

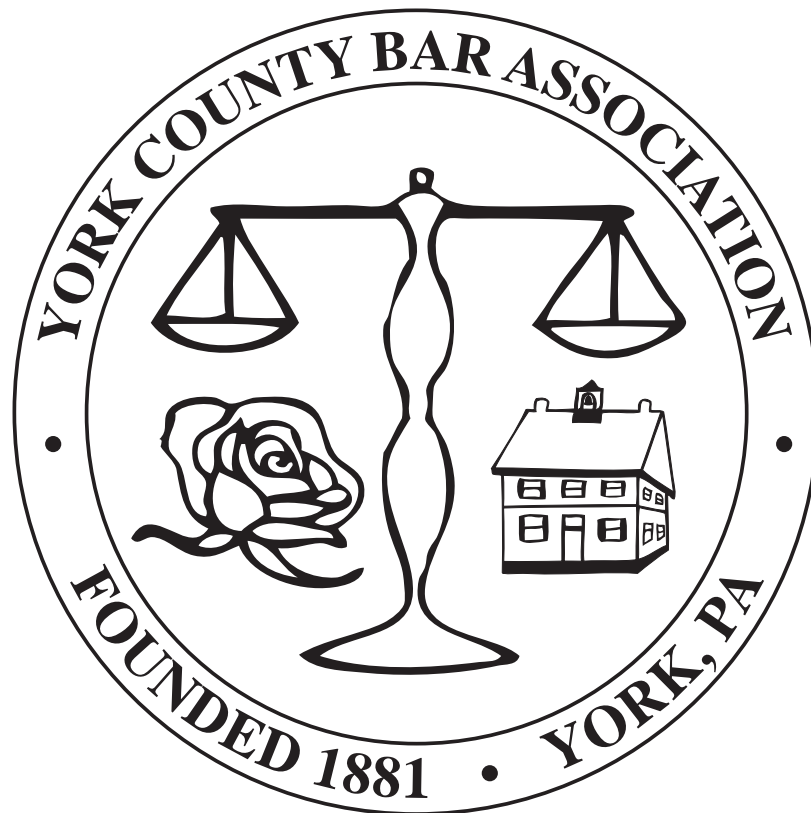
York Legal Record

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

Vol. 136

YORK, PA, THURSDAY, OCTOBER 27, 2022

No. 31



Dated Material Do Not Delay

Lawyers Concerned for Lawyers

York Support Group Meetings
3rd Wednesday of each
month

November 16, 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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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 JOSEPH C. BUNNELL, JR., DECEASED

Late of Springettsbury Twp., York County, PA.
 Executrix: Marilyn Luckenbaugh, c/o John R. Elliott, Esquire, Anstine & Sparler, 117 East Market St., York, PA 17401
 Attorney: John R. Elliott, Esquire, Anstine & Sparler, 117 East Market St., York, PA 17401 10.27-3t

ESTATE OF JACK P. COOK, JR., a/k/a JACK PHILIP COOK, JR., DECEASED

Late of Hellam Twp., York County, PA.
 Executor: Counsel Trust Company, c/o McNees Wallace & Nurick LLC, 100 Pine Street, P.O. Box 1166, Harrisburg, PA 17108
 Attorney: Elizabeth P. Mullaugh, Esquire, McNees Wallace & Nurick LLC, 100 Pine Street, P.O. Box 1166, Harrisburg, PA 17108 10.27-3t

ESTATE OF THOMAS W. FADELY, DECEASED

Late of Dover Twp., York County, PA.
 Co-Executors: Chad D. Fadely and Bret T. Fadely, 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 10.27-3t

ESTATE OF CAROL FISHER, DECEASED

Late of York Twp., York County, PA.
 Executor: Janene Fry, 109 Melissa Court, Enola, PA 17025
 Attorney: Patrick J. Schaeffer, Esquire, Laura E Bayer, Esquire, Trinity Law, 1681 Kenneth Road, Building 2, York, PA 17408 10.27-3t

ESTATE OF RICK RANDALL GASKINS, DECEASED

Late of Airville, York County, PA.
 Executor: Jennifer Michelle Gaskins, c/o Law Office of Gregory M. Lane, 2617 N 2nd Street, Harrisburg, PA 17110
 Attorney: Gregory M. Lane, Esquire, Law Office of Gregory M. Lane, 2617 N 2nd Street, Harrisburg, PA 17110 10.27-3t

