

# York Legal Record

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

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Vol. 135

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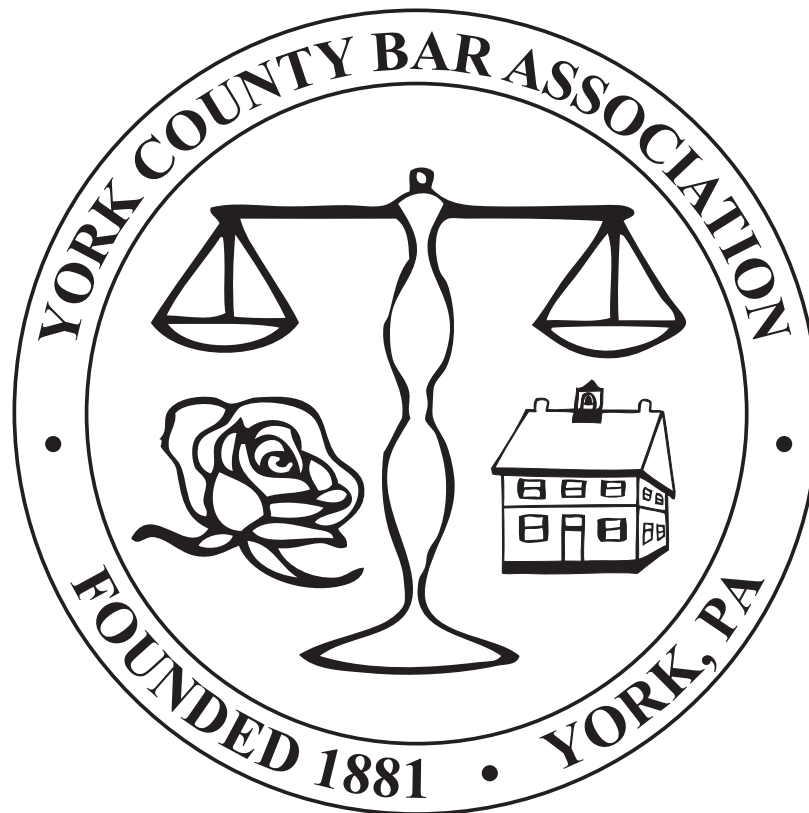
## CASES REPORTED

WELLINGTON INVESTMENT GROUP, LLC,  
*Appellant* v. WINDSOR TOWNSHIP ZONING HEARING BOARD, *Appellee*  
and WINDSOR TOWNSHIP, *Intervenor*

No. 2020-SU-002077

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Dated Material Do Not Delay

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WELLINGTON INVESTMENT GROUP, LLC, *Appellant*  
V. WINDSOR TOWNSHIP ZONING HEARING BOARD,  
*Appellee* AND WINDSOR TOWNSHIP, *Intervenor*

Counsel for Intervenor

No. 2020-SU-002077

Land Use Appeal – Dimensional Variance Request Denial

1. Before the Court is a Land Use Appeal filed by the Appellant, Wellington Investment Group, LLC.
2. Appellant filed a variance request with the Hearing Board, related to a proposed subdivision of the Property into 98 residential lots.
3. The decision issued by the Hearing Board stated that the variance request had been denied because Appellant had failed to present sufficient evidence to establish an “unnecessary hardship.”
4. Appellant argues that the Hearing Board failed to analyze its requests under controlling precedent.
5. Although there is a lesser degree of proof required for dimensional variances, case law has determined that there is still a standard of hardship that must be established by the landowner for a variance to be granted
6. In reviewing a land use appeal, where the Court takes no additional evidence, it is limited in scope to a determination of whether the local agency abused its discretion or committed an error of law.
7. Because the Zoning Board decided that Wellington failed to meet even the lower burden for dimensional variances, the Court declined to reverse the Zoning Board’s decision.

**ORDER**

AND NOW, this \_\_\_\_ day of June, 2021, in accordance with the foregoing Opinion, the Land Use Appeal filed by Wellington Investment Group, LLC is hereby **DENIED** and the original ruling by the Windsor Township Zoning Hearing Board will be **UPHELD**.

**BY THE COURT:**

**KATHLEEN J. PRENDERGAST,**  
**JUDGE**

**The Prothonotary shall provide copies of this Order and Opinion to counsel of record.**

**IN THE COURT OF COMMON PLEAS OF  
YORK COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW**

No. 2020-SU-002077

CIVIL ACTION - LAW LAND USE APPEAL

**WELLINGTON INVESTMENT GROUP, LLC,**  
*Appellant*

**v.**

**WINDSOR TOWNSHIP ZONING HEARING BOARD,**  
*Appellee*

**AND**

**WINDSOR TOWNSHIP,**  
*Intervenor*

**IN THE COURT OF COMMON PLEAS OF  
YORK COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW**

No. 2020-SU-002077

CIVIL ACTION - LAW LAND USE APPEAL

**WELLINGTON INVESTMENT GROUP, LLC,**  
*Appellant*

**v.**

**WINDSOR TOWNSHIP ZONING HEARING BOARD,**  
*Appellee*

**AND**

**WINDSOR TOWNSHIP,**  
*Intervenor*

**APPEARANCES:**

JEFFREY C. CLARK, ESQUIRE  
Counsel for Appellant

D. MICHAEL CRALEY, ESQUIRE  
Counsel for Appellee

CHARLES A. RAUSCH, ESQUIRE

**MEMORANDUM OPINION**

Presently before the Court is a Land Use Appeal filed by the Appellant, Wellington Investment Group, LLC (“Wellington”). The Appellee in this matter is Windsor Township Zoning Hearing Board (“Hearing Board”). This matter was further joined by an intervenor: Windsor Township (“Township”). For the reasons set forth herein, Wellington’s Appeal is **DENIED** and the original ruling by the Windsor Township Zoning Hearing Board has been **UPHELD**.

