

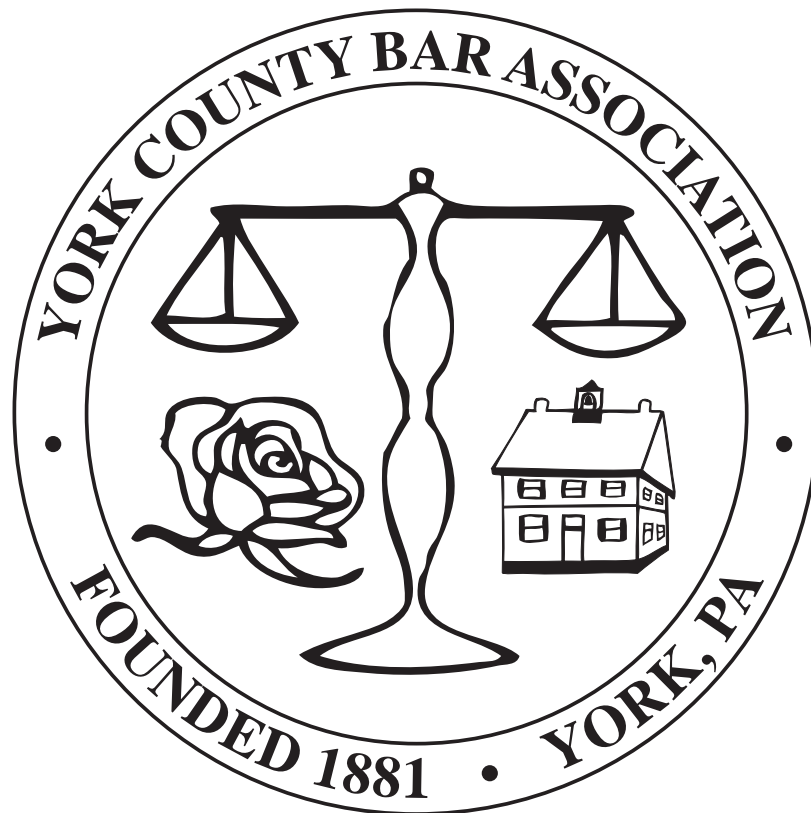
York Legal Record

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

Vol. 137

YORK, PA, THURSDAY, APRIL 20, 2023

No. 4



Dated Material Do Not Delay

Lawyers Concerned for Lawyers

York Support Group Meetings
3rd Wednesday of each
month

April 19, 2023
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 author of this journal does not dispense legal advice or endorse or recommend the use of any technique without the advice of licensed legal counsel.

