

York Legal Record

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

Vol. 131

YORK, PA, THURSDAY, JUNE 15, 2017

No. 11

CASES REPORTED

SENECA RIDGE HOMEOWNERS ASSOC., PLAINTIFF V. RUSTIN BERGDOLL AND KARA BERGDOLL,
ERIN GALLAGHER, ROBERT COUSINEAU & KELLY BIRZES, AND
ROBERT HESSMAN & JERRI HESSMAN, DEFENDANTS

NO. 2015-SU-4075-49

Motion to Quash/Strike Plaintiff's Appeal from Award of Arbitrators –Substantial Compliance

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SENECA RIDGE HOMEOWNERS ASSOC., Plaintiff v. Rustin Bergdoll and Kara Bergdoll, Erin Gallagher, Robert Cousineau & Kelly Birzes, and Robert Hessman & Jerri Hessman, Defendants

No. 2015-SU-4075-49

Motion to Quash/Strike Plaintiff's Appeal from Award of Arbitrators –Substantial Compliance

1. On May 8, 2017, Defendants filed a Motion to Quash/Strike Plaintiff's Appeal from Award of Arbitrators, arguing certain technical deficiencies with the appeal: That Plaintiff failed to pay a proper fee for the appeal and failed to provide envelopes to the Prothonotary for service of the notice of the appeal.
2. The Court held that the appeal from arbitration was properly filed, but, because a fee for the appeal was paid only for a case involving less than \$10,000 in controversy, Plaintiff Homeowners Association will be limited to pursuing damages totaling less than \$10,000.

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

SENECA RIDGE :
HOMEOWNERS ASSOC. : No. 2015-SU-4075-49
Plaintiff :
v. :
: CIVIL DIVISION
Rustin Bergdoll and :
Kara Bergdoll, Erin Gallagher, :
Robert Cousineau & Kelly Birzes, :
and Robert Hessman & Jerri Hessman :
Defendants :

APPEARANCES:

ZACHARY E. NAHASS, Esquire
Attorney for the Plaintiff

KURT A. BLAKE, Esquire
Attorney for the Defendants

ORDER DENYING DEFENDANTS' MOTION TO QUASH

AND NOW, this 19th day of May, 2017, the Court hereby DENIES Defendants' request to quash or strike an appeal from arbitrators. We hold that the appeal from arbitration was properly filed, but, because a fee for the appeal was paid only for a case involving less than \$10,000 in controversy, Plaintiff Homeowners Association will be limited to pursuing damages totaling less than \$10,000.

Factual and Procedural History:

On or about April 4, 2017, this matter was heard before an Arbitration panel which found in favor of Defendants Rustin Bergdoll, Kara Bergdoll, Robert Cousineau, and Kelly Birzes. The Arbitration panel found in favor of Plaintiff and against Defendants Robert Hessman and Jerri Hessman in the amount of \$470.00 and against Defendant Erin Gallagher in the amount of \$1170.00. The award of arbitrators was docketed on April 4, 2017.

On April 26, 2017, Plaintiff filed its Notice of Appeal from Award of Arbitrators with the Prothonotary.

On May 8, 2017, Defendants filed a Motion to Quash/Strike Plaintiff's Appeal from Award of Arbitrators, arguing certain technical deficiencies with the appeal: That Plaintiff failed to pay a proper fee for the appeal and failed to provide envelopes to the Prothonotary for service of the notice of the appeal.

On that same date, Defendants filed a notice to the Court that they intended to present their motion to the Court at a session of motions court scheduled for May 18, 2017. Our local rules provide for giving at least five days of *actual* notice. YCCiv. 208.3(a)(2). Defendants apparently gave notice to Plaintiff Homeowners Association of their intent. We say "apparently" because the filings do not include a Notice

of Presentation in substantially the form and containing the information required by YCCiv. 208.3(a)(2)(a). Nor do any of the filings contain a certificate by counsel presenting the motion that proper notice was given. Either a certificate or a notice in proper form would have contained the information needed by the Court to confirm that notice was, indeed, given as required by our local rules. Neither was provided.

We attempted to verify the date of service of the motion itself on the Homeowners Association, but, alas, upon checking the certificate of service, neither the copy provided to the Court nor the original actually filed in the Prothonotary's office had a date of service filled in.

Notwithstanding these deficiencies and others regarding the motion (lack of certificate of concurrence, YCCiv. 208.2(d); lack of cover sheet, YCCiv. 205.2(b); form generally, see YCCiv. 205.2(a);¹ the Court, in an attempt to be accommodating to the parties, did not dismiss the motion or decline to hear it, but instead, dutifully listed it for motions court and researched the issues raised in the motion.² We intended to question counsel for the presenters about our concerns surrounding proper notice, but, alas, no one appeared for motions court.

The morning of our motions court session, the Court was handed an answer from Homeowners Association counsel which was filed at 4:14 p.m. the evening before. Such late filings frequently occur in the context of motions court practice. Despite such opposition to the motion, no one appeared in motions court.

Unbeknownst to the Court, an amended notice of presentment was filed by Defendants at 3:47 p.m. the day prior to motions court, withdrawing the matter from motions court on May 18 and relisting the matter for motions court on May 25. Because of this late filing, the Court was handed this amended notice after our May 18 motions court session. Notwithstanding the relisting, given the time we have already invested in this matter and the fact that the motion and answer raise legal issues which we can readily dispose of, we will decide the matter on the pleadings without further considering it during another session of motions court.