**FACTS AND PROCEDURAL HISTORY**

The basic facts do not seem to be at much dispute between the parties. Wellington is the fee simple owner of a parcel of land located in Windsor Township consisting of approximately 28.95 acres. On August 3, 2020, Wellington filed a variance request with the Hearing Board, related to a proposed subdivision of the Property into 98 residential lots. A total of three variance

requests were made by Wellington. A hearing was held on August 26, 2020, before the Hearing Board. After the hearing, a written decision denying the requested variances was issued on September 21, 2020.

On October 19, 2020, Wellington filed an Appeal in the York County Court of Common Pleas asking this Honorable Court to reverse the decision of the Hearing Board and grant the variances previously requested. Both parties filed memoranda. This matter was then assigned to the undersigned judge.

#### DISCUSSION

The primary issue at hand is whether or not the Hearing Board abused its discretion and committed errors of law by denying the variances sought by Wellington.

In reviewing a land use appeal, where this Court takes no additional evidence, it is limited in scope to a determination of whether the local agency abused its discretion or committed an error of law. *Kassouf v. Township of Scott*, 883 A.2d 463 (Pa. 2005). “An abuse of discretion is not merely an error of judgment, but is rather the overriding or misapplication of the law, or the exercise of judgement that is manifestly unreasonable, or the result of bias, prejudice, ill-will or partiality, as shown by the evidence of record.” *Com. V. Hyland*, 875 A.2d 1175 (quoting *Com. V. Carter*, 861 A.2d. 957 (Pa.Super. 2004) (en banc)). This Court may conclude that the board abused its discretion only if the findings are not supported by substantial evidence. *Valley View Civic Assoc. v. Zoning Board of Adjustment*, 462 A.2d 637 (Pa. 1983). The Pennsylvania Supreme Court describes substantial evidence as being “relevant evidence as a reasonable mind might accept as adequate to support a conclusion.” *Id.*

A court may not substitute its interpretation of the evidence for that of the zoning hearing board. *Taliaferro v. Darby Township Zoning Hearing Board*, 873 A.2d 807 (2005). It is the function of the board, not the court, to weigh the evidence before it. *Id.* The board is the sole judge of the credibility of witnesses and the weight afforded to their testimony. *Id.* Assuming that the record contains substantial evidence, the court is bound by the board’s findings that result from resolutions of credibility and conflicting testimony rather than a capricious disregard of evidence. *Id.* The fact that the Board’s findings may be contrary to an unimpressive amount of evidence and testimony does not show that the Board’s findings are unsupported by substantial evidence. *Lower Allen Citizens Action Group, Inc. v. Lower Allen Twp. Zoning Hearing Bd.*, 93 Pa.Cmwlth. 96, 500 A.2d 1253 (1985) (citing *Kells v. Unemp’t Comp. Bd. Of Review*, 32 Pa.Cmwlth. 142, 378 A.2d 495 (1977)).

In the present matter, Wellington filed their appeal on October 19, 2020, on the Hearing Board’s decision to deny its request for variances relating to parcel of land at issue. In order to establish the right to a variance, applicants must show that the zoning ordinance uniquely burdens the property with an unnecessary hardship and that the variance would not adversely affect the public health, safety, or welfare. *Vanguard v. Zoning Hearing Board*, 568 A.2d 703 (Pa.Cmwlth., 1989). The decision issued by the Hearing Board stated that the request had been denied because Wellington had failed to present sufficient evidence to establish an “unnecessary hardship.”

Wellington argues that the Hearing Board failed to analyze its requests under controlling precedent. The three separate variances requested by Wellington were classified as dimensional variances, which according to case law require a lesser degree of proof of hardship. See *Hertzberg v. Zoning Bd. of Adjustment of the City of Pittsburgh*, 554 Pa. 249, 721 A.2d 43 (1998). Specifically, Wellington argues that Hearing Board should have considered other indicia of hardship, including economic detriments and the characteristics of the surrounding neighborhood. *Id.*

The Zoning Board argues that although *Hertzberg* lowered the degree of proof of hardship necessary, the landowner must still prove that a hardship would exist without the variance being

granted. Subsequent case law specifically states that *Hertzberg* did not alter the principle that a substantial burden must still attend to all dimensional variance cases. *Yeager v. Zoning Hearing Board of the City of Allentown*, 779 A.2d 595 (Pa. Cmwlth., 2001). As such, although there is a lesser degree of proof required for dimensional variances, case law has determined that there is still a standard of hardship that must be established by the landowner for a variance to be granted. Because the Zoning Board decided that Wellington failed to meet even the lower burden for dimensional variances, this Court declines to reverse the Zoning Board’s decision. Therefore, the appeal filed by Wellington is **DENIED**.

#### CONCLUSION

In summary, this Court finds that the Windsor Township Zoning Hearing Board did not abuse its discretion or commit an error of law. For the reasons laid out above, the appeal filed by Wellington Investment Group, LLC is **DENIED** and the original ruling by the Windsor Township Zoning Hearing Board has been **UPHELD**.

#### **BY THE COURT:**

KATHLEEN J. PRENDERGAST, Judge

**The Prothonotary is directed to serve notice of the entry of this Opinion as required by law and rule of court.**

08.12-1t



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Community Progress Council's coaches are available to help. Call (717) 846-4600, ext. 270, or email [info@yorkcpc.org](mailto:info@yorkcpc.org).

For information on rental or utility assistance, visit [www.YorkCPC.org/take-action](http://www.YorkCPC.org/take-action).