ESTATE OF MICHAEL CASMIER KRECKO, DECEASED

Late of Hanover Boro., York County, PA.
 Executor: Kimberly M. Clousher, 361 Jasmine Dr., Hanover, PA 17331
 Attorney: G. Steven McKonly, Esquire, 119 Baltimore Street, Hanover, PA 17331 10.27-3t

ESTATE OF JANE E. LANDIS, DECEASED

Late of Spring Garden Twp., York County, PA.
 Executor: Robert C. Landis, 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 10.27-3t

ESTATE OF DORIS J. LEREW, DECEASED

Late of York Twp., York County, PA.
 Executrix: Lori Jean Shaulis, 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 10.27-3t

ESTATE OF TOBIAS G. LURK, DECEASED

Late of Hanover Boro., York County, PA.
 Executor: Brittany L. Lurk, 211 W. Middle St., Hanover, PA 17331
 Attorney: G. Steven McKonly, Esquire, 119 Baltimore Street, Hanover, PA 17331 10.27-3t

ESTATE OF RONALD D. REIGLE, a/k/a RONALD DAVID REIGLE, DECEASED

Late of Dover Twp., York County, PA.
 Executors: Sandra L. Howard and Deborah A. Seyler, 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 10.27-3t

ESTATE OF MARGARETTA E. SCHELL, DECEASED

Late of Manchester Twp., York County, PA.
 Executor: Clee Allen Ridall, 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 10.27-3t

ESTATE OF PATRICIA L. STINE, DECEASED

Late of York Twp., York County, PA.
 Co-Executors: Tracy Frantz and Edward D. Stine, 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 10.27-3t

ESTATE OF LUIS ENRIQUE VAZQUEZ, SR., DECEASED

Late of City of York, York County, PA.
 Administratrix: Destinee Sterner, 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 10.27-3t

SECOND PUBLICATION

ESTATE OF CLAIRE J. AIKENS, a/k/a C. JEAN AIKENS, DECEASED

Late of Fairview Twp., York County, PA.
 Executrix: Nicole L. Hunt, 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 10.20-3t

ESTATE OF RUTH D. BOND, DECEASED

Late of Shrewsbury Boro., York County, PA.
 Executor: Larry S. Thompson, 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 10.20-3t

ESTATE OF LEONARD C. FERREE, JR., DECEASED

Late of Dover Twp., York County, PA.
 Executrix: Jessica R. Bliss, 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 10.20-3t

ESTATE OF GRACE D. FLORY, DECEASED

Late of Windsor Twp., York County, PA.
 Co-Executors: David B. Flory and Carol I. Craven, a/k/a Carol Craven, 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 10.20-3t

ESTATE OF JANET MARIE FOGLE, a/k/a JANET M. FOGLE, DECEASED

Late of Penn Twp., York County, PA.
 Executor: Pamela Shook a/k/a Pamela Fogle Shook, 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 10.20-3t

ESTATE OF ETHEL FRANCE, DECEASED

Late of Hanover Boro., York County, PA.
 Executrices: Cathy D. Gross and Connie L. Murray, 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 10.20-3t

ESTATE OF MARGARET L. FUHRMAN, a/k/a MARGARET LOUISE FUHRMAN, DECEASED

Late of Hanover Boro., York County, PA.
 Executors: Victoria M. Hartlaub, 1222 Broadway, Hanover, PA 17331, and Thomas R. Fuhrman, 219 N. Schoolhouse Rd., Thomasville, PA 17364
 Attorney: David K. James, III, Esquire, 234 Baltimore St., Gettysburg, PA 17325 10.20-3t

ESTATE OF DARLENE J. GERBEN,
DECEASED

Late of Springfield Twp., York County, PA.
 Administrator: John A. Gerben, Jr., 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 10.20-3t

ESTATE OF KYLE J. GLATFELTER, a/k/a
KYLE JAY GLATFELTER, DECEASED

Late of Manchester Twp., York County, PA.
 Administrator C.T.A.: Gary L. Landis, c/o
 Barley Snyder, LLP, 14 Center Square,
 Hanover, PA 17331
 Attorney: Jennifer M. Stetter, Esquire,
 Barley Snyder LLP, 14 Center Square,
 Hanover, PA 17331 10.20-3t

