

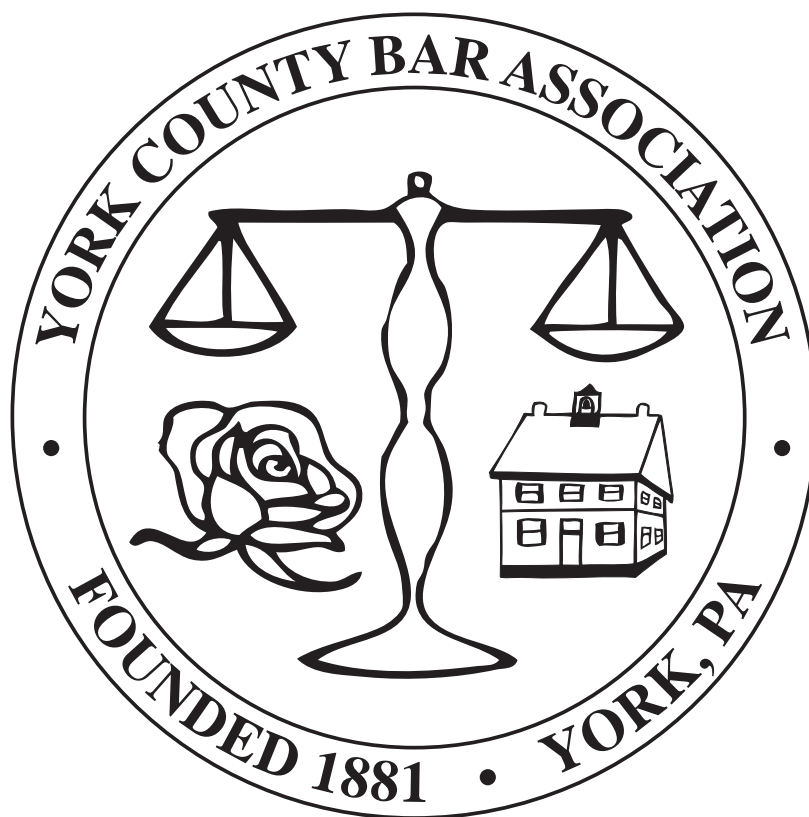
York Legal Record

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

Vol. 137

YORK, PA, WEDNESDAY, NOVEMBER 22, 2023

No. 35



Dated Material Do Not Delay

York Bar Center Operations Update

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under regular business hours**

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

**Bar Center access is limited
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ESTATE NOTICES

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

FIRST PUBLICATION

ESTATE OF PATRICIA A. AMENT, DECEASED

Late of Stewartstown Boro., York County, PA.
 Executor: Timothy S. Ament, c/o Justin S. Alex, Esquire, 63 N. Main Street, Suite K, Stewartstown, PA 17363
 Attorney: Justin S. Alex, Esquire, 63 N. Main Street, Suite K, Stewartstown, PA 17363 11.22-3t

ESTATE OF RONALD E. BAILEY, a/k/a RONALD EUGENE BAILEY, DECEASED

Late of Warrington Twp., York County, PA.
 Executor: Linda J. Bailey, 50 Warrington Way, Wellsville, PA 17365
 Attorney: Arthur J. Becker, Jr., Esquire, Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331 11.22-3t

ESTATE OF BEVERLY A. BOYERS, DECEASED

Late of Dover, York County, PA.
 Executor: Debra Evers, PO Box 11998, Harrisburg, PA 17108
 Attorney: BECKLEY & MADDEN, LLC, 212 North Third Street, Suite 301, Harrisburg, PA 17101 11.22-3t

ESTATE OF EUGENE A. EAST II, DECEASED

Late of Fairview Twp., York County, PA.
 Administrator: Eugene A. East, 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 11.22-3t

ESTATE OF SANDRA E. HAMILTON, DECEASED

Late of Windsor Twp., York County, PA.
 Executrix: Barbara A. Hamilton, 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 11.22-3t

