

York Legal Record

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

Vol. 132

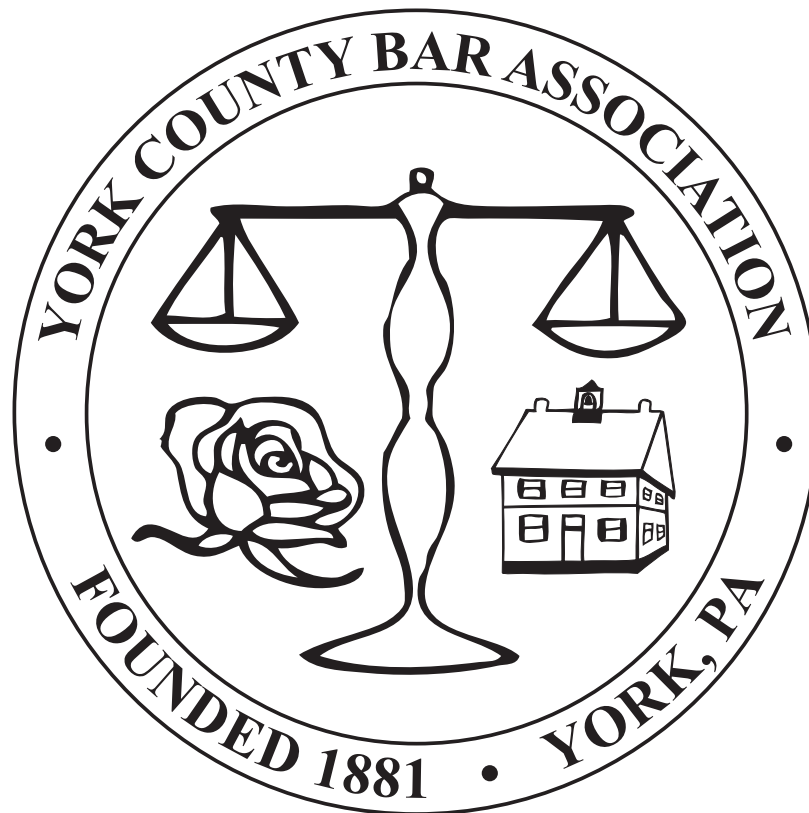
YORK, PA, THURSDAY, MARCH 28, 2019

No. 52

ARTICLE OF LEGAL INTEREST

What is the Risk of Personal Liability for Environmental Violations?
By Martin R. Siegel, Esquire - Stock and Leader

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Dated Material Do Not Delay

**Lawyers Concerned
for Lawyers**

**York Support Group
Meetings 2nd Thursday of
each month**

**April 11, 2019 next
meeting**

Strictly confidential program for anyone dealing with alcohol or drug issues, depression, bipolar issues, eating disorders, gambling, etc.

For additional information and locations of each meeting – Call LCL 800-335-2572 or anonymously to Cheryl Kauffman 717-854-8755 x203 at the York Bar Association

All information

The York Legal Record Publication Board is seeking articles from members on current legal topics like case law summaries, legislative updates, or other issues that may be of interest to YCBA members. Please send submissions to Jennifer Mischke at (yorklegalrecord@yorkbar.com).

Submissions should be no more than one page in length and should be educational and not promotional in nature. All submissions are subject to the review and approval of the Publication Board.