ESTATE NOTICES

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

FIRST PUBLICATION

- ESTATE OF JOHN C. ANDERSON, SR., DECEASED
Late of New Freedom Boro., York County, PA.
Executor: Patricia A. Fitzgerald, 238 E. Main Street, New Freedom, PA 17349
Attorney: G. Steven McKonly, Esquire, 119 Baltimore Street, Hanover, PA 17331 04.20-3t
- ESTATE OF IRVIN H. BORTZ, DECEASED
Late of Lower Chanceford Twp., York County, PA.
Executors: Georgeanne Yoder and Judy Urey, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 04.20-3t
- ESTATE OF MICHAEL BRIAN CORSON, DECEASED
Late of Windsor Twp., York County, PA.
Executor: Andrew Corson, 570 North 23rd Street, Apt. 2B, Philadelphia, PA 19130 04.20-3t
- ESTATE OF NANCY E. FRYE, DECEASED
Late of Conewago Twp., York County, PA.
Executrix: Nicole Shue, 1095 Green Springs Road, York, PA 17406 04.20-3t
- ESTATE OF PAUL A. GARBRICK, JR., DECEASED
Late of Loganville Boro., York County, PA.
Executor: David A. Garbrick, 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 04.20-3t
- ESTATE OF DAVID J. GILBERT, a/k/a DAVID JOHN GILBERT, DECEASED
Late of Franklin Twp., York County, PA.
Executor: Mario Constantino, 2901 Colgate Avenue, Delanco, NJ 08075
Attorney: Vicky Ann Trimmer, Esquire, 645 N. 12th Street, Suite 200, Lemoyne, PA 17043 04.20-3t
- ESTATE OF JUNE M. GROVE, DECEASED
Late of Carroll Twp., York County, PA.
Executors: Brenda S. Grim, Karen E. Kreiger, and Rená L. Cris, c/o Bellomo & Associates, 3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, 3198 East Market Street, York, PA 17402 04.20-3t
- ESTATE OF LEROY D. HAKE, DECEASED
Late of Dover Boro., York County, PA.
Executor: Donald L. Hake, c/o Snoko Dubbs & Buhite Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402
Attorney: Amanda Snoko Dubbs, Esquire, Snoko Dubbs & Buhite Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402 04.20-3t
- ESTATE OF JOSIAH WASHINGTON HELSEL, III, a/k/a JAY W. HELSEL, III, a/k/a JOSIAH W. HELSEL, III, DECEASED
Late of Carroll Twp., York County, PA.
Executrix: Cynthia J. Grinnell, a/k/a Cynthia J. Grinnell, 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 04.20-3t
- ESTATE OF RUTH E. KNISELY, DECEASED
Late of Hellam Twp., York County, PA.
Executor: Allison M. Knisely-Freeland, 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 04.20-3t
- ESTATE OF DAVID R. LAMAN, DECEASED
Late of Carroll Twp., York County, PA.
Executrices: Crystal A. Dyer, 2004 Holly Street, Marysville, PA 17053, and/or Lois P. Vaccaro, 252 Deer Trail, Marysville, PA 17053
Attorney: Brian C. Linsenbach, Esquire, STONE, WILEY & LINSENBACH, PC, 3 N. Baltimore Street, Dillsburg, PA 17019 04.20-3t
- ESTATE OF ARIANNA REBECCA LANDIS, DECEASED
Late of Newberry Twp., York County, PA.
Administratrix: Nicole A. Anderson, 565 York Haven Rd., York Haven, PA 17370
Attorney: John B. Zonarich, Esquire, Skarlatos Zonarich, 320 Market Street, Suite 600W, Harrisburg, PA 17101 04.20-3t
- ESTATE OF TED A. LeGORE, DECEASED
Late of Hanover Boro., York County, PA.
Executor: Donald M. LeGore, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401
Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401 04.20-3t
- ESTATE OF MONICA SUE LEISTER, DECEASED
Late of Lower Windsor Twp., York County, PA.
Executor: Loretta J. Leister, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 04.20-3t
- ESTATE OF DONALD E. MILLER, a/k/a DONALD EUGENE MILLER, DECEASED
Late of Shrewsbury Twp., York County, PA.
Co-Executors: Sherry Ann Smith and Marsha Dee Kehoe, c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401
Attorney: Margaret W. Driscoll, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 04.20-3t
- ESTATE OF CHIYOKO MORRIS, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Alvin Browning, c/o MOUNTZ & KREISER LAW OFFICES, 553 Locust Street, Columbia, PA 17512
Attorney: Karl Kreiser, Esquire, MOUNTZ & KREISER LAW OFFICES, 553 Locust Street, Columbia, PA 17512 04.20-3t
- ESTATE OF SANDRA A. ORLOWSKY, a/k/a SANDRA ANN ORLOWSKY, DECEASED
Late of Jacobus Boro., York County, PA.
Executrix: Sandra A. Garner, c/o MPL Law Firm LLP, 96 S. George Street, Suite 520, York, PA 17401
Attorney: Erik D. Spurlin, Esquire, MPL Law Firm LLP, 96 S. George Street, Suite 520, York, PA 17401 04.20-3t
- ESTATE OF PAMELA J. RAYBURN, DECEASED
Late of Red Lion Boro., York County, PA.
Executor: Cara Jo Brooks, 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 04.20-3t
- ESTATE OF SUZETTE E. SMITH, DECEASED
Late of Lower Windsor Twp., York County, PA.
Executor: Gary W. Emig, Jr., c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
Attorney: Joy L. Kolodzi, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 04.20-3t
- ESTATE OF MARGARET M. SWEENEY, DECEASED
Late of Hopewell Twp., York County, PA.
Executrix: Deborah Woy, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: MacGregor J. Brillhart, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401 04.20-3t

ESTATE OF JANE A WAGAMAN,
DECEASED

Late of Paradise Twp., York County, PA.
 Executrix: Kathleen S. Rogers, c/o Elder
 Law Firm of Robert Clofine, 340 Pine
 Grove Commons, York, PA 17403

Attorney: Robert Clofine, Esquire, Elder
 Law Firm of Robert Clofine, 340 Pine
 Grove Commons, York, PA 17403