Issues:

Defendants argue that an improper appeal fee was paid, because the Notice of Appeal notes that the "amount in controversy" "exceeds \$25,000", but the appeal fee paid (actually, the arbitrators fees) was for a case involving less than \$10,000 in controversy. Defendants contend the appeal has, therefore, not been properly perfected. Plaintiffs respond that, indeed, they paid the incorrect fee, however they have now paid an additional amount commensurate with the amount required for cases with amounts in controversy greater than \$25,000. The additional payment, however, has come after the expiration of the 30 day appeal period. The original complaint requested damages in the amount of \$2,676 plus interest, costs, and attorney fees, so it is difficult for us to determine what amount of damages Plaintiff is actually seeking.

Defendants further argue that the record reveals that Plaintiff failed to provide the service envelopes to the Prothonotary pursuant to Pa.R.C.P. 1308(b) and records indicate all the envelopes were done by the Prothonotary. Defendants argue that because Plaintiff failed to comply with Rule 1308(b), the appeal should be quashed.

Discussion:

Failure to Provide Envelopes:

Pennsylvania Rule of Civil Procedure 1308(b) states that:

(b) The appellant shall provide the prothonotary with the required notice for mailing and properly stamped and addressed envelopes. The prothonotary shall give notice to each other party of the taking of the appeal. Failure to give the notice shall not invalidate the appeal.

Id.

In *Robinson v. Yue*, 2008 WL 5544411 (Pa. Com. Pl. 2008), the Court of Common Pleas of Montgomery County, Pennsylvania, addressed the envelope issue of Pa.R.C.P. 1308(b). In this case, Defendants mailed their notice of appeal to the Montgomery County Prothonotary's Office, but failed to include the stamped and addressed envelopes. *Id.* at 492. Instead of filing the notice, the Prothonotary sent the appeal back to Defendants. *Id.* Defendants sent the notice of appeal back to the Prothonotary, and it was docketed on December 26, 2007. *Id.* The arbitration award from the previous litigation had been awarded and entered on November 21, 2007. *Id.* Plaintiffs filed a motion to quash arguing that because Plaintiff did not supply stamped and addressed envelopes with the notice of appeal, they did not comply with the Pennsylvania Rules

of Civil Procedure and their notice of appeal was untimely as it was not filed within thirty days of the entry of the judgment. *Id.*

The Court held that failing to comply with Pa.R.C.P. 1308(b) did not automatically invalidate the appeal. *Id.* at 492-94. The Court held that Plaintiff's notice of appeal was timely filed, even though it did not contain the envelopes, because it was filed within the thirty days allowed under Pa.R.C.P. 1308(a). *Id.* In addition, the Court found that if envelopes were required to perfect the appeal, the provision under Pa.R.C.P. 1308(b) would have been added as a requirement under Pa.R.C.P. 1308(a). *Id.* at 494-95. The Court supported this interpretation from Pa.R.C.P. 126, which states that the Rules of Civil Procedure "should be liberally construed to secure the just, speedy, and inexpensive determination of every action or proceeding to which they are applicable." *Id.* at 498. Therefore, the Court held that even if the Defendants committed a procedural error by not filing the envelopes, the error should be disregarded because Plaintiff's substantive rights were not affected. *Id.*

The Court finds that the *Robinson* case is persuasive and applies to the facts in the present case. Further, subsection (b) of the rule specifically states that failure to provide the notice shall *not* invalidate the appeal. It follows that failure to provide envelopes should also not invalidate the appeal.

The arbitration award was entered on or about April 4, 2017. Plaintiff filed their notice of appeal on or about April 26, 2017, before the thirty days required under Pa.R.C.P. 1308(a). Plaintiff used the form that is required under Pa.R.C.P. 1313 to file that notice of appeal. The Court agrees with the ruling in *Robinson* that failing to provide the envelopes under Pa.R.C.P. 1308(b) is not a fatal defect that requires the Court to quash the appeal.

Improper Appeal Fee:

Pennsylvania Rule of Civil Procedure 1308(a) is not so forgiving. It states that:

(a) An appeal from an award shall be taken by

(1) Filing a notice of appeal in the form provided by Rule 1313 with the prothonotary of the court in which the action is pending not later than thirty days after the day on which the prothonotary makes the notation on the docket that notice of entry of the arbitration award has been provided as required by Rule 1307(a)(3), and

(2) Payment to the Prothonotary of the compensation of the arbitrators not exceeding fifty percent of the amount in controversy, which shall not be taxed as costs or be recoverable in any proceeding;

Id.

In the past, the appellate courts have addressed whether the payment provision in Pa.R.C.P. 1308(a)(2) is a mandatory provision with which failure to comply will result in quashing of the appeal, or whether the provision is directory and failure to comply is not a fatal defect. However, the precise issue before us – proper payment of arbitrators' fees, has not been directly addressed by our appellate courts.

In *Meta v. Yellow Cab Co. of Philadelphia*, the Superior Court held that the defendant's failure to pay record costs of \$17.75 did not justify quashing the arbitration award appeal, as the Court held that the requirement of making the payment was de minimis. *Id.*, 294 A.2d 898, 900-02 (Pa. Super. 1972). The Court recognized competing concerns when making their decision between strict adherence to the rules versus "the harshness created by the hypertechnical application of these procedural rules . . . [a]ffecting more injustice than serving any substantial purpose." *Id.* at 900-01.

