

York Legal Record

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

Vol. 130

YORK, PA, THURSDAY, JUNE 30, 2016

No. 13



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.

The York Legal Record makes no representation as to the quality of services offered by advertiser in this publication.

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 • E-mail: 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 BARBARA C. BECK, DECEASED
 Late of York Twp., York County, PA.
 Executor: Rebecca L. Grim, c/o 25 North Duke Street, Suite 202, York, Pa 17401
 Attorney: Charles J. Long, Esquire, SMITH, ANDERSON, BAKER & LONG, 25 North Duke Street, Suite 202, York, Pa 17401 06.30-3t

ESTATE OF PHYLLIS M. BECKER, DECEASED
 Late of Manchester Twp., York County, PA.
 Administrator-Executor: Rodger Becker, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
 Attorney: Bellomo & Associates, LLC, 3198

East Market Street, York, PA 17402 06.30-3t

ESTATE OF RONALD L. COHEN, a/k/a RONALD L. COHEN, SR., DECEASED
 Late of Springettsbury Twp., York County, PA.
 Co-Executors: Laurie M. Gregonis and Ronald L. Cohen, Jr., 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 06.30-3t

ESTATE OF VIRGINIA V. DRUCK, DECEASED
 Late of West Manchester Twp., York County, PA.
 Executor: Barry D. Druck, c/o William B. Anstine, Jr., Esquire, Anstine & Sparler, 117 E. Market St., York, PA 17401
 Attorney: William B. Anstine, Jr., Esquire, Anstine & Sparler, 117 E. Market St., York, PA 17401 06.30-3t

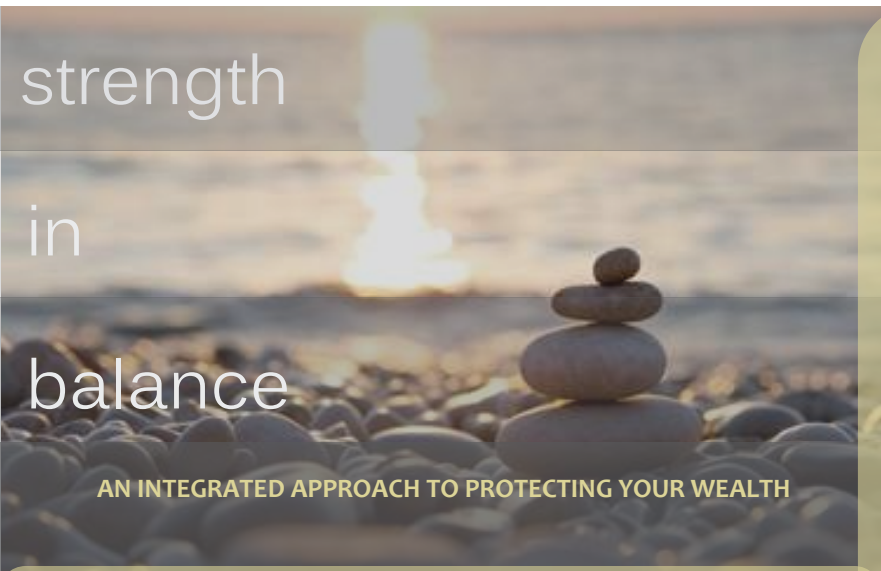
ESTATE OF VIVIAN M. EBERSOLE a/k/a VIVIAN MARIE EBERSOLE, DECEASED
 Late of Borough of Hanover, York County, PA.
 Executor: Karen M. Hopwood, 447 Parkview Lane, Hanover, PA 17331
 Attorney: Ann C. Shultis, Esquire, SHULTIS LAW, LLC, 1147 Eichelberger Street, Suite F, Hanover, PA 17331 06.30-3t

ESTATE OF LARRY E. HARE, DECEASED
 Late of Borough of Hanover, York County, PA.
 Executor: Mary M. Hare, 1211 Broadway, Hanover, PA 17331
 Attorney: Ann C. Shultis, Esquire, SHULTIS LAW, LLC, 1147 Eichelberger Street, Suite F, Hanover, PA 17331 06.30-3t

ESTATE OF JOSEPH C. HUNDT a/k/a JOSEPH CARL HUNDT, JR., DECEASED
 Late of Shrewsbury Borough, York County, PA.
 Executor: Joseph Francis Lewis, c/o Stock and Leader, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994
 Attorney: C. Taylor Katherman, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite E600, York, PA 17401-2994 06.30-3t

