

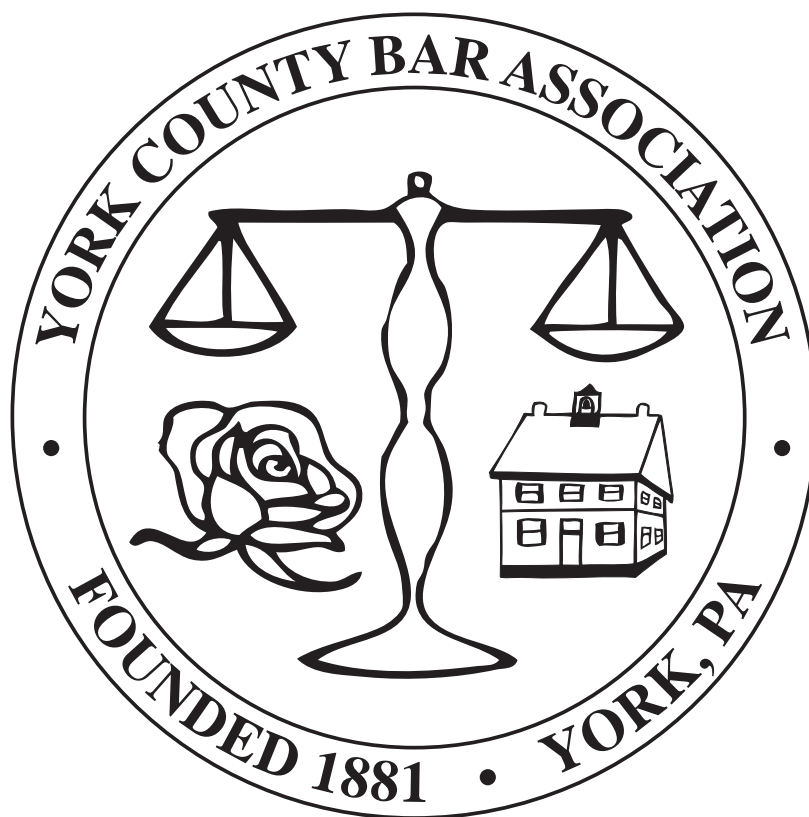
York Legal Record

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

Vol. 138

YORK, PA, THURSDAY, JUNE 27, 2024

No. 14



Dated Material Do Not Delay

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**

New **Confidential Lawyers' Helpline**

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

1-888-999-1941

*Call for a free
consultation.*

The York Legal Record is published every Thursday by The York County Bar Association. All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. Neither the York Legal Record nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content. Carolyn J. Pugh, Esquire, Editor.

The York Legal Record welcomes editorial submissions from members of the bar. Letters and articles to the York Legal Record from readers on all topics concerning the legal profession are welcome. The Publication Board and the Editor reserve the right to select what is to be published. Because of the dynamic nature of the Internet, any web addresses or links contained in this journal may have changed since publication and may no longer be valid. The views and opinions expressed in this publication are those of the authors and do not reflect the opinions or views of the York Legal Record Publication Board, The York County Bar Association, or its members, who hereby disclaims any responsibility for them. The articles printed herein are subject to interpretation consistent with state and federal laws. The intent of the publication is only to offer information of a general nature to help you in your quest for knowledge. In the event you use any of the information in this journal for yourself, which is your constitutional right, the authors, York Legal Record Publication Board, The York County Bar Association, or its members assume no responsibility for your actions. The appearance of a product or service advertisement herein does not constitute an endorsement of the product or service by the York County Bar Association. The York Legal Record makes no representation as to the quality of services offered by advertisers in this publication.

Legal notices must be received by York Legal Record, 137 E. Market St., before noon on Friday. Telephone 717-854-8755 ext. 202.

Subscription: \$55.00 per year to non-members.
Published Weekly, Periodicals Postage Paid, York, PA 17402
U.S.P.S. No. 696140
POSTMASTER: Send address changes to
York Legal Record, 137 E. Market St., York, PA 17401
Web: www.yorkbar.com • E-mail: yorklegalrecord@yorkbar.com

Copyright© 2023 York County Bar Association.

All rights reserved. No part of this journal may be used or reproduced by any means. Graphic, electronic, or mechanical, including photocopying, recording, taping or by any information storage retrieval system without the written permission of the author except in the case of brief quotations embodied in critical articles and reviews, or databases authorized to maintain an archive of this journal with the authorization of this journal.

