

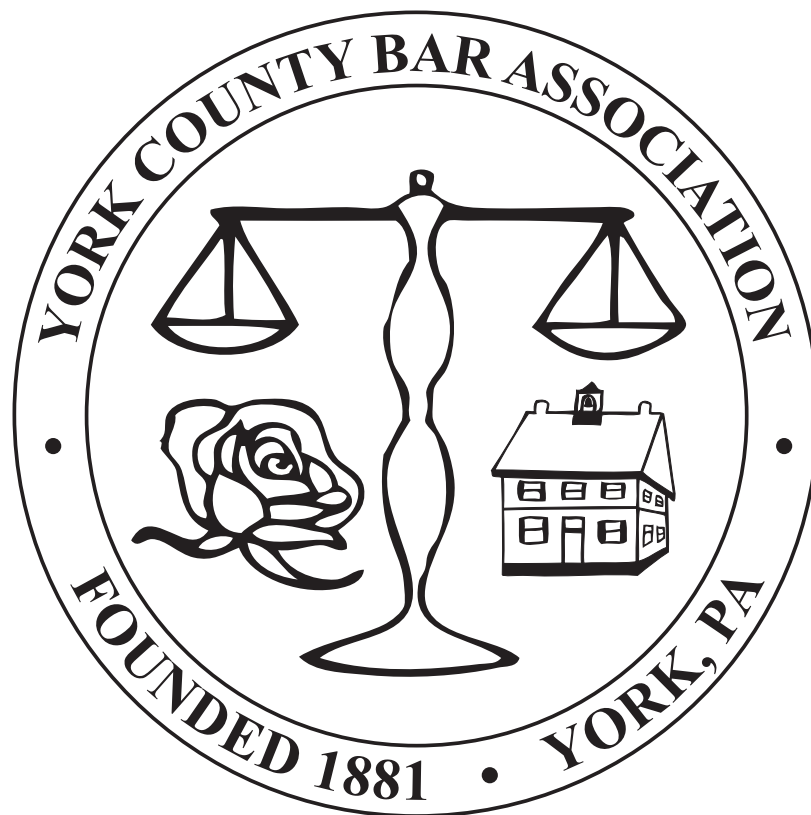
York Legal Record

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

Vol. 134

YORK, PA, WEDNESDAY, DECEMBER 23, 2020

No. 39



Dated Material Do Not Delay

Lawyers Concerned for Lawyers

York Support Group Meetings
2nd Thursday of each month

January 14, 2021 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

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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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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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Subscription: \$50.00 per year to non-members.
Published Weekly, Periodicals Postage Paid, York, PA 17402
U.S.P.S. No. 696140
POSTMASTER: Send address changes to
York Legal Record, 137 E. Market St., York, PA 17401
Web: www.yorkbar.com • E-mail: yorklegalrecord@yorkbar.com

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 opinions from the York
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 bad, the noteworthy and
 the bizarre opinions for
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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 EDWARD C. BENDER, DECEASED

Late of Seven Valleys Borough, York County, PA.
Administrator-Executor: Leanora Bender, c/o William F. Hoffmeyer, Esq., 30 N. George St., York, PA 17401
Attorney: William F. Hoffmeyer, Esquire, Hoffmeyer & Semmelman, LLC, 30 N. George St., York, PA 17401 12.23-3t

ESTATE OF NANCY C. BOLIN, DECEASED
Late of Hanover Borough, York County, PA.
Personal Representatives: Betty J. Bolin, 269 Third St., Hanover, PA 17331 and Judith Y. Bolin, 269 Third St., Hanover, PA 17331
Attorney: G. Steven McKonly, Esquire, 119 Baltimore Street, Hanover, PA 17331 12.23-3t

ESTATE OF GEORGE D. BROWN, JR., a/k/a GEORGE DAVID BROWN, JR., DECEASED
Late of Newberry Twp., York County, PA.
Executrix: Elizabeth A. Wolf, c/o Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401
Attorney: Gregory E. Gettle, Esquire, Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401 12.23-3t