ESTATE OF MICHAEL D. HOFFMAN,
DECEASED

Late of Conewago Twp., York County, PA.
 Executrix: Deborah Daugherty, c/o Marcus
 A. McKnight, III, Esquire, Irwin &
 McKnight, P.C., 60 West Pomfret Street,
 Carlisle, PA 17013
 Attorney: Marcus A. McKnight, III, Esquire,
 Irwin & McKnight, P.C., 60 West Pomfret
 Street, Carlisle, PA 17013 10.20-3t

ESTATE OF BRUCE L. JOHN, DECEASED

Late of Dover Twp., York County, PA.
 Administratrix: Pamela R. Reitzel, 359
 Lowther Street, Lemoyne, PA 17043
 Attorney: Robin J. Marzella, Esquire, R.J.
 Marzella & Associates, 3513 North Front
 Street, Harrisburg, PA 17110 10.20-3t

ESTATE OF LINDA N. JORDAN, DECEASED

Late of Penn Twp., York County, PA.
 Executor: William C. Jordan, Jr., 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 10.20-3t

ESTATE OF ARLENE M. KOPP, DECEASED

Late of Penn Twp., York County, PA.
 Co-Executors: Nevin G. Rohrbaugh and
 Brian L. Kopp, 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
 10.20-3t

ESTATE OF JUDD C. LACKEY, DECEASED

Late of Shrewsbury Twp., York County, PA.
 Administrator: John M. Lackey, 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
 10.20-3t

ESTATE OF KENNETH E. LIPPY,
DECEASED

Late of York County, PA.
 Executor: Shaun E. O'Toole, 220 Pine
 Street, Harrisburg, PA 17101
 Attorney: Shaun E. O'Toole, Esquire, 220
 Pine Street, Harrisburg, PA 17101
 10.20-3t

ESTATE OF LYNN J. McCLAIN, DECEASED

Late of Manchester Boro., York County, PA.
 Executrix: Kelsey L. Pedmo, 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 10.20-3t

ESTATE OF DORIS V. McMASTER,
DECEASED

Late of North Codorus Twp., York County,
 PA.
 Executor: Scott A. McMaster, 631 North
 Blettner Avenue, Hanover, PA 17331
 Attorney: Arthur J. Becker, Jr., Esquire,
 Becker Law Group, P.C., 529 Carlisle
 Street, Hanover, PA 17331 10.20-3t

ESTATE OF GREGG E. NIEDERERR,
DECEASED

Late of North Codorus Twp., York County,
 PA.
 Executor: Robert D. Niedererr, 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 10.20-3t

ESTATE OF LINWOOD G. ORR, DECEASED

Late of Dover Twp., York County, PA.
 Executrix: Karen V. Orr, c/o Elder Law
 Firm of Robert Clofine, 340 Pine Grove
 Commons, York, PA 17403
 Attorney: Joy L. Kolodzi, Esquire, Elder
 Law Firm of Robert Clofine, 340 Pine
 Grove Commons, York, PA 17403
 10.20-3t

ESTATE OF JOYCE L. PETERS, DECEASED

Late of Red Lion Boro., York County, PA.
 Administrator: Thomas G. Peters, c/o Patrick
 J. Schaeffer, Esquire and Laura E. Bayer,
 Esquire, 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
 10.20-3t

ESTATE OF KATHIE D. POWELL, a/k/a
KATHIE DIANE POWELL, DECEASED

Late of Penn Twp., York County, PA.
 Executor: Michele R. Parker, 47 Cody Court,
 Hanover, PA 17331
 Attorney: Arthur J. Becker, Jr., Esquire,
 Becker Law Group, P.C., 529 Carlisle
 Street, Hanover, PA 17331 10.20-3t

ESTATE OF SEAN ANDREW SCHLOSSER,
DECEASED

Late of York City., York County, PA.
 Administratrix: Tracey Alfano, 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
 10.20-3t