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 LEO M. BLAHA, DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: Barbara A. Rector, c/o Gates & Gates, P.C., 250 York Street, Hanover, PA 17331
Attorney: Samuel A. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331 6.27-3t
- ESTATE OF STEVE L. BOWERSOX, a/k/a STEVE LAWRENCE BOWERSOX, a/k/a STEVE BOWERSOX, DECEASED
Late of Springettsbury Twp., York County, PA.
Administrator c.t.a.: Forrest Allen Rife, c/o MPL Law Firm, 96 S. George Street, Suite 520, York, PA 17401
Attorney: David A. Mills, Esquire, MPL Law Firm, 96 S. George Street, Suite 520, York, PA 17401 6.27-3t
- ESTATE OF MARY C. BRADY, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Jeffrey A. Brady, 2580 Church Road, York, PA 17406
Attorney: Bernard A. Yannetti, Esquire, 126 Baltimore Street, Gettysburg, PA 17325 6.27-3t
- ESTATE OF JOHN P. DeRAN, a/k/a JOHN PHILIP DeRAN, DECEASED
Late of Delta Boro., York County, PA.
Executor: Craig H. DeRan, 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 6.27-3t
- ESTATE OF JOANNE P. DILLER, DECEASED
Late of Franklin Twp., York County, PA.
Executors: Jill M. Diller and Roy W. Diller, c/o Cherewka Law P.C., 624 N. Front Street, Wormleysburg PA 17043
Attorney: Michael Cherewka, Esquire, Cherewka Law P.C., 624 N. Front Street, Wormleysburg PA 17043 6.27-3t
- ESTATE OF DAVID MICHAEL DOWNEY, DECEASED
Late of York County, PA.
Executor: Brian F. Levine, 22 E. Grant Street, New Castle, PA 16101
Attorney: Brian F. Levine, Esquire, 22 E. Grant Street, New Castle, PA 16101 6.27-3t
- ESTATE OF DEBRA ANN ETHERIDGE, DECEASED
Late of Dover Twp., York County, PA.
Administrator: Ronald L. Etheridge, Sr., 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 6.27-3t
- ESTATE OF CHARLES D. EWING, DECEASED
Late of Fairview Twp., York County, PA.
Executrix: Donna M. Ewing, c/o Bangs Law Office, LLC, 429 South 18th Street, Camp Hill, PA 17011
Attorney: Bangs Law Office, LLC, 429 South 18th Street, Camp Hill, PA 17011 6.27-3t
- ESTATE OF PENNY L. GOHN, DECEASED
Late of Lower Windsor Twp., York County, PA.
Administratrix: Amber N. Gohn, c/o May Herr & Grosh LLP, 49 North Duke Street, Lancaster, PA 17602
Attorney: Eric S. Rothermel, Esquire, May Herr & Grosh LLP, 49 North Duke Street, Lancaster, PA 17602 6.27-3t
- ESTATE OF CHONG O. HEINER, a/k/a CHONG HEINER, DECEASED
Late of Jackson Twp., York County, PA.
Executrix: Linda Susan Hughes, 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 6.27-3t
- ESTATE OF DONALD W. KING, DECEASED
Late of York County, PA.
Executor: Arlene Myers, c/o William R. Kaufman, Esquire, 940 Century Drive, Mechanicsburg, PA 17055
Attorney: William R. Kaufman, Esquire, 940 Century Drive, Mechanicsburg, PA 17055 6.27-3t
- ESTATE OF CHARLES G. LANDIS, JR., a/k/a CHARLES GOOD LANDIS, JR., a/k/a CHARLES LANDIS, DECEASED
Late of Yoe Boro., York County, PA.
Executor: Diane M. Waple, c/o Laucks & Laucks, PC, 105 West Broadway, Red Lion, PA 17356
Attorney: David M. Laucks, Esquire, LAUCKS & LAUCKS, 105 West Broadway, Red Lion, PA 17356 6.27-3t
- ESTATE OF GERALDINE M. MOOSE, DECEASED
Late of Penn Twp., York County, PA.
Administrators: Sharon L. Goldstein, 628 West Middle Street, Hanover, PA 17331 and Wayne D. Moose, 555 Raubenstein Road, Hanover, PA 17331
Attorney: Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331 6.27-3t
- ESTATE OF ALMA G. MURPHY, DECEASED
Late of Dillsburg Boro., York County, PA.
Executor: Terry D. Murphy, 820 Dartmouth Street, Apt. A369, Harrisburg, PA 17109
Attorney: Chad Julius, Esquire, 8150 Derry Street, Suite A, Harrisburg, PA 17111 6.27-3t
- ESTATE OF GLENN E. MYERS, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Brian E. Myers, 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 6.27-3t
- ESTATE OF BETTY RUTH RILEY, DECEASED
Late of Stewartstown Boro., York County, PA.
Executrix: Peggy Ann Raulie, 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 6.27-3t
- ESTATE OF PAUL HENRY SAWLIDI, DECEASED
Late of Dover Twp., York County, PA.
Executor: Theodore Edward Sawlidi, 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 6.27-3t
- ESTATE OF PATRICIA A. SMITH, DECEASED
Late of York Twp., York County, PA.
Administratrix: Terri Monaldi, c/o Crosson & Richetti LLC, 609 W. Hamilton Street, Suite 301, Allentown, PA 18101
Attorney: David W. Crosson, Esquire, Crosson & Richetti LLC, 609 W. Hamilton Street, Suite 301, Allentown, PA 18101 6.27-3t
- ESTATE OF LARRY H. SNYDER, DECEASED
Late of Dover Twp., York County, PA.
Executor: Gerald M. Snyder, Jr., 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 6.27-3t

