGARET A. WILLIARD,  
DECEASED  
Late of Warrington Twp., York County, PA.  
Executor: LeTort Management and Trust Co.,  
Kenneth R. Williard, c/o Patti S. Spencer,  
Esq., 320 Race Avenue, Lancaster, PA  
17603  
Attorney: Patti S. Spencer, Esquire, 320 Race  
Avenue, Lancaster, PA 17603 06.16-3t

### SECOND PUBLICATION

ESTATE OF ARTHUR H. ADAIR, DECEASED  
Late of York City, York County, PA.  
Administratrix: Leslie B. Greenfield, c/o  
Scott H. Mustin, Esq., 1801 Market St.,  
Ste. 1100, Phila., PA 19103  
Attorney: Scott H. Mustin, Esquire, Fineman  
Krekstein & Harris, P.C., 1801 Market St.,  
Ste. 1100, Phila., PA 19103 06.09-3t

ESTATE OF MELANIE A. EINSIG, DECEASED  
Late of York, York County, PA.  
Administrator-Executor: Joshua A. Einsig,  
129 Paul Street, York, PA 17406 06.09-3t

ESTATE OF ANNABELLE A. ELLIS,  
DECEASED  
Late of Springettsbury Twp., York County, PA.  
Co-Executors: C. Eugene Ellis and Trabert  
Ellis, c/o Laucks & Laucks, PC, 105 West  
Broadway, Red Lion, PA 17356  
Attorney: David M. Laucks, Esquire,  
LAUCKS & LAUCKS, PC, 105 West  
Broadway, Red Lion, PA 17356 06.09-3t

ESTATE OF BEATRICE V. FAIR, DECEASED  
Late of Dover Twp., York County, PA.  
Executor: Stewart O. Fair, Jr., 2340 North  
Point Dr., York, PA 17406  
Attorney: John W. Stitt, Esquire, 1434 W.  
Market Street, York, PA 17404 06.09-3t

ESTATE OF MICHAEL F. FISHER a/k/a  
MICHAEL FISHER, DECEASED  
Late of Hellam, York County, PA.  
Executor: Jason Edward Fisher, c/o James  
R. Leonard, Jr., 232 E. Orange Street,  
Lancaster, PA 17602  
Attorney: James R. Leonard, Jr., Esquire, 232  
E. Orange Street, Lancaster, PA 17602  
06.09-3t

ESTATE OF WALTER C. GREINER,  
DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: Gary M. Greiner, c/o MPL LAW  
FIRM, LLP, 137 East Philadelphia Street,  
York, PA 17401-2424  
Attorney: John D. Miller, Jr., Esquire, MPL  
LAW FIRM, LLP, 137 East Philadelphia  
Street, York, PA 17401-2424 06.09-3t

ESTATE OF MARGARET P. KEISER,  
DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: John P. Winters, c/o 2025 E.  
Market Street, York, PA 17402  
Attorney: Richard H. Mylin, III, Esquire,  
2025 E. Market Street, York, PA 17402  
06.09-3t

ESTATE OF DIANA MACNEILL, DECEASED  
Late of Hanover Borough, York County, PA.  
Administrator-Executor: William Charles  
English, Jr., 237 Eichelberger Street,  
Hanover, PA 17331 06.09-3t

ESTATE OF KATHLEEN ANN MEME,  
DECEASED  
Late of York City, York County, PA.  
Executor: Oliver Louis Meme, 358 W. King  
St., York, PA 17401  
Attorney: Clayton A. Lings, Esquire,  
MOONEY & ASSOCIATES, 230 York  
Street, Hanover, PA 17331 06.09-3t

ESTATE OF TASHA M. MOSTEN, a/k/a  
TASHA MARIE MOSTEN, a/k/a TASHA  
MOSTEN, DECEASED  
Late of Spring Garden Twp., York County, PA.  
Administrator: Jamie M. Overmiller, c/o  
GARBER & GARBER, 40 South Duke  
Street, York, PA 17401  
Attorney: John M. Garber, Esquire,  
GARBER & GARBER, 40 South Duke  
Street, York, PA 17401 06.09-3t

