

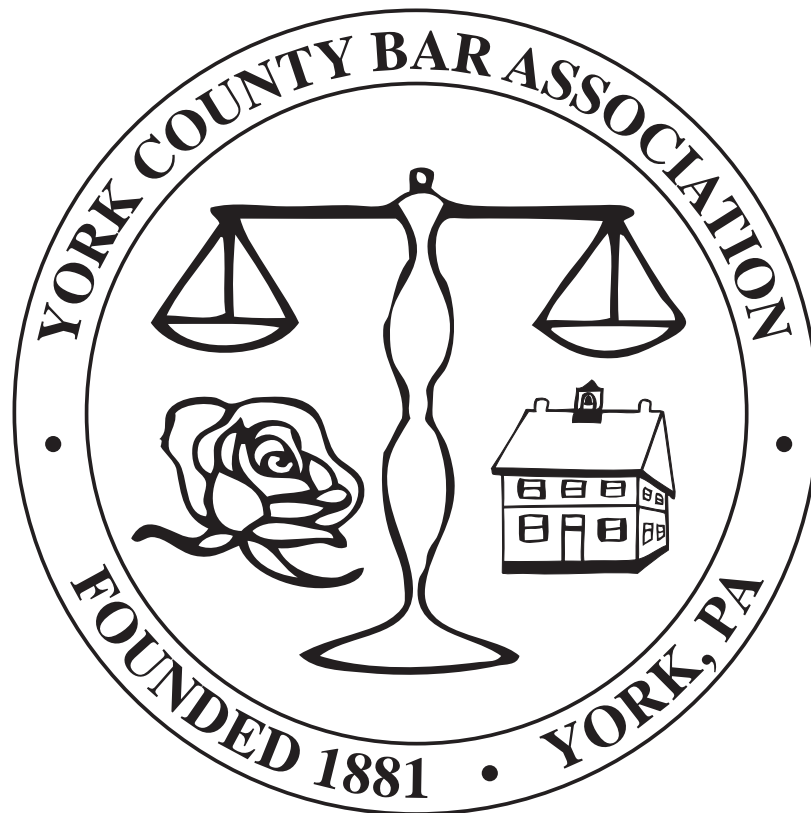
York Legal Record

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

Vol. 136

YORK, PA, THURSDAY, DECEMBER 8, 2022

No. 37



Dated Material Do Not Delay

Lawyers Concerned for Lawyers

York Support Group Meetings
3rd Wednesday of each
month

December 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 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 GENE R. ALDINGER, a/k/a GENE ROBERT ALDINGER, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Harold E. Hawkes, c/o Alexis K. Swope, Esquire, 50 East Market Street, Hellam, PA 17406
Attorney: Alexis K. Swope, Esquire, 50 East Market Street, Hellam, PA 17406 12.08-3t
- ESTATE OF FRANCES N. BARR, DECEASED
Late of West Manheim Twp., York County, PA.
Executor: Daniel L. Winters, c/o Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331
Attorney: Ruth Crabbs Gunnell, Esquire, Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331 12.08-3t
- ESTATE OF DAVID L. BAUGHMAN, a/k/a DAVID L. BAUGHMAN, SR., DECEASED
Late of Conewago Twp., York County, PA.
Executrix: Debra J. Ream, 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 12.08-3t
- ESTATE OF DAVID E. BENNETT, DECEASED
Late of Hanover Boro., York County, PA.
Executor: Cathy L. Baughman, 599 Spring Avenue, Hanover, PA 17331
Attorney: Joseph E. Erb, Jr., Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 12.08-3t
- ESTATE OF JOHN V. CHARNEY, DECEASED
Late of Peach Bottom Twp., York County, PA.
Executrix: Dawn M. Phillips, 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 12.08-3t
- ESTATE OF MICHAEL CONTINO, DECEASED
Late of West York, York County, PA.
Administratrix: Karen J. Contino, 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 12.08-3t
- ESTATE OF JEAN C. DEIMLER, a/k/a JEAN CLARINDA DEIMLER, a/k/a JEAN PAYNE DEIMLER, a/k/a JEAN CLARINDA PAYNE, DECEASED
Late of Fairview Twp., York County, PA.
Executor: Christopher C. Deimler, c/o Charles E. Shields, III, Esquire, 6 Clouser Rd., Mechanicsburg, PA 17055
Attorney: Charles E. Shields, III, Esquire, 6 Clouser Rd., Mechanicsburg, PA 17055 12.08-3t
- ESTATE OF PATRICIA A. EBERHARDT, a/k/a PATRICIA ANN EBERHARDT, a/k/a PATRICIA EBERHARDT, DECEASED
Late of W. Manheim Twp., York County, PA.
Executrix: Sharon L. Eveland, 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 12.08-3t
- ESTATE OF CHARLES E. ERFORD, DECEASED
Late of Carroll Twp., York County, PA.
Executor: Brian C. Linsenbach, Esquire, 3 N. Baltimore St., Dillsburg, PA 17019
Attorney: Brian C. Linsenbach, Esquire, STONE, WILEY & LINSENBACH, PC, 3 N. Baltimore St., Dillsburg, PA 17019 12.08-3t
- ESTATE OF WILMA D. FARRENHOLZ, DECEASED
Late of York County, PA.
Executor: Heidi D. Zurko, c/o William R. Kaufman, Esquire, 940 Century Drive, Mechanicsburg, PA 17055
Attorney: William R. Kaufman, Esquire, 940 Century Drive, Mechanicsburg, PA 17055 12.08-3t