04.20-3t

ESTATE OF NANCY K. WAGNER,
DECEASED

Late of Manchester Twp., York County, PA.
 Executor: William J. Wagner, III, 102

Schofield Drive, East Berlin, PA 17316
 Attorney: G. Steven McKonly, Esquire, 119
 Baltimore Street, Hanover, PA 17331

04.20-3t

ESTATE OF WANDA C. WARDDELL,
DECEASED

Late of York, York County, PA.
 Administratrix: Paula A. Thrasher, c/o
 SOHO Legal Services, Ltd., 1035
 Mumma Road, Suite 302, Lemoyne, PA
 17043

Attorney: Kirk S. Sohonage, Esquire, SOHO
 Legal Services, Ltd., 1035 Mumma Road,
 Suite 302, Lemoyne, PA 17043

04.20-3t

ESTATE OF WAYNE L. WOOD, DECEASED

Late of Dover Twp., York County, PA.
 Executor: Jay A. Henry, 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

04.20-3t

MARY JANE DOWNS LIVING TRUST
DATED DECEMBER 6, 2004, AS AMENDED
AND RESTATED TRUST

Notice is hereby given that Charles F. Downs
 is the Trustee of the above-named Trust. All
 persons indebted to Mary Jane Downs are
 requested to make payment and all those having
 claims against Mary Jane Downs are directed to
 present the same to: Charles F. Downs, Trustee
 c/o Jeffrey R. Bellomo, Esquire, Bellomo &
 Associates, LLC, 3198 East Market Street, York,
 PA 17402

04.20-3t

SECOND PUBLICATIONESTATE OF STEPHANIE L. ARMSTRONG,
a/k/a STEPHANIE LEE ARMSTRONG, a/k/a
STEPHANIE ARMSTRONG, DECEASED

Late of East Manchester Twp., York County,
 PA.

Executor: John M. Garber, c/o GARBER
 & GARBER LAW, 208 Hellam Street,
 Wrightsville, PA 17368

Attorney: John M. Garber, Esquire,
 GARBER & GARBER LAW, 208 Hellam
 Street, Wrightsville, PA 17368

04.13-3t

ESTATE OF MELBA M. BATES, DECEASED

Late of Lower Windsor Twp., York County,
 PA.

Executor: Denise M. Smith, c/o Alexis K.
 Swope, Esquire, 50 E. Market St., Hellam,
 PA 17406

Attorney: Alexis K. Swope, Esquire, 50 E.
 Market St., Hellam, PA 17406

04.13-3t

ESTATE OF GLEN W. BILLET, DECEASED

Late of Hellam Boro., York County, PA.

Co-Executrices: Catherine L. Benjamin and
 Mary E. Walter, a/k/a Mary E. Billet, c/o
 Richard R. Reilly, Esquire, 54 N. Duke
 Street, York, PA 17401

Attorney: Richard R. Reilly, Esquire, 54 N.
 Duke Street, York, PA 17401

04.13-3t

ESTATE OF WILLIAM MICHAEL FLEET, II,
a/k/a WILLIAM M. FLEET, II, DECEASED

Late of York City, York County, PA.

Executor: Joshua A. Fleet, c/o Michael B.
 Scheib, Esquire, 110 South Northern Way,
 York, PA 17402

Attorney: Michael B. Scheib, Esquire, 110
 South Northern Way, York, PA 17402

04.13-3t

ESTATE OF JOHN F. HARMAN, a/k/a JOHN
FRANKLIN HARMAN, DECEASED

Late of Hanover Boro., York County, PA.

Executor: Jeffrey L. Harman, c/o Scott A.
 Ruth, Esquire, 123 Broadway, Hanover,
 PA 17331

Attorney: Scott A. Ruth, Esquire, 123
 Broadway, Hanover, PA 17331

04.13-3t

ESTATE OF JACK KOENIG, DECEASED

Late of West Manheim Twp., York County,
 PA.

Executrix: Jacqueline M. Shearer, c/o 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

04.13-3t

ESTATE OF WILLIAM H. LUCKENBAUGH,
DECEASED

Late of North Codorus Twp., York County,
 PA.

Executor: Travis S. Luckenbaugh, c/o Elder
 Law Firm of Robert Clofine, 340 Pine
 Grove Commons, York, PA 17403

Attorney: Joy L. Kolodzi, Esquire, Elder
 Law Firm of Robert Clofine, 340 Pine
 Grove Commons, York, PA 17403

04.13-3t

ESTATE OF DANNY L. MCKINLEY,
DECEASED

Late of The City of York, York County, PA.

