

# York Legal Record

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

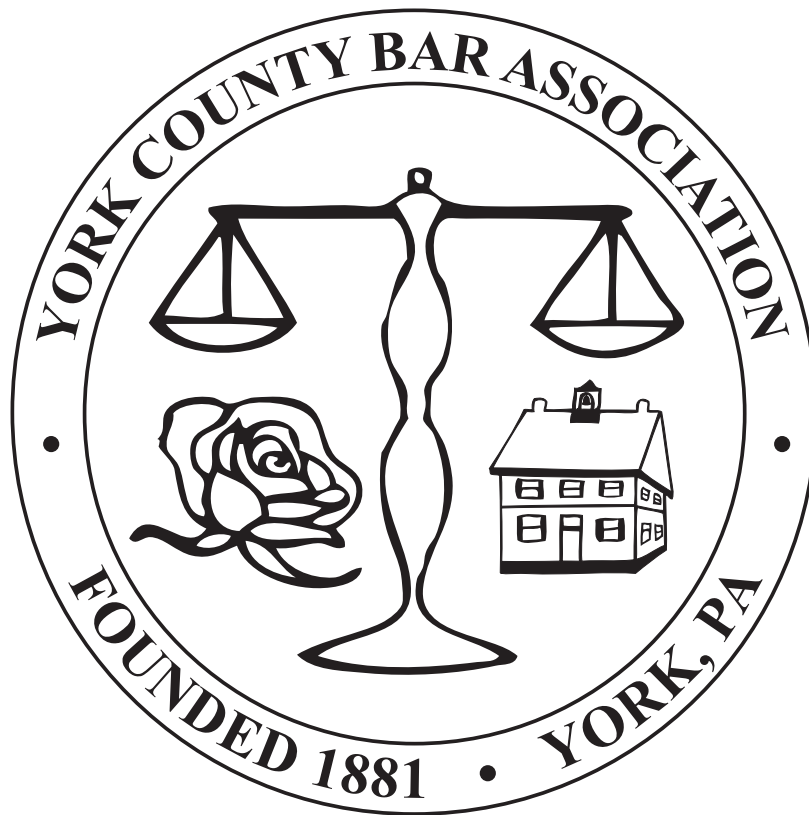
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Vol. 133

YORK, PA, THURSDAY, DECEMBER 12, 2019

No. 37

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**Dated Material Do Not Delay**

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## The York Legal Record is seeking articles

on current legal topics such as  
case law summaries, legislative  
updates, or other issues that  
may be of interest to  
subscribers. Submissions should  
be no more than one page in  
length and should be  
educational, not promotional, in  
nature. All submissions are  
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Send submissions and inquiries  
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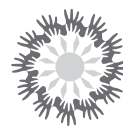


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## ESTATE NOTICES

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

## FIRST PUBLICATION

**ESTATE OF MARY M. BAKER, DECEASED**  
Late of Hanover Borough, York County, PA.  
Executor: Debra M. Baker-Koller, c/o Shultz Law Firm, LLC, 211 Kennedy Court, Suite 5, Hanover, PA 17331  
Attorney: Thomas M. Shultz, Esquire, Shultz Law Firm, LLC, 211 Kennedy Court, Suite 5, Hanover, PA 17331 12.12-3t

**ESTATE OF MARY E. BURD, DECEASED**  
Late of Springettsbury Twp., York County, PA.  
Executrix: Rebecca Ann Montgomery, c/o 110 S. Northern Way, York, PA 17402  
Attorney: Donald L. Reihart, Esquire, Law Offices of Donald L. Reihart, 110 S. Northern Way, York, PA 17402 12.12-3t

**ESTATE OF DAVID L. BYERS, DECEASED**  
Late of Dover Twp., York County, PA.  
Executor: Jason P. Byers, 8015 Gnatstown Road, Hanover, PA 17331  
Attorney: Scott A. Ruth, Esquire, 123 Broadway, Hanover, PA 17331 12.12-3t

**ESTATE OF DORIS E. CARSON, a/k/a DORIS CARSON, DECEASED**  
Late of Penn Twp., York County, PA.  
Executrix: Catherine A. Lee, c/o Scott A. Ruth, Esq., 123 Broadway, Hanover, PA 17331  
Attorney: Scott A. Ruth, Esquire, 123 Broadway, Hanover, PA 17331 12.12-3t

