

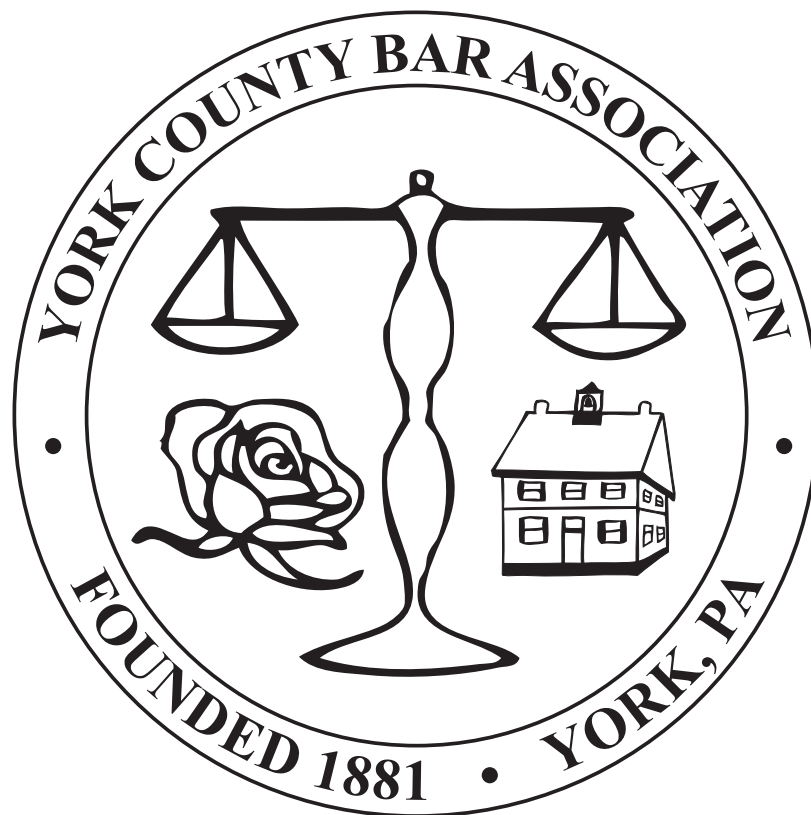
York Legal Record

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

Vol. 136

YORK, PA, THURSDAY, AUGUST 25, 2022

No. 22



Dated Material Do Not Delay

Lawyers Concerned for Lawyers

York Support Group Meetings
3rd Wednesday of each
month

September 21, 2022
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 confidential

York Bar Center Operations Update

The YCBA/YCBF/York Legal Record offices are operating under regular business hours

(M-Th 8:30 am - 4:30 pm;
F 8:30 am – 3:00 pm).

Bar Center access is limited to staff and key personnel. All others by appointment only.

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

For notary services email notary@yorkbar.com

Opinions, Opinions, Opinions . . .

The York Legal Record wants decisions and opinions from the York County Court of Common Pleas.

We want the good, the bad, the noteworthy and the bizarre opinions for publication.

We encourage you to submit these opinions to the YLR Editor-in-Chief, Carrie Pugh, at yorklegalrecord@yorkbar.com or fax 717-843-8766.

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**The York Legal Record
Publication Board is seeking
articles**

on current legal topics such as case law summaries, legislative updates, or other issues that may be of interest to YCBA members. 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. Submitters are eligible for a special offer of \$200 for a full-page color advertisement to run along with their article.

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NOTICE IS HEREBY GIVEN that in the estates of the decedents set forth below the Register of Wills has granted letters, testamentary or of administration, to the persons named. All persons having claims or demands against said estates are required to make known the same, and all persons indebted to said estate are requested to make payment without delay to the executors or administrators or their attorneys named below.

FIRST PUBLICATION

ESTATE OF JOHN BELL, a/k/a JOHN BURNELL BELL, JR., a/k/a JOHN B. BELL, JR., DECEASED
Late of West Manheim Twp., York County, PA.

Executrix: Linda Bell, c/o Barley Snyder, 14 Center Square, Hanover, PA 17331
Attorney: Joseph E. Erb, Jr., Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 08.25-3t

ESTATE OF IDA JEAN CARROLL, DECEASED
Late of Dover Twp., York County, PA.
Executor: Donna Brennehan, 4260 S. Salem Church Rd., Dover, Pa 17315 08.25-3t

ESTATE OF ANNETTE J. CORNISH, DECEASED
Late of Conewago Twp., York County, PA.
Administrators-Executors: Regina Rowe and Mark Cornish, 930 Rachel Drive, York, PA 17404
Attorney: Chad Julius, Esquire, 8150 Derry Street, Suite A, Harrisburg, PA 17111 08.25-3t