ESTATE OF THOMAS W. KEARNS, DECEASED
 Late of West Manheim Twp., York County, PA.
 Executrix: Lura E. Kearns, 1700 Art Drive, Hanover, PA 17331
 Attorney: Stonesifer and Kelley, P.C., 209 Broadway, Hanover, PA 17331 06.30-3t

ESTATE OF JOHN T. MCGIRR, DECEASED
 Late of York City, York County, PA.
 Administrator-Executor: William J. Turk, P.O. Box 629, Washington, MI 48094 06.30-3t



strength
 in
 balance

AN INTEGRATED APPROACH TO PROTECTING YOUR WEALTH

Counsel Trust GROUP
 WEALTH MANAGEMENT • TRUST SERVICES

It is our job to learn your individual financial needs and manage your portfolio accordingly so you can spend less time worrying about your financial future and more time enjoying life.

224 St. Charles Way, Suite 100
 York, PA 17402
 717.718.1600

601 Carlisle Street
 Hanover, PA 17331
 717.637.9661

320 Granite Run Drive, Suite 300
 Lancaster, PA 17601
 717.735.1499

www.counseltrust.com

ESTATE OF THELMA C. SWIFT, DECEASED
Late of West Manchester Twp., York County, PA.
Executrix: Salinda Weary, c/o Farley G. Holt,
Esquire, 34 North Queen Street, York, PA
17403
Attorney: Farley G. Holt, Esquire, 34 North
Queen Street, York, PA 17403 06.30-3t

ESTATE OF SUZANNE VAN TIGGELEN,
DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Guy J. Van Tiggelen, c/o 48 South
Duke Street, York, PA 17401
Attorney: Bruce C. Bankenstein, Esquire, 48
South Duke Street, York, PA 17401
06.30-3t

ESTATE OF ERNEST H. WEIRICH,
DECEASED
Late of Conewago Twp., York County, PA.
Executor: Joseph H. Weirich, 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
06.30-3t

ESTATE OF CLEO M. WILDASIN,
DECEASED
Late of Spring Grove Borough, York County, PA.
Co-Executors: Robert L. Wildasin, Michael
C. Wildasin, and James E. Wildasin, 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 06.30-3t

ESTATE OF MILDRED ZUCKERMAN,
DECEASED
Late of York Twp., York County, PA.
Executor: Leon O. Zuckerman, c/o 135 North
George Street, York, PA 17401
Attorney: Gary M. Gilbert, Esquire, CGA
Law Firm, PC, 135 North George Street,
York, PA 17401 06.30-3t

SECOND PUBLICATION

ESTATE OF KATHRYN H. BRENNER,
DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Thomas S. Brenner, Box 248, Mt.
Wolf, PA 17347
Attorney: John W. Stitt, Esquire, 1434 W.
Market Street, York, PA 17404 06.23-3t

ESTATE OF DOROTHY A. COATES,
DECEASED
Late of West Manchester Twp., York County, PA.
Administrator-Executor: Stephen A. Coates,
3675 Stone Ridge Road, York, PA 17402
06.23-3t

ESTATE OF ARNOLD S. CRAMER,
DECEASED
Late of Manheim Twp., York County, PA.
Executor: David A. Cramer, 846 Broadway,
Hanover, PA 17331
Attorney: Donald W. Dorr, Esquire, 846
Broadway, Hanover, PA 17331 06.23-3t

ESTATE OF BETTY J. DELLINGER,
DECEASED

Late of Manchester Twp., York County, PA.
Executor: Bradley J. Mummert, 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 06.23-3t

ESTATE OF HATTIE DICKSON, DECEASED
Late of West York Borough, York County, PA.
Administratrix: Angelina C. Dickson, 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
06.23-3t

ESTATE OF SOTIRIOS A. DRIVAS, a/k/a
SOTIRIOS DRIVAS, a/k/a SAM DRIVAS,
DECEASED
Late of Manchester Twp., York County, PA.
Co-Executors: Athanasios T. Drivas and
George S. Drivas, c/o Dorothy Livaditis,
Esquire, 32 South Beaver Street, York, PA
17401
Attorney: Dorothy Livaditis, Esquire, 32
South Beaver Street, York, PA 17401
06.23-3t

ESTATE OF KENNETH E. FARENCE,
DECEASED
Late of West Manheim Twp., York County,
PA.
Executrix: Lisa M. Farence, 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
06.23-3t