ESTATE OF LORI A. SPOON, DECEASED
Late of Dover Twp., York County, PA.
Administratrix: Judith A. Spoon, c/o MPL
Law Firm LLP, 96 S. George Street, Suite
520, York, PA 17401
Attorney: Elizabeth Gangloff, Esquire, MPL
Law Firm LLP, 96 S. George Street, Suite
520, York, PA 17401 6.27-3t

ESTATE OF THOMAS L. STAMBAUGH,
a/k/a THOMAS LEE STAMBAUGH,
DECEASED
Late of Dover Twp., York County, PA.
Executrix: Leah Stambaugh Meyer, c/o
Saidis, Shultz & Fisher, 100 Sterling
Parkway, Suite 300, Mechanicsburg, PA
17050
Attorney: Sean M. Shultz, Esquire, SAIDIS,
SHULTZ & FISHER, 100 Sterling
Parkway, Suite 300, Mechanicsburg, PA
17050 6.27-3t

ESTATE OF MIRIAM I. WARNER, a/k/a
MIRIAM IRENE WARNER, DECEASED
Late of Dover, York County, PA.
Executors: David E. Hilt and Joyce I. Hilt,
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 6.27-3t

ESTATE OF CHARLOTTE R. WORLEY,
DECEASED
Late of Penn Twp., York County, PA.
Co-Executors: Dennis W. Worley, Larry E.
Worley and Richard A. Worley, 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 6.27-3t

SECOND PUBLICATION

ESTATE OF DELORES J. BOECKEL,
DECEASED
Late of West Manchester Twp., York County,
PA.
Executor: Lonnie C. Boeckel, 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 6.20-3t

ESTATE OF LARRY R. BOND, DECEASED
Late of York County, PA.
Executor: Steven Bond, c/o The Hobbs Law
Firm, 256 E. Market Street, York, PA
17403
Attorney: Charles J. Hobbs, Esquire, The
Hobbs Law Firm, 256 E. Market Street,
York, PA 17403 6.20-3t

ESTATE OF BEATRICE S. BOTTERBUSCH,
DECEASED
Late of Manchester Twp., York County, PA.
In addition, those having claims or demands
against the Frederick E. Botterbusch and
Beatrice S. Botterbusch Revocable Living
Trust Dated November 9, 2006 shall
present them without delay for settlement
to Frederick E. Botterbusch II, Co-Trustee.
Executor: Frederick E. Botterbusch II, c/o
CGA Law Firm, PC, 135 North George
Street, York, PA 17401
Attorney: Jeffrey L. Rehmeyer II, Esquire,
CGA Law Firm, PC, 135 North George
Street, York, PA 17401 6.20-3t

ESTATE OF RUTH B. BOWEN, a/k/a RUTH
BRUBAKER BOWEN, DECEASED
Late of Spring Garden Twp., York County,
PA.
Executor: Robert A. Bowen, 785 Rosewood
Lane, York, PA 17403 6.20-3t

ESTATE OF BARRY E. BROWN, DECEASED
Late of Hanover Boro., York County, PA.
Executrix: Pat Palmer, 24 Lee Street,
Hanover, PA 17331
Attorney: Crabbs & Crabbs, 202 Broadway,
Hanover, PA 17331 6.20-3t

ESTATE OF DEBRA LOU BURKE,
DECEASED
Late of Winterstown Boro., York County, PA.
Executor: Christi Landis, 14 N. Main Street,
PO Box 375, Loganville, PA 17342
Attorney: David Turocy, Esquire, 119 East
Market Street, York, PA 17401 6.20-3t