## ESTATE NOTICES

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## FIRST PUBLICATION

## ESTATE OF MARIA M. BECKER, DECEASED

Late of Penn Twp., York County, PA.  
 Executrix: Wendy A. Schwab, 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  
 08.12-3t

## ESTATE OF WILLIAM ALFRED BOBB a/k/a WILLIAM A. BOBB, DECEASED

Late of York County, PA.  
 Administrator-Executor: Doris M. Edgcomb, c/o 3 N. Baltimore Street, Dillsburg, PA 17019  
 Attorney: Duane P. Stone, Esquire, 3 N. Baltimore Street, Dillsburg, PA 17019  
 08.12-3t

## ESTATE OF SHARIA A. COLEHOUSE, DECEASED

Late of Hanover Borough, York County, PA.  
 Co-Administrators: Leanne R. Excelsa, 717 York Street, Hanover, PA 17331 and Hannah R. Colehouse, 233 Diller Road, Hanover, PA 17331  
 Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331  
 08.12-3t

## ESTATE OF GLENN R. FINKENBINER, DECEASED

Late of Manchester Twp., York County, PA.  
 Executrix: Charlene A. Finkenbinder, c/o John W. Stitt, 1434 W. Market St., York, PA 17404  
 Attorney: John W. Stitt, Esquire, 1434 W. Market St., York, PA 17404  
 08.12-3t

## ESTATE OF HELEN M. HARTMAN, DECEASED

Late of York County, PA.  
 Administrator-Executor: Edward Hartman, SR., c/o 3 N. Baltimore Street, Dillsburg, PA 17019  
 Attorney: Duane P. Stone, Esquire, 3 N. Baltimore Street, Dillsburg, PA 17019  
 08.12-3t

## ESTATE OF GLENN D. HIMES, a/k/a GLENN D. HIMES, SR., DECEASED

Late of York City, York County, PA.  
 Executor: Glenn D. Himes, Jr., 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  
 08.12-3t

## ESTATE OF JANIS M. KEENY, DECEASED

Late of Windsor Twp., York County, PA.  
 Executor: Luke T. Keeny, 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  
 08.12-3t

## ESTATE OF ROBERT L. KOHLER, JR., DECEASED

Late of Dover Twp., York County, PA.  
 Co-Executors: Robert S. Kohler and Tammy D. Kohler, c/o Brian Honness, Esq., McNeese Wallace & Nurick, LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601-3057  
 Attorney: Brian Honness, Esquire, McNeese Wallace & Nurick, LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601-3057  
 08.12-3t

## ESTATE OF ANNA E. MCKINSEY, DECEASED

Late of Springettsbury Twp., York County, PA.  
 Executrix: Debra A. Rohrbaugh, c/o Andrew S. Rusniak, Esq., McNeese Wallace & Nurick, LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601-3057  
 Attorney: Andrew S. Rusniak, Esquire, McNeese Wallace & Nurick, LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601-3057  
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## ESTATE OF LINDA L. MYERS, DECEASED

Late of Newberry Twp., York County, PA.  
 Executor: Carl E. Myers, c/o Genevieve E. Barr, Esquire, 2315 N. Susquehanna Trail, Ste. D, York, PA 17404  
 Attorney: Genevieve E. Barr, Esquire, 2315 N. Susquehanna Trail, Ste. D, York, PA 17404  
 08.12-3t

## ESTATE OF WILLIAM R. NACE, DECEASED

Late of City of York, York County, PA.  
 Co-Executrices: Teresa A. Wolf and Tammy L. Markey, 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  
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## ESTATE OF FRED H. PROSTKO, DECEASED

Late of North Codorus Twp., York County, PA.  
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 Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403  
 08.12-3t

## ESTATE OF JEAN A. RADECIC a/k/a JEAN ANN RADECIC, DECEASED

Late of Fairview Twp., York County, PA.  
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 Attorney: Suzanne H. Griest, Esquire, 129 East Market Street, York, PA 17401  
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## ESTATE OF HARRY E. SCHREIBER, SR., DECEASED

Late of Codorus Twp., York County, PA.  
 Executor: Harry E. Schreiber, Jr., c/o Snoko Dubbs & Buhite Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402  
 Attorney: Snoko Dubbs & Buhite Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402  
 08.12-3t

## ESTATE OF DOLORES M. SEITZ, DECEASED

Late of Spring Grove Borough, York County, PA.  
 Executrix: Deborah Ann Messersmith, c/o Andrew S. Rusniak, Esq., McNeese Wallace & Nurick, LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601-3057  
 Attorney: Andrew S. Rusniak, Esquire, McNeese Wallace & Nurick, LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601-3057  
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## ESTATE OF ARLENE J. SMITH, DECEASED

Late of Hanover Boro, York County, PA.  
 Executrix: Diana M. Brown, c/o Genevieve E. Barr, Esquire, 2315 N. Susquehanna Trail, Ste. D, York, PA 17404  
 Attorney: Genevieve E. Barr, Esquire, 2315 N. Susquehanna Trail, Ste. D, York, PA 17404  
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## ESTATE OF BARBARA S. WAGNER, DECEASED

Late of East Hopewell Twp., York County, PA.  
 Executrix: Kristina M. Wagner, 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  
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## ESTATE OF EDWARD J. ZICK, DECEASED

Late of York County, PA.  
 Administrator-Executor: Connie J. Gettle, c/o 3 N. Baltimore Street, Dillsburg, PA 17019  
 Attorney: Duane P. Stone, Esquire, 3 N. Baltimore Street, Dillsburg, PA 17019  
 08.12-3t

The James L. Rowe and Mary A. Rowe Revocable (now Irrevocable) Living Trust Agreement dated May 17, 2001

Notice is hereby given that Cynthia M. Rowe Mitzel is the Successor Trustee(s) of the above named Trust. All persons indebted to Mary A. Rowe are requested to make payment and all those having claims against Mary A. Rowe are directed to present the same to: Cynthia M. Rowe Mitzel c/o Jeffrey R. Bellomo, Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402.  
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**SECOND PUBLICATION****ESTATE OF EMORY E. BECKER,  
DECEASED**

Late of North Codorus Twp., York County, PA.  
Administrator-Executor: Timothy S.  
Heltzel, 3198 East Market Street, York, PA  
17402  
Attorney: Bellomo & Associates, LLC, 3198  
East Market Street, York, PA 17402  
08.05-3t

