

# York Legal Record

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

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No. 3

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## CASES REPORTED

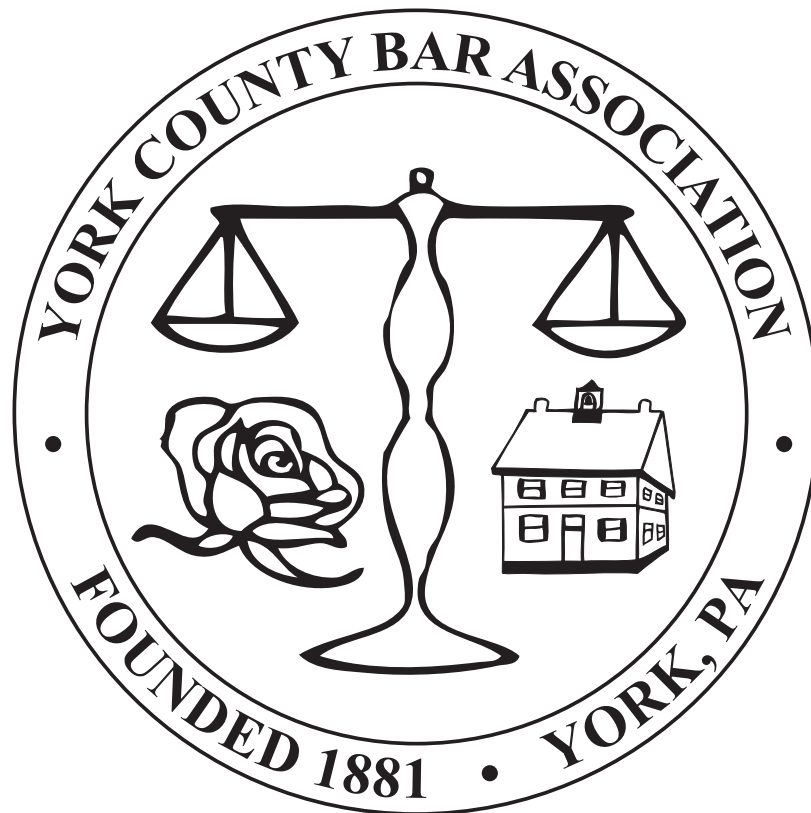
ROOSEVELT HOLDING, LP, V. RACHELLE SAMPERE, ZONING OFFICER OF WEST MANCHESTER TOWNSHIP  
NO. 2018-SU-000310

Motion for Summary Judgement – Authority to Charge Fees – Fee Relationship to Permit

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ROOSEVELT HOLDING, LP, V. RACHELLE SAMPERE,  
ZONING OFFICER OF WEST MANCHESTER TOWNSHIP

January 11, 2020.

NO. 2018-SU-000310

**DISCUSSION**

**MOTION FOR SUMMARY JUDGEMENT – AUTHORITY TO  
CHARGE FEES – FEE RELATIONSHIP TO PERMIT**

1. Plaintiff filed a Motion for Summary Judgement seeking damages from the Township on the grounds that the Township lacked the authority to charge “storm water management fees” and that the fee had no relationship to the cost of the permit.
2. The Court denied this motion on the premise that this dispute was not of fact but of law and that the law supported the Defendant rather than the Plaintiff.

The purpose of summary judgment is to assess whether there is a genuine need for trial. *Curran v. Phila. Newspapers, Inc.*, 439 A.2d 652, 658 (Pa. 1981). A party is permitted to file a motion for summary judgment after relevant discovery has been completed, if there is “no genuine issue of material fact as to a necessary element of the cause of action.” Pa.R.C.P. 1035.2(1). A moving party is entitled to prevail upon its motion as a matter of law when there is no genuine issue of material fact.<sup>1</sup> *New York Guardian Mortg. Corp. v. Dietzel*, 524 A.2d 951, 952 (Pa. Super. Ct. 1987). Additionally, the moving party bears the burden of demonstrating the absence of a dispute of fact. *Lyman v. Boonin*, 635 A.2d 1029, 1032 (Pa. 1993).

In determining whether granting summary judgment is appropriate, the court must view the record in a light most favorable to the non-moving party. *Dorohovich v. West Am. Ins.*, 589 A.2d 252, 256 (Pa. Super. Ct. 1991). Further, all well-pleaded facts must be accepted as true and the non-moving party must be given the benefit of all reasonable inferences that can be drawn therefrom. *Goldberg v. Delta Tau Delta*, 613 A.2d 1250, 1252 (Pa. Super. Ct. 1992). Accordingly, the grant of such a motion must be clear and free from doubt. *Toy v. Metro. Life Ins. Co.*, 928 A.2d 186, 194 (Pa. Super. Ct. 2007).

**A. Type of Permit**

Preliminarily, Plaintiff appears to assume its Application for a Permit for a two drive accesses to be definitive. See Pl.’s Br. in Supp. at 8. Defendant disagrees. Instead, in addition to the two access drives, the project proposal included the construction of a tractor trailer storage facility which required “substantial earth moving, grading, excavating, and paying resulting in the construction of a significant amount of impervious land mass.” See Def.’s Br. in Opp’n at 1-2; see also Def.’s Aff. at 2. Defendant also provided an affidavit in support as well as photographs in support of her position. See generally, Def.’s Aff; see also Def.’s Ex. A.

This Court disagrees with Defendant’s proposition to the extent that this is a factual dispute. Rather, it believes that the issue posed above is a question of law and that the law supports Defendant’s position. Specifically, the evidence offered by Defendant, “substantial earth moving, grading, excavating, and paying resulting in the construction of a significant amount of impervious land mass” triggers a building permit not merely an access drive permit. Def.’s Br. in Opp’n at 1-2; Def.’s Aff. at 2.

A building permit shall be required prior to a change in use of land or structure or the erection, construction, improvement or alteration of any structure or portion thereof or the alteration or development of any improved or unimproved real estate, including but not limited to mining, dredging, filling, grading, paving, excavation or drilling operations, or the erection or alteration of any permanent signs and/or temporary signs.

Twp. Ord. § 150-363(A) (1989). Notably, the language “the alteration or development of any improved or unimproved real estate, including but not limited to mining, dredging, filling, grading, paving. . .” are particularly applicable to Plaintiff. Id. Accordingly, there is no material dispute of fact and the relevant law favors the Defendant.