However, three years later, in *Black & Brown, Inc. v. Home for the Accepted, Inc.*, 335 A.2d 722, 724 (Pa. Super. 1975), the Superior Court overruled the *Meta* decision and found that the payment requirement is mandatory, not merely directory. However, to address the concerns of the *Meta* decision about complying with the rules and the harshness of completely dismissing an appeal over failure to pay costs, the Court held that while the rule was mandatory, if a party substantially complied with the requirement and made an attempt to make a timely and full payment, the appeal should not be quashed. *Id.* at 724. The Court found that in this case, Defendant had not substantially complied with the rule because he never made any attempt to make the payment, so the appeal was dismissed for noncompliance. *Id.*

Later that same year, in *James F. Oakley, Inc. v. School District of Philadelphia*, 346 A.2d 765, 766 (Pa. 1975), the Pennsylvania Supreme Court addressed the issue of nonpayment again when the Defen-

dant appealed an arbitration award and failed to pay accrued costs of \$29.50. The Court agreed with the *Black & Brown, Inc.* Court that the payment requirement was mandatory, but added a new exception that would prevent an appeal from being quashed simply for nonpayment. *Id.* at 767. The Court held that "when fraud or some breakdown in the court's operation causes the failure to comply with statutory requirements, the appeal should not be quashed." *Id.*; citing *Commonwealth v. Horner*, 296 A.2d 760 (Pa. 1972). The Court did not address the *Black and Brown, Inc.* substantial compliance exception because they found it was not applicable to the facts of the case. *Oakley*, 346 A.2d at 768. The Court found that the reason the fee was not paid was because of confusing prothonotary records. The Court interpreted this as a breakdown in the court's operation which caused the failure to pay. *Id.* Therefore, the Court did not quash the appeal. *Id.*

Finally, in *Hines v. SEPTA*, 607 A.2d 301 (Pa. Commw. Ct. 1992), the Commonwealth Court addressed Pa.R.C.P. 1308(a)(1) to determine if the filing of a notice of appeal was a mandatory provision. In *Hines*, the Defendant appealed from an arbitration award, filed a Demand for a Jury Trial and a Praecipe to Proceed In Forma Pauperis, but did not file the Notice of Appeal required in Pa.R.C.P. 1313 within thirty days. *Id.* at 190-91. Plaintiff filed a motion to quash the appeal for noncompliance with the rule. *Id.* Defendant argued that "she made a valid and honest effort to comply with and substantially complied with the Rules of Civil Procedure in filing her appeal and, therefore . . . her appeal . . . should be reinstated." *Id.* The *Hines* Court referenced the *Oakley* decision referring to the language in the rule stating that the parties "shall" make the payments, meaning that the parties must comply with the rule perfectly. *Id.* at 195-96. The Court noted that the *Oakley* decision dealt with a payment issue rather than a forms issue and the payment of costs law had since been repealed, but held that the analysis of the statutory language was applicable to the interpretation of Pa.R.C.P. 1308(a)(1). *Id.*

The Court held that the substantial compliance argument is not applicable because the language of Pa.R.C.P. 1308(a)(1) states that a party *shall* file a notice of appeal and "to hold otherwise would be to disregard the plain language of the statute." *Id.* The Court retained the *Oakley* exception of fraud or a breakdown in the court's operations, but absent those exceptions, a failure to comply with Pa.R.C.P. 1308(a)(1) perfectly will result in the appeal being quashed. *Id.*

This Court finds that the analyses in *Oakley* and *Hines* are applicable to the present case and help guide our decision. The payment provision is mandatory, absent a breakdown in the Court's processes. However, the precise issue in the case at bar is whether there was "substantial" compliance with the requirements of the rule.

In the present case, Plaintiff Homeowner Association clearly indicated on the appeal form that the amount in controversy "exceeds \$25,000." Just as clearly, Plaintiff only paid a fee for an appeal of a case in which the amount was under \$10,000. The fact that an extra payment was recently made by Plaintiff after the 30 day period for filing an appeal is not "substantial compliance" with the rule and is simply too little too late, in view of the mandatory nature of the rule.

Plaintiff did file a proper notice of appeal with the proper form found in Pa.R.C.P. 1313 and did so within thirty days of the entry of the arbitration award, *but did so only for an appeal in which the amount in controversy is less than \$10,000.* Plaintiff will, therefore, get what it paid for within the appeal period— an appeal with the amount in controversy less than \$10,000.

Copies of this order should be sent to Zachary Nahass, Esq., Attorney for the Plaintiff and Kurt A. Blake, Esq., Attorney for the Defendants.

BY THE COURT:

Richard K. Renn, Judge

Date

FOOTNOTES

¹ We are not unmindful that attorneys these days are generally under time pressures and financial pressures to handle matters expeditiously. However, attorneys should be mindful that the Court is also under time

pressure to handle matters which parties file for our consideration expeditiously. To that end, we have enacted state and local rules to speed our work flow and to help attorneys become aware of what the Court expects of matters filed with it.

The 19th Judicial District currently has one judicial position unfilled and this shortage is likely to continue or worsen in the foreseeable future. The Court does not control the number of matters filed or the timing of matters filed which we must consider. Attorneys, on the other hand, do have control over those variables, as well as control over the quality of the work they present to the Court. Counsel's self-imposed time pressures do not excuse noncompliance with applicable rules of procedure, especially when one is complaining that one's opponent is not following the applicable rules.

² In the future, we are not likely to be as accommodating.

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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 JOHN W COVIELLO, DECEASED

Late of Penn Twp., York County, PA.
Administrator: Carol D. Burton, 6706 Old Washington Road, Woodbine, MD 21797
Attorney: Dennis M. Twigg, Esquire, Hoffman, Comfort, Offutt, Scott & Halstad, LLP, 24 North Court Street, Westminster, MD 21157 06.15-3t

ESTATE OF BETTY K. DELANCEY, a/k/a BETTY M. DELANCEY, DECEASED

Late of York Twp., York County, PA.
Executor: Donald E. Delancey, c/o 48 South Duke Street York, PA 17401
Attorney: Bruce C. Bankenstein, Esquire, 48 South Duke Street York, PA 17401 06.15-3t

ESTATE OF SUSAN K. DELEON a/k/a SUSAN KAUFHOLD DELEON, DECEASED

Late of Wrightsville Borough, York County, PA.
Executor: Anthony Deleon, c/o Mountz & Kreiser Law Offices, 553 Locust Street, Columbia, PA 17512
Attorney: Karl Kreiser, Esquire, Mountz & Kreiser Law Offices, 553 Locust Street, Columbia, PA 17512 06.15-3t