ESTATE OF CHARMAINE ELLEN DAY, a/k/a
CHARMAINE DAY, DECEASED
Late of York City, York County, PA.
Administrator: Makisha Cooper, PO Box 53,
Emigsville, PA 17318
Attorney: Gilbert G. Malone, Esquire,
Malone and Neubaum, 42 South Duke
Street, York, PA 17401 6.20-3t

ESTATE OF JULIA ANN DEMPWOLF,
DECEASED
Late of Springettsbury Twp., York County,
PA.
Executor: Christopher Taylor Katherman,
665 Woodside Road, York, PA 17406 6.20-3t

ESTATE OF RALPH STANLEY GINGERICH,
DECEASED
Late of East Manchester Twp., York County,
PA.
Executor: Stanley E. Gingerich, c/o Bellomo
& Associates, LLC, 3198 East Market
Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198
East Market Street, York, PA 17402 6.20-3t

ESTATE OF DOLORES M. HEINTZELMAN,
DECEASED
Late of Franklin Twp., York County, PA.
Executrix: May L. Baker, c/o Stone, Wiley
& Linsbach, P.C., 3 N. Baltimore Street,
Dillsburg, PA 17019
Attorney: Brian C. Linsbach, Esquire,
Stone, Wiley & Linsbach, P.C., 3 N.
Baltimore Street, Dillsburg, PA 17019 6.20-3t

ESTATE OF TRUDY D. HESS, DECEASED
Late of Hanover Boro., York County, PA.
Executrix: Holly L. Hoover, 2707 Crestview
Drive, York, PA 17402
Attorney: Steven M. Carr, Esquire, Ream,
Carr, Markey, Woloshin & Hunter, LLP,
119 E. Market Street, York, PA 17401 6.20-3t

ESTATE OF BARRY C. HIRNEISEN,
DECEASED
Late of Jackson Twp., York County, PA.
Executrix: Charlene Veach, 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 6.20-3t

ESTATE OF JOANN M. KIBLER,
DECEASED
Late of Wrightsville, York County, PA.
Executor: Peggy Fahringer, c/o Colgan &
Associates, LLC, 611 Gettysburg Pike,
Suite 201, Mechanicsburg, PA 17055
Attorney: Timothy J. Colgan, Esquire,
Colgan & Associates, LLC,
611 Gettysburg Pike, Suite 201,
Mechanicsburg, PA 17055 6.20-3t

ESTATE OF BRENDA L. KROUT, a/k/a
BRENDA LEE KROUT, DECEASED
Late of Springfield Twp., York County, PA.
Executor: David W. Krout, c/o MPL Law
Firm, 96 S. George Street, Suite 520, York,
PA 17401
Attorney: David A. Mills, Esquire, MPL
Law Firm, 96 S. George Street, Suite 520,
York, PA 17401 6.20-3t

ESTATE OF JAMES T. LAWYER, JR.,
DECEASED
Late of Jackson Twp., York County, PA.
Executrix: Charlene Veach, 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 6.20-3t

ESTATE OF JOYCE E. MILLER, DECEASED
Late of Spring Garden Twp., York County,
PA.
Executrix: Holly Bupp Sipling, c/o Stock
and Leader, 221 West Philadelphia Street,
Suite 600, York, PA 17401
Attorney: Kristen R. McGuire, Esquire,
Stock and Leader, 221 West Philadelphia
Street, Suite 600, York, PA 17401 6.20-3t

ESTATE OF TODD A. MYERS, DECEASED
Late of York Twp., York County, PA.
Executors: Bradly Todd Myers and Tyler Paul Myers, c/o Blake & Schanbacher Law Firm, LLC, 29 East Philadelphia Street, York, PA 17401
Attorney: Kurt A. Blake, Esquire, Blake & Schanbacher Law, LLC, 29 East Philadelphia Street, York, PA 17401
6.20-3t

ESTATE OF MICHELE J. ROBINSON, DECEASED
Late of Hellam Twp., York County, PA.
Executor: Catherine M. Sweet, c/o Charles J. Long, Esquire, 135 N. George Street, Suite 225, York, PA 17401
Attorney: Charles J. Long, Esquire, 135 N. George Street, Suite 225, York, PA 17401
6.20-3t

ESTATE OF ROY W. ROHRBAUGH, a/k/a ROY WALTER ROHRBAUGH, DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: Ann Stambach-Passarelli, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
Attorney: Jeffrey R. Bellomo, Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
6.20-3t

ESTATE OF DORIS J. ROTHER, DECEASED
Late of Heidelberg Twp., York County, PA.
Executrix: Virginia Raye Wolf, 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
6.20-3t