ESTATE OF SANDRA G. DONALDSON, DECEASED
Late of Conewago Twp., York County, PA.
Administrator-Executor: Denise R. Dippery and Dale W. Amspacker, c/o Jennifer A. Galloway, Esq., Saxton & Stump, LLC., 280 Granite Run Drive, Suite 300, Lancaster, PA 17601
Attorney: Jennifer A. Galloway, Esquire, Saxton & Stump, LLC., 280 Granite Run Drive, Suite 300, Lancaster, PA 17601 08.25-3t

ESTATE OF EVELYN J. DUCK, DECEASED
Late of West Manchester Twp., York County, PA.
Executrix: Brenda L. Campbell, c/o The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408
Attorney: Tessa Marie Myers, Esquire, The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408 08.25-3t

ESTATE OF MARK S. DUFEK, DECEASED
Late of Winterstown Borough, York County, PA.
Executor: Doyle L. Dufek, c/o William B. Anstine, Jr., Esquire, Anstine & Sparler, 117 East Market St., York, PA 17401
Attorney: William B. Anstine, Jr., Esquire, Anstine & Sparler, 117 East Market St., York, PA 17401 08.25-3t

ESTATE OF RICHARD A. DULL, DECEASED
Late of Dover Twp., York County, PA.
Administrators-Executors: Ralph E. Dull and Gregory Beck, c/o 3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 08.25-3t

ESTATE OF BLAIR R. ENGLISH, DECEASED
Late of Manchester Twp., York County, PA.
Co-Executors: Barbara J. English, David A. English and Donald B. English, 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, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991 08.25-3t

ESTATE OF BONNIE L.R. FIKE, a/k/a BONNIE L. FIKE, DECEASED
Late of Dover Borough, York County, PA.
Administrator-Executor: Gary Lee Fike and Beth Lightner, c/o 3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 08.25-3t

ESTATE OF JO ANNE GREEN, DECEASED
Late of Manheim Twp., York County, PA.
Executor: Dennis W. Green, 4630 Skyview Drive, Glenville, PA 17329
Attorney: Clayton A. Lings, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331 08.25-3t

ESTATE OF THOMAS R. HOKE, a/k/a REV. THOMAS R. HOKE, DECEASED
Late of Spring Grove Borough, York County, PA.
Administrator: Heather-Marie Merrill, c/o Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362
Attorney: Craig A. Diehl, Esquire, CPA, Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362 08.25-3t

ESTATE OF VIRGINIA A. INNERST, DECEASED
Late of York Twp., York County, PA.
Co-Executors: Timothy A Innerst and W. Robert Berkebile, c/o Ream Carr Markey Woloshin & Hunter, LLP, 119 East Market Street, York, PA 17401
Attorney: Andrew F. Kagen, Esquire, Ream Carr Markey Woloshin & Hunter, LLP, 119 East Market Street, York, PA 17401 08.25-3t

ESTATE OF JOAN A. KEEPPTS, DECEASED
Late of Chanceford Twp., York County, PA.
Administrator C.T.A.: Dale A. Harrison, 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 08.25-3t

ESTATE OF RICHARD D. KREWSON, a/k/a RICHARD DONALD KREWSON, DECEASED
Late of York City, York County, PA.
Executor: Angela M. Krewson, c/o 2025 E. Market Street, York, PA 17402
Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402 08.25-3t

ESTATE OF EVELYN D. LONG, DECEASED
Late of Manchester Twp., York County, PA.
Executrix: Trena Stonebraker, c/o Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401-1210
Attorney: Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401-1210 08.25-3t

ESTATE OF DALE L. LOVE, DECEASED
Late of Chanceford Twp., York County, PA.
Executor: Gary A. Love, c/o 135 North George Street, York, PA 17401
Attorney: Timothy Bupp, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 08.25-3t

ESTATE OF SHIRLEY A. MARKLE, DECEASED
Late of York Twp., York County, PA.
Administratrix: Lorrie A. Bechtel, 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 08.25-3t

ESTATE OF EUGENE R. MARTZ, DECEASED
Late of Springettsbury Twp., York County, PA.
Administrators-Executors: Cheryl A. McElearney and Sharon L. Howery, c/o 3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 08.25-3t

ESTATE OF GLADYS I. MCFATRIDGE, DECEASED
Late of East Hopewell Twp., York County, PA.
Co-Executors: Kevin L. McFatrige and Karen L. McFatrige, n/k/a Karen L. Snook, 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, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991 08.25-3t

ESTATE OF MARK HOWARD MCKINNEY, DECEASED
Late of Windsor Twp., York County, PA.
Administrator-Executor: Isaac Christopher McKinney, 105 Park Lane, Oak Ridge, Tennessee 37830 08.25-3t

ESTATE OF FAYE D. PIPHER, a/k/a FAYE PIPHER, DECEASED
Late of York Twp., York County, PA.
Executor: Steven E. Pipher, 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, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991
08.25-3t

ESTATE OF DAWN E. PRYOR, a/k/a DAWN WICKLAND PRYOR, DECEASED
Late of Spring Garden Twp., York County, PA.
Administrator-Executor: Kenneth L. Pryor, c/o 3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
08.25-3t