**ESTATE OF MICHAEL J. CAMPANELLA,  
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Late of Springettsbury Twp., York County, PA.  
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Stock and Leader, 221 West Philadelphia  
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Attorney: MacGregor J. Brillhart, Esquire,  
**STOCK AND LEADER**, Susquehanna  
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17401-2991 08.05-3t

**ESTATE OF ISABEL J. CARTAGENA,  
DECEASED**

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Cartagena, Elijah Cartagena, Isael  
Cartagena Jr., Katrina L. Bloom, and Saul  
Cartagena, 3198 East Market Street, York,  
PA 17402  
Attorney: Bellomo & Associates, LLC, 3198  
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**ESTATE OF FLORENCE A. EISENHART,  
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Late of Manchester Twp., York County, PA.  
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c/o Ryan A. Webber, Esq., Wendaur Law,  
LLC, 104 Walnut Street, Harrisburg, PA  
17101  
Attorney: Ryan A. Webber, Esquire, Wendaur  
Law, LLC, 104 Walnut Street, Harrisburg,  
PA 17101 08.05-3t

**ESTATE OF DIAMOND MCKENZI EPPLEY,  
DECEASED**

Late of Dover Twp., York County, PA.  
Administratrix: Paulette Eppley, 3121  
Pineview Drive, Dover, PA 17315  
Attorney: Clayton A. Lingg, Esquire,  
**MOONEY LAW**, 230 York Street,  
Hanover, PA 17331 08.05-3t

**ESTATE OF MILDRED E. ERWIN,  
DECEASED**

Late of York City, York County, PA.  
Executor: Charles F. Warren III, c/o 340 Pine  
Grove Commons, York, PA 17403  
Attorney: Joy L. Kolodzi, Esquire, Elder  
Law Firm of Robert Clofine, 340 Pine  
Grove Commons, York, PA 17403  
08.05-3t

**ESTATE OF JEFFREY L. HALDEMAN,  
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Late of Spring Garden Twp., York County, PA.  
Executor: Lori Kunselman, c/o Snoko Dubbs  
& Buhite Law, Inc., 204 St. Charles Way,  
Suite F, York, PA 17402  
Attorney: Snoko Dubbs & Buhite Law, Inc.,  
204 St. Charles Way, Suite F, York, PA  
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**ESTATE OF KAREN S. MOHLER,  
DECEASED**

Late of Fairview Twp., York County, PA.  
Executor: Neil W. Mohler, c/o Jacqueline A.  
Kelly, Esquire, JSDC Law Offices, 11 E.  
Chocolate Avenue, Suite 300, Hershey, PA  
17033  
Attorney: Jacqueline A. Kelly, Esquire, JSDC  
Law Offices, 11 E. Chocolate Avenue,  
Suite 300, Hershey, PA 17033 08.05-3t

**ESTATE OF GERALD B. RAUBENSTINE,  
DECEASED**

Late of Penn Twp., York County, PA.  
Executrices: Sue A. Brumgard, 621 Laurence  
Drive, Hanover, PA 17331, Kay A.  
Meredith, 7823 Thompson Road, P.O.  
Box 121, Needmore, PA 17238 and Lou  
A. Musselman, 508 Benyou Lane, New  
Cumberland, PA 17070  
Attorney: Matthew L. Guthrie, Esquire,  
Barley Snyder LLP, 14 Center Square,  
Hanover, PA 17331 08.05-3t

**ESTATE OF ROBERT L. RICE, SR.,  
DECEASED**

Late of York City, York County, PA.  
Executor: Robert Lee Rice, 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 08.05-3t

**ESTATE OF CARL W. SHAULL, DECEASED**

Late of Chanceford Twp., York County, PA.  
Co-Executors: Todd W. Shaull and Jody L.  
Berkheimer, c/o 135 North George Street,  
York, PA 17401  
Attorney: Timothy Bupp, Esquire, CGA Law  
Firm, PC, 135 North George Street, York,  
PA 17401 08.05-3t

**ESTATE OF PATRICIA L. THOMPSON,  
DECEASED**

Late of Dallastown Borough, York County, PA.  
Executor: Dustin E. Shearer, 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  
08.05-3t

**ESTATE OF LEVI ROBERT THOMSON,  
DECEASED**

Late of Dover Twp., York County, PA.  
Administrator: Matthew M. Thomson, c/o  
Snoko Dubbs & Buhite Law, Inc., 204 St.  
Charles Way, Suite F, York, PA 17402  
Attorney: Snoko Dubbs & Buhite Law, Inc.,  
204 St. Charles Way, Suite F, York, PA  
17402 08.05-3t

**ESTATE OF JUDY A. WISENALL,  
DECEASED**

Late of Hanover Borough, York County, PA.  
Executrix: Deborah J. Gallagher, c/o 129 E.  
Market St., York, PA 17401  
Attorney: Andrew C. Herrold, Esquire,  
Griest, Himes, Herrold, Reynosa LLP, 129  
East Market Street, York PA 17401  
08.05-3t

Trust Agreement

Jennie H. Flay Trust Agreement dated  
06/20/1989, as amended on 5/1/2003. Jennie H.  
Flay, Deceased. Late of the City of York, York  
County, PA. This Trust is in existence and all  
persons having claims or demands against said  
Trust or decedent are requested to make known  
the same and all persons indebted to the decedent  
to make payment without delay to Wells Fargo,  
N.A., Trustee, Attn.: Michael A. Gothard, CTFA,  
Wells Fargo Wealth Management, P.O. Box  
41629, Austin, TX 78704-9926 08.05-3t

**THIRD PUBLICATION****ESTATE OF RAYMOND F. BEARD, JR.,  
DECEASED**

Late of Penn Twp., York County, PA.  
Administrator: Jeffrey S. Beard, c/o Elinor  
Albright Rebert, Esquire, 515 Carlisle  
Street, Hanover, PA 17331  
Attorney: Elinor Albright Rebert, Esquire,  
515 Carlisle Street, Hanover, PA 17331  
07.29-3t