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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 DAVID CASTILLO, DECEASED
Late of Manchester Twp., York County, PA.
Administrator: Cassandra R. Castillo,
c/o MPL LAW FIRM, LLP, 137 East
Philadelphia Street, York, PA 17401-2424
Attorney: John D. Miller, Jr., Esquire, MPL
LAW FIRM, LLP, 137 East Philadelphia
Street, York, PA 17401-2424 03.28-3t
- ESTATE OF ROBERT GERALD EDDIS,
DECEASED
Late of York Twp., York County, PA.
Administrator-Executor: Daniel Robert
Zolin-Eddis, 76 Fox Run Dr., York, PA
17403 03.28-3t
- ESTATE OF DONALD R. EVELER,
DECEASED
Late of Chanceford Twp., York County, PA.
Executrix: Angela F. Eveler, 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 03.28-3t
- ESTATE OF JAY MICHAEL FICKES a/k/a
JAY M. FICKES, DECEASED
Late of Springettsbury Twp., York County, PA.
Administrator-Executor: Constance J. Fickes,
c/o Rinaldi & Poveromo, P.C., 520 Spruce
St., Scranton, PA 18503
Attorney: Raymond C. Rinaldi, II, Esquire,
Rinaldi & Poveromo, P.C., 520 Spruce St.,
Scranton, PA 18503 03.28-3t
- ESTATE OF MARION E. FROCK,
DECEASED
Late of Berwick Twp., Adams County, PA.
Executor: Dennis A. Frock, c/o Elinor
Albright Rebert, Esquire, 515 Carlisle
Street, Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire,
515 Carlisle Street, Hanover, PA 17331
03.28-3t
- ESTATE OF DRINDA A. GIBSON,
DECEASED
Late of York City, York County, PA.
Executor: Seth W. Gibson, c/o Gregory H.
Gettle, Esquire, 13 E. Market St., York, PA
17401
Attorney: Gregory H. Gettle, Esquire,
GETTLE & VELTRI, 13 E. Market St.,
York, PA 17401 03.28-3t
- ESTATE OF GERALDINE R. GLASS,
DECEASED
Late of York Twp., York County, PA.
Co-Executors: Lorrie A. Boyer, Pamela E.
Noel, and John D. Glass, c/o Stock and
Leader, 221 West Philadelphia Street,
Suite 600, York, PA 17401
Attorney: Thomas M. Shorb, Esquire,
STOCK AND LEADER, Susquehanna
Commerce Center East, 221 West
Philadelphia Street, Suite 600, York, PA
17401-2994 03.28-3t
- ESTATE OF MARIA D. HOWARD,
DECEASED
Late of York County, PA.
Executor: LuAnn Nuss Yañez, 412
Latshmere Dr., Harrisburg, PA 17109
Attorney: Laura C. Reyes Maloney, Esquire,
1119 N. Front St., Harrisburg, PA 17102
03.28-3t
- ESTATE OF NOURHAN KAILIAN, a/k/a
NOURHAN K. KAILIAN, DECEASED
Late of Spring Garden Twp., York County, PA.
Executor: Keith Kailian, c/o Stock and
Leader, 221 West Philadelphia Street,
Suite 600, York, PA 17401
Attorney: Thomas M. Shorb, Esquire,
STOCK AND LEADER, Susquehanna
Commerce Center East, 221 West
Philadelphia Street, Suite 600, York, PA
17401-2994 03.28-3t
- ESTATE OF MARCIA E. KEENER,
DECEASED
Late of Dover Twp., York County, PA.
Administrator-Executor: Carol Strayer, 2351
Deep Hollow Road, Dover, PA 17315
03.28-3t
- ESTATE OF HORACE KEESEY, III,
DECEASED
Late of West Manchester Twp., York County, PA.
Co-Executors: Sallie H. K. Francis and Mark
L. Keeseey, c/o Bradley J. Leber, Esquire,
Blakey, Yost, Bupp & Rausch, LLP, 17
East Market Street, York, PA 17401
Attorney: Bradley J. Leber, Esquire, Blakey,
Yost, Bupp & Rausch, LLP, 17 East
Market Street, York, PA 17401 03.28-3t
- ESTATE OF RONALD E. KELLER,
DECEASED
Late of West Manchester Twp., York County, PA.
Administratrix: Patricia A. Kriegbaum, c/o
Richard R. Reilly, Esquire, 54 North Duke
Street, York, PA 17401-1210
Attorney: Richard R. Reilly, Esquire, 54
North Duke Street, York, PA 17401-1210
03.28-3t
- ESTATE OF LORRAINE E. MANIERI,
DECEASED
Late of York Twp., York County, PA.
Administratrix: Heather L. Valle-Arcilla, c/o
Stock and Leader, 221 West Philadelphia
Street, Suite 600, York, PA 17401
Attorney: MacGregor J. Brillhart, Esquire,
STOCK AND LEADER, Susquehanna
Commerce Center East, 221 West
Philadelphia Street, Suite 600, York, PA
17401-2994 03.28-3t
- ESTATE OF CAROL ANN MILLER, a/k/a
CAROL A. MILLER, a/k/a CAROL S.
MILLER, DECEASED
Late of Franklin Twp., York County, PA.
Executor: John V. Miller, III, c/o Benn Law
Firm, Wm. D. Schrack, III, of Counsel,
124 West Harrisburg Street, Dillsburg, PA
17019-1268
Attorney: Benn Law Firm, Wm. D. Schrack,
III, of Counsel, 124 West Harrisburg
Street, Dillsburg, PA 17019-1268 03.28-3t
- ESTATE OF ANNA L. MILWAY a/k/a ANNA
LEE MILWAY, DECEASED
Late of New Freedom Borough, York
County, PA.
Executor: Anna Marie Britton, c/o 135 North
George Street, York, PA 17401
Attorney: Craig S. Sharnetzka, Esquire,
CGA Law Firm, PC, 135 North George
Street, York, PA 17401 03.28-3t
- ESTATE OF SUZANNE E. REBERT,
DECEASED
Late of Penn Twp., York County, PA.
Executor: Scott D. Rebert, c/o Elinor
Albright Rebert, Esquire, 515 Carlisle
Street, Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire,
515 Carlisle Street, Hanover, PA 17331
03.28-3t
- ESTATE OF JUDITH HOPE ROSS a/k/a
HOPE ROSS, DECEASED
Late of Shrewsbury Twp., York County, PA.
Executrix: Stacey Minoglio, 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 03.28-3t
- ESTATE OF RICHARD BENJAMIN SEGUIN,
DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: Joan Marie Reger, c/o Gettle &
Veltri, 13 East Market Street, York, PA
17401
Attorney: Gregory E. Gettle, Esquire,
Gettle & Veltri, 13 East Market Street
York, PA 17401 03.28-3t
- ESTATE OF MIRIAM L. SHARP, DECEASED
Late of Conewago Twp., York County, PA.
Administrator-Executor: Donna Santa Maria
& Patty Taylor, c/o 1215 Manor Drive,
Suite 202, Mechanicsburg PA 17055
Attorney: Kristen Snyder, Esquire, 1215
Manor Drive, Suite 202, Mechanicsburg
PA 17055 03.28-3t
- ESTATE OF AGNES S. SMITH a/k/a MARY
AGNES SMITH, DECEASED
Late of Shrewsbury Twp., York County, PA.
Executrix: Mary Daune Poklis, 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
03.28-3t
- ESTATE OF JAMES G. SNEERINGER, JR.,
DECEASED
Late of Manheim Twp., York County, PA.
Administrator-Executor: Thomas M.
Sneeringer, 3806 Jenifer Street, NW,
Washington, DC 20015 03.28-3t

ESTATE OF CHERYL LYNN SPADAFORA, DECEASED
Late of West Manchester Twp., York County, PA.
Administrator: Melissa A. Diehl, 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
03.28-3t