ESTATE OF WESLEY OWEN SINGH, DECEASED
Late of the Borough of Hanover, York County, PA.
Co-Administrators: Brandy L. Nell and Arminster Singh, c/o Walker & Spang, LLC, 247 Lincoln Way East, Chambersburg, PA 17201
Attorney: David F. Spang, Esquire, Walker & Spang, LLC, 247 Lincoln Way East, Chambersburg, PA 17201
08.25-3t

ESTATE OF KAMDYN A. TORRES DECEASED
Late of York City, York County, PA.
Administrator-Executor: Sierra N. Sauble, 1333 N. Duke Street, York, PA 17404
Attorney: JoAnn L. Ruchlewicz, Esquire, 1716 Olive St., Reading, PA 19604
08.25-3t

ESTATE OF BARBARA A. WEBB, a/k/a BARBARA ANN WEBB, DECEASED
Late of Borough of Hanover, York County, PA.
Executor: Melissa A. Brillhart, 1147 Eichelberger Street, Suite F, Hanover, PA 17331
Attorney: Ann C. Shultis, Esquire, Salzmann Hughes, P.C., 1147 Eichelberger Street, Suite F, Hanover, PA 17331
08.25-3t

SECOND PUBLICATION

ESTATE OF GARY BAIRD, DECEASED
Late of West Manchester Twp., York County, PA.
Administrator-Executor: Allison E. Baird, c/o Law Offices of Jeffrey C Marshall, LLC, 46 East Philadelphia Street, York, PA 17401
Attorney: Jeffrey C Marshall, Esquire, Law Offices of Jeffrey C Marshall, LLC, 46 East Philadelphia Street, York, PA 17401
08.18-3t

ESTATE OF PATRICIA ANN BUNNELL, DECEASED
Late of Hellam Twp., York County, PA.
Administrator: Gaylord M. Bunnell, Jr., c/o William F. Hoffmeyer, Esq., 30 N. George St., York, PA 17401
Attorney: William F. Hoffmeyer, Esquire, Hoffmeyer & Semmelman LLC, 30 N. George St., York, PA 17401
08.18-3t

ESTATE OF MARGARET A. CROW, DECEASED
Late of West York Borough, York County, PA.
Administrator-Executor: Gail M. Crow, 1633 Filbert Street, York, PA 17404
Attorney: Marc Roberts, Esquire, 149 East Market Street, York, PA 17401
08.18-3t

ESTATE OF LOIS W. DIETZ, a/k/a LOIS WEIDMAN DIETZ, DECEASED
Late of Hellam Twp., York County, PA.
Co-Executors: David T. Dietz and John S. Dietz, c/o Gibbel Kraybill & Hess LLP, P.O. Box 5349, Lancaster, PA 17606
Attorney: J. Elvin Kraybill, Esquire, Gibbel Kraybill & Hess LLP, P.O. Box 5349, Lancaster, PA 17606
08.18-3t

ESTATE OF NELSON JOSEPH DUTT, DECEASED
Late of Washington Twp., York County, PA.
Executor: Virginia Marie Doonis, 556 S Kralltown Rd, Wellsville, PA 17365
08.18-3t

ESTATE OF TIMOTHY O. FEW, DECEASED
Late of Chanceford Twp., York County, PA.
Administrator: Michael D. Thompson, c/o William F. Hoffmeyer, Esq., 30 N. George St., York, PA 17401
Attorney: William F. Hoffmeyer, Esquire, Hoffmeyer & Semmelman LLC, 30 N. George St., York, PA 17401
08.18-3t

ESTATE OF RAY HENSON FISHER, III, DECEASED
Late of Wrightsville Borough, York County, PA.
Executors: Ray H. Fisher, IV & Paul R. Fisher, c/o 327 Locust Street, Columbia, PA 17512
Attorney: John F. Markel, Esquire, Nikolaus & Hohenadel, 327 Locust Street, Columbia, PA 17512
08.18-3t

ESTATE OF ROBERT E. FLAHARTY, JR., DECEASED
Late of Hellam Twp., York County, PA.
Administrator-Executor: Kyle A. Flaharty, c/o 50 East Market Street, Hellam, PA 17406
Attorney: Alexis K. Swope, Esquire, 50 East Market Street, Hellam, PA 17406
08.18-3t

ESTATE OF CHRISTINE I. FORRY, DECEASED
Late of York Twp., York County, PA.
Executor: Kevin Forry, 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, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991
08.18-3t

ESTATE OF MICHAEL G. GEMMILL, DECEASED
Late of Wrightsville Borough, York County, PA.
Executor: Linda S. Gemmill, c/o James N. Clymer, Esquire, 408 W. Chestnut St., Lancaster, PA 17603
Attorney: James N. Clymer, Esquire, Clymer Musser & Sarno, PC, 408 W. Chestnut St., Lancaster, PA 17603
08.18-3t

