

# York Legal Record

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

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Vol. 133

YORK, PA, THURSDAY, AUGUST 29, 2019

No. 22

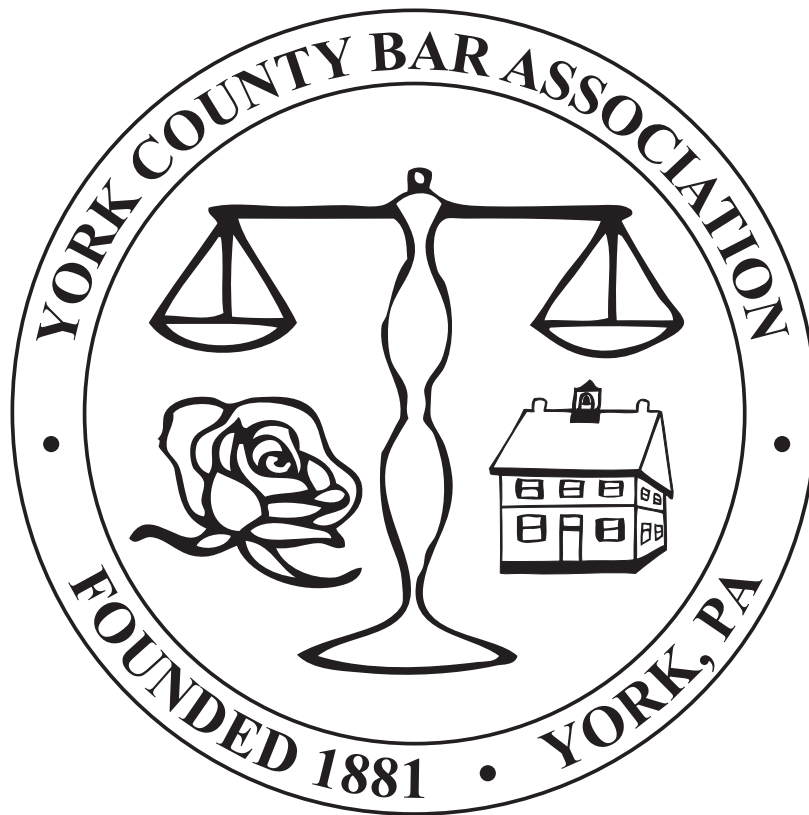
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## CASES REPORTED

DAVID E. MCDANNELL, SR., AND KIM L. MCDANNELL V. SHIPLEY GROUP, L.P.  
NO. 2018-SU-003392

Preliminary Objections – Non-Competition Agreement

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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

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DAVID E. MCDANNELL, SR., and KIM L. MCDANNELL v.  
SHIPLEY GROUP, L.P.  
NO. 2018-SU-003392

**Preliminary Objections – Non-Competition Agreement**

DAVID E. MCDANNELL, SR., and, :  
KIM L. MCDANNELL, :  
Plaintiffs :  
v. :  
SHIPLEY GROUP, L.P., :  
Defendant :

: Civil Action-  
: Declaratory Judgment

**APPEARANCES:**

**For Plaintiff:**  
**ARCHIE D. DIVEGLIA, Esquire**

**For Defendant:**  
**BRADLEY J. LEBER, Esquire**

the factors to invalidate the Non-Competition Agreement, but merely pled sufficient facts to set forth a claim for relief to allow Defendant to respond. When viewed in the light most favorable to the non-moving party, and looking at the pleading in its entirety, Plaintiffs have sufficiently set forth in their Amended Complaint such a claim against the Defendant which if ultimately proven, would permit the Plaintiff to recover. More specifically, Plaintiffs aver that there was no separate consideration provided to support the Non-Competition Agreement, and that the Agreement is overly restrictive by preventing Plaintiffs from seeking employment with third parties. *Amended Complaint*, p. 2, April 8, 2019.

Defendant further incorrectly argues that there is no actual controversy or, in the alternative, any immediate and inevitable litigation in this matter. “Jurisdiction [by declaratory judgment] will never be assumed unless the tribunal appealed to is satisfied that an actual controversy or the ripening seeds of one, exists.” *In Re Cryan’s Estate*, 152 A. 675, 678 (Pa. 1930). The “ripening seeds” meaning a statement of fact indicating “imminent and inevitable litigation.” *Id.* Defendant’s unwillingness to modify the terms of the Non-Competition Agreement has placed the parties in opposition to each other, thus, creating a controversy. Alternatively, the competing desires of the parties with respect to the terms and enforcement of the Non-Competition Agreement has at a minimum placed the parties in a situation “indicative of threatened litigation in the immediate future.” *Id.* at 679.

**MEMORANDUM OPINION**

**DENYING DEFENDANT’S PRELIMINARY OBJECTIONS**

Before the Court on this 3<sup>rd</sup> day of July, 2019 for disposition is Defendant’s Preliminary Objections to Plaintiffs’ Amended Complaint for Declaratory Judgment. For the reasons discussed below, Defendant’s Preliminary Objections are hereby **DENIED**.

