

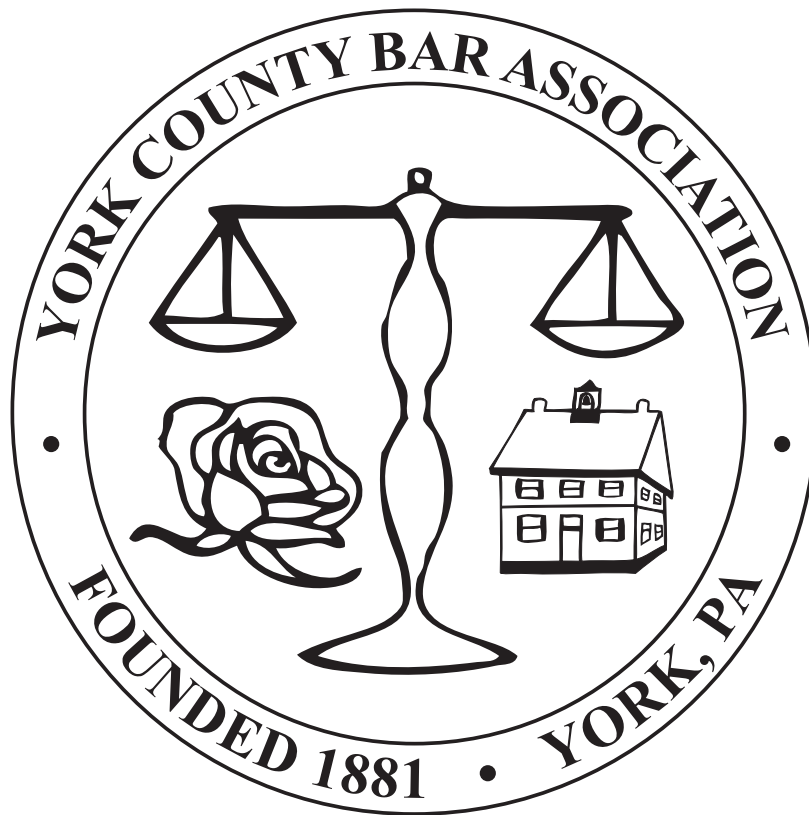
York Legal Record

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

Vol. 135

YORK, PA, THURSDAY, DECEMBER 16, 2021

No. 38



Dated Material Do Not Delay

Lawyers Concerned for Lawyers

York Support Group Meetings
3rd Wednesday of each
month

**January 19, 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**

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Opinions, Opinions, Opinions . . .

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

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

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

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**The York Legal Record is
seeking articles**

on current legal topics such as case law summaries, legislative updates, or other issues that may be of interest to subscribers. Submissions should be no more than one page in length and should be educational, not promotional, in nature. All submissions are subject to the review and approval of the Publication Board.

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Send submissions and inquiries to Jennifer Mischke at yorklegalrecord@yorkbar.com

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Brubaker Connaughton Goss & Lucarelli LLC has an immediate opening for a civil litigation associate with 1 to 6 plus years' experience in their Lancaster, PA office. Areas of litigation practice include commercial, premises liability, personal injury, employment, and other general litigation matters. Compensation begins at \$100,000 for 1 to 3 years' experience, \$130,000 for 4 to 6 years' experience, and \$160,000 for 6 plus years' experience. Bonus opportunities available. Interested candidates should submit their resume, law school transcript, writing sample, and references at www.bit.ly/CLA-02

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ASSOCIATE**

Brubaker Connaughton Goss & Lucarelli LLC has an immediate opening for a transactional associate with 1 to 6 plus years' experience in their Lancaster, PA office. Areas of practice for this partnership track position include mergers & acquisitions; complex financing transactions for lenders and borrowers; and commercial real estate transactions. Compensation begins at \$100,000 for 1 to 3 years' experience, \$130,000 for 4 to 6 years' experience and \$160,000 for 6 plus years' experience. Interested candidates submit their resume, law school transcript, writing sample, and list of references at www.bit.ly/TA-02

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 A. ALDINGER, DECEASED

Late of Springettsbury Twp., York County, PA.
 Executors: Karla Drahnak and Daniel Aldinger, c/o Gregory H. Gettle, Esquire, Gettle Vaughn Law, LLC, 13 E. Market St., York, PA 17401
 Attorney: Gregory H. Gettle, Esquire, GETTLE VAUGHN LAW, LLC, 13 E. Market St., York, PA 17401 12.16-3t

ESTATE OF KATHRYN E. BENTZ, DECEASED

Late of Spring Garden Twp., York County, PA.
 Executrix: Leslie A. Bentz, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
 Attorney: MacGregor J. Brillhart, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991 12.16-3t

ESTATE OF WILLIAM J. BLOUSE, DECEASED

Late of Springfield Twp., York County, PA.
 Executor: Bradley P. Blouse, 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 12.16-3t

ESTATE OF LOIS E. BOLL, DECEASED

Late of Mount Wolf Borough, York County, PA.
 Executrix: LeAnn E. Campbell, c/o The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408
 Attorney: Rachel Dodson Hamme, Esquire, The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408 12.16-3t

ESTATE OF NANCY ANN BOWINGS, DECEASED

Late of Shrewsbury Twp., York County, PA.
 Executor: Frank W. Bowings, Jr., c/o Michael R. Caum, Esquire, P.O. Box 272, Shrewsbury, PA 17361
 Attorney: Michael R. Caum, Esquire, P.O. Box 272, Shrewsbury, PA 17361 12.16-3t

ESTATE OF SHIRLEY R. DAYHOFF, DECEASED

Late of PLACE Twp., York County, PA.
 Executors: Bruce L. Dayhoff and Pamela K. Wolf, c/o Scott A. Ruth, Esq., 123 Broadway, Hanover, PA 17331
 Attorney: Scott A. Ruth, Esquire, 123 Broadway, Hanover, PA 17331 12.16-3t

ESTATE OF ARLENE J. EISENHART, DECEASED

Late of Jackson Twp., York County, PA.
 Executor: Ricky M. Eisenhart, c/o 340 Pine Grove Commons, York, PA 17403
 Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 12.16-3t

ESTATE OF CHARLES R. EVERHART a/k/a CHARLES R. EVERHART JR., DECEASED

Late of Hanover Borough, York County, PA.
 Executrix: Cheryl Ann Harpster, c/o Rachel L. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331
 Attorney: Rachel L. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331 12.16-3t

ESTATE OF JEFFREY L. FRANKLIN, DECEASED

Late of West Manchester Twp., York County, PA.
 Administrator: Gary L. Landis, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
 Attorney: MacGregor J. Brillhart, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991 12.16-3t