**B. Whether the Township ordinances permit charging a “Storm Water Management Fee” in connection with issuance of an access permit or building permit?**

The Pennsylvania Statutes provide a broad grant to municipalities and boards of supervisors. Specifically, they “may make and adopt any ordinances, bylaws, rules, and regulations not inconsistent with or restrained by the Constitution and laws of this Commonwealth necessary for the proper management, care and control of the township and its finances and the maintenance of peace, good government, health and welfare of the township and its citizens, trade, commerce and manufacturers.” 53 P.S. § 66506 (1995). Moreover, ordinances are “presumed to be valid and to have been enacted or adopted in strict compliance with statutory procedure.” 42 Pa.C.S. § 5571.1(d) (2008).

Township Ordinance 150-363 further specifies that “no permit shall be issued until the fees prescribed by the Board of Township Supervisors pursuant to resolution shall be paid to the Zoning Officer. The payment of fees under this section shall not relieve the applicant or holder of said permit from payment of other fees that may be required by this chapter or by any other ordinances or law.” Twp. Ord. § 150-363(I) (1989) (emphasis added). Accordingly, the board of supervisors for the Township of West Manchester established the rates for permits, fees, applications, and miscellaneous services through Resolution 17-02.

Plaintiff challenges the Township’s Authority to authorize storm wa-

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

NO: 2018-SU-000310

Civil Action

ROOSEVELT HOLDING, LP,  
Plaintiff

v.

RACHELLE SAMPERE, Zoning  
Officer of West Manchester Township,  
Defendant

**MEMORANDUM OPINION DENYING PLAINTIFF’S  
MOTION FOR SUMMARY JUDGEMENT**

For Plaintiff: L.C. Heim, Esquire

For Intervenor: John C. Herrold, Esquire

**MEMORANDUM OPINION AFFIRMING THE ZONING BOARD**

Before the Court is a Motion for Summary Judgement filed by Plaintiff, Roosevelt Holding, LP. Defendant in this matter is Rachelle Sampere in her capacity as a Zoning Officer of West Manchester Township. Plaintiff seeks judgement in its favor on the grounds that the Township lacked the authority to charge “storm water management fees” and that the fee had no relationship to the cost of the permit.

Upon review of this motion, opposing filings, and an Oral Argument, the Court does hereby DENY Plaintiff’s Motion for Summary Judgement.

**BACKGROUND**

On February 5, 2018, Plaintiff filed a Complaint in Mandamus. This Complaint sought relief in the form of compelling Defendant to issue a permit. See Compl. at ¶ 24. Defendant filed an Answer to the Complaint and a New Matter on April 10, 2018. On April 27, 2018, Plaintiff filed a Reply to Defendant’s New Matter. In its Reply, Plaintiff raised the issue of the Township’s authority to charge fees. However, Plaintiff did not change its pleading to claim damages or costs associated to the permit. On September 2, 2020, the Court entered a Notice of Proposed Termination of Case. Plaintiff filed a Motion for Summary Judgment and a Brief in Support on September 16, 2020. On September 17, 2020, Plaintiff filed a Statement of Intention to Proceed. Defendant filed a Response to Motion for Summary Judgment, a Brief in Opposition, and an Affidavit on October 14, 2020. On October 19, 2020, Plaintiff filed a Reply Brief in Support of Motion for Summary Judgment. Plaintiff failed to appear. Throughout these filings, it was revealed that a permit had already been issued and that the Plaintiff now believed that it was entitled to reimbursement of the storm water fees. See Def.’s Br. in Opp’n at 4-5 (citing Def.’s Aff. at ¶ 28); see also Pl. Mot. for Summ. J. at ¶ 20. This matter was listed as a one-judge disposition on November 9, 2020 and was assigned to this Honorable Court on November 10, 2020. Oral Arguments were held on

ter fees under Resolution 17-02. *See* Pl.’s Br. in Supp. at 5-7.

Storm Water Management Ordinance:	\$5.00
Storm Water Plain Ordinance:	\$25.00 AND And additional expenses incurred
Flood Plain Ordinance:	\$5.00
Storm Water Management Fees:	\$1.00 per square foot or fraction thereof up to 10,000 square feet; plus \$.50 per square foot or fraction there of from 10,00 square feet to 20,000 square feet; plus \$.10 per square foot or fraction thereof over 20,000 square feet.

RESOLUTION 17-02 (2017). Namely, Plaintiff argues that a Resolution is not sufficient authority, but rather the Township was only authorized to mandate fees by ordinance under 53 P.S. § 66506. *See* Pl.’s Br. in Supp. at 5-7. However, Plaintiff does not challenge Township Ordinance § 150-363 which clearly mandates that the Township must proscribe fees by Resolution. Twp. Ord. § 150-363(I). As an ordinances are presumed to be valid, and this Ordinance authorizes fees by resolution, the Township’s authority under Resolution 17-02 is valid. Accordingly, Plaintiff’s motion must be denied.

**C. Whether the Township may charge a permit fee that bears no relationship to the cost of the permit itself?**

Pennsylvania Statues provide that the governing body “may prescribe reasonable fees with respect to the administration of a zoning ordinance and with respect to hearings before the zoning hearing board.” 53 P.S. § 10617.3(e) (1988). Fees exempted are costs such as “legal expenses of the zoning hearing board, expenses for engineering, architectural or other technical consultants or expert witness costs.” *Id.* A zoning permit fee that is based upon the municipality’s costs in providing the services needed to grant the permit is not an improper tax. *Bucks Cove Rod & Gun Club, Inc. v. Tex. Twp. Zoning Hearing Bd.*, 2011 Pa. Commw. LEXIS 491, \*10-11 (Pa. Commw. Ct., Sept. 14, 2011).

The challenging party has the burden of proving that the license or permit fee is unreasonable. *Id.* (citing *Talley v. Commonwealth*, 553 A.2d 518, 520 (Pa. Commw. Ct. 1989)); *see also Greenacres Apartments, Inc. v. Bristol Twp.*, 482 A.2d 1356, 1359 (Pa. Commw. Ct. 1984) (defining a tax as “production of large income and a high proportion of income relative to the costs of collection and supervision” versus a license which is a charge “imposed pursuant to a sovereign’s police power for the privilege of performing certain acts” and “intended to defray the expense of regulation.”). When reviewing the validity of a fee, courts should give municipalities reasonable latitude in anticipating the expense of enforcing the ordinance. *Bucks Cove Rod & Gun Club, Inc.*, 2011 Pa. Commw. LEXIS 491, \*12. All doubt regarding the validity of a fee must be resolved in favor of the reasonableness of the fee. *Id.* at 11-12 (citing *Talley*, 553 A.2d at 520).