Executor: Michael T. Weaver, c/o CGA Law
 Firm, PC, PO Box 606, East Berlin, PA
 17316

Attorney: Sharon E. Myers, Esquire, CGA
 Law Firm, PC, PO Box 606, East Berlin,
 PA 17316

04.13-3t

ESTATE OF MICHAEL E. MOWERY,
DECEASED

Late of Springettsbury Twp., York County,
 PA.

Executor: Charles W. Mowery, Jr., c/o Gettle
 Vaughn Law, LLC, 13 E. Market Street,
 York, PA 17401

Attorney: Gregory H. Gettle, Esquire,
 GETTLE VAUGHN LAW, LLC, 13 E.
 Market Street, York, PA 17401

04.13-3t

ESTATE OF JAMES S. ROSER, DECEASED

Late of Hanover Boro., York County, PA.

Executors: Linda S. Buffenmyer, 132
 Drummer Dr., New Oxford, PA 17350
 and John D. Roser, 43 West King Street,
 Littlestown, PA 17340

Attorney: David K. James, III, Esquire, 234
 Baltimore Street, Gettysburg, PA 17325

04.13-3t

ESTATE OF THOMAS M. SHUE, DECEASED

Late of Windsor Twp., York County, PA.

Executor: Jeffrey S. Shue, a/k/a Jeffrey Scott
 Shue, c/o CGA Law Firm, PC, 135 North
 George Street, York, PA 17401

Attorney: Margaret W. Driscoll, Esquire,
 CGA Law Firm, PC, 135 North George
 Street, York, PA 17401

04.13-3t

ESTATE OF JANET P. SINDLINGER,
DECEASED

Late of York Twp., York County, PA.

Co-Executrices: Deborah Waltmyer and
 Diane Mitchell, c/o Stock and Leader, 221
 West Philadelphia Street, Suite 600, York,
 PA 17401

Attorney: MacGregor J. Brillhart, Esquire,
 STOCK AND LEADER, 221 West
 Philadelphia Street, Suite 600, York, PA
 17401

04.13-3t

ESTATE OF CARL Z. SMYSER, a/k/a CARL
ZINN SMYSER, DECEASED

Late of West Manchester Twp., York County,
 PA.

Executor: Lawrence M. Smyser, c/o Morris
 & Vedder, 32 N. Duke Street, PO Box 149,
 York, PA 17405

Attorney: Christopher M. Vedder, Esquire,
 Morris & Vedder, 32 N. Duke Street, PO
 Box 149, York, PA 17405

04.13-3t

ESTATE OF ALEM TEZERRA, DECEASED

Late of Newberry Twp., York County, PA.

Administratrix: Almazework Mengestu, 24
 N. Conley Lane, Eppers, PA 17319

Attorney: Adam R. Deluca, Esquire, Stone
 LaFaver & Shekletski, PO Box E, New
 Cumberland, PA 17070

04.13-3t

ESTATE OF CHARLES H. WISE, JR.,
DECEASED

Late of York Twp., York County, PA.

Executor: James Lance, c/o Stock and
 Leader, 221 West Philadelphia Street,
 Suite 600, York, PA 17401

Attorney: MacGregor J. Brillhart, Esquire,
 STOCK AND LEADER, 221 West
 Philadelphia Street, Suite 600, York, PA
 17401

04.13-3t

GROVE FAMILY TRUST DATED OCTOBER
26, 2017

Notice is hereby given that Karen E. Kreiger,
 Brenda S. Grim, and Renà L. Crisamore are
 the Co-Trustees of the above-named Trust. All
 persons indebted to June M. Grove are requested
 to make payment and all those having claims
 against June M. Grove are directed to present
 the same to: Karen E. Kreiger, Brenda S. Grim,
 and Renà L. Crisamore, Co-Trustees c/o Jeffrey
 R. Bellomo, Esquire, Bellomo & Associates,
 LLC, 3198 East Market Street, York, PA 17402