ESTATE OF CHARLES O. DINNEEN, DECEASED

Late of York Twp., York County, PA.
Executrix: Erin C. Dinneen, c/o Stock and Leader, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994
Attorney: Thomas M. Shorb, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite E600, York, PA 17401-2994 06.15-3t

ESTATE OF TERRY L. FACKLER, DECEASED

Late of Springfield Twp., York County, PA.
Administrator-Executor: Constance L. Fackler, c/o Amanda Snoko Dubbs, 294 Dew Drop Road, York, PA 17402
Attorney: Amanda Snoko Dubbs, Esquire, 294 Dew Drop Road, York, PA 17402 06.15-3t

ESTATE OF BEVERLY R. GUNNET, DECEASED

Late of North Codorus Twp., York County, PA.
Executrix: Elizabeth Romaine Gallagher, c/o 2025 E. Market Street, York, PA 17402

Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402 06.15-3t

ESTATE OF GLORIA J. HILDEBRAND, DECEASED

Late of Springettsbury Twp., York County, PA.
Co-Executors: Harold W. Hildebrand, III, and Marjorie J. Smith, c/o Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402
Attorney: Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402 06.15-3t

ESTATE OF MARION J. HOFFMAN, DECEASED

Late of Springettsbury Twp., York County, PA.
Executor: John R. Hoffman, c/o 2025 E. Market Street, York, PA 17402
Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402 06.15-3t

ESTATE OF ESTHER A. JONES, DECEASED

Late of Shrewsbury Borough, York County, PA.
Administrator-Executor: Good News Consulting, Inc., c/o Amanda Snoko Dubbs, 294 Dew Drop Road, York, PA 17402
Attorney: Amanda Snoko Dubbs, Esquire, 294 Dew Drop Road, York, PA 17402 06.15-3t

ESTATE OF BRUCE FRANCIS KNISLEY, DECEASED

Late of West Manchester Twp., York County, PA.
Administrator-Executors: Cynthia G. Knisley and Mary E. Loyer, c/o Amanda Snoko Dubbs, 294 Dew Drop Road, York, PA 17402
Attorney: Amanda Snoko Dubbs, Esquire, 294 Dew Drop Road, York, PA 17402 06.15-3t

ESTATE OF JACK H. LAFLEUR a/k/a JOHN HENRY LAFLEUR, DECEASED

Late of West Manchester Twp., York County, PA.
Executrix: Melissa Chance Gallagher, 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 06.15-3t

ESTATE OF MARY C. MCGOWAN, DECEASED

Late of West Manchester Twp., York County, PA.
Co-Executors: Joseph H. McGowan and Rosanne M. McGowan, c/o Stock and Leader, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994
Attorney: Thomas M. Shorb, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite E600, York, PA 17401-2994 06.15-3t

ESTATE OF MILLARD E. MILLER, DECEASED

Late of Lower Chanceford Twp., York County, PA.
Executrix: Mary E. Snyder, 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 06.15-3t

ESTATE OF DAVID G. MYERS, DECEASED

Late of York Twp., York County, PA.
Executor: David J. Myers, 235 Buchanan Valley Road, Orrtanna, PA 17353
Attorney: J. Edgar Wine, Esquire, 119 East Baltimore Street, Greencastle, PA 17225 06.15-3t

ESTATE OF LORETTA I. PARKER, DECEASED

Late of Springettsbury Twp., York County, PA.
Administrator-Executor: Joanne E. Pomeroy, 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 06.15-3t

ESTATE OF EULA PEARL PRUEITT a/k/a PEARL S. PRUEITT, DECEASED

Late of West Manchester Twp., York County, PA.
Executrix: P. Diane Brown, c/o Stock and Leader, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994
Attorney: Thomas M. Shorb, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite E600, York, PA 17401-2994 06.15-3t

ESTATE OF DONNA R. REDDING, a/k/a DONNA R. ECKENRODE, a/k/a DONNA ROBERLA ECKENRODE, DECEASED

Late of Penn Twp., York County, PA.
Executor: Keith A. Raber, 92 Cottage Drive, New Oxford, PA 17350
Attorney: George W. Swartz, II, Esquire, MOONEY & ASSOCIATES, 230 York Street, Hanover, PA 17331 06.15-3t

ESTATE OF DOROTHY E. SCHLALINE, DECEASED

Late of Spring Garden Twp., York County, PA.
Co-Executrices: Catherine A. Sneeringer and Dorothy J. Krieger, c/o Stock and Leader, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994
Attorney: Jody Anderson Leighty, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite E600, York, PA 17401-2994 06.15-3t

ESTATE OF MARGARET L. SCHMITTLE, DECEASED

Late of Springettsbury Twp., York County, PA.
Trustees: Karen B. Schaffer, Kathy L. Raber and Anne L. Cousar c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602
Attorney: Jeffrey C. Goss, Esquire, Brubaker Connaughton Goss & Lucarelli LLC, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602 06.15-3t

ESTATE OF MARGARET E. SCHNEIDER, a/k/a MARGARET ELIZABETH SCHNEIDER, DECEASED

Late of Manchester Twp., York County, PA.
Executor: James R. Schneider, c/o 2025 E.