- ESTATE OF ANNE H. FROST, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Holly Anne Frost, a/k/a Holly A. Frost, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 12.08-3t
- ESTATE OF IRENE L. FRY, DECEASED
Late of York Twp., York County, PA.
Executor: Todd G. Fry, c/o Gregory E. Gettle, 13 East Market Street, York, PA 17401
Attorney: Gregory E. Gettle, Esquire, 13 East Market Street, York, PA 17401 12.08-3t
- ESTATE OF MARY V. GILBERT, a/k/a MARY VIOLA GILBERT, DECEASED
Late of West Manheim Twp., York County, PA.
Executor(rix): Rodger L. Gilbert and Pamela K. (Gilbert) Young, c/o Siegle Law, 1010 Eichelberger Street, Suite 3, Hanover, PA 17331
Attorney: Linda S. Siegle, Esquire, Siegle Law, 1010 Eichelberger Street, Suite 3, Hanover, PA 17331 12.08-3t
- ESTATE OF TIMOTHY R. GILBERT, DECEASED
Late of West Manchester Twp., York County, PA.
Executrix: Jennifer Benchick c/k/a Jennifer Benchich, 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 12.08-3t
- ESTATE OF FLORENCE E. GLACE, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Jason R. Glace, 109 Rustique Drive, York, PA 17408
Attorney: Gilbert G. Malone, Esquire, 42 South Duke Street, York, PA 17401 12.08-3t
- ESTATE OF ALMA LEITITIA GOBAT, DECEASED
Late of Newberry Twp., York County, PA.
Co-Executors: Steven V. Gobat & Martha Ann Miller, c/o Kelly M. Appleyard, Esquire, 555 Gettysburg Pike, Suite B-200, Mechanicsburg, PA 17055
Attorney: Keystone Elder Law Kelly M. Appleyard, Esquire, 555 Gettysburg Pike, Suite B-200, Mechanicsburg, PA 17055 12.08-3t
- ESTATE OF DONNA L. GOODELL, a/k/a DONNA LOUISE GOODELL, DECEASED
Late of Fairview Twp., York County, PA.
Executrix: Rose Marie Miller, 108 Needlewood Drive, Harrisburg, PA 17112
Attorney: David H. Stone, Esquire, Stone LaFaver & Shekletski, P.O. Box E, New Cumberland, PA 17070 12.08-3t

ESTATE OF MARY E. GOODLING,
DECEASED

Late of Dallastown Boro., York County, PA.
 Executrix: Teresa A. Euculano, 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 12.08-3t

ESTATE OF CHARLES M. HEATER, a/k/a
CHARLES M. HEATER, JR., DECEASED

Late of York City., York County, PA.
 Executor: Charles M. Heater, III, 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 12.08-3t

ESTATE OF NORMA RAE HEINZ, a/k/a N.
RAE HEINZ, DECEASED

Late of West Manchester Twp., York County,
 PA.
 Executor: Scott E. Heinz, 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 12.08-3t

ESTATE OF LOIS J. JACOBS, a/k/a LOIS
JACOBS, a/k/a LOIS AVERY JACOBSS,
DECEASED

Late of West Manchester Twp., York County,
 PA.
 Executrix: Teresa D. Milne, c/o Kristina A.
 Bange, Esquire, 32 South Beaver Street,
 York, PA 17401
 Attorney: Kristina A. Bange, Esquire, 32
 South Beaver Street, York, PA 17401
 12.08-3t

ESTATE OF MARIE LANGLEY, a/k/a MARIE
M. LANGLEY, DECEASED

Late of York Twp., York County, PA.
 Executor: John Langley, 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
 12.08-3t