**ESTATE OF ELSIE BERKEBILE a/k/a ELSIE  
A. BERKEBILE, DECEASED**

Late of Windsor Twp., York County, PA.  
Co-Administrators: Robert J. Berkebile,  
Jr. and Scott E. Berkebile, c/o Morris &  
Vedder, LLP, 32 North Duke Street, P.O.  
Box 149, York, PA 17405-0149  
Attorney: Rand A. Feder, Esquire, Morris &  
Vedder, LLP, 32 North Duke Street, P.O.  
Box 149, York, PA 17405-0149 07.29-3t

**ESTATE OF JANET M. CLINE, DECEASED**

Late of Carroll Twp., York County, PA.  
Executrix: Susan Kichman, 257 N. 24<sup>th</sup>  
Street, Camp Hill, PA 17011  
Attorney: David J. Lenox, Esquire, 8 Tristan  
Drive, Suite 3, Dillsburg, PA 17019  
07.29-3t

**ESTATE OF PAULA LOUISE DUGAN,  
DECEASED**

Late of West Manchester Twp., York County, PA.  
Administrator-Executor: Henry S. Dugan,  
2736 Sparrow Dr., York, PA 17408  
07.29-3t

**ESTATE OF MARIAN E. FISHEL, a/k/a  
MARIAN FISHEL, a/k/a M. FISHEL,  
DECEASED**

Late of Borough of Jacobus, York County,  
PA.  
Executor: John M. Garber, 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 07.29-3t

**ESTATE OF JENNIE H. FLAY, DECEASED**

Late of Springettsbury Twp., York County, PA.  
Co-Executors: Marie K. Bizal, and Patrick  
D. Flay, c/o Stock and Leader, 221 West  
Philadelphia Street, Suite 600, York, PA  
17401  
Attorney: Thomas M. Shorb, Esquire,  
**STOCK AND LEADER**, Susquehanna  
Commerce Center East 221 West  
Philadelphia Street, Suite 600, York, PA  
17401-2991 07.29-3t

ESTATE OF MARY FRANCES (KNEPP) FRANK, a/k/a MARY FRANCES FRANK, a/k/a MARY F. FRANK, DECEASED  
Late of Peach Bottom Twp., York County, PA.  
Administrator-Executor: Jan R. Smeal, 923 Strawberry Ridge Road, Danville, PA 17821  
Attorney: Mason Law Office, 200 N. Front St., Ste. 201, P.O. Box 28, Philipsburg, PA 16866 07.29-3t

ESTATE OF LAWRENCE J. HEWITT, DECEASED  
Late of Pulaski County, Georgia.  
Executor: Gloria J. Hewitt, 1211 Vienna Highway, Hawkinsville, GA 31036  
Attorney: Arthur J. Becker, Jr., Esquire, Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331 07.29-3t

ESTATE OF SHERBURNE P. HILL, DECEASED  
Late of Fairview Twp., York County, PA.  
Executor: Stephen W. Hill, 1620 Redwing Lane, Charlottesville, VA 22911  
Attorney: P. Daniel Altland, Esquire, 350 S. Sporting Hill Road, Mechanicsburg, PA 17050 07.29-3t

ESTATE OF FERN L. HOUCK, a/k/a FERN LEE HOUCK, FERN HOUCK, DECEASED  
Late of Borough of Hanover, York County, PA.  
Executrix: Debra H. Mayers, 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 07.29-3t

ESTATE OF CHARLES W. HOWELL, III, DECEASED  
Late of Dover Twp., York County, PA.  
Co-Administrators: Barbara A. Moncuse and Margaret E. Howell, 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 07.29-3t

ESTATE OF BOB KLINEFELTER JR., a/k/a ROBERT EDWARD KLINEFELTER JR., a/k/a ROBERT E. KLINEFELTER, JR. a/k/a ROBERT KLINEFELTER JR., DECEASED  
Late of Hellam Twp., York County, PA.  
Administrator-Executor: Susan Delisio, c/o Kim L. Lengert, Esq., 96 Commerce Dr., PMB 1012, Wyomissing, PA 19610  
Attorney: Kim L. Lengert, Esquire, 96 Commerce Dr., PMB 1012, Wyomissing, PA 19610 07.29-3t

ESTATE OF SAMUEL F. LASECKI, SR., DECEASED  
Late of Warrington Twp., York County, PA.  
Administrator-Executor: Samuel F. Lasecki, Jr., 1365 Cly Road, York Haven, PA 17370  
Attorney: Brian J. Hinkle, Esquire, Mette, Evans & Woodside, 3401 North Front Street, P.O. Box 5950, Harrisburg, PA 17110-0950 07.29-3t

ESTATE OF ROBERT C. LEE, DECEASED  
Late of Hanover Borough, York County, PA.  
Executrix: Karen Porter, 190 Mineral Drive, York, PA 17408  
Attorney: Matthew L. Guthrie, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 07.29-3t

ESTATE OF VIRGINIA R. MCWILLIAMS, DECEASED  
Late of Manchester Twp., York County, PA.  
Co-Executors: Kristine S. Clark, 9395 Camp Rd., Red Lion, PA 17356 & Michael C. McWilliams, 6087 Glatfelters Station Rd., Seven Valleys, PA 17063  
Attorney: Joseph C. Korsak, Esquire, 34 N. Queen St., York, PA 17403 07.29-3t

ESTATE OF HAROLD E. MILLER, DECEASED  
Late of Dover Twp., York County, PA.  
Co-Executrices: Joyce E. Brown and Charisse Elaine Kelly, c/o Ream Carr Markey Woloshin & Hunter, LLP, 119 East Market Street, York, PA 17401  
Attorney: Audrey E. Woloshin, Esquire, Ream Carr Markey Woloshin & Hunter, LLP, 119 East Market Street, York, PA 17401 07.29-3t

ESTATE OF ARTHUR L. RUTHS, DECEASED  
Late of Penn Twp., York County, PA.  
Executor: JOEL M. RUTHS, 833 McCosh Street, Hanover, PA 17331 07.29-3t