Market Street, York, PA 17402
 Attorney: Richard H. Mylin, III, Esquire,
 2025 E. Market Street, York, PA 17402
 06.15-3t

ESTATE OF JACK E. STRAYER, DECEASED
 Late of Manchester Twp., York County, PA.
 Co-Executors: Deborah L. McGhee and
 Dennis L. Strayer, c/o 48 South Duke
 Street York, PA 17401
 Attorney: Bruce C. Bankenstein, Esquire, 48
 South Duke Street York, PA 17401 06.15-3t

ESTATE OF MILDRED E. WEAVER,
 DECEASED
 Late of Penn Twp., York County, PA.
 Executor: Michael W. Weaver, c/o Elinor
 Albright Rebert, Esquire, 515 Carlisle
 Street, Hanover, PA 17331
 Attorney: Elinor Albright Rebert, Esquire,
 515 Carlisle Street, Hanover, PA 17331
 06.15-3t

Trust Notice

Letters Testamentary in the Estate of Larry
 Hughes, Sr., deceased, late of Newberry
 Township, York County, Pennsylvania, have been
 granted to the undersigned. Notice of the death of
 Larry Hughes, Sr., Settlor of The Larry Hughes,
 Sr. Revocable Living Trust is also hereby given.
 All persons indebted to said Estate and/or Trust
 are requested to make prompt payment and those
 having claims to present the same, without delay
 to:

Executrix/Trustee: Sandra Quesenberry

Attorney: David A. Peckman
 Peckman Chait LLP
 29 Mainland Road
 Harleysville, PA 19438 06.15-3t

SECOND PUBLICATION

ESTATE OF JOSEPH DAVID ADAMS
 a/k/a JOSEPH D. ADAMS a/k/a JD ADAM,
 DECEASED
 Late of Windsor Twp., York County, PA.
 Administrator: W Nicholas Adams, 537
 Locust Grove Road, York, PA 17402
 Attorney: Rand A. Feder, Esquire, Morris &
 Vedder, LLP, 32 N. Duke St., P.O. Box 149,
 York, PA 17405-0149 06.08-3t

ESTATE OF LINDA L. ATKINS, DECEASED
 Late of York Twp., York County, PA.
 Executrix: Sue Garlitz, 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 06.08-3t

ESTATE OF FRANK R. BAKER, a/k/a
 FRANK RIDGWAY BAKER, DECEASED
 Late of Jackson Twp., York County, PA.
 Executor: Michele M. Baker, c/o 25 North
 Duke Street, Suite 202, York, Pa 17401
 Attorney: Charles J. Long, Esquire, 25 North
 Duke Street, Suite 202, York, Pa 17401
 06.08-3t

ESTATE OF ANNA K. BRANDT, DECEASED
 Late of West Manchester Twp., York County, PA.
 Executor: Arlen R. Brandt, 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 06.08-3t

ESTATE OF BETTY MAY DARR,
 DECEASED
 Late of Penn Twp., York County, PA.
 Co-Executors: Danette Lee Eline, 139 South
 St., McSherrystown, PA 17344 and Keith
 Eugene Albright, 3149 Blue Holly Circle,
 Maryville, TN 37803
 Attorney: Keith R. Nonemaker, Esquire,
 Guthrie, Nonemaker, Yingst & Hart, LLP,
 40 York Street, Hanover, PA 17331
 06.08-3t

ESTATE OF PEARL M. DOWNIE,
 DECEASED
 Late of York Twp., York County, PA.
 Executor: Leonard Downie, Jr., c/o
 Katherman, Heim & Perry, 345 East
 Market Street, York, PA 17403
 Attorney: J. Robert Katherman, Esquire, 345
 East Market Street, York, PA 17403
 06.08-3t

ESTATE OF RAY D. FINK a/k/a RAY
 DONALD FINK, DECEASED
 Late of Carroll Twp., York County, PA.
 Administrator-Executor: Tracy M. Willard,
 c/o 940 South Queen Street, York, PA
 17402
 Attorney: Jennifer A. Galloway, Esquire, 940
 South Queen Street, York, PA 17402
 06.08-3t

ESTATE OF PHYLLIS L. FOGLE,
 DECEASED
 Late of Manchester Twp., York County, PA.
 Executrix: Nancy K. Glassmyer, 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 06.08-3t

ESTATE OF CATHARINE M. GROSS,
 DECEASED
 Late of Springettsbury Twp., York County, PA.
 Executor: Craig A. Gross, c/o 345 E. Market
 St., York, PA 17403
 Attorney: L. C. Heim, Esquire,
 KATHERMAN, HEIM & PERRY, 345
 East Market Street, York, PA 17403
 06.08-3t

ESTATE OF M. SUZANNE HEILMAN,
 DECEASED
 Late of City of York, York County, PA.
 Executor: Richard E. Heilman, 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 06.08-3t

ESTATE OF BETTY JEAN HENSLEY, a/k/a
 ELIZABETH J. HENSLEY, DECEASED
 Late of York Twp., York County, PA.
 Administrator: Joseph E. Hensley, Jr., 10531
 Jones Rd., A3, Joppa, MD 21085
 Attorney: Gilbert G. Malone, Esquire, 42
 South Duke Street, York, PA 17401
 06.08-3t

ESTATE OF MARY A. HOFFMAN,
 DECEASED
 Late of Glen Rock Borough, York County,
 PA.
 Co-Executrices: Carol L. Gantz and Phylis E.