ESTATE OF LUTHER S. LEIPHART,
DECEASED

Late of York Twp., York County, PA.
 Executor: Paul S. Leiphart, c/o Alexis K.
 Swope, Esquire, 50 East Market Street,
 Hellam, PA 17406
 Attorney: Alexis K. Swope, Esquire, 50 East
 Market Street, Hellam, PA 17406
 12.08-3t

ESTATE OF BARBARA ANN McEACHERN,
a/k/a BARBARA A. McEACHERN,
DECEASED

Late of York City, York County, PA.
 Executor: Shawn D. McEachern, 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 12.08-3t

ESTATE OF JEAN L. MYERS, DECEASED

Late of Dillsburg, York County, PA.
 Executor: Eric Lynes, c/o David J. Lenox,
 Esquire, 8 Tristan Drive, Suite 3,
 Dillsburg, PA 17019
 Attorney: David J. Lenox, Esquire, 8 Tristan
 Drive, Suite 3, Dillsburg, PA 17019
 12.08-3t

ESTATE OF JERRY L. PICKEL, DECEASED

Late of Windsor Twp., York County, PA.
 Administratrix: Debra S. Pickel, 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
 12.08-3t

ESTATE OF JOAN S. PRESCOTT,
DECEASED

Late of Fairview Twp., York County, PA.
 Executrix: Deborah L. Prescott, c/o
 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
 12.08-3t

ESTATE OF LOIS J. RESH, DECEASED

Late of Paradise Twp., York County, PA.
 Executor: Wade A. Resh, 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 12.08-3t

ESTATE OF PAUL C. WARD, DECEASED

Late of York Twp., York County, PA.
 Co-Executors: Deborah M. Grove and
 William P. Ward, c/o Laura S. Manifold,
 Esquire, PO Box 312, Stewartstown, PA
 17363
 Attorney: Laura S. Manifold, Esquire, PO
 Box 312, Stewartstown, PA 17363
 12.08-3t

ESTATE OF LLOYD A. WILHELM, a/k/a
LLOYD A. WILHELM, JR., DECEASED

Late of Winterstown Boro., York County, PA.
 Executrix: Alicia S. Why, 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
 12.08-3t

ESTATE OF STEPHEN M. WILKINS,
DECEASED

Late of Windsor Twp., York County, PA.
 Co-Administrators: Michael G. Wilkins
 and Stephanie P. Wilkins, 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 12.08-3t

Simons Family Trust dated April 3, 2013
 Notice is hereby given that Bronwyn Keller
 is the Trustee of the above named Trust. All
 persons indebted to Constance Edith Simons
 are requested to make payment and all those
 having claims against Constance Edith Simons
 are directed to present the same to: Bronwyn
 Keller, Trustee c/o Jeffrey R. Bellomo, Esquire,
 Bellomo & Associates, LLC, 3198 East Market
 Street, York, PA 17402 12.08-3t

SECOND PUBLICATIONESTATE OF EVA A. ARVIN, a/k/a EVA
ARLENE ARVIN, a/k/a EVA ARVIN,
DECEASED

Late of Springettsbury Twp., York County,
 PA.
 Co-Executors: Beverly A. Arvin and Bruce
 E. Arvin, 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 12.01-3t

ESTATE OF MARTIN H.E. HOFFMAN,
DECEASED

Late of The City of York, York County, PA.
 Administratrix: Sonya Agnes Cottle, 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 12.01-3t

ESTATE OF CONNIE LIVELSBERGER, a/k/a
CONNIE R. LIVELSBERGER, DECEASED

Late of Wrightsville Boro., York County, PA.
 Executor: Daniel M. Livelsberger, 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 12.01-3t

ESTATE OF JEAN C. MULLEN, DECEASED

Late of Shrewsbury Twp., York County, PA.
 Administratrix: Tory P. Clemons, 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 12.01-3t

ESTATE OF PETER G. NANEZ, a/k/a PETER GUEVARA NANEZ, a/k/a PETER NANEZ, DECEASED

Late of Spring Garden Twp., York County, PA.
 Executrix: Joanne L. Nanez, 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 12.01-3t

ESTATE OF CAROLYN A. NAYLOR, a/k/a CAROLYN ANN NAYLOR, a/k/a CAROLYN A. RILEY, a/k/a CAROLYN ANN RILEY, DECEASED

Late of North Codorus Twp., York County, PA.
 Executrix: Cynthia Ann Ebersbach, 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 12.01-3t

ESTATE OF BETTY J. REAM, DECEASED

Late of York City, York County, PA.
 Executor: Steven Sliver, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
 Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 12.01-3t