ESTATE OF SARA K. STAUFFER, DECEASED  
Late of Jackson Twp., York County, PA.  
Co-Executors: Melissa S. Perkins and Michael L. Stauffer, 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 07.29-3t

ESTATE OF LELAND JOSEPH STEINKE, SR., a/k/a LELAND J. STEINKE, SR., LELAND J. STEINKE, DECEASED  
Late of Manchester Twp., York County, PA.  
Executrix: Athene M. Steinke, c/o Kurt A. Blake, Esquire, Blake & Schanbacher Law, LLC, 29 East Philadelphia Street, York, PA, 17401  
Attorney: Kurt A. Blake, Esquire, Blake & Schanbacher Law, LLC, 29 East Philadelphia Street, York, PA 17401 07.29-3t

ESTATE OF MARY F. STERNER a/k/a MARY CATHERINE STERNER, DECEASED  
Late of Heidelberg Twp., York County, PA.  
Co-Executors: Michael E. Sterner, 6250 Sterner Drive, Spring Grove, PA 17362 and Joan S. Helwig, 459 Moul Avenue, Hanover, PA 17331  
Attorney: Matthew L. Guthrie, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 07.29-3t

ESTATE OF KAREN M. THOMAS, a/k/a KAREN THOMAS, DECEASED  
Late of Windsor Twp., York County, PA.  
Administratrix: Jennifer E. Thomas, c/o Kurt A. Blake, Esquire, Blake & Schanbacher Law, LLC, 29 East Philadelphia Street, York, PA, 17401  
Attorney: Kurt A. Blake, Esquire, Blake & Schanbacher Law, LLC, 29 East Philadelphia Street, York, PA 17401 07.29-3t

ESTATE OF BETTY I. WATSON, DECEASED  
Late of Manchester Twp., York County, PA.  
Executor: Archie A. Watson, 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 07.29-3t

#### TRUST NOTICE

The undersigned Trustees under the Revocable Trust Agreement of Norma J. Stover dated March 18, 1999, hereby gives notice that as a result of the death of Norma J. Stover, late of West Manchester Township, York County, Pennsylvania, they have assumed title to the assets held in such trust, and all persons indebted to Norma J. Stover are requested to make payment without delay, and those having claims against the same shall make them known to the Trustee c/o Robert Clofine, Esquire, 340 Pine Grove Commons, York, PA 17403.  
Trustee: Debora A. Wilt  
Gregg E. Stover  
Attorney: Robert Clofine  
Elder Law Firm of Robett Clofine 07.29-3t

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**ORPHAN'S COURT DIVISION  
AUDITING NOTICE**

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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 **September 1, 2021 at 9:00 a.m.** and will be called in the order named for audit and distribution by said Court, in **Courtroom No. 7002, on the 7<sup>th</sup> floor of the York County Judicial Center at 45 North George St. in the City of York, Pennsylvania.**

**1. ANDREOLI – The First and Final Account of Victor A. Neubaum, Esq., Executor of the Last Will and Testament of Frank A. Andreoli a/k/a Frank Andreoli, Late of Spring Garden Township, York County, Pennsylvania, deceased, 6720-1124. (Victor A. Neubaum, Esq.)**

**2. GIBBS – The First and Final Account of Richard G. Gibbs and Alison E. Gibbs, Co-Administrators of the Estate of John Thomas Gibbs, Late of York City, York County, Pennsylvania, deceased, 6719-1889. (Gilbert G. Malone, Esq.)**

**3. BORTNER – The First Account of Ardent Community Trust of Pennsylvania, formerly known as the ARC Community Trust of Pennsylvania of the Daniel E. Bortner II Special Needs Trust dated September 22, 2004, 6721-1846. (Jennifer L. Simons, Esq.)**

**4. DUTY – The First and Final Account of Peter William L. Duty, Administrator of the Estate of Melissa A. Duty, Late of Windsor Township, York County, Pennsylvania, deceased, 6720-0900. (Amanda Snoko Dubbs, Esq.)**

**5. BROWN- The First and Final Account of Jody L. Schnetzka, Executrix of the Last Will and Testament of Bernard J. Brown, Late of Dover Township, York County, Pennsylvania, deceased, 6717-1216. (William F. Hoffmeyer, Esq.)**

**FILED IN THE OFFICE OF THE CLERK OF ORPHANS' COURT DIVISION OF THE COMMON PLEAS COURT, YORK COUNTY, PENNSYLVANIA ON OR BEFORE AUGUST 4, 2021.**

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

08.12-2t

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**CIVIL NOTICES**

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**ACTION IN MORTGAGE  
FORECLOSURE**

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CIVIL ACTION  
COURT OF COMMON PLEAS  
YORK COUNTY, PA  
CIVIL ACTION-LAW  
NO. 2020-SU-002521  
NOTICE OF ACTION IN MORTGAGE  
FORECLOSURE

NEWREZ LLC D/B/A SHELLPOINT  
MORTGAGE SERVICING, Plaintiff  
v.  
JAMES B. LOSCHIAVO, AS  
ADMINISTRATOR AND HEIR OF THE  
ESTATE OF LINDA LOSCHIAVO A/K/A  
LINDA L. LOSCHIAVO A/K/A LINDA LEE  
LOSCHIAVO; et al, Defendants

To: UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
LINDA LOSCHIAVO A/K/A LINDA  
L. LOSCHIAVO A/K/A LINDA LEE  
LOSCHIAVO Defendant(s), 81 MAIN  
STREET, YORKANA, PA 17402

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. 2020-SU-002521, seeking to foreclose the mortgage secured on your property located, 81 MAIN ST YORKANA, PA 17402.