ESTATE OF DOROTHY E. FRITZ, DECEASED
Late of West Manheim Twp., York County, PA.
Personal Representative: Michael W. Fritz, 166 St. Michaels Way, Hanover, PA 17331
Attorney: G. Steven McKonly, Esquire, 119 Baltimore Street, Hanover, PA 17331 12.23-3t

ESTATE OF BARBARA J. GARZON, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Christopher D. Garzon, c/o 135 North George Street, York, PA 17401
Attorney: Frank H. Countess, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 12.23-3t

ESTATE OF EDITH H. HANSFORD, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Randy A. Hansford, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 12.23-3t

ESTATE OF DORIS MAE LAMON, DECEASED
Late of Fairview Twp., York County, PA.
Administrator-Executors: Karen D. Lamon, Kathy A. Waltemyer and Kim D. Lamon, c/o Charles G. Cheleden, Esq., 275 South Main Street, Suite 11, Doylestown, PA 18901
Attorney: Charles G. Cheleden, Esquire, 275 South Main Street, Suite 11, Doylestown, PA 18901 12.23-3t

ESTATE OF LARRY G. LEIPHART, JR., DECEASED
Late of Windsor Twp., York County, PA.
Administrator: Adam G. Leiphart, 4820 Herbst Road, Red Lion, PA 17356
Attorney: Steven M. Carr, Esquire, Ream, Carr, Markey Woloshin & Hunter LLP, 119 E. Market Street, York, PA 17401 12.23-3t

ESTATE OF ALBERTA M. MILLER, a/k/a ALBERTA MARY MILLER, DECEASED
Late of East Manchester Twp., York County, PA.
Co-Executors: Barbara G. Miller and David L. Miller, c/o Kearney Galloway Graybill, LLC, 940 South Queen Street, York, PA 17403
Attorney: Jack L. Graybill II, Esquire, Kearney Galloway Graybill, LLC, 940 South Queen Street, York, PA 17403 12.23-3t

ESTATE OF R. JEAN POFF a/k/a RUTH JEAN POFF, DECEASED
Late of Jacobus Borough, York County, PA.
Executor: Craig Edward Poff, c/o Morris & Vedder, 32 N. Duke St., P.O. Box 149, York, PA 17405
Attorney: Christopher M. Vedder, Esquire, Morris & Vedder, 32 N. Duke St., P.O. Box 149, York, PA 17405 12.23-3t

ESTATE OF DALE D. RHOADS, DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: Kristie J. Butler, c/o Kearney Galloway Graybill, LLC, 940 South Queen Street, York, PA 17403
Attorney: Jack L. Graybill II, Esquire, Kearney Galloway Graybill, LLC, 940 South Queen Street, York, PA 17403 12.23-3t

ESTATE OF BANNETTA G. SMITH a/k/a BANETTA WESTWOOD, DECEASED
Late of Windsor Borough, York County, PA.
Administratrix: Nicole Renae Leghigh, 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 12.23-3t

ESTATE OF ELIZABETH ANN TERUEL, DECEASED
Late of Manchester Twp., York County, PA.
Administrator-Executor: Patricia Hazur, c/o Beckley & Madden, LLC, 212 North Third Street, Suite 301, Harrisburg, PA 17101
Attorney: Thomas S. Beckley, Esquire, Beckley & Madden, LLC, 212 North Third Street, Suite 301, Harrisburg, PA 17101 12.23-3t

ESTATE OF MARY ALICE VESTAL, DECEASED
Late of Manchester Twp., York County, PA.
Administratrix: Marjorie A. Vestal, c/o Kearney Galloway Graybill, LLC, 940 South Queen Street, York, PA 17403
Attorney: Jack L. Graybill II, Esquire, Kearney Galloway Graybill, LLC, 940 South Queen Street, York, PA 17403 12.23-3t

ESTATE OF ROSEMARY A. ZIEGLER, DECEASED
Late of Penn Twp., York County, PA.
Executrix: Juliann M. Bowman, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 12.23-3t

SECOND PUBLICATION

ESTATE OF PEGGY R. BAILEY, DECEASED
Late of Lower Windsor Twp., York County, PA.
Executor: Shaun M. Bailey, 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 12.17-3t