ESTATE OF BONNIE B. SHEAFFER, a/k/a
BONNIE SHEAFFER, DECEASED

Late of Dillsburg, Carroll Twp., York County,
 PA.
 Executrix: Denise S. Bleiler, 20 Pine Street,
 Dillsburg, PA 17019
 Attorney: Terence J. Barna, Esquire,
 BENNLAWFIRM, 103 East Market Street,
 P.O. Box 5185, York, PA 17405 10.20-3t

ESTATE OF CHARLES E. SMITH JR.,
DECEASED

Late of York Twp., York County, PA.
 Executor: Loretta L. Smith, c/o Bellomo &
 Associates, LLC, 3198 East Market Street,
 York, PA 17402
 Attorney: Bellomo & Associates, LLC, 3198
 East Market Street, York, PA 17402
 10.20-3t

ESTATE OF MARY JANE SNYDER,
DECEASED

Late of Springettsbury Twp., York County,
 PA.
 Executrix: Nancy Ann Kinard, c/o Barley
 Snyder, 100 East Market Street, York, PA
 17401
 Attorney: Jayne R. Katherman, Esquire,
 Barley Snyder, 100 East Market Street,
 York, PA 17401 10.20-3t

ESTATE OF GREGORY K. SPILLMAN,
DECEASED

Late of Manchester Twp., York County, PA.
 Administratrix c.t.a.: Krista L. Spillman, 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 10.20-3t

ESTATE OF BETTY L. STAMBAUGH,
DECEASED

Late of York City, York County, PA.
 Co-Executrices: Joyce I. Gross and Joan G.
 Wagner, aka Joan E. Wagner, 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 10.20-3t

ESTATE OF CHARLES R. STRONG,
DECEASED

Late of Heidelberg Twp., York County, PA.
 Executors: Eric D. Strong and Matthew G.
 Strong, 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 10.20-3t

ESTATE OF JUDITH ANNE SULLIVAN,
DECEASED

Late of Paradise Twp., York County, PA.
 Executor: Mark Eric Miller, 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
 10.20-3t

ESTATE OF EMILY J. TOMIC, DECEASED
Late of West Manchester Twp., York County, PA.

Executor: Milana Thiede, c/o Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331
Attorney: Ruth Crabbs Gunnell, Esquire, Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331 10.20-3t

ESTATE OF JOHN V. TOPORZYCKI, JR., DECEASED

Late of Penn Twp., York County, PA.
Executor: Francis X. Cooke, 4012 Doefield Dr., Manchester, MD 21102
Attorney: Dennis M. Twigg, Esquire, Hoffman, Comfort, Offutt, Scott & Halstad, LLP, 24 N Court St., Westminster, MD 21157 10.20-3t

ESTATE OF LINDA D. VANGIESEN, a/k/a LINDA DIETZ VANGIESEN, DECEASED

Late of Springettsbury Twp., York County, PA.
Executor: Karen N. VanGiesen, c/o Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602
Attorney: Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602 10.20-3t

ESTATE OF KAREN J. WARD, DECEASED
Late of North Codorus Twp., York County, PA.

Executor: Mark A. Ward, 818 Raccoon Valley Road, Heiskell, TN 37754
Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331 10.20-3t

ESTATE OF LEROY D. WEAVER, DECEASED

Late of Hanover Boro., York County, PA.
Executor: Lorie A. Klunk, 45 Northview Drive, Hanover, PA 17331
Attorney: G. Steven McKonly, Esquire, 119 Baltimore Street, Hanover, PA 17331 10.20-3t

ESTATE OF A. ELAINE WHITE, DECEASED
Late of York City, York County, PA.

Executors: W. Tim White & Richard C. White, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 10.20-3t

ESTATE OF RUSSELL WORHACH, DECEASED

Late of Hopewell Twp., York County, PA.
Co-Executors: Deborah A. Leroy and George F. Nitchie, 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 10.20-3t

THIRD PUBLICATION

ESTATE OF TIA A. BYNUM, DECEASED

Late of Windsor Twp., York County, PA.
Administratrix: Tara Bynum, c/o Luskus & Fuelleborn, P.C., 745 Yorkway Pl., Jenkintown, PA 19046
Attorney: Hilary Fuelleborn, Esquire, Luskus & Fuelleborn, P.C., 745 Yorkway Pl., Jenkintown, PA 19046 10.13-3t