ESTATE OF SHAWN ERIC GLADFELTER, DECEASED
Late of East Manchester Twp., York County, PA.
Administratrix: Tasya Knudsen, c/o Kurt A. Blake, Esquire, Blake & Schanbacher Law, LLC, 29 East Philadelphia Street, York, PA 17401
Attorney: Kurt A. Blake, Esquire, Blake & Schanbacher Law, LLC, 29 East Philadelphia Street, York, PA 17401
08.18-3t

ESTATE OF PALMER KIP GLUNT, DECEASED
Late of Chanceford Twp., York County, PA.
Executor: Cecil M. Mundorff, c/o Laucks & Laucks, PC, 105 West Broadway, Red Lion, PA 17356
Attorney: David M. Laucks, Esquire, LAUCKS & LAUCKS, PC, 105 West Broadway, Red Lion, PA 17356
08.18-3t

ESTATE OF BARRY P. GOTWALT, a/k/a BARRY PRESTON GOTWALT, DECEASED
Late of Hanover Borough, York County, PA.
Executrix: Eileen M Gotwalt, c/o Erik Spurlin, Esq, MPL Law Firm, 96 S. George St., Ste. 520, York, PA 17401
Attorney: Erik Spurlin, Esquire, MPL Law Firm LLP, 96 S. George St., Ste. 520, York, PA 17401
08.18-3t

ESTATE OF GERTRUDE EILEEN GROTHEY, DECEASED
Late of Penn Twp., York County, PA.
Administrator-Executor: Kenneth A. Grothey, 31 Sandy Ct., Hanover, PA 17331
08.18-3t

ESTATE OF MATTHEW HARTUNG, DECEASED
Late of York County, PA.
Executor: Thomas J. Hartung, c/o William R. Kaufman, Esquire, 940 Century Drive, Mechanicsburg, PA 17055-4376
Attorney: William R. Kaufman, Esquire, 940 Century Drive, Mechanicsburg, PA 17055-4376
08.18-3t

ESTATE OF MATTHEW R. JANSSON, DECEASED
Late of Windsor Twp., York County, PA.
Administrator: Peter M. Jansson, 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, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991
08.18-3t

ESTATE OF ALVERTA M. KISER,
DECEASED

Late of Shrewsbury Twp., York County, PA.
 Executor: Robert L. Badders, Jr., c/o Barley
 Snyder, 14 Center Square, Hanover, PA
 17331
 Attorney: Joseph E. Erb, Jr., Esquire, Barley
 Snyder LLP, 14 Center Square, Hanover,
 PA 17331 08.18-3t

ESTATE OF THOMAS S. KLINE,
DECEASED

Late of Newberry Twp., York County, PA.
 Executor: Michael E. Kline, 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, 221 West Philadelphia Street, Suite
 600, York, PA 17401-2991 08.18-3t

ESTATE OF ANNA CHRISTINE KOROSK,
DECEASED

Late of York City, York County, PA.
 Administrator: Christine R. Bohuslav and
 Anna M. Richmond, 6115 Woodbine Rd.,
 Woodbine, MD 21797 08.18-3t

ESTATE OF CLARENCE E. LUDWIG,
DECEASED

Late of Windsor Twp., York County, PA.
 Co-Executors: Bradley E. Ludwig and
 Christine E. Feathers, 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 08.18-3t

ESTATE OF AVERY G. MABE, DECEASED

Late of Washington Twp., York County, PA.
 Executrix: Mary J. Mabe, c/o Kurt A. Blake,
 Esquire, Blake & Schanbacher Law, LLC,
 29 East Philadelphia Street, York, PA
 17401
 Attorney: Kurt A. Blake, Esquire, Blake
 & Schanbacher Law, LLC, 29 East
 Philadelphia Street, York, PA 17401
 08.18-3t

ESTATE OF THERESA MARSH, DECEASED

Late of Springettsbury Twp., York County,
 PA.
 Administrator-Executor: Danielle R.
 Gagliardi-Franz, c/o 3198 East Market
 Street, York, PA 17402
 Attorney: Bellomo & Associates, LLC, 3198
 East Market Street, York, PA 17402
 08.18-3t

ESTATE OF RUTH CAROLYN MARTIN,
a/k/a RUTH C. BLAINE, DECEASED

Late of Fairview Twp., York County, PA.
 Executrix: Sandra K. Goodling, 119
 Windrush Ln., Mechanicsburg, PA 17055
 Attorney: Adam R. Deluca, Esquire, Stone
 LaFaver & Shekletski, P.O. Box E, New
 Cumberland, PA 17070 08.18-3t

ESTATE OF EARL L. MCKINSTRY a/k/a
EARL LEROY MCKINSTRY, DECEASED

Late of York City, York County, PA.
 Executrix: Sherina L. Einsig, c/o 2025 E.
 Market Street, York, PA 17402
 Attorney: Richard H. Mylin, III, Esquire
 2025 E. Market Street, York, PA 17402
 08.18-3t