ESTATE OF DONALD E. BIXLER, SR., DECEASED
Late of Lower Windsor Twp., York County, PA.
Administrator-Executor: Donald E. Bixler, Jr., c/o 50 East Market Street, Hellam, PA 17406
Attorney: Alexis K. Swope, Esquire, 50 East Market Street, Hellam, PA 17406 12.17-3t

ESTATE OF BRYON K. BLACK, DECEASED
Late of Chanceford Twp., York County, PA.
Administratrix: Leslie R. Black, c/o 2025 E. Market Street, York, PA 17402
Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402 12.17-3t

ESTATE OF EVELYN ROMAINE CHRONISTER, a/k/a EVELYN R. CHRONISTER, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Keith M. Chronister, c/o Katherman & Perry, 345 East Market Street, York, PA 17403
Attorney: Ronald Perry, Esquire, Katherman & Perry, 345 East Market Street, York, PA 17403 12.17-3t

ESTATE OF JUNE L. FLAHARTY, DECEASED
Late of Chanceford Twp., York County, PA.
Co-Executors: Michael S. Flaharty and John S. Flaharty, 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 12.17-3t

ESTATE OF CHRISTINE S. FREY, a/k/a CHRISTINE SUSAN FREY, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Barbara A. Heikes, c/o 2025 E. Market Street, York, PA 17402
Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402 12.17-3t

**ESTATE OF ROBERT L. FYOCK,
DECEASED**

Late of Springettsbury Twp., York County, PA.
Administratrix: Jessica Ann Wertz, 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 12.17-3t

**ESTATE OF BARRY L. GIBBONEY,
DECEASED**

Late of Jackson Twp., York County, PA.
Administratrix: Leann M. Styers, 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 12.17-3t

**ESTATE OF DAVID LIVINGSTON
GREENWOOD, DECEASED**

Late of Hanover Borough, York County, PA.
Executrix: Theresa Bowen, c/o Barley
Snyder, LLP, 14 Center Square, Hanover,
PA 17331
Attorney: Joseph E. Erb, Jr., Esquire, Barley
Snyder, LLP, 14 Center Square, Hanover,
PA 17331 12.17-3t

**ESTATE OF WILLIAM H. KELLER,
DECEASED**

Late of North York Borough, York County, PA.
Executor: William S. Jackson, c/o Stock and
Leader, 221 West Philadelphia Street,
Suite 600, York, PA 17401
Attorney: Kristen R. McGuire, Esquire,
STOCK AND LEADER, Susquehanna
Commerce Center East, 221 West
Philadelphia Street, Suite 600 York, PA
17401-2991 12.17-3t

**ESTATE OF WILLIAM M. KURTINES,
DECEASED**

Late of Shrewsbury Twp., York County, PA.
Executrix: Heather K. Castro, 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 12.17-3t

**ESTATE OF JOSEPH P. KUTSCH,
DECEASED**

Late of York Twp., York County, PA.
Executor: William C. Kutsch, c/o 2025 E.
Market Street, York, PA 17402
Attorney: Richard H. Mylin, III, Esquire,
2025 E. Market Street, York, PA 17402
12.17-3t

**ESTATE OF GEORGE E. SMITH,
DECEASED**

Late of New Cumberland, York County, PA.
Executrix: Kimberly L. Cutter, 391 Benyou
Ln., New Cumberland, PA 17070 12.17-3t

ESTATE OF LISA A. SMITH, DECEASED

Late of Lower Windsor Twp., York County, PA.
Administrator-Executor: Pamela M.
Mapstone, 870 Millers Spring Rd., York
PA 17406
Attorney: D. Michael Craley, Esquire, 246
W. Broadway, Lower Level, Red Lion PA
17356 12.17-3t

**ESTATE OF DONALD E. SNELBAKER,
DECEASED**

Late of Warrington Twp., York County, PA.
Co-Executors: George H. DeFrain and
Suzanne H. Griest, c/o 129 East Market
Street, York, PA 17401
Attorney: Suzanne H. Griest, Esquire, 129
East Market Street, York, PA 17401
12.17-3t