ESTATE OF RICHARD E. HINKLE, DECEASED

Late of Spring Garden Twp., York County, PA.
 Administrator-Executor: Marguerite Davis, 601 Embreeville Rd., Downingtown, PA 19335 12.16-3t

ESTATE OF JAMES F. HUFNAGEL, DECEASED

Late of Glen Rock Borough, York County, PA.
 Executor: Brandon C. Hufnagel, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
 Attorney: Jody Anderson Leighty, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991 12.16-3t

ESTATE OF LORENZO N. IACONO a/k/a LORENZO IACONO, DECEASED

Late of Dover Twp., York County, PA.
 Administrator-Executor: William Blaine Iacono, 4545 11th Ave. N., St Petersburg, FL 33713 12.16-3t

ESTATE OF JANET E. KESLAR, DECEASED

Late of York County, PA.
 Administrators-Executors: Daniel Keslar & Carl Keslar, c/o 3 N. Baltimore Street, Dillsburg, PA 17019
 Attorney: Duane P. Stone, Esquire, 3 N. Baltimore Street, Dillsburg, PA 17019 12.16-3t

ESTATE OF RUTHANNA W. KROUT a/k/a RUTHANNA M. KROUT, DECEASED

Late of West Manchester Twp., York County, PA.
 Executrix: Tina M Warner, c/o Erik Spurlin, Esq., MPL Law Firm, 137 E. Philadelphia St., York, PA 17401
 Attorney: Erik Spurlin, Esquire, MPL Law Firm, 137 E. Philadelphia St., York, PA 17401 12.16-3t

ESTATE OF DARLENE M. LAHR, a/k/a DARLENE MAE LAHR, DECEASED

Late of Dover Twp., York County, PA.
 Administrator-Executor: Tammy S. Schaeffer, 3591 Colonial Road, Dover, PA 17315
 Attorney: Marc Roberts, Esquire, 149 East Market Street, York, PA 17401 12.16-3t

ESTATE OF JACK LAMBERSON, DECEASED

Late of York County, PA.
 Administrator-Executor: Nancy Ann Lamberson, c/o 3 N. Baltimore Street, Dillsburg, PA 17019
 Attorney: Duane P. Stone, Esquire, 3 N. Baltimore Street, Dillsburg, PA 17019 12.16-3t

ESTATE OF ELEANORA R. MILLER, DECEASED

Late of Springfield Twp., York County, PA.
 Executor: Nathaniel R. Miller, 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 12.16-3t

ESTATE OF HORACE E. MILLER, JR., DECEASED

Late of Jackson Twp., York County, PA.
 Executor: Kathryn L. Jackson, c/o Michael R. Caum, Esquire, P.O. Box 272, Shrewsbury, PA 17361
 Attorney: Michael R. Caum, Esquire, P.O. Box 272, Shrewsbury, PA 17361 12.16-3t

ESTATE OF JAMES N. MILLER, SR., DECEASED

Late of Spring Garden Twp., York County, PA.
 Administrator: Richard C. Miller, c/o Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402
 Attorney: Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402 12.16-3t

**ESTATE OF SHELLY R. MOORE,
DECEASED**

Late of Hellam Twp., York County, PA.
Administrator-Executor: Kenneth J. Moore,
c/o Jennifer A. Galloway, Esq., Saxton
& Stump, LLC., 280 Granite Run Drive,
Suite 300, Lancaster, PA 17601
Attorney: Jennifer A. Galloway, Esquire,
Saxton & Stump, LLC., 280 Granite Run
Drive, Suite 300, Lancaster, PA 17601
12.16-3t

**ESTATE OF MARIE A. MOORHEAD,
DECEASED**

Late of Newberry Twp., York County, PA.
Executrix: Doris Jean Kohler, c/o Richard C.
Seneca, Esquire, Seneca Law, P.O. Box
333, Lewisberry, PA 17339-0333
Attorney: Richard C. Seneca, Esquire,
Seneca Law, P.O. Box 333, Lewisberry, PA
17339-0333 12.16-3t

**ESTATE OF BARBARA B. ORCUTT,
DECEASED**

Late of Spring Garden Twp., York County,
PA.
Executor: Thomas M. Shorb, c/o Stock and
Leader, 221 West Philadelphia Street,
Suite 600, York, PA 17401
Attorney: Thomas M. Shorb, Esquire,
STOCK AND LEADER, Susquehanna
Commerce Center East, 221 West
Philadelphia Street, Suite 600, York, PA
17401-2991 12.16-3t

**ESTATE OF JANET L. OVERMILLER,
DECEASED**

Late of Felton Borough, York County, PA.
Administrator-Executor: Brian Overmiller,
c/o 50 East Market Street, Hellam, PA
17406
Attorney: Alexis K. Swope, Esquire, 50 East
Market Street, Hellam, PA 17406 12.16-3t

**ESTATE OF ALFRED J. PAWLOWSKI, JR.,
DECEASED**

Late of Springettsbury Twp., York County,
PA.
Executor: Patricia A. Klinedinst, c/o P.O. Box
606, East Berlin, PA 17316
Attorney: Sharon E. Myers, Esquire, CGA
Law Firm, PC, P.O. Box 606, East Berlin,
PA 17316 12.16-3t

**ESTATE OF PHYLLIS REELING, a/k/a
PHYLLIS C. REELING, DECEASED**

Late of West Manchester Twp., York County,
PA.
Executor: Todd Allen Reeling, 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 12.16-3t

**ESTATE OF LEONARD RUTZEL a/k/a
LEONARD HARRY RUTZEL, DECEASED**

Late of Shrewsbury Twp., York County, PA.
Executor: Trudy Marie Rutzel, c/o 135 North
George Street, York, PA 17401
Attorney: Jeffrey L. Rehmyer II, Esquire,
CGA Law Firm, PC, 135 North George
Street, York, PA 17401 12.16-3t

**ESTATE OF CHARLES GERARD RYAN a/k/a
CHARLES G. RYAN, DECEASED**

Late of Shrewsbury Borough, York County,
PA.
Administrator-Executor: Sharon Lynne Ryan,
c/o 3198 East Market Street, York, PA
17402
Attorney: Bellomo & Associates, LLC, 3198
East Market Street, York, PA 17402
12.16-3t

**ESTATE OF JOHN G. STEPHENSON,
DECEASED**

Late of York Twp., York County, PA.
Executrix: Sheila M. Stephenson, c/o 340
Pine Grove Commons, York, PA 17403
Attorney: Robert Clofine, Esquire, Elder
Law Firm of Robert Clofine, 340 Pine
Grove Commons, York, PA 17403
12.16-3t

**ESTATE OF HARRY C. SWEENEY,
DECEASED**

Late of New Freedom Borough, York County,
PA.
Executor: Cary W. Sweeney, c/o Stock and
Leader, 221 West Philadelphia Street,
Suite 600, York, PA 17401
Attorney: MacGregor J. Brillhart, Esquire,
STOCK AND LEADER, Susquehanna
Commerce Center East, 221 West
Philadelphia Street, Suite 600, York, PA
17401-2991 12.16-3t