ESTATE OF EDWARD LEE HERSHBERGER, DECEASED

Late of Hellam Twp., York County, PA.
 Executor: Thomas Edward Hershberger, 1011 Fish Hook CV, Bradenton, FL 34212
 Attorney: Peter J. Russo, Esquire, Law Offices of Peter J. Russo, P.C., 245 Grandview Avenue, Suite 102, Camp Hill, PA 17011 11.22-3t

ESTATE OF RALPH W. HESS, DECEASED

Late of York Twp., York County, PA.
 Executors: David A. Hess and Timothy R. Hess, c/o John P. Basial, Esquire, 1009 Rockledge Drive, Carlisle, PA 17015
 Attorney: John P. Basial, Esquire, 1009 Rockledge Drive, Carlisle, PA 17015 11.22-3t

ESTATE OF CARLYN A. HOKE, a/k/a CARLYN ANNE HOKE, DECEASED

Late of Dover Twp., York County, PA.
 Executor: Linda J. Bailey, 50 Warrington Way, Wellsville, PA 17365
 Attorney: Arthur J. Becker, Jr., Esquire, Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331 11.22-3t

ESTATE OF CAROL A. KESSEL, DECEASED

Late of West Manheim Twp., York County, PA.
 Executor: Neil E. Kessel, Jr., 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 11.22-3t

ESTATE OF EFFIE E. LANDIS, DECEASED

Late of Windsor Twp., York County, PA.
 Co-Executors: Diane L. Bowser and Donald E. Landis, c/o Eveler & DeArment LLP, 2997 Cape Horn Road, Suite A-6, Red Lion, PA 17356
 Attorney: Eveler & DeArment LLP, 2997 Cape Horn Road, Suite A-6, Red Lion, PA 17356 11.22-3t

ESTATE OF EARLE E. LUCKENBAUGH, DECEASED

Late of North Codorus Twp., York County, PA.
 Executor: Jeffery Scott Luckenbaugh, 1005 Harris Road, Dyersburg, TN 38024
 Attorney: Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331 11.22-3t

ESTATE OF TERRY MELHORN, DECEASED

Late of Dallastown Boro., York County, PA.
 Administrator: Diana Melhorn, c/o Charles J. Long, Esquire, 25 North Duke Street, Suite 202, York, PA 17401
 Attorney: Charles J. Long, Esquire, 25 North Duke Street, Suite 202, York, PA 17401 11.22-3t

ESTATE OF ROSALIE Y. MILLER, a/k/a ROSALIE YVONNE HENRY, DECEASED

Late of West Manheim Twp., York County, PA.
 Administratrix: Holly L. Travis, 105 E. Los Arboles Drive, Tempe, AZ 85284
 Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331 11.22-3t

ESTATE OF DOLORES MARY SWEET, DECEASED

Late of Springettsbury Twp., York County, PA.
 Administrator: Timothy F. Cassidy, 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 11.22-3t

ESTATE OF ROBERT E. WEAVER, DECEASED

Late of West Manchester Twp., York County, PA.
 Executor: Michael A. Weaver, 2851 Ridings Way, York, PA 17408
 Attorney: Steven M. Carr, Esquire, Ream, Carr, Markey Woloshin & Hunter LLP, 119 E. Market Street, York, PA 17401 11.22-3t

SECOND PUBLICATION

ESTATE OF KENNETH E. ALTLAND, DECEASED

Late of West Manchester Twp., York County, PA.
 Executrix: Linda S. Ort, c/o Michael B. Scheib, Esquire, 110 South Northern Way, York, PA 17402
 Attorney: Michael B. Scheib, Esquire, 110 South Northern Way, York, PA 17402 11.16-3t

ESTATE OF JOANNE B. BARNETT, DECEASED

Late of Dover Twp., York County, PA.
 Executor: Keith E. Barnett, 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 11.16-3t