ESTATE OF JOHN W. MUNDIS, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executrix: Amelia J. McGinnis, P.O. Box  
152, Lemont, PA 16851  
Attorney: Douglas C. Lovinsky, Esquire,  
CPA, 1500 W. College Ave.,  
State College, PA 16801 06.09-3t

ESTATE OF DAVID W. NYE, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Co-Administrators: Nigel D. Nye, Alexander  
D. Nye, & Abigail C. Miller, c/o Richard  
R. Reilly, Esquire, 54 N. Duke St., York,  
PA 17401  
Attorney: Richard R. Reilly, Esquire, 54 N.  
Duke St., York, PA 17401 06.09-3t

ESTATE OF RUTH N. REBERT, DECEASED  
Late of West Manheim Twp., York County, PA.  
Executrix: Jean E. Becker, c/o Elinor  
Albright Rebert, Esquire, 515 Carlisle  
Street, Hanover, PA 17331  
Attorney: Elinor Albright Rebert, Esquire,  
515 Carlisle Street, Hanover, PA 17331  
06.09-3t

ESTATE OF YVONNE RUDY, DECEASED  
Late of York Twp., York County, PA.  
Executor: Dale H. Hull, c/o 100 East Market  
Street, York, PA 17401  
Attorney: Alex E. Snyder, Esquire, Barley  
Snyder, LLP, 100 East Market Street,  
York, PA 17401 06.09-3t

ESTATE OF RICHARD D. SHEELY,  
DECEASED  
Late of Penn Twp., York County, PA.  
Co-Executors: Andrew M. Sheely, 35 Penn  
Circle, Hanover, PA 17331 and Carol A.  
Wassilewski, PO Box 278, Abbottstown,  
PA 17301  
Attorney: James T. Yingst, Esquire, Guthrie,  
Nonemaker, Yingst & Hart, LLP, 40 York  
Street, Hanover, PA 17331 06.09-3t

ESTATE OF ROSE M. WALKO, a/k/a ROSE  
MARIE WALKO, DECEASED  
Late of Heidelberg Twp., York County, PA.  
Administrator: Paul J. Walko, 6691  
Moulstown Road, Hanover, PA 17331  
Attorney: Amy E.W. Ehrhart, Esquire, 118  
Carlisle St., Suite 202, Hanover, PA 17331  
06.09-3t

### THIRD PUBLICATION

ESTATE OF DORIS M. BLEVINS,  
DECEASED  
Late of Hopewell Twp., York County, PA.  
Executrix: Christine A. Blevins, c/o 340 Pine  
Grove Commons, York, PA 17403  
Attorney: Erik D. Spurlin, Esquire, Elder  
Law Firm of Robert Clofine, 340 Pine  
Grove Commons, York, PA 17403 06.02-3t

ESTATE OF RUTH E. BRESSLER a/k/a  
RUTHANNA ELAINE BRESSLER,  
DECEASED  
Late of Washington Twp., York County, PA.  
Executor: Jason A. Bressler, 7 Furman Rd.,  
Dillsburg, PA 17019  
Attorney: Victor A. Neubaum, Esquire, 42 S.  
Duke St., York, PA 17401 06.02-3t

ESTATE OF RAY L. DENTLER, JR.,  
DECEASED

Late of Dover Twp., York County, PA.  
Administrator-Executor: Christopher R.  
Dentler, c/o Summers Nagy Law Offices,  
35 South Duke Street, York, PA 17401  
Attorney: Summers Nagy Law Offices, 35  
South Duke Street, York, PA 17401

06.02-3t

ESTATE OF MILDRED L. ERNST,  
DECEASED

Late of West Manheim Twp., York County, PA.  
Executrix: Penny Miller, c/o Elinor Albright  
Rebert, Esquire, 515 Carlisle Street,  
Hanover, PA 17331  
Attorney: Elinor Albright Rebert, Esquire,  
515 Carlisle Street, Hanover, PA 17331