ESTATE OF HELEN E. CHRONISTER, DECEASED

Late of Franklin Twp., York County, PA.
Executrix: Candice E. Kritschgau, 1057 S. Mountain Rd., Dillsburg, PA 17019
Attorney: Brian C. Linsenbach, Esquire, STONE, WILEY & LINSENBACH, PC, 3 N. Baltimore St., Dillsburg, PA 17019 10.13-3t

ESTATE OF ALLISON B. CORL, DECEASED

Late of Penn Twp., York County, PA.
Co-Executors: Mark L. Corl and Dawn E. Corl, c/o Strausbaugh Law, PLLC, 1201 West Elm Ave., Suite #2, Hanover, PA 17331
Attorney: Scott J. Strausbaugh, Esquire, Strausbaugh Law, PLLC, 1201 West Elm Ave., Suite #2, Hanover, PA 17331 10.13-3t

ESTATE OF PAUL J. CRONE, a/k/a PAUL J. CRONE, JR., a/k/a PAUL CRONE, JR., DECEASED

Late of North York Boro., York County, PA.
Administrator: Robert L. Shuler c/o GARBER & GARBER LAW, 208 Hellam St., Wrightsville, PA 17368
Attorney: John M. Garber, Esquire, GARBER & GARBER LAW, 208 Hellam St., Wrightsville, PA 17368 10.13-3t

ESTATE OF JAMES W. DELP, DECEASED

Late of Chanceford Twp., York County, PA.
Executor: Erik D. Spurlin, Esquire, MPL Law Firm LLP, 96 S. George St., Suite 520, York, PA 17401
Attorney: Erik D. Spurlin, Esquire, MPL Law Firm LLP, 96 S. George St., Suite 520, York, PA 17401 10.13-3t

ESTATE OF DORIS E. DOUGLAS, a/k/a DORIS ELIZABETH DOUGLAS, DECEASED

Late of York City, York County, PA.
Executor: Rebecca I. May c/o Laucks & Laucks, PC, 105 West Broadway, Red Lion, PA 17356
Attorney: David M. Laucks, Esquire, LAUCKS & LAUCKS, PC, 105 West Broadway, Red Lion, PA 17356 10.13-3t

ESTATE OF MARY J. HAVER, a/k/a MARY JANE HAVER, DECEASED

Late of Dover Twp., York County, PA.
Executor: Susan L. Alban c/o Laucks & Laucks, PC, 105 West Broadway, Red Lion, PA 17356
Attorney: David M. Laucks, Esquire, LAUCKS & LAUCKS, PC, 105 West Broadway, Red Lion, PA 17356 10.13-3t

ESTATE OF DEBBY JOLENE JERAM, DECEASED

Late of Hanover, York County, PA.
Executor: Mark W. Allshouse, Esquire, 15 Cove Rd., Marysville, PA 17053
Attorney: Mark W. Allshouse, Esquire, 15 Cove Rd., Marysville, PA 17053 10.13-3t

ESTATE OF SHIRLEY A. KOCHER, DECEASED

Late of Hanover Boro., York County, PA.
Executor: Kimberly A. Gartrell, 41 Ashfield Drive, Littlestown, PA 17340
Attorney: Arthur J. Becker, Jr., Esquire, Becker Law Group, P.C., 529 Carlisle St., Hanover, PA 17331 10.13-3t

ESTATE OF BARBARA A. LAU, DECEASED

Late of Penn Twp., York County, PA.
Executrix: Christa L. Bauer, 6804 Tides Rd., Apt. 5P, Queens, NY 11692
Attorney: Amy E. W. Ehrhart, Esquire, 118 Carlisle St., Suite 202, Hanover, PA 17331 10.13-3t

ESTATE OF KARIN OAKS, a/k/a KARIN JEDAMCIG, DECEASED

Late of Shrewsbury Twp., York County, PA.
Administrator-Executors: Jeremy Coburn and Robin Oaks, 236 Mohegan Dr., Havre De Grace, MD 21078 10.13-3t