ESTATE OF VIRGINIA M. SMELTZER, DECEASED

Late of Dallastown Boro., York County, PA.
 Co-Executors: Ernest D. Smeltzer, Jr. and Jane L. Dixon, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
 Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 12.01-3t

ESTATE OF MILDRED K. VOELKER, DECEASED

Late of Shrewsbury Boro., York County, PA.
 Executor: Emilie V. Class, 3349 Baker Schoolhouse Rd., Freeland, MD 21053 12.01-3t

ESTATE OF STEPHEN A. WALKER, DECEASED

Late of Loganville Boro., York County, PA.
 Executrix: Abby L. Loss, 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 12.01-3t

THIRD PUBLICATION

ESTATE OF EDNA J. ALBRIGHT, DECEASED

Late of Manchester Twp., York County, PA.
 Executor: Simon G. Albright, 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 11.23-3t

ESTATE OF BARRY BAUMGARDNER, a/k/a BARRY L. BAUMGARDNER, a/k/a BARRY LEE BAUMGARDNER, DECEASED

Late of Codorus Twp., York County, PA.
 Executor: Derek W. Baumgardner, 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 11.23-3t

ESTATE OF MARY L. BECK, DECEASED

Late of Springettsbury Twp., York County, PA.
 Executrix: Laura A. Lefever, c/o Mountz & Kreiser Law Offices, 553 Locust Street, Columbia, PA 17512
 Attorney: Mountz & Kreiser Law Offices, 553 Locust Street, Columbia, PA 17512 11.23-3t

ESTATE OF DAVID L. BURGER, SR., a/k/a DAVID LAWRENCE BURGER, SR., a/k/a DAVID L. BURGER, DECEASED

Late of Fairview Twp., York County, PA.
 Administrator: David L. Burger, Jr., c/o JSDC Law Offices, Suite C-400, 555 Gettysburg Pike, Mechanicsburg, PA 17055
 Attorney: Edward P. Seeber, Esquire, JSDC Law Offices, Suite C-400, 555 Gettysburg Pike, Mechanicsburg, PA 17055 11.23-3t

ESTATE OF EDITH M. CARTWRIGHT, DECEASED

Late of York City., York County, PA.
 Executor: Jeffrey N. Cartwright, c/o Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110
 Attorney: Ellen M. Palmer, Esquire, Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110 11.23-3t

ESTATE OF M. JEAN COOK, DECEASED

Late of Penn Twp., York County, PA.
 Executor: Bonnie Gonder, 1360 Cold Springs Rd., Fairfield, PA 17320 11.23-3t

ESTATE OF BRENDA GRUVER, a/k/a BRENDA E. GRUVER, a/k/a BRENDA EILEEN GRUVER, DECEASED

Late of Dover Twp., York County, PA.
 Executrix: Sherry L. Krout, 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 11.23-3t

ESTATE OF KAREN BETH HALDY, DECEASED

Late of West Manchester Twp., York County, PA.
 Executor: Robert James Haldy, c/o MPL Law Firm, LLP, 96 South George Street, Ste. 520, York, PA 17401
 Attorney: Andrew C. Herrold, Esquire, MPL Law Firm, LLP, 96 South George Street, Ste. 520, York, PA 17401 11.23-3t

ESTATE OF BONITA M. HARRIS, DECEASED

Late of Dover Twp., York County, PA.
 Administrator: Juan F. Harris Sr., c/o Richard H. Mylin, III, Esquire, 2025 E Market Street, York, PA 17402
 Attorney: Richard H. Mylin, III, Esquire, 2025 E Market Street, York, PA 17402 11.23-3t

ESTATE OF WILLIAM M. HOLLAND, JR., DECEASED

Late of York City., York County, PA.
 Executrix: Cheryllynn D. Riddley, c/o William B. Anstine, Jr., Esquire, Anstine & Sparler, 117 East Market Street, York, PA 17401
 Attorney: William B. Anstine, Jr., Esquire, Anstine & Sparler, 117 East Market Street, York, PA 17401 11.23-3t

ESTATE OF JAMES A. HOLTZER, DECEASED

Late of York, York County, PA.
 Executor: Catherine Boarman, 13141 Benson Estates Court, Ellicott City, MD 21042 11.23-3t

ESTATE OF MICHAEL L. HOPWOOD, DECEASED

Late of York Twp., York County, PA.
 Administrator: JoAnn Sweeney, 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 11.23-3t

ESTATE OF CLIFFORD E. LEHMAN, SR.,
a/k/a CLIFFORD E. LEHMAN, DECEASED

Late of York Twp., York County, PA.
Executors: Michael D. Lehman and
Clifford E. Lehman, Jr., 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