Here, Plaintiff asserts that the storm water management fee is a tax because it not related to the cost of administering the permit requested. Pl.’s Br. in Supp. at 8-9. However, Plaintiff incorrectly equates the meaning of a required permit and a requested permit. Plaintiff may have only requested a permit for two access drives, but the work that Plaintiff sought to partake in a required a permit for two access drives and a building permit.

Moreover, the Township provided ample evidence that all new construction within the Township imposes an additional burden on the Township’s overburdened storm water management system. Def.’s Br. in Opp. at 2-5. Additionally, the fees from new construction permits are based off of the project runoff caused by the amount new construction. *Id.* Plaintiff attempts to counter the Township’s assertion with case law. *Id.* However, the case law that Plaintiff provided to this Court is inapplicable to this case.

Specifically, Plaintiff offers *Stark v. Commonwealth* in support. However, the *Stark* Court found in the city’s favor. Notably, the Court in this case upheld the license even though it included additional fees to fund the facilities of the police department and other facilities. 494 A.2d 44, 46-47 (Pa. Commw. Ct. 1985). The Court went even further to add that the court had previously “upheld ordinances imposing license fees which, as here, are commensurate with the costs of administration and enforcement, including general enforcement duties, rather than restricting reimbursement

to costs for ‘special services.’” *Id.* Thus, this case supports Defendant’s position, not Plaintiff’s.

In *Flynn v. Horst*, the Court found that the government fees were invalid because the fees charged and the budget needed were not proportional. 51 A.2d 54, 60 (Pa. 1947). However, *Flynn* is also inapplicable to this case because the Township provided statistics to back up the need for storm water fees and expenses appropriated for the storm water budget. *See* Def.’s Aff. at ¶¶ 12-26; *see also* Def.’s Ex. E. Because the storm water fees are both related and proportional to the administrative needs of the Township, the storm water fees are merely a license not a tax. Moreover, it is well settled law that a license is a privilege. *Mastrangelo v. Buckley*, 250 A.2d 447, 464 (Pa. 1969). Accordingly, if Plaintiff wished to obtain the privilege, then it must pay for the license even if general services’ fees are included. Therefore, Plaintiff’s motion must be denied.

The Court does hereby **DENY** Plaintiff’s Motion for Summary Judgement.

**BY THE COURT:**

**Dated: 01/14/2021**

**N. CHRISTOPHER MENGES, JUDGE**

FOOTNOTES

<sup>1</sup>. A “material fact” is one that directly affects the outcome of the case. *Fortney v. Callenberger*, 801 A.2d 594, 598 (Pa. Super. Ct. 2002).

04.15-1t

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 Attorney: Stone Lafaver & Shekletski, P.O. Box E, New Cumberland, PA 17070  
 04.15-3t

## ESTATE OF SARAH M. BAIR, DECEASED

Late of Penn Twp., York County, PA.  
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 Attorney: G. Steven McKonly, Esquire, 119 Baltimore Street, Hanover, PA 17331  
 04.15-3t

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**ESTATE OF DARWIN D. PETTIT a/k/a DARWIN DEAN PETTIT, DECEASED**

Late of York Twp., York County, PA.  
 Executor: Melissa S. Ehrhart, 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 04.15-3t

**ESTATE OF DORIS L. RICE, DECEASED**

Late of Hanover Borough, York County, PA.  
 Administrator: Daniel E. Clapper, 7 Rebecca Lane, Hanover, PA 17331  
 Attorney: Alex E. Snyder, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 04.15-3t

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

Late of York Twp., York County, PA.  
 Executor: Gilbert G. Malone, 42 South Duke Street, York, PA 17401  
 Attorney: Gilbert G. Malone, Esquire, 42 South Duke Street, York, PA 17401 04.15-3t

**ESTATE OF MARILYN J. SCHREIBER, DECEASED**

Late of Springettsbury Twp., York County, PA.  
 Executor: Michael S. Schreiber, 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 04.15-3t

**ESTATE OF PAUL W. SHEPPERD, JR., DECEASED**

Late of Glen Rock, York County, PA.  
 Administrator-Executors: Paul W. Shepperd, III, & Denise A. Shepperd, c/o Janis M. Smith, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365  
 Attorney: Janis M. Smith, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365 04.15-3t

**ESTATE OF RHODA MARDELLA SHEPPERD, a/k/a R. MARDELLA SHEPPERD, DECEASED**

Late of Glen Rock, York County, PA.  
 Administrator-Executors: Paul W. Shepperd, III, & Denise A. Shepperd, c/o Janis M. Smith, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365  
 Attorney: Janis M. Smith, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365 04.15-3t

**ESTATE OF NICKI L. SHULTZ, a/k/a NICKI L. BUCHANAN, DECEASED**

Late of Windsor Twp., York County, PA.  
 Executor: Scott D. Shultz, 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 04.15-3t

**ESTATE OF CHARLES D. SMITH a/k/a CHARLES DELMAR SMITH, DECEASED**

Late of West Manchester Twp., York County, PA.  
 Executrix: Patricia S. Hershey, 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 04.15-3t

**ESTATE OF FERNE C. STONESIFER, DECEASED**

Late of Hanover Borough, York County, PA.  
 Administrator: Michael A. Stonesifer, 114 Fourth St, Hanover, PA 17331 04.15-3t

**ESTATE OF TAMBARA GREGG SWARTZELL, DECEASED**

Late of New Cumberland, York County, PA.  
 Executor: W. Scott Swartzell, c/o Rosemarie Gavin-Casner, Attorney, Johnson, Duffie, Stewart & Weidner, 301 Market Street, P.O. Box 109, Lemoyne, PA 17043  
 Attorney: Rosemarie Gavin-Casner, Esquire, Johnson, Duffie, Stewart & Weidner, 301 Market Street, P.O. Box 109, Lemoyne, PA 17043 04.15-3t

**ESTATE OF WAYNE H. UPTON, DECEASED**

Late of Hopewell Twp., York County, PA.  
 Executrix: Vicky Lynn Chinery, c/o P.O. Box 312, Stewartstown, PA 17363  
 Attorney: Laura S. Manifold, Esquire, P.O. Box 312, Stewartstown, PA 17363 04.15-3t

**ESTATE OF JOHN RUDY WILLIAMS, a/k/a JOHN R. WILLIAMS, DECEASED**

Late of York Twp., York County, PA.  
 Executor: Charles J Long, c/o 25 North Duke Street, Suite 202, York, PA 17401  
 Attorney: Charles J Long, Esquire, 25 North Duke Street, Suite 202, York, PA 17401 04.15-3t