**FACTUAL BACKGROUND**

David E. McDannell, Sr., and Kim L. McDannell, Plaintiffs, are the former owners of McDannell Oil, LLC, who sold their business to Shipley Group, LP, Defendant, on September 5, 2012. The business provided retail sales of #2 home fuel oil delivery and delivery of on and off road diesel. The parties entered into the Asset Purchase Agreement on or about August 29, 2012. Final closing of the transaction was held on September 5, 2012, where Plaintiffs executed a Non-Competition Agreement provided that Plaintiffs would not “individually or in concert, directly or indirectly, complete with Shipley in the business of selling trading, distributing or delivering retail #2 heating oil, kerosene, on-road diesel or off-road diesel fuels within 50 miles of Biglerville, Pennsylvania,” for a period of 15 years. *Non-Competition Covenant* dated September 5, 2012. In April, 2019, Plaintiff advised Defendant that he intended to re-enter the retail sales market as an owner of a business similar to that which Plaintiffs sold to Defendant, and once more requested a modification of the Non-Competition Agreement. Defendant did not respond to the request.

**DISCUSSION**

**Defendant’s Preliminary Objection I – In the Nature of a Demurrer**

Defendant argues that Plaintiff fails to pled a legally cognizable claim upon which relief can be granted, because Plaintiffs fail to pled facts regarding “the specific business operations they intend to conduct,” and “fail to allege undue influence, coercion, lack of adequate legal counsel, lack of consideration, or any other facts that invalidate the parties’ agreements.” *Defendant’s Brief in Support of Preliminary Objections to Plaintiffs’ Amended Complaint*, p. 4, 6, May 3, 2019.

Pursuant to Pa. R.C.P. 1019(a), “[t]he material facts on which a cause of action or defense is based shall be stated in concise and summary form.” However, “[i]t is not necessary that the plaintiff identify the specific legal theory underlying the complaint.” *Krajisa v. Keyponch, Inc.*, 622 A.3d 355, 357 (Pa. Super 1993). A defendant has sufficient notice of the claims against him, if the allegations contained in the complaint if ultimately proven, would permit the plaintiff to recover. *Discover Bank v. Stucka*, 33 A.3d 82, 87 (Pa. Super 2011).

As correctly averred by Plaintiffs in their Brief in Opposition to Preliminary Objections, at this stage in litigation, Plaintiffs need not prove

**Defendant’s Preliminary Objection II – Lack of Specificity**

Defendant argues that Plaintiffs fail to state in their Amended Complaint the relief requested with such specificity that Defendant can adequately respond, because Plaintiffs fail to state what type of injunction they seek and, how the Court should effectuate such relief. *Defendant’s Brief in Support of Preliminary Objections to Plaintiffs’ Amended Complaint*, p. 10, May 3, 2019. This Court is not persuaded by Defendant’s argument. Complaints need not be perfect, but rather must be clear enough that the Defendant is aware of the claims against him. Plaintiffs have clearly stated that they wish the Non-Competition to be found null and void; or in the alternative, wish the Court to award any other relief with respect to declaratory judgment that is proper.

**BY THE COURT:**

**N. CHRISTOPHER MENGES, JUDGE**

08.29-1t

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Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 08.29-3t

ESTATE OF KELLY A. O'BRYAN, DECEASED  
Late of Manchester Twp., York County, PA.  
Executrix: Danielle M. Callahan, 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 08.29-3t

ESTATE OF JUNE M. FINK, DECEASED  
Late of Manchester Twp., York County, PA.  
Executrices: Lucinda J. Van Laeys and Leanne E. Dacheux, 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 08.29-3t

ESTATE OF W. JAY LILLEY a/k/a WALTER JAY LILLEY a/k/a WALTER J. LILLEY, DECEASED  
Late of Shrewsbury Twp., York County, PA.  
Administrator-Executor: Teresa Ann Lilley, c/o Russell F. D'Aiello, Jr., Esq., 218 Locust Street, Wrightsville, PA 17368  
Attorney: Russell F. D'Aiello, Jr., Esquire, 218 Locust Street, Wrightsville, PA 17368 08.29-3t

ESTATE OF SHELVA J. LOOSE, DECEASED  
Late of the City of York, York County, PA.  
Personal Representatives: Edward M. Moland, 2241 Brownstone Lane, Spring Grove, PA 17362 and Richard E. Arnold, 1211 N. Duke St., York, PA 17404  
Attorney: G. Steven McKonly, Esquire, 119 Baltimore Street Hanover, PA 17331 08.29-3t

ESTATE OF CATHERINE R. PARZUCHOWSKI, DECEASED  
Late of York Twp., York County, PA.  
Administrator-Executor: Linda L. Zoldos and Beverly A. Hayes, c/o Amanda Snoke Dubbs, Esq., 294 Dew Drop Road, York, PA 17402  
Attorney: Amanda Snoke Dubbs, Esquire, 294 Dew Drop Road, York, PA 17402 08.29-3t

ESTATE OF HAZEL J. PATTERSON, DECEASED  
Late of York Twp., York County, PA.  
Co-Executors: Lesia K. Goss and Sheldon R. Patterson, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: MacGregor J. Brillhart, Esquire, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994 08.29-3t

ESTATE OF JOSEPH PAZ a/k/a JOSEPH PAZ, SR., DECEASED  
Late of Springettsbury Twp., York County, PA.  
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Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 08.29-3t

ESTATE OF FANNIE MOZELL PYLE a/k/a F. MOZELL PYLE, DECEASED  
Late of Penn Twp., York County, PA.  
Executor: Jesse A. Whyte, 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 08.29-3t

ESTATE OF ANTHONY R. RUTKOWSKI, DECEASED  
Late of Fairview Twp., York County, PA.  
Executrix: Erin Lentz-McMahon, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: MacGregor J. Brillhart, Esquire, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994 08.29-3t

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Late of Hopewell Twp., York County, PA.  
Executrix: Jeannie M. Shoffner, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: MacGregor J. Brillhart, Esquire, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994 08.29-3t

