

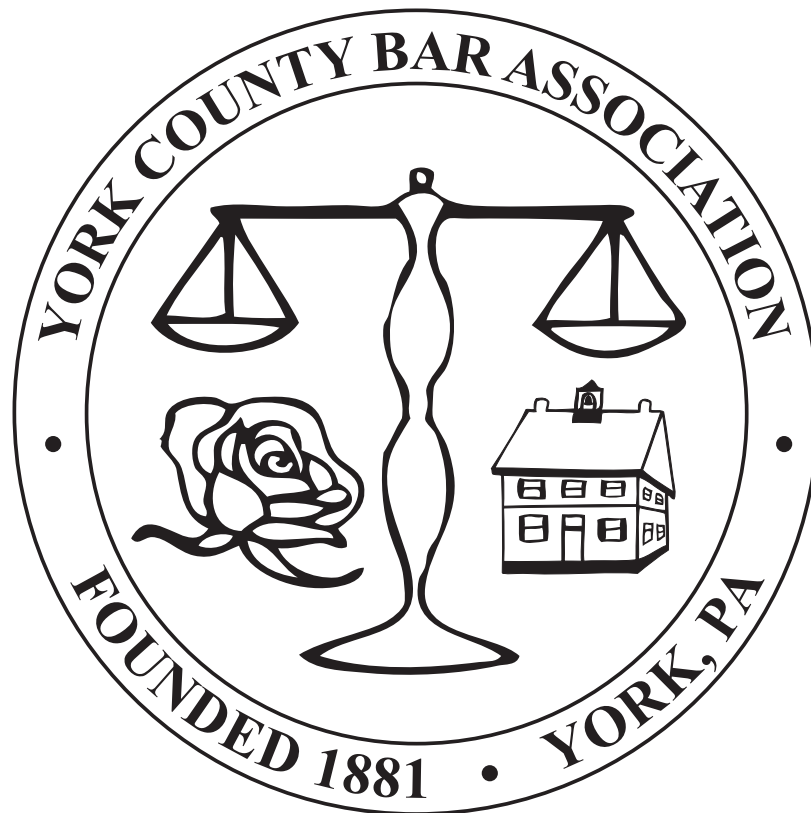
York Legal Record

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

Vol. 134

YORK, PA, THURSDAY, SEPTEMBER 24, 2020

No. 26



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Meetings 2nd Thursday of
each month

October 8, 2020 next meeting

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Questions or appointment please call 717-854-8755 or email info@yorkbar.com

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FIRST PUBLICATION

ESTATE OF JOHN ROBERT BAUGHMAN, a/k/a JOHN R. BAUGHMAN, JR., JOHN ROBERT MOOSE, JOHN R. BAUGHMAN, DECEASED
 Late of Springettsbury Twp., York County, PA.
 Executor: Joy A. Baughman, 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 09.24-3t

ESTATE OF DEAN B. BERRY, DECEASED
 Late of Springettsbury Twp., York County, PA.
 Executrix: Lisa Y. Peck, c/o 2025 E. Market Street, York, PA 17402
 Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402 09.24-3t

ESTATE OF MARION E. DARON, DECEASED
 Late of Codorus Twp., York County, PA.
 Executor: Bradley C. Daron, c/o Douglas G. Miller, Esquire, Law Offices of Douglas G. Miller, LLC, 35 East High Street, Suite 101, Carlisle, PA 17013
 Attorney: Douglas G. Miller, Esquire, Law Offices of Douglas G. Miller, LLC, 35 East High Street, Suite 101, Carlisle, PA 17013 09.24-3t

ESTATE OF AUDRIS M. ECKERT, DECEASED
 Late of Springettsbury Twp., York County, PA.
 Administrator-Executor: Denise E. Eckert c/o William F. Hoffmeyer, Esquire, 30 N. George St., York, PA 17401
 Attorney: William F. Hoffmeyer, Esquire, Hoffmeyer & Semmelman, LLC, 30 N. George St., York, PA 17401 09.24-3t

ESTATE OF MARGARET L. FEESER, a/k/a MARGARET LEAH FEESER DECEASED
 Late of Springettsbury Twp., York County, PA.
 Executor: Eric P. Wolfgang, 1801 Northview Road, York, PA 17406
 Attorney: Douglas P. France, Esquire, FrancePaskey, 2675 Eastern Boulevard, York, PA 17402 09.24-3t

ESTATE OF JOHN L. GUNNET, DECEASED
 Late of West Manchester Twp., York County, PA.
 Executrix: Heather Theobald a/k/a Heather Theobald, 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 09.24-3t

ESTATE OF LARRY J. JEFFCOAT, DECEASED
 Late of Dillsburg, York County, PA.
 Administrator-Executor: Linda J. Oneufer, 606 Harrisburg Pike, Dillsburg, PA 17019 09.24-3t

ESTATE OF SUSAN M. KIJEK, DECEASED
 Late of Fairview Twp., York County, PA.
 Executor: Bart T. Parr, 2952 Loman Avenue, York, PA 17408
 Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331 09.24-3t

ESTATE OF DOROTHY M. LANIUS, DECEASED
 Late of Windsor Twp., York County, PA.
 Executor: Robert W. Buser, c/o 135 North George Street, York, PA 17401
 Attorney: Charles B. Calkins, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 09.24-3t

ESTATE OF C. RICHARD LEASH, a/k/a CHARLES R. LEASH, DECEASED
 Late of York Twp., York County, PA.
 Co-Executors: Michael E. Leash and Paul A. Leash, c/o Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401
 Attorney: Jeffrey A. Gettle, Esquire, Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401 09.24-3t

ESTATE OF LEWIS M. LEITER, DECEASED
 Late of Penn Twp., York County, PA.
 Personal Representative: Lynda Olmsted, 3121 Marlynn St., Carmichael, CA 95608
 Attorney: G. Steven McKonly, Esquire, 119 Baltimore Street, Hanover, PA 17331 09.24-3t

ESTATE OF DOLLY B. MARTIN, a/k/a DOLLY BESSIE MARTIN, DECEASED
 Late of York City, York County, PA.
 Co-Administrators: Bethel L. Collier and Jerome Martin, c/o Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401-1210
 Attorney: Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401 09.24-3t

ESTATE OF LEONARD C. MORRIS, JR., DECEASED
 Late of York County, PA.
 Executor: Douglas S. Morris, 24 North 32nd Street, Camp Hill, PA 17011
 Attorney: Debra K. Wallet, Esquire, 24 North 32nd Street, Camp Hill, PA 17011 09.24-3t