ESTATE OF LOIS J. SPEICHER, DECEASED

Late of Windsor Twp., York County, PA.
Executor: Timothy D. Speicher, c/o John
W. Stitt, Esquire, 1434 W. Market Street,
York, PA 17404
Attorney: John W. Stitt, Esquire, 1434 W.
Market Street, York, PA 17404 12.17-3t

ESTATE OF JOYCE E. TROYER, DECEASED

Late of Springfield Twp., York County, PA.
Executor: Barry Lee Troyer, 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 12.17-3t

**ESTATE OF HENRY A. WHERLEY,
DECEASED**

Late of Shrewsbury Twp., York County, PA.
Co-Executors: Timothy Alan Wherley and
Jonathan Wherley, 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 12.17-3t

THIRD PUBLICATION

**ESTATE OF PHYLLIS W. AMSPACHER,
DECEASED**

Late of Chanceford Twp., York County, PA.
Executrix: Diane L. Sterner, 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 12.10-3t

**ESTATE OF DARRYL LEE BLOSS,
DECEASED**

Late of York County, PA.
Administrator: Brent A. Bloss, 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
12.10-3t

**ESTATE OF CHRISTA H. BOSICK,
DECEASED**

Late of West Manchester Twp., York County, PA.
Executrix: Rosemary B. Smith, 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 12.10-3t

ESTATE OF ROBERT J. BURNS, DECEASED

Late of Franklin Twp., York County, PA.
Administrator-Executor: Taryn Brianna
Bitting, c/o David R. Galloway, Esquire,
54 East Main Street, Mechanicsburg, PA
17055
Attorney: David R. Galloway, Esquire, 54
East Main Street, Mechanicsburg, PA
17055 12.10-3t

**ESTATE OF HELEN M. CONRAD a/k/a
HELEN MARIE CONRAD, DECEASED**

Late of Dallastown Borough, York County, PA.
Executrix: Sherry L. Cutler, c/o Samuel A.
Gates, Esquire, 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 12.10-3t

**ESTATE OF AMANDA M. GRAY,
DECEASED**

Late of Dover Twp., York County, PA.
Administrator: Zane T. Gray, c/o Gettle
Vaughn Law LLC, 13 East Market Street,
York, PA 17401
Attorney: Gregory E. Gettle, Esquire, Gettle
Vaughn Law LLC, 13 East Market Street,
York, PA 17401 12.10-3t

**ESTATE OF WENDELL E. GROSS,
DECEASED**

Late of Monaghan Twp., York County, PA.
Administrator-Executor: Betty J. Heckert, c/o
Jessica F. Greene, Esquire, 54 East Main
Street, Mechanicsburg, PA 17055
Attorney: Jessica F. Greene, Esquire, 54 East
Main Street, Mechanicsburg, PA 17055
12.10-3t

**ESTATE OF DONALD W. IMMEL,
DECEASED**

Late of Chanceford Twp., York County, PA.
Executrix: Cindy L. Workinger, 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 12.10-3t

ESTATE OF RUTH M. LEHR, DECEASED

Late of Spring Grove, York County, PA.
Administrator-Executor: Carla Grygiel, 200
Whitechapel Dr., Newark, DE 19713
12.10-3t

**ESTATE OF ELIZABETH P. MAKSIMAK,
DECEASED**

Late of Springettsbury Twp., York County, PA.
Co-Executors: Janet M. Waples and Patricia
A. Miller, c/o MPL Law Firm, LLP, 137
East Philadelphia Street, York, PA 17401-
2424
Attorney: John D. Miller, Jr., Esquire, MPL
Law Firm, LLP, 137 East Philadelphia
Street, York, PA 17401-2424 12.10-3t

**ESTATE OF ARLENE M. MILLER,
DECEASED**

Late of Jackson Twp., York County, PA.
Administrator-Executor: Jacob L. Miller,
Jr., c/o MPL Law Firm, LLP, 137 East
Philadelphia Street, York, PA 17401-2424
Attorney: John D. Miller, Jr., Esquire, MPL
Law Firm, LLP, 137 East Philadelphia
Street, York, PA 17401-2424 12.10-3t