Gipe, 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 06.08-3t

ESTATE OF PEARL M. HOCKENSMITH,
 DECEASED
 Late of Penn Twp., York County, PA.
 Administrator-Executor: Diane C. Beaver,
 968 Hill Top Drive South, Spring Grove,
 PA 17362 06.08-3t

ESTATE OF PEGGY M. HOUSEAL,
 DECEASED
 Late of Warrington Twp., York County, PA.
 Administrator-Executor: Wesley G. Houseal,
 3265 Lewisberry Road, York, PA 17404
 06.08-3t

ESTATE OF WILLARD F. KEHR,
 DECEASED
 Late of Spring Garden Twp., York County,
 PA.
 Executors: Darrell W. Kehr and Byron V.
 Kehr, 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 06.08-3t

ESTATE OF RONALD ROBERT KERZAYA,
 DECEASED
 Late of Penn Twp., York County, PA.
 Executor: Anne Ronnette Hobart, 10321
 Regency Station Drive, Fairfax Station,
 VA 22039
 Attorney: David K. James, III, Esquire, 234
 Baltimore St., Gettysburg, PA 17325
 06.08-3t

ESTATE OF MARIE D. LEHIGH,
 DECEASED
 Late of Washington Twp., York County, PA.
 Executor: Anita L. Mitchell, c/o P.O. Box
 606, East Berlin, PA 17316
 Attorney: Sharon E. Myers, Esquire, CGA
 Law Firm, PC, P.O. Box 606, East Berlin,
 PA 17316 06.08-3t

ESTATE OF VIRGINIA L. LEHMAN, a/k/a
 VIRGINIA LEE LEHMAN, DECEASED
 Late of Springettsbury Twp., York County, PA.
 Executor: Eric B. Lehman, c/o 25 North
 Duke Street, Suite 202, York, Pa 17401
 Attorney: Charles J. Long, Esquire, 25 North
 Duke Street, Suite 202, York, Pa 17401
 06.08-3t

ESTATE OF WAYNE B. LEHR, DECEASED
 Late of Codorus Twp., York County, PA.
 Co-Executors: Jennifer M. Criss and Edward
 P. Criss, Jr., 5 Monticello Ave. Codorus,
 PA 17311
 Attorney: Matthew L. Guthrie, Esquire,
 Guthrie, Nonemaker, Yingst & Hart, LLP,
 40 York Street, Hanover, PA 17331 06.08-3t

ESTATE OF BETTY M. MYERS,
 DECEASED
 Late of Penn Twp., York County, PA.
 Executrix: Diana M. Smith, 7011 Saranac
 Lane, Matthews, NC 28105
 Attorney: Keith R. Nonemaker, Esquire,

- Guthrie, Nonemaker, Yingst & Hart, LLP,
40 York Street, Hanover, PA 17331
06.08-3t
- ESTATE OF DORIS M. SMELTZER,
DECEASED
Late of York Twp., York County, PA.
Executor: Kenneth O. Smeltzer Jr., 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 06.08-3t
- ESTATE OF RONALD H. SMITH, SR.,
DECEASED
Late of Hellam Twp., York County, PA.
Executor: Shannon Gornik, c/o Young and
Young, 44 S. Main Street, P.O. Box 126,
Manheim, PA 17545
Attorney: Young and Young, 44 S. Main
Street, P.O. Box 126, Manheim, PA 17545
06.08-3t
- ESTATE OF MARION G. SPENCER a/k/a
MARION GIDEON SPENCER, DECEASED
Late of Penn Twp., York County, PA.
Executor: Mr. Martin Gregory Spencer, 5
Gladys Court, Hanover, PA 17331
Attorney: Arthur J. Becker, Jr., Esquire,
Becker & Strausbaugh, P.C., 544 Carlisle
Street, Hanover, PA 17331 06.08-3t
- ESTATE OF ANNA MAE STOCK,
DECEASED
Late of Borough of Hanover, York County,
PA.
Executrix: Joan E. Crooks a/k/a Joan E.
Stock, c/o Stonesifer and Kelley, a
division of Barley Snyder, 209 Broadway,
Hanover, PA 17331
Attorney: Stonesifer and Kelley, a division of
Barley Snyder, 209 Broadway, Hanover,
PA 17331 06.08-3t
- ESTATE OF MICHAEL L. TEXTER,
DECEASED
Late of East Manchester Twp., York County, PA.
Administratrix: Lisa N. Texter, 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 06.08-3t
- THIRD PUBLICATION**
- ESTATE OF CONSTANCE BEHRENSEN,
DECEASED
Late of Windsor Twp., York County, PA.
Co-Executors: David J. Gable and Teresa M.
Hess, 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 06.01-3t
- ESTATE OF MILDRED J. BOWMAN,
DECEASED
Late of Penn Twp., York County, PA.
Executrix: Cathy Todt, c/o Elinor Albright
Rebert, Esquire, 515 Carlisle Street,
Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire,
515 Carlisle Street, Hanover, PA 17331
06.01-3t
- ESTATE OF MILDRED H. DOLHEIMER,
DECEASED
Late of Hellam Twp., York County, PA.
Administrator-Executor: John Dolheimer, c/o
50 East Market Street, Hellam, PA 17406
Attorney: Alexis K. Sipe, Esquire, 50 East
Market Street, Hellam, PA 17406 06.01-3t
- ESTATE OF RICHARD HELFRICK,
DECEASED
Late of York Twp., York County, PA.
Executrix: Rebecca R. Lanzino, c/o Richard
R. Reilly, Esquire, 54 N. Duke St., York,
PA 17401-1402
Attorney: Richard R. Reilly, Esquire, 54 N.
Duke St., York, PA 17401-1402 06.01-3t
- ESTATE OF JOANN LOUISE
HILDEBRAND, DECEASED
Late of Dallastown, York County, PA.
Administrator-Executor: Michele Leader,
249 Troy Road, Dallastown, PA 17313
Attorney: Michele Leader, Esquire, 249 Troy
Road, Dallastown, PA 17313 06.01-3t
- ESTATE OF G. MARY HOFFMAN,
DECEASED
Late of Penn Twp., York County, PA.
Co-Executors: Mary F. Moul & Wayne
Hoffman, c/o Alex E. Snyder, Esquire, 14
Center Square, Hanover PA 17331
Attorney: Alex E. Snyder, Esquire, Barley
Snyder LLP, 14 Center Square, Hanover
PA 17331 06.01-3t
- ESTATE OF LLOYD E. LEREW, DECEASED
Late of Carroll Twp., York County, PA.
Co-Executors: Jane E. Lerew & Ryan
K. Lerew, c/o Law Office of Wm. D.
Schrack, III, 124 West Harrisburg Street,
Dillsburg, PA 17019-1268
Attorney: Wm. D. Schrack, III, Esquire, 124
West Harrisburg Street, Dillsburg, PA
17019-1268 06.01-3t
- ESTATE OF WILLIAM H. MOWERY, JR.,
DECEASED
Late of Penn Twp., York County, PA.
Administratrix: Billie Jean Long, c/o Elinor
Albright Rebert, Esquire, 515 Carlisle
Street, Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire,
515 Carlisle Street, Hanover, PA 17331
06.01-3t
- ESTATE OF CHARLES E. PAGZE, a/k/a
CHARLES E. PAGZE, SR., DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Leo E. Gribbin, c/o Goldfein and
Joseph, P.C., 138 East Market Street,
York, PA 17401
Attorney: Leo E. Gribbin, Esquire, Goldfein
and Joseph, P.C., 138 East Market Street,
York, PA 17401 06.01-3t
- ESTATE OF EDWARD EMORY
REHMEYER, JR., DECEASED
Late of New Freedom Borough, York
County, PA.
Administrator-Executor: Jane Emery, 9
Country Manor Lane, New Freedom, PA
17349 06.01-3t
- ESTATE OF WAYNE E. RENGA,
DECEASED
Late of Windsor Twp., York County, PA.
Administrator-Executor: Jeffrey W. Renga,
c/o Law Office of Andrew H. Shaw,
P.C., 2011 W. Trindle Road, Carlisle, PA
17013
Attorney: Andrew Shaw, Esquire, Law
Office of Andrew H. Shaw, P.C., 2011 W.
Trindle Road, Carlisle, PA 17013 06.01-3t
- ESTATE OF HARRY T. STARNER, JR.,
DECEASED
Late of York County, PA.
Co-Executors: Debra Sellers n/k/a Debra De
Hoff and Steven Starnier, c/o Jeffrey T.
Bitzer, Esquire, 14 North George Street,
York, PA 17401
Attorney: Jeffrey T. Bitzer, Esquire, 14 North
George Street, York, PA 17401 06.01-3t
- ESTATE OF JOHN E. STENGLE,
DECEASED
Late of Penn Twp., York County, PA.
Co-Executrices: Jeanette M. Starnier and Faye
E. Small, c/o Richard R. Reilly, Esquire,
54 N. Duke St., York, PA 17401-1402
Attorney: Richard R. Reilly, Esquire, 54 N.
Duke St., York, PA 17401-1402 06.01-3t
- ESTATE OF JOHN C. TEMPLE, III,
DECEASED
Late of New Freedom Borough, York
County, PA.
Executor: Terry Ann Travers, c/o Michael
R. Caum, Esquire, P.O. Box 272,
Shrewsbury, PA 17361
Attorney: Michael R. Caum, Esquire, P.O.
Box 272, Shrewsbury, PA 17361 06.01-3t
- ESTATE OF RONALD E. WITMAN,
DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Donald G. Witman, c/o Stock and
Leader, Susquehanna Commerce Center
East, 221 West Philadelphia Street, Suite
600, York, PA 17401-2994
Attorney: Thomas M. Shorb, Esquire,
STOCK AND LEADER, Susquehanna
Commerce Center East, 221 West
Philadelphia Street, Suite E600,
York, PA 17401-2994 06.01-3t
- ESTATE OF RICHARD E. YUKNAVICH
a/k/a RICHARD ELLIOTT YUKNAVICH,
DECEASED
Late of East Hopewell Twp., York County,
PA.
Executor: Timothy K. Yuknavich, 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 06.01-3t