ESTATE OF ALLEN D. STOVER a/k/a ALEN D. STOVER, DECEASED
Late of Chanceford Twp., York County, PA.
Executor: Nellie A. Wallace, c/o Scott A. Ruth, Esq. 123 Broadway, Hanover, PA 17331
Attorney: Scott A. Ruth, Esquire, 23 Broadway, Hanover, PA 17331 03.28-3t

ESTATE OF SUSAN E. VALENTI, DECEASED
Late of Springettsbury Twp., York County, PA.
Administrator-Executor: Pamela S. Kincaid, c/o Randall K. Miller, Esq., 1255 S. Market St., Suite 102, Elizabethtown PA 17022
Attorney: Randall K. Miller, Esquire, 1255 S. Market St., Suite 102, Elizabethtown PA 17022 03.28-3t

ESTATE OF MARY L. WEAVER, DECEASED
Late of Penn Twp., York County, PA.
Executor: Kevin A. Weaver, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331
03.28-3t

ESTATE OF TREVA V. WITMER, DECEASED
Late of Spring Garden Twp., York County, PA.
Executor: Richard Helfrick, III, 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 03.28-3t

SECOND PUBLICATION

ESTATE OF DONALD E. BEAVERSON, DECEASED
Late of West Manchester Twp., York County, PA.
Executors: Mary Ann Beaverson and Jerry L. Beaverson, 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
03.21-3t

ESTATE OF MARIE B. BENNER, DECEASED
Late of North Codorus Twp., York County, PA.
Co-Executors: Melissa A. Renzulli and Mark A. Benner, c/o Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401-1210
Attorney: Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401-1210
03.21-3t

ESTATE OF JERRY C. BERWAGER a/k/a JERRY CURTIS BERWAGER, DECEASED
Late of Hanover Borough, York County, PA.
Executor: Teresa Ann Riedel, 7 Two Taverns Road, Gettysburg, PA, 17325 and Sandra Elizabeth Buchma, 200 Drummer Drive, New Oxford, PA, 17350
Attorney: Arthur J. Becker, Jr., Esquire, Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331 03.21-3t

ESTATE OF ARLENE BOLTON, a/k/a ARLENE J. BOLTON, DECEASED
Late of York City, York County, PA.
Executrix: Ida Berkheimer, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: MacGregor J. Brillhart, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994 03.21-3t

ESTATE OF JOANN R. HARTMAN, DECEASED
Late of Spring Garden Twp., York County, PA.
Executor: Stewart E. Hartman, Jr., c/o 135 North George Street, York, PA 17401
Attorney: Timothy Bupp, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 03.21-3t

ESTATE OF MARY L. HERSEY, DECEASED
Late of York Twp., York County, PA.
Executrix: Sandra Stambaugh, 155 Country Club Road, Red Lion, PA 17356
Attorney: Clayton A. Lingg, Esquire, MOONEY & ASSOCIATES, 230 York Street, Hanover, PA 17331 03.21-3t

ESTATE OF BETTY M. HOOVER, DECEASED
Late of York County, PA.
Administrator-Executor: Charles L. Hoover & John M. Hoover, c/o Bellomo & Associates, 3198 East Market Street, York, PA 17402
Attorney: Betty Hoover, Esquire, Bellomo & Associates, 3198 East Market Street, York, PA 17402 03.21-3t

ESTATE OF LOIS A. MANIFOLD, DECEASED
Late of York Twp., York County, PA.
Co-Executrices: Carol A. Lutz and Rebecca L. Wolford, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: Ronald L. Hershner, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994 03.21-3t

ESTATE OF JOANN S. MOUL, DECEASED
Late of York Twp., York County, PA.
Co-Executrices: Jamie Moul and Julie Moul Gardner, 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 03.21-3t

ESTATE OF THERESA L. ROCK, DECEASED
Late of North York Borough, York County, PA.
Executrix: Patricia M. Rowbottom, 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
03.21-3t

ESTATE OF SANDRA L. SECHRIST, DECEASED
Late of York Twp., York County, PA.
Executrix: Beth A. Shaw, c/o Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401-1210
Attorney: Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401-1210
03.21-3t

ESTATE OF FAYE H. STAMBAUGH, DECEASED
Late of Hanover Borough, York County, PA.
Executor: Jonathan Ingram, c/o 118 Carlisle St. Ste. 202, Hanover, PA 17331
Attorney: Donald W. Dorr, Esquire, 118 Carlisle St. Ste. 202, Hanover, PA 17331
03.21-3t

ESTATE OF NORMA J. STERNER, a/k/a NORMA J. SMITH, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Jon L. Sterner, 75 Bridlewood Way, B 32, York, PA 17402 03.21-3t

ESTATE OF HELEN F. STILES, DECEASED
Late of Windsor Twp., York County, PA.
Executor: Ronald Barry Stiles, 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 03.21-3t

ESTATE OF DAVID J. SWIFT, DECEASED
Late of Wrightsville Borough, York County, PA.
Administrator-Executor: Christina Leiphart, c/o Russell, Krafft & Gruber, LLP, 930 Red Rose Court, Suite 300, Lancaster, PA 17601
Attorney: Russell, Krafft & Gruber, LLP, 930 Red Rose Court, Suite 300, Lancaster, PA 17601 03.21-3t

ESTATE OF B. MARIE WALKER, a/k/a BESSIE MARIE WALKER, DECEASED
Late of Jacobus Borough, York County, PA.
Executrix: Brenda Elaine Snyder, 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 03.21-3t