**ESTATE OF CHARLES R. TEST JR.,
DECEASED**

Late of West Manchester Twp., York County,
PA.
Administrator-Executor: Carla R. Lowe, c/o
3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198
East Market Street, York, PA 17402
12.16-3t

**ESTATE OF CATHERINE E. WARICK,
DECEASED**

Late of York County, PA.
Administrator-Executor: James E. O'Berry,
c/o 3 N. Baltimore Street, Dillsburg, PA
17019
Attorney: Duane P. Stone, Esquire, 3 N.
Baltimore Street, Dillsburg, PA 17019
12.16-3t

**ESTATE OF MARY C. WILDASIN a/k/a
MARY CAROLINE WILDASIN, DECEASED**

Late of West Manheim Twp., York County,
PA.
Executor: Bonita A. Anders, 2563 Pine Tree
Road, Spring Grove, PA 17362
Attorney: Arthur J. Becker, Jr., Esquire,
Becker Law Group, P.C., 529 Carlisle
Street, Hanover, PA 17331 12.16-3t

Trayer House Trust dated June 11, 2021

Notice is hereby given that Michelle Bilyeu is the
Trustee of the above named Trust. All persons
indebted to Kathryn A. Trayer are requested
to make payment and all those having claims
against Kathryn A. Trayer are directed to present
the same to: Michelle Bilyeu, Trustee, c/o Jeffrey
R. Bellomo, Esquire, Bellomo & Associates,
LLC, 3198 East Market Street, York, PA 17402.
12.16-3t

SECOND PUBLICATION

**ESTATE OF MARLENE V. ANSTINE a/k/a
MARLENE VERRE ANSTINE, DECEASED**

Late of Springettsbury Twp., York County,
PA.
Executor: Michael B. Anstine, c/o 135 North
George Street, York, PA 17401
Attorney: Jeffrey L. Rehmyer II, Esquire,
CGA Law Firm, PC, 135 North George
Street, York, PA 17401 12.09-3t

**ESTATE OF RICHARD LLOYD
BAUGHMAN, DECEASED**

Late of York County, PA.
Administrator: Troy David Baughman c/o
Jeffrey T. Bitzer, Esquire, 566 Gravel Hill
Road, Mount Wolf, PA 17347
Attorney: Jeffrey T. Bitzer, Esquire, 566
Gravel Hill Road, Mount Wolf, PA 17347
12.09-3t

**ESTATE OF RUTH NAOMI BAUM,
DECEASED**

Late of York County, PA.
Executor: Claude R. Baum, Jr., c/o James
L. Davis, Esquire, 606 North 5th Street,
Reading, PA 19601
Attorney: James L. Davis, Esquire, 606
North 5th Street, Reading, PA 19601
12.09-3t

ESTATE OF GOLDIE I. CALP, DECEASED

Late of York Twp., York County, PA.
Executors: Loretta F. Thomas and Martha M.
Cleary, c/o Snoko Dubbs & Buhite Law,
Inc., 204 St. Charles Way, Suite F, York,
PA 17402
Attorney: Snoko Dubbs & Buhite Law, Inc.,
204 St. Charles Way, Suite F, York, PA
17402 12.09-3t

**ESTATE OF ANDREW D. CAPORALE,
DECEASED**

Late of Warrington Twp., York County, PA.
Executors: Dominic A. Caporale, 1020 Old
Forge Road, Lewisberry, PA 17339 or
Megan A. Fry, 219 Mount Zion Road,
Dillsburg, PA 17019
Attorney: David J. Lenox, Esquire, 8 Tristan
Drive, Suite 3, Dillsburg, PA 17019
12.09-3t

**ESTATE OF JAMES COPPERSMITH,
DECEASED**

Late of West Manchester Twp., York County,
PA.
Executrix: Diane M. Fry, c/o 96 S. George
St., Ste. 520, York, PA 17401
Attorney: Erik D. Spurlin, Esquire, MPL
Law Firm LLP, 96 S. George St., Ste. 520,
York, PA 17401 12.09-3t

**ESTATE OF JACK E. CROCKER,
DECEASED**

Late of Washington Twp., York County, PA.
Co-Executors: Kellie Anne Blystone and
Karen Lynn Husack c/o Wm. D. Schrack
III, Esquire, Benn Law Firm, 124 West
Harrisburg Street, Dillsburg, PA 17019-
1268
Attorney: Wm. D. Schrack III, Esquire, Benn
Law Firm, 124 West Harrisburg Street,
Dillsburg, PA 17019-1268 12.09-3t

ESTATE OF RUTH M. DABLER a/k/a RUTH DABLER, DECEASED

Late of West Manchester Twp., York County, PA.
 Administrator: Michael T. Dabler c/o 2675 Eastern Blvd., York, PA 17402
 Attorney: Doug P. France, Esquire, 2675 Eastern Blvd., York, PA 17402 12.09-3t

ESTATE OF MILTON K. FISHER a/k/a MILTON KREBS FISHER, DECEASED

Late of Shrewsbury Twp., York County, PA.
 Administrator-Executor: Brenda Fisher a/k/a Brenda Lee Forbes, c/o 3198 East Market Street, York, PA 17402
 Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 12.09-3t

ESTATE OF DAVID F. GARLAND, DECEASED

Late of Stewartstown Borough, York County, PA.
 Executrix: Mary G. Kliesch, c/o 96 S. George St., Ste. 520, York, PA 17401
 Attorney: Erik D. Spurlin, Esquire, MPL Law Firm LLP, 96 S. George St., Ste. 520, York, PA 17401 12.09-3t

ESTATE OF D. KEITH GEMMILL a/k/a DENNIS K. GEMMILL, DECEASED

Late of Springfield Twp., York County, PA.
 Administrator: Adam K. Gemmill, c/o Andrea S. Anderson, Esq., 901 Delta Road, Red Lion, PA 17356
 Attorney: Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356 12.09-3t

ESTATE OF ROBERT S. GIBBLE, DECEASED

Late of Windsor Twp., York County, PA.
 Administrator-Executor: Brenda L. Erisman, c/o May Herr & Grosh, LLP, 234 N. Duke Street, Lancaster, PA 17602
 Attorney: Bradley A. Zuke, Esquire, May Herr & Grosh, LLP, 234 N. Duke Street, Lancaster, PA 17602 12.09-3t

ESTATE OF WILLIAM K. IDE SR., a/k/a WILLIAM K. IDE, DECEASED

Late of West Manchester Twp., York County, PA.
 Executor: William K. Ide II, 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 12.09-3t