CIVIL NOTICES**ARTICLES OF INCORPORATION
NON-PROFIT CORPORATION**

NOTICE is hereby given that Articles of Incorporation have been filed with the Pennsylvania Department of State for the purpose of forming a nonprofit corporation under The Pennsylvania Nonprofit Corporation Law of 1988, as amended. The name of the corporation is River's Edge Community Services. It has been organized to answer Christ's call by collaboratively addressing identified community needs.

CGA Law Firm
By: Anne E. Zerbe, Esquire

06.15-1t Solicitor

CHANGE OF NAME

NOTICE is hereby given that on May 31, 2017 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Michael Christopher Colflesh, II to: Kayla Michael Colflesh. The Court has fixed the day of July 31, 2017 at 1:30 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.

06.15-1t Solicitor

NOTICE is hereby given that on May 19, 2017 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Rachel DeVine-Foy Fisher to: Rax DeVine-Foy Fisher. The Court has fixed the day of July 5, 2017 at 1:30 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.

Derek Cordier, Esquire

06.15-1t Solicitor

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

No. 2017-SU-001333

IN RE:

EMERY JAMES SHAFFER,
a minor, by his parent and guardian,
Lani S. Shaffer

NOTICE

NOTICE is hereby given that a Petition for Name Change of Emery James Shaffer was filed in the Court of Common Pleas of York County, Pennsylvania on May 17, 2017 praying for a Decree for Name Change to Emery James Campbell.

The Court has fixed Friday, August 17, 2017 at 10:00 a.m. in Court Room No. 7003 of the York County Judicial Center, 45 North George Street, York, PA, before the Honorable Richard K. Renn, as the time and place for the hearing on said Petition via Order of Court dated May 23, 2017. All interested persons may appear and show cause, if any they may have, why the prayer of the Petition for Name Change shall not be granted.

Leslie S. Arzt, Esquire
Attorney for Petitioner

06.15-1t Solicitor

NOTICE is hereby given that on May 16, 2017 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Nicholas Joel Wolf to: Nicholas Joel Giordano.

The Court has fixed the day of July 6, 2017 at 10:00 am in Courtroom #7003 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.