04.13-3t

THIRD PUBLICATION

- ESTATE OF DALE A. AHMUTY, DECEASED**
Late of Peach Bottom Twp., York County, PA.
Executor: Donald Gillespie Falcone, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: Ronald L. Hershner, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401 04.06-3t
- ESTATE OF ELIZABETH BABINCHAK, a/k/a M. ELIZABETH BABINCHAK, a/k/a MYRTLE E. BABINCHAK, DECEASED**
Late of York County, PA.
Executrix: Denise B. Mehl, c/o Cunningham, Chernicoff & Warshawsky, P.C., 2320 North Second Street, Harrisburg, PA 17110
Attorney: Bruce J. Warshawsky, Esquire, Cunningham, Chernicoff & Warshawsky, P.C., 2320 North Second Street, Harrisburg, PA 17110 04.06-3t
- ESTATE OF S. MICHAEL BLACK, a/k/a STANLEY MICHAEL BLACK, a/k/a MICHAEL BLACK, DECEASED**
Late of Fairview Twp., York County, PA.
Executor: Kevin T. Black, c/o Bogar & Hipp Law Offices, LLC, One West Main Street, Shiremanstown, PA 17011
Attorney: Jennifer B. Hipp, Esquire, Bogar & Hipp Law Offices, LLC, One West Main Street, Shiremanstown, PA 17011 04.06-3t
- ESTATE OF MICHAEL S. BRENNEMAN, DECEASED**
Late of Conewago Twp., York County, PA.
Executor: Kenneth E. Brenneeman, c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401
Attorney: Chris A. Garrett, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 04.06-3t
- ESTATE OF MARTIN L. CHAPMAN, a/k/a MARTIN L. CHAPMAN JR., DECEASED**
Late of Manchester Twp., York County, PA
Executor: David Nelson, 7653 Green Ridge Lane, Abbottstown, PA 17301
Attorney: David Turocy, Esquire, 119 East Market Street, York, PA 17401 04.06-3t
- ESTATE OF LOUISE TERESA COLE, a/k/a THERESA LOUISE COLE, a/k/a T. LOUISE COLE, a/k/a LOUISE T. COLE, DECEASED**
Late of Penn Twp., York County, PA.
Executor: Dennis James Cole, c/o 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 04.06-3t
- ESTATE OF MICHAEL TANNER DABLER, DECEASED**
Late of West Manchester Twp., York County, PA.
Administrator: Michael W. Dabler, c/o Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401
Attorney: Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401 04.06-3t
- ESTATE OF GLEN R. FERREE, DECEASED**
Late of Dover Boro., York County, PA.
Co-Executors: Edward L. Snelbaker and Linda Deneen, c/o MPL Law Firm, LLP, 96 S. George Street, Suite 520, York, PA 17401
Attorney: Andrew C. Herrold, Esquire, MPL Law Firm, LLP, 96 S. George Street, Suite 520, York, PA 17401 04.06-3t
- ESTATE OF SHERRIE L. GIPE, DECEASED**
Late of Hallam Boro., York County, PA.
Executor: Tyler S. Gipe, c/o Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356
Attorney: Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356 04.06-3t
- ESTATE OF VIRGINIA P. GRAHAM, a/k/a VIRGINIA MAE GRAHAM, DECEASED**
Late of Springettsbury Twp., York County, PA.
Co-Executors: Bradley Kise and Ronald Paules, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: Thomas M. Shorb, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401 04.06-3t
- ESTATE OF DON RICHARD GRIFFITH, a/k/a DON R. GRIFFITH, DECEASED**
Late of Dover Twp., York County, PA.
Executor: James Thomas Griffith, 4725 Hikey Street, Dover, PA 17315
Attorney: Victor A. Neubaum, Esquire, 42 South Duke Street, York, PA 17401 04.06-3t
- ESTATE OF ROBERT L. HARMON, DECEASED**
Late of Hopewell Twp., York County, PA.
Executrix: Patricia M. Spencer, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: Jody Anderson Leighty, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401 04.06-3t
- ESTATE OF JOHN B. HEDGE, DECEASED**
Late of York Twp., York County, PA.
Administrator: David R. Hedge, c/o Stitt Attorneys, 1434 W. Market Street, York, PA 17404
Attorney: Samantha K. Craley, Esquire, Stitt Attorneys, 1434 W. Market Street, York, PA 17404 04.06-3t
- ESTATE OF CHRISTOPHER TODD LANGKAM, a/k/a CHRISTOPHER T. LANGKAM, DECEASED**
Late of Heidelberg Twp., York County, PA.
Executrix: Billy Jo Langkam, c/o Gates & Gates, P.C., 250 York Street, Hanover, PA 17331
Attorney: Kevin G. Robinson, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331 04.06-3t
- ESTATE OF BARBARA A. LEHIGH, DECEASED**
Late of Washington Twp., York County, PA.
Co-Executors: David A. Lehigh and Mark D. Lehigh, c/o CGA Law Firm, PC, PO Box 606, East Berlin, PA 17316
Attorney: Sharon E. Myers, Esquire, CGA Law Firm, PC, PO Box 606, East Berlin, PA 17316 04.06-3t
- ESTATE OF SAMUEL D. LEIPHART, DECEASED**
Late of West Manchester Twp., York County, PA.
Executor: Daniel J. Leiphart, c/o Barley Snyder, 100 East Market Street, York, PA 17401
Attorney: Jayne R. Katherman, Esquire, Barley Snyder, 100 East Market Street, York, PA 17401 04.06-3t
- ESTATE OF BETTY R. NELSON, DECEASED**
Late of Dover Boro., York County, PA.
Executor: Jarod M. Garner, 16 Walnut Ct., Fleetwood, PA 19522
Attorney: David Turocy, Esquire, 119 East Market Street, York, PA 17401 04.06-3t
- ESTATE OF RAYMOND C. RUDACILLE, SR., DECEASED**
Late of York Twp., York County, PA.
Executrix: Gloria J. Rudacille, c/o Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356
Attorney: Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356 04.06-3t
- ESTATE OF JAMES A. SENFT, DECEASED**
Late of Penn Twp., York County, PA.
Executors: Todd A. Senft and Brenda S. Thoman, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 04.06-3t
- ESTATE OF JOSEPH F. SICHELSTIEL, III, DECEASED**
Late of Jackson Twp., York County, PA.
Executor: Daniel R. Farley, Sr., c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 04.06-3t