ESTATE OF KRISTINE K. LYBARGER, DECEASED

Late of Conewago Twp., York County, PA.
 Administrator-Executor: Ryan N. Lybarger, 2031 Greenbriar Road, York, PA 17404
 Attorney: David Turocy, Esquire, 119 East Market Street, York, PA 17401 12.09-3t

ESTATE OF ETHEL V. MESSINGER, DECEASED

Late of Spring Grove Borough, York County, PA.
 Executor: Anthony A. Messinger, 158 W. Highland Avenue, Spring Grove, PA 17362
 Attorney: Matthew L. Guthrie, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 12.09-3t

ESTATE OF DARLENE M. MIDDLETON, DECEASED

Late of Chanceford Twp., York County, PA.
 Executrix: Dorinda M. Fisher, c/o Andrea S. Anderson, Esq., 901 Delta Road, Red Lion, PA 17356
 Attorney: Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356 12.09-3t

ESTATE OF JOAN E. PATCHES, DECEASED

Late of East Manchester Twp., York County, PA.
 Executor: Craig Patches, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
 Attorney: Thomas M. Shorb, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991 12.09-3t

ESTATE OF SHIRLEY D. PETERSON, DECEASED

Late of Dover Twp., York County, PA.
 Executor: Jeffery A. Peterson, c/o Snoko Dubbs & Buhite Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402
 Attorney: Snoko Dubbs & Buhite Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402 12.09-3t

ESTATE OF MELVIN L. PLUNKERT, a/k/a MELVIN LEWIS PLUNKERT, DECEASED

Late of Springettsbury Twp., York County, PA.
 Executrix: Bonnie Jane Sterner, 6248 Sterner Drive, Spring Grove, PA 17362
 Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331 12.09-3t

ESTATE OF DONALD L. SMITH, DECEASED

Late of Springfield Twp., York County, PA.
 Executor: Michael A. Smith, c/o Snoko Dubbs & Buhite Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402
 Attorney: Snoko Dubbs & Buhite Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402 12.09-3t

ESTATE OF DORIS M. SMITH, DECEASED

Late of Jackson Twp., York County, PA.
 Executrix: Gloria J. Myers, c/o John W. Stitt, Esquire, 1434 W. Market St., York, PA 17404
 Attorney: John W. Stitt, Esquire, 1434 W. Market St., York, PA 17404 12.09-3t

ESTATE OF JOEL H. SPRINGER, DECEASED

Late of the City of York, York County, PA.
 Executor: Jonathan P. Springer, c/o Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401
 Attorney: Jeffrey A. Gettle, Esquire, Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401 12.09-3t

ESTATE OF BARRY D. STAYROOK, DECEASED

Late of Shrewsbury Borough, York County, PA.
 Executrix: Grace A. Stayrook, c/o Andrea S. Anderson, Esq., 901 Delta Road, Red Lion, PA 17356
 Attorney: Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356 12.09-3t

ESTATE OF DONALD P. THOMAS, DECEASED

Late of York Twp., York County, PA.
 Executor: Loretta F. Thomas, c/o Snoko Dubbs & Buhite Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402
 Attorney: Snoko Dubbs & Buhite Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402 12.09-3t

ESTATE OF TRUDA R. UREY, DECEASED

Late of Windsor Twp., York County, PA.
 Executrix: Tina D. Baker, 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 12.09-3t

ESTATE OF EDNA M. WAY, DECEASED

Late of York City, York County, PA.
 Administrator: Jerry E. Way, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210
 Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210 12.09-3t

ESTATE OF ROYAL A. WETZEL, DECEASED

Late of West York Borough, York County, PA.
 Co-Executors: Tracey L. Smith and Steven R. Wetzel, c/o John W. Stitt, Esquire, 1434 W. Market St., York, PA 17404
 Attorney: John W. Stitt, Esquire, 1434 W. Market St., York, PA 17404 12.09-3t

ESTATE OF BESSIE M. WILT, DECEASED

Late of West Manchester Twp., York County, PA.
 Executrix: Sherry L. Jacobs, c/o 129 E. Market St., York, PA 17401
 Attorney: Andrew C. Herrold, Esquire, Griest, Himes, Herrold, Reynosa LLP, 129 East Market Street, York, PA 17401 12.09-3t

ESTATE OF HELMUT H. WIRSCHAL, DECEASED

Late of York Twp., York County, PA.
 Executor: Marion Wirschal, c/o Alex E. Snyder, Esquire, 100 E. Market Street, York, PA 17401
 Attorney: Alex E. Snyder, Esquire, Barley Snyder LLP, 100 E. Market Street, York, PA 17401 12.09-3t

ESTATE OF CHARLES L. WISEMAN, DECEASED

Late of Manchester Twp., York County, PA.
 Executrix: Deborah A. Rohrbaugh, c/o 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 12.09-3t

THIRD PUBLICATION

ESTATE OF HOLLIS V. ARENTZ a/k/a
HOLLIS VIRGINIA ARENTZ, DECEASED
Late of Hanover Borough, York County, PA.
Co-Executors: Bradley W. Arentz, 185
Pigeon Hill Park Road, Hanover, PA
17331 and James N. Arentz, 212 DeGuy
Avenue, Hanover, PA 17331
Attorney: Amy E.W. Ehrhart, Esquire, 118
Carlisle St., Suite 202, Hanover, PA 17331
12.02-3t

ESTATE OF JAMES E. ARNOLD, a/k/a
JAMES EDWARD ARNOLD, DECEASED
Late of York Twp., York County, PA.
Administrator-Executor: Christina M.
Arnold, c/o 3198 East Market Street,
York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198
East Market Street, York, PA 17402
12.02-3t

ESTATE OF MARY R. CROW, DECEASED
Late of Spring Garden Twp., York County,
PA.
Executrix: Sabina A. Gawlik, c/o 340 Pine
Grove Commons, York, PA 17403
Attorney: Robert Clofine, Esquire, Elder
Law Firm of Robert Clofine, 340 Pine
Grove Commons, York, PA 17403
12.02-3t

ESTATE OF JAMES RICHARD FISHER, JR.,
DECEASED
Late of Dover Twp., York County, PA.
Administrator-Executors: Justin E. Fisher,
Christopher L. Fisher, and Marlene L.
Cleveland, 216 Peffer Street, Unit 1,
Harrisburg, PA 17102
Attorney: Chad Julius, Esquire, 8150 Derry
Street, Suite A, Harrisburg, PA 17111
12.02-3t

ESTATE OF EDWARD L. FORRY, SR.,
DECEASED
Late of Warrington Twp., York County, PA.
Administrator: Edward L. Forry, Jr., 6550
Old Carlisle Rd., Dover, PA 17315
Attorney: Thomas R. Nell, Esquire, 130 W.
King St., Box 1019, East Berlin, PA 17316
12.02-3t