ESTATE OF ANN S. MINARCK, DECEASED

Late of Springettsbury Twp., York County, PA.
Executor: Robert Merrill, c/o Trinity Law,
1681 Kenneth Road, Building 2, York, PA
17408
Attorney: Patrick J. Schaeffer, Esquire,
Trinity Law, 1681 Kenneth Road, Building
2, York, PA 17408 12.10-3t

ESTATE OF MARY M. MYERS, DECEASED
Late of Shrewsbury Borough, York County, PA.
Executor: Angela J. Landis, c/o Heather
Mumma Harner, Esquire, 3691 Sorrel
Ridge Lane, York, PA 17406
Attorney: Heather Mumma Harner, Esquire,
3691 Sorrel Ridge Lane, York, PA 17406
12.10-3t

ESTATE OF THELMA L. PETERS,
DECEASED
Late of York Twp., York County, PA.
Administrator-Executor: Robert L.
McKinley, 1030 Locust Grove Rd., York,
PA 17402
Attorney: D. Michael Craley, Esquire, 246
West Broadway, Lower Level, Red Lion,
PA 17356 12.10-3t

ESTATE OF LINDA KATHLEEN PLETKA,
DECEASED
Late of Springfield Twp., York County, PA.
Executrix: Denise Smrcina, 516 Boundary
Drive, New Freedom, PA 17349-9401
Attorney: Crabbs & Crabbs, 202 Broadway,
Hanover, PA 17331 12.10-3t

ESTATE OF WANDA L. RISHEL, DECEASED
Late of York County, PA.
Administrator-Executor: Shawn Lerley, c/o 3
N. Baltimore Street, Dillsburg, PA 17019
Attorney: Duane P. Stone, Esquire, 3 N.
Baltimore Street, Dillsburg, PA 17019
12.10-3t

ESTATE OF JAMES C. SHORTRIDGE,
DECEASED
Late of York County, PA.
Administrator-Executor: Jennifer Grimm,
c/o 3 N. Baltimore Street, Dillsburg, PA
17019
Attorney: Duane P. Stone, Esquire, 3 N.
Baltimore Street, Dillsburg, PA 17019
12.10-3t

ESTATE OF GLADYS M. SLASEMAN,
DECEASED
Late of Newberry Twp., York County, PA.
Executrix: Freda A. Elliott, c/o 110 S.
Northern Way, York, PA 17402
Attorney: Donald L. Reihart, Esquire, Law
Offices of Donald L. Reihart, 110 S.
Northern Way, York, PA 17402 12.10-3t

ESTATE OF SUSANN E. SWOPE,
DECEASED
Late of Hellam Twp., York County, PA.
Executrix: Kristine K. Eveler, 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 12.10-3t

ESTATE OF LOBELLE WEESE, DECEASED
Late of Hanover Borough, York County, PA.
Executor: Rodney D. Weese, c/o Samuel A.
Gates, Esquire, 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 12.10-3t

ESTATE OF JAMES RICHARD WILLIAMS,
DECEASED
Late of York County, PA.
Administrator-Executor: James R.

Williams, Jr., 573 Orchard Terrace, New
Wilmington, PA 16142
Attorney: James R. Williams, Esquire, 573
Orchard Terrace, New Wilmington, PA
16142 12.10-3t

ESTATE OF KAREN MARIE ZERPHEY a/k/a
KAREN M. ZERPHEY, DECEASED
Late of York City, York County, PA.
Executrix: Cindy Zimmerman, c/o George J.
Morgan, 700 North Duke Street, P.O. Box
4686, Lancaster, PA 17604-4686
Attorney: George J. Morgan, Esquire,
Morgan, Hallgren, Crosswell & Kane,
P.C., 700 North Duke Street, P.O. Box
4686, Lancaster, PA 17604-4686 12.10-3