ESTATE OF KATHLEEN M. BLIER, DECEASED

Late of York Twp., York County, PA.
 Co-Executors: William M. Blier and Mary Blier Reynolds, c/o Barley Snyder LLP, 100 E. Market Street, York, PA 17401
 Attorney: Alex E. Snyder, Esquire, Barley Snyder LLP, 100 E. Market Street, York, PA 17401 11.16-3t

ESTATE OF MARY L. BRABHAM-CHAPMAN, DECEASED

Late of Manchester Twp., York County, PA.
 Administrator: Gary L. Landis, 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 11.16-3t

ESTATE OF CONSTANCE H. BRADY, a/k/a HELEN CONSTANCE BRADY, DECEASED

Late of Jackson Twp., York County, PA.
 Executors: Laurie A. Andes, 11507 Quillin Way, Berlin, MD 21811 and Lynne E. Derr, 6115 Pahagaco Road, Spring Grove, PA 17362 11.16-3t

ESTATE OF IRENE V. BRAIDO, a/k/a IRENE VIOLA BRAIDO, DECEASED

Late of Penn Twp., York County, PA.
 Executor: Jo Ann Corriere, c/o Salzmann Hughes, P.C., 1147 Eichelberger Street, Hanover, PA 17331
 Attorney: Ann C. Shultis, Esquire, Salzmann Hughes, P.C., 1147 Eichelberger Street, Hanover, PA 17331 11.16-3t

ESTATE OF JOAN MARIE BURKHART, DECEASED

Late of Wrightsville Boro., York County, PA.
 Executor: Mark Terrell, 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 11.16-3t

ESTATE OF PEGGY A. CARL, DECEASED

Late of New Cumberland, York County, PA.
 Executor: Jacqueline Grandon, c/o James R. Demmel, Esquire, 1544 Bridge Street, New Cumberland, PA 17070
 Attorney: James R. Demmel, Esquire, 1544 Bridge Street, New Cumberland, PA 17070 11.16-3t

ESTATE OF DONALD SCOTT HEFNER, DECEASED

Late of Windsor Twp., York County, PA.
 Administratrix: Kathryn Hefner Susnick, 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 11.16-3t

ESTATE OF RICHARD T. HERMAN, DECEASED

Late of West York Boro., York County, PA.
 Executor: Richard A. Herman, c/o MPL Law Firm, LLP, 96 So. George Street, Suite 520, York, PA 17401
 Attorney: John D. Miller, Jr., Esquire, MPL Law Firm, LLP, 96 So. George Street, Suite 520, York, PA 17401 11.16-3t

ESTATE OF CHARLES F. KESSLER, DECEASED

Late of Jackson Twp., York County, PA.
 Co-Executors: Linda Sue Walker and Steve Eugene Kessler, 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 11.16-3t

ESTATE OF TIMOTHY A. LAMBERT, a/k/a TIMOTHY ALLEN LAMBERT, DECEASED

Late of Jackson Twp., York County, PA.
 Executor: Diane M. Lambert, c/o The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408
 Attorney: Tessa Marie Myers, Esquire, The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408 11.16-3t

ESTATE OF CATHERINE PATTERSON McNICHOLAS, DECEASED

Late of Penn Twp., York County, PA.
 Executor: Richard P. McNicholas, PO Box 1081, Tracyton, WA 98393 11.16-3t

ESTATE OF ROSIE VERLINA MITCHELL, a/k/a ROSIE V. MITCHELL, DECEASED

Late of York City, York County, PA.
 Executor: John Mitchell, c/o Trinity Law, 1681 Kenneth Road, Building 2, York, PA 17408
 Attorney: Patrick J. Schaeffer, Esquire, and Laura E. Bayer, Esquire, Trinity Law, 1681 Kenneth Road, Building 2, York, PA 17408 11.16-3t

ESTATE OF JOHN F. MOSSER, DECEASED

Late of Hellam Twp., York County, PA.
 Executor: Janice E. Stitt, 1434 W. Market Street, York, PA 17404
 Attorney: John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404 11.16-3t