ESTATE OF MARY E. SHIFLETT, DECEASED
Late of Shrewsbury Twp., York County, PA.
Executor: John Robert Shiflett, PO Box 611, New Freedom, PA 17349
6.20-3t

ESTATE OF ALVIN W. TOME, DECEASED
Late of Windsor Twp., York County, PA.
Executrix: Carolyn M. Flaharty, 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
6.20-3t

ESTATE OF JANE L. WINEMILLER, DECEASED
Late of York Twp., York County, PA.
Co-Executors: Jacob R. Winemiller & Christopher L. Winemiller, c/o MPL Law Firm, LLP, 96 So. George Street, Suite 520, York, PA 17401
Attorney: John D. Miller, Jr., Esquire, MPL Law Firm, LLP, 96 So. George Street, Suite 520, York, PA 17401
6.20-3t

ESTATE OF WILLIAM R. WINEMILLER, DECEASED
Late of York Twp., York County, PA.
Co-Executors: Jacob R. Winemiller & Christopher L. Winemiller, c/o MPL Law Firm, LLP, 96 So. George Street, Suite 520, York, PA 17401
Attorney: John D. Miller, Jr., Esquire, MPL Law Firm, LLP, 96 So. George Street, Suite 520, York, PA 17401
6.20-3t

ESTATE OF BARBARA L. WOLFGANG, DECEASED
Late of York Twp., York County, PA.
Executor: Gary R. Wolfgang, 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
6.20-3t

THIRD PUBLICATION

ESTATE OF JOSEPHINE C. ALWINE, a/k/a JOSEPHINE CAROLYN ALWINE, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Keith L. Sheffer, c/o MPL Law Firm, 96 S. George Street, Suite 520, York, PA 17401
Attorney: David A. Mills, Esquire, MPL Law Firm, 96 S. George Street, Suite 520, York, PA 17401
6.13-3t

ESTATE OF VELMA D. BARNETT, a/k/a VELMA DOROTHY BARNETT, a/k/a VELMA BARNETT, a/k/a VELMA DOROTHY ELLIS, a/k/a DOT BARNETT, DECEASED
Late of West Manchester Twp., York County, PA.
Administratrix: Keri L. Davis, c/o Dorothy Livaditis, Esquire, 32 South Beaver Street, York, PA 17401
Attorney: Dorothy Livaditis, Esquire, 32 South Beaver Street, York, PA 17401
6.13-3t

ESTATE OF WILLIAM R. BROWN, SR., a/k/a WILLIAM R. BROWN, DECEASED
Late of Carroll Twp., York County, PA.
Co-Executors: Allen C. Brown, 220 Hope Drive, Boiling Springs, PA 17007; Jennifer A. Byers, 100 Blair Mountain Road, Dillsburg, PA 17019 and William R. Brown, Jr., 441 Hockersville Road, Hershey, PA 17033
Attorney: Steven Howell, Esquire, 619 Bridge Street, New Cumberland, PA 17070
6.13-3t

ESTATE OF WILLIAM ALBERT DEITZ, JR., DECEASED
Late of Penn Twp., York County, PA.
Administratrix: Ronnita Nichelle Deitz, 3044 Grandview Road, Hanover, PA 17331
Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331
6.13-3t

ESTATE OF KARL G. GARRETT, DECEASED
Late of West York Boro., York County, PA.
Executor: Richard H. Mylin, III, c/o Ryan C. Lutz, Esquire, 2025 E. Market Street, York, PA 17402
Attorney: Ryan C. Lutz, Esquire, 2025 E. Market Street, York, PA 17402
6.13-3t

ESTATE OF HAROLD H. GRIME, DECEASED
Late of York County, PA.
Administrator: Garrett J. Grim, c/o Anthony J. Fitzgibbons, Esquire, 279 North Zinn's Mill Road, Suite D, Lebanon, PA 17042
Attorney: Anthony J. Fitzgibbons, Esquire, 279 North Zinn's Mill Road, Suite D, Lebanon, PA 17042
6.13-3t

ESTATE OF MICHAEL EUGENE HEWITT, DECEASED
Late of West Manchester Twp., York County, PA.
Administrator: Courtney L. Hewitt, 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
6.13-3t

ESTATE OF JEFFREY ALLAN JACKSON, DECEASED
Late of Penn Twp., York County, PA.
Administrator: Wayne Singer, 896 Hershey Heights Road, Hanover, PA 17331
6.13-3t