**ESTATE OF BARBARA A. WONDERS, DECEASED**

Late of Carrol Twp., York County, PA.  
 Co-Executrices: Peggy A. Sabol, 55 Hoover Rd., Carlisle, PA 17015 and Pamela S. Reitz, 1595 N. Union St., Middletown, PA 17057  
 Attorney: David H. Stone, Esquire, Stone Lafaver & Shekletski, P.O. Box E, New Cumberland, PA 17070 04.15-3t

**THE GEROW BRILL FAMILY TRUST.**

Notice is hereby given that Jeffrey R. Bellomo is the Trustee of the above named Trust. All persons indebted to Gerow D. Brill are requested to make payment and all those having claims against Gerow D. Brill are directed to present the same to: Jeffrey R. Bellomo, Trustee c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402. 04.15-3t

**THE MATTHEWS FAMILY TRUST  
 DATED JUNE 4, 2014.**

Notice is hereby given that Denise Hoffman is the Successor Trustee of the above named Trust. All persons indebted to Floyd E. Matthews are requested to make payment and all those having claims against Floyd E. Matthews are directed to present the same to: Denise Hoffman, Trustee, c/o Jeffrey R. Bellomo, Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402. 04.15-3t

**SECOND PUBLICATION**

**ESTATE OF RICHARD J. BAER, DECEASED**

Late of Hopewell Twp., York County, PA.  
 Executor: Clifford L. Baer, 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 04.08-3t

**ESTATE OF EARLENE L. BURNS, DECEASED**

Late of Shrewsbury Twp., York County, PA.  
 Administrator: Wendy S. Burns, c/o Ream Carr Markey Woloshin & Hunter, LLP, 119 East Market Street, York, PA 17401  
 Attorney: Andrew F. Kagen, Esquire, Ream Carr Markey Woloshin & Hunter, LLP, 119 East Market Street, York, PA 17401 04.08-3t

**ESTATE OF JOHN R. CARROLL, JR., DECEASED**

Late of Shrewsbury Borough, York County, PA.  
 Executor: Josephine V. Carroll, 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 04.08-3t



ESTATE OF CHERYL MARIE COOK, DECEASED  
Late of Hellam Twp., York County, PA.  
Executors: Thomas and Rochelle Gruber, 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 04.08-3t

ESTATE OF KEVIN E. CRAWFOOT, DECEASED  
Late of Dillsburg, York County, PA.  
Administrator-Executor: Brian J. Murren, Esquire, Tucker Arensberg, P.C., 2 Lemoyne Drive, Suite 200, Lemoyne, PA 17043  
Attorney: Brian J. Murren, Esquire, Tucker Arensberg, P.C., 2 Lemoyne Drive, Suite 200, Lemoyne, PA 17043 04.08-3t

ESTATE OF PAUL E. CRIZER, DECEASED  
Late of East Hopewell Twp., York County, PA.  
Co-Administrators: Paul G. Crizer, Mark A. Crizer, Marsha Egbert, and Sharon D. Miller, 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 04.08-3t

ESTATE OF BRIAN K. DELL, DECEASED  
Late of Jacobus Borough, York County, PA.  
Administratrix c.t.a.: Cynthia M. Ferree, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: David A. Jones, II, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991 04.08-3t

ESTATE OF HENDRICK J. DEJONGE, a/k/a HENDRIK JAN DEJONGE, HENDRIK J. DEJONGE, HENDRIK DEJONGE, H.J. DEJONGE, DECEASED  
Late of York Twp., York County, PA.  
Executrix: Doris E. DeJonge, 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 04.08-3t

ESTATE OF ANN T. FOGLER, DECEASED  
Late of New Freedom Borough, York County, PA.  
Administrator-Executor: Debra A. Buchta, 10209 Kings Arm Tavern Ct., Ellicott City, MD 21042 04.08-3t

ESTATE OF EUGENE V. FUHRMAN, DECEASED  
Late of Penn Twp., York County, PA.  
Executors: Michael E. Fuhrman and Linda M. Angel, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331  
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 04.08-3t

ESTATE OF AUDREY A. GUSTAFSSON, DECEASED  
Late of Manchester Twp., York County, PA.  
Executrix: Pamela A. Magalee, 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 04.08-3t

ESTATE OF GERALDINE G. HARTMAN, DECEASED  
Late of Newberry Twp., York County, PA.  
Executor: Lewis R. Hartman, 370 Steinhour Road, York Haven, PA 17370  
Attorney: Gerald J. Shekletski, Esquire, Stone LaFaver & Shekletski, P.O. Box E, New Cumberland, PA 17070 04.08-3t

ESTATE OF ELBERT H. HINES, DECEASED  
Late of Windsor Twp., York County, PA.  
Administrator-Executor: Michael E. Hines, c/o 50 East Market Street, Hellam, PA 17406  
Attorney: Alexis K. Swope, Esquire, 50 East Market Street, Hellam, PA 17406 04.08-3t

ESTATE OF WILLIAM J. HUNSICKER, SR., a/k/a WILLIAM JAMES HUNSICKER SR., WILLIAM J. HUNSICKER DECEASED  
Late of York Twp., York County, PA.  
Executrix: Aline M. Harrison, c/o 2675 Eastern Blvd., York, PA 17402  
Attorney: Douglas P. France, Esquire, 2675 Eastern Blvd., York, PA 17402 04.08-3t

ESTATE OF KARL ERNST KATZ, DECEASED  
Late of Penn Twp., York County, PA.  
Administratrix: Margaret K. McEnrick, 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 04.08-3t

ESTATE OF CHARLES KNAUB, DECEASED  
Late of York County, PA.  
Executor: Crystal Shope, 3 N. Baltimore Street, Dillsburg, PA 17019  
Attorney: Duane P. Stone, Esquire, STONE, WILEY, & LINSENBACH, PC, 3 N. Baltimore Street, Dillsburg, PA 17019 04.08-3t

ESTATE OF MATILDA M. MATLOCK, DECEASED  
Late of York Twp., York County, PA.  
Administrator-Executor: Woodlands Bank Trust and Investment Services, c/o Matthew Parker, Esquire, 49 E. Fourth St., Williamsport, PA 17701  
Attorney: Matthew Parker, Esquire, 49 E. Fourth St., Williamsport, PA 17701 04.08-3t