ESTATE OF ROBERT SHEETZ, DECEASED  
Late of Borough of Hanover, York County, PA.  
Executor: Sandra Marie Hart, 311 Fulton Street, Hanover, PA 17331  
Attorney: Ann C. Shultis, Esquire, Salzmann Hughes, P.C., 1147 Eichelberger Street, Suite F, Hanover, PA 17331 08.29-3t

ESTATE OF JULIE ANN SIMS, DECEASED  
Late of Penn Twp., York County, PA.  
Administrator: Gilbert G. Malone, 42 South Duke Street, York, PA 17401  
Attorney: Gilbert G. Malone, Esquire, 42 South Duke Street, York, PA 17401 08.29-3t

ESTATE OF HELEN A. STOUGH, DECEASED  
Late of West Manchester Twp., York County, PA.  
Administrator-Executor: Philip F. Stough, c/o Mark T. Montanye, Esq., Beacon Law, PLLC, 3701 Carlisle Road, Dover, PA 17315  
Attorney: Mark T. Montanye, Esquire, 3701 Carlisle Road, Dover, PA 17315 08.29-3t

ESTATE OF PAULINE E. SWARTZ, DECEASED  
Late of Dover Twp., York County, PA.  
Executor: Kim S. Bair, c/o Kearney Galloway Graybill, LLC, 940 South Queen Street, York, PA 17403  
Attorney: Jack L. Graybill II, Esquire, Kearney Galloway Graybill, LLC, 940 South Queen Street, York, PA 17403 08.29-3t

ESTATE OF MAY E. TRACY, DECEASED  
Late of Manheim Twp., York County, PA.  
Executrix: Christie A. Eisenhart, 6849 Blooming Grove Road, Glenville, PA 17329  
Attorney: Matthew L. Guthrie, Esquire, Barley Snyder LLP, 40 York Street, Hanover, PA 17331 08.29-3t

ESTATE OF ALICE RAE WARD a/k/a ALICE R. WARD, DECEASED  
Late of Red Lion Borough, York County, PA.  
Executors: Mark Edgar Ward and Andrew Larry Ward, 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 08.29-3t

## SECOND PUBLICATION

ESTATE OF ARLENE L. DOUGLAS, DECEASED  
Late of Manchester Borough, York County, PA.  
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Attorney: Gregory H. Gettle, Esquire, GETTLE & VELTRI, 13 E. Market St., York, PA 17401 08.22-3t

ESTATE OF BEATRICE N. FARLEY a/k/a BEATRICE NADINE FARLEY, DECEASED  
Late of Penn Twp., York County, PA.  
Co-Executors: Ernest J. Farley, Jr., 49 Timber Lane, Hanover, PA 17331 and Barbara L. Hare, 2107 County Line Road, East Greenville, PA 18041  
Attorney: Daniel M. Frey, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 08.22-3t

ESTATE OF FRANCES R. FRITZ, DECEASED  
Late of York Twp., York County, PA.  
Executor: Robert A. Fritz, 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 08.22-3t

ESTATE OF BRIAN S. HAKE, DECEASED  
Late of Conewago Twp., York County, PA.  
Executrix: Amber L. Ilg, a/k/a Amber L. Hake Ilg, 226 Main Street, Unit 1, Lancaster, MA 01523  
Attorney: Rand A. Feder, Esquire, Morris & Vedder, LLP, 32 N. Duke St., P.O. Box 149 York, PA 17405-0149 08.22-3t

ESTATE OF JAMES IRVIN HALTERMAN, DECEASED  
Late of Warrington Twp., York County, PA.  
Executrices: Dianne E. Dusman and Stacci Lane Spangler, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA



17331  
Attorney: Elinor Albright Rebert, Esquire,  
515 Carlisle Street, Hanover, PA 17331  
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ESTATE OF ELSIE M. HUBER, DECEASED  
Late of Dover, York County, PA.  
Executrix: Darla M. Huber, 4700 North  
Clearview Drive, Camp Hill, PA 17011  
Attorney: Heather D. Royer, Esquire,  
SMIGEL, ANDERSON & SACKS, LLP,  
4431 North Front Street, Third Floor,  
Harrisburg, PA 17110 08.22-3t

ESTATE OF MARY D. JONES, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: Roland K. Jones, 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 08.22-3t

ESTATE OF WILLIAM R. KIMMICH,  
DECEASED  
Late of Fairview Twp., York County, PA.  
Executrix: Paula C. Kimmich, 1700  
Redborne Court #103, Midlothian, VA  
23114  
Attorney: Christa M. Aplin, Esquire, JSDC  
LAW OFFICES, 11 East Chocolate  
Avenue, Suite 300, Hershey, PA 17033  
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ESTATE OF CHARLES LE a/k/a CHARLES  
HA LE, DECEASED  
Late of Lowell City, MA.  
Administrator: Gilbert G. Malone, 42 South  
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Attorney: Gilbert G. Malone, Esquire, 42  
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ESTATE OF DAVID F. MARTIN a/k/a DAVID  
MARTIN, DECEASED  
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Attorney: Rand A. Feder, Esquire, Morris &  
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ESTATE OF CARL E. MILLER, DECEASED  
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Street, Hanover, PA 17331  
Attorney: Elinor Albright Rebert, Esquire,  
515 Carlisle Street, Hanover, PA 17331  
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Executor: Douglas R. Myers, c/o Elinor  
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Attorney: Elinor Albright Rebert, Esquire,  
515 Carlisle Street, Hanover, PA 17331  
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ESTATE OF GWEN J. NANCARVIS,  
a/k/a GWENDOLYN JEAN NANCARVIS,  
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Late of Monaghan Twp., York County, PA.  
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Avenue, Silver Springs, MD 20902  
Attorney: Michael C. Giordano, Atty &  
Counselor at Law, 221 W. Main Street,  
Mechanicsburg, PA 17055 08.22-3t