06.02-3t

ESTATE OF FREDA FLICKINGER a/k/a  
FRED A. FLICKINGER, DECEASED

Late of Spring Grove Borough, York County, PA.  
Administrator-Executor: Patricia  
Blankenstein, c/o Bellomo & Associates,  
LLC, 3198 East Market Street, York, PA  
17402

Attorney: William H. Poole, Jr., Esquire,  
Bellomo & Associates, LLC, 3198 East  
Market Street, York, PA 17402

06.02-3t

ESTATE OF ROLAND R. GLASSICK, JR.,  
DECEASED

Late of Manchester Borough, York County, PA.  
Co-Executors: Scott Glassick and Bradley  
Neal c/o 129 E. Market St., York, PA  
17401

Attorney: John C. Herrold, Esquire, Griest,  
Himes, Herrold, Reynosa LLP, 129 East  
Market Street, York, PA 17401

06.02-3t

## ESTATE OF DORIS R. HART, DECEASED

Late of West Manchester Twp., York County, PA.  
Executrix: Linda H. Dingman, c/o 340 Pine  
Grove Commons, York, PA 17403

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

06.02-3t

ESTATE OF RONALD H. HORN, SR.,  
DECEASED

Late of Dover Twp., York County, PA.  
Executrix: Oona L. Raffensberger, c/o 340  
Pine Grove Commons, York, PA 17403  
Attorney: Robert Clofine, Esquire, Elder Law  
Firm of Robert Clofine, 340 Pine Grove  
Commons, York, PA 17403

06.02-3t

ESTATE OF BARRY L. ILGENFRITZ,  
DECEASED

Late of Lower Windsor Twp., York County, PA.  
Administrator-Executors: Timothy L.  
Ilgenfritz and Tira L. Manganello, c/o  
2002 South Queen Street, York, PA 17403  
Attorney: Jennifer A. Galloway, Esquire,  
2002 South Queen Street, York, PA 17403

06.02-3t

ESTATE OF KENNETH E. KESSLER,  
DECEASED

Late of Penn Twp., York County, PA.  
Executor: Nevin Kessler, c/o 846 Broadway,  
Hanover, PA 17331  
Attorney: Donald W. Dorr, Esquire, 846  
Broadway, Hanover, PA 17331

06.02-3t

ESTATE OF BEVERLY A. LEIPHART,  
DECEASED

Late of West Manchester Twp., York County, PA.  
Executor: Samuel D. Leiphart, c/o  
Katherman, Heim & Perry, 345 East  
Market Street, York, PA 17403  
Attorney: J. Robert Katherman, Esquire, 345  
East Market Street, York, PA 17403

06.02-3t

ESTATE OF MARGARET ANN LOFTIS,  
DECEASED

Late of Peach Bottom Twp., York County, PA.  
Administrator-Executor: Virginia Mary  
Loftis, c/o Bellomo & Associates, LLC,  
3198 East Market Street, York, PA 17402

Attorney: William H. Poole, Jr., Esquire,  
Bellomo & Associates, LLC, 3198 East  
Market Street, York, PA 17402

06.02-3t

ESTATE OF LAVERNE PAUL LOUEY,  
DECEASED

Late of Penn Twp., York County, PA.  
Administrator-Executor: Gary Louey, 5105  
Baltimore Pike, Littlestown, PA 17340

06.02-3t

ESTATE OF STEVEN RAY LUCCHESI,  
DECEASED

Late of Hellam Twp., York County, PA.  
Administrator-Executor: Julie M. Lucchesi  
439 Shoe House Road, Hellam, PA 17406  
Attorney: Amanda Snoko Dubbs, Esquire,  
294 Dew Drop Road, York, PA 17402

06.02-3t

ESTATE OF ELVA A. MCCULLOUGH a/k/a  
ELVA ALVERTA MCCULLOUGH OLEWILER,  
DECEASED

Late of Shrewsbury Borough, York County, PA.  
Executrix: Kay Louise Mullins, c/o Stock and  
Leader, Susquehanna Commerce Center  
East, 221 West Philadelphia Street, Suite  
600, York, PA 17401-2994