ESTATE OF SHARON L. MOSSER, DECEASED

Late of Hellam Twp., York County, PA.
 Executor: Janice E. Stitt, 1434 W. Market Street, York, PA 17404
 Attorney: John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404 11.16-3t

ESTATE OF BELINDA CAROL PAINTER, DECEASED

Late of Manchester Twp., York County, PA.
 Administrator: Stanley L. Painter, Jr., c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401
 Attorney: Richard K. Konkel, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 11.16-3t

ESTATE OF MICHAEL J. PATTERSON, a/k/a MICHAEL PATTERSON, DECEASED

Late of West Manchester Twp., York County, PA.
 Executrix: Michelle L. Gillespie, c/o MPL Law Firm LLP, 96 S. George Street, Suite 520, York, PA 17401
 Attorney: Elizabeth Gangloff, Esquire, MPL Law Firm LLP, 96 S. George Street, Suite 520, York, PA 17401 11.16-3t

ESTATE OF TARA RENEE PORTER, a/k/a TARA R. PORTER, DECEASED

Late of Franklintown Boro., York County, PA.
 Executor: Aaron D. Porter, 104 Graystone Court, Dillsburg, PA 17019
 Attorney: Thomas E. Miller, Esquire, LAW OFFICE OF THOMAS E. MILLER, ESQUIRE LLC, 249 York Street, Hanover, PA 17331 11.16-3t

ESTATE OF MICHAEL G. ROJAHN, DECEASED

Late of York Twp., York County, PA.
 Executor: Alicia R. Rojahn, c/o Eveler & DeArment LLP, 2997 Cape Horn Road, Suite A-6, Red Lion, PA 17356
 Attorney: Eveler & DeArment LLP, 2997 Cape Horn Road, Suite A-6, Red Lion, PA 17356 11.16-3t

ESTATE OF NANCY L. SENTMAN, DECEASED

Late of Fawn Grove Boro., York County, PA.
 Administratrix: Anna Sentman Boissier, c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401
 Attorney: Craig S. Sharnetzka, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 11.16-3t

ESTATE OF BENJAMIN KYLE SHAFFER, DECEASED

Late of Penn Twp., York County, PA.
 Administratrix: Deborah G. Shaffer, c/o Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331
 Attorney: Scott J. Strausbaugh, Esquire, Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331 11.16-3t

ESTATE OF LORRAINE M. YEAGY, DECEASED

Late of Franklin Twp., York County, PA.
 Executors: Stephen A. Yeagy and Sharon A. Bargo, c/o Stone, Wiley & Linsbach, PC, 3 N. Baltimore Street, Dillsburg, PA 17019
 Attorney: Stone, Wiley & Linsbach, PC, 3 N. Baltimore Street, Dillsburg, PA 17019 11.16-3t

THIRD PUBLICATION

ESTATE OF DORIS DOWS ANDREWS, a/k/a DORIS IMOGENE ANDREWS, DECEASED

Late of Penn Twp., York County, PA.
 Executrix: Deborah A. Stick, 425 Westminster Avenue, #76, Hanover, PA 17331
 Attorney: Alex E. Snyder, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 11.09-3t

ESTATE OF SHIRLEY MAE BARRICK, DECEASED

Late of Hanover Boro., York County, PA.
 Executor: Todd Lee Selba, c/o Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331
 Attorney: Scott J. Strausbaugh, Esquire, Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331 11.09-3t

ESTATE OF RITA C. BOLIN, DECEASED

Late of Hanover Boro., York County, PA.
 Executors: Bradley Bolin, 308 Washington Avenue, Hanover, PA 17331 and Stephen Bolin, 1122 Piney Hill Road, Monkton, MD 21111 11.09-3t

ESTATE OF FRANCIS R. BOYLE, DECEASED

Late of Hanover Boro., York County, PA.
 Executor: Francis R. Boyle, Jr., c/o Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331
 Attorney: Ruth Crabbs Gunnell, Esquire, Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331 11.09-3t