ESTATE OF HOWARD G. NASON, DECEASED
 Late of Spring Grove Borough, York County, PA.
 Executor: Anita L. Nason, 509 Hamlet Drive, Spring Grove, PA 17362
 Attorney: Arthur J. Becker, Jr., Esquire Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331 09.24-3t

ESTATE OF RICHARD N. NEGLEY, DECEASED
 Late of West Manchester Twp., York County, PA.
 Administrator-Executor: John A. Negley, c/o Law Offices of Jeffrey C. Marshall, LLC, 146 East Philadelphia Street, York, PA 17401
 Attorney: Jeffrey C. Marshall, Esquire, Law Offices of Jeffrey C. Marshall, LLC, 146 East Philadelphia Street, York, PA 17401 09.24-3t

ESTATE OF ROBERT F. PEPO, DECEASED
 Late of Dover Twp., York County, PA.
 Executors: Brian S. Pepo and Sharon L. Shepard, 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 09.24-3t

ESTATE OF ROBERT J. RAY, DECEASED
 Late of York Twp., York County, PA.
 Executrix: Kathleen R. Hopkins, c/o Andrea S. Anderson, Esq., 901 Delta Road, Red Lion, PA 17356
 Attorney: Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356 09.24-3t

ESTATE OF KARL EUGENE REACHARD, a/k/a KARL E. REACHARD, DECEASED
 Late of York City, York County, PA.
 Executor: Anthony Reachard, c/o Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401-1210
 Attorney: Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401 09.24-3t

ESTATE OF BETTY LOU RUNKLE, DECEASED
 Late of Springettsbury Twp., York County, PA.
 Executor: Gary Neil Runkle, c/o Katherman & Perry, 345 East Market Street, York, PA 17403
 Attorney: Jayne Katherman, Esquire, Katherman & Perry, 345 East Market Street, York, PA 17403 09.24-3t

ESTATE OF JUDY A. RUPPERT a/k/a JUDY ARLENE RUPPERT, DECEASED
 Late of Dover Twp., York County, PA.
 Co-Executors: Jared M. Mellott and Jolene M. Liek, 2279 Manor Road, York, PA 17408 09.24-3t

ESTATE OF MICHAEL T. SLATTERY, SR., DECEASED
 Late of Borough of Hanover, York County, PA.
 Executrix: Angela Forney, 217 Kennedy Court, Hanover, PA 17331
 Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331 09.24-3t

ESTATE OF DAVID W. SMITH a/k/a DAVID WAYNE SMITH, DECEASED
 Late of Jackson Twp., York County, PA.
 Executrix: Donna D. Hess, 19324 Gosnell Rd., Leonardtown, MD 20650
 Attorney: Elizabeth B. Place, Esquire, Skarlatos Zonarich, 320 Market St., Ste. 600W, Harrisburg, PA 17101 09.24-3t

ESTATE OF DAVID STOTTLEMYER,
DECEASED
Late of West Manchester Twp., York County, PA.
Executor: David M. Puckett, c/o 129 E.
Market St., York, PA 17401
Attorney: Andrew C. Herrold, Esquire,
Griest, Himes, Herrold, Reynosa LLP, 129
East Market Street, York PA 17401
09.24-3t

ESTATE OF EVA A. WALTEMYER,
DECEASED
Late of York Twp., York County, PA.
Executor: Douglas A. King, c/o 135 North
George Street, York, PA 17401
Attorney: Jeffrey L. Rehmeier II, Esquire,
CGA Law Firm, PC, 135 North George
Street, York, PA 17401
09.24-3t

SECOND PUBLICATION

ESTATE OF DAVID E. BEAVERSON,
DECEASED
Late of West Manchester Twp., York County, PA.
Administrator: Justin Lee Arnold, 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
09.17-3t

ESTATE OF RICHARD E. BEAVERSON,
DECEASED
Late of Windsor Twp., York County, PA.
Administrator, c.t.a.: Justin Lee Arnold, 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
09.17-3t

ESTATE OF WILLIAM J. EHRHART,
DECEASED
Late of Shrewsbury Twp., York County, PA.
Executor: Clarence S. Ehrhart, c/o 48 South
Duke Street, York, PA 17401
Attorney: Bruce C. Bankenstein, Esquire, 48
South Duke Street, York, PA 17401
09.17-3t

ESTATE OF ANDREW W. FREY, a/k/a
ANDREW WHITELEY FREY, DECEASED
Late of Conewago Twp., York County, PA.
Executor: Mary Elizabeth Frey, 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
09.17-3t

ESTATE OF MILDRED A. HEAGY,
DECEASED
Late of Hallam Borough, York County, PA.
Executors: Elwood T. Heagy and Bonnie
Louise Douglas, c/o 2025 E. Market
Street, York, PA 17402
Attorney: Richard H. Mylin, III, Esquire,
2025 E. Market Street, York, PA 17402
09.17-3t

ESTATE OF THOMAS J. HEALY,
DECEASED
Late of New Freedom Borough, York
County, PA.
Executor: Anne T. Jones, 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
09.17-3t

ESTATE OF CHRISTIE MARIE HYLE,
DECEASED
Late of East Hopewell Twp., York County, PA.
Executrix: Dawn M. Bloss, c/o Stock and
Leader, 221 West Philadelphia Street,
Suite 600, York, PA 17401
Attorney: Jody Anderson Leighty, Esquire,
STOCK AND LEADER, Susquehanna
Commerce Center East, 221 West
Philadelphia Street, Suite 600, York, PA
17401-2991
09.17-3t

ESTATE OF KATHERINE FRETZ KUIPERS,
a/k/a KATHERINE F. KUIPERS, DECEASED
Late of York City, York County, PA.
Executrix: Julia Kuipers, c/o Gettle Vaughn
Law LLC, 13 East Market Street, York, PA
17401
Attorney: Jeffrey A. Gettle, Esquire, Gettle
Vaughn Law LLC, 13 East Market Street,
York, PA 17401
09.17-3t

ESTATE OF JOSHUA M. LAMPARTER,
DECEASED
Late of Dover Twp., York County, PA.
Administrator-Executor: Kathy S. Lamparter,
c/o Bellomo & Associates, LLC, 3198
East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198
East Market Street, York, PA 17402
09.17-3t

ESTATE OF GREGG WILLIAM PETERSON,
DECEASED
Late of Red Lion Borough, York County, PA.
Administrator: Daniel K. Broeker, c/o 129 E.
Market St., York, PA 17401
Attorney: Andrew C. Herrold, Esquire,
Griest, Himes, Herrold, Reynosa LLP, 129
East Market Street, York PA 17401
09.17-3t