Attorney: MacGregor J. Brillhart, Esquire,  
STOCK AND LEADER, Susquehanna  
Commerce Center East, 221 West  
Philadelphia Street, Suite E600,  
York, PA 17401-2994

06.02-3t

ESTATE OF ROBERT EUGENE MCKEE,  
DECEASED

Late of New Salem Borough, York County, PA.  
Executrix: Melanie L. McKee c/o Kristina A.  
Bange, Esquire, 32 South Beaver Street,  
York, PA 17401

Attorney: Kristina A. Bange, Esquire, 32  
South Beaver Street, York, PA 17401

06.02-3t

ESTATE OF ARLENE S. MILLER,  
DECEASED

Late of York Twp., York County, PA.  
Executrix: Susan E. Seyler, 34 Williams Rd.,  
Fleetwood, PA 19522  
Attorney: John W. Stitt, Esquire, 1434 W.  
Market St., York, PA 17404

06.02-3t

ESTATE OF PHYLLIS A. MOCK,  
DECEASED

Late of York City, York County, PA.  
Executrix: Catherine E. Mock, c/o 135 North  
George Street, York, PA 17401  
Attorney: Devon M. Myers, Esquire, CGA  
Law Firm, PC, 135 North George Street,  
York, PA 17401

06.02-3t

ESTATE OF STEVEN R. RUPPERT,  
DECEASED

Late of Jackson Twp., York County, PA.  
Executor: Brian K. Ruppert, 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

06.02-3t

## ESTATE OF TERESA T. SMITH, DECEASED

Late of Glen Rock Borough, York County, PA.  
Executor: Martin R. Smith, c/o Richard R.  
Reilly, Esquire, 54 N. Duke St., York, PA  
17401

Attorney: Richard R. Reilly, Esquire, 54 N.  
Duke St., York, PA 17401

06.02-3t

ESTATE OF JEANETTE L. UTZ a/k/a  
JEANETTE M. UTZ, DECEASED

Late of Hanover Borough, York County, PA.  
Co-Executors: Diane L. Baublitz, 2091  
Grandview Rd., Hanover, PA 17331 and  
Bradley W. Utz, 12714 Portales Pointe  
Lane, Tomball, TX 77377

Attorney: Keith R. Nonemaker, Esquire,  
Guthrie, Nonemaker, Yings & Hart, LLP,  
40 York Street, Hanover, PA 17331

06.02-3t

ESTATE OF HELEN M. WATSON,  
DECEASED

Late of Codorus Twp., York County, PA.  
Administratrix: Kathy Ann Watson, 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

06.02-3t

ESTATE OF MARLENE BROWN YAKOWICZ,  
a/k/a MARLENE B. YAKOWICZ, DECEASED

Late of Fairview Twp., York County, PA.  
Executrix: Melanie Elizabeth Brown, c/o  
Sean M. Shultz, Esquire, Saidis, Sullivan  
& Rogers, 100 Sterling Parkway, Suite  
100, Mechanicsburg, PA 17050

Attorney: Sean M. Shultz, Esquire, SAIDIS,  
SULLIVAN & ROGERS, 100 Sterling  
Parkway, Suite 100, Mechanicsburg, PA  
17050

06.02-3t

**CIVIL NOTICES****ACTION IN MORTGAGE FORECLOSURE**

York County  
Court of Common Pleas  
Number: 2014-SU-003338-06  
Notice of Action in Mortgage Foreclosure

Santander Bank, N.A., Plaintiff v. Unknown Surviving Heirs and/or Administrators of the Estate of Richard L. Shanaberger; Jeffrey K. Shanaberger, Believed Heir and/or Administrator of the Estate of Richard L. Shanaberger; Tracy J. Arthur, Believed Heir and/or Administrator of the Estate of Richard L. Shanaberger, Defendants