ESTATE OF MARY FAIRMAN QUINN, DECEASED

Late of York City, York County, PA.
Co-Administratrixes: Mary Ellen Schmidt & Patricia Fair Carlisle, c/o Richard R. Reilly, Esquire, 54 North Duke St., York, PA 17401
Attorney: Richard R. Reilly, Esquire, 54 North Duke St., York, PA 17401 10.13-3t

ESTATE OF NORMA HELEN REIHL, a/k/a NORMA H. REIHL, a/k/a NORMA REIHL DECEASED

Late of Hopewell Twp., York County, PA.
Executor: Jack Lynn Wible, c/o Laucks & Laucks, PC, 105 West Broadway, Red Lion, PA 17356
Attorney: David M. Laucks, Esquire, LAUCKS & LAUCKS, PC, 105 West Broadway, Red Lion, PA 17356 10.13-3t

ESTATE OF PHILIP R. ROHRBAUGH, DECEASED

Late of Jackson Twp., York County, PA.
Executor: Gerald E. Rohrbaugh, c/o Law Offices of Craig A. Diehl, 119A West Hanover St., Spring Grove, PA 17362
Attorney: Craig A. Diehl, Esquire, CPA, Law Offices of Craig A. Diehl, 119A West Hanover St., Spring Grove, PA 17362 10.13-3t

ESTATE OF JOHN W. STAMBAUGH, DECEASED

Late of West Manchester Twp., York County, PA.
Executor: Robin L. Stambaugh, c/o Laucks & Laucks, PC, 105 West Broadway, Red Lion, PA 17356
Attorney: David M. Laucks, Esquire, LAUCKS & LAUCKS, PC, 105 West Broadway, Red Lion, PA 17356 10.13-3t

ESTATE OF JOHN E. STRAUSBAUGH, a/k/a
JOHN ELWOOD STRAUSBAUGH, a/k/a
JOHN STRAUSBAUGH, DECEASED
Late of Springettsbury Twp., York County,
PA.

Executor: John M. Garber, c/o GARBER
& GARBER LAW, 208 Hellam St.,
Wrightsville, PA 17368

Attorney: John M. Garber, Esquire,
GARBER & GARBER LAW, 208 Hellam
St., Wrightsville, PA 17368 10.13-3t

**FILED IN THE OFFICE OF THE
CLERK OF ORPHANS' COURT
DIVISION OF THE COMMON
PLEAS COURT, YORK COUNTY,
PENNSYLVANIA ON OR BEFORE
OCTOBER 12, 2022.**

ESTATE OF MARY ELLEN ZIMMERMAN,
DECEASED

Late of Fawn Twp., York County, PA.
Co-executors: Karen L. Shenk and Brian W.
Zimmerman, c/o Stock and Leader, 221
West Philadelphia St., Suite 600, York, PA
17401

Attorney: Jody Anderson Leighty, Esquire,
Stock and Leader, 221 West Philadelphia
St., Suite 600, York, PA 17401 10.13-3t

BRYAN K. TATE

**COURT OF COMMON
PLEAS OF YORK COUNTY,
PENNSYLVANIA, ORPHANS'
COURT DIVISION**

10.27-2t

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 **November 16, 2022** at 9:00 a.m. and will be called in the order named for audit and distribution by said Court, in **Courtroom No. 7003, on the 7th floor of the York County Judicial Center at 45 North George St. in the City of York, Pennsylvania.**

1. LYBARGER – The First and Final Account of Ryan N. Lybarger, Administrator of the Estate of Kristine K. Lybarger, Late of Conewago Township, York County, Pennsylvania, deceased, 6721-2446. (David P. Turocy, Esq.)

2. BRESSLER – The First and Final Account of Good News Consulting, Inc., Administrator of the Estate of Adele M. Bressler, Late of Springettsbury Township, York County, Pennsylvania, deceased, 6721-2872. (Amanda Snoko Dubbs, Esq.)

3. MCKIM – The First and Final Account of Judith G. Forry, Executrix of the Last Will and Testament of Marjorie A. McKim, Late of Dover Township, York County, Pennsylvania, deceased, 6721-2039. (David M. Laucks, Esq.)