CIVIL NOTICES

ACTION IN MORTGAGE FORECLOSURE

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

NO: 2020-SU-000780

**DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS INDENTURE TRUSTEE,
ON BEHALF OF THE HOLDERS OF
THE ACCREDITED MORTGAGE
LOAN TRUST 2006-1 ASSET BACKED
NOTES vs. MARY A HENRY, KOSTAS
KOSTALAS, AS SURVIVING HEIR
OF NINA G. KOSTALAS A/K/A NINA
G. ROBINSON, DECEASED, MARIA
KOSTALAS, AS SURVIVING HEIR OF
NINA G. KOSTALAS A/K/A NINA G.
ROBINSON, DECEASED, KATHRYN
ROBINSON, AS SURVIVING HEIR
OF NINA G. KOSTALAS A/K/A NINA
G. ROBINSON, DECEASED, MARY
ROBINSON, AS SURVIVING HEIR
OF NINA G. KOSTALAS A/K/A NINA
G. ROBINSON, DECEASED, PETER
ROBINSON, AS SURVIVING HEIR OF
NINA G. KOSTALAS A/K/A NINA G.
ROBINSON, DECEASED, UNKNOWN
SURVIVING HEIRS OF NINA G.
KOSTALAS A/K/A NINA G. ROBINSON,
DECEASED,**

NOTICE

TO THE DEFENDANTS:

You are hereby notified Deutsche Bank National Trust Company, as Indenture Trustee, on behalf of the holders of the Accredited Mortgage Loan Trust 2006-1 Asset Backed Notes, has filed a Complaint in Mortgage Foreclosure with regard to 900 Cortleigh Drive, York, PA 17402, endorsed with a Notice to Defend, against you at No. 2020-SU-000780 in the Civil Division of the Court of Common Pleas of York County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the York County Sheriff.

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

**YOU SHOULD TAKE THIS PAPER TO
YOUR LAWYER AT ONCE. IF YOU
DO NOT HAVE A LAWYER, GO TO OR
TELEPHONE THE OFFICE SET FORTH
BELOW. THIS OFFICE CAN PROVIDE
YOU WITH INFORMATION ABOUT
HIRING A LAWYER.**

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

York County Notice to Defend
Lawyer Referral Service
York County Bar Association
137 E. Market Street
York, PA 17401
(717) 854-8755

PLAINTIFF’S ATTORNEY:
STEPHEN M. HLADIK, ESQUIRE
HLADIK, ONORATO & FEDERMAN, LLP
298 WISSAHICKON AVENUE
NORTH WALES, PA 19454, (215) 855-9521

12.23-1t Solicitor

FICTITIOUS NAME

Notice is hereby given that Application for Fictitious Name Registration was filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on November 25, 2020, under the Fictitious Name Act setting forth that GL Kreiner, Inc. is the only entity owning or otherwise having an interest in a business to be known as **DW Security** and the location where said business is and will be located at 19 Starlite Drive, Spring Grove, PA 17362.

MORRIS & VEDDER
Christopher M. Vedder

12.23-1t Solicitor

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on October 16, 2020 for **Kayla’s Busy Bees** at 272 W. Maple St., York, PA 17401. The name and address of each individual interested in the business is Kayla Elizabeth Restuccia at 272 W. Maple St., York, PA 17401. This was filed in accordance with 54 Pa.C.S. 311.

12.23-1t Solicitor

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on October 28, 2020 for **PB Remodeling** at 220 Pebble Beach Dr., Mount Wolf, PA 17347. The name and address of each individual interested in the business is Peter Bychik at 220 Pebble Beach Dr., Mount Wolf, PA 17347. This was filed in accordance with 54 Pa.C.S. 311.

12.23-1t Solicitor

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on October 19, 2020 for **Reflective Fotos** at 4138 Bahn Ave., York, PA 17408. The name and address of each individual interested in the business is Gregory L. Smith at 4138 Bahn Ave., York, PA 17408. This was filed in accordance with 54 Pa.C.S. 311.

12.23-1t Solicitor

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on October 16, 2020 for **Rooted Boutique Events** at 304 Lamp Post Ln., Etters, PA 17319. The name and address of each individual interested in the business is Amanda Misiti at 304 Lamp Post Ln., Etters, PA 17319. This was filed in accordance with 54 Pa.C.S. 311.