**TO: Unknown Surviving Heirs and/or Administrators of the Estate of Richard L. Shanaberger.** Premises subject to foreclosure: 2130 Salisbury Street, York, Pennsylvania 17404. 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. **Lawyer Referral Service, 137 East Market Street, York, Pennsylvania 17401, (717) 854-8755.** McCabe, Weisberg & Conway, P.C., Attorneys for Plaintiff, 123 S. Broad St., Ste. 1400, Phila., PA 19109, 215-790-1010

06.16-1t Solicitor

**ARTICLES OF INCORPORATION**

Notice is hereby given that Articles of Incorporation [are about to be filed] were filed with the Commonwealth of Pennsylvania. The name of the [proposed] corporation is Legacy Forces, Inc.. The corporation [is to be] has been incorporated under the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania Act of December 22, 1988.

06.16-1t Solicitor

**CERTIFICATE OF ORGANIZATION**

NOTICE is hereby given that on April 4, 2016, a Certificate of Organization for Souvlucky Grill, LLC, was filed with the Department of State of the Commonwealth of Pennsylvania, in Harrisburg, Pennsylvania pursuant to 15 Pa.C.S.A. Section 8913. The initial registered office is 1744 South Queen Street, York, PA 17403

Dorothy Livaditis, Esquire

06.16-1t Solicitor

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

**NO. 2016-SU-001287-13**

**CIVIL ACTION- LAW****IN THE MATTER OF PETITION FOR CHANGE OF NAME OF GABRIELLE NICOLE HEILMAN****NOTICE**

Notice is hereby given that on the 11<sup>th</sup> day of May, 2016, the Petition of Gabrielle Nicole Heilman was filed in the York County Court of Common Pleas at No. 2016-SU-001287-13 seeking to change the name of Petitioner from Gabrielle Nicole Heilman to Gabrielle Nicole Knisley. The Court has fixed Wednesday, July 6, 2016 at 1:30 P.M. in Courtroom #6003, 6<sup>th</sup> Floor, in the York County Judicial Center, 45 N. George Street, York, Pennsylvania 17401 as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

STONESIFER AND KELLEY, P.C.  
Counsel for Petitioner

06.16-1t Solicitor

**NOTICE****PUBLIC NOTICE TO SUMMER LEE COMBS**

**In Re: Adoption of Tucker Owen Thomas, A Minor**

A petition has been filed asking the Court to put an end to all rights you have as a parent to your child, Tucker Owen Thomas. A Termination of Parental Rights Hearing has been scheduled for Tuesday, June 28, 2016, at 1:30 p.m. in Court Room No. 7001, Seventh Floor, of the York County Judicial Center, 45 North George Street, York, Pennsylvania 17401, to terminate your parental rights to Tucker Owen Thomas (DOB: 06/16/2012) whose mother is Summer Lee Combs and whose father is Zachary Dale Thomas. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without you being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set below to find out where you can get legal help.

York County Court Administrator's Office  
York County Court of Common Pleas  
York County Judicial Center  
45 North George Street  
York, Pennsylvania 17401  
Telephone No. (717) 771-9234

Kristopher Accardi, Esquire  
Solicitor for York County Office  
of Children, Youth & Families

A prospective adoptive parent of a child may enter into an agreement with a birth relative of the child to permit continuing contact or communication between the child and the birth relative or between the adoptive parent and the birth relative. An agency or anyone representing the parties in an adoption shall provide notification to a prospective adoptive parent, a birth parent and a child who can be reasonably expected to understand that a prospective adoptive parent and a birth relative of a child have the option to enter into a voluntary agreement for the continuing contact or communication. See 23 Pa.C.S.A. Section 2731, et seq.

06.09-3t Solicitor

**SHERIFF'S SALE****CIVIL ACTION LAW  
COURT OF COMMON PLEAS  
YORK COUNTY**

Number 2015-SU-002246-06

American Financial Resources, Inc.

v.  
Curtis E. Davis Jr. and  
Yvonne Mckenzie-Davis

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

TO: Yvonne Mckenzie-Davis

Your house (real estate) at **1885 Jamestown Lane, York, Pennsylvania 17402** is scheduled to be sold at Sheriff's Sale on **October 17, 2016 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 \$140,751.19 obtained by American Financial Resources, Inc. against you.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS**  
**SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take **immediate action:**

1. The sale will be canceled if you pay to American Financial Resources, Inc. 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.