ESTATE OF ANGELA L. PANDELIDIS, DECEASED  
Late of Spring Garden Twp., York County, PA.  
Executors: Katherine P. Granbois and K. Nicholas Pandelidis, c/o Scott Alan Mitchell, Esq., Saxton & Stump, LLC, 280 Granite Run Dr., Ste. 300, Lancaster, PA 17601  
Attorney: Scott Alan Mitchell, Esquire, Saxton & Stump, LLC, 280 Granite Run Dr., Ste. 300, Lancaster, PA 17601 04.08-3t

ESTATE OF SHANE ALLEN ROBINSON, DECEASED  
Late of Red Lion Borough, York County, PA.  
Administratrix: Leigh Ann Robinson, c/o 2025 E. Market Street, York, PA 17402  
Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402 04.08-3t

ESTATE OF RALPH R. SHELLENBERGER, DECEASED  
Late of York Twp., York County, PA.  
Executors: Denice A. Brenneeman and Eric L. Shellenberger, 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 04.08-3t

ESTATE OF BRUCE C. WARCH, DECEASED  
Late of North Hopewell Twp., York County, PA.  
Executrix: Endora M. Devilbiss, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: D. Reed Anderson, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991 04.08-3t

ESTATE OF PATRICIA M. WAREHIME, DECEASED  
Late of Heidelberg Twp., York County, PA.  
Executors: Jennifer W. Carter, Jeffrey A. Warehime, and John Andrew Warehime, c/o Aaron C. Jackson, Esq., Jackson Law Firm, PLLC, 1215 Manor Drive, Suite 202, Mechanicsburg, PA 17055  
Attorney: Aaron C. Jackson, Esquire, Jackson Law Firm, PLLC, 1215 Manor Drive, Suite 202, Mechanicsburg, PA 17055 04.08-3t

ESTATE OF TIMOTHY M. YOST, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Administrator: Jeffrey A. Yost, 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 04.08-3t

### THIRD PUBLICATION

ESTATE OF ROBERT M. ALLEN, DECEASED  
Late of Fairview Twp., York County, PA.  
Administrator-Executor: Robert J. Allen, 2220 Chambersburg Road, Gettysburg, PA 17325  
Attorney: John J. Murphy III, Esquire, 28 West Middle Street, Gettysburg, PA 17325 04.01-3t

ESTATE OF ELVA JEAN ALSRUHE,  
DECEASED

Late of Hanover Borough, York County, PA.  
 Executor: Rodney Lee Leese, Jr., 2409 Mt.  
 Ventus Road #1, Manchester, MD 21102  
 Attorney: Crabbs & Crabbs, 202 Broadway,  
 Hanover, PA 17331 04.01-3t

ESTATE OF DALE L. ANDERSON, SR.,  
DECEASED

Late of Newberry Twp., York County, PA.  
 Administrator-Executor: Diane Anderson,  
 328 Gosling Drive, York, PA 17406  
 Attorney: David Turocy, Esquire, 119 East  
 Market Street, York, PA 17401 04.01-3t

ESTATE OF TERRY LEE BECKER,  
DECEASED

Late of Washington Twp., York County, PA.  
 Executor: Gloria Becker, 35 Reynolds Rd.,  
 East Berlin, PA 17316  
 Attorney: Thomas R. Nell, Esquire, 130 W  
 King Street, P.O. Box 1019, East Berlin,  
 PA 17316 04.01-3t

ESTATE OF BRETT RAY BRIGHTBILL,  
DECEASED

Late of York Twp., York County, PA.  
 Administrator: Stefanie L. Mann, c/o Snoko  
 Dubbs & Buhite Law, Inc., 294 Dew Drop  
 Road, York, PA 17402  
 Attorney: Amanda Snoko Dubbs, Esquire,  
 Snoko Dubbs & Buhite Law, Inc., 294 Dew  
 Drop Road, York, PA 17402 04.01-3t

## ESTATE OF GEORGE S. BUBB, DECEASED

Late of Hanover Borough, York County, PA.  
 Executor: David Bubb, c/o Elinor Albright  
 Rebert, Esquire, 515 Carlisle Street,  
 Hanover, PA 17331  
 Attorney: Elinor Albright Rebert, Esquire,  
 515 Carlisle Street, Hanover, PA 17331  
 04.01-3t

ESTATE OF ANNA MAE CHRISTY,  
DECEASED

Late of West Manchester Twp., York County, PA.  
 Executor: Gregory Christy, c/o 135 North  
 George Street, York, PA 17401  
 Attorney: Ronald Perry, Esquire, CGA Law  
 Firm, PC, 135 North George Street, York,  
 PA 17401 04.01-3t

ESTATE OF JESSICA D. DELLINGER,  
DECEASED

Late of York City, York County, PA.  
 Executrix: Annette L. Fisher, 1501 Glenleigh  
 Drive, York, PA 17404 04.01-3t

## ESTATE OF LEON A. FLORA, DECEASED

Late of Jackson Twp., York County, PA.  
 Executor: Wilbur E. Secrist, c/o Stock and  
 Leader, 221 West Philadelphia Street,  
 Suite 600, York, PA 17401  
 Attorney: MacGregor J. Brillhart, Esquire,  
 STOCK AND LEADER, Susquehanna  
 Commerce Center East, 221 West  
 Philadelphia Street, Suite 600, York, PA  
 17401-2991 04.01-3t

ESTATE OF DOROTHY J. GALLOWAY,  
DECEASED

Late of Fairview Twp., York County, PA.  
 Executrix: Sharon G. Altland, 868 Lexington  
 Place, Lewisberry, PA 17339  
 Attorney: P. Daniel Altland, Esquire, 350 S.  
 Sporting Hill Road, Mechanicsburg, PA  
 17050 04.01-3t

ESTATE OF REYNOLD L. HALL,  
DECEASED

Late of York Twp., York County, PA.  
 Administratrix: Janet L. Smith, 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 04.01-3t

ESTATE OF RAYBURN A. HEYNE,  
DECEASED

Late of York City, York County, PA.  
 Executor: Delano M. Heyne, c/o 135 North  
 George Street, York, PA 17401  
 Attorney: Timothy Bupp, Esquire, CGA Law  
 Firm, PC, 135 North George Street, York,  
 PA 17401 04.01-3t

ESTATE OF CHARLES C. INNERST, a/k/a  
CHARLES C. INNERST, II, DECEASED

Late of Springettsbury Twp., York County, PA.  
 Administrator-Executor: Charles C. Innerst,  
 III, c/o MPL Law Firm, LLP, 137 East  
 Philadelphia Street, York, PA 17401  
 Attorney: John D. Miller, Jr., Esquire, MPL  
 Law Firm, LLP, 137 East Philadelphia  
 Street, York, PA 17401 04.01-3t