ESTATE OF LEONARD JAMES WIRICK a/k/a LEONARD J. WIRICK, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Kimberly Ann Jones, 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 03.21-3t

ESTATE OF CHARLOTTE M. YOUNG, DECEASED
Late of York City, York County, PA.
Executrix: Sandra J. Andrews, c/o Gettle & Veltri, 13 East Market Street, York, PA

17401

Attorney: Gregory E. Gettle, Esquire,
Gettle & Veltri, 13 East Market Street,
York, PA 17401 03.21-3t

THIRD PUBLICATIONESTATE OF YVONNE C. ARNOLD,
DECEASED

Late of Hellam Twp., York County, PA.
Administrator-Executor: Steven D. Arnold,
c/o 50 East Market Street, Hellam, PA
17406
Attorney: Alexis K. Swope, Esquire, 50 East
Market Street, Hellam, PA 17406 03.14-3t

ESTATE OF DONNA L. CLARK, DECEASED

Late of Dover Twp., York County, PA.
Executors: Lori Krebs and Dennis L. Clark,
II, 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 03.14-3t

ESTATE OF PHYLLIS S. FRY, DECEASED

Late of Penn Twp., York County, PA.
Executor: James T. Yingst, 40 York Street,
Hanover, PA 17331
Attorney: Matthew L. Guthrie, Esquire,
Barley Snyder, 40 York Street, Hanover,
PA 17331 03.14-3t

ESTATE OF MARK E. GEBAUER a/k/a
MARK ERIC GEBAUER, DECEASED

Late of Fairview Twp., York County, PA.
Executrix: Catherine S. Gebauer, 104 Turtle
Hollow Dr., Lewisberry, PA 17339
Attorney: Bridget M. Whitley, Esquire,
Skarlatos Zonarich, 320 Market St., Ste.
600 W., Harrisburg, PA 17101 03.14-3t

ESTATE OF BEVERLY A. HOFFMAN, a/k/a
BEVERLY ANN HOFFMAN, DECEASED

Late of West Manchester Twp., York County, PA.
Co-Executrices: Valerie Lynn Diehl, f/k/a
Valerie Lynn Remmey and Jodi Lynn
Shaffer c/o MPL LAW FIRM, LLP, 137
East Philadelphia Street, York, PA 17401-
2424
Attorney: John D. Miller, Jr., Esquire, MPL
LAW FIRM, LLP, 137 East Philadelphia
Street, York, PA 17401-2424 03.14-3t

ESTATE OF GEORGE M. JOHNSON,
DECEASED

Late of York Twp., York County, PA.
Co-Executors: Dennis E. Johnson and
Matthew S. Johnson, c/o 129 E. Market
St., York, PA 17401
Attorney: John C. Herrold, Esquire, Griest,
Himes, Herrold, Reynosa LLP, 129 East
Market Street, York, PA 17401 03.14-3t

ESTATE OF JANET JUNE LAHR a/k/a JANET
J. LAHR, DECEASED

Late of Newberry Twp., York County, PA.
Executor: Steven C. Lahr, c/o Law Offices of
Craig A. Diehl, 3464 Trindle Road, Camp
Hill, PA 17011
Attorney: Craig A. Diehl, Esquire, CPA, Law
Offices of Craig A. Diehl, 3464 Trindle
Road, Camp Hill, PA 17011 03.14-3t

ESTATE OF ANDREW K. MANDICH, a/k/a
ANDREW KINGSLEY MANDICH AND
ANDY MANDICH, DECEASED

Late of Dover Twp., York County, PA.
Administratrix: Sara Connelly, 3623 Baytree
Street, Pittsburgh, PA 15214
Attorney: Terence J. Barna, Esquire,
BENNLAWFIRM, 103 East Market
Street, P.O. Box 5185, York, PA 17405-
5185 03.14-3t

ESTATE OF RAY W. NONEMAKER,
DECEASED

Late of Windsor Twp., York County, PA.
Co-Executrices: Lori J. Root and Teresa M.
Ferro, 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 03.14-3t

ESTATE OF WILIAM E. RANDLE SR.,
DECEASED

Late of York City, York County, PA.
Administrator-Executor: William E. Randle
Jr., 475 Rocky Ridge Rd., Denver, PA
17517 03.14-3t

ESTATE OF ROMAINE L. REINDOLLAR,
DECEASED

Late of North Codorus Twp., York County, PA.
Administrator-Executor: Annette Reiersen,
475 W. 12th Avenue, 5E, Denver, CO
80204
Attorney: Mark Woodbury, III, Esquire, 322
West Market St., York, PA 17401 03.14-3t

ESTATE OF FLORUS I. SALTZGIVER,
DECEASED

Late of Springettsbury Twp., York County, PA.
Administrator: Alan D. Saltzgiver, c/o Stock
and Leader, 221 West Philadelphia Street,
Suite 600, York, PA 17401-2994
Attorney: J. Ross McGinnis, Esquire,
STOCK AND LEADER, Susquehanna
Commerce Center East, 221 West
Philadelphia Street, Suite 600, York, PA
17401-2994 03.14-3t

ESTATE OF LESTER J. SALTZGIVER,
DECEASED

Late of Dover Twp., York County, PA.
Administrator: John L. Saltzgiver, 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 03.14-3t

ESTATE OF GHULAM SARWAR,
DECEASED

Late of York County, PA.
Administrator: Ghazanfar Ali, c/o Julieanne
E. Steinbacher, Esquire, Steinbacher,
Goodall & Yurchak, 413 Washington
Boulevard, Williamsport, PA 17701
Attorney: Julieanne E. Steinbacher, Esquire,
Steinbacher, Goodall & Yurchak, 413
Washington Boulevard, Williamsport, PA
17701 03.14-3t