ESTATE OF ALLEN S. SMELTZER,
DECEASED

Late of Lower Windsor Twp., York County,
PA.

Executor: Allen J. Smeltzer, 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 04.06-3t

ESTATE OF GARY D. SOWERS, DECEASED

Late of Carroll Twp., York County, PA.

Executor: Susan S. Grove, 511 S. Baltimore
Street, Dillsburg, PA 17019

Attorney: Wm. D. Schrack III, Esquire,
BENN LAW FIRM, 124 W. Harrisburg
Street, Dillsburg, PA 17019 04.06-3t

ESTATE OF MARGARET R. STARE,
DECEASED

Late of Dover Twp., York County, PA.

Executrix: Susan R. Deardorff, c/o Stock
and Leader, 221 West Philadelphia Street,
Suite 600, York, PA 17401

Attorney: Thomas M. Shorb, Esquire,
STOCK AND LEADER, 221 West
Philadelphia Street, Suite 600, York, PA
17401 04.06-3t

ESTATE OF LARRY E. STINE, DECEASED

Late of Yoe Boro., York County, PA.

Administratrix C.T.A: Heather Marie Yanez,
c/o Elder Law Firm of Robert Clofine, 340
Pine Grove Commons, York, PA 17403

Attorney: Robert Clofine, Esquire, Elder
Law Firm of Robert Clofine, 340 Pine
Grove Commons, York, PA 17403
04.06-3t

ESTATE OF JUDY D. SWEITZER,
DECEASED

Late of Dover Twp., York County, PA.

Executor: Robert D. Sweitzer, c/o Eveler &
DeArment LLP, 2997 Cape Horn Road,
Suite A-6, Red Lion, PA 17356

Attorney: Eveler & DeArment LLP, 2997
Cape Horn Road, Suite A-6, Red Lion, PA
17356 04.06-3t

ESTATE OF EMMA J. WELSH, DECEASED

Late of Springettsbury Twp., York County,
PA.

Administrators: Karon J. Haring and Kathy
Shimmel, c/o Anstine & Sparler, 117 East
Market Street, York, PA 17401

Attorney: William B. Anstine, Jr., Esquire,
Anstine & Sparler, 117 East Market Street,
York, PA 17401 04.06-3t

ESTATE OF KENNETH PAUL WAGNER,
DECEASED

Late of East Manchester Twp., York County,
PA.

Executor: Sean Wagner, c/o Richard R.
Reilly, Esquire, 54 N. Duke Street, York,
PA 17401

Attorney: Richard R. Reilly, Esquire, 54 N.
Duke Street, York, PA 17401 04.06-3t

ESTATE OF KeSHIM WHITELEATHER,
DECEASED

Late of Jackson Twp., York County, PA.