ESTATE OF KATHRYN SANDERS, a/k/a
KATHRYN ELIZABETH SANDERS,
DECEASED
Late of Hanover Borough, York County, PA.
Administrator-Executor: Karen Swartz
& Bonnie Slutzky, c/o Bellomo &
Associates, LLC, 3198 East Market Street,
York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198
East Market Street, York, PA 17402
09.17-3t

ESTATE OF BART J. SLOUGH, II, DECEASED
Late of York County, PA.
Executor: Marilyn Slough, c/o 3 N.
Baltimore Street, Dillsburg, PA 17019
Attorney: Duane P. Stone, Esquire, STONE,
WILEY, & LINSENBACH, PC, 3 N.
Baltimore Street, Dillsburg, PA 17019
09.17-3t

ESTATE OF WILLIAM H. UTZ, SR. a/k/a
WILLIAM H. UTZ, DECEASED
Late of West Manheim Twp., York County, PA.
Executor: Robert L. Utz, c/o Strausbaugh
Law, PLLC, 1201 West Elm Avenue, Suite
#2, Hanover, PA 17331
Attorney: Scott J. Strausbaugh, Esquire,
Strausbaugh Law, PLLC, 1201 West Elm
Avenue, Suite #2, Hanover, PA 17331
09.17-3t

THIRD PUBLICATION

ESTATE OF JANET E. ALLOWAY,
DECEASED
Late of Red Lion Borough, York County, PA.
Executor: Eileen F. Gladfelter and
Peoplesbank, A Codorus Valley Company
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
09.10-3t

ESTATE OF KENNETH E. BACHMAN,
a/k/a KENNETH EDWARD BACHMAN,
DECEASED
Late of Penn Twp., York County, PA.
Executor: Carl H. Bachman, 307 Providence
Drive, McSherrystown, PA 17344
Attorney: David C. Smith, Esquire, 754
Edgegrove Road, Hanover, PA 17331
09.10-3t

ESTATE OF LOUISE E. BUPP, a/k/a LOUISE
BUPP, DECEASED
Late of York City, York County, PA.
Executor: Jeffrey A. Gettle, c/o Gettle
Vaughn Law LLC, 13 East Market Street,
York, PA 17401
Attorney: Gregory E. Gettle, Esquire, Gettle
Vaughn Law LLC, 13 East Market Street,
York, PA 17401
09.10-3t

ESTATE OF DEBRA J. CANNON,
DECEASED
Late of Dover Twp., York County, PA.
Executrix: Melissa C. Workman, 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
09.10-3t

ESTATE OF THOMAS D. CUTSHALL,
DECEASED
Late of West Manchester Twp., York County, PA.
Administrator: Daniel T. Cutshall, c/o 110
South Northern Way, York, PA 17402
Attorney: Paul G. Lutz, Esquire, 110 South
Northern Way, York, PA 17402
09.10-3t

ESTATE OF DOUGLAS E. DOWNS,
DECEASED
Late of Chanceford Twp., York County, PA.
Executor: Andrew Boyd, c/o 2997 Cape Horn
Road, A-6, Red Lion, PA 17356
Attorney: Erik D. Spurlin, Esquire, Estate
& Elder Law Firm of Erik Spurlin, 2997
Cape Horn Road, A-6, Red Lion, PA
17356
09.10-3t

ESTATE OF SYLVESTER EVELER,
DECEASED
Late of York Twp., York County, PA.
Co-Executrix: Delores Markel and Sandra
Brenneman, 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
09.10-3t

ESTATE OF B. JEAN FISHER, DECEASED
Late of Penn Twp., York County, PA.
Personal Representative: Rebecca L. Phillips,
927 Baltimore St., Hanover, PA 17331
Attorney: G. Steven McKonly, Esquire, 119
Baltimore Street, Hanover, PA 17331
09.10-3t

ESTATE OF CARL F. GROFT, DECEASED
Late of Hanover Borough, York County, PA.
Executor: Carl F. Groft, Jr., c/o Elinor
Albright Rebert, Esquire, 515 Carlisle
Street, Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire,
515 Carlisle Street, Hanover, PA 17331
09.10-3t

ESTATE OF ROGER N. GROVE, DECEASED
Late of Windsor Twp., York County, PA.
Executors: Rodney H. Grove and Brian K.
Grove, c/o Gregory H. Gettle, Esq., c/o
Gettle Vaughn Law, LLC, 13 E. Market
St., York, PA 17401
Attorney: Gregory H. Gettle, Esquire,
GETTLE VAUGHN LAW, LLC, 13 E.
Market St., York, PA 17401 09.10-3t

ESTATE OF ELSIE M. HALLAS, DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: Nancy L. Morgan, c/o Stock and
Leader, 221 West Philadelphia Street,
Suite 600, York, PA 17401
Attorney: Jody Anderson Leighty, Esquire,
STOCK AND LEADER, Susquehanna
Commerce Center East, 221 West
Philadelphia Street, Suite 600, York, PA
17401-2991 09.10-3t

ESTATE OF D'ESTE W. HANSON,
DECEASED
Late of West Manchester Twp., York County, PA.
Co-Executors: Edward J. Hanson, III and
D'Este L. Hanson, 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
17401-2991 09.10-3t

ESTATE OF DEAN A. HUNTSMAN a/k/a
DEAN ALFRED HUNTSMAN, DECEASED
Late of Chanceford Twp., York County, PA.
Executors: Melinda M. Lauer and Annette
D. Lanius, 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 09.10-3t

ESTATE OF PRISCILLA D. KNIGHT,
DECEASED
Late of Peach Bottom Twp., York County, PA.
Co-Executors: James P. Knight, 116 Parlette
Road, Airville, PA 17302 and Paul H.
Knight, 564 Nace Road, Airville, PA
17302
Attorney: Marvin Beshore, Esquire, 301
Market Street, Lemoyne, PA 17043
09.10-3t

ESTATE OF JOHN E. LIVELSBERGER,
DECEASED
Late of Penn Twp., York County, PA.
Executor: William Livelsberger, c/o 2997
Cape Horn Road, A-6, Red Lion, PA
17356
Attorney: Erik D. Spurlin, Esquire, Estate
& Elder Law Firm of Erik Spurlin, 2997
Cape Horn Road, A-6, Red Lion, PA
17356 09.10-3t