11.23-3t

ESTATE OF JUDITH S. SELENDER,
DECEASED

Late of Springettsbury Twp., York County,
PA.
Executor: William J. Selender, c/o Stock
and Leader, 221 West Philadelphia Street,
Suite 600, York, PA 17401
Attorney: Timothy P. Ruth, Esquire, STOCK
AND LEADER, 221 West Philadelphia
Street, Suite 600, York, PA 17401

11.23-3t

ESTATE OF BARBARA K. ZORBAUGH,
DECEASED

Late of Jackston Twp., York County, PA.
Executrix: Beth Ann Erskine, 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

11.23-3t

ESTATE OF LOIS E. MARTORANA, a/k/a
LOIS ELAINE MARTORANA, DECEASED

Late of Manchester Twp., York County, PA.
Executors: Josephine Snyder and David
Snyder, 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

11.23-3t

ESTATE OF NICOLE L. SNYDER,
DECEASED

Late of Hanover Boro., York County, PA.
Executor: Kevin Snyder, c/o Hynum Law,
P.O. Box 5620, Harrisburg, PA 17110
Attorney: Brian K. Zellner, Esquire, Hynum
Law, P.O. Box 5620, Harrisburg, PA 17110

11.23-3t

ESTATE OF DOROTHY R. McDONALD,
a/k/a DOROTHY McDONALD, a/k/a DOT
McDONALD, DECEASED

Late of Spring Garden Twp., York County,
PA.
Executrix: Melissa A. Stuart, c/o Douglas P.
France, Esquire, 2675 Eastern Blvd., York,
PA 17402
Attorney: Douglas P. France, Esquire, 2675
Eastern Blvd., York, PA 17402

11.23-3t

ESTATE OF RITA K. STRICKHOUSER,
DECEASED

Late of West Manchester Twp., York County,
PA.
Administrator: Joey M. Strickhouser, 1731
Monteley Court, Dover, PA 17315
Attorney: Steven M. Carr, Esquire, Ream,
Carr, Markey Woloshin & Hunter LLP, 119
E. Market Street, York, PA 17401

11.23-3t

ESTATE OF GLENN G. MORNINGSTAR, III,
DECEASED

Late of York Twp., York County, PA.
Administratrix: Diana K. Morningstar, 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

11.23-3t

ESTATE OF DOROTHY R. WARNER,
DECEASED

Late of City of York, York County, PA.
Executors: Regina K. Wagman and Sandra
M. Phillips, c/o Snoke Dubbs & Buhite
Law, Inc., 204 St. Charles Way, Suite F,
York, PA 17402
Attorney: Amanda Snoke Dubbs, Esquire,
Snoke Dubbs & Buhite Law, Inc., 204 St.
Charles Way, Suite F, York, PA 17402

11.23-3t

ESTATE OF TEDDY C. MYERS, DECEASED
Late of Warrington Twp., York County, PA.

Executor: Janessa D. Rustamov, 318 N. West
Street, Carlisle, PA 17013
Attorney: Wm. D. Schrack III, Esquire, 124
W. Harrisburg Street, Dillsburg, PA 17019

11.23-3t

ESTATE OF VERNA E. WENTZ, DECEASED
Late of Penn Twp., York County, PA.

Executors: Kenneth A. Wentz, 35 Pine
Ridge Road, East Berlin, PA 17316, and
Kimberly D. Markey, 450 Shuler Road,
Etters, PA 17319
Attorney: P. Daniel Altland, Esquire, 350 S.
Sporting Hill Road, Mechanicsburg, PA
17050

11.23-3t

ESTATE OF BLANDINE W. SCHRIVER, a/k/a
BLANDINE SCHRIVER, DECEASED

Late of West Manchester Twp., York County,
PA.
Executor: Rodney B. Schriver, 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

11.23-3t

ESTATE OF HELENA I. WILEY, DECEASED
Late of Jackson Twp., York County, PA.

Administrator: Ruben D. Dobbs, 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

11.23-3t

CIVIL NOTICES

ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NO.: 2019-SU-000044

U.S. BANK TRUST, NATIONAL ASSOCIATION, AS TRUSTEE OF THE BUNGALOW SERIES IV TRUST,

Plaintiff

vs.

MICHELLE R. URBAN; SCOTTA. URBAN,

Defendant(s)

NOTICE

Dear Scott A. Urban:

You have been sued in mortgage foreclosure on the premises: 50 Palmer Drive, Etters, PA 17319, York based on defaults since, December 1, 2017. You owe \$188,240.93 plus interest and fees.

