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

Vol. 137

YORK, PA, THURSDAY, JANUARY 25, 2024

No. 44

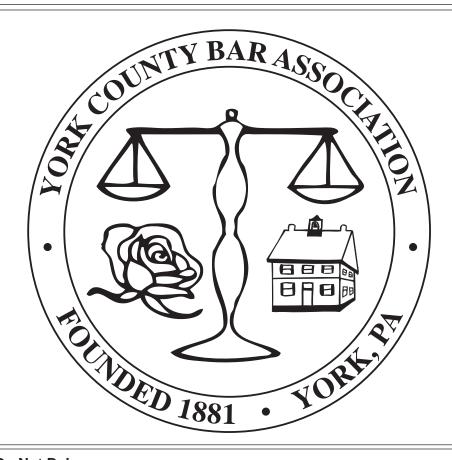
CASES REPORTED

WINDSOR SOLAR 2, LLC, vs. WINDSOR TOWNSHIP ZONING HEARING BOARD and WINDSOR TOWNSHIP

No. 2022-SU-003077

Land Use Appeal - Special Use - Variance

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Dated Material Do Not Delay

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

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ESTATE NOTICES

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

FIRST PUBLICATION

ESTATE OF BARBARA E. BAUBLITZ, **DECEASED**

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

Executrix: Velma D. Altland, 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 1.25-3t

ESTATE OF BETTY F. BROWN, DECEASED Late of Stewartstown Boro., York County, PA.

Co-Administrators, c.t.a.: George W. Brown, Jr. and Victoria J. Brown-Cartwright, 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 1.25-3t 17401

ESTATE OF JAMES L. DETAR, DECEASED Late of York County, PA.

Executor: Kathleen Kunkle, 1218 Stoney Lane, Greensburg, PA 15601 1.25-3t

ESTATE OF PHYLLIS G. DIETZ. DECEASED

Late of Dover Twp., York County, PA. Executors: Linda S. Brenneman, 3620 Willow Road, Dover, PA 17315 and Carol P. Potter, 412 N. West Street, Unit 2, York, PA 17404

Attorney: John L. Senft, Esquire, 2643 Carnegie Road, Suite B, York, PA 17402 1.25-3t

ESTATE OF CHLOE R. EICHELBERGER, **DECEASED**

Late of Manchester Twp., York County, PA. Executors: Ronald E. Rhoads and LeTort Management & Trust Company, c/o McNees Wallace & Nurick LLC, 100 Pine Street, PO Box 1166, Harrisburg, PA

Attorney: Elizabeth P. Mullaugh, Esquire, McNees Wallace & Nurick LLC, 100 Pine Street, PO Box 1166, Harrisburg, PA 1.25-3t

ESTATE OF JEAN E. FAHS, DECEASED Late of Hellam Twp., York County, PA.

Executor: Matthew Caudill, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402

Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402

1.25-3t

ESTATE OF ELIZABETH M. FEDER, **DECEASED**

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

Executor: Rand A. Feder, c/o Morris & Vedder, LLP, 32 North Duke Street, PO Box 149, York, PA 17405

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

1.25-3t

ESTATE OF BRYANT ROBERT GILLON, DECEASED

Late of West Manchester Twp., York County,

Administrator: Joan M. Miller, 3038 Jodi Lane, Dover, PA 17315 1.25-3t

ESTATE OF TRUDY M. GREENE, **DECEASED**

Late of Hanover Boro., York County, PA. Executor: Robert W. Grover, 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

ESTATE OF DOUGLAS ALLEN HAKE, a/k/a DOUGLAS A. HAKE, DECEASED Late of Dover Twp., York County, PA.

Executors: Mandy Lynn Smith and Amy Marie Bates, c/o Kearney Graybill, LLC. 940 South Queen Street, York, PA 17403

Attorney: Jack L. Graybill II, Esquire, Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403 1.25-3t

ESTATE OF CHARLES R. HANCOCK, III, **DECEASED**

Late of Franklin Twp., York County, PA. Executor: Sherry Lynn Hancock, c/o Johnson Duffie, 301 Market Street, Lemoyne, PA 17043

Attorney: Heather D. Royer, Esquire, Johnson Duffie, 301 Market Street, Lemoyne, PA 17043 1.25-3t

ESTATE OF JOANN LEE HECK, DECEASED Late of Paradise Twp., York County, PA. Executor: Andrew M. Heck, 90 N. Ridge Road, Thomasville, PA 17364

Attorney: Thomas R. Nell, Esquire, 130 W. King Street, Box 1019, East Berlin, PA 1.25-3t 17316