ESTATE OF INGOWIN NOBACK,  
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Late of Shrewsbury Twp., York County, PA.  
Executrix: Lisa Bowman, 3011 Jefferson  
Road, Spring Grove, PA 17361 08.22-3t

ESTATE OF AGNES H. POPP, DECEASED  
Late of York Twp., York County, PA.  
Executor: Susan P. Reardon, c/o Katherman  
& Perry, 345 East Market Street, York, PA  
17403  
Attorney: Ronald Perry, Esquire, Katherman  
& Perry, 345 East Market Street, York, PA  
17403 08.22-3t

ESTATE OF NORMAN W. SANDRUCK a/k/a  
NORMAN SANDRUCK, DECEASED  
Late of Hanover Borough, York County, PA.  
Executrices: Kim M. Redden, 185 Drummer  
Drive, New Oxford, PA 17350 and Tanya  
Shue, 624 West Middle Street, Hanover,  
PA 17331  
Attorney: Rand A. Feder, Esquire, Morris &  
Vedder, LLP, 32 N. Duke St., P.O. Box 149  
York, PA 17405-0149 08.22-3t

ESTATE OF LOIS H. SAUER, DECEASED  
Late of W. Manchester Twp., York County, PA.  
Executor: David G. Sauer, c/o Scott Alan  
Mitchell, Esq., Saxton & Stump, LLC, 280  
Granite Run Dr., Ste. 300, Lancaster, PA  
17601  
Attorney: Scott Alan Mitchell, Esquire, Saxton  
& Stump, LLC, 280 Granite Run Dr., Ste.  
300, Lancaster, PA 17601 08.22-3t

ESTATE OF CHARLES H. SOURBER, JR.,  
DECEASED  
Late of Penn Twp., York County, PA.  
Executor: Scott L. Kelley, Esquire, c/o  
Barley Snyder, LLP, 14 Center Square,  
Hanover, PA 17331  
Attorney: Scott L. Kelley, Esquire, Barley  
Snyder, LLP, 14 Center Square, Hanover,  
PA 17331 08.22-3t

ESTATE OF ROBERT E. UREY, a/k/a  
ROBERT EUGENE UREY, a/k/a R.E. UREY,  
DECEASED  
Late of Wrightsville Borough, York County,  
PA.  
Executrix: Jessica Rineer, c/o Stock and  
Leader, 221 West Philadelphia Street,  
Suite 600, York, PA 17401  
Attorney: MacGregor J. Brillhart, Esquire,  
Susquehanna Commerce Center East, 221  
West Philadelphia Street, Suite 600, York,  
PA 17401-2994 08.22-3t

### THIRD PUBLICATION

ESTATE OF ARLENE M. BAER, DECEASED  
Late of Manchester Twp., York County, PA.  
Executor: Keith M. Baer, c/o The Hamme  
Law Firm, LLC, 1946 Carlisle Road,  
York, PA 17408  
Attorney: Rachel Dodson Hamme, Esquire,  
The Hamme Law Firm, LLC, 1946  
Carlisle Road, York, PA 17408 08.15-3t

ESTATE OF ELWOOD E. BAKER a/k/a  
ELWOOD EUGENE BAKER, DECEASED  
Late of Newberry Twp., York County, PA.  
Executors: Jewell L. Baker, 235 Stone Jug  
Road, Lewisberry, PA 17339 and Jeffrey J.  
Baker, 599 Old Quaker Road, Lewisberry,  
PA 17339

Attorney: Brian C. Linsenchbach, Esquire,  
STONE, WILEY & LINSENCHBACH, PC,  
3 N. Baltimore Street Dillsburg, PA 17019  
08.15-3t

ESTATE OF RUTH L. BARE, DECEASED  
Late of West Manchester Twp., York County, PA.  
Administratrix: Sheila R. Stiles, c/o Elinor  
Albright Rebert, Esquire, 515 Carlisle  
Street, Hanover, PA 17331  
Attorney: Elinor Albright Rebert, Esquire,  
515 Carlisle Street, Hanover, PA 17331  
08.15-3t

ESTATE OF RALPH F. BROOKS,  
DECEASED  
Late of Newberry Twp., York County, PA.  
Executrix: Sherri N. Kauffman, 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 08.15-3t

ESTATE OF JOAN L. DEAL, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Co-Executors: Jack M. Deal, Jr., and John D.  
Deal, 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 08.15-3t

ESTATE OF JENNIE E. GATES-DONNELLY  
a/k/a JENNIE E. GATES, DECEASED  
Late of Warrington Twp., York County, PA.  
Executrix: Tammy Sue Brinkley, 27 West  
Water Street, Smithsburg, MD 21783  
Attorney: Brian C. Linsenchbach, Esquire,  
STONE, WILEY & LINSENCHBACH, PC,  
3 N. Baltimore Street, Dillsburg, PA 17019  
08.15-3t

ESTATE OF LLOYD P. HARRIS, DECEASED  
Late of Penn Twp., York County, PA.  
Co-Executrices: Cheryl Taylor and Edna  
Coeyman, c/o Barley Snyder, LLP, 14  
Center Square, Hanover, PA 17331  
Attorney: Barley Snyder, LLP, 14 Center  
Square, Hanover, PA 17331 08.15-3t