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 A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

York County Lawyer Referral Service
137 East Market Street
York, PA 17401
717-854-8755

12-08-1t

Solicitor

ACTION TO QUIET TITLE

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NO. 2022-SU-002810

JERRY L. SHAFFER and ELLEN H. SHAFFER,

Plaintiff

vs.

WILLIAM LENHART, his heirs, devisees, administrators, executors, successors, and assigns,

JOHN LENHART, his heirs, devisees, administrators, executors, successors, and assigns,

SANDRA L. BENEDICT,

TIMOTHY A. WEAVER and LAURA J. WEAVER, husband and wife,

MICHAEL J. CORUM,

Defendants

NOTICE

TO: The heirs, devisees, administrators, executors, successors and assigns for William Lenhart and the heirs, devisees, administrators, executors, successors and assigns for John Lenhart

TAKE NOTICE that on November 15, 2022, Jerry L. Shaffer and Ellen H. Shaffer filed a Civil Action to Quiet Title, endorsed with a notice to defend, against you in the Court of Common Pleas of York County, Pennsylvania, docketed to No. 2022-SU-002810, wherein the Plaintiffs seek judgment in their favor and against you with respect to establishing legal title in fee simple to certain real property identified as Tax Map Parcel 24-000-LF-0227.00-00000, Dover Township, York County, Pennsylvania, and more fully described as follows:

ALL that certain parcel or tract of land lying, being and situate in Dover Township, York County, Pennsylvania, bounded, shown as parcel 24-000-LF-0227.00-00000 on a Deed dated May 18, 2005 and recorded May 19, 2005, in the Office of the Recorder of Deed in and for York County, Pennsylvania, limited and describes as follows, to wit:

BEGINNING at a concrete monument on the northern right-of-way line of Sky Top Trail (T-823), on a common property line of Jerry L. and Ellen H. Shaffer (Deed Book 1633, Page 6203) and Brett A. and Christine A. Pfeifer (Deed Book 1387, Page 8208), THENCE along said property line, North 49 degrees 42 minutes 45 seconds West, 771.26 feet to a steel pin; THENCE along a common property line of Jerry L. and Ellen H. Shaffer, Brett A. and Christine A. Pfeifer, and Robert S. and Wanda N. Gosnell (Deed Book 89N, Page 973), South 41 degrees 00 minutes 20 seconds West, 445.91 feet to a steel pin at a common corner of lands of Jerry L. and Ellen H. Shaffer and Robert S.

and Wanda L. Gosnell, which is the POINT OF BEGINNING; THENCE along land of Robert S. and Wanda L. Gosnell South 35 degrees 15 minutes 15 seconds East, 223.35 feet to a steel pin at land now or formerly of Sandra L. Benedict (Deed Book 80Z, Page 786); THENCE along the same South 41 degrees 15 minutes 36 seconds West, 431.90 feet to a steel pin at land of Leslie H., Jr. and Hazel K. Page (Deed Book 87Y, Page 722); THENCE along the same North 37 degrees 02 minutes 07 seconds West, 186.29 feet to a steel pin at corner of land of Curtis O. and Clarice E. Cooper (Deed Book 93K, Page 1087); THENCE along the same North 19 degrees 57 minutes 35 seconds West, 475.94 feet to a steel pin; THENCE continuing along the same North 40 degrees 47 minutes 10 seconds West, 241.62 feet to a steel pin at land of Ricky J. and Penny Sue Magee (Deed Book 1381, Page 6341); THENCE along the same North 39 degrees 51 minutes 09 Seconds East, 334.78 feet to a steel pin at land of Jerry L. and Ellen H. Shaffer; THENCE along the same, South 35 degrees 15 minutes 15 seconds East 647.76 feet to a steel pin at the PLACE OF BEGINNING.

Containing: 7.189 acres more or less.

IT BEING part of the premises which was conveyed from Paul S. Shaffer and Ethel J. Shaffer, by their deed dated May 18, 2005, and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Deed Book 1725 Page 7519 granted and conveyed unto Jerry L. Shaffer and Ellen H. Shaffer, husband and wife, Grantees herein.

The Complaint requests that the Court declare and adjudge (1) Plaintiffs as the owners of all right, title, and interest in and to the above described property; and (2) that the heirs, devisees, administrators, executors, successors and assigns of William Lenhart and the heirs, devisees, administrators, executors, successors and assigns of John Lenhart be forever barred from asserting any right, lien, title or interest in the land inconsistent with the interest or claim of the Plaintiffs unless the Defendants file with this Honorable Court an Answer to the within Complaint within twenty (20) days of publication.