ESTATE OF JOANNE F. IVEY, DECEASED Late of Carroll Twp., York County, PA. Executor: Doyle W. Ivey, Jr., 107 Stoney Run Road, Dillsburg, PA 17019

Attorney: Wm. D. Schrack III, Esquire, BENN LAW FIRM, 124 W. Harrisburg Street, Dillsburg, PA 17019 1.25-3t

ESTATE OF DIXIE LEE MURPHY, **DECEASED**

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

Administrator: Sabrina A. Murphy, c/o Snoke Dubbs Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402

Attorney: Amanda Snoke Dubbs, Esquire, Snoke Dubbs Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402 1.25-3t

ESTATE OF CALVIN BRICE NICHOLSON, **DECEASED**

Late of Hanover Boro., York County, PA. Executor: Brice Rowland Nicholson, c/o Salzmann Hughes, P.C., 1147 Eichelberger Street, Hanover, PA 17331

Attorney: Ann C. Shultis, Esquire, Salzmann Hughes, P.C., 1147 Eichelberger Street, Hanover, PA 17331 1.25-3t

ESTATE OF RAYMOND W. RUTH, JR., **DECEASED**

Late of Hellam Twp., York County, PA. Co-Executrixes: Catherine A. Glatfelter and Christine M. Smith, c/o Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362

Attorney: Craig A. Diehl, Esquire, Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362

1.25-3t

ESTATE OF BLAINE G. SNYDER, **DECEASED**

Late of Manchester Boro., York County, PA. Administrator: Aaron S. Snyder, c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401

Attorney: Charles B. Calkins, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 1.25-3t

ESTATE OF WAYNE LESLIE SNYDER, **DECEASED**

Late of Paradise Twp., York County, PA. Administratrix: Janice A. Snyder, c/o David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704 Attorney: David E. Schwager, Esquire, 183

Market Street, Suite 100, Kingston, PA 18704 1.25-3t

ESTATE OF JOAN M. WAGNER, **DECEASED**

Late of York City, York County, PA. Executrix: Kathy M. Fissel, 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 1.25-3t

ESTATE OF IRENE K. WILDASIN, **DECEASED**

Late of West Manheim Twp., York County,

Executrix: Mary A. Fostik, c/o Barley Snyder LLP, 14 Center Square, Hanover, PA 17331

Attorney: Jennifer M. Stetter, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 1.25-3t

SECOND PUBLICATION

ESTATE OF BEVERLY A. CLINE, DECEASED

Late of Dover Twp., York County, PA. Executrix: Cathy Lynn Hindman, 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 1.18-3t

ESTATE OF DOLORES L. DELLER, a/k/a DOLORES DELLER, DECEASED

Late of Manchester Twp., York County, PA. Co-Executors: Mary Jane Fringer and James Alan Deller, c/o Gillian A. Woodward, Esquire, 1701 West Market Street, York, PA 17404

Attorney: Gillian A. Woodward, Esquire, 1701 West Market Street, York, PA 17404 1.18-3t

ESTATE OF FAYE C. GOTWALT, DECEASED

Late of Jackson Twp., York County, PA. Co-Executors: Lorie J. Sheffer and Gregory D. Gotwalt, 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 1.18-3t

ESTATE OF JANE E. HAUPT, DECEASED Late of York City, York County, PA.

Administrator: Ari Haupt, c/o Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403

Attorney: Jack L. Graybill II, Esquire, Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403 1.18-3t

ESTATE OF WADE EMERSON HOFFMAN, DECEASED

Late of Mount Wolf, York County, PA. Executor: Wanda Poole, c/o McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601

Attorney: Vance E. Antonacci, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601 1.18-3t

ESTATE OF KAREN A. JONES, DECEASED Late of Shrewsbury Boro., York County, PA. Co-Administrators: Brett Jones and Nicole Reed, c/o 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 1.18-3t

ESTATE OF PAMELA C. KELLY, DECEASED Late of York City, York County, PA.

Administrator: Larry Kelly, c/o Ream, Carr, Markey Woloshin & Hunter LLP, 119 E. Market Street, York, PA 17401

Attorney: Steven M. Carr, Esquire, Ream, Carr, Markey Woloshin & Hunter LLP, 119 E. Market Street, York, PA 17401 ESTATE OF JUNE N. KESSLER, a/k/a JUNE L. KESSLER, DECEASED

Late of Hanover Boro., York County, PA. Co-Executors: Scott A. Kessler and Kelly A. Wentz, 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

1.18-3t

ESTATE OF JOANNE M. KREEGER, a/k/a JOANN MARIE KREEGER, DECEASED Late of Codorus Twp., York County, PA.