ESTATE OF ANNIS F. DIEHL, DECEASED

Late of Springfield Twp., York County, PA.
 Executor: Gene W. Diehl, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
 Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 11.09-3t

ESTATE OF CLARK W. FERGUSON, JR.,
DECEASED
Late of Jackson Twp., York County, PA.
Executrix: Kimberly J. Soistman, c/o Gates
& Gates, P.C., 250 York Street, Hanover,
PA 17331
Attorney: Samuel A. Gates, Esquire, Gates
& Gates, P.C., 250 York Street, Hanover,
PA 17331 11.09-3t

ESTATE OF JOHN L. FRYE, JR., DECEASED
Late of Springettsbury Twp., York County,
PA.
Executrix: Deborah A. Goulden, c/o The
Family Law Practice of Leslie S. Arzt,
LLC, 2002 South Queen Street, York, PA
17403
Attorney: Amy S. Loper, Esquire, The
Family Law Practice of Leslie S. Arzt,
LLC, 2002 South Queen Street, York, PA
17403 11.09-3t

ESTATE OF CHARLES L. HARBISON, JR.,
DECEASED
Late of Penn Twp., York County, PA.
Administrator: David Harbison, c/o
Strausbaugh Law, PLLC, 1201 West Elm
Avenue, Suite #2, Hanover, PA 17331
Attorney: Scott J. Strausbaugh, Esquire,
Strausbaugh Law, PLLC, 1201 West Elm
Avenue, Suite #2, Hanover, PA 17331
11.09-3t

ESTATE OF MARTHA E. HOLLINGER, a/k/a
MARTHA ELLEN HOLLINGER, DECEASED
Late of Fairview Twp., York County, PA.
Executrix: Trudy A. Torres, 691 Wyndamere
Road, Lewisberry, PA 17339
Attorney: Adam R. Deluca, Esquire, Stone
LaFaver & Shekletski, PO Box E, New
Cumberland, PA 17070 11.09-3t

ESTATE OF AUDREY L. HOUCK,
DECEASED
Late of York Twp., York County, PA.
Executor: David A. Houck, c/o Stock and
Leader, 221 West Philadelphia Street,
Suite 600, York, PA 17401
Attorney: Thomas M. Shorb, Esquire,
STOCK AND LEADER, 221 West
Philadelphia Street, Suite 600, York, PA
17401 11.09-3t

ESTATE OF GEORGE IRA LIVINGSTON,
DECEASED
Late of Manchester Twp., York County, PA.
Executrix: Linda J. Cohen, 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
11.09-3t

ESTATE OF ROBERT McCULLOUGH,
DECEASED
Late of York Twp., York County, PA.
Co-Executors: Randall McCullough and
Sheree Sidler, c/o Bellomo & Associates,
LLC, 3198 East Market Street, York, PA
17402
Attorney: Jeffrey R. Bellomo, Esquire,
Bellomo & Associates, LLC, 3198 East
Market Street, York, PA 17402 11.09-3t

ESTATE OF JACK ODINSKY, DECEASED
Late of Hanover Boro., York County, PA.
Executor: Lainie A. Byers, c/o James N.
Clymer, Esquire, 408 W. Chestnut Street,
Lancaster, PA 17603
Attorney: James N. Clymer, Esquire, 408 W.
Chestnut Street, Lancaster, PA 17603
11.09-3t

ESTATE OF TRACY PAYNE, a/k/a TRACY
L. PAYNE, a/k/a TRACY LYNN PAYNE,
DECEASED
Late of West Manheim Twp., York County,
PA.
Executor: Dalton Payne, 165 Hemler Drive,
Hanover, PA 17331
Attorney: Arthur J. Becker, Jr., Esquire,
Becker Law Group, P.C., 529 Carlisle
Street, Hanover, PA 17331 11.09-3t