You are hereby notified to plead to the above-referenced Complaint on or before twenty (20) days from the date of this publication or a judgment will be entered against you.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and notice are served by entering a written appearance personally or by attorney and filing

in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or 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
York County Bar Center
137 East Market Street
York, Pennsylvania 17401
Telephone No. (717) 854-8755

AVISO

Le han demandado en corte. Si usted desea defender contra las demandas dispuestas en las paginas siguientes, usted debe tomar la accion en el plazo de veinte (20) dias despues de esta queja y se sirve el aviso, incorporando un aspecto escrito personalmente o y archivando en escribir con la corte sus ddefensas u objeciones a las demandas dispuestas contra usted el abogado le advierte que que si usted no puede hacer asi que el caso puede proceder sin usted y un juicio se puede incorporar contra usted compra la corte sin aviso adicional para cualquier dinero demandado en la queja o para cualquier otra demanda o relevacion pedida por el demandante. Usted puede perder el dinero o la característica de otra endereza importante a usted.

USTED DEBE LLEVAR ESTE PAPEL SU ABOGADO INMEDIATAMENTE. SI USTED NO HACE QUE UN ABOGADO VAYA A O LLAME POR TELEFONO LA OFICINA DISPUESTA ABAJO. ESTA OFICINA PUEDE PROVEER DE USTED LA INFORMACION SOBRE EMPLEAR A UN ABOGADO. SI USTED NO PUEDE PERMITIRSE AL HIRE A UN ABOGADO, ESTA OFICINA PUEDE PODER PROVEER DE USTED LA INFORMACION SOBRE LAS AGENCIAS QUE LOS SERVICIOS JURIDICOS DE LA OFERTA DE MAYO A LAS PERSONAS ELEGIBLES EN UN HONORARIO REDUCIDO O NINGUN HONORARIO.

Lawyer Referral Service of the
York County Bar Association
York County Bar Center
137 East Market Street
York, Pennsylvania 17401
Telephone No. (717) 854-8755 x201

12-08-1t Solicitor

CHANGE OF NAME

**IN THE COURT OF COMMON PLEAS
OF YORK COUNTY, PENNSYLVANIA**

NOTICE is hereby given that on November 29, 2022 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Daiviyone M. Griffin to Daiviyone M. Collins. The Court has fixed the day of November 22, 2022 at 1:30 pm 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.

12.08-1t Solicitor

DISSOLUTION NOTICE

NOTICE is hereby given to all persons interested or who may be affected that FIRST CHURCH OF CHRIST, SCIENTIST YORK, PA, a Pennsylvania Corporation, having a registered address at 135 N GEORGE ST (LWS), YORK, PA 17401 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.

12-08-1t Solicitor

FICTITIOUS NAME

NOTICE is hereby given that an Application for Registration of Fictitious Name will be filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, pursuant to the Fictitious Names Act, for the name Shipley Energy Advisors, having a principal place of business at 415 Norway Street, York, PA 17403. The entity interested in the said name is Convenient Ventures, LLC, with a principal place of business at 415 Norway Street, York, PA 17403.

12.08-1t Solicitor

An application for registration of the fictitious name **Royal T Beauty, 1101 Carlisle Ave York, PA 17404** has been filed in the Department of State at Harrisburg, PA, File Date 09/05/2022 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is: **TEASIA A LEWIS, 4108 ROWEN CT YORK PA 17403.**

12.08-1t Solicitor

NOTICE

**PUBLIC AUCTION
WEST YORK AREA SCHOOL DISTRICT
PROPERTY**

The property to be sold is the Property, defined as **ALL THAT CERTAIN** land and improvements thereon lying in West Manchester Township, York County, Commonwealth of Pennsylvania, containing approximately 0.62 acres more or less and identified as the land described in the deed recorded in the York County Recorder of Deeds Office, at Instrument # 2022056106 and Parcel ID #510000501800000000 and located at 2605 W. Market Street, York, PA 17404 (the "Property")

containing 0.62 acres more or less

On December 17, 2022 at 10:00 a.m., WEST YORK AREA SCHOOL DISTRICT will sell at public sale, on the Property.

REAL ESTATE: The Property.

TERMS: 10% down, by check, day of sale, balance on or before February 1, 2023.

REAL ESTATE INSPECTIONS: by appointment, by contacting Gilbert & Gilbert Auctioneers, Inc. at 717-252-1656.