ESTATE OF HELEN R. FISCHER,
DECEASED
Late of Spring Garden Twp., York County, PA.
Executor: Steven R. Barkdoll, c/o 48 South
Duke Street, York, PA 17401
Attorney: Bruce C. Bankenstein, Esquire, 48
South Duke Street, York, PA 17401
06.23-3t

ESTATE OF PRESTON C. GEMMILL,
DECEASED
Late of Hopewell Twp., York County, PA.
Executor: Wayne A. Gemmill, 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 06.23-3t

ESTATE OF NICK GONZALES a/k/a NICK
GONZALES, JR., DECEASED
Late of Hanover Borough, York County, PA.
Executor: John Thomas Gonzales, 25
Leeland Rd., Edgewater, MD 21037
Attorney: DJ Hart, Esquire, Guthrie,
Nonemaker, Yingst & Hart, LLP, 40 York
Street, Hanover, PA 17331 06.23-3t

ESTATE OF DONALD J. JOHNSON,
DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Kirk A. Johnson, 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 06.23-3t

ESTATE OF REBECCA M. LAWRENCE,
DECEASED
Late of Penn Twp., York County, PA.
Executor: Jeffrey M. Lawrence, c/o Elinor
Albright Rebert, Esquire, 515 Carlisle
Street, Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire,
515 Carlisle Street, Hanover, PA 17331
06.23-3t

ESTATE OF THOMAS A. LICHTY,
DECEASED
Late of Dover Twp., York County, PA.
Administrator-Executor: Kent Allen Lichty,
c/o 2002 South Queen Street, York, PA
17403
Attorney: Jennifer A. Galloway, Esquire,
2002 South Queen Street, York, PA 17403
06.23-3t

ESTATE OF FLORENE NIXON, DECEASED
Late of the Borough of Hanover, York
County, PA.
Personal Representative: Ruth Anne Morgan,
51 Maple Ave., Hanover, PA 17331
Attorney: G. Steven McKonly, Esquire, 119
Baltimore Street, Hanover, PA 17331
06.23-3t

ESTATE OF GLORIA JUNE ROSENZWEIG,
DECEASED
Late of City of York, York County, PA.
Co-Executors: Dennis S. Hall and Matthew J.
Rosenzweig, 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
06.23-3t

ESTATE OF JOHN L. RUDACILLE,
DECEASED
Late of Springfield Twp., York County, PA.
Executor: Marshall A. Rudacille, 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
06.23-3t

ESTATE OF RODNEY E. SMITH,
DECEASED
Late of Jackson Twp., York County, PA.
Executrix: Nona F. Runkle, 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
06.23-3t

ESTATE OF DONNA BURR SKINNER a/k/a
DONNA B. SKINNER, DECEASED
Late of Dillsburg Borough, York County, PA.
Executor: Charles R. Skinner, 17010
Spindrift Loop, Hudson, FL 34667
Attorney: Jan M. Wiley, Esquir, Of Counsel,
STONE, WILEY, & LINSENBACH, PC,
3 N. Baltimore Street, Dillsburg, PA 17019
06.23-3t

ESTATE OF JOAN P. STOCK, DECEASED
Late of City of York, York County, PA.
Administratrix: Alesa M. Joseph, 2585
Slatehill Road, York, PA 17408
Attorney: Clayton A. Lingg, Esquire,
MOONEY & ASSOCIATES, 230 York
Street, Hanover, PA 17331 06.23-3t

ESTATE OF EUGENE L. STUMP,
DECEASED
Late of York Twp., York County, PA.
Executors: Ronald M. Stump and Richard
J. Stump, 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 06.23-3t

ESTATE OF SYLVIA A. WILSON,
DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Daniel B. Wilson, c/o 25 North
Duke Street, Suite 202, York, Pa 17401
Attorney: Charles J. Long, Esquire,
SMITH, ANDERSON, BAKER & LONG,
25 North Duke Street, Suite 202, York, Pa
17401 06.23-3t

ESTATE OF ROBERT D. ZARTMAN,
DECEASED
Late of Penn Twp., York County, PA.
Administratrix: Sharon D. Hess, 4035
Grandview Rd., Hanover, PA 17331
Attorney: Matthew L. Guthrie, Esquire,
Guthrie, Nonemaker, Yingst & Hart, LLP,
40 York Street, Hanover, PA 17331
06.23-3t

THIRD 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

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

CIVIL NOTICES**ACTION IN MORTGAGE FORECLOSURE**

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

No. 2016-SU-000264-04

Notice of Action in Mortgage Foreclosure
American Financial Resources, Inc., Plaintiff
vs. Jacqueline C. Amig, Joseph A. Amig, Jr. and
Occupants, Defendant(s)