CIVIL NOTICES

ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

CIVIL ACTION-LAW NO. 2022-SU-001507

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff

v. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER YVONNE LEWIS, Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER YVONNE LEWIS Defendant(s), 313 ROYAL DRIVE, MANCHESTER, PA 17345

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of YORK County, PA docketed to No. 2022-SU-001507, seeking to foreclose the mortgage secured on your property located, 313 ROYAL DRIVE MANCHESTER, PA 17345.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice 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 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 THE 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

10.27-1t Solicitor

ARTICLES OF INCORPORATION NON-PROFIT CORPORATION

NONPROFIT CORP. - VILLAGES AT COPPERLEAF COMMUNITY ASSOCIATION has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended, for the purposes as follows: to manage, maintain, care for, preserve and administer a planned unit community to be known as the Villages at Copperfield Planned Community located in Hampden Twp., Cumberland County, Pennsylvania.

10.27-1t Solicitor

NONPROFIT CORP. - WHISPERING WILLOWS COMMUNITY ASSOCIATION has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended, for the purposes as follows: to manage, maintain, care for, preserve and administer a planned unit community to be known as the Whispering Willows Planned Community located in Antrim Twp., Franklin County, Pennsylvania.

10.27-1t Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

No. 2022-SU-002407

Petition for Name Change In re. Change of Name of Airalynn Rose Etzler, a Minor to Airalynn Rose Taylor, ORDER SCHEDULING CHANGE OF NAME HEARING, AND NOW, this 11th day of October 2022, upon consideration of the *Petition for Name Change* filed in the above captioned matter, it is hereby ORDERED and DIRECTED that a hearing shall be conducted on Tuesday, December 20, 2022 at 1:30 p.m. in Courtroom 7002, 7th Floor, York County Judicial Center, 45 North George Street, York, Pennsylvania, before the Honorable Matthew D. Menges.

10.27-1t 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 Khem Banjara, 308 Bruaw Dr., York, PA 17406, Shekhar Lama and Apsara Banjara, 3320 East Market St., York, PA 17402 are the only person(s) owning or interested in a business, the character of which is Indian Cuisine and that the name, style and designation under which said business is and will be conducted is: Chef Lama Indian Cuisine, and the location where said business is and will be located is: 3320 E. Market St., York, PA 17406

10-27-1t Solicitor

PUBLIC NOTICE

Notice to Creditors/Claimants of Premier Home Solutions, LLC

By Order dated August 30, 2022, the Court of Common Pleas of York County, PA ordered that Premier Home Solutions, LLC be dissolved. By further Order dated September 21, 2022, the Court appointed Steven M. Carr to serve as custodian for the Dissolution.

Pursuant to 15 PA. CSA 8875, Notice of Dissolution is hereby given and request that you provide any claim that you have against Premier Home Solutions, LLC.

1. Claims must be in writing and submitted to Steven M. Carr, Custodian, at 119 East Market Street, York, PA 17401.

2. Claims must be received no later than February 20, 2023. Any Claim not received by February 20, 2023 will be barred.

3. All Claims must contain the following information:

Name, address, phone number, email address of the Claimant;
Amount Claimed to be due;
Basis of the Claim;
Whether any part of the Claim is secured by a lien on property;
Any writings that support the Claim such as contracts, invoices, correspondence.

10-27-1t

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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Facsimile: 412-565-2690

October 21, 2022

Dear Counselor:

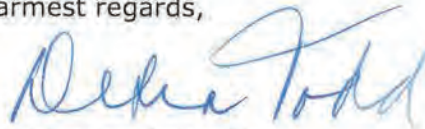
Please join me in recognizing this year's National Celebration of Pro Bono, held the week of October 23-29. Established under the auspices of the American Bar Association by Pennsylvania lawyer and longtime public interest champion Sharon Browning, the celebration is an annual opportunity to showcase the incredible difference pro bono lawyers make to the clients they serve and to our system of justice as a whole.

The theme of this year's celebration is "Law in Everyday Life," and the Pennsylvania Bar Association, local bar associations, and legal aid programs will be holding events across the state throughout the week. Those events will highlight the needs of historically excluded and low-income individuals, provide information for judges, attorneys, law students, and legal support staff about pro bono assistance, and educate individuals about available legal services.