ESTATE OF BARBARA A. MACKLEY a/k/a
BARBARA A. HLADIO, DECEASED
Late of Penn Twp., York County, PA.
Executrix: Deborah Ernst, c/o 2997 Cape
Horn Road, A-6, Red Lion, PA 17356
Attorney: Erik D. Spurlin, Esquire, Estate
& Elder Law Firm of Erik Spurlin, 2997
Cape Horn Road, A-6, Red Lion, PA
17356 09.10-3t

ESTATE OF PHYLLIS R. MITZEL,
DECEASED
Late of Lower Windsor Twp., York County, PA.
Administrator: Ronald Mitzel, II, c/o 2997
Cape Horn Road, A-6, Red Lion, PA
17356
Attorney: Erik D. Spurlin, Esquire, Estate
& Elder Law Firm of Erik Spurlin, 2997
Cape Horn Road, A-6, Red Lion, PA
17356 09.10-3t

ESTATE OF EVA G. MYERS, DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: Lois Ann Glatfelter, c/o 135 North
George Street, York, PA 17401
Attorney: Charles B. Calkins, Esquire, CGA
Law Firm, PC, 135 North George Street,
York, PA 17401 09.10-3t

ESTATE OF NANCY U. MYERS, DECEASED
Late of Dover Twp., York County, PA.
Executor: Douglas E. Myers, c/o 2997 Cape
Horn Road, A-6, Red Lion, PA 17356
Attorney: Erik D. Spurlin, Esquire, Estate
& Elder Law Firm of Erik Spurlin, 2997
Cape Horn Road, A-6, Red Lion, PA
17356 09.10-3t

ESTATE OF FRANK E. PHIPPS, DECEASED
Late of Washington Twp., York County, PA.
Personal Representative: Mary J. Phipps,
2351 Tower Dr., Dover, PA 17315
Attorney: G. Steven McKonly, Esquire, 119
Baltimore Street Hanover, PA 17331
09.10-3t

ESTATE OF SANDRA J. REINDOLLAR,
DECEASED
Late of Hanover Borough, York County, PA.
Executor: Wayne C. Reindollar, c/o Elinor
Albright Rebert, Esquire, 515 Carlisle
Street, Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire,
515 Carlisle Street, Hanover, PA 17331
09.10-3t

ESTATE OF GORDON J. SHIREY, a/k/a
GORDON JAMES SHIREY, DECEASED
Late of Conewago Twp., York County, PA.
Executor: Danielle Reider, 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
09.10-3t

ESTATE OF GEORGE T. SMELTZER a/k/a G.
THOMAS SMELTZER, DECEASED
Late of Windsor Twp., York County, PA.
Executors: Thomas S. Smeltzer and Tamie S.
Johnson, c/o 340 Pine Grove Commons,
York, PA 17403
Attorney: Robert Clofine, Esquire, Elder Law
Firm of Robert Clofine, 340 Pine Grove
Commons, York, PA 17403
09.10-3t

ESTATE OF VIRGINIA L. STRIEBIG,
DECEASED
Late of York Twp., York County, PA.
Executor: Douglas T. Striebig, 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 09.10-3t

ESTATE OF CHARLES EDMOND THOMAS,
a/k/a CHARLES E. THOMAS, DECEASED
Late of West Manheim Twp., York County, PA.
Executrix: Pamela Kay Thomas, 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
17401-2991 09.10-3t

ESTATE OF FRANKLIN D. WALKER, SR.,
DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Gary Carpenter, 22 Rachael Road,
Dover, PA 17315
Attorney: Earl Richard Etzweiler, Esquire
105 N. Front Street, Harrisburg, PA 17101
09.10-3t

ESTATE OF MAUDE P. WALKER a/k/a
MAUDE WALKER, DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: Barbara E. Taylor, 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 09.10-3t

ESTATE OF RICHARD J. WALTEMYER,
DECEASED
Late of York Twp., York County, PA.
Executors: Donna M. Waltemyer and Diane
M. E. Ceresini, 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
09.10-3t

TRUST NOTICE

The undersigned First Successor Trustee under
the Wilbur N. Hensel Revocable Living Trust
dated March 16, 2006, hereby gives notice that
as a result of the death of Wilbur Norman Hensel,
late of North Codorus Township, York County,
Pennsylvania, he has assumed title to the assets
held in such trust, and all persons indebted to
Wilbur N. Hensel are request to make payment
without delay, and those having claims against
the same shall make them known to Trustee
c/o Jack L. Graybill, Esquire, 940 South Queen
Street, York, PA 17403.
Trustee : Kevin A. Hensel
Attorney: Jack L. Graybill, Esquire 09.10-3t

BRYAN K. TATE
 COURT OF COMMON PLEAS OF
 YORK COUNTY, PENNSYLVANIA,
 ORPHANS' COURT DIVISION

CIVIL NOTICES

**ORPHAN'S COURT DIVISION
 AUDITING NOTICE**

9.17-2t

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 **October 7,
 2020 at 9:00 a.m.** and will be called in the order
 named for audit and distribution by said Court,
 in **Courtroom No. 7002, on the 7th floor of the
 York County Judicial Center at 45 North
 George St. in the City of York, Pennsylvania.**

**1. SILAR – The First and Final Account of
 Karen S. Silar, Executrix of the Last Will and
 Testament of Howard H. Silar, Jr., Late
 of Chanceford Township, York County,
 Pennsylvania, deceased. 6719-1043. (David
 M. Laucks, Esq.)**

**2. WARD – The First and Final Account of
 Mark Edgar Ward and Andrew Larry Ward,
 Co-Executors of the Last Will and Testament
 of Alice Rae Ward a/k/a Alice R. Ward,
 Late of Red Lion Borough, York County,
 Pennsylvania, deceased, 6719-1224. (David
 M. Laucks, Esq.)**

**3. FRIES – The First and Final Account of
 Matthew Fries, Administrator of the Estate
 of Dona Lynn Fries a/k/a Dona L. Fries,
 Late of Newberry Township, York County,
 Pennsylvania, deceased, 6717-1768. (Jennifer
 A. Galloway, Esq.)**

**4. OBRIGKEIT – The First and Final
 Account of Kevin Parks, Executor of the Last
 Will and Testament of Beda S. Obrigkeit,
 Late of East Hopewell Township, York
 County, Pennsylvania, deceased, 6718-0913.
 (Craig S. Sharnetzka, Esq.)**

**5. BORGEL – The First and Final Account
 of BNY Mellon N.A., Trustee for the Trust
 Established Under the Will of Charles F.
 Borgel dated May 6, 1994, 6795-0787. (Alex
 Snyder, Esq.)**