06.15-1t Solicitor

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the shareholders of Animal Hospital of West Manheim, PC, a Pennsylvania professional corporation, formerly operated at 2234 Baltimore Pike, Hanover, Pennsylvania, and with a current address of 2726 Black Rock Road, Hanover, Pennsylvania, have adopted a resolution to dissolve the corporation and they are engaged in winding up the affairs of the corporation under the provisions of the Associations Code, 15 Pa.C.S.A. §101, et seq. Articles of Dissolution will be filed with the Department of State of the Commonwealth of Pennsylvania so as to end its existence.

GUTHRIE, NONEMAKER
YINGST & HART, LLC
James T. Yingst, Solicitor

06.15-1t Solicitor

NOTICE

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

Docket [No. 2017-SU-000409
Thursday, February 16, 2017 2:39 PM

YCP, INC.,
Plaintiff

v.

WENDI E. DETTER, ROBERT A.
DETTTER, and R.A. DETTER, INC.,
Defendants

SUMMONS

To: ROBERT A. DETTER, Defendant
7127 Bake Oven Road
Germansville, PA 18053

**YOU ARE NOTIFIED THAT THE
ABOVE-NAMED PLAINTIFF HAS
COMMENCED AN ACTION AGAINST
YOU.**

Pamela S. Lee
Prothonotary

C. L. Waltmyer
Deputy

06.15-1t Solicitor

**PUBLIC NOTICE TO
REUBEN RODRIGUEZ, father of
Alexander Rodriguez**

**AND
ANGEL PEREZ, father of Armani Garcia
In Re: Alexander Rodriguez and Armani
Garcia, Minors**

A Permanency Review Hearing has been scheduled for Tuesday, June 27, 2017, at 9:45 a.m. in Court Room No. 7001, Seventh Floor, of the York County Judicial Center, 45 North George Street, York, Pennsylvania 17401, in regards to Alexander Rodriguez (DOB: 12/10/2016), whose mother is Andreina Garcia and whose father is Reuben Rodriguez and Armani Garcia (DOB 10/03/2012), whose mother is Andreina Garcia and whose father is Angel Perez. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you. 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 one of the offices set forth below to find out where you can get legal help.

York County Bar Association located at 137 East Market Street, York, Pa 17401. Phone (717) 854-8755

York County Court Administrator's Office, located at the York County Judicial Center, 45

North George Street, York, Pa 17401. Telephone (717) 771-9234

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

06.15-1t Solicitor

**PUBLIC NOTICE TO
ANY POTENTIAL BIOLOGICAL OR
LEGAL FATHER**

**In Re: Adoption of Arionna Louise Rineholt,
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, Arionna Louise Rineholt. A Termination of Parental Rights Hearing has been scheduled for Wednesday, July 12, 2017, at 2:00 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 Arionna Louise Rineholt (DOB 11-19-2015), whose mother is Amber Louise Rineholt. 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 one of the offices set forth below to find out where you can get legal help.

York County Bar Association located at 137 East Market Street, York, Pa 17401. Phone (717) 854-8755

York County Clerk of Orphans' Court, located at the York County Judicial Center, 45 North George Street, 2nd Floor, York, Pa 17401. Telephone (717) 771-9288

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.

06.15-3t Solicitor

SHERIFF'S SALE

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

2014-SU-4222-21

SPRING GARDEN TOWNSHIP,
Plaintiff

v.

JEREMY D. ORWIG and
HEATHER KAUFFMAN
a/k/a HEATHER ORWIG,
Defendants

**NOTICE OF WRIT OF EXECUTION AND
SHERIFF'S SALE OF REAL PROPERTY**

JEREMY D. ORWIG, TAKE NOTICE:

By virtue of a Writ of Execution No.: 2014-SU-4222-21, the property (real estate) of **Jeremy D. Orwig and Heather Kauffman a/k/a Heather Orwig**, will be exposed for Sale on August 7, 2017 in the York County Judicial Center, 45 N. George St., York, PA 17401 at 2:00 p.m.. The property (real estate) to be sold is:

**625 Mulberry Street,
York, Pennsylvania 17403
Parcel No.: 48-000-03-014000-00000**

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 will be filed within thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule, will be made unless someone objections within ten (10) days fo the date it is filed. Additional information may be obtained from the York County Sheriff's Office, 45 N. George St., York, PA 17401. Phone: 717-771-9601.

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
137 E. Market St.
York, PA 17401
Phone: 717-854-8755

06.15-1t Solicitor

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LAWYERS AND CONSULTANTS

ASSOCIATE ATTORNEY

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Saxton & Stump
c/o Shaun J. Mumford, Esq.
280 Granite Run Drive, Ste 300
Lancaster, PA 17601
or email
sjm@saxtonstump.com

**WANTED
ALIVE ONLY**

An attorney with a minimum of three to five years' experience who truly enjoys interacting with clients, who truly enjoys solving clients' problems, who understands that a workday may not end at 5:00, who understands that marketing is a way of life in the practice of law.

Please send your resume to
Marci Heidelbaugh, Office
Manager, Hoffmeyer &
Sammelman, LLP
(717) 846-8846
info@hoffsemm.com

Or if you happen to see Bill Hoffmeyer out and about and think you qualify, come on up and talk to me.

**Assistant
County Solicitor**

County of Lancaster,
Pennsylvania

Will work closely with the County Solicitor, Board of Commissioners, department heads, and other County officials; the Assistant Solicitor will be responsible to provide and/or supervise a full range of legal services relating to County operations under the direction of the County Solicitor. Qualified candidates will have a JD Degree from an accredited law school, admission to the Pennsylvania Bar (or able to promptly obtain such admission through waiver of bar examination), and two or more years of relevant legal experience. For a detailed job description and application, refer to www.co.lancaster.pa.us