ESTATE OF ELAINE M. SMALL,
DECEASED

Late of New Freedom Borough, York County,
PA.
Administrator-Executor: Linda Small, 7
Leader Rd., New Freedom, PA 17349
03.14-3t

ESTATE OF JAMES SAMUEL SMITH,
DECEASED

Late of Dover Twp., York County, PA.
Administratrix: Leslie Sue Kaufman, c/o 135
North George Street, York, PA 17401
Attorney: Timothy Bupp, Esquire, CGA Law
Frm, PC, 135 North George Street, York,
PA 17401 03.14-3t

ESTATE OF WOODROW CLIFTON SNELL,
DECEASED

Late of Dallastown Borough, York County, PA.
Executrix: Lynne Kinard Uffelman, a/k/a
Lynne A. Uffelman, c/o Richard R. Reilly,
Esquire, 54 North Duke Street, York, PA
17401-1210
Attorney: Richard R. Reilly, Esquire, 54
North Duke Street, York, PA 17401-1210
03.14-3t

ESTATE OF MAMIE L. STERNER,
DECEASED

Late of York City, York County, PA.
Executor: Stephen L. Sterner, 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
03.14-3t

ESTATE OF JOANN E. UTLEY, DECEASED

Late of Dover Twp., York County, PA.
Co-Executors: Robert H. Utley, Jr. and
Timothy R. Utley, c/o 135 North George
Street, York, PA 17401
Attorney: Craig S. Sharnetzka, Esquire, CGA
Law Firm, PC, 135 North George Street,
York, PA 17401 03.14-3t

Richards Family Living Trust

Notice is hereby given that Elizabeth C.
Richards of Carroll Township, York County,
Pennsylvania, has died, that during her lifetime
she established the Richards Family Living Trust,
and that all persons indebted to her are requested
to make immediate payment and those having
claims against her are requested to present them
for settlement without delay to:

Sandra R. Strausbaugh, Trustee
c/o Mark E. Halbruner, Esquire
Halbruner, Hatch & Guise, LLP
2109 Market Street
Camp Hill PA 17011

03.14-3t

**ORPHAN'S COURT DIVISION
AUDITING NOTICE**

To All legatees creditors and person interested:
Notice is hereby given that the following
accounts have been filed in the office of the Clerk
of Orphans' Court Division for confirmation
and distribution of the balance therein shown
to the creditors, legatees next to kin, heirs and
others legally entitled thereto on **April 10,
2019 at 9:00 a.m.** and will be called in the order
named for audit and distribution by said Court,
in **Courtroom No. 7003, on the 7th floor of the
York County Judicial Center at 45 North
George St. in the City of York, Pennsylvania.**

1. HOUSE – The First and Final Account

of Anthony D. House, Administrator of the Estate of Ertha L. House, Late of York City, York County, Pennsylvania, deceased, 6718-0346. (Rand A. Feder, Esq.)

2. GUTZWEILER – The First and Final Account of Martin W. Gutzweiler, Cassandra E. Kinnach, and Maureen B. Gutzweiler, Co-Executors of the First and Final Account of Martin J. Gutzweiler a/k/a Martin James Gutzweiler, Late of Fairview Township, York County, Pennsylvania, deceased, 6718-1124. (J. Diane Brannon-Nordtomme, Esq.)

FILED IN THE OFFICE OF THE CLERK OF ORPHANS' COURT DIVISION OF THE COMMON PLEAS COURT, YORK COUNTY, PENNSYLVANIA ON OR BEFORE MARCH 13, 2019.

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

03.28-2t

CIVIL NOTICES

ACTION IN MORTGAGE FORECLOSURE

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

COURT OF COMMON PLEAS

CIVIL DIVISION

YORK COUNTY

No. 2019-SU-000273

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-R1
Plaintiff

v.

CALVIN F. LEHIGH
Defendant

NOTICE

To CALVIN F. LEHIGH

You are hereby notified that on January 30, 2019, Plaintiff, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-R1, 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-000273. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 34 SOUTH CLINTON STREET, YORK, PA 17404-5407 whereupon your property would be sold by the Sheriff of YORK County.

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

NOTICE

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

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

LAWYER.

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

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

03.28-1t

Solicitor

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

COURT OF COMMON PLEAS

CIVIL DIVISION

YORK COUNTY

No. 2019-SU-000200

LAKEVIEW LOAN SERVICING, LLC
Plaintiff

v.

CHRISTOPHER J. CORNETT
ANGELA M. CORNETT
Defendants

NOTICE

To CHRISTOPHER J. CORNETT and ANGELA M. CORNETT

You are hereby notified that on January 23, 2019, Plaintiff, LAKEVIEW LOAN SERVICING, LLC, 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-000200. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 30 ARLENE COURT, HANOVER, PA 17331-9360 whereupon your property would be sold by the Sheriff of YORK County.

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

NOTICE

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

YOU SHOULD TAKE THIS NOTICE

New
Confidential
Lawyers' Helpline

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

1-888-999-1941

*Call for a free
consultation.*

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

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

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

03.28-1t Solicitor

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO.: 2018-SU-003319

WELLS FARGO BANK, N.A., Plaintiff,
vs.
Erinn N. Davis, AKA Erinn Davis, Defendant

TO: Erinn N. Davis, AKA Erinn Davis

You are hereby notified that Plaintiff, Wells Fargo Bank, N.A., filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of York County, Pennsylvania, docketed to No. 2018-SU-003319, seeking to foreclose the mortgage secured by the real estate located at 131 Country Club Road, Red Lion, PA 17356.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE

York County Bar Association
137 East Market Street
York, PA 17401
(717) 854-8755
Lawyer Referral Service
137 East Market Street
York, PA 17401
(717) 854-8755

03.28-1t Solicitor

ACTION TO QUIET TITLE

IN THE COURT OF COMMON PLEAS
YORK COUNTY, PENNSYLVANIA

CIVIL ACTION- LAW

NO. 2019-SU-000774

ACTION TO QUIET TITLE

KEVIN A. FORRY, Executor of the
Estate of Doris L. White
Plaintiff

v.