## ESTATE OF MARVIN D. KEHR, DECEASED

Late of Manchester Twp., York County, PA.  
 Executor: Patricia J. Kehr, c/o Snoko Dubbs  
 & Buhite Law, Inc., 294 Dew Drop Road,  
 York, PA 17402  
 Attorney: Amanda Snoko Dubbs, Esquire,  
 Snoko Dubbs & Buhite Law, Inc., 294 Dew  
 Drop Road, York, PA 17402 04.01-3t

ESTATE OF LYNN S. KILKER a/k/a LYNN  
SUSAN KILKER, DECEASED

Late of Springettsbury Twp., York County, PA.  
 Executor: Paul V. Kilker, 3715 Springetts Dr.,  
 York, PA 17406  
 Attorney: Robert Freedenberg, Esquire,  
 Skarlatos Zonarich LLC, 320 Market St.,  
 Ste. 600W, Harrisburg, PA 17101 04.01-3t

ESTATE OF GEORGE S. KING, JR.,  
DECEASED

Late of North Codorus Twp., York County, PA.  
 Executor: Robert Clofine, Esquire, 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  
 04.01-3t

ESTATE OF GEORGE J. KIRSCH, JR.,  
DECEASED

Late of Codorus Twp., York County, PA.  
 Executor: Brian Kirsch, c/o Stock and  
 Leader, 221 West Philadelphia Street,  
 Suite 600, York, PA 17401  
 Attorney: MacGregor J. Brillhart, Esquire,  
 STOCK AND LEADER, Susquehanna  
 Commerce Center East, 221 West  
 Philadelphia Street, Suite 600, York, PA  
 17401-2991 04.01-3t

ESTATE OF W. THOMAS KLINEDINST  
a/k/a WALTER THOMAS KLINEDINST, JR.,  
DECEASED

Late of Manchester Twp., York County, PA.  
 Executrix: Lisa Jo Walker, 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  
 04.01-3t

ESTATE OF WILLIAM L. LATCHAW,  
DECEASED

Late of York Twp., York County, PA.  
 Co-Executrix: Debra S. Eisenhart, and  
 Pamela A. Elicker, 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 04.01-3t

## ESTATE OF ALDEN W. LAU, DECEASED

Late of North Codorus Twp., York County, PA.  
 Executor: Craig A. Diehl, c/o Law Offices of  
 Craig A. Diehl, 119A West Hanover Street,  
 Spring Grove, PA 17362.  
 Attorney: Craig A. Diehl, Esquire, CPA,  
 Law Offices of Craig A. Diehl, 119A West  
 Hanover Street, Spring Grove, PA 17362  
 04.01-3t

ESTATE OF BARBARA J. LYON,  
DECEASED

Late of Spring Garden Twp., York County, PA.  
 Executor: Albert Granholm, c/o Stock and  
 Leader, 221 West Philadelphia Street,  
 Suite 600, York, PA 17401  
 Attorney: MacGregor J. Brillhart, Esquire,  
 STOCK AND LEADER, Susquehanna  
 Commerce Center East, 221 West  
 Philadelphia Street, Suite 600, York, PA  
 17401-2991 04.01-3t

ESTATE OF HOLLIE IANTHA MANGER,  
DECEASED

Late of Springettsbury Twp., York County, PA.  
 Administratrix: Samantha McCloskey, c/o  
 Barry W. VanRensler, Esq., 10 S. Plum  
 St., Media, PA 19063  
 Attorney: Barry W. VanRensler, Esquire,  
 Plum Street Lawyers, 10 S. Plum St.,  
 Media, PA 19063 04.01-3t

ESTATE OF JANET FAY MCCARTHY,  
DECEASED

Late of Spring Garden Twp., York County, PA.  
 Co-Executors: Michael McCarthy and David  
 McCarthy, c/o Stock and Leader, 221 West  
 Philadelphia Street, Suite 600, York, PA  
 17401  
 Attorney: Ronald L. Hershner, Esquire,  
 STOCK AND LEADER, Susquehanna  
 Commerce Center East, 221 West  
 Philadelphia Street, Suite 600, York, PA  
 17401-2991 04.01-3t

ESTATE OF MARCIA MARIE MONTGOMERY,  
DECEASED

Late of Fairview Twp., York County, PA.  
 Executor: Peter C. Montgomery, 660  
 Bamberger Road, Etters, PA 17319  
 Attorney: Butler Law Firm, 1007 Mumma  
 Road, Suite 101, Lemoyne, PA 17043  
 04.01-3t

ESTATE OF LORAIN M. MURPHY,  
DECEASED

Late of York City, York County, PA.  
 Executor: Donovan Kibler, 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 04.01-3t

ESTATE OF MARIAN M. NAILOR,  
DECEASED

Late of Franklin Twp., York County, PA.  
 Co-Executors: Brian S. Nailor and Susan  
 M. Nailor, 1111 South Mountain Road,  
 Dillsburg, PA 17019  
 Attorney: Brian C. Linsenbach, Esquire,  
 STONE, WILEY & LINSNBACH, PC, 3  
 N. Baltimore Street, Dillsburg, PA 17019  
 04.01-3t

ESTATE OF VALERIE S. RIGHTOR,  
DECEASED

Late of York Twp., York County, PA.  
 Executor: Barry Arnold, c/o Stock and  
 Leader, 221 West Philadelphia Street,  
 Suite 600, York, PA 17401  
 Attorney: MacGregor J. Brillhart, Esquire,  
 STOCK AND LEADER, Susquehanna  
 Commerce Center East, 221 West  
 Philadelphia Street, Suite 600, York, PA  
 17401-2991 04.01-3t

ESTATE OF BARBARA A. RUBY,  
DECEASED

Late of Springettsbury Twp., York County, PA.  
 Administratrix: Brenda K. Trone, 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 04.01-3t

## ESTATE OF ERIK T. SMITH, DECEASED

Late of Lower Chanceford Twp., York  
 County, PA.  
 Administrator: Jeffrey H. Smith, 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 04.01-3t

## ESTATE OF LARRY E. SNELL, DECEASED

Late of Jackson Twp., York County, PA.  
 Executor: Terry L. Snell, 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 04.01-3t

## ESTATE OF PEGGY L. STAUB, DECEASED

Late of Jackson Twp., York County, PA.  
 Executor: Thomas J. Thieme, 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 04.01-3t