ESTATE OF RALPH E. HESS, DECEASED
Late of York Twp., York County, PA.
Executrix: Shirley Ann Hess, c/o Stock and
Leader, 221 West Philadelphia Street,
Suite 600, York, PA 17401
Attorney: Thomas M. Shorb, Esquire,
STOCK AND LEADER, Susquehanna
Commerce Center East, 221 West
Philadelphia Street, Suite 600, York, PA
17401-2991 12.02-3t

ESTATE OF CHARLES J. HUTCHISON,
DECEASED
Late of Fairview Twp., York County, PA.
Administratrix: Susan L. Hutchison, 150 Red
Haven Road, New Cumberland, PA 17070
c/o Valerie K. Williams, Esquire, 101 East
Darby Road, Havertown, PA 19083
Attorney: Valerie K. Williams, Esquire, 101
East Darby Road, Havertown, PA 19083
12.02-3t

ESTATE OF JOYCE E. ILGENFRITZ,
DECEASED
Late of North Hopewell Twp., York County,
PA.
Executor: Colleen Raffensberger, c/o 135
North George Street, York, PA 17401
Attorney: Jeffrey L. Rehmyer II, Esquire,
CGA Law Firm, PC, 135 North George
Street, York, PA 17401 12.02-3t

ESTATE OF MARY LOU KURMAN,
DECEASED
Late of Stewartstown Borough, York County,
PA.
Co-Executors: Marcia Krick a/k/a Marcia
Kurman and Michael A. Kurman, c/o P.O.
Box 312, Stewartstown, PA 17363
Attorney: Laura S. Manifold, Esquire, P.O.
Box 312, Stewartstown, PA 17363 12.02-3t

ESTATE OF EARL E. LINEBAUGH, II, a/k/a
EARL EUGENE LINEBAUGH, DECEASED
Late of East Berlin Borough, Adams County,
PA.
Executrix: Rita L. Linebaugh, c/o Kurt A.
Blake, Esquire, Blake & Schanbacher
Law, LLC, 29 East Philadelphia Street,
York, PA, 17401
Attorney: Kurt A. Blake, Esquire, Blake
& Schanbacher Law, LLC, 29 East
Philadelphia Street, York, PA, 17401
12.02-3t

ESTATE OF MARY ELIZABETH
MCCARDLE a/k/a MARY E. MCCARDLE,
DECEASED
Late of Springettsbury Twp., York County,
PA.
Administrator-Executor: Patricia L. Weber
c/o George W. Porter, Esquire, 909 E.
Chocolate Avenue, Hershey, PA 17033
Attorney: George W. Porter, Esquire, 909 E.
Chocolate Avenue, Hershey, PA 17033
12.02-3t

ESTATE OF LOIS J. MINTUN, DECEASED
Late of Springettsbury Twp., York County,
PA.
Executors: Gregg Alan Shive and Cindy
Lynn Glatfelter, c/o Snoke Dubbs &
Buhite Law, Inc., 204 St. Charles Way,
Suite F, York, PA 17402
Attorney: Snoke Dubbs & Buhite Law, Inc.,
204 St. Charles Way, Suite F, York, PA
17402 12.02-3t

ESTATE OF TIMOTHY T. MUMMERT,
DECEASED
Late of West Manchester Twp., York County,
PA.
Administrator: Gabriel I. Mummert, c/o
Stock and Leader, 221 West Philadelphia
Street, Suite 600, York, PA 17401
Attorney: Thomas M. Shorb, Esquire,
STOCK AND LEADER, Susquehanna
Commerce Center East, 221 West
Philadelphia Street, Suite 600, York, PA
17401-2991 12.02-3t

ESTATE OF DONNA A. NESS, DECEASED
Late of Springettsbury Twp., York County,
PA.
Administrator: Michael J. Alfano, c/o Paul G.
Lutz, Esquire, 110 South Northern Way,
York, PA 17402
Attorney: Paul G. Lutz, Esquire, 110 South
Northern Way, York, PA 17402 12.02-3t

ESTATE OF BARBARA A. O'CONNOR a/k/a
BARBARA ANN O'CONNOR, DECEASED
Late of Manheim Twp., York County, PA.
Executrix: Gail O. Biba, c/o Rachel L. Gates,
Esquire, Gates & Gates, P.C., 250 York
Street, Hanover, PA 17331
Attorney: Rachel L. Gates, Esquire, Gates &
Gates, P.C., 250 York Street, Hanover, PA
17331 12.02-3t

ESTATE OF GLADYS E. PITTINGER, a/k/a
GLADYS EILEEN PITTINGER, DECEASED
Late of West Manheim Twp., York County,
PA.
Executor: Scott A. Pittinger, 3 Ashly Ct.,
Hanover, PA 17331
Attorney: Ann C. Shultis, Esquire, 1147
Eichelberger Street, Suite F, Hanover, PA
17331 12.02-3t

ESTATE OF BARBARA A. PRENDERGAST,
DECEASED
Late of Spring Garden Twp., York County,
PA.
Co-Executrices: Kathleen J. Prendergast and
Susan J.P. Spence, c/o Stock and Leader,
221 West Philadelphia Street, Suite 600
York, PA 17401
Attorney: MacGregor J. Brillhart, Esquire,
STOCK AND LEADER, Susquehanna
Commerce Center East, 221 West
Philadelphia Street, Suite 600, York, PA
17401-2991 12.02-3t

ESTATE OF MARY AGNES THERESA
SALEMI a/k/a MARY A. SALEMI a/k/a
MARY AGNES SALEMI a/k/a MARY T.
SALEMI, DECEASED
Late of Hopewell Twp., York County, PA.
Executrix: Patricia Ann Salemi, c/o P.O. Box
312, Stewartstown, PA 17363
Attorney: Laura S. Manifold, Esquire, P.O.
Box 312, Stewartstown, PA 17363 12.02-3t

ESTATE OF DELORES M. SHEFFER,
DECEASED
Late of East Manchester Twp., York County,
PA.
Executor: Donald E. Sheffer, c/o 129 East
Market Street, York, PA 17401
Attorney: Suzanne H. Griest, Esquire, 129
East Market Street, York, PA 17401
12.02-3t

ESTATE OF JOSEPHINE F. SPEARS,
a/k/a JOSEPHINE FREY SPEARS, a/k/a
JOSEPHINE ELIZABETH FREY SPEARS,
DECEASED
Late of Hanover Borough, York County, PA.
Administrator-Executors: Paul F. Spears
and Patricia S. Eisenhauer, c/o MPL Law
Firm, LLP, 96 South George Street, Suite
520, York, PA 17401
Attorney: John D. Miller, Jr., Esquire, MPL
Law Firm, LLP, 96 South George Street,
Suite 520, York, PA 17401 12.02-3t

ESTATE OF KATHLEEN V. STRINE, a/k/a
KATHLEEN STRINE, DECEASED

Late of Springettsbury Twp., York County,
PA.