ANY AND ALL UNKNOWN TRUSTEES,
BENEFICIARIES, OR HEIRS OF THE
CLAYTON E. WHITE AND DORIS L.
WHITE REVOCABLE LIVING TRUST
Defendants

NOTICE

TO: ANY AND ALL UNKNOWN TRUSTEES, BENEFICIARIES, OR HEIRS OF THE CLAYTON E. WHITE AND DORIS L. WHITE REVOCABLE LIVING TRUST

NOTICE is hereby given that this is an action to extinguish any claims, rights, title, interest, estates or liens in a portion of real property located at 2441 Deep Hollow Road, Dover Township, York County, Pennsylvania 17315, known as Tax Parcel No. 24000LF0175P000000, being the same premises described in Deed dated January 6, 1999, and recorded in the York County Recorder of Deeds Office in Book 1352 at Page 1534.

If you wish to defend you must enter an appearance personally or by attorney and file your defenses or objections in writing with the Court within twenty (20) days. 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 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 TO FIND OUT WHERE YOU CAN GET INFORMATION FOR HIRING A LAWYER. IF YOU CANNOT AFFORD 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
137 E. Market Street
York, PA 17401
(717) 854-8755

03.28-1t Solicitor

CERTIFICATE OF ORGANIZATION

NOTICE OF HEREBY GIVEN that a Certificate of Organization was filed and approved on March 4, 2019 by the Pennsylvania Department of State at Harrisburg, Pennsylvania, for the purpose of organizing a domestic limited liability company pursuant to the Limited Liability Law of 1994, 15 Pa. C.S.A. 8901 ET SEQ. The name of the Limited Liability Company is:

WEKK Properties LLC

The purpose for which it is being organized is to engage in real estate transactions and any lawful act or activity for which limited liability companies may be formed under the Pennsylvania Limited Liability Company Act, 15 Pa.C.S. § 8901, et seq.

Linda S. Siegle, Esquire
SIEGLE LAW

03.28-1t Solicitor

NOTICE is hereby given that a Certificate of Organization – Domestic Limited Liability Company was filed with the Commonwealth of Pennsylvania, Department of State, in Harrisburg, Pennsylvania, on February 27, 2019, under the provisions of the Pennsylvania Limited Liability Company Law of 1994 as amended.

The name of the Limited Liability Company is BMH Enterprises, LLC

BMH Enterprises, LLC is organized for the purpose of purchasing and leasing residential and/or commercial real estate.

Arthur J. Becker, Jr., Esquire
Attorney for BMH Enterprises, LLC

03.28-1t Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on March 11, 2019 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Michaela Elaine Joines to: Michele Elaine Joines. The Court has fixed the day of April 29, 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.

03.28-1t Solicitor

DISSOLUTION NOTICE

NOTICE is hereby given that all persons interested or who may be affected that Pennsylvania Arts Experience, a Pennsylvania nonprofit corporation, having a registered address at 114 N. Prince Street Lancaster, PA 17603, is about to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania and that it is now engaged in winding up and settling the affairs of the nonprofit corporation so that its existence shall be ended by the Issuance of a Certificate of Dissolution under the Pennsylvania Business Corporation Law of 1988.

Ronald Perry, Esq.
Katherman & Perry, LLP
345 East Market Street
York, PA 17403

03.28-1t Solicitor

FICTITIOUS NAME

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on January 31, 2019 for **Heather Deguzman Physical Therapist** at 1800 North Hills Rd. York, PA 17406. The name and address of each individual interested in the business is Heather DeGuzman at 1800 North Hills Rd., York, PA 17406. This was filed in accordance with 54 PaC.S. 311.

03.28-1t Solicitor

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on February 04, 2019 for **Anytime Cleaning** at 511 S. Vernon St., York, PA 17402. The name and address of each individual interested in the business is Vanessa Meaden at 511 S. Vernon St., York, PA 17402. This was filed in accordance with 54 PaC.S. 311.

03.28-1t Solicitor

Notice is hereby given a certificate was or will be filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania, setting forth that Amanda Thompson, 458 Woodland Drive, Dillsburg, PA 17019 are the only person(s) owning or interested in a business, the character of which is: Amanda Thompson Bookkeeping and Consulting, and that the name, style and designation under which said business is and will be conducted is: Amanda Thompson Bookkeeping and Consulting and the location where said business is and will be located is: 458 Woodland Drive, Dillsburg, PA 17019.

03.28-1t Solicitor

NOTICE IS HEREBY GIVEN that an application for registration of the assumed name **Westminster Place at Windy Hill Village South** for the conduct of business in York County, Pennsylvania, with the principal place of business being One Trinity Drive East, Suite 201, Dillsburg, PA 17019 was made to the Department of State of Pennsylvania at Harrisburg, Pennsylvania, on the 5th day of March 2019, pursuant to 54 Pa.C.S. §311. The name of the entity owning or interested in the said business is PHI.