ESTATE OF GREG A. NUZUM, DECEASED

Late of Red Lion Borough, York County, PA.
 Executrix: Melanie J. Winter, 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 08.18-3t

ESTATE OF CLAIR M. RAFFENSBERGER,
DECEASED

Late of Manchester Twp., York County, PA.
 Co-Executors: Larry A. Raffensberger and
 Brian K. Owen, c/o John W. Stitt, Esquire,
 1434 W. Market St., York PA 17404
 Attorney: John W. Stitt, Esquire, 1434 W.
 Market Street, York, PA 17404 08.18-3t

ESTATE OF JOANNE S. REISINGER,
DECEASED

Late of Springettsbury Twp., York County,
 PA.
 Executrix: Debra A. McCoy, c/o 340 Pine
 Grove Commons, York, PA 17403
 Attorney: Robert Clofine, Esquire, Elder Law
 Firm of Robert Clofine, 340 Pine Grove
 Commons, York, PA 17403 08.18-3t

ESTATE OF JEFFREY ALLEN SEITZ,
DECEASED

Late of West Manchester Twp., York County,
 PA.
 Executor: Seth Perago, c/o Larry C. Heim,
 Esquire, 100 E. Market Street, York, PA
 17401
 Attorney: Larry C. Heim, Esquire, Barley
 Snyder LLP, 100 E. Market Street, York,
 PA 17401 08.18-3t

ESTATE OF ROLAND R. SMITH,
DECEASED

Late of Shrewsbury Borough, York County,
 PA.
 Co-Executrices: Brenda R. Smith and Nancy
 L. Winemiller, 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, 221 West Philadelphia Street, Suite
 600, York, PA 17401-2991 08.18-3t

ESTATE OF DAVID C. STACKHOUSE,
DECEASED

Late of East Manchester, York County, PA.
 Administrators: Mary Anne Lyon, Diane
 Stackhouse, and Brad Rhoads, c/o John
 R. Elliott, Esquire, Anstine & Sparler, 117
 East Market St., York, PA 17401
 Attorney: John R. Elliott, Esquire, Anstine
 & Sparler, 117 East Market St., York, PA
 17401 08.18-3t

ESTATE OF ROBERT A. THARP, DECEASED
Late of North Codorus Twp., York County,
PA.

Co-Administrators: David Robert Meckley &
 Ardel Mae Breon, c/o Richard R. Reilly,
 Esquire, 54 N. Duke St., York, PA 17401-
 1210
 Attorney: Richard R. Reilly, Esquire, 54 N.
 Duke St., York, PA 17401-1210 08.18-3t

ESTATE OF LINWOOD ARIEL YOUNG,
DECEASED

Late of Hopewell Twp., York County, PA.
 Executor: Stephen Myers, 205 Throttle
 Court, Stewartstown, PA 17363
 Attorney: Clayton A. Lingg, Esquire,
 MOONEY LAW, 230 York Street,
 Hanover, PA 17331 08.18-3t

ESTATE OF ROBERT L. ZUMBRUM,
DECEASED

Late of Penn Twp., York County, PA.
 Co-Executors: Dale Gordon, and Betty
 Gordon, c/o Barley Snyder, 14 Center
 Square, Hanover, PA 17331
 Attorney: Joseph E. Erb, Jr., Esquire, Barley
 Snyder LLP, 14 Center Square, Hanover,
 PA 17331 08.18-3t

THIRD PUBLICATIONESTATE OF GARY W. CASSATT, SR.,
DECEASED

Late of Newberry Twp., York County, PA.
 Administrator: Gary W. Cassatt, Jr., c/o 25 N.
 Duke Street, Suite 208, York, PA 17401
 Attorney: Sheri D. Coover, Esquire, 25 N.
 Duke Street, Suite 208, York, PA 17401
 08.11-3t

ESTATE OF LESLIE ANN FINE, DECEASED

Late of Fairview Twp., York County, PA.
 Administratrix: Georgenea M. Legge, c/o
 Richard R. Reilly, Esquire, 54 N. Duke
 St., York, PA 17401-1210
 Attorney: Richard R. Reilly, Esquire, 54 N.
 Duke St., York, PA 17401-1210 08.11-3t

ESTATE OF NANCY LOUISE FOLKER a/k/a
NANCY L. FOLKER, DECEASED

Late of Dover Twp., York County, PA.
 Executrix: Zeldia Sue Laudal, c/o Erik D.
 Spurlin, Esq, MPL Law Firm, 96 S.
 George St., Ste. 520, York, PA 17401
 Attorney: Erik D. Spurlin, Esquire, MPL
 Law Firm LLP, 96 S. George St., Ste. 520,
 York, PA 17401 08.11-3t