To the Defendant(s), Jacqueline C. Amig,
Joseph A. Amig, Jr. and Occupants: TAKE
NOTICE THAT THE Plaintiff, American
Financial Resources, Inc., has filed an action in
Ejectment, 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, 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

06.30-1t

Solicitor

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

No. 2015-SU-004122-06

Notice of Action in Mortgage Foreclosure
The Bank of New York Mellon f/k/a The Bank of
New York as Trustee for the Certificateholders
of the CWABS Inc., Asset-Backed Certificate
Series 2007-12, Plaintiff vs. Justin G. Garriss
and Vanessa V. Garriss, Defendants
To the Defendants, Justin G. Garriss and
Vanessa V. Garriss: TAKE NOTICE THAT

THE Plaintiff, The Bank of New York Mellon
f/k/a The Bank of New York as Trustee for the
Certificateholders of the CWABS Inc., Asset-
Backed Certificate Series 2007-12 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, 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

06.30-1t

Solicitor

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

No. 2016-SU-000908-06

Notice of Action in Mortgage Foreclosure
Nationstar Mortgage LLC, Plaintiff vs. Tina M.
Hamar, Defendant
To the Defendant, Tina M. Hamar: TAKE
NOTICE THAT THE Plaintiff, Nationstar
Mortgage LLC 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, 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

06.30-1t

Solicitor

York County

Court of Common Pleas

Number: 2016-SU-001525-06

Notice of Action in Mortgage Foreclosure

Nationstar Mortgage LLC d/b/a Champion
Mortgage Company, Plaintiff v. Denny Merrel,
Known Surviving Heir of John W. Merrel,
Kathy Adams, Known Surviving Heir of John
W. Merrel, Suzanna Ruppert, Known Surviving
Heir of John W. Merrel and Unknown Surviving
Heirs of John W. Merrel, Defendants

**TO: Unknown Surviving Heirs of John W.
Merrel.** Premises subject to foreclosure: 508
High Street, Hanover, Pennsylvania 17331.
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

06.30-1t

Solicitor

ARTICLES OF INCORPORATION

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

of the corporation is LENKER ESTATES OWNERS' ASSOCIATION.

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

Robert M. Walker, Esquire
Law Offices of Robert M. Walker, LLC
3810 Market Street, Suite B.
OCamp Hill, PA 17011
(717) 761-1200

06.30-1t Solicitor

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on or about June 10, 2016, for REINFORCING STEEL PLACEMENT SPECIALIST, INC., 50 East Market Street, Hellam, PA 17406. This corporation is incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Donald B. Swope, Esquire
Solicitor

06.30-1t Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on May 3, 2016 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: James Marcelle Bradshaw to: Zeus Marcel Leonhart The Court has fixed the day of Friday, July 1st, 2016 at 9:00 am 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.

06.30-1t Solicitor

DISSOLUTION NOTICE

NOTICE is hereby given to all persons interested or who may be affected that WEST YORK PHARMACY, INC., a Pennsylvania corporation, having had a place of business at 2241 West Market Street, York, PA 17404 is about to file **Articles of Dissolution** with the Department of State of the Commonwealth of Pennsylvania and that its Officer and

Shareholder has engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended by the issuance of a Certificate of Dissolution under the Pennsylvania Business Corporation Law of 1988.

John D. Miller, Jr.,
Solicitor

06.30-1t Solicitor

FICTITIOUS NAME

Notice is hereby given that an Application for Registration of Fictitious Name was filed June 11, 2014, under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania, setting forth that Potomac Mortgage Group, Inc, 4035 Ridge Top Road, Suite 100, Fairfax, VA 22030 are the only person(s) owning or interested in a business, the character of which is: Real Estate Mortgage Lending and that the name, style and designation under which said business is and will be conducted is: MVB MORTGAGE OF PA and the location where said business is and will be located is: 4035 Ridge Top Road, Suite 100, Fairfax, VA 22030

06.30-1t Solicitor

SHERIFF'S SALE

COURT OF COMMON PLEAS
YORK COUNTY

No.: 2015-SU-003636-06

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

Nationstar Mortgage LLC
Plaintiff,

vs.

**Dawna Smeltzer , Known Heir of the
Estate of Doris M. Jones aka Doris Mae
Jones, Deceased Mortgagor and Real
Owner
Unknown heirs, successors, assigns and all
persons, firms or associations claiming
right, title, or interest from or under Doris
M. Jones aka Doris Mae Jones, Deceased
Mortgagor and Real Owner
Defendants**

TAKE NOTICE:

Your house (real estate) at 436 Frederick Drive, Dallastown, PA 17313, 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 \$0.00 obtained by Nationstar Mortgage LLC.