McNEES WALLACE & NURICK LLC
100 Pine Street
P. O. Box 1166
Harrisburg, PA 17108-1166

03.28-1t Solicitor

NOTICE

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NO. 2018-FC-1862-02

CIVIL ACTION - LAW

DIVORCE

BRADLEY STEWART,
Plaintiff

v.

FERNEY STEWART,
Defendant

COMPLAINT

ON THIS _____ day of _____, 2018, comes Plaintiff, Bradley Stewart by and through his attorney, Gerryanne Cauler, Esquire, and files the following Complaint for Divorce:

COUNT I - DIVORCE

1. Plaintiff, Bradley Stewart, is an adult individual who currently resides at 145 Shannon Lane, Hellam, PA 17406. Plaintiff has resided at this address since 1995.

2. Defendant, Ferney Stewart, is an adult individual who currently resides at 29 Grant Avenue, Clifton, NJ 07011. It is unknown how long Defendant has resided at this address.

3. Plaintiff has been a bona fide resident of the County of York, Commonwealth of Pennsylvania, for at least six months immediately previous to the filing of this Complaint.

4. Plaintiff and Defendant were married on January 9, 2016, in Hallam, Pennsylvania.

5. There have been no prior actions of divorce or for annulment between the parties.

6. The marriage is irretrievably broken pursuant to 23 Pa.C.S.A. Section 3301(c) and/or (d)(1).

7. Plaintiff has been advised of the availability of counseling and that Plaintiff may have the right to request that the court require the parties to participate in counseling.

8. Plaintiff avers that Defendant is not in the military service or in any branch of the Armed Services of the United States or its Allies or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940 and its Amendments.

9. Plaintiff requests the Court to enter a decree of divorce.

WHEREFORE, Plaintiff requests your Honorable Court to enter a Decree in Divorce, divorcing Plaintiff and Defendant.

BY:
Gerryanne Cauler, Esquire
Attorney for Plaintiff
128 North Lime Street
Lancaster, PA 17602
Telephone #: (717) 299-7342
Supreme Court #: 90539

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NO. 2018-FC-1862-02

CIVIL ACTION - LAW

DIVORCE

BRADLEY STEWART,
Plaintiff

v.

FERNEY STEWART,
Defendant

**NOTICE TO DEFEND AND
CLAIM RIGHTS**

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you and a decree of divorce or annulment may be entered against you by the Court. A judgment may also be entered against you for any other claim or relief requested in these papers by the Petitioner. You may lose money or property or other rights important to you, including custody or visitation of your children.

When the ground for the divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the Office of the Prothonotary at the York County Judicial Center, 45 North George Street, York, PA 17401.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, COUNSEL FEES OR EXPENSES BEFORE THE FINAL DECREE OF DIVORCE OR ANNULMENT IS GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

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

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

**AVISO PARA DEFENDER
Y RECLAMAR DERECHOS**

USTED HA SIDO DEMANDADO EN LA CORTE. Si desea defenderse de las quejas expuestas en las paginas siguientes, debe tomar accion con prontitud. Se le avisa que si no se defiende, el caso puede proceder sin usted y decreto de divorcio o anulamiento puede ser emitido en su contra por la Corte. Una decision puede tambien ser emitida en su contra por cualquier otra queja o compensacion reclamados por el demandante. Usted puede perder dinero, o propiedades u otros derechos importantes para usted.

Cuando la base para el divorcio es indignidades o rompimiento irreparable del matrimonio, usted perde solicitar consejo matrimonial. Una lista de consejeros matrimoniales esta disponible en la oficina del Prothonotary, en la York County Judicial Center, 45 North George Street, York, Pennsylvania 17401.

SI USTED NO RECLAMA PENCION ALIENICIA, PROPIEDAD MARITAL, HONORARIOS DE ABOGADO U OTROS GASTOS ANTES DE QUE EL DECRETO FINAL DE DIVORCIO O ANULMIENTO

SEA EMITIDO, USTED PUEDE PERDER EL DERECHO A RECLAMAR CUALQUIERDA DE ELLOS.

USTED DEBE LLEVAR ESTE PAPEL A UN ABOGADO DE INMEDIATO. SI NO TIENE O NO PUEDE PAGAR UN ABOGADO, VAYA O LLAME A LA OFICINA INDICADA ABAJO PARA AVERIGUAR DONDE PUEDE OBTENER ASISTENCIA LEGAL.

**AMERICANS WITH DISABILITIES
ACT OF 1990**

THE COURT OF COMMON PLEAS OF YORK COUNTY IS REQUIRED BY LAW TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT OF 1990. FOR INFORMATION ABOUT ACCESSIBLE FACILITIES AND REASONABLE ACCOMMODATIONS AVAILABLE TO DISABLED INDIVIDUALS HAVING BUSINESS BEFORE THE COURT, PLEASE CONTACT THE COURT AT (717) 771-9099. FOR THOSE WITH HEARING IMPAIRMENT, PLEASE CONTACT THE DEAF CENTER AT (717) 848-2585 EXT. 329 OR EXT. 342 TDD. ALL ARRANGEMENTS MUST BE MADE AT LEAST 72 HOURS PRIOR TO ANY HEARING OR BUSINESS BEFORE THE COURT. YOU MUST ATTEND THE SCHEDULED CONFERENCE OR HEARING.