Executrix: Karen S. Kreeger, c/o Bellomo & Assoiciates, LLC, 3198 East Market Street, York, PA 17402

Attorney: Jeffrey R. Bellomo, Esquire, Bellomo & Assoiciates, LLC, 3198 East Market Street, York, PA 17402 1.18-3t

ESTATE OF RONALD A. McCLAIN, DECEASED

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

Executor: Michael G. Leichliter, 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 1.18-3t

ESTATE OF EARL R. RAUBENSTINE, a/k/a EARL ROBERT RAUBENSTINE, DECEASED

Late of York City, York County, PA. Executor: David B. Raubenstine, 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 1.18-3t

ESTATE OF SAMUEL CARL SCHMUCK, DECEASED

Late of City of York, York County, PA. Administrator: Deborah A. Leonard, c/o Snoke Dubbs Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402

Attorney: Amanda Snoke Dubbs, Esquire, Snoke Dubbs Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402 1.18-3t

ESTATE OF GAIL ELAINE SIMPSON, a/k/a GAIL E. SIMPSON, DECEASED

Late of West York Boro., York County, PA. Administratrix: Dareth E. Simpson, 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 1.18-3t

ESTATE OF PHYLLIS W. SMELTZER, a/k/a PHYLLIS I. SMELTZER, DECEASED

Late of Red Lion Boro., York County, PA. Executor: Kerry D. Smeltzer, c/o Charles J. Long, Esquire, 25 North Duke Street, Suite 202, York, PA 17401

Attorney: Charles J. Long, Esquire, 25 North Duke Street, Suite 202, York, PA 17401 1.18-3t THIRD PUBLICATION

ESTATE OF CHARLES S. BEARD, DECEASED

Late of New Salem Boro., York County, PA. Executor: Susan L. Krebs, 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 1.11-3t

ESTATE OF LARRY L. BROWN, DECEASED Late of East Manchester Twp., York County, PA.

Executor: Bryan C. Brown, c/o Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403

Attorney: Jack L. Graybill II, Esquire, Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403 1.11-3t

ESTATE OF VICKY A. DEARDORFF, DECEASED

Late of Windsor Twp., York County, PA. Executor: Linda J. Loughran, c/o Hoffmeyer & Semmelman, LLC, 30 N. George Street, York, PA 17401

Attorney: William F. Hoffmeyer, Esquire, Hoffmeyer & Semmelman, LLC, 30 N. George Street, York, PA 17401 1.11-3t

ESTATE OF ROLAND E. GARVIN, DECEASED

Late of Dover Twp., York County, PA.
Executors: James E. Garvin and Robert D.
Garvin, c/o John W. Stitt, Esquire, 1434
W. Market Street, York, PA 17404
Attorney: John W. Stitt, Esquire, 1434 W.
Market Street, York, PA 17404
1.11-3t

ESTATE OF JUDY M. HULL, a/k/a JUDY MAY HULL, DECEASED

Late of Paradise Twp., York County, PA. Executors: Brett A. Carbaugh, 579 Kohler School Road, New Oxford, PA 17350 and Amy J. Snelbecker, 129 Harrisburg Street, York Springs, PA 17372

Attorney: Arthur J. Becker, Jr., Esquire, Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331 1.11-3t

ESTATE OF CLARE D. KLUNK, DECEASED Late of Penn Twp., York County, PA. Executor: Catherine Gorton, PO Box 1309, Frisco, CO 80443 1.11-3t

ESTATE OF JOHN H. LEHMAN, DECEASED Late of Hellam Boro., York County, PA.

Executor: Constance F. Lehman, c/o Hoffmeyer & Semmelman, LLC, 30 N. George Street, York, PA 17401

Attorney: William F. Hoffmeyer, Esquire, Hoffmeyer & Semmelman, LLC, 30 N. George Street, York, PA 17401 1.11-3t

ESTATE OF CHRISTOPHER METTEE, DECEASED

Late of Glen Rock, York County, PA. Executor: Tim Mettee, 15418 York Road, Sparks, MD 21152 1.11-3t

1.18-3t

ESTATE OF BETTY L. NEFF, a/k/a BETTY LOU NEFF, DECEASED

Late of York Twp., York County, PA. Executrix: Amy N. Glock, 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 1.11-3t

ESTATE OF DAVID R. SCHAEBERLE, DECEASED

Late of Spring Garden Twp., York County, PA.