ESTATE OF CREE J. PECK, DECEASED
Late of Hanover Boro., York County, PA.
Executrix: Ann E. Strickland, 70 S. East
Street, Spring Grove, PA 17362
Attorney: Crabbs & Crabbs, 202 Broadway,
Hanover, PA 17331 11.09-3t

ESTATE OF KENNETH A. PETRY,
DECEASED
Late of Spring Garden Twp., York County,
PA.
Executor: Ann E. Manser, c/o Eveler &
DeArment LLP, 2997 Cape Horn Road,
Suite A-6, Red Lion, PA 17356
Attorney: Eveler & DeArment LLP, 2997
Cape Horn Road, Suite A-6, Red Lion, PA
17356 11.09-3t

ESTATE OF EUGENE SHAW, DECEASED
Late of York City, York County, PA.
Executor: Autherine Shaw, c/o Morris &
Vedder, LLP, 32 North Duke Street, PO
Box 149, York, PA 17405
Attorney: Leo E. Gribbin, Esquire, Morris
& Vedder, LLP, 32 North Duke Street, PO
Box 149, York, PA 17405 11.09-3t

ESTATE OF BETTY E. WISOTZKEY,
DECEASED
Late of West Manheim Twp., York County,
PA.
Executor: Kathryn L. Stevens, 36 Brierwood
Boulevard, Hanover, PA 17331
Attorney: Thomas E. Miller, Esquire, LAW
OFFICE OF THOMAS E. MILLER,
ESQUIRE LLC, 249 York Street, Hanover,
PA 17331 11.09-3t

ESTATE OF CHARLES W. WITMER JR., a/k/a
CHARLES WITMER JR., DECEASED
Late of York Twp., York County, PA.
Executor: Francis L. Arnold Jr., a/k/a Francis
L. Arnold, 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 11.09-3t

ESTATE OF WALTER J. ZIMMERMAN,
DECEASED
Late of York City, York County, PA.
Executrix: Ann S. Zimmerman, 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 11.09-3t

THE JACQUES J. UTZ AND NETTIE N.
UTZ REVOCABLE (NOW IRREVOCABLE)
LIVING TRUST AGREEMENT DATED
AUGUST 2, 2001
Notice is hereby given that Wayne W. Utz is the
Successor Trustee of the above-named Trust. All
persons indebted to Nettie N. Utz are requested
to make payment and all those having claims
against Nettie N. Utz are directed to present
the same to: Wayne W. Utz, Successor Trustee
c/o Jeffrey R. Bellomo, Esquire, Bellomo &
Associates, LLC, 3198 East Market Street, York,
PA 17402 11.09-3t

CIVIL NOTICES

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 **TJ Reese CPA PC**. 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.

11-22-1t Solicitor

ARTICLES OF INCORPORATION NONPROFIT

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on June 21, 2023, for a proposed nonprofit corporation to be known as:

THORNBURY HUNT II AT SOUTH HEIGHTS MANOR COMMUNITY OWNERS ASSOCIATION, INC.

formed pursuant to the provisions of the Nonprofit Corporation Law of 1988, 15 Pa. C.S. Section 5306, et seq.

The proposed nonprofit corporation is organized to be the Association of Unit Owners organized pursuant to Section 5301 of the Uniform Planned Community Act, Act of December 19, 1996, P.L. 1336, No. 180, with respect to Thornbury Hunt II at South Heights Manor, A Planned Community, pursuant to the provisions of the Uniform Planned Community Act. In furtherance of its purposes, the corporation may exercise all rights, priveleges, powers, and authority of a corporation organized under the Nonprofit Corporation Law of 1988, as amended, and of an association of unit owners organized under the Uniform Planned Community Act.