**6. BROTHERS – The First and Final
 Account of Clint N. Leakway, Executor of the
 Last Will and Testament of Mae E. Brothers,
 Late of Newberry Township, York County,
 Pennsylvania, deceased, 6720-0207. (Jennifer
 Diane Brannon-Nordtomme, Esq.)**

**7. HINKLE – The First and Final Account
 of Counsel Trust Company, Executor of the
 Last Will and Testament of Joann D. Hinkle,
 Late of Dover Township, York County,
 Pennsylvania, deceased, 6719-2001. (Rand A.
 Feder, Esq.)**

**FILED IN THE OFFICE OF THE CLERK
 OF ORPHANS' COURT DIVISION OF
 THE COMMON PLEAS COURT, YORK
 COUNTY, PENNSYLVANIA ON OR
 BEFORE SEPTEMBER 9, 2020.**

ACTION TO QUIET TITLE

IN THE COURT OF COMMON PLEAS OF
 YORK COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

NO. 2020-SU-001196

ACTION TO QUIET TITLE

MARKET PLACE, LLC
 Plaintiff

vs.

LOUISE BARTENSLAGER
 SWARTZBAUGH, et al.
 Defendants

NOTICE

TO: WHOM IT MAY CONCERN

NOTICE is hereby given that an Order for
 Default Judgment in Quiet Title Action has
 been filed on the 14th day of September, 2020
 barring Defendants from asserting any right,
 lien, title or interest in a portion of real property
 located in Shrewsbury Township, York County,
 Pennsylvania, UPI No. 45000BJ0059A000000
 and known as Elm Drive, unless Defendants
 take action to assert their claims within
 thirty (30) days hereafter. Failure to enter an
 appearance personally or by an attorney and file
 your objections or defenses in writing within
 thirty (30) days will allow the case to proceed to
 judgment.

09.24-1t

Solicitor

ARTICLES OF INCORPORATION

NOTICE is hereby given that Articles of
 Incorporation were filed with the Commonwealth
 of Pennsylvania. The name of the corporation is
 DBK Professional Services Inc. The corporation
 [is to be] has been incorporated under the
 provisions of the Business Corporation Law
 of the Commonwealth of Pennsylvania Act of
 December 22, 1988.

09.24-1t

Solicitor

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

09.24-1t Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on August 27, 2020, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Zoe Vivianna Molock to: Zoe Vivianna Martin. The Court has fixed the day of October 30, 2020 at 9:00 a.m. in Courtroom # 7002, 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.

09.24-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on 28th day of August, 2020 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Chloe Marie Shearer-Spear to: Colton Myles Shearer. The Court has fixed the day of October 29, 2020 at 1:30 p.m. in Courtroom # 7002, 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.

09.24-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on 28th day of July, 2020 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Heather Dawn Sites to: Heather Grace Gardner. The Court has fixed the day of October 29, 2020 at 1:30 p.m. in Courtroom # 7002, 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.

09.24-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on September 9, 2020, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the names of: Christian William Jeremiah Lockmiller to: Christian William Jeremiah Scott. The Court has fixed the day of December 1, at 10:45 a.m. in Courtroom # 7002, 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.

09.24-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on July 30, 2020, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Hope Ashley Adams-Vough to: Hope Ashley Vough. The Court has fixed the day of September 29, 2020 at 3:00 p.m. in Courtroom # 7002, 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.

09.24-1t Solicitor

NOTICE

IN RE: Change of name of Norma Iris Scott in the Court of Common Pleas of Lackawanna County, Orphans Court Division, No. A12-2019.

NOTICE

Notice is hereby given that on the 12th day of August, 2020, the Petition of Calvin and Amber Cutting was filed in the above-named Court, requesting an Order to Change the Name of Norma Iris Scott to Norma Iris-Scott Cutting.

The Court has fixed the 15th day of October, 2020 at 10:00 a.m., at the Lackawanna County Government Center at the Globe, 200 Wyoming Avenue, Scranton, Pennsylvania, Courtroom C, as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioners should not be granted.

BY THE COURT:

Chester M. Bestrycki, Jr., Esquire

09.24-1t Solicitor

The York County Orphans' Court Rules and Forms Committee has Proposed Local Rules and Forms. The York County Orphans' Court Rules and Forms Committee is planning to propose to the Supreme Court of Pennsylvania the promulgation of York O.C. Rules 1.2.7, 1.6.1, 1.7.1, 3.3.1, 5.6.1, 5.10.1, 5.11.1, 7.5.1, 9.1.1, 9.6.1, and 9.7.1. The proposal is being published in the York Legal Record for comments, suggestions, or objections prior to submission to the Supreme Court of Pennsylvania.

The Committee invites all interested persons to submit comments, suggestions, or objections in writing to:

David A. Mills, Chairperson
Blakey, Yost, Bupp & Rausch, LLP
17 East Market Street
York, PA 17401
Phone: (717)845-3674
Fax: (717)854-7839
DMills@blakeyyost.com

All communication in reference to the proposal should be received by October 2, 2020. E-mail is the preferred method for submitting comments, suggestions, or objections.

Additionally, the new **Pa. O.C. Rule 5.50 Settlement of Small Estate by Petition** is incompatible with the York County form, Petition for Settlement of Small Estate (Rev. 09/18). Consequently, the Register of Wills has removed this form from the Forms on the York County Orphans' Court website, as it will not be compliant with the State Rule that takes effect October 1, 2020. Continued posting of the form until the 1st of October might cause the public confusion if one were to rely on that form thereafter.

By the York County Orphans' Court Rules and Forms Committee

CHAPTER I. PRELIMINARY RULES**Rule 1.2.7. Sureties**

(a) **Individual Sureties.** Individuals proposed as sureties on bonds of fiduciaries shall make an affidavit to the Clerk, setting forth such information as the Clerk shall require. Each affidavit shall be filed together with its respective bond and shall be renewed annually thereafter so long as the bond shall remain in effect. No member of the bar or any employee of this Court shall act as surety in any proceeding in this court, except by special leave of court.

(b) **Corporate Sureties.** Any corporate surety allowed to do business in Pennsylvania may act as surety, providing that a current certificate evidencing approval by the Insurance Department of the Commonwealth of Pennsylvania, together with a designation of attorney in fact, is on file with the clerk.

Rule 1.6.1 Mediation

All interested parties in a matter may use mediation to resolve issues pending before the Court, and upon either partial or complete resolution, may petition the Court to approve the agreement of all interested parties as an order or decree of the Court.

(a) The interested parties may engage the services of a mediator, either prior to, or after, any party in interest has filed a Pleading before the Court, including an Account filed by a fiduciary for audit.