ESTATE OF PATRICK B. HENRY, SR. a/k/a
PATRICK B. HENRY, DECEASED

Late of Springettsbury Twp., York County,
 PA.
 Administrator-Executor: Patrick B. Henry,
 Jr., c/o Atty. John C. Stevens, Gardner
 and Stevens, P.C., 109 West Main Street,
 Ephrata, PA 17522
 Attorney: John C. Stevens, Esquire, Gardner
 and Stevens, P.C., 109 West Main Street,
 Ephrata, PA 17522 08.11-3t

ESTATE OF JEAN M. KERN WILLIAMS, a/k/a JEAN M. KERN, a/k/a JEAN M. LEWIS, a/k/a JEAN M. WILLIAMS, DECEASED
Late of West Manchester Twp., York County, PA.
Co-Executors: Philip E. Kern, Jr. and Vicki Jean Besore, c/o Dorothy Livaditis, Esquire, 32 South Beaver Street, York, PA 17401
Attorney: Dorothy Livaditis, Esquire, 32 South Beaver Street, York, PA 17401
08.11-3t

ESTATE OF DALE A. KLINE, DECEASED
Late of Jackson Twp., York County, PA.
Administrator: Denise L. Kline, c/o The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408
Attorney: Rachel Dodson Hamme, Esquire, The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408 08.11-3t

ESTATE OF RICHARD D. MARKEY, DECEASED
Late of York Twp., York County, PA.
Administrator-Executor: Darlene D. Smith, c/o MPL Law Firm, LLP, 96 So. George St., Ste 520, York, PA 17401
Attorney: John D. Miller, Jr., Esquire, MPL Law Firm, LLP, 96 So. George St., Ste 520, York, PA 17401 08.11-3t

ESTATE OF KAREN L. O'TOOLE, a/k/a KAREN O'TOOLE, DECEASED
Late of Red Lion Borough, York County, PA.
Executor: Sean M. O'Toole, c/o Attorney Patrick J. Schaeffer, Esquire and Laura E. Bayer, Esquire, Trinity Law, 1681 Kenneth Road, Building 2, York, PA 17408
Attorneys: Patrick J. Schaeffer, Esquire and Laura E. Bayer, Esquire, Trinity Law, 1681 Kenneth Road, Building 2, York, PA 17408
08.11-3t

ESTATE OF LINDA E. REIGLE, DECEASED
Late of Hallam Borough, York County, PA.
Administrator c.t.a.: Michael L. Dupler, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991
Attorney: Kristen R. McGuire, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991 08.11-3t

ESTATE OF KIRK NEIL RUFF, DECEASED
Late of Red Lion Borough, York County, PA.
Administrator: Sara J. Runkle, c/o Snoke Dubbs & Buhite Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402
Attorney: Snoke Dubbs & Buhite Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402 08.11-3t

ESTATE OF JOSEPH J. SABAT a/k/a JOSEPH JOHN SABAT, JR., DECEASED
Late of Penn Twp., York County, PA.
Executrix: Cheryl L. Schymansky, c/o Rachel L. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331
Attorney: Rachel L. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331 08.11-3t

ESTATE OF SCOTT L. SEITZ, DECEASED
Late of York Twp., York County, PA.
Executrices: Sytiva L. Seitz and Angie L. Seitz, c/o Katherine L. McDonald, Esquire, Dethlefs-Pykosh Law Group, LLC, 2132 Market Street, Camp Hill, PA 17011
Attorney: Katherine L. McDonald, Esquire, Dethlefs-Pykosh Law Group, LLC, 2132 Market Street, Camp Hill, PA 17011
08.11-3t

ESTATE OF DELORES J. SHEFFER, a/k/a DELORES JANE SHEFFER, DECEASED
Late of Dover Twp., York County, PA.
Co-Executors: Cathy A. Shank and Jill E. Sheffer, c/o 135 North George Street, York, PA 17401
Attorney: Jeffrey L. Rehmeyer II, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 08.11-3t

ESTATE OF DONNA L. STEFFEE, DECEASED
Late of Manchester Twp., York County, PA.
Administrator-Executor: Karen Sue Potts, Scott Alan Steffee, & Barry Lynn Steffee, c/o 3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
08.11-3t

ESTATE OF HOLLY RAE ZIMMERMAN, DECEASED
Late of LowerWindsor Twp., York County, PA.
Administrator: David Brian Riddle, c/o Kurt A. Blake, Esquire, Blake & Schanbacher Law, LLC, 29 East Philadelphia Street, York, PA 17401
Attorney: Kurt A. Blake, Esquire, Blake & Schanbacher Law, LLC, 29 East Philadelphia Street, York, PA 17401
08.11-3t

The Martz Family Property Trust
dated July 17, 2013
Notice is hereby given that Cheryl McElearney and Sharon Howery are the Successor Trustees of the above-named Trust. All persons indebted to Eugene Martz are requested to make payment and all those having claims against Eugene Martz are directed to present the same to: Cheryl McElearney and Sharon Howery, Successor Trustees c/o Jeffrey R. Bellomo, Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402. 08.11-3t

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 **September 7, 2022 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. LANDES – The Fourth Account of Wells Fargo Bank, N.A., formerly Wachovia Bank, N.A., Trustee for the Trust Established Under the Will of John J. Landes, 6769-0581. (Robert A. Barsotti, Esq.)