ESTATE OF RUTHANNA HOKE,  
DECEASED  
Late of York Twp., York County, PA.  
Executor: Beth A. Robertson, c/o 48 South  
Duke Street, York, PA, 17401  
Attorney: Bruce C. Bankenstein, Esquire, 48  
South Duke Street, York, PA, 17401  
08.15-3t

ESTATE OF SUSAN L. HOOVER,  
DECEASED  
Late of Hanover Borough, York County, PA.  
Executrix: Ann E. Saum, c/o Samuel A.  
Gates, Esq., Gates & Gates, P.C., 250 York  
Street, Hanover, PA 17331  
Attorney: Samuel A. Gates, Esquire,  
Gates & Gates, P.C., 250 York Street,  
Hanover, PA 17331 08.15-3t

ESTATE OF HAROLD BURNELL LEBER,  
DECEASED  
Late of Red Lion Borough, York County, PA.  
Administratrix: Michelle L. Smyser, 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 08.15-3t



ESTATE OF LISA A. MARTELL, a/k/a LISA A. MCCOLLUM-MARTELL, DECEASED  
Late of Newberry Twp., York County, PA.  
Executor: Melissa McCollum, a/k/a Melissa L. McCollum-Sell, c/o Michael L. Bangs, Esquire, Bangs Law Office, LLC, 429 South 18<sup>th</sup> Street, Camp Hill, PA 17011  
Attorney: Michael L. Bangs, Esquire, Bangs Law Office, LLC, 429 South 18<sup>th</sup> Street, Camp Hill, PA 17011 08.15-3t

ESTATE OF FRANCIS T. MENEI a/k/a REVEREED FRANCIS MENEI a/k/a FRANCIS THOMAS MENEI a/k/a FATHER MENEI, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executrix: Linda M. Sullivan, c/o Veronica N. Range, Esquire, Cunningham, Chernicoff & Warshawsky, P.C., 2320 North Second Street, Harrisburg, PA 17110  
Attorney: Veronica N. Range, Esquire, Cunningham, Chernicoff & Warshawsky, P.C., 2320 North Second Street, Harrisburg, PA 17110 08.15-3t

ESTATE OF DOROTHY R. OYLER, DECEASED  
Late of York City, York County, PA.  
Executor: Karon Lynn, c/o William B. Anstine, Jr., Esquire, Anstine & Sparler, 117 East Market St., York, PA 17401  
Attorney: William B. Anstine, Jr., Esquire, Anstine & Sparler, 117 East Market St., York, PA 17401 08.15-3t

ESTATE OF RONALD P. SNYDER, SR., DECEASED  
Late of Manchester Twp., York County, PA.  
Administrator-Executor: Ronald P. Snyder, Jr., 19 S. Market Street, 1B, Duncannon, PA 17020  
Attorney: R. Scott Cramer, Esquire, P.O. Box 159, Duncannon, PA 17020 08.15-3t

ESTATE OF ELMER F. STETLER, DECEASED  
Late of Spring Garden Twp., York County, PA.  
Executrix: Julie A. Housseal, c/o Austin Law Firm LLC, 226 E. Market St., York, PA 17403  
Attorney: Sara A. Austin, Esquire, Austin Law Firm LLC, 226 E. Market St., York, PA 17403 08.15-3t

ESTATE OF VADA MARIE WALES, DECEASED  
Late of Shrewsbury Borough, York County, PA.  
Co-Executors: Mandy Jo Pugh and Todd M. Howdysheal, 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 08.15-3t

ESTATE OF TERESA JANET C. WHITE, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executrix: Teresa A.M. Kossick, c/o 135 North George Street, York, PA 17401  
Attorney: Richard K. Konkel, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 08.15-3t

#### ESTATE NOTICE

The Trust of of Marian Phyllis Bishop, late of Hanover Borough, York County, Pennsylvania 17331.  
All persons indebted to said Trust are requested

to make payment, and those having claims against said Trustee are requested to present the same, without delay, to:

John A. Wolfe, Esq.  
Attorneys for Successor Trustee  
WOLFE, RICE & QUINN, LLC  
47 West High Street  
Gettysburg, PA 17325

Or to:

Jerome Singel, Jr., Successor Trustee  
6298 Thoman Drive  
Spring Grove, PA 17362

08.15-3t

## CIVIL NOTICES

### ACTION IN MORTGAGE FORECLOSURE

York County  
Court of Common Pleas  
Number: 2018-SU-002831  
Notice of Action in Mortgage Foreclosure

Bank of America, N.A., Plaintiff v. Dr. Nancy Indriso, Known Surviving Heir of Carmen A. Indriso, Dr. Andrew Indriso, Known Surviving Heir of Carmen A. Indriso, Cynthia Indriso, Known Surviving Heir of Carmen A. Indriso, Debra Gimello, Known Surviving Heir of Carmen A. Indriso, and Unknown Surviving Heirs of Carmen A. Indriso, Defendants

**TO: Cynthia Indriso, Known Surviving Heir of Carmen A. Indriso.** Premises subject to foreclosure: 16 Timber Lane, 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. **Pennsylvania Lawyer Referral Service, York County Bar Association, 137 East Market Street, York, Pennsylvania 17401, (717) 854-8755.** McCabe, Weisberg & Conway, LLC, Attorneys for Plaintiff, 123 S. Broad St., Ste. 1400, Philadelphia., PA 19109, 215-790-1010