(b) All interested parties in a matter docketed before the Court may file a motion to engage in mediation at any time during the pendency of the matter.

(c) The motion for mediation shall identify:

(1) The proposed mediator and the proposed source of payment of fees and costs of the mediator;

(2) Names and contact information of all interested parties and any counsel who shall participate in the mediation;

(3) Names and information regarding any interested parties having diminished capacity or a legal disability, whose interests must be adequately protected; and

(4) The scheduled date for the initial mediation conference, if known in advance. Such mediation shall take place within ninety (90) days of the request being made to the Court, unless extended by order of Court upon motion of any interested party.

(d) All interested parties shall keep matters discussed in mediation confidential.

(e) Mediation shall not delay the required filing of any Pleading or ordered return dates, or the scheduling of Court Hearings, unless specifically requested by interested parties and so ordered by the Court.

(f) Within twenty (20) days of completing mediation, all interested parties, or their counsel, where appropriate, shall sign a memorandum of principal terms, which either shall acknowledge that no resolution was reached, or shall embody the resolutions attained. This memorandum of principal

terms shall clearly state partial resolutions or complete resolution attained. The memorandum of principal terms shall include a list of unresolved issues to be determined by the Court. Where appropriate, the principal terms could provide for future review in light of changed circumstances or a change in the operative facts. The memorandum of principal terms agreed upon, or the statement of no resolution, together with a petition to approve any agreement reached by the parties shall be filed with the Clerk of the Orphans' Court and a copy served on the presiding judge.

(g) In no event shall the terms agreed upon depart from, or violate, any provisions of applicable law, specifically including the Older Adults Protective Services Act, the Act of Dec. 18, 1996, P.L. 1125, No. 169 (35 P. S. § § 10225.101 – 10225.5102), as may be amended.

Rule 1.7.1 Entry and Withdrawal of Counsel

(b) Withdrawal with Leave of Court:

(1) Preferred Motion Procedure: An attorney who has given at least twenty (20) days' notice to the client and all other parties of intent to file a motion to withdraw, and who has received no opposition to such motion, may file a Motion, as follows:

(i) State that prior notice of intent to withdraw has been given to the client and all parties, the date on which such notice was given, the last known address of the client where the notice was sent, a copy of said notice, and the last known telephone number of the client.

(ii) State all proceedings that are pending, if any, the nature of the pending proceedings, and the next date of any court proceeding.

(iii) State that the attorney has sent to the client all court orders which require any action to be taken by the client.

(2) Alternate Petition Procedure: A Petition requesting leave to withdraw an appearance shall:

(i) State whether any court proceeding is pending, the nature of the pending proceeding, and the next court date of any proceeding;

(ii) State that the attorney has sent to the client all prior court orders, if any, which require the client to take any action;

(iii) Certify that the attorney served the client with all previous court orders, if any, which require the client to file documents, attend proceedings, or take any other action; and

(iv) Include the last known address and telephone number of the client in both the proposed Preliminary Decree for Rule to Show Cause and a proposed final Order permitting withdrawal.

CHAPTER III. PETITION PRACTICE AND PLEADING

Rule 3.3.1 Contents of Pleading Related to *inter vivos* Trusts

When the court is required to exercise its jurisdiction over an *inter vivos* trust, the original trust instrument, all amendments, restatements, and revocations, or copies certified to be true and correct, shall be lodged with the Clerk, who shall scan or otherwise record electronically and then return to the filer, whom the Clerk shall name on the docket.

CHAPTER V. RULES GOVERNING SPECIFIC TYPES OF PETITIONS**Rule 5.6.1. Compromise or Settlement of Action involving a Minor**

(a) No action to which a minor is a party shall be compromised, settled, or discontinued, except with court approval, pursuant to a petition, presented by the guardian of the minor and a hearing before the court.

(b) The petition shall contain the following:

- (1) The initials of the minor's name and reference to the Confidential Information Form (CIF);
- (2) The names and addresses of the minor's parents.
- (3) Written approval of the minor if the minor is over the age of 16 years;
- (4) Whether a guardian has been appointed for the minor by the Orphans' Court of this, or any other, jurisdiction;
- (5) The Respondent's residence or place of business;
- (6) A summary of the facts of the case;
- (7) An Affidavit of the parents and/or guardians, certifying the physical condition of the minor and the reasons why the parents and/or guardians approve of the settlement;
- (8) A report from a physician, or other documentation, stating the physical and/or mental condition of the minor and a prognosis;
- (9) A specific list of costs sought to be reimbursed from the gross settlement;
- (10) A statement of the reasonableness of counsel fees, which must be based upon the settlement amount, presuming 25% of the settlement amount to be reasonable, which presumption is rebuttable at the hearing. Counsel fees shall be reduced by fees received, if any, if counsel also represented the Respondent(s) in a subrogated claim;
- (11) Whether any additional counsel fees were paid or will be paid as a result of representing the Respondent(s) and subrogation claims;
- (12) Sufficient reasons and legal authority for any request that funds be allocated to the parents of a deceased minor, if applicable;
- (13) Sufficient reasons for any request to allocate settlement proceeds among children of a deceased minor, if applicable;
- (14) A statement of any actual or potential lien of the Department of Human Services and how such liens have been resolved; and
- (15) Any special request for early distribution, alternative deposit of funds, or other deviation from the order as set forth in Rule 5.6.1 shall be stated in the Petition with supporting justification for the special request. Counsel shall be prepared to address the necessity for the special request at the time of the hearing.

(c) At the time of the hearing, counsel for Petitioner shall present a proposed Order substantially in the form set forth hereinbelow.

(d) Within 14 days of receipt of settlement proceeds, counsel for Petitioner shall cause the funds belonging to the minor to be deposited as directed by the court's order approving the compromise and settlement and directing distribution.

(e) Within 14 days of depositing the funds belonging to the minor, counsel for petitioner shall file proof of deposit by way of an affidavit substantially in the form set forth hereinbelow.

Form: Order Scheduling Hearing.

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

ORPHANS' COURT DIVISION

In re: Estate of _____, a Minor : No. 67-

(Initials only, use CIF for full name) :

**ORDER SCHEDULING A HEARING
ON THE COMPROMISE OR SETTLEMENT OF
AN ACTION IN WHICH A MINOR IS A PARTY**

AND NOW, this ____ day of _____ 20__, a hearing on the Petition is hereby scheduled before the undersigned Judge on the ____ day of _____, 20____, beginning at _____ m. In Courtroom No. ____, on the____th Floor, York County Judicial Center, 45 North George Street, York, PA 17401.