ESTATE OF SHIRLEY A. VAN BUSKIRK  
a/k/a SHIRLEY ANN VAN BUSKIRK,  
DECEASED

Late of Windsor Twp., York County, PA.  
 Executor: William R. Bradbury, c/o Jeffrey  
 C. Goss, Esquire, 480 New Holland  
 Avenue, Suite 6205, Lancaster, PA 17602  
 Attorney: Jeffrey C. Goss, Esquire, Brubaker

Connaughton Goss & Lucarelli LLC,  
 480 New Holland Avenue, Suite 6205,  
 Lancaster, PA 17602 04.01-3t

ESTATE OF MARIE A. VANTASSEL, a/k/a  
MARIE VANTASSEL, DECEASED

Late of Springettsbury Twp., York County, PA.  
 Executrix: Krista M. Ducommun, 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 04.01-3t

ESTATE OF JOHN J. VERRAZZANI, a/k/a  
JOHN JOSEPH VERRAZZANI, DECEASED

Late of Fairview Twp., York County, PA.  
 Executrix: Ms. Barbara J. Whitcraft, 212  
 Orchard Road, New Cumberland, PA  
 17070  
 Attorney: Gary L. Rothschild, Esquire, 2215  
 Forest Hills Drive, Suite 35, Harrisburg,  
 PA 17112. 04.01-3t

ESTATE OF JAMES C. WEIRE, II,  
DECEASED

Late of East Manchester Twp., York County, PA.  
 Administrator-Executor: James C. Weire,  
 III, 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 04.01-3t

ESTATE OF WILLIAM L. WOLFGANG,  
DECEASED

Late of West Manheim, York County, PA.  
 Executor: Michael A. Wolfgang, 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 04.01-3t

ESTATE OF BRYAN LYNN WOODSON,  
DECEASED

Late of Goldsboro Borough, York County, PA.  
 Administrator: Debra I. Pertschi, c/o Reager  
 & Adler, PC, 2331 Market Street, Camp  
 Hill, PA 17011  
 Attorney: Susan H. Confair, Esquire, Reager  
 & Adler, PC, 2331 Market Street, Camp  
 Hill, PA 17011 04.01-3t

ESTATE OF SARA J. WORKINGER,  
DECEASED

Late of Jackson Twp., York County, PA.  
 Executor: Kevin Workinger, c/o Stock and  
 Leader, 221 West Philadelphia Street,  
 Suite 600, York, PA 17401  
 Attorney: MacGregor J. Brillhart, Esquire,  
 STOCK AND LEADER, Susquehanna  
 Commerce Center East, 221 West  
 Philadelphia Street, Suite 600, York, PA  
 17401-2991 04.01-3t

ESTATE OF KAREN D. YOUNG,  
DECEASED

Late of Windsor Twp., York County, PA.  
 Executor: Kris A. Young, 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 04.01-3t

## CIVIL NOTICES

## ACTION TO QUIET TITLE

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

No. 2021-SU-000647

Action in Quiet Title

38 Main Street  
 Yorkana Borough  
 UPI No. 93-000-01-0044.00-00000

BSRE Holdings, LLC,  
Plaintiff

v.

Mae Jean Emenheiser, her heirs, successors, and  
assigns,

Defendant

**TO: MAE JEAN EMENHEISER, HER HEIRS,  
SUCCESSORS, AND ASSIGNS**

**YOU ARE HEREBY NOTIFIED:** That  
**on March 26<sup>th</sup>, 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-000647, 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: **38 Main Street,  
 Yorkana Borough, UPI No. 93-000-01-  
 0044.00-00000**, pursuant to that Deed dated the  
 24<sup>th</sup> day of September, 2020, and recorded on  
 the 16<sup>th</sup> day of December, 2020, from the Tax  
 Claim Bureau of York County to the Plaintiff,  
**BSRE Holdings, LLC**, as shown in Record  
 Book 2617, Page 4816.

04.15-1t

Solicitor

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.

**ARTICLES OF INCORPORATION  
NON-PROFIT CORPORATION**

NOTICE is hereby given that Articles of Incorporation - Nonprofit were filed with the Department of State, Commonwealth of Pennsylvania on February 24, 2021 for the purpose of forming a nonprofit corporation under The Pennsylvania Nonprofit Corporation Law of 1988, as amended. The name of the corporation is REHOBOTH WELSH CHURCH PRESERVATION PARTNERSHIP. It has been organized exclusively for religious and charitable purposes.

Joseph D. Baublitz, Esquire  
STOCK AND LEADER

04.15-1t 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 Marie Jeanette Smith 340 Hillcrest Road, York, PA 17403 are the only person(s) owning or interested in a business, the character of which is: Nature Spirituality Church, and that the name, style and designation under which said business is and will be conducted is: SPIRAL SOJOURN SANCTUARY and the location where said business is and will be located is: 2386 W. Clearview Drive, Glen Rock, PA 17327.

04.15-1t Solicitor

**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](http://yorkcountypa.gov/component/tdownloads/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.

04.01-3t Solicitor

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF  
YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on March 19th, 2021, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Jackson Garrett to: Jackson Wineke. The Court has fixed the day of May 27th, 2021 at 10:00 am in Courtroom #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.

04.15-1t Solicitor

IN THE COURT OF COMMON PLEAS OF  
YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on April 1, 2021, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Marguerite Frances Sutton to: Melissa Mae Sutton. The Court has fixed the day of July 1, 2021 at 10:00 am in Courtroom #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.

04.15-1t Solicitor

**NOTICE**

**PUBLIC NOTICE TO  
BREE ANN KROUT AND  
ANDREW EUGENE UPDEGRAVE**

**In Re: Adoption of Faithlynn Marie Updegrave and Cameron Michael Updegrave, Minors**

A petition has been filed asking the Court to put an end to all rights you have as a parent to your children, Faithlynn Marie Updegrave and Cameron Michael Updegrave. A Termination of Parental Rights Hearing has been scheduled for May 26, 2021 at 1:00 p.m., in Court Room No. 6006, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Faithlynn Marie Updegrave (DOB: September 30, 2017) and Cameron Michael Updegrave (DOB: December 25, 2011), whose Father is Andrew Eugene Updegrave and whose Mother is Bree Ann Krout. 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](http://www.yorkbar.com/?page=YCBAFindEsq)**

# York Legal Record

## 2021 Holiday Deadline Notice

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

Questions? Email [yorklegalrecord@yorkbar.com](mailto:yorklegalrecord@yorkbar.com) or call 717-854-8755 x202