ESTATE OF EWALD KANWISCHER, DECEASED
Late of Jefferson Boro., York County, PA.
Executors: John D. Kanwischer, 989 Jackson Square Road, Spring Grove, PA 17362 and Robert Kanwischer, 5649 Lischey's Church Road, Spring Grove, PA 17362
Attorney: David C. Smith, Esquire, 754 Edgemoor Road, Hanover, PA 17331
6.13-3t

ESTATE OF DAVID HARRY MACKERCHER, DECEASED
Late of City of York, York County, PA.
Administrator: Good News Consulting, Inc., c/o Snoko Dubbs Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402
Attorney: Amanda Snoko Dubbs, Esquire, Snoko Dubbs Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402
6.13-3t

ESTATE OF WILSON E. MARKLE, DECEASED
Late of Heidelberg Twp., York County, PA.
Executrix: Wanda J. Gemmill, 4477 List Road, Red Lion, PA 17356
Attorney: Matthew L. Guthrie, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331
6.13-3t

ESTATE OF RUTH M. MARKLEY, a/k/a
RUTH MAE MARKLEY, DECEASED
Late of Dallastown Boro., York County, PA.
Executor: Matthew R. Markley, c/o Morris
& Vedder, LLP, 32 North Duke Street, PO
Box 149, York, PA 17405
Attorney: Leo E. Gribbin, Esquire, Morris
& Vedder, LLP, 32 North Duke Street, PO
Box 149, York, PA 17405 6.13-3t

ESTATE OF ARTHUR W. NACE, SR., a/k/a
ARTHUR W. NACE, a/k/a ARTHUR NACE,
DECEASED
Late of West Manchester Twp., York County,
PA.
Administrator: Joan M. Sayres, 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 6.13-3t

ESTATE OF GILBERT K. PATTERSON,
a/k/a GILBERT KENNETH PATTERSON,
DECEASED
Late of Windsor Twp., York County, PA.
Executrix: Lisa R. Wolf, c/o Walters &
Galloway, PLLC, 54 E. Main Street,
Mechanicsburg, PA 17055
Attorney: Jessica Fisher Greene, Esquire,
Walters & Galloway, PLLC, 54 E. Main
Street, Mechanicsburg, PA 17055 6.13-3t

ESTATE OF JOAN G.L. PLITT, DECEASED
Late of York City, York County, PA.
Executrix: Jody N. Nitchman, c/o Bellomo
& Associates, LLC, 3198 East Market
Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198
East Market Street, York, PA 17402 6.13-3t

ESTATE OF JOHN W. PLITT, SR.,
DECEASED
Late of Manchester Twp., York County, PA.
Executrix: Jody N. Nitchman, c/o Bellomo
& Associates, LLC, 3198 East Market
Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198
East Market Street, York, PA 17402 6.13-3t

ESTATE OF CHARLES EDWARD
RINEHART, DECEASED
Late of Penn Twp., York County, PA.
Executor: Yvonne V. Vandergucht, 3319
Warehime Road, Manchester, MD 21102
Attorney: G. Steven McKonly PC, 119
Baltimore Street, Hanover, PA 17331 6.13-3t

ESTATE OF KRISTIN SABATH, a/k/a
KRISTIN L. SABATH, DECEASED
Late of Newberry Twp., York County, PA.
Executrix: Anne M. Irvin, c/o Cherewka
Law P.C., 624 N. Front Street,
Wormleysburg, PA 17043
Attorney: Morgan Cassel, Esquire,
Cherewka Law P.C., 624 N. Front Street,
Wormleysburg, PA 17043 6.13-3t

ESTATE OF WAYNE A. SELLERS,
DECEASED
Late of York Twp., York County, PA.
Executrix: Sandra Frey Sellers, 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 6.13-3t

ESTATE OF VIRGINIA M. SHETTEL, a/k/a
VIRGINIA M. SHETTEL JR., DECEASED
Late of York Twp., York County, PA.
Co-Executrices: Martha S. Wagaman
and Rebecca J. Shettel, 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 6.13-3t

ESTATE OF NORWOOD N. SIMMONS,
DECEASED
Late of Fairview Twp., York County, PA.
Executor: Don Simmons, 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 6.13-3t

ESTATE OF EMMA MAY STONER, a/k/a
EMMA STONER, DECEASED
Late of Newberry Twp., York County, PA.
Administrator: Adam R. Deluca, Esquire,
PO Box E, New Cumberland, PA 17070
Attorney: Adam R. Deluca, Esquire, PO Box
E, New Cumberland, PA 17070 6.13-3t