**ESTATE OF SARA L. CAWTHRA, DECEASED**  
Late of Franklin Twp., York County, PA.  
Executor: Donald A. Cawthra, 130 Hickory Road, Dillsburg, PA 17019  
Attorney: Thomas A. French, Esquire, Barley Snyder, 213 Market Street, 12th Floor, Harrisburg, PA 17101 12.12-3t

**ESTATE OF THOMAS CIRAFICI, DECEASED**  
Late of Springettsbury Twp., York County, PA.  
Executor: Eva Shipley, 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 12.12-3t

**ESTATE OF MARY H. CLARE, a/k/a MARY CLARE, MARY HEIM CLARE, DECEASED**  
Late of West Manheim Twp., York County, PA.  
Administrator: 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 12.12-3t

**ESTATE OF GAIL M. CURTIS, DECEASED**  
Late of New Freedom Borough, York County, PA.  
Co-Executrices: Maureen L. Resser a/k/a Maureen L. Reeser and Jennifer A. Kuhns, c/o Blakey, Yost, Bupp & Rausch, LLP, 17 East Market Street York, PA 17401  
Attorney: David A. Mills, Esquire, Blakey, Yost, Bupp & Rausch, LLP, 17 East Market Street York, PA 17401 12.12-3t

**ESTATE OF TIMOTHY DIETZ DELLINGER, DECEASED**  
Late of Springettsbury Twp., York County, PA.  
Co-Executors: Penelope Sue Dellinger and Richard Steven Dellinger, c/o Shirk Law Associates, 115 South State Street, Ephrata, PA 17522-2412  
Attorney: Kenelm L. Shirk, III, Esquire, Shirk Law Associates, 115 South State Street, Ephrata, PA 17522-2412 12.12-3t

**ESTATE OF ABIGAIL LILLIAN EBY, DECEASED**  
Late of Wrightsville Borough, York County, PA.  
Executor: David R Eby, c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545  
Attorney: Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545 12.12-3t

**ESTATE OF GERALD W. FULLER, DECEASED**  
Late of Fairview Twp., York County, PA.  
Administrator: Gregory W. Fuller, c/o 2997 Cape Horn Road, A-6, Red Lion, PA 17356  
Attorney: Erik D. Spurlin, Esquire, Estate & Elder Law Firm of Erik Spurlin, 2997 Cape Horn Road, A-6, Red Lion, PA 17356 12.12-3t

**ESTATE OF JOSEPH M. GREER, DECEASED**  
Late of Goldsboro Borough, York County, PA.  
Administratrix: Judith K. Huggins, c/o Robert P. Kline, Esquire, Kline Law Office, P.O. Box 461, New Cumberland, PA 17070-0461  
Attorney: Robert P. Kline, Esquire, Kline Law Office, P.O. Box 461, New Cumberland, PA 17070-0461 12.12-3t

**ESTATE OF TERRY LEE HOLLOWAY, DECEASED**  
Late of Springettsbury Twp., York County, PA.  
Executor: Stephanny R. Hershey a/k/a Stephanny R. Stottlemeyer, c/o Michael B. Scheib, Esquire, 110 South Northern Way, York, PA 17402  
Attorney: Michael B. Scheib, Esquire, 110 South Northern Way, York, PA 17402 12.12-3t

**ESTATE OF MARTHA ELIZABETH KNISLEY a/k/a MARTHA E. KNISLEY, DECEASED**  
Late of Codorus Twp., York County, PA.  
Executrix: Debra L. Martin, 4133 Creswell Terrace, Hampstead, MD 21074  
Attorney: Arthur J. Becker, Jr., Esquire, Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331 12.12-3t

**ESTATE OF BETTY I. KRISKO, DECEASED**  
Late of Conewago Twp., York County, PA.  
Administrator-Executor: David Scott Krisko, 327 Locust Street, Columbia, PA 17512  
Attorney: Michael S. Grab, Esquire, 327 Locust Street, Columbia, PA 17512 12.12-3t

**ESTATE OF TERRY L. LECKRONE, DECEASED**  
Late of Springettsbury Twp., York County, PA.  
Executor: John Wesley Leckrone, c/o Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356  
Attorney: Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356 12.12-3t

**ESTATE OF A. JEAN MARTIN, DECEASED**  
Late of Hanover Borough, York County, PA.  
Executor: Thomas M. Shultz, c/o Shultz Law Firm, LLC, 211 Kennedy Court, Suite 5, Hanover, PA 17331  
Attorney: Thomas M. Shultz, Esquire, Shultz Law Firm, LLC, 211 Kennedy Court, Suite 5, Hanover, PA 17331 12.12-3t