12.23-1t Solicitor

NOTICE

**PUBLIC NOTICE TO
AMANDA RUTH HENDRICKSON-
COZIO, MICHAEL COZIO,
AND SEAN MOSSMAN**

**In Re: Adoption of Ariana Jean Cozio and
Aleah Louise Hendrickson, Minors**

A petition has been filed asking the Court to put an end to all rights you have as a parent to your children, Ariana Jean Cozio and Aleah Louise Hendrickson. A Termination of Parental Rights Hearing has been scheduled for February 24, 2021, at 1:30 p.m., in Court Room No. 7003, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Ariana Jean Cozio (DOB: January 13, 2016), whose Father is Michael Cozio and whose Mother is Amanda Ruth Hendrickson-Cozio; and to Aleah Louise Hendrickson (DOB: October 10, 2014), whose Father is Sean Mossman and whose Mother is Amanda Ruth Hendrickson-Cozio. 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/component/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.

12.17-3t Solicitor

SHERIFF’S SALE

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

Number 2019-SU-002332

LSRMF MH Master Participation Trust II
v.
Robert Strausbaugh a/k/a Robert M. Strausbaugh, Heather D. Strausbaugh, in Her capacity as Heir of Lisa A. Strausbaugh

a/k/a Lisa Strausbaugh, Deceased, Lindsay Ann Strausbaugh, in Her capacity as Heir of Lisa A. Strausbaugh a/k/a Lisa Strausbaugh, Deceased, and Unknown Heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Lisa A. Strausbaugh a/k/a Lisa Strausbaugh, Deceased

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Lindsay Ann Strausbaugh, in Her capacity as Heir of Lisa A. Strausbaugh a/k/a Lisa Strausbaugh, Deceased and Unknown Heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Lisa A. Strausbaugh a/k/a Lisa Strausbaugh, Deceased

Your house (real estate) at **4B Beck Mill Road A/K/A 4 Beck Mill Road A/k/A 415 South High Street, Hanover, Pennsylvania 17331** is scheduled to be sold at Sheriff's Sale on **February 8, 2021** at 02:00 p.m. at York County Administration Building, 28 East Market Street, York, Pennsylvania 17401 to enforce the court judgment of \$49,063.62 obtained by LSRMF MH Master Participation Trust II 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 LSRMF MH Master Participation Trust II 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 buy-

er 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.

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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

McCABE, WEISBERG & CONWAY, LLC
Attorneys for Plaintiff
123 S. Broad St., Ste. 1400, Phila., PA 19109,
215-790-1010

12.23-1t Solicitor

York Legal Record

Winter 2020 Holiday Deadline Notice

Legal Notices and advertisements for publication in the following edition must be received by the York Legal Record by 12:00 noon on the corresponding dates.

Christmas

December 30 edition – submission deadline Wednesday, December 23 by 12:00 noon

New Year's

January 7 edition – submission deadline Wednesday, December 30 by 12:00 noon

Thank you for your assistance.

Questions? Email yorklegalrecord@yorkbar.com

Or call 717-854-8755 x202

York Legal Record

137 EAST MARKET STREET, YORK, PENNSYLVANIA 17401

TELEPHONE: (717) 854-8755, EXT. 202, FAX: (717) 843-8766

EMAIL: yorklegalrecord@yorkbar.com, WEBSITE: www.yorkbar.com

LEGAL ADVERTISING RATE INCREASE

Effective January 1, 2021

- *Change of Name \$105.00
- *Corporate Notices \$105.00
(such as articles of incorporation, amendment to articles of incorporation,
articles of incorporation-nonprofit, certificate of organization, foreign registration statement)
- *Estate Administrator’s and Executor’s Notices (runs 3t) \$105.00
- *Fictitious Name Notices \$105.00
- *Dissolution Notice \$105.00

***All above notices are not invoiced, payment must accompany submission**

All other notices \$2.40 per line based of final print format

(such as mortgage foreclosures, sheriff’s sales, service by publication, adoption, termination of parental rights, quiet title, public notice). **These notices must be submitted as a Word document via email to yorklegalrecord@yorkbar.com**

ADDITIONAL RATE INCREASES and CHANGES

Payment made via credit card will be assessed a 4% service fee

Subscription: \$50.00, Individual Issue: \$2.50

Additional or Copy Proof of Publication: \$6.00

Triple Play: \$99.00

LOOKING FOR ESTATE NOTICES

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

Go to www.palegalads.org

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