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

**McCABE, WEISBERG & CONWAY, P.C.**  
Attorneys for Plaintiff  
123 S. Broad St., Ste. 1400,  
Phila., PA 19109,  
215-790-1010

06.16-1t Solicitor

**NOTICE OF SHERIFF'S SALE**  
**IN THE COURT OF COMMON PLEAS**  
**OF YORK COUNTY, PENNSYLVANIA**  
**NO. 2015-SU-003614-06**

JPMORGAN CHASE BANK, N.A.  
Vs.  
JOYCE A. ROBBINS

**NOTICE TO: JOYCE A. ROBBINS A/K/A**  
**JOYCE ROBBINS**  
**NOTICE OF SHERIFF'S SALE OF REAL**  
**PROPERTY**

Being Premises: 82 WEST MAPLE STREET,  
EAST PROSPECT, PA 17368-9178  
Being in EAST PROSPECT BOROUGH,  
County of YORK, Commonwealth of  
Pennsylvania, 60000010062A000000

Improvements consist of residential  
property.  
Sold as the property of JOYCE A. ROBBINS

Your house (real estate) at 82 WEST MAPLE STREET, EAST PROSPECT, PA 17368-9178 is scheduled to be sold at the Sheriff's Sale on 08/15/2016 at 02:00 PM, at the YORK County

Courthouse, 45 North George Street, York, PA 17401, to enforce the Court Judgment of \$132,499.31 obtained by, JPMORGAN CHASE BANK, N.A. (the mortgagee), against the above premises.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorney for Plaintiff

06.16-1t

Solicitor

**COURT OF COMMON PLEAS**  
**YORK COUNTY**

**No.: 2014-SU-004253-06**

**NOTICE OF SHERIFF'S SALE OF**  
**REAL PROPERTY PURSUANT TO**  
**PA.R.C.P.3129**

**VENTURES TRUST 2013-I-H-R BY MCM**  
**CAPITAL PARTNERS, LLC, ITS**  
**TRUSTEE**  
Plaintiff,

vs.

**Lynn Knaub a/k/a Lynn M. Knaub, Original**  
**Morgagor and Real Owner**  
**April Overmiller , heir of Rise D. Elliot,**  
**Deceased Mortgagor and Real Owner**  
**Lindsey Hurley , heir of Rise D. Elliot,**  
**Deceased Mortgagor and Real Owner**  
**Unknown Heirs, successors, assigns and all**  
**persons, firms or associations claiming right,**  
**title or interest from or under Rise D. Elliot,**  
**Deceased Mortgagor and Real Owner**  
Defendants

TAKE NOTICE:

Your house (real estate) at 1807 Jug Road, Dover, PA 17315, is scheduled to be sold at sheriff's sale on **October 17, 2016 at 02:00 PM** in the Sheriff's Office, York County Judicial Center, 45 North George Street, York, PA 17401 to enforce the Court Judgment of \$94,059.08 obtained by Ventures Trust 2013-I-H-R BY MCM Capital Partners, LLC, its trustee.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS**  
**SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take **immediate action:**

1. The Sale will be cancelled if you pay to Milstead & Associates, LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (856) 482-1400.
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 notice on following page 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 bid price by calling Milstead & Associates, LLC at (856) 482-1400.

2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the market 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 Milstead & Associates, LLC at (856) 482-1400.

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 house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than thirty days after 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 distribution is wrong) are filed with the Sheriff within ten (10) days after.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the Sale.

**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 LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

York County Notice to Defend  
York County Bar Association  
137 E. Market Street  
York, PA 17401  
717-854-8755

MILSTEAD & ASSOCIATES, LLC  
BY: Robert W Williams, Esquire  
ID No. 315501  
1 E. Stow Road  
Marlton, NJ 08053  
(856) 482-1400  
Attorneys for Plaintiff  
File Number 207453-1

06.16-1t

Solicitor

**CIVIL ACTION LAW  
COURT OF COMMON PLEAS  
YORK COUNTY**

Number 2014-SU-003403-06  
OneWest Bank N.A.

v.