**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 YOU 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 213175-1

06.30-1t Solicitor

**COURT OF COMMON PLEAS
YORK COUNTY**

No.: 2015-SU-001901-06

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

U.S. Bank National Association, as
Indenture Trustee for Springleaf
Mortgage Loan Trust 2012-3
Plaintiff,

vs.

Kevin M. Sumlar
Amber M. Sumlar
Defendants

TAKE NOTICE:

Your house (real estate) at 157 Hanover Street, Glen Rock, PA 17327, 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 \$112,902.42 obtained by U.S. Bank National Association, as Indenture Trustee for Springleaf Mortgage Loan Trust 2012-3.

**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 YOU 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 210517-1

06.30-1t Solicitor

**NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF YORK COUNTY, PENNSYLVANIA
NO. 2015-SU-003106-06**

WELLS FARGO BANK, N.A.

Vs.
JAMES MARTIN THOMAS, JR

NOTICE TO: JAMES MARTIN THOMAS, JR
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 111 MAIN STREET A/K/A, 111 NORTH MAIN STREET, SHREWSBURY, PA 17361-1305

Being in SHREWSBURY BOROUGH, County of YORK, Commonwealth of Pennsylvania, 84-000-01-0103.00

Improvements consist of residential property. Sold as the property of JAMES MARTIN THOMAS, JR

Your house (real estate) at 111 MAIN STREET A/K/A, 111 NORTH MAIN STREET, SHREWSBURY, PA 17361-1305 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 \$129,355.61 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorney for Plaintiff

06.30-1t Solicitor

New
**Confidential
Lawyers' Helpline**

**Alcohol, Drugs,
Gambling, Stress,
Depression,
Anxiety**

1-888-999-1941

*Call for a free
consultation.*

Barley Snyder
ATTORNEYS AT LAW

Trusts & Estates Attorney

Barley Snyder, a regional law firm of 70+ attorneys with five offices in South Central PA, has an excellent opportunity for an Attorney in our Trusts & Estates group in our York Office.

We are looking for an entrepreneurial attorney interested in developing a diverse Trusts & Estates Practice with immediate significant client contact. The successful candidate will be a mid-level attorney with substantial experience in the area of Trusts & Estates (3-5 years of experience), preferably within a mid-size to large firm setting. This Associate will also be working in other practice areas as needed. Seeking a self-starter with strong analytical and writing skills, strong academic credentials and excellent work ethic. A candidate with ties to the Central PA community and MD Bar admission in addition to PA preferred.

Barley Snyder is a well-established, full service law firm with a commitment to and partnership with our clients. Our Practice Excellence® initiative is an ongoing effort by everyone in our firm to constantly increase our capacity to provide excellent service, professional quality and outstanding value to our clients and this initiative has been recognized in several recent legal publications. We offer a collegial working environment and competitive salary and benefits package. Send resume and salary requirements to hr@barley.com EOE

Assistant County Solicitor - County of Lancaster

Work closely with the County Solicitor, Board of Commissioners and Executive Director of Children and Youth on dependency matters related to allegations of child abuse and/or neglect. Qualified candidates will have a JD degree from an accredited law school, either be admitted or able to obtain admission through waivers to the Pennsylvania Bar, and have two or more years of relevant Children and Youth and/or Courtroom legal experience. For a detailed job description and Application, refer to www.co.lancaster.pa.us.

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. Compensation commensurate with experience. We offer a competitive benefits package and an excellent working environment, with healthy work/life balance.



Office Space for Rent on East Market Street

- Renovated
 - 1500 sq. ft.
 - 5 offices + open area
 - 2 restrooms
 - Ample Parking
 - 2 Conference Rm
- 257 East Market Street
Call 873-1040

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 DOWNTOWN LAW OFFICES



- * 4800 sf approx.
- * Downtown Location
- * Main Level Law Offices
- * 2nd Floor Apt- Leased
- * 3rd Floor. Apt or Offices
- * 12 Parking Spaces

Historic & vibrant downtown location just a few blocks from Judicial Center, & Market Street shops, restaurants & Royal Square Arts district. Zoned UN1, perfect for live/work scenario or lease 2 spaces, use third for your own business. Building being sold "As-Is". Use your creativity to bring this historic property back to its former glory. Affordable at \$165K, and a great location.
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