11-22-1t Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on 11/1/2023 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Tiffany Elizabeth Burk to Tiffany Elizabeth Kirchner. The Court has fixed the day of December 14th, 2023 at 11:00 a.m. in Courtroom #7003, 7th Floor, at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

11.22-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on July 26, 2023 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of R.N.S., A MINOR, to R.N.M.-S., A MINOR. The Court has fixed the day of December 19, 2023 at 10:00 a.m. in Courtroom #7002, at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

11.22-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA FAMILY LAW DIVISION

NO. 2023-SU-002862

CIVIL ACTION-LAW

IN THE MATTER OF PETITION FOR CHANGE OF NAME OF

Alicia-Marie Aziza Kahlaoui, A MINOR

NOTICE

Notice is hereby given that on the 18th of October, 2023 the Petition of Rebecca Mansberger, was filed in the York County Court of Common Pleas at No. 2023-SU-002863, seeking to change the name of minor child from Alicia-Marie Aziza Kahlaoui to Alicia Marie Aziza Mansberger. The Court has fixed Tuesday, December 19, 2023 at 10:00 A.M. in Courtroom #7002 in the York County

Judicial Center, 45 North George Street, York, Pennsylvania, 17401 as the date for hearing of the Petition. All persons interested in the proposed change of name may appear to show cause, if any they have, why the Petition should not be granted.

11.22-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA FAMILY LAW DIVISION

NO. 2023-SU-002863

CIVIL ACTION-LAW

IN THE MATTER OF PETITION FOR CHANGE OF NAME OF

Chase Josef Kahlaoui, A MINOR

NOTICE

Notice is hereby given that on the 18th of October, 2023 the Petition of Rebecca Mansberger, was filed in the York County Court of Common Pleas at No. 2023-SU-002863, seeking to change the name of minor child from Chase Josef Kahlaoui to Chase Josef Mansberger. The Court has fixed Tuesday, December 19, 2023 at 10:00 A.M. in Courtroom #7002 in the York County Judicial Center, 45 North George Street, York, Pennsylvania, 17401 as the date for hearing of the Petition. All persons interested in the proposed change of name may appear to show cause, if any they have, why the Petition should not be granted.

11.22-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

No. 2023-SU-003099

CIVIL ACTION - LAW

IN THE MATTER OF PETITION FOR CHANGE OF NAME ERIC LEE KUNKEL

CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 2nd day of November, 2023, the Petition of Eric Lee Kunkel, was filed in the above-named Court, praying for a Decree to change his name to Robin Lee Kunkel

The Court has fixed the **23rd day of January 2024 at 10:00 a.m.** in Court Room 7002, 7th Floor, of the York County Judicial Center, 45 North George Street, York, PA as the time and place for the Hearing of 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.

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Road, Thomasville, PA 17364. The fictitious name is registered to Tactical Frank, LLC of Thomasville, Pennsylvania.

11.22-1t Solicitor

DISSOLUTION NOTICE

NOTICE is hereby given that Briar-Lease, Inc., a Pennsylvania Corporation, whose registered address is 150 S. Sumner Street, York, Pennsylvania 17404, is in the process of winding up business and filing Articles of Dissolution with the Commonwealth of Pennsylvania Department of State.

11.22-1t Solicitor

FICTITIOUS NAME

Notice is hereby given a certificate was or will be filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania setting forth that UMK SLI, LLC, 1295 Lewisberry Road, Lewisberry, PA 17339 are the only person(s) owning or interested in a business, the character of which is a restaurant and bar, and that the name, style, and designation under which said business is and will be conducted is The Lake Tavern and the location where said business is and will be located is 1295 Lewisberry Road, Lewisberry, PA 17339.

11.22-1t Solicitor

NOTICE is hereby given that a certificate was filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania on November 1, 2023, setting forth that 3245 Susquehanna LLC and Gradison Management LLC are the interested entities in a business, the character of which is real estate ownership joint venture and that name, style, and designation under which said business is and will be conducted is: 1201 Memory Lane Plaza Joint Venture and the location where said business is and will be located is 1201 Memory Lane, York, Pennsylvania 17402.