Sale For: WEST YORK AREA SCHOOL DISTRICT

Auctioneer:
Gilbert & Gilbert Auctioneers, Inc.
216 Forge Hill Road
Wrightsville, PA 17368

11-23-3t Solicitor

**IN THE COURT OF COMMON PLEAS
OF YORK COUNTY, PENNSYLVANIA**

CIVIL ACTION – LAW

NO. 2017-NO-005018, 2022-SU-002057

J&S SIGNCO, INC., D/B/A FASTSIGNS,
Plaintiff,

v.

EXPRESS MART & GAS,
Defendant

To: Express Mart & Gas, Defendant

IMPORTANT NOTICE

Pursuant to Pa.R.C.P. 237.1

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

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.

YORK COUNTY BAR ASSOCIATION
137 East Market Street
York, PA 17401
(717) 854-8755, EXT. 201

AVISO IMPORTANTE

Pursuant to Pa.R.C.P. 237.1

To: Express Mart & Gas, Defendant

USTED ESTA EN REBELDIA PORQUE HA FALLADO DE REGISTRAR COMPARECENCIA ESCRITA POR SI MISMO O A TRAVES DE UN ABOGADO Y SOMETER CON LA CORTE SUS DEFENSAS U OBJECCIONES A LOS CARGOS QUE SE HAN PRESENTADO CONTRA USTED. A MENOS QUE USTED ACTUE DENTRO DE

DIEZ DIAS DE HABER RECIBIDO ESTE AVISO, LA CORTE PUEDE TOMAR UNA DECISION EN CONTRA SUYA SIN TENER DERECHOS A UNA VISTA Y USTED PUEDE PERDER SU PROPIEDAD U OTROS DERECHOS IMPORTANTES.

USTED DEBE LEVARESTE DOCUMENTO A SU ABOGADO INMEDIATAMENTE. SI USTED NO TIENE UN ABOGADO, LLAME O VAYA A LA SIGUIENTE OFICINA. ESTA OFICINA PUEDE PROVEERLE INFORMACION A CERCA DE COMO CONSEGUIR UN ABOGADO.

SI USTED NO PUEDE PAGAR POR LOS SERVICIOS DE UN ABOGADO, ES POSIBLE QUE ESTA OFICINA LE PUEDA PROVEER INFORMACION SOBRE AGENCIAS QUE OFREZCAN SERVICIOS LEGALES SIN CARGO O BAJO COSTO A PERSONAS QUE CUALIFICAN.

YORK COUNTY BAR ASSOCIATION
137 East Market Street
York, PA 17401
(717) 854-8755, EXT. 201

12-08-1t Solicitor

SHERIFF SALE

**IN THE COURT OF COMMON PLEAS
OF YORK COUNTY, PENNSYLVANIA
CIVIL DIVISION**

NO. 2019-SU-000044

U.S. BANK TRUST, NATIONAL ASSOCIATION, AS TRUSTEE OF THE BUNGALOW SERIES IV TRUST,
Plaintiff,

vs.

MICHELLE R. URBAN AND SCOTT A. URBAN,
Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO:
Michelle R. Urban, 50 Palmer Drive, Etters, PA 17319

Michelle R. Urban, 8 Russian Olive Drive, Etters, PA, 17319

Scott A. Urban, 50 Palmer Drive Etters, PA 17319

Scott A. Urban, 124 Beech Street Carlisle, PA, 17013

And All Other Interested Persons or Parties

PLEASE TAKE NOTICE that the real estate

located at 50 Palmer Drive, Etters, Newberry Township, PA 17319, owned by Michelle Urban and Scott Urban, scheduled to be sold at Sheriff's Sale on **February 6, 2023**, at 2:00 PM, prevailing time, in the York County Administrative Center, York, PA to enforce the court judgment of \$264,722.94, plus fees, costs and other charges obtained by U.S. Bank Trust, National Association, as Trustee of the Bungalow Series IV Trust against Michelle R. Urban and Scott A. Urban.

**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 cancelled if you pay to U.S. Bank Trust, National Association, as Trustee of the Bungalow Series IV Trust, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, please call our office at 212-471-5100 and/or email to pafigures@friedmanvartolo.com
2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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.
4. 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 notice below 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 NOT 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 bid price by calling 212-471-5100.
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 in the sale. To find out if this has happened, you may call 212-471-5100.
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 house. A schedule of distribution of the money bid for your house will be filed by the Sheriff

within thirty (30) days from the date of the Sheriff's 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 distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.

7. You may also have other rights and defenses, or ways of getting your house 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 OR
CANNOT AFFORD ONE, GO TO OR
TELEPHONE THE OFFICE LISTED
BELOW TO FIND OUT WHERE YOU
CAN GET LEGAL HELP.**

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Solicitor

**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.

Please send submissions to
(yorklegalrecord@yorkbar.com).

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