### May

June 3 edition – submission deadline Thursday, May 27 by 12:00 noon

### July

July 8 edition – submission deadline Thursday, July 1 by 12:00 noon

### September

September 9 edition – submission deadline Thursday, September 2 by 12:00 noon

### October

October 14 edition – submission deadline Thursday, October 7 by 12:00 noon

### November

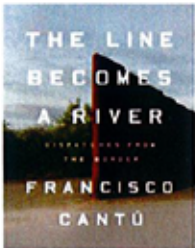
November 24 edition – submission deadline Thursday, November 18 by 12:00 noon  
December 2 edition – submission deadline Wednesday, November 24 by 12:00 noon

### December

December 30 edition – submission deadline Wednesday, December 22 by 12:00 noon  
January 6 edition – submission deadline Wednesday, December 29 by 12:00 noon

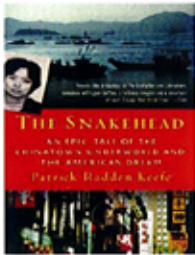
**Thank you for your cooperation.**

# PIRC'S 25<sup>TH</sup> ANNIVERSARY VIRTUAL BOOK CLUB



**March 17, 2021**

*The Line Becomes a River*  
Francisco Cantú

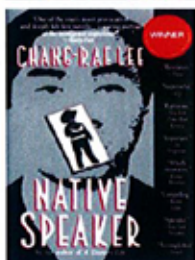


**June 16, 2021**

*The Snakehead*

Patrick Radden Keefe

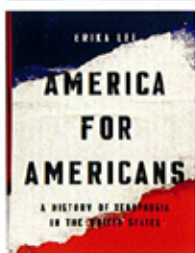
Panel discussion, open to the public!



**September 15, 2021**

*Native Speaker*

Chang-Rae Lee



**December 15, 2021**

*America for Americans*

Erika Lee

Sign up online here: <http://bit.ly/PIRCbookclub>  
Questions? Email us at [bookclub@pirclaw.org](mailto:bookclub@pirclaw.org)

## THE LINE BECOMES A RIVER

Mexican American Francisco Cantú joins the Border Patrol, hauling in the dead and delivering the living to detention. When an immigrant friend travels to Mexico to visit his dying mother and does not return, Cantú discovers the border has migrated with him and now he must know the whole story.

## THE SNAKEHEAD

Patrick Radden Keefe investigates a secret world run by a surprising criminal: a charismatic middle-aged grandmother, who from a tiny noodle shop in New York's Chinatown managed a multi-million dollar business smuggling people.

## NATIVE SPEAKER

First-generation Korean American Henry Park navigates a failing marriage, his career of "digging up dirt" on people of Asian descent, morality, and his own perceptions of his parents' worldview.

## AMERICA FOR AMERICANS

The U.S. is known as a nation of immigrants... and xenophobia. Irrational fear, hatred, and hostility toward immigrants has been a defining feature of our nation from Benjamin Franklin to Donald Trump. Explore how xenophobia works, why it has endured, and how it threatens America.



**PIRC**

Pennsylvania Immigration  
Resource Center

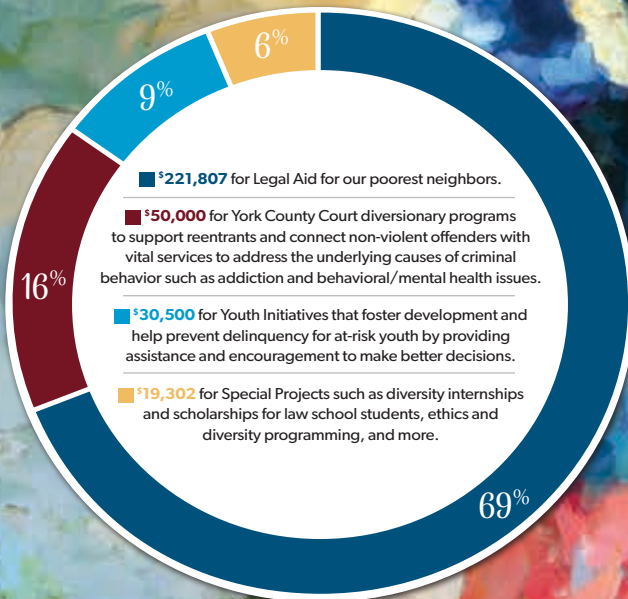
Educating, advocating,  
ensuring access to justice.

PO Box 20339, York, PA | 717-600-8099 | [www.pirclaw.org](http://www.pirclaw.org)

# Happy Anniversary!

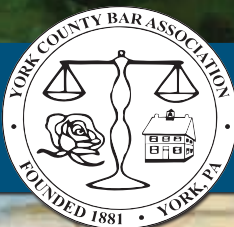
The **York County Bar Foundation** is York County’s largest private funder of law-related programs. As the charitable arm of the **York County Bar Association**, the YCBF’s work is made possible by the generous contributions of hundreds of dedicated lawyers and legal professionals, community leaders and other committed partners. Thanks to that strong support, the YCBF committed **\$321,609** in funding for law-related initiatives in 2020 and continues to play a lead role in advancing justice.

## Our Impact

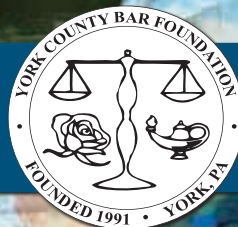


### Congratulations to our 2020 Recipients

- County of York (*Support for Dependent/Delinquent Youth and their families*)
- Diversity, Equity, and Inclusion and Herbert B. Cohen American Inns of Court (*Programs*)
- Leave A Legacy® York County (*Promotion of Charitable Giving*)
- MidPenn Legal Services (*Family Law Attorney*)
- Richard P. Noll Scholarships (*awarded to Asahel D. Church and Melissa A. Barnes*)
- The Honorable Clarence “Chuck” N. Patterson Diversity Internships (*awarded to Anthony B. Ciarlante and Qingcheng (Christine) Han*)
- Pennsylvania Immigration Resource Center (*Office/Development Manager*)
- Pro Bono and Legal Services (*YCBF Staff and Program Support*)
- United Way of York County (*Tuancy Prevention Initiative*)
- Valley Youth House (*Preventative Life Skills and Adolescents Achieving Independence programs*)
- York County Literacy Council (*High School Equivalency classes for reentrants*)
- York County Planning Commission, Community Action for Recovery and Diversion program (*CARD Project Manager*)
- YWCA Access-York (*Technology*)



140 Years



30 Years

Helping fulfill the promise of **Liberty & Justice for All**

# LOOKING FOR ESTATE NOTICES

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

Go to [www.palegalads.org](http://www.palegalads.org)

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