FOR THE COURT
DISTRICT COURT ADMINISTRATOR

Lawyer Referral Service of the
York County Bar Association
137 East Market Street
York, Pennsylvania 17401
(717) 854-8755

03.28-2t Solicitor

SHERIFF'S SALE

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

Fulton Bank, N.A. v. McKenzie Lei Swartz,
Administratrix
of the Estate of Craig Swartz a/k/a F. Craig
Swartz
No. 2018-SU-001621

TO: McKenzie Lei Swartz, Administratrix
of the Estate of Craig Swartz a/k/a F. Craig
Swartz

The real estate located at 160 Chestnut Grove Road and a tract along Chestnut Grove Road, Carroll Township, York County, Pennsylvania 17019 is scheduled to be sold at Sheriff's Sale on June 10, 2019 at 2:00 p.m., by the office of the York County Sheriff at the York County Judicial Center, 45 North George Street, York, Pennsylvania to enforce the court judgment of \$93,748.70 obtained by Fulton Bank, N.A. against McKenzie Lei Swartz, Administratrix of the Estate of Craig Swartz a/k/a F. Craig Swartz.

NOTICE OF OWNER'S RIGHTS YOU

**MAY BE ABLE TO PREVENT
THIS SHERIFF'S SALE**

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

1. The sale will be canceled if you pay to Fulton Bank, N.A., the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorney's fees due. To find out how you must pay, you may call Shawn M. Long, Esquire at (717) 299-5201.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below to find out how to obtain an attorney).

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price by calling the Sheriff of York County at (717) 771-9601.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of York County, at (717) 771-9601.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after the sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE LISTED 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
137 E. Market Street
York, PA 17401
Telephone: (717) 854-8755

Shawn M. Long, Esquire
Barley Snyder
126 East King Street
Lancaster, PA 17602

03.28-1t

Solicitor

NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF YORK COUNTY, PENNSYLVANIA
NO. 2018-SU-002587

THE MONEY SOURCE, INC.,
Vs.
JOHN SOLLARS and EMILY SOLLARS

NOTICE TO: EMILY SOLLARS
NOTICE OF SHERIFF'S SALE OF REAL
PROPERTY

Being Premises: 944 LISMORE BOULEVARD,
YORK, PA 17402-9270
Being in YORK TOWNSHIP, County of
YORK, Commonwealth of Pennsylvania,
54000390012C000000

Improvements consist of residential
property.
Sold as the property of JOHN SOLLARS and
EMILY SOLLARS

Your house (real estate) at 944 LISMORE
BOULEVARD, YORK, PA 17402-9270 is
scheduled to be sold at the Sheriff's Sale on
08/05/2019 at 02:00 PM, at the YORK County
Courthouse, 45 North George Street, York,
PA 17401, to enforce the Court Judgment
of \$210,019.24 obtained by, THE MONEY
SOURCE, INC., (the mortgagee), against the
above premises.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorney for Plaintiff

03.28-1t

Solicitor

What is the Risk of Personal Liability for Environmental Violations?

*By Martin R. Siegel
Stock and Leader*

A common assumption is that owning and operating a business or real estate through a limited liability company, or other corporate entity, affords significant liability protection for violation of environmental laws to individual corporate officials, including officers, managers and others with operational authority. However, recent holdings by the Commonwealth Court and the Pennsylvania Environmental Hearing Board (“EHB”), which hears appeals from final actions of the Department of Environmental Protection (“DEP”), are a reminder that these those individuals with operational authority can be held personally liable not only for affirmative unlawful acts, but also for a failure to act to address violations.

In *B&R Resources, LLC v. DEP*, 180 A.3d 812 (Pa. Commw. Ct. 2018), the Commonwealth Court held that individuals can be personally liable for a company’s inaction if:

1. they had the necessary authority and duty to address the violations;
2. they had knowledge of the violations;
3. they failed to take reasonable steps to address the violations; and
4. their conduct had a causal connection to the violations.

In *Schlafke v. DEP*, EHB Docket No. 2016-117-B (January 8, 2019), <http://ehb.courtapps.com/efile/documentViewer.php?documentID=44471&opinion=true>, Maria Schlafke, the managing member of a LLC, was assessed a civil penalty for multiple violations of Pennsylvania’s Safe Drinking Water Act (“SDWA”). The LLC owned a mobile home park and a public water supply that served its residents. The violations that were the basis for the civil penalty included numerous failures to conduct certain tests and report results to DEP and failure to retain a certified system operator.

The EHB found that Schlafke’s inaction met the criteria set forth in *B&R Resources* to establish her personal liability for the SDWA violations. Schlafke had an available affirmative defense that the LLC’s poor financial health prevented her from complying with the SDWA requirements. To successfully assert this affirmative defense, she had to demonstrate that:

1. the cost of compliance respecting each violation, and
2. the financial resources of the company available to address each violation. Actual insolvency of the company was not required.

The EHB rejected this defense, noting that the LLC’s compliance costs were only 10 percent of the amount the LLC received in rent and water service payments, and that the LLC’s other demonstrated costs did not account for the remaining 90 percent.

B&R Resources and *Schlafke* stand for the proposition that those with operational authority can be personally liable for their failure to correct violations they know, or should have known, about. The limited liability entity will not necessarily protect them from such liability.

1st Floor Office Steps from York County Judicial Center (44 East Philadelphia St., York, PA) \$950 a month 700 sq. ft. Historic district with great exposure and close to the York County Judicial Center. Available January 1st. Building has a long established business presence. Minimum one year lease. Impressive foyer and lobby. Entire interior of building was completely renovated. Office has central air conditioning and an independent heating system. Heat, water, sewer, & trash included. Renter is responsible for electricity. Office comes with furniture left behind by retiring tenant. For pictures see [Craigslist.com](https://www.craigslist.com). Call 717-870-0548 or email sailorb40@gmail.com

OFFICE SPACE
AVAILABLE

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