Executor: Barry L. Strine, a/k/a Barry Lee
Strine, c/o Stock and Leader, 221 West
Philadelphia Street, Suite 600 York, PA
17401

Attorney: MacGregor J. Brillhart, Esquire,
STOCK AND LEADER, Susquehanna
Commerce Center East, 221 West
Philadelphia Street, Suite 600, York, PA
17401-2991 12.02-3t

ESTATE OF BARBARA A. WILDASON a/k/a
BARBARA A. SMITH a/k/a BARBARA A.
TAYLOR, DECEASED

Late of Red Lion Borough, York County, PA.

Co-Executors: Bradley Smith and Brandon
Taylor, 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 12.02-3t

ESTATE OF BILL WOOTEN, DECEASED

Late of Manchester Twp., York County, PA.

Administrator: Jason Mize, c/o Brian Ott,
Esquire, 100 E. Market Street, York, PA
17401

Attorney: Brian Ott, Esquire, Barley Snyder
LLP, 100 E. Market Street, York, PA 17401
12.02-3t

ORPHANS' COURT DIVISION AUDITING NOTICE

To All legatees creditors and person interested:
Notice is hereby given that the following
accounts have been filed in the office of the Clerk
of Orphans' Court Division for confirmation
and distribution of the balance therein shown
to the creditors, legatees next to kin, heirs and
others legally entitled thereto on **January 5,
2022 at 9:00 a.m.** and will be called in the order
named for audit and distribution by said Court,
in **Courtroom No. 7002, on the 7th floor of the
York County Judicial Center at 45 North
George St. in the City of York, Pennsylvania.**

**1. MELLINGER – The First and Final
Account of Alvin G. Mellinger, Jr. and Betty
J. Breneman, Co-Executors of the Last Will
and Testament of Clair R. Mellinger, Late
of North Hopewell Township, York County,
Pennsylvania, deceased, 6719-1113. (David
M. Laucks, Esq.)**

**2. MELLINGER – The First and Final
Account of Alvin G. Mellinger, Jr. and
Kathy Allen, Co-Executors of the Last Will
and Testament of Donald E. Mellinger a/k/a
Donald Mellinger, Late of North Hopewell
Township, York County, Pennsylvania,
deceased, 6720-0201. (David M. Laucks,
Esq.)**

**3. MT. OLIVET CEMETERY PERPETUAL
CARE TRUST – The Account Stated by
ACNB Bank, Trustee of the Mt. Olivet
Cemetery Perpetual Care Trust Established**

**Under Instrument dated August 21, 1996,
6703-0394. (Kevin J. Hayes, Esq.)**

**4. FLINCHBAUGH – The First and Final
Account of Stephanie A. Hughes, Executrix
of the Last Will and Testament of Claudia
I. Flinchbaugh, Late of Springettsbury
Township, York County, Pennsylvania,
deceased, 6719-1817. (David M. Laucks,
Esq.)**

**5. MIRABITO – The Second Account of
Christine Bodziony, Executrix of the Last
Will and Testament of Armando Mirabito,
Late of Carroll Township, York County,
Pennsylvania, deceased, 6718-2328. (William
D. Schrack, III, Esq.)**

**6. GRAY – The First and Final Account of
Zane T. Gray, Administrator of the Estate of
Amanda M. Gray, Late of Dover Township,
York County, Pennsylvania, deceased, 6720-
1799. (Gregory E. Gettle, Esq.)**

**7. MURPHY – The First and Final Account
of Linda J. Gordon and Trudy Lynn Eaton,
Co-Executrices of the Last Will and
Testament of Betty E. Murphy, Late of Red
Lion Borough, York County, Pennsylvania,
deceased, 6721-0172. (David M. Laucks,
Esq.)**

**8. GROSS – The Second and Final Account
of MacGregor J. Brillhart, Administrator
d.b.n.c.t.a of the Last Will and Testament of
J. Rutter Gross a/k/a Jay Rutter Gross a/k/a
Jay R. Gross, Late of Dover Township, York
County, Pennsylvania, deceased, 6710-1224.
(MacGregor J. Brillhart, Esq.)**

**9. VAN DOESBURGH – The First and
Final Account of Rand A. Feder, Executor of
the Last Will and Testament of Vera Vos van
Doesburgh a/k/a Vera van Doesburg, Late of
Shrewsbury Township, York County,
Pennsylvania, deceased, 6721-0565. (Rand A.
Feder, Esq.)**

**10. KOTTMYER – The First and Final
Account of James W. Pressel, Administrator
of the Estate of Cheryl A. Kottmyer, Late
of Washington Township, York County,
Pennsylvania, deceased, 6721-0990. (Erik D.
Spurlin, Esq.)**

**FILED IN THE OFFICE OF THE CLERK
OF ORPHANS' COURT DIVISION OF
THE COMMON PLEAS COURT, YORK
COUNTY, PENNSYLVANIA ON OR
BEFORE DECEMBER 1, 2021.**

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

12.09-2t

CIVIL NOTICES

**ACTION IN MORTGAGE
FORECLOSURE**

IN THE COURT OF COMMON PLEAS
York COUNTY
CIVIL ACTION - LAW
ACTION OF MORTGAGE FORECLOSURE
Term No. 2021-SU-000642
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
QUICKEN LOANS, LLC FKA QUICKEN
LOANS INC.

Plaintiff

vs.

The Unknown Heirs of DAVID F. SYDISKIS,
Deceased
Mortgagor and Real Owner
Defendant

NOTICE TO: The Unknown Heirs of
DAVID F. SYDISKIS, Deceased

THIS LAW FIRM IS A DEBT COLLECTOR
AND WE ARE ATTEMPTING TO
COLLECT A DEBT. THIS NOTICE IS SENT
TO YOU IN AN ATTEMPT TO COLLECT A
DEBT. ANY INFORMATION OBTAINED
FROM YOU WILL BE USED FOR THAT
PURPOSE.

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

Your house at 370 Owad Road, Airville, PA
17302 is scheduled to be sold at Sheriff's Sale
on Monday, February 7, 2022, at 2:00 PM, in
<https://york.pa.realforeclose.com> to enforce
the court judgment of \$266,013.69 obtained
by QUICKEN LOANS, LLC FKA QUICKEN
LOANS INC. against you.