A major focus of the 2022 Pro Bono Week is PA Free Legal Answers, a project of the Pennsylvania Bar Association in collaboration with ABA Free Legal Answers. Qualified users may submit questions about civil legal issues; when a participating pro bono lawyer files a response, the user receives an email notification and can log in to the website to view the answer. Visit <https://pa.freelegalanswers.org>

Please take a moment to celebrate the good work of all the judges, attorneys, law students, and legal support staff working to help our poor achieve access to justice; and if you haven't already done so, consider volunteering yourself.

Warmest regards,



Chief Justice Debra Todd

YCBA Bar Legend

GILBERT MALONE, ESQ. Attorney at Law, Malone & Neubaum

As a YCBA Bar Legend, we asked Attorney Malone to share his perspective of the evolution of the practice of law and involvement with the York County Bar and its impact on his life and career.

While I clerked for Stock & Leader in the summer of 1961 and was admitted to the York County Bar in early January 1964, I did not actually begin practice of law in York County until January 1967 after completing three years of active military service.

Starting my practice in York County, like most lawyers at that time, I participated in most phases of legal work, even representing defendants in a couple of criminal cases, while today, most everyone is very specialized. To the extent that I specialized in the early years of practice, it was handling small litigation matters for Stock & Leader and assisting Ross McGinnis with the larger ones. Later on, after I left Stock & Leader, my practice gravitated to primarily real estate and municipal representations. Now, real estate practice has largely evaporated, with the Realtors owning their own title companies, and time and political change have substantially reduced my municipal representations. But for some reason, I am more involved in litigation practice.

Back when I started, the Bar, of course, was much smaller. There were only four (4) judges. In a few years, I knew most all of the county's lawyers. I would see them in the Recorder's Office searching titles, at the call of the argument list or at the call of the trial list. In those days, there was oral argument on all motions. Before a case was tried, you had to call it for trial at the call of the trial list. Everyone had divorce clients and you would go before a Master, the appointment of which was rotated among members of the Bar. Although most law firms had substantial libraries of their own, you would see lawyers in the excellent law library maintained by the County which included among other things, appellate court reports from all over the country and lower court reports from each county in the state.

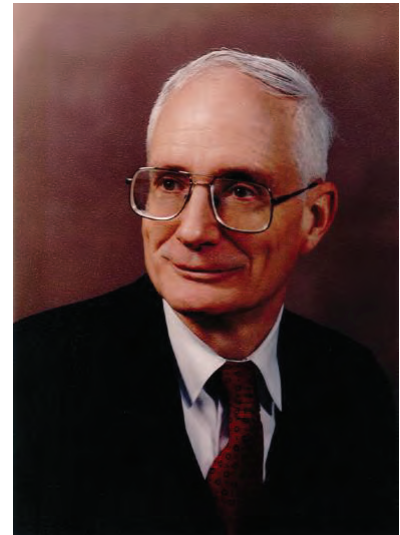
Now, things are very different. Family lawyers are in a world of their own. You never see them, don't know who they are. Other lawyers sit in their offices with their own areas of practice. You are supposed to do legal research on your computer, isolated in your office. You only encounter the few lawyers who are engaged in the same area of practice as you are. I probably would recognize no more than about twenty (20%) percent of lawyers if I saw them on the street.

When I started, if you saw a lady around the Court House, you would assume she was a secretary. There was only one female lawyer. Now, they are fast becoming the majority.

Back then, documents were prepared on a Selectric typewriter using carbon paper. If there was a mistake, or if you wanted to change something, your secretary had to start all over. There were no computers, fax machines, email or photocopiers. If you needed to make a large number of copies of something, you had to use a mimeograph machine. Because you needed your first draft of a document to be mistake free, before I would dictate a draft I would hand write it out to minimize the potential for mistakes. Now I dictate a rough draft knowing that with little effort, my paralegal can make necessary corrections. Back then, we wrote letters or talked to people on the phone. No emails.

With respect to character and civility of members of the Bar, I do not agree that that has changed for the worse. You have to think back. There were a number of lawyers back then who were disbarred and others that should have been.

When asked what his favorite thing about being a lawyer and a YCBA Bar Member Gil said: Being a lawyer gives you independence, a variety of skills and the ability to help people. I think the biggest benefit are the CLE courses and I enjoyed the Bar Dances that we used to have.



**Gilbert G. Malone, Esq.,
Attorney at Law, Malone &**

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