2. WHERLEY – The First and Final Account of Joni A. Ray, Administratrix of the Estate of Christopher M. Wherley, Late of Manheim Township, York County, Pennsylvania, deceased, 6722-0397. (Craig A. Diehl, Esq.)

3. GEMMILL – The First and Final Account of Mary Beth Gemmill, Executrix of the Last Will and Testament of George Howard Gemmill, II, a/k/a George H. Gemmill, II, a/k/a George H. Gemmill, Late of Spring Garden Township, York County, Pennsylvania, deceased, 6721-1742. (Erik D. Spurlin, Esq.)

4. PAYNE – The Second and Final Account of James H. Payne, Administrator of the Estate of Arlene Mae Payne, Late of Fairview Township, York County, Pennsylvania, deceased, 6710-1377. (Richard J. Seneca, Esq.)

5. SMITH – The First and Final Account of Erik D. Spurlin, Esq., Administrator d.b.n.c.t.a of the Last Will and Testament of Carl Leslie Smith a/k/a Carl L. Smith, Late of Stewartstown Borough, York County, Pennsylvania, deceased, 6719-1940. (Erik D. Spurlin, Esq.)

6. SMITH - The First and Final Account of Erik D. Spurlin, Esq., Trustee of the Carl and Leona Smith Revocable Trust dated May 16, 2000, 6719-1940. (Erik D. Spurlin, Esq.)

7. LUPSE – The First and Final Account of Theresa Miller, Executrix of the Last Will and Testament of John A. Lupse a/k/a John Andreio Lupse, Late of Jackson Township, York County, Pennsylvania, deceased, 6720-1427. (Craig A. Diehl, Esq.)

8. SOWERS – The First and Final Account of Sandra Kay Rudisill, Executrix of the Last Will and Testament of Doris M. Sowers, Late of York Township, York County, Pennsylvania, deceased, 6721-3007. (David M. Laucks, Esq.)

FILED IN THE OFFICE OF THE CLERK OF ORPHANS' COURT DIVISION OF THE COMMON PLEAS COURT, YORK COUNTY, PENNSYLVANIA ON OR BEFORE AUGUST 10, 2022.

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

08.18-2t

Solicitor

CIVIL NOTICES

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on July 7th, 2022 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Kristopher Lowell Aday to: Kristopher Lowell Guyton.

The Court has fixed the day of Tuesday, September 13, 2022, at 9:00 am in Courtroom No. 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.

08.25-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on July 5, 2022 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Trenton Michael Cope to: Trenton Michael Hartnett.

The Court has fixed the day of September 13, 2022, at 9:00 am in Courtroom No. 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.

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IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on July 5, 2022 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Adelyn Kate Marshall to: Adelyn Kate Hartnett.

The Court has fixed the day of September 13, 2022, at 9:00 am in Courtroom No. 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.

08.25-1t Solicitor

FICTITIOUS NAME

An application for registration of the fictitious name CTS, 5176 HILLCLIMB RD., SPRING GROVE, PA 17362, York has been filed in the Department of State at Harrisburg, PA, File Date 07/12/2022 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is CHRISTOPHER SILVERMAN, 5176 HILLCLIMB RD., SPRING GROVE, PA 17362.

08.25-1t Solicitor

NOTICE

Public Notice – In the matter of:

No. 2022 – SU- 001918

Civil Action - Law

York County Court of Common Pleas

INCH PROPERTIES MD, LLC,

Petitioner

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION,

Respondent

Petitioner is seeking a judicial determination and court ordered ownership of the and has filed a Petition for Involuntary Transfer of Ownership and is requesting a Certificate of Title for the following ten (10) mobile homes:

- a. 1985 Sterling 14x80 with serial number SMH-NC-1-0872
b. 1985 14x50 with serial number RAD273544
c. 1984 Conner 14x56 with serial number 32114
d. 1986 Skyline 14x70 with serial number 3911-0704-W
e. 1988 Schult 14x80 with serial number E-229995
f. 1996 14x70 with serial number 08L64944
g. 1993 Skyline 14x70 with serial number 4308-3010-0928-F
h. 1988 14x80 with serial number TRA079073
i. 1974 14x70 with serial number 3350178
j. 1979 Skyline 14x60 with serial number TIN-7014-3677-print-376

You are hereby directed to make your claim to said mobile home by giving written notice to my office, as counsel for Petitioner, no later than 5pm on August 29, 2022, at the Law Offices of Blakey, Yost, Bupp and Rausch, LLP, 17 East Market Street, York, PA, 17401.

This matter will be heard by the Honorable Judge Vedder, Court of Common Pleas of York County, at Civil Motions Court on Thursday, September 1, 2022, at 9:AM.