11.22-1t Solicitor

NOTICE IS HEREBY GIVEN that on or about November 3, 2023, an application for Registration of Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania pursuant to the Fictitious Name Act, for the purpose of registering a Pennsylvania fictitious name. The fictitious name is **BLACK FLAG STRENGTH** and its registered office is located at 4956 East Berlin

NOTICE IS HEREBY GIVEN that an application for registration of the assumed name **Eagle Air Aviation** for the conduct of business in York County, Pennsylvania, with the principal place of business being 106 Airport Road, New Cumberland, PA 17070-2497, was made to the Department of State of Pennsylvania at Harrisburg, Pennsylvania, on the 13th day of November 2023, pursuant to 54 Pa.C.S. §311. The name of the entity owning or interested in the said business is Liberty Aviation Charter, LLC.

11.22-1t Solicitor

PUBLIC NOTICE

Court of Common Pleas - York County, PA - NO. 2023-SU-002927 - Civil Action - Law - Declaratory Judgment - Pennsylvania Housing Finance Agency, Plaintiff vs. Edward C. Sanders, Defendant - To: Edward C. Sanders, Defendant - You are hereby notified that on 10/20/23, Plaintiff filed a Declaratory Judgment Complaint with a Notice to Defend, against you in the Court of Common Pleas of York County, PA, docketed to No. 2023-SU-002927, wherein Plaintiff seeks to enter a judgment as requested in the Complaint, including striking various instruments filed by you with the York County Recorder of Deeds. You are hereby notified to plead to the above-referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you. NOTICE - If you wish to defend, you must enter a written appearance personally or by an 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. York County Lawyer Referral Service, 137 E. Market St., York, PA 17401, 717.854.8755.

11.22-1t Solicitor

SHERIFF SALE

**CIVIL ACTION LAW
COURT OF COMMON PLEAS
YORK COUNTY**

Number 2022-SU-002345

Navy Federal Credit Union
v.
Christopher M. Dundy

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

TO: Christopher M. Dundy

Your house (real estate) at **308 Shuey Road, New Cumberland, Pennsylvania 17070** is scheduled to be sold at Sheriff's Sale on **December 4, 2023** at 2:00PM, at a public on-line auction conducted by Real Foreclose, <https://york.pa.realforeclose.com/> to enforce the court judgment of \$220,565.25 obtained by Navy Federal Credit Union against the above premises.

**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 canceled if you pay to Navy Federal Credit Union the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the 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.

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 the following notice 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
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 price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.
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 on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.

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 real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the 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 schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate 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, 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
ASSOCIATION DE LICENCIADOS
Pennsylvania Lawyer Referral Service
York County Bar Association
137 East Market Street
York, Pennsylvania 17401
(717) 854-8755**

11.22-1t

Solicitor

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

No.: 2018-SU-000400

Sale No.: ORIGINAL 12/4/23 SALE

DLJ MORTGAGE CAPITAL, INC.
Plaintiff

v.

ANDREA L. GRIFFIN
Defendant(s)

NOTICE TO:
Andrea L. Griffin

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

Being Premises: **143 Sara Lane, Hanover, PA 17331**

Being in **TOWNSHIP OF WEST MANHEIM**, County of **YORK**, Commonwealth of Pennsylvania, **52000160018E000000**

Improvements consist of residential property. Sold as the property of **Andrea L. Griffin**

Your house (real estate) at **143 Sara Lane, Hanover, PA 17331** is scheduled to be sold at the Sheriff's Sale on **February 5, 2024 at 02:00 PM**, at the **PA-YORK, YORK COUNTY ADMINISTRATIVE CENTER, 28 EAST MARKET ST, YORK, PA 17401**, to enforce the Court Judgment of **\$146,423.79** obtained by, **DLJ MORTGAGE CAPITAL, INC.** (the mortgagee), against the above premises.

11.22-1t

Solicitor

LOOKING FOR ESTATE NOTICES

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

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