NOTICE: If you wish to defend, you must
take action, by entering a written appearance
personally or by attorney and filing 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 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 OR CANNOT
AFFORD ONE, 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
717-854-8755

Michael T. McKeever
Attorney for Plaintiff
KML Law Group, P.C., PC
Suite 5000, BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322

12.16-1t

Solicitor

IN THE COURT OF COMMON PLEAS
York COUNTY
CIVIL ACTION - LAW
ACTION OF MORTGAGE FORECLOSURE
Term No. 2021-SU-000074
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
KONDAUR CAPITAL CORPORATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY IN ITS CAPACITY AS SEPARATE
TRUSTEE OF MATAWIN VENTURES
TRUST SERIES 2020-1
Plaintiff

vs.

The Unknown Heirs of JOAN M. LARKIN,
Deceased, MICHAEL LARKIN Soley in His
Capacity as Heir of Joan M. Larkin, Deceased,
THOMAS LARKIN JR., Soley in His
Capacity as Heir of Joan M. Larkin, Deceased
& MARY VIRGINIA LARKIN, Soley in Her
Capacity as Heir of Joan M. Larkin, Deceased
Mortgagor and Real Owner
Defendant

The Unknown Heirs of JOAN M. LARKIN
Deceased MORTGAGOR AND REAL OWNER,
DEFENDANT whose last known address is
1513 West Philadelphia Street York, PA 17404.
THIS FIRM IS A DEBT COLLECTOR AND
WE ARE ATTEMPTING TO COLLECT
A DEBT OWED TO OUR CLIENT. ANY
INFORMATION OBTAINED FROM YOU
WILL BE USED FOR THE PURPOSE OF
COLLECTING THE DEBT.

You are hereby notified that Plaintiff
KONDAUR CAPITAL CORPORATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY IN ITS CAPACITY AS SEPARATE
TRUSTEE OF MATAWIN VENTURES
TRUST SERIES 2020-1, has filed a Mortgage
Foreclosure Complaint endorsed with a notice
to defend against you in the Court of Common
Pleas of York County, Pennsylvania, docketed
to No. 2021-SU-000074 wherein Plaintiff
seeks to foreclose on the mortgage secured on
your property located, 1513 West Philadelphia
Street York, PA 17404 whereupon your
property will be sold by the Sheriff of York.

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 the 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 claim 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 OR CANNOT
AFFORD ONE, 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
717-854-8755

Michael T. McKeever
Attorney for Plaintiff
KML Law Group, P.C., PC
Suite 5000, BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322

12.16-1t

Solicitor

ACTION TO QUIET TITLE

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

No. 2020-SU-001919

Quiet Title

DARLENE K. FLEMMENS AND
JEFFREY L. FLEMMENS,
Plaintiff

v.

BENEFICIAL MORTGAGE CO. OF
PENNSYLVANIA, A DELAWARE
CORPORATION QUALIFIED TO DO
BUSINESS IN PENNSYLVANIA, AND ITS
SUCCESSORS AND ASSIGNS

AND

CHRISTIE A. KITZMILLER, HER
SUCCESSORS IN TITLE, PERSONAL
REPRESENTATIVES, EXECUTORS, HEIRS
OR ASSIGNS, AND ANY UNKNOWN
PERSONS HAVING OR CLAIMING
AN APPARENT INTEREST IN TITLE
TO CERTAIN PROPERTY SITUATE IN

PARADISE TOWNSHIP, YORK COUNTY,
PENNSYLVANIA

Defendants

IMPORTANT NOTICE

To: Beneficial Mortgage Co. of Pennsylvania,
123 S. Broad Street, Philadelphia, PA 19109

Christie A. Kitzmiller, 393 Moulstown
Road, Abbottstown, PA 17301

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN ATTORNEY AND FILE A WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOUR MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

YOU SHOULD TAKE THIS PAPER TO A 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 No. (717) 854-8755

Erica R. Townes, Esquire
Barley Snyder
100 E. Market Street
York, PA 17401
Tel: 717-846-8888
Fax: 717-843-8492
etownes@barley.com
Attorney for Plaintiffs

12.16-1t Solicitor

ARTICLES OF INCORPORATION

NOTICE is hereby given that Articles of Incorporation [are about to be filed] were filed with the Commonwealth of Pennsylvania. The name of the [proposed] corporation is Angry Aardvark Corp. The corporation [is to be] has been incorporated under the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania Act of December 22, 1988.

12.16-1t Solicitor

ARTICLES OF INCORPORATION NON-PROFIT CORPORATION

NOTICE is hereby given that Articles of Incorporation - Nonprofit were filed with the Department of State, Commonwealth of Pennsylvania on October 7, 2021. The name of the corporation is FARMBROOKE MEADOWS COMMUNITY ASSOCIATION, INC. The purpose of the corporation is to form a Planned Community Association under the Uniform Planned Community Act of Pennsylvania, 68 Pa. C.S. Section 5101 et seq. as amended. The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

Steven J. Koehler, Esquire
STOCK AND LEADER

12.16-1t Solicitor

NOTICE is hereby given that Articles of Incorporation - Non-Profit were filed with the Department of State of the Commonwealth of Pennsylvania on the 24th day of November, 2021. The name of the corporation is Owen Road Maintenance Association. The corporation has been organized under the provisions of the Nonprofit Corporation Law of 1988, as amended.

Stacey R. MacNeal, Esq.

12.16-1t Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on the 19 November 2021 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Matthew Thomas Emery to Evelyn Mary-Rose Emery.

The Court has fixed the day of 25 January 2022, at 9:00 am in Courtroom No. 7002 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

12.16-1t Solicitor

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on the December 3, 2021 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Katie Denise Petry to Kaden Drew Petry.

The Court has fixed the day of February 15, 2022, at 9:00 am in Courtroom No. 7002 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

12.16-1t Solicitor

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on the December 3, 2021 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Mark LaRoy Rose to Rose Griffin.

The Court has fixed the day of February 15, 2022 at 9:00 am in Courtroom No. 7002 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

12.16-1t Solicitor

DISSOLUTION NOTICE

NOTICE is hereby given to all persons interested or who may be affected that Brown paper Airplanes, LLC, a Pennsylvania Corporation, having a registered address at: 565 Beaver Creek Road, Hanover, PA 17331 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.

12.16-1t

Solicitor

NOTICE is hereby given to all persons interested or who may be affected that AHA MAMA, LLC, a Pennsylvania Corporation, having a registered address at: 11 Carlisle Street, Hanover, PA 17331 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.

12.16-1t

Solicitor

NOTICE is hereby given to all persons interested or who may be affected that KKJG Properties LLC, a Pennsylvania Corporation, having a registered address at: 228 Broadway, Ste. 2, Hanover, PA 17331 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.