The Petition does/does not comply with the requirements of York OC Rule 5.6.1, and, if not, then, the Petitioner shall establish those requirements at the hearing.

At the time of the hearing, counsel for the Petitioner shall present a proposed Order approving settlement substantially in the form as set forth in York OC Rule 5.6.1.

Notice of the entry of this Order shall be provided to all parties by the Clerk of the Orphans' Court in accordance with Supreme Court Orphans' Court Rule 4.6.

BY THE COURT,

Judge

Form: Order Approving Compromise

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

ORPHANS' COURT DIVISION

In re: Estate of _____, a Minor : No. 67-
(Initials only, use CIF for full name) :

**ORDER APPROVING
COMPROMISE, SETTLEMENT AND DISTRIBUTION**

AND NOW, this _____ day of _____ 20__, upon consideration of the Petition For Leave To Compromise/Settle An Action Involving A Minor, it is hereby ORDERED that the Petition is GRANTED and

1. Petitioner is authorized to enter into a settlement with the Respondent in a gross amount of \$_____ on behalf of the minor.
2. Respondent shall forward all settlement drafts or checks to Petitioner's counsel for proper distribution.
3. The settlement proceeds shall be allocated as follows:
 - a. To: _____, (Minor's Initials), a Minor \$_____
 - b. To: _____, (Minor's Initials), a Minor \$_____
4. IT IS FURTHER ORDERED that the settlement proceeds be distributed as follows:
 - a. To: _____, Esquire (Name of Counsel)

| | |
|--------------|---------|
| Costs | \$_____ |
| Counsel Fees | \$_____ |
 - b. The balance of the settlement proceeds, the sum of \$_____ as follows:
 1. _____
 2. _____

and any interest thereon, payable to the minor, or minors in a pro-rata share as set forth above.

5. Within 14 days of receipt of the settlement proceeds, COUNSEL, and not the parent(s) or guardian(s) of the minor, is hereby authorized and specifically DIRECTED to execute all documentation necessary to deposit the funds belonging to the minor into an interest-bearing savings account or savings certificate in a federally insured financial institution having an office in York County, IN THE NAME OF THE MINOR ONLY. The savings account or certificate shall be marked as hereinafter directed.
6. The savings account shall be titled and restricted as follows:

(Minor's Name), a minor, not to be withdrawn before minor attains majority or upon prior Order of Court.
7. The savings certificate shall be titled and restricted as follows:

(Minor's Name), a minor, not to be redeemed except for renewal in its entirety, nor to be withdrawn, assigned, negotiated, or otherwise alienated before the minor attains majority, except upon prior Order of Court.
8. If no withdrawals are made from the investments authorized by this Order, the depository may pay over the balance on deposit when the minor attains majority, as defined with reference to 20 Pa.C.S.A. § 102, upon the order of the late minor, without further Order of this Court.
9. Counsel shall file with the Clerk of the Orphans Court of York County, Pennsylvania, within 14 days from the date of deposit of the funds, proof of the establishment of the accounts as required herein, by Affidavit from counsel certifying compliance with this Order.
 - a. Counsel shall attach to the Affidavit a copy of this Order as well as a copy of the Certificate of Deposit or bank account showing the amount deposited and containing the required restrictions.
 - b. The Affidavit shall further contain a specific averment by counsel that counsel, and not the parent(s) and/or guardian(s) of the minor, established the account(s) and deposited the funds therein as directed above and that counsel has provided to the financial institution a certified copy of this Order.
 - c. The Affidavit shall be substantially in the form as set forth in hereinbelow.

10. Notice of the entry of this Order shall be provided to all parties by the Clerk of the Orphans' Court in accordance with Supreme Court Orphans' Court Rule 4.6.

BY THE COURT,

Judge

Form: Affidavit of Deposit

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION

Estate of _____ :
_____, a minor : No. 67
(Initials only, use CIF form) :

AFFIDAVIT OF DEPOSIT OF MINOR'S FUNDS

COMMONWEALTH OF PENNSYLVANIA :
 : SS
COUNTY OF YORK :

I, _____, being duly sworn according to law, depose and say:

1. I am counsel for petitioner in the above captioned matter.
2. I am authorized to make this affidavit on behalf of _____.
3. On _____, 202_, the sum of \$_____ was deposited into an insured, interest-bearing Savings Account / Certificate of Deposit, No. _____ (last 4 digits only, use CIF Form) with _____ (Name of Financial Institution) pursuant to the Court Order entered on _____, 202_.
4. Account / Certificate No. ____ (last 4 digits only, Use CIF Form) is entitled, _____ (initials only), a Minor.
5. The express prohibition of withdrawals of income or principal prior to _____ without FURTHER ORDER OF COURT has been noted on the depository's records and on the passbook/certificate.
6. A certified copy of the above referenced Court Order was provided to the above-named financial institution.

Name(printed): _____
Signature: _____

Sworn to and subscribed before me
this ____ day of _____, 202_.

Notary Public

Rule 5.10.1 Public Sale of Property

(a) **Public Sale by Personal Representative.** A petition by a personal representative to sell real property at public sale shall set forth:

- (1) How title was acquired and reference to the document of acquisition;
- (2) The name, residence, and date of death of the decedent, whether the decedent died intestate or testate, and the date of the grant of letters;
- (3) That the personal representative is not otherwise authorized to sell or is denied the power to sell by will, or that it is desirable that the sale have the effect of a judicial sale, and state the reasons therefor;
- (4) If an inventory has been filed, the value of the real property shown in the inventory or, if no inventory has been filed, the value of the property based upon an independent appraisal;
- (5) If the personal representative entered bond with the Register, the name of the surety and the amount of the bond;
- (6) The names and relationships of all parties in interest; a brief description of their interests; whether any of them is a minor, an incapacitated person, or a decedent, and if so, the name of any fiduciary and a reference to the record of his or her appointment as well as the age of any minor and the names of his or her next of kin;
- (7) A legal description of the real property to be sold, the improvements thereof, by whom it is occupied, its rental value, if known, and its current tax assessment and tax parcel number; and
- (8) Sufficient facts to enable the Court to determine that the sale is desirable for the proper administration and distribution of the estate.

(b) **Public Sale by Trustee.** A petition by trustee to sell real property at public sale shall conform insofar as appropriate to the requirements for a petition under Y.C.O.C. Rule 5.10.1 and shall set forth:

- (1) A reference to the relevant provisions of the controlling instrument;
- (2) That the trustee is not otherwise authorized to sell or is denied the power to sell by the trust provisions, or that it is desirable that the sale have the effect of a judicial sale, stating the reasons therefor; and
- (3) Sufficient facts to enable the Court to determine that the sale is in the best interests of the trust and its beneficiaries.