**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  
 Robertson, Anschutz, Schneid, Crane &  
 Partners, PLLC  
 ATTORNEYS FOR PLAINTIFF  
 Jenine Davey, Esq. ID No. 87077  
 133 Gaither Drive, Suite F  
 Mt. Laurel, NJ 08054  
 855-225-6906

08.12-1t Solicitor

**ACTION TO QUIET TITLE**

**IN THE COURT OF COMMON PLEAS OF  
 YORK COUNTY, PENNSYLVANIA  
 CIVIL ACTION - LAW**

No. 2021-SU-000972

ACTION IN QUIET TITLE

1308 Porters Road  
 Heidelberg Township  
 UPI No. 30-000-01-0028.00-00000

Porters Road Land Trust,  
 Plaintiff

v.

Shirley A. Johnson, her heirs, successors,  
 and assigns,  
 Defendants

To: DEFENDANT, SHIRLEY A. JOHNSON’S, HEIRS,  
 SUCCESSORS, AND ASSIGNS

**YOU ARE HEREBY NOTIFIED:** That on May 10th, 2021, the Plaintiff filed a Quiet Title Action, endorsed with a Notice to Defend, against you in the Court of Common Pleas of York County, Pennsylvania, Docketed at No. 2021-SU-000972, wherein the Plaintiff seeks legal title in fee simple and to terminate any Estate, right, title or interest that you may have in the Real Estate located at: **1308 Porters Road, Heidelberg Township, UPI No. 30-000-01-0028.00-00000**, pursuant to that Deed dated the 13<sup>th</sup> day of June, 2006, and recorded on the 5<sup>th</sup> day of October, 2006, from William C. Johnson, and granted to the Plaintiff, **PORTERS ROAD LAND TRUST**, as shown in Record Book 1845, Page 6577.

08.12-1t Solicitor

**IN THE COURT OF COMMON PLEAS  
 OF YORK COUNTY  
 PENNSYLVANIA  
 CIVIL ACTION-LAW  
 NO. 2021 SU 000804**

Silverstone Enterprises, LLC, Plaintiff  
 V.

Robert Renard, Defendants  
**NOTICE OF QUIET TITLE ACTION**  
 TO: Robert Renard

YOU ARE HEREBY NOTIFIED that an action to Quiet Title was brought against you in the Court of Common Pleas of York County Filed No. 2021 SU 00804 requesting that you Be forever barred from asserting any right, title Or interest in and to the real property described herein:

Robert Renard Their heirs and assigns have extinguished any right, lien Title or interest claimed by you or any other person or persons in and to the real property described

Herein as follows:  
 ALL THAT CERTAIN parcel of land lying and being situate in Franklin Township, York County, Pennsylvania being known on the York County Assessment Map as 29-000-NC-0094.B0-C0001 10 Glenview Drive, Bearing the date July 15, 1998 And appearing of record in the Office of the Recorder of Deeds in and for the said County of York in Deed Book 1330 Page 6861.

**YOU HAVE BEEN SUED INC COURT.**  
 If you wish to defend against the claims set forth in the following, you must take action Within (20) days after this Complaint and notice are served, by entering a written Appearance personally or by attorney and filing in writing with the Court  
 Your defenses or objections to the claims set forth against you. You are warned that If you fail to do so the case may proceed without you and 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 NOTICE 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.**

Dauphin County  
 Lawyer Referral Service  
 213 North Front St  
 Harrisburg, PA 17101  
 (717) 236-7536

Darrin Dinello, Esq.  
 5405 Jonestown Road  
 Suite 101  
 Harrisburg, PA 17112  
 (717)909-6730

08.12-2t Solicitor

**ARTICLES OF INCORPORATION**

NOTICE is hereby given that Articles of Incorporation [are about to be filed] were filed with the Commonwealth of Pennsylvania. The name of the [proposed] corporation is Edgy, Inc. 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.

08.12-1t Solicitor

Notice is given that articles of Private Association (Stone Crest Acres of Pennsylvania Private Association) have been filed in the OFFICE OF THE THOMSON FAMILY UNINCORPORATED EXPRESS TRUST (PRIVATE ASSOCIATION) and a notice of the this was delivered to the Pennsylvania Secretary of State filing office for filing in accordance with the Pennsylvania Business Trust Code (Foreign Association/Trust). The initial registered office of the private association is located c/o 25 Old Farm Lane in the land of Shrewsbury, Pennsylvania and its initial Private Trust registered agent/Chairman of the Board of Trustees is Mitchell J Thomson. All Federal Reserved Notes shall be redeemed pursuant to 12 USC § 411 for “USD” or US Credit (US Notes and Coins) and 31 USC § 3124.

08.12-1t Solicitor

Notice is given that articles of Private Association (Stone Barn Kennels Private Association) have been filed in the OFFICE OF THE THOMSON FAMILY UNINCORPORATED EXPRESS TRUST (PRIVATE ASSOCIATION) and a notice of the this was delivered to the Pennsylvania Secretary of State filing office for filing in accordance with the Pennsylvania Business Trust Code (Foreign Association/Trust). The initial registered office of the private association is located c/o 25 Old Farm Lane in the land of Shrewsbury, Pennsylvania and its initial Private Trust registered agent/Chairman of the Board of Trustees is Mitchell J Thomson. All Federal Reserved Notes shall be redeemed pursuant to 12 USC § 411 for “USD” or US Credit (US Notes and Coins) and 31 USC § 3124.

08.12-1t Solicitor

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**ARTICLES OF INCORPORATION  
NON-PROFIT CORPORATION**


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NOTICE is hereby given that Articles of Incorporation [are to be filed] were filed with the Commonwealth of Pennsylvania on: July 1, 2021. The name of the corporation is: The Brooksville Manor Condominium Association. The purpose[s] of the corporation is [are] homeowners association. The corporation [is to be] has been incorporated under the provisions of the Nonprofit Corporation Law of 1988.