ESTATE OF PATRICIA A. SWEENEY, a/k/a
PATRICIA SWEENEY, DECEASED
Late of York Twp., York County, PA.
Executor: James A. Sweeney, 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 6.13-3t

ESTATE OF DENNIS M. WILHIDE, a/k/a
DENNIS M. WILHIDE, SR., DECEASED
Late of Heidelberg Twp., York County, PA.
Executor: Michael S. Wilhide, 150 Sand
Hills Drive, Maryville, TN 37801
Attorney: David C. Smith, Esquire, 754
Edgegrove Road, Hanover, PA 17331 6.13-3t

ESTATE OF ERIC VAUGHN WISNER,
DECEASED
Late of Fairview Twp., York County, PA.
Administratrix: Tamara Ann Gregory, 120
Hines Drive, Bonneau, SC 29431
Attorney: Robert G. Radebach, Esquire, 912
North River Road, Halifax, PA 17032 6.13-3t

CIVIL NOTICES

ACTION IN MORTGAGE FORECLOSURE

COURT OF COMMON PLEAS
CIVIL DIVISION
No.: 2024-SU-000277
York COUNTY

Freedom Mortgage Corporation
v.
Norman Grayson and
Shaneka Grayson

Action in Mortgage Foreclosure

To: Norman Grayson and Shaneka Grayson

You are hereby notified that Plaintiff, Freedom Mortgage Corporation, filed a mortgage foreclosure complaint against you in the above-captioned matter wherein Plaintiff seeks to foreclose on the mortgage on the property at 37 Rockdale Drive, Seven Valleys, PA 17360 whereupon your property could be sold by the York County Sheriff.

NOTICE

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

YOU SHOULD TAKE THIS 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
(Attorney Connections)
York County Bar Center
137 East Market Street
York, PA 17401
Telephone: 717-854-8755

06.27-1t

Solicitor

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Commonwealth of Pennsylvania, Department of State, at Harrisburg, Pennsylvania on June 7, 2024, for the purpose of obtaining a Certificate of Incorporation.

The name of the corporation organized under the Pennsylvania Business Corporation Law of 1988, Act of December 21, 1988, P.L. 1444, No. 177, as amended and supplemented, is

Light Duty Guy, Inc.
75 Big Rock Drive
Dover, PA 17315

06.27-1t

Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on May 14, 2024 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Jandriel Yahnzziel Casillas to Jandriel Yahnzziel Arenas. The Court has fixed the day of August 6, 2024 at 9:30 a.m. in Courtroom #7002, 7th floor, 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.

06.27-1t

Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on May 6th, 2024 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of ELLA NJOKI WAINAINA to ELLA NJOKI KARIUKI. The Court has fixed the day of August 6, 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.

06.27-1t

Solicitor

NOTICE IS HEREBY GIVEN that on June 10, 2024 A Petition for Change of Name regarding Angela Marie Zimmerman, an adult, was filed in the Court of Common Pleas of York County, Pennsylvania, No. 2024-SU-001739, requesting an order to change the name of Angela Marie Zimmerman to Angela Marie Sirianna.

By order of the Honorable Matthew D. Menges, the Court has fixed the 3rd day of September, 2024 at 9:30 a.m. in Courtroom No. 7002, at the York County Judicial Center, 45 North George Street, York Pennsylvania, as the time and place for the hearing on said Petition when and where all interested parties may appear and show cause, if any they have, why the request of the Petitioner should not be granted.

06.27-1t

Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

No. 2024-SU-001478

CIVIL ACTION - LAW

IN THE MATTER OF

PETITION FOR CHANGE OF NAME OF SUMAIYAH AANISAH POTTS, a minor

NOTICE

Notice is hereby given that on the 20th day of May, 2024, the Petition of York County Children, Youth and Families was filed in the York County Court of Common Pleas seeking to change the name of minor child from Sumaiyah Aanisah Potts to Lilah Maelynn Monroe. The Court has fixed August 6, 2024 at 9:30 a.m. in Courtroom No. 7002 in the York County Judicial Center, 45 N. George Street, York, Pennsylvania 17401 as the date for hearing the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the Petition should not be granted.

06.27-1t

Solicitor



YCBA NEWS



JUNETEENTH: A CALL FOR ACTION

Juneteenth stands as our country's second Independence Day. Stated by YCBA Attorney and JEDI Committee Member Sandra Thompson (R), "As a legal holiday, it is the ability for all to equally enjoy the day and to celebrate freedoms promised, freedoms won, and freedoms realized; to educate and to be educated about the food, dance, culture, accomplishments, and history of African Americans who were formerly enslaved; and to remember that with unity and determination, we have the resolve to persevere and prosper as a united country."