08.29-1t

Solicitor

#### CIVIL ACTION COURT OF COMMON PLEAS

YORK COUNTY, PA  
CIVIL ACTION-LAW  
NO. 2019-SU-001961  
NOTICE OF ACTION IN MORTGAGE FORECLOSURE

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR GSAMP TRUST 2007-FM2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-FM2, Plaintiff

v.  
JEAN M. BRILLHART A/K/A JEAN BRILLHART; JON M. BRILLHART A/K/A JON BRILLHART A/K/A J. MICHAEL BRILLHART, Defendants  
To: JEAN M. BRILLHART A/K/A JEAN BRILLHART Defendant(s), 1588 SLEEPY HOLLOW ROAD, YORK, PA 17403

COMPLAINT IN MORTGAGE

## FORECLOSURE

## Defendant

You are hereby notified that Plaintiff, DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR GSAMP TRUST 2007-FM2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-FM2, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of YORK County, PA docketed to No. 2019-SU-001961, seeking to foreclose the mortgage secured on your property located, 1588 SLEEPY HOLLOW ROAD, YORK, PA 17403.

**NOTICE**

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, 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 THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service of The York County Bar Association  
(Attorney Connections)  
York County Bar Center  
137 East Market Street  
York, PA 17401  
717-854-8755  
RAS CITRON, LLC  
ATTORNEYS FOR PLAINTIFF  
Jenine Davey, Esq. ID No. 87077  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906

08.29-1t

Solicitor

IN THE COURT OF COMMON PLEAS  
York COUNTY  
CIVIL ACTION - LAW  
ACTION OF MORTGAGE FORECLOSURE  
Term No. 2019-su-002045  
NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
M&T BANK  
*Plaintiff*  
vs.  
MICHELLE BULL BODNAR Solely in Her  
Capacity as Heir of Rick J. Bodnar Deceased  
& The Unknown Heirs of Rick J. Bodnar  
Deceased  
Mortgagor and Real Owner

The Unknown Heirs of Rick J. Bodnar Deceased, MORTAGOR AND REAL OWNER, DEFENDANT whose last known address is 1652 Baltimore Pike Hanover, PA 17331 THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff M&T BANK, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of York County, Pennsylvania, docketed to No. 2019-su-002045 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 1652 Baltimore Pike Hanover, PA 17331 whereupon your property will be sold by the Sheriff of York.

**NOTICE**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claim in the Complaint of for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

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

LAWYER REFERRAL SERVICE OF THE  
YORK COUNTY BAR ASSOCIATION  
(ATTORNEY CONNECTIONS)  
York County Bar Center  
137 East Market Street  
York, PA 17401  
717-854-8755

LAWYER REFERRAL SERVICE OF THE  
YORK COUNTY BAR ASSOCIATION  
(ATTORNEY CONNECTIONS)  
York County Bar Center  
137 East Market Street  
York, PA 17401  
717-854-8755

Michael T. McKeever  
Attorney for Plaintiff  
KML Law Group, P.C., PC  
Suite 5000, BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106-15

08.29-1t

Solicitor

**ARTICLES OF INCORPORATION**

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

BARLEY SNYDER LLP  
Attorneys

08.29-1t

Solicitor

Notice is hereby given that Articles of Incorporation-For Profit were filed in the Department of State of The Commonwealth of Pennsylvania for ALDEBARAN 85 TRANSPORT Corp under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

08.29-1t

Solicitor

**ARTICLES OF INCORPORATION  
NON-PROFIT CORPORATION**

NOTICE is hereby given that Articles of Incorporation [are to be filed] were filed with the Commonwealth of Pennsylvania on: August 14, 2019. The name of the [proposed] corporation is: Cover Six Canines, Inc. The purpose[s] of the corporation is [are] Provide dogs and service dog training to veterans and first responders. The corporation [is to be] has been incorporated under the provisions of the Nonprofit Corporation Law of 1988.

08.29-1t

Solicitor

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF  
YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on August 12, 2019 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Chase Tobin Tritle to: Chase Tobin Tritle Lowe. The Court has fixed the day of Tuesday, October 1, 2019 at 3:30 pm in Courtroom 5004 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.

08.29-1t

Solicitor

**DISSOLUTION NOTICE**

NOTICE is hereby given to all persons interested or who may be affected that Williams and Ports Architecture and Design, Inc., a Pennsylvania Corporation, having a registered address at 37 W. Market St. York, PA 17401, is about to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania and that its Board of Directors are now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended by the issuance of Articles of a Certificate of Dissolution under the Pennsylvania Business Corporation Law of 1988.

08.29-1t

Solicitor

**FICTITIOUS NAME**

An application for registration of the fictitious name Nonprofit Insurance Program, 195 Stock Street, Suite 118, Hanover, PA 17331 has been filed in the Department of State at Harrisburg, PA, File Date 07/16/2019 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Brian A. Barrick, 705 Ash Drive, Hanover, PA 17331.

08.29-1t

Solicitor

Notice is hereby given a certificate was filed under the Fictitious Name Act approved May 24, 1945, in the Office of the Secretary of the Commonwealth of Pennsylvania setting forth that **B & M Storage Investments LLC** is the only entity owning or interested in a business, the character of which is operation of storage units and that the name, style and designation under which said business is and will be conducted is **Bollingers Storage** and the location where said business will be located is 380 Steinfelt Road, Red Lion, PA 17356.