08.12-1t Solicitor

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**CHANGE OF NAME**


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

NOTICE is hereby given that on June 23, 2021 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: John Joseph Koontz III to: Gianni Giuseppe DeMaria. The Court has fixed the day of August 26, 2021 at 10:00 am in Courtroom No. 5003 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

08.12-1t Solicitor

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On July 19, 2021, Kristen Mary-Lynn Love filed a Petition in the Court of Common Pleas of York County, Pennsylvania, seeking to change her name to Skyler Chase Love. The Court has scheduled a hearing for September 16, 2021 at 10:00 A.M. in Court Room No. 5003 of the York County Judicial Center, 45 North George Street, York, PA 17401 where any person may show cause why the request of the Petitioner should not be granted.

ANDREA EVELER STANLEY, ESQUIRE  
Attorney for Petitioner  
2997 Cape Horn Road, Suite A-6  
Red Lion, PA 17356

08.12-1t Solicitor

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

NOTICE is hereby given that on 2nd day of August, 2021 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Merle Toby Wind to: Merry Toby Wind The Court has fixed the day of the the September 16, 2021 at 10:00 am in Courtroom No. 5003 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

08.12-1t Solicitor

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**DISSOLUTION NOTICE**


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NOTICE is hereby given to all persons interested or who may be affected that LEADERSHIP CONNECTIONS INTERNATIONAL, a Pennsylvania Corporation, having a registered address at 335 Apple Tree Lane, Mount Wolf, PA 17347, is about to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania and that its Board of Directors are now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended by the issuance of Articles of a Certificate of Dissolution under the Pennsylvania Business Corporation Law of 1988.

Linda W. Stull/CGA Law Firm  
135 N. George Street  
York, PA 17401

08.12-1t Solicitor

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**FICTITIOUS NAME**


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NOTICE is hereby given that an Application for Registration of Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania on August 2, 2021, pursuant to the Fictitious Names Act, setting forth that BLACK LOTUS INVESTMENTS, LLC is the party owning or interested in a business, the character of which is property maintenance under which said business is and will be conducted as LOTUS PROPERTY MAINTENANCE. The principal office of said business is 2536 Stanford Road, York, PA 17402.

Christian R. Miller, Esquire  
MPL Law Finn, LLP

08.12-1t Solicitor

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**NOTICE**


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**PUBLIC NOTICE TO**
**BRYAN KEITH**
**In Re: Adoption of  
MATEO JAIME PHILLIPS VEGA,  
A MINOR**

A petition has been filed asking the Court to put an end to all rights you have as a parent to your child, **MATEO JAIME PHILLIPS VEGA**. A Termination of Parental Rights Hearing have been scheduled for Monday, August 30, 2021, at 9:00 a.m. in Court Room No. 7001, Seventh Floor, of the York County Judicial Center, 45 North George Street, York, Pennsylvania 17401, to terminate your parental rights in regards to **MATEO JAIME PHILLIPS VEGA** (DOB: 12/31/2019), whose mother is Samantha Selena Vega. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the one of the offices set forth below to find out where you can get legal help.

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

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

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

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

07.29-3t Solicitor

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**PUBLIC NOTICE TO**
**KRISTOPHER JOSEPH HARRIS**
**In Re: Adoption of  
ASAAD QUINTEL HARRIS,  
A MINOR**

A petition has been filed asking the Court to

put an end to all rights you have as a parent to your child, **ASAAD QUINTEL HARRIS**. A Termination of Parental Rights Hearing have been scheduled for Tuesday, August 31, 2021, at 9:00 a.m. in Court Room No. 7001, Seventh Floor, of the York County Judicial Center, 45 North George Street, York, Pennsylvania 17401, to terminate your parental rights in regards to **ASAAD QUINTEL HARRIS** (DOB: 12/14/2017), whose mother is Tatijuana Neodashay Coleman. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the one of the offices set forth below to find out where you can get legal help..

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

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

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

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

07.29-3t Solicitor

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IN THE COURT OF COMMON PLEAS OF  
YORK COUNTY, PENNSYLVANIA  
ORPHANS' COURT DIVISION

No. 2021-0051a & No. 2021-0056a

In re Adoption of:  
SKYLER ALEXIS BOSTWICK &  
JADA IZABELLE THOMAS

Petitioners: Chyenne Bostwick Gunn  
John Michael Gunn  
Respondent: Kasey Lynn Bostwick

**NOTICE**

(Involuntary Termination of Parental Rights)

A petition has been filed asking the court to put an end to all rights you have to your child. The court has set a hearing to consider ending your rights to your child. That hearing will be held at the York County Judicial Center at 45 N. George Street, York, Pennsylvania in Courtroom 7002 on the 16th day of September 2021 at 1:30 p.m. 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.

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 parental rights, money, 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.

MID PENN LEGAL SERVICES  
29 North Queen St.  
York, PA 17403  
(800) 299-6599

ATTORNEY CONNECTION &  
MODEST MEANS  
(717) 854-8755

YOU ARE ALSO NOTIFIED OF THE ACT 101 OF 2010 WHICH ALLOWS FOR AN ENFORCEABLE VOLUNTARY AGREEMENT FOR CONTINUING CONTACT OR COMMUNICATION FOLLOWING AN ADOPTION BETWEEN AN ADOPTIVE PARENT, A CHILD, A BIRTH PARENT, AND/OR A BIRTH RELATIVE OF THE CHILD, IF ALL PARTIES AGREE AND THE WRITTEN VOLUNTARY AGREEMENT IS APPROVED BY THE COURT

08.05-3t Solicitor

# **Notary Services**

## **from the York County Bar Association**

As a member benefit, YCBA members can receive notarization services at no charge. The YCBA continues to provide in-person traditional notarization. Notarization is offered, with COVID safety protocols, at the Bar Offices by appointment only. Contact [notary@yorkbar.com](mailto:notary@yorkbar.com) to arrange.

We are also able to provide remote online notarization for when an in-person session is not practical or possible for you or your clients. The YCBA maintains a subscription to a Pennsylvania Department of State approved software for remote online notarization. This completely online notarization service is an ideal option during COVID, providing a safe and secure alternative. Contact [notary@yorkbar.com](mailto:notary@yorkbar.com) for more details!

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