As an African American attorney and civil rights advocate, Sandra Thompson's dedication to justice extends beyond the courtroom. Motivated by her own court scheduling conflicts during Juneteenth observances, Attorney Thompson presented the issue to the YCBA. Sandra provided additional insights into her advocacy efforts for Juneteenth within the YCBA and PBA.

From Local to Statewide Change

I began advocating for change surrounding the Juneteenth Day of observation, because as an African American attorney, civil rights advocate, who is often called to speak at events celebrating Juneteenth, I was limited because I was scheduled for court on the day of observance for Juneteenth 2023.

I started researching what legislature was passed and how each County was handling it. I brought it to the attention of the York County Bar's Justice, Equity, Diversity, and Inclusion (JEDI) Committee. Together, the Bar worked to prepare and adopt a [resolution](#) last year recognizing Juneteenth as an official holiday.

Then, I raised the issue and brought the York County Bar's Juneteenth Resolution to the attention of the PBA Civil and Equal Rights Committee (CERC). CERC then created a Juneteenth subcommittee whereas, I and Jada Greenhowe, Esq, CERC's co-chairs, with James Smith, Esq., and Althea Bennett, Esq., CERC's vice chairs, finalized a [Juneteenth Report & Recommendation](#) that was approved by CERC. On behalf of CERC, Attorney Greenhowe and myself successfully presented CERC's Juneteenth Report and Recommendation to the PBA House of Delegates and the Board of Governors for adoption on May 10, 2024.



**REALTY TRANSFER TAX
2023 COMMON LEVEL RATIO
REAL ESTATE VALUATION FACTORS**

July 2024

The following real estate valuation factors are based on sales data compiled by the State Tax Equalization Board in 2023. These factors are the mathematical reciprocals of the actual common level ratio (CLR). For Pennsylvania Realty Transfer Tax purposes, these factors are applicable for documents accepted from **July 1, 2024 to June 30, 2025**. The date of acceptance of a document is rebuttably presumed to be its date of execution, that is, the date specified in the body of the document as the date of the instrument (61 Pa. Code § 91.102).

| <u>COUNTY</u> | <u>CLR FACTOR</u> | <u>COUNTY</u> | <u>CLR FACTOR</u> | <u>COUNTY</u> | <u>CLR FACTOR</u> |
|---------------|-----------------------|---------------|-----------------------|----------------|-----------------------|
| Adams | 1.29 | Elk | 4.63 | Montour | 2.13 |
| Allegheny | 1.90 | Erie | 1.72 | Northampton | 5.49 |
| Armstrong | 2.67 | Fayette | 2.14 | Northumberland | 9.09 |
| Beaver | 1.00 | Forest | 7.58 | Perry | 1.63 |
| Bedford | 1.69 | Franklin | 12.20 | Philadelphia | 1.07 |
| Berks | 2.75 | Fulton | 4.37 | Pike | 9.80 |
| Blair | 1.18 | Greene | 2.39 | Potter | 5.71 |
| Bradford | 5.00 | Huntingdon | 7.35 | Schuylkill | 4.88 |
| Bucks | 15.87 | Indiana | 1.10 | Snyder | 9.52 |
| Butler | 15.63 | Jefferson | 4.27 | Somerset | 4.88 |
| Cambria | 7.75 | Juniata | 10.87 | Sullivan | 2.21 |
| Cameron | 4.93 | Lackawanna | 16.13 | Susquehanna | 4.61 |
| Carbon | 5.03 | Lancaster | 1.77 | Tioga | 1.00 |
| Centre | 5.65 | Lawrence | 1.97 | Union | 2.01 |
| Chester | 2.95 | Lebanon | 1.70 | Venango | 1.79 |
| Clarion | 7.69 | Lehigh | 1.88 | Warren | 6.45 |
| Clearfield | 11.49 | Luzerne | 1.15 | Washington | 1.39 |
| Clinton | 1.82 | Lycoming | 2.04 | Wayne | 1.33 |
| Columbia | 6.67 | McKean | 1.81 | Westmoreland | 10.75 |
| Crawford | 5.56 | Mercer | 8.20 | Wyoming | 8.47 |
| Cumberland | 1.36 | Mifflin | 4.31 | York | 1.87 |
| Dauphin | 2.31 | Monroe | 2.00 | | |
| Delaware | 1.63 | Montgomery | 3.04 | | |

LOOKING FOR ESTATE NOTICES

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

Go to www.palegalads.org

This FREE site allows you to
search statewide to determine
whether a specific legal notice
has been published.