**EVELER & DeARMENT LLP**

08.29-1t

Solicitor

**NOTICE**

NOTICE  
COURT OF COMMON PLEAS  
YORK COUNTY, PA - CIVIL DIVISION -  
LAW  
No. 2019-SU-001591  
REPLEVIN ACTION

21ST MORTGAGE CORPORATION,  
Plaintiff,

vs.

**PRESTON E. ANDERSON AND  
ABBIE M. BOYD,**

Defendants,

TO: **ABBIE M. BOYD**

BY ORDER DATED July 26, 2019, THE YORK COUNTY COURT OF COMMON PLEAS ENTERED AN ORDER AUTHORIZING 21st MORTGAGE CORPORATION, TO SERVE ITS COMPLAINT BY PUBLICATION UPON ABBIE M. BOYD.

You are hereby notified that on May 22, 2019, Plaintiff, 21<sup>st</sup> Mortgage Corporation filed a Complaint in Replevin (the "Complaint") endorsed with a Notice to Defend, against you in the Court of Common Pleas of York County, Pennsylvania, docketed to No. 2019-SU-001591. The complaint seeks to obtain possession of a 2005 Festival Manufactured Home measuring approximately 54' x 26', Serial Number PAFL422AB53076FE13 which is located at 677 Cassel Road, Lot 166, Manchester, York County, Pennsylvania (the "Manufactured Home"). The Complaint also seeks money damages in the amount of \$22,667.22 plus per diem interest of \$7.08 per day from May 21, 2019, along with costs of suit.

**NOTICE TO DEFEND**

YOU HAVE BEEN SUED IN COURT. IF YOU WISH TO DEFEND AGAINST THE CLAIMS SET FORTH IN THE FOLLOWING PAGES, YOU MUST TAKE ACTION WITHIN TWENTY (20) DAYS AFTER THIS COMPLAINT AND NOTICE ARE SERVED, BY ENTERING A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILING IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. YOU ARE WARNED THAT IF YOU FAIL TO DO SO, THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU BY THE COURT WITHOUT FURTHER NOTICE FOR ANY MONEY CLAIMED IN THE COMPLAINT OR FOR ANY OTHER CLAIM OR RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. 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 OF THE  
YORK COUNTY BAR CENTER  
137 EAST MARKET STREET  
YORK, PENNSYLVANIA 17401  
TELEPHONE: (717) 854-8755**

Thomas A. Capehart, Esquire  
Attorney for Plaintiff  
Attorney I.D. No. 57440  
33 S. 7th Street, PO Box 4060  
Allentown, PA 18105-4060  
(610) 820-5450

08.29-1t

Solicitor

**PUBLIC NOTICE TO  
LAUREN MACKENZIE BOISEN AND  
BRANDON MICHEL HOFF**

**In Re: Adoption of Kai Michiel Hoff, 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, Kai Michiel Hoff. A Termination of Parental Rights Hearing has been scheduled for October 1, 2019, at 9:00 a.m., in Court Room No. 6006, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Kai Michiel Hoff (DOB: August 28, 2017), whose Father is Brandon Michiel Hoff and whose Mother is Lauren Mackenzie Boisen. 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 your 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 forth below to find out where you can get legal help.

**ATTORNEY CONNECTION/  
YCBA MODEST MEANS  
137 East Market Street  
York, Pennsylvania 17401  
717-854-8755  
[http://www.yorkbar.com/?  
page=YCBAFindEsq](http://www.yorkbar.com/?page=YCBAFindEsq)**

If you cannot afford an attorney, an attorney may be appointed by the court at no cost to you if you qualify. Contact the following office for instructions and forms to complete and file.

**Clerk of the Orphans' Court  
York County Judicial Center  
45 North George Street**



**York, Pennsylvania 17401**  
**717-771-9288**

<http://yorkcountypa.gov/components/jdownloads/send/100-adopt-forms/824-packet-for-court-appted-counsel-and-financial-affidavit.html>

Martin Miller, Esquire  
 Solicitor for York County Offices 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.

08.29-3t

Solicitor

**PUBLIC NOTICE TO  
 JESSICA GONZALEZ, JAVIER RIVERA,  
 AND ARMANDO CONFERSOL  
 SANCHEZ**

**In Re: Adoption of Javier Rivera, Jr.,  
 Dachel Sanchez, and Suddysaray Sanchez,  
 Minors**

A petition has been filed asking the Court to put an end to all rights you have as a parent to your children, Javier Rivera, Jr., Dachel Sanchez, and Suddysaray Sanchez. A Termination of Parental Rights Hearing has been scheduled for October 4, 2019, at 9:00 a.m., in Court Room No. 6006, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Javier Rivera, Jr. (DOB: September 5, 2006), whose Father is Javier Rivera and whose Mother is Jessica Gonzalez; to Dachel Sanchez (DOB: January 28, 2009) whose Fathers are Javier Rivera and Armando Confersol Sanchez and whose Mother is Jessica Gonzalez; and to Suddysaray Sanchez (DOB: April 21, 2011), whose Father is Armando Confersol Sanchez and whose Mother is Jessica Gonzalez. 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 your 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 forth below to find out where you can get legal help.

**ATTORNEY CONNECTION/  
 YCBA MODEST MEANS  
 137 East Market Street  
 York, Pennsylvania 17401  
 717-854-8755  
<http://www.yorkkbar.com/?page=YCBAFindEsq>**

If you cannot afford an attorney, an attorney may be appointed by the court at no cost to you if you qualify. Contact the following office for instructions and forms to complete and file.