Executor: Larry E. Marks, c/o Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403

Attorney: Jack L. Graybill II, Esquire, Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403 1.11-3t

ESTATE OF THELMA A. STAUB, DECEASED

Late of Warrington Twp., York County, PA. Co-Executors: Ira V. Staub, Jr. and Nancy J. Suter, c/o Jackson Law Firm, PLLC, 1215 Manor Drive, Suite 202, Mechanicsburg, PA 17055

Attorney: Jaron P. Castranio, Esquire, Jackson Law Firm, PLLC, 1215 Manor Drive, Suite 202, Mechanicsburg, PA 17055 1.11-3t

ESTATE OF MILDRED A. TRNKA, DECEASED

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

Executrix: Valerie J. Herman, 354 Joshua

Court, Hanover, PA 17331

Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street,

Hanover, PA 17331 1.11-3t

ESTATE OF CHARLES E. WIECHMAN, a/k/a CHARLES EDWIN WIECHMAN, DECEASED

Late of Fairview Twp., York County, PA. Executrix: Kathleen M. Dupin, 575 Ridge Road, Lewisberry, PA 17339

Attorney: David H. Stone, Esquire, Stone LaFaver & Shekletski, PO Box E, New Cumberland, PA 17070 1.11-3t

CIVIL NOTICES

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on January 11, 2024 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Brianna Nicole Beaghan to Brianna Nicole Palatucci. The Court has fixed the day of March 5, 2024 at 10:00 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 said petitioner should not be granted.

01.25-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on January 4th, 2024 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Mariana Nicole Colecio to Mariana Nicole Rivera. The Court has fixed the day of Tuesday, April 9, 2024 at 9:30 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 said petitioner should not be granted.

01.25-1t Solicitor

DISSOLUTION NOTICE

NOTICE is hereby given to all persons interested or who may be affected that RAS Engineering, Inc., a Pennsylvania Corporation having a registered address at: 385 Lisburn Road, Wellsville, PA 17365 is about to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania and that its Board of Directors are now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended by the issuance of a Certificate of Dissolution under the Pennsylvania Business Corporation Law of 1988.

01.25-1t Solicitor

SHERIFF SALE

COURT OF COMMON PLEAS CIVIL DIVISION YORK COUNTY

NO: 2023-SU-000249

Allied First Bank sb dba Servbank PLAINTIFF VS.

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Harold W. Edquist and Dorothy M. Edquist, deceased 4 Vista Drive

New Cumberland, PA 17070 Your house (real estate) at:

4 Vista Drive, New Cumberland, PA 17070 27-000-06-0026.00-00000

is scheduled to be sold at Sheriff's Sale at York County Administration Building, 28 East Market Street, York, PA 17401 on April 8, 2024 at 2:00PM to enforce the court judgment of \$196,048.45 obtained by Allied First Bank sb dba Servbank against you.

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:

The sale will be cancelled if you pay back to Allied First Bank sb dba Servbank the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800. PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule

01.25-1t Solicitor

York Legal Record 2024 Holidays & Submission Deadline Date Changes

Due to Holiday closures, Legal Notices and Advertisements for publication in the following editions must be received by the York Legal Record by 12:00 pm on the corresponding dates.

Monday, January 1st - Closed New Year's Day

Submission deadline Thursday, December 28th - Publication date January 4th

Monday, January 15th – Closed Martin Luther King Jr. Day

Submission deadline Thursday, January 11th- Publication date January 18th

Monday, February 19th – Closed President's Day

Submission deadline Thursday, February 15th - Publication date February 22

Friday, March 29th – Closed Good Friday

Submission deadline Thursday, March 28th - Publication date April 4th

Monday, May 27th - Closed Memorial Day

Submission deadline Thursday, May 23rd - Publication date May 30th

Wednesday, June 19th – Closed Juneteenth National Freedom Day

Regular Deadline

Thursday, July 4th and July 5th— Closed Independence Day

Submission deadline Wednesday, July 3rd - Publication date July 11th

Monday, September 2nd – Closed Labor Day

Submission deadline Thursday, August 29th - Publication date September 5th

Monday, October 14th – Closed Columbus Day / Indigenous Peoples' Day

Submission deadline Thursday, October 10th - Publication date October 17th

Monday, November 11th – Closed Veteran's Day

Submission deadline Thursday, November 7th - Publication date November 14th

Thursday & Friday, November 28th & 29th – Closed Thanksgiving

Submission deadline Thursday, November 21st - Publication date November 27th
Submission deadline Wednesday, November 27th - Publication date December 5th

Wednesday, December 25th - Closed Christmas

Submission deadline Thursday, December 19th - Publication date December 26th

Wednesday, January 1, 2025 - Closed New Year's Day

Submission deadline Thursday, December 26th - Publication date January 2, 2025

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OR OTHER LEGAL NOTICES
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