12.16-1t

Solicitor

NOTICE

**PUBLIC NOTICE TO
JANAE MURRAY
AND
UNKNOWN FATHER**

**In Re: Adoption of MALIA JADE DUNNE,
A MINOR**

A petition has been filed asking the Court to put an end to all rights you have as a parent to your child, **MALIA JADE DUNNE**. A Termination of Parental Rights Hearing have been scheduled for Wednesday, December 29, 2021, at 9:45 a.m. in Court Room No. 7001, Seventh Floor, of the York County Judicial Center, 45 North George Street, York, Pennsylvania 17401, to terminate your parental rights in regards to **MALIA JADE DUNNE** (DOB: 06/28/2019), whose mother is Janae Elizebeth Murray and whose father is unknown. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you. You have a right to be represented at the hearing by a lawyer. 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 one of the offices set forth below to find out where you can get legal help.

York County Bar Association located at 137 East Market Street, York, Pa 17401. Phone (717) 854-8755

York County Clerk of Orphans' Court, located at the York County Judicial Center, 45 North George Street, 2nd Floor, York, Pa 17401. Telephone (717) 771-9288

Stephanie J. Kogut, Esquire
Solicitor for York County Office
of Children, Youth & Families

A prospective adoptive parent of a child may enter into an agreement with a birth relative of the child to permit continuing contact or communication between the child and the birth relative or between the adoptive parent and the birth relative. An agency or anyone representing the parties in an adoption shall provide notification to a prospective adoptive parent, a birth parent and a child who can be reasonably expected to understand that a prospective adoptive parent and a birth relative of a child have the option to enter into a voluntary agreement for the continuing contact or communication. See 23 Pa.C.S.A. Section 2731, et seq.

12.02-3t

Solicitor

**PUBLIC NOTICE TO
KATHLEEN FREDERICK, JACK DAN-
IEL FREDERICK, AND TODD ROUSE**

**In Re: Adoption of
Esteban Joy Frederick, A Minor**

A petition has been filed asking the Court to put an end to all rights you have as a parent to your child, Esteban Joy Frederick. A Termination of Parental Rights Hearing has been scheduled for January 6, 2022, at 1:00 p.m., in Court Room No. 6003, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Esteban Joy Frederick (DOB: October 22, 2018), whose Fathers are Jack Daniel Frederick and Todd Rouse and whose Mother is Kathleen Frederick. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. 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 set forth below to find out where you can get legal help.

**ATTORNEY CONNECTION/YCBA
MODEST MEANS**

**137 East Market Street
York, Pennsylvania 17401
717-854-8755**

<http://www.yorkbar.com/?page=YCBAFindEsq>

If you cannot afford an attorney, an attorney may be appointed by the court at no cost to you if you qualify. Contact the following office for instructions and forms to complete and file.

**Clerk of the Orphans' Court
York County Judicial Center
45 North George Street
York, Pennsylvania 17401
717-771-9288**

<http://yorkcountypa.gov/composent/jdownloads/send/100-adopt-forms/824-packet-for-court-appted-counsel-and-financial-affidavit.html>

Martin Miller, Esquire
Solicitor for York County Offices of
Children, Youth & Families

A prospective adoptive parent of a child may enter into an agreement with a birth relative of the child to permit continuing contact or communication between the child and the birth relative or between the adoptive parent and the birth relative. An agency or anyone representing the parties in an adoption shall provide notification to a prospective adoptive parent, a birth parent and a child who can be reasonably expected to understand that a prospective adoptive parent and a birth relative of a child have the option to enter into a voluntary agreement for the continuing contact or communication. See 23 Pa.C.S.A. Section 2731, et seq.

12.02-3t

Solicitor

**PUBLIC NOTICE TO
BRIANA KELLY FITZPATRICK AND
UNKNOWN FATHER**

**In Re: Adoption of
Joshuah Brian Fitzpatrick, A Minor**

A petition has been filed asking the Court to

put an end to all rights you have as a parent to your child, Joshua Brian Fitzpatrick. A Termination of Parental Rights Hearing has been scheduled for February 2, 2022, at 1:30 p.m., in Court Room No. 6006, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Joshua Brian Fitzpatrick (DOB: August 21, 2020), whose Father is unknown and whose Mother is Briana Kelly Fitzpatrick. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. 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 set forth below to find out where you can get legal help.

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12.16-3t

Solicitor

child, Osiris Saint Marley Hallamon-Paige. A Termination of Parental Rights Hearing has been scheduled for February 1, 2022, at 9:00 a.m., in Court Room No. 6006, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Osiris Saint Marley Hallamon-Paige (DOB: December 18, 2012), whose Father is Melsaunto Lee Davis and whose Mother is Rena Victoria Hallamon. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. 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 set forth below to find out where you can get legal help.

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12.16-3t

Solicitor

PUBLIC NOTICE TO RENA VICTORIA HALLAMON

**In Re: Adoption of
Osiris Saint Marley Hallamon-Paige,
A Minor**

A petition has been filed asking the Court to put an end to all rights you have as a parent to your



CBY SYSTEMS, INC.

Resources for Success since 1927

CBY Systems Inc. (The Credit Bureau of York) has entered into an Affinity Program with the York County Bar Association. **The program will provide discounted rates on CBY's Debt Collection Services for any NEW referral from the Association.** CBY will then contribute a percentage of the money collected back to the YCBA.

Other benefits and features include:

- Discounted commission rates on new accounts regardless of their age
- Discounted commission rates on accounts that have been worked by other collection agencies (second placements)
- **Waive first year's annual fee and a reduced fee of \$35 per year thereafter (NOTE: Existing Clients of CBY can "Opt IN" to the reduced annual fee by emailing info@cby.com but are not eligible for discounted commission rates)**
- CBY does not use Automatic Dialing Systems so we are permitted by law to call more cell phone numbers than agencies who use Automatic Dialers
- CBY does not "score" your accounts to predetermine them as uncollectible, we work ALL of your accounts equally to collect more money for you
- All accounts are reported to the 3 national credit bureaus for up to 7 years
- CBY has dedicated "skip tracing" staff to relocate/cross reference your clients
- CBY is a member in good standing of the American Collectors Association
- These and other benefits enable CBY to consistently exceed the national average for successful collection percentages and returning money to clients

Questions or want to enroll? Contact CBY Systems, Inc., 33 S. Duke St., York, PA 17401 via email: info@cby.com or call 717-843-8685 OR 1-800-717-4229

York Legal Record

2021 Holiday Deadline Notice

Legal Notices and advertisements for publication in the following editions must be received by the York Legal Record on the corresponding dates and timeframe.

Questions? Email yorklegalrecord@yorkbar.com or call 717-854-8755 x202

December

December 30 edition – submission deadline Wednesday, December 22 by 12:00 noon

January 6 edition – submission deadline Wednesday, December 29 by 12:00 noon

Thank you for your cooperation.

LOOKING FOR ESTATE NOTICES

OR OTHER LEGAL NOTICES
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IN A PA LEGAL JOURNAL?

Go to www.palegalads.org

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