**ESTATE OF FREDDIE D. MEREDITH, DECEASED**  
Late of Windsor Twp., York County, PA.  
Administrator-Executor: Daryl Scott Meredith, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402  
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 12.12-3t

**ESTATE OF ANNA M. MILLER, DECEASED**  
Late of North Codorus Twp., York County, PA.  
Executors: Doris A. Grim, 1875 S. Lake Road, Spring Grove, PA 17362 and Martin L. Albright, 2019 Stoverstown Road, Spring Grove, PA 17362  
Attorney: Keith R. Nonemaker, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 12.12-3t

**ESTATE OF DEBBIE ANN MILLER, a/k/a DEBBIE A. HELFREY and DEBBIE HELFREY, DECEASED**  
Late of New Freedom Borough, York County, PA.  
Administrator: Brad J. Miller, 153 N. Oxford Street, York, PA 17404  
Attorney: Terence J. Barna, Esquire, **BENNLAWFIRM**, 103 East Market Street, P.O. Box 5185, York, PA 17405-5185 12.12-3t

**ESTATE OF KLAUS G.W. MOLZAHN, DECEASED**  
Late of West Manheim Twp., York County, PA.  
Executors: Susan I. Johnston, 2251 Walnut Bottom Road, York, PA 17408 and Kurt G. Molzahn, 606 Baltimore Street, Apt 3, Hanover, PA 17331  
Attorney: Keith R. Nonemaker, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 12.12-3t



ESTATE OF JEAN D. MURPHY, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executrix: Joan L. Keener, c/o 129 E. Market St., York, PA 17401  
Attorney: John C. Herrold, Esquire, Griest, Himes, Herrold, Reynosa LLP, 129 East Market Street, York PA 17401 12.12-3t

ESTATE OF FERNESS L. RITTENHOUSE, a/k/a FERNESS LEVERE RITTENHOUSE, a/k/a F. LEE RITTENHOUSE, DECEASED  
Late of Windsor Twp., York County, PA.  
Executor: Russ J. Burke, 32 Birch Avenue, P.O. Box 6, Mt. Gretna, PA 17064  
Attorney: D. Michael Craley, Esquire, 246 West Broadway, Lower Level, Red Lion, PA 17356 12.12-3t

ESTATE OF CURVIN L. ROHRBAUGH, DECEASED  
Late of Penn Twp., York County, PA.  
Executors: James H. Rohrbaugh, 211 Charles Avenue, Hanover, PA 17331 and Louise D. Brodbeck, 403 Church Street, Glen Rock, PA 17327  
Attorney: Keith R. Nonemaker, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 12.12-3t

ESTATE OF RAY RYAN, a/k/a RAY K. RYAN, RAY K. RYAN JR and RAY KENNETH RYAN JR, DECEASED  
Late of Mt. Wolf Borough, York County, PA.  
Executor: Gloria A. Conrad, c/o Kearney Galloway Graybill, LLC, 940 South Queen Street, York, PA 17403  
Attorney: Jack L. Graybill II, Esquire, Kearney Galloway Graybill, LLC, 940 South Queen Street, York, PA 17403 12.12-3t

ESTATE OF ELIZABETH C. SCHWALM, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executor: Jeri A. Barnes, c/o MPL LAW FIRM, LLP, 137 East Philadelphia Street, York, PA 17401-2424  
Attorney: John D. Miller, Jr., Esquire, MPL LAW FIRM, LLP, 137 East Philadelphia Street, York, PA 17401-2424 12.12-3t

ESTATE OF DENNIS J. SPECK, DECEASED  
Late of York Twp., York County, PA.  
Executrix: Summer A. Horn, c/o Andrea S. Anderson, Esq., 901 Delta Road, Red Lion, PA 17356  
Attorney: Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356 12.12-3t

ESTATE OF HELEN T. TAYLOR, DECEASED  
Late of Manchester Twp., York County, PA.  
Administrator-Executor: Keith A. Taylor, 2930 Milky Way, Dover, PA 17315  
Attorney: Joseph C. Korsak, Esquire, 403 South Allen Street, State College, PA 16801 12.12-3t

ESTATE OF NANCY E. WHETZEL, DECEASED  
Late of Warrington Twp., York County, PA.  
Executor: Dwayne E. Whetzel, c/o 129 E. Market St., York, PA 17401  
Attorney: John C. Herrold, Esquire, Griest, Himes, Herrold, Reynosa LLP, 129 East Market Street, York, PA 17401 12.12-3t