John J. Baranski, Jr., Esquire
BLAKEY, YOST, BUPP & RAUSCH, LLP
17 East Market Street
York, PA 17401
(717) 845-3674

08.25-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA NO. 2022-FC-000540-02 CIVIL ACTION - LAW DIVORCE Brandon Phillips Plaintiff vs. Victoria Phillips Defendant. NOTICE is hereby given that a Complaint in Divorce has been filed in the Court of Common Pleas, York County, Pennsylvania by Brandon Phillips. TO: Victoria Phillips NOTICE TO DEFEND AND CLAIM RIGHTS 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 plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children. When the ground for divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available at the Office of the Prothonotary at 45 North George Street, York, Pennsylvania 17401. IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, LAWYER'S FEES OR EXPENSES BEFORE A 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 OR KNOW A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. Lawyer Referral Service of the York County Bar Association, The York County Bar Center, 137 East Market Street.

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

NO. 2022-0065

**IN RE: ADOPTION OF
D.E.P.**

NOTICE IS HEREBY GIVEN that on July 1, 2022, the Amended Petition for Involuntary Termination of Parental Rights was filed in the above-named Court, praying for a Decree to terminate the parental rights of Trevon Johnson regarding the minor child, D.E.P., born of Cassandra A. Mitchell.

The Court has fixed Thursday, September 15, 2022 at 1:30 p.m. in Courtroom No. 7002, York County Judicial Center, 45 North George Street, York, PA, as the time and place for the Hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petitioners should not be granted.

CGA Law Firm
Richard K. Konkel, Esquire

08.25-1t

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SHERIFF'S SALE**CIVIL ACTION LAW
COURT OF COMMON PLEAS
YORK COUNTY**

Number 2018-SU-002831

Bank of America, N.A.

v.

Dr. Nancy Indriso, Known Surviving Heir of Carmen A. Indriso, Dr. Andrew Indriso, Known Surviving Heir of Carmen A. Indriso, Cynthia Indriso, Known Surviving Heir of Carmen A. Indriso, Debra Gimello, Known Surviving Heir of Carmen A. Indriso, and Unknown Surviving Heirs of Carmen A. Indriso

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

TO: Cynthia Indriso, Known Surviving Heir of Carmen A. Indriso

Your house (real estate) at **16 Timber Lane, Hanover, Pennsylvania 17331** is scheduled to be sold at Sheriff's Sale on **December 5, 2022** at 2:00 p.m. **York: That the Sheriff's Sale of Real Property (Real Estate) will be held at <http://york.pa.realforeclosureclose.com>**, to enforce the court judgment of \$220,215.56 obtained by Bank of America, N.A. against the above premises.

**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 Bank of America, N.A. the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and

Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.
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 on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.
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 within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting 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 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.

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ASSOCIATION DE LICENCIADOS
Pennsylvania Lawyer Referral Service
York County Bar Association
137 East Market Street
York, Pennsylvania 17401
(717) 854-8755**

McCABE, WEISBERG & CONWAY, LLC
Attorneys for Plaintiff
123 S. Broad St., Ste. 1400,
Phila., PA 19109, 215-790-1010

08.25-1t

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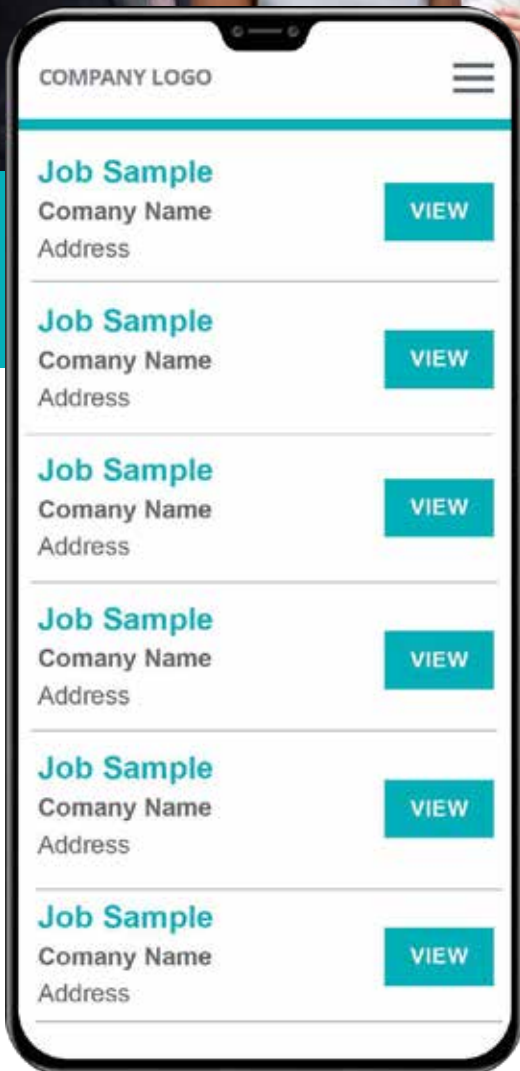
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