Administrator: KeShil Waterland, c/o CGA
Law Firm, PC, PO Box 606, East Berlin,
PA 17316

Attorney: Sharon E. Myers, Esquire, CGA
Law Firm, PC, PO Box 606, East Berlin,
PA 17316 04.06-3t

of Manchester Township, York County,
Pennsylvania, deceased, 6721-2218.
(Amanda Snoko Dubbs, Esq.)

FILED IN THE OFFICE OF THE CLERK
OF ORPHANS' COURT DIVISION OF
THE COMMON PLEAS COURT, YORK
COUNTY, PENNSYLVANIA ON OR
BEFORE APRIL 12, 2023.

ORPHANS' COURT DIVISION
AUDITING NOTICE

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

04.20-2t

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 **May 10, 2023
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. REST HAVEN MEMORIAL
ASSOCIATION PA, INC. – The Fifth and
Partial Account of Permanent Lot Care
Trust by Rest Haven Memorial Association,
Inc., Guy N. Saxton and John L. Yeatman,
Trustees, 6703-0602. (Kevin T. Vitelli, Esq.)**

**2. LUDWIG – The First and Final Account
of Gary E. Ludwig, Jr., Executor of the Last
Will and Testament of Gary Eugene Ludwig,
Sr., Late of Spring Grove Borough, York
County, Pennsylvania, deceased, 6722-0634.
(Amanda Snoko Dubbs, Esq.)**

**3. RUBY – The First and Final Account of
Randy L. Ruby and John F. Ruby, Jr. a/k/a
John F. Ruby, Co-Executors of the Last
Will and Testament of Beatrice P. Ruby,
Late of Windsor Township, York County,
Pennsylvania, deceased, 6717-2288. (David
M. Laucks, Esq.)**

**4. MILLER – The First and Final Account
of Charles S. Adams, Executor of the Last
Will and Testament of Patricia A. Miller
a/k/a Patricia Ann Adams, Late of Codorus
Township, York County, Pennsylvania,
deceased, 6722-2197. (Erik D. Spurlin, Esq.)**

**5. MARSELLA – The First and Final
Account of Richard Marsella and Marie
Marsella, Co-Administrators of the Estate of
Stephen J. Marsella a/k/a Stephen Marsella,
Late of Paradise Township, York County,
Pennsylvania, deceased, 6721-2448. (Audrey
E. Woloshin, Esq.)**

**6. STOUGH – The First and Partial Account
of Guardian Services of PA, Administrator
CTA of the Estate of Doris J. Stough, Late**

CIVIL NOTICES

ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

No. 2022-SU-000730

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWABS Inc., Asset-Backed Certificates Series 2007-3, Plaintiff vs. Christopher Brown, as Known Heir of John E. Brown, Deceased, Pamela McDonald, Known Heir of John E. Brown, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms and Associations Claiming Right, Title or Interest From or Under John E. Brown, Deceased, Defendants

To the Defendant(s), Unknown Heirs, Successors, and Assigns and All Persons, Firms or Associations Claiming Right, Title and Interest From or Under John E. Brown, Deceased: TAKE NOTICE THAT THE Plaintiff, has filed an Action in Mortgage Foreclosure, as captioned above. NOTICE: IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS 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. The York County Bar Assn., York County Bar Center, 137 E. Market St., York, PA 17401, 717.854.8755.

04.20-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

CIVIL DIVISION

NO: 2023-SU-000249

Nationstar Mortgage LLC
PLAINTIFF

VS.

Stephen Smith, known Heir of Dorothy M. Edquist, deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Dorothy M. Edquist, deceased; Sharon Edquist, known Heir of Harold W. Edquist, deceased; Diane Kahler, known Heir of Harold W. Edquist, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Harold W. Edquist, deceased
DEFENDANTS

To the Defendants, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Harold W. Edquist, deceased: TAKE NOTICE THAT THE Plaintiff, Nationstar Mortgage LLC has filed an action Mortgage Foreclosure, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSE OR OBJECTIONS 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.

York County Lawyer Referral Service
137 East Market Street
York, PA 17401

04.20-1t Solicitor

ARTICLES OF INCORPORATION NONPROFIT

NOTICE IS HEREBY GIVEN that Articles of Incorporation - Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 3/28/2023, for:

Mt. Nebo Church of Delta
38 W 3RD St
Bloomsburg, PA 17815-1707

The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

04.20-1t Solicitor

Notice is hereby given that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on or before 4/10/2023 with respect to a proposed nonprofit corporation, Pine Run Village, Inc., which has been incorporated under the Nonprofit Corporation Law of 1988. The addr. of the registered office is 1 Trinity Dr. E, Ste. 201, Dillsburg, PA 17019-8522. A brief summary of the purpose or purposes for which said corporation is organized is: charitable, scientific, literary & educational purposes within the meaning of 501(c)(3) of the Internal Revenue Code.