**Clerk of the Orphans' Court  
 York County Judicial Center  
 45 North George Street  
 York, Pennsylvania 17401  
 717-771-9288**

<http://yorkcountypa.gov/components/jdownloads/send/100-adopt-forms/824-packet-for-court-appted-counsel-and-financial-affidavit.html>

Martin Miller, Esquire  
 Solicitor for York County Offices 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.

08.29-3t

Solicitor

**SHERIFF'S SALE**

**NOTICE OF SHERIFF'S SALE  
 IN THE COURT OF COMMON PLEAS  
 OF YORK COUNTY, PENNSYLVANIA  
 NO. 2019-SU-001342**

**PNC BANK, NATIONAL ASSOCIATION  
 Vs.**

**MARCIA A. CAPUTO, IN HER CAPACITY  
 AS ADMINISTRATRIX OF THE ESTATE  
 OF JAMES CAPUTO A/K/A JAMES  
 DANIEL CAPUTO and UNKNOWN HEIRS,  
 SUCCESSORS, ASSIGNS, AND ALL  
 PERSONS, FIRMS, OR ASSOCIATIONS  
 CLAIMING RIGHT, TITLE OR INTEREST  
 FROM OR UNDER JAMES CAPUTO,  
 DECEASED**

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

Being Premises: 199 SOUTH FRONT  
 STREET, NEW FREEDOM, PA 17349-9726

Being in NEW FREEDOM BOROUGH,  
 County of YORK, Commonwealth of  
 Pennsylvania, 78-000-AI00350000000

Improvements consist of  
 residential property.  
 Sold as the property of MARCIA A. CAPUTO,  
 IN HER CAPACITY AS ADMINISTRATRIX  
 OF THE ESTATE OF JAMES CAPUTO  
 A/K/A JAMES DANIEL CAPUTO and  
 UNKNOWN HEIRS, SUCCESSORS,  
 ASSIGNS, AND ALL PERSONS, FIRMS, OR  
 ASSOCIATIONS CLAIMING RIGHT, TITLE  
 OR INTEREST FROM OR UNDER JAMES  
 CAPUTO, DECEASED

Your house (real estate) at 199 SOUTH  
 FRONT STREET, NEW FREEDOM, PA  
 17349-9726 is scheduled to be sold at the  
 Sheriff's Sale on 12/09/2019 at 02:00 PM,  
 at the YORK County Courthouse, 45 North  
 George Street, York, PA 17401, to enforce the  
 Court Judgment of \$230,888.37 obtained by,  
 PNC BANK, NATIONAL ASSOCIATION (the  
 mortgagee), against the above premises.

**PHELAN HALLINAN  
 DIAMOND & JONES, LLP  
 Attorney for Plaintiff**

08.29-1t

Solicitor

**NOTICE OF SHERIFF'S SALE  
 IN THE COURT OF COMMON PLEAS  
 OF YORK COUNTY, PENNSYLVANIA  
 NO. 2019-SU-001114**

**WELLS FARGO BANK, N.A.  
 Vs.**

**KENNEY L. SIPE A/K/A KENNEY SIPE  
 A/K/A KENNEY LEE SIPE and NANCY E.  
 SIPE A/K/A NANCY SIPE**

**NOTICE TO: KENNEY L. SIPE A/K/A  
 KENNEY SIPE A/K/A KENNEY LEE SIPE  
 NOTICE OF SHERIFF'S SALE OF REAL  
 PROPERTY**

Being Premises: 3985 STONEYBROOK  
 DRIVE, A/K/A 3985 STONY BROOK  
 DRIVE, YORK, PA 17402-5122  
 Being in SPRINGETTSBURY TOWNSHIP,  
 County of YORK, Commonwealth of  
 Pennsylvania, 460002704030000000

Improvements consist of  
 residential property.  
 Sold as the property of KENNEY L. SIPE  
 A/K/A KENNEY SIPE A/K/A KENNEY LEE  
 SIPE and NANCY E. SIPE A/K/A NANCY  
 SIPE

Your house (real estate) at 3985  
 STONEYBROOK DRIVE, A/K/A 3985  
 STONY BROOK DRIVE, YORK, PA 17402-  
 5122 is scheduled to be sold at the Sheriff's  
 Sale on 12/09/2019 at 02:00 PM, at the YORK  
 County Courthouse, 45 North George Street,  
 York, PA 17401, to enforce the Court Judgment  
 of \$46,349.76 obtained by, WELLS FARGO  
 BANK, N.A. (the mortgagee), against the  
 above premises.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorney for Plaintiff

08.29-1t

Solicitor

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**PARALEGAL FOR  
LITIGATION & FAMILY  
LAW**



**CGA Law Firm** seeks a PT or FT experienced litigation and/or family law paralegal to work in both practice groups. Paralegal will be responsible for a variety of paraprofessional tasks including legal research, preparation of pleadings and motions, complaints and client correspondence and other legal documents. Prefer 3+ years of experience in family law and/or litigation in a private legal practice. Submissions from interested parties will be strictly confidential. Submit cover letter (with salary requirements), and resume with references to: CGA Law Firm, Attn: Administrator, 135 N. George Street, York, PA 17401 or email [kcassel@cgalaw.com](mailto:kcassel@cgalaw.com).



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# LOOKING FOR ESTATE NOTICES

OR OTHER LEGAL NOTICES  
REQUIRING PUBLICATION  
IN A PA LEGAL JOURNAL?

Go to [www.palegalads.org](http://www.palegalads.org)

This FREE site allows you to  
search statewide to determine  
whether a specific legal notice  
has been published.