(c) **Public Sale by Guardian.** A petition by a guardian to sell real property at public sale shall conform insofar as appropriate to the requirements for a petition under Y.C.O.C. Rule 5.10.1 and shall set forth:

- (1) The age of the minor or the date of adjudication of incapacity;
- (2) The names of the next of kin of the minor or incapacitated person, and the notice given to them of the presentation of the petition;

(3) The nature and the extent of the interests of the minor or incapacitated person and of any others in the real property; and

(4) Sufficient facts to enable the Court to determine that the sale is in the best interests of the minor or the incapacitated person.

(d) **Exhibits to Petition.** The following exhibits shall be attached to a petition by a personal representative, trustee or guardian, to sell property at public sale:

(1) A copy of the will, trust, or decree by which the fiduciary was appointed;

(2) All consents or joinders of parties in interest, and the names of, and a copy of the notice which has been given to, those parties who do not consent or join; and

(3) Consent by any mortgagee whose lien would otherwise not be discharged by the sale.

(e) **Notice and Confirmation of Public Sale: Additional Security.** After allowance of the petition, notice of the date, time, and place of the sale shall be given to all parties in interest.

(f) **Affidavit of Return.** Returns of public sale of real property for the purpose of approval or confirmation by the Court shall be by affidavit setting forth:

(1) The notice given;

(2) The price obtained; and

(3) The name and address of the purchaser, and an averment that the purchaser was the highest bidder.

(g) **Notice.** Notice of the filing of the return of the public sale shall be given to all parties in interest. If no objections are filed within ten (10) days of the giving of the notice, the Court may enter a decree confirming the sale and fixing or excusing the entering of additional security, if required.

Rule 5.11.1 Private sale of Property

(a) A petition for the private sale or exchange of real property at a private sale or for the exchange or granting of an option for the sale or exchange of real property shall conform insofar as appropriate to the requirements of a petition under Y.C.O.C. Rule 5.10.1.

(b) **Exhibits to Petition.** In addition to the exhibits required under Y.C.O.C. Rule 5.10.1 and the affidavits required by that Rule, there shall be attached to the petition the following exhibits:

(1) A copy of the proposed agreement of sale, exchange or option; and

(2) The consents of any party in interest who has not joined in the petition insofar as they are obtained.

(c) **Notice; Confirmation.** After filing the Petition, Notice of the sale shall be given to any party in interest who has not joined in or consented to the petition. The notice shall state that if no objections are filed within ten (10) days of the giving of such notice, the Court may enter a decree

authorizing the sale upon the terms contained in the petition and fixing or excusing the entering of additional security, if required.

CHAPTER VII. RULES RELATING TO PRE-HEARING AND HEARING PROCEDURE

Rule 7.5.1 Pre-Hearing Conferences

(a) In any action the court, of its own motion or on motion of any party, may direct the attorneys for the parties to appear for a conference to consider:

- (1) Concise statement of the issues;
- (2) Requested amendments to the pleadings;
- (3) Objections to discovery;
- (4) Admissions to be made part of the record;
- (5) Witnesses by name and address;
- (6) Stipulations;
- (7) Exhibits, pre-marked;
- (8) Special Requests'
- (9) Estimated time needed for trial;
- (10) Last Settlement offer

(b) The court may make an order reciting the action taken at the conference, the amendments allowed to the pleadings, and the agreements made by the parties as to any of the matters considered, and limiting the issues for trial to those not disposed of by admissions or agreements of the attorneys.

(c) Such order, when entered, shall control the subsequent course of the action, unless modified at the trial to prevent manifest injustice.

CHAPTER IX. AUDITORS AND MASTERS/ HEARING OFFICERS

NOTE: State Rules in this Chapter refer to the statutory term, "Master," see, 20 Pa.C.S. § 751 *et seq.*, which, in these Local Rules shall be referred to as "Hearing Officer."

Rule 9.1.1 Notice of Hearings

(a) The Court shall appoint the Hearing Officer or Auditor in a Preliminary Decree that states the following:

- (1) The issues of fact to be investigated;

(2) The names and addresses of persons whom the Hearing Officer or Auditor is to serve Notice of the Hearing;

(3) The manner of service of the Notice of the Hearing.

(4) The requirement that a Court Reporter transcribe the Hearing;

(5) The requirement that the Clerk administer oaths and record admission of exhibits;

(6) The date, time, and place of the Hearing.

(b) The Court shall state if the alleged incapacitated person is excused from the Hearing, in accordance with 20 Pa.C.S. § 5511(a).

(c) The Court shall appoint counsel for the alleged incapacitated person, if necessary and state when said appointment shall terminate to avoid having counsel file a Petition for Withdrawal in accordance with Pa. O.C. Rule 1.7 and York O.C. Rule 1.7.1.

Rule 9.6.1 Notice of Filing Report

(a) The Hearing Officer or Auditor shall serve Notice of filing the Report of Hearing.

(b) The Report of Hearing shall state the Findings of Fact, Conclusions of Law, and Recommendations to the Court.

(c) In matters involving the alleged Incapacity of an Individual, the Report of Hearing shall:

(1) State the nature of the condition or disability that impairs the individual's capacity to make and communicate decisions;

(2) State the extent of the individual's capacity to make and communicate decisions;

(3) State the need for guardianship services in light of the:

(i) Availability of family, friends, and support mechanisms;

(ii) Existence and effectiveness of a durable financial power of attorney;

(iii) Existence and effectiveness of health care power of attorney;

(iv) Individual's current and recommended residence;

(v) Individual's current and recommended health care;

(vi) Individual's assets and ability to spend them reasonably.

(4) Recommend the type of guardian, limited or plenary, and, if it were limited, the limitation and the likely effectiveness of such limit in practice;

(5) The duration of guardianship.

(d) The Notice of Filing Report shall:

(1) State that all Objections to the Report shall be filed with the Clerk of the Orphans' Court within ten (10) days of the entry of the Report upon the docket and

(2) State that, if there were no Objection, then the Court may deem that the parties agreed with the Hearing Officer's or Auditor's Findings of Fact, Conclusions of Law, and Recommendations to the Court.

Rule 9.7.1 Confirmation of Report:

If Objection were not filed within ten (10) days of the entry of the Report, or if Objection were filed and overruled, then, the Court shall enter an Order and may confirm and adopt the Hearing Officer's or Auditor's Report as a Final Order and Decree.



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