04.20-1t Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on April 4, 2023, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Tammy Lee Rosenblatt to Tammy Lee Wilkins. The Court has fixed the day of June 20, 2023 at 10:00 am 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 said petitioner should not be granted.

04.20-1t Solicitor

FICTITIOUS NAME

NOTICE is hereby given that a certificate was filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania on April 3, 2023, setting forth that 3 Bridges Armory is the interested entity in a business, the character of which is: provides for the sale of guns and ammunition and gun transfer services, and that name, style and designation under which said business is and will be conducted is: 3 Bridges Armory and the location where said business is and will be located is: 18565 Ridge Meadow Road, Stewartstown, Pennsylvania, 17363.

04.20-1t Solicitor

NOTICE IS HEREBY GIVEN that an application for registration of the assumed name **Root Cognitive Wellness** for the conduct of business in York County, Pennsylvania, with the principal place of business being 195 Stock St, Ste 214, Hanover, PA 17331-2271, was made to the Department of State of Pennsylvania at Harrisburg, Pennsylvania, on the 23rd day of March, 2023, pursuant to 54 Pa.C.S. §311. The name of the entity owning or interested in the said business is Meadowview Medical Acupuncture, LLC.

04.20-1t Solicitor

PUBLIC NOTICE

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

CIVIL ACTION - DIVORCE

NO. 2023-FC-000370-02

GABRIELA SUHEY SARDEN-MERCADO, Plaintiff

vs

FRANCISCO LOISE CENTENO-GARCIA, Defendant

NOTICE

If you wish to deny any of the statements set forth in this affidavit, you must file a counter-affidavit within 20 days after this affidavit has been served on you or the statements will be admitted.

AFFIDAVIT UNDER SECTION 3301(d) OF THE DIVORCE CODE

1. The parties to this action separated on January 28, 2022.

2. Check (a) or (b):

(a) The date of separation was prior to December 5, 2016, and the parties have continued to live separate and apart for a period of at least two years.

√(b) The date of separation was on or after December 5, 2016, and the parties have continued to live separate and apart for a period of at least one year.

3. The marriage is irretrievably broken.

4. I understand that I may lose rights concerning alimony, division of property, lawyer's fees or expenses if I do not claim them before a divorce is granted.

I verify that the statements made in this affidavit are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

Date: LUNES 13 FEB 2023

GABRIELA SUHEY SARDEN-MERCADO
Gabriela Suhey Sarden-Mercado

04.20-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

DIVORCE

NO. 2023-FC-000370-02

GABRIELA SUHEY SARDEN-MERCADO

vs

FRANCISCO LOISE CENTENO-GARCIA

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 judgement may also be entered against your 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 York County Judicial Center, 45 North George Street, York, PA 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 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.

LAWYER REFERRAL SERVICE OF THE YORK COUNTY BAR ASSOCIATION
137 EAST MARKET STREET
YORK, PENNSYLVANIA 17401
TELEPHONE: (717) 854-8755

AVISO PARA DEFENDER Y RECLAMAR DERECHOS

USTED HA SIDO DEMANDADO/A EN LA CORTE. Si usted desea defenderse de las quejas en las siguientes paginas, 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 propiedad u otros derechos importantes para usted.

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

SI USTED NO RECLAMA MANUTENCION, DIVISION DE PROPIEDADES MARITALES, HONORARIOS DE ABOGADO U OTROS GASTOS ANTES DE QUE EL DECRETO FINAL DE DIVORCIO O ANULACION SEA EMITIDO, USTED PUEDE PERDER EL DERECHO A RECLAMAR CUALQUIERA DE ELLOS.

USTED DEBE LLEVAR ESTE DOCUMENTO A SU 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.

LAWYER REFERRAL SERVICE OF THE YORK COUNTY BAR ASSOCIATION
137 EAST MARKET STREET
YORK, PENNSYLVANIA 17401
TELEFONO: (717) 854-8755

04.20-1t Solicitor

LOOKING FOR ESTATE NOTICES

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

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