ESTATE OF ROBERT W. WITMER, DECEASED  
Late of Newberry Twp., York County, PA.  
Executrix: Susanne L. Cassell, c/o John W. Stitt, Esquire, 1434 W. Market St., York, PA 17404  
Attorney: John W. Stitt, Esquire, 1434 W. Market St., York, PA 17404 12.12-3t

ESTATE OF GRACE M. YOUNG, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executrix: Donna J. Runk, c/o Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356  
Attorney: Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356 12.12-3t

## SECOND PUBLICATION

ESTATE OF RONALD H. FOSTER a/k/a RONALD HENRY FOSTER, DECEASED  
Late of Penn Twp., York County, PA.  
Co-Executors: Ronald P. Foster and Mia McCarthy, c/o Samuel A. Gates, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331  
Attorney: Samuel A. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331 12.05-3t

ESTATE OF JAY C. HOFF, DECEASED  
Late of Dover Twp., York County, PA.  
Executor: Michael E. Hoff, c/o 129 E. Market St., York, PA 17401  
Attorney: John C. Herrold, Esquire, Griest, Himes, Herrold, Reynosa LLP, 129 East Market Street, York, PA 17401, 12.05-3t

ESTATE OF DONALD D. ILGENFRITZ, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: Dolores M. Ilgenfritz, c/o 327 Locust Street, Columbia, PA 17512  
Attorney: John F. Markel, Esquire, Nikolaus & Hohenadel, 327 Locust Street, Columbia, PA 17512 12.05-3t

ESTATE OF CHRISTINE E. KOHR, DECEASED  
Late of York Twp., York County, PA.  
Co-Executors: Mark A. Kohr and Douglas S. Kohr, c/o John W. Stitt, Esquire, 1434 W. Market St., York PA 17404  
Attorney: John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404 12.05-3t

ESTATE OF BERNARD H. LANHAM, JR., DECEASED  
Late of West Manheim Twp., York County, PA.  
Administrator: Erik D. Spurlin, Esq. c/o 2997 Cape Horn Road, A-6, Red Lion, PA 17356  
Attorney: Erik D. Spurlin, Esquire, Estate & Elder Law Firm of Erik Spurlin, 2997 Cape Horn Road, A-6, Red Lion, PA 17356 12.05-3t

ESTATE OF LINDA LEE LOSCHIAVO, DECEASED  
Late of Yorkana Borough, York County, PA.  
Administratrix: Victoria L. Krotzer, c/o 135 North George Street, York, PA 17401  
Attorney: Richard K. Konkel, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 12.05-3t

ESTATE OF DOROTHY J. MERKLE, DECEASED  
Late of Hanover Borough, York County, PA.  
Executor: Joseph Bernard Eline, 28 Maria Drive, McSherrystown, PA 17344  
Attorney: John M. Crabbs, Esquire, Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331 12.05-3t

ESTATE OF GERALDINE C. PARADISE, DECEASED  
Late of West Manchester Twp., York County, PA.  
Administrator: Regina P. Ogden, c/o 135 North George Street, York, PA 17401  
Attorney: John D. Flinchbaugh, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 12.05-3t

ESTATE OF GLADYS M. SLUSSER, DECEASED  
Late of Penn Twp., York County, PA.  
Executors: Christopher L. Slusser and Anna L. Snyder, c/o Genevieve E. Barr, Esq., 11 Carlisle Street, Suite 301, Hanover, PA 17331  
Attorney: Genevieve E. Barr, Esquire, 11 Carlisle Street, Suite 301, Hanover, PA 17331 12.05-3t

## THIRD PUBLICATION

ESTATE OF GARY LEE BOLL a/k/a GARY L. BOLL, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Administrator: Robin S. Boll, 587 Marion Road, York, PA 17406  
Attorney: Rand A. Feder, Esquire, Morris & Vedder, LLP, 32 N. Duke St., P.O. Box 149, York, PA 17405-0149 11.27-3t

ESTATE OF LYNN A. CARROLL, DECEASED  
Late of York City, York County, PA.  
Executor: Ryan Carroll c/o John M. Ogden, Esq., 257 E. Market Street, York, PA 17403  
Attorney: John M. Ogden, Esquire, 257 E. Market Street, York, PA 17403 11.27-3t

ESTATE OF LAURA L. CLARE, DECEASED  
Late of Hanover