Daniel L. Smith, Known Surviving Heir of Doris E. Smith, Michael John Smith, Known Surviving Heir of Doris E. Smith, Joan D. Bortner, Known Surviving Heir of Doris E. Smith, Mary Jo Nace, Known Surviving Heir of Doris E. Smith, Judy Ann Thoman, Known Surviving Heir of Doris E. Smith, and Unknown Surviving Heirs of Doris E. Smith

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

TO: Michael John Smith, Known Surviving Heir of Doris E. Smith

Your house (real estate) at **3170 Wooster Drive, Dover, Pennsylvania 17315** is scheduled to be sold at Sheriff's Sale on **October 17, 2016 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 \$83,534.21 obtained by OneWest Bank N.A. against you.

**NOTICE OF OWNER'S RIGHTS  
YOU MAY BE ABLE TO PREVENT THIS  
SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to OneWest Bank N.A. the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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**LAWYER REFERRAL SERVICE  
ASSOCIATION DE LICENCIADOS  
Lawyer Referral Service  
137 East Market Street  
York, Pennsylvania 17401  
(717) 854-8755**

**McCABE, WEISBERG & CONWAY, P.C.**  
Attorneys for Plaintiff  
123 S. Broad St., Ste. 1400,  
Phila., PA 19109,  
215-790-1010

06.16-1t

Solicitor



### **GENERAL COUNSEL**

Lobar Inc., a York County based General Contractor, which performs primarily public work in the hard-bid market throughout Pennsylvania and beyond, is seeking applicants to fill a General Counsel position. Qualified applicants should be admitted to practice law in Pennsylvania, and should have experience in construction law and state and federal contracting. Corporate in-house General Counsel experience would be a plus, but is not required. The position will require interpretation of construction contracts and trade subcontracts; knowledge and experience with business and construction-related insurance; understanding of construction claims and dispute resolution processes, public works bonds; and general Pennsylvania corporate practice. Responsibilities will include supervision of outside counsel in litigation and arbitration of complex construction disputes and claims, and response to discovery requests in connection with litigation and arbitration. Must have the ability to work independently and have excellent communication skills to interact with and advise all levels of corporate and project management on a wide range of legal matters. Must be able to establish, review and maintain corporate legal policies and procedures, and review and advise all functions on the legal aspects of other areas of corporate policy and procedure. Salary is negotiable and will be based on experience.

Please send cover letter and resume to Lobar, Inc. Attention: Human Resources, P.O. Box 50, Dillsburg, PA 17019 or via our website at [www.lobar.com](http://www.lobar.com). No phone calls please.

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Kinsley Construction, Inc., a well-known and established leader in the construction industry, is seeking a full-time, in-house real estate attorney with 3-5 years of experience. The ideal candidate should have experience with preparation and review of various real estate documents including leases, purchase and sale agreements, operating agreements, partnership agreements, waiver agreements, loan agreements, development agreements, commission agreements, property management agreements, easement agreements, title reports, condominium association documents, and business park association documents. Must have experience in obtaining and executing judgments in landlord/tenant matters and be knowledgeable of current lien laws. Must be comfortable reviewing and negotiating various agreements. Must be licensed to practice in PA or MD. Please send resume and salary requirements to [cyoung@rkinsley.com](mailto:cyoung@rkinsley.com). Compensation commensurate with experience. We offer a competitive benefits package and an excellent working environment, with healthy work/life balance.




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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 submit a resume, 3 professional references, 1 writing sample and salary requirement for consideration to:  
M. Heidelbaugh  
Hoffmeyer & Semmelman, LLP  
30 N. George Street  
York PA 17401

**BUILDING FOR SALE**  
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35 N. Queen St., York, PA



Carole S. LeVine, Associate Broker, CNE, CRB  
3919 National Drive, #310  
Burtonsville, MD 20866  
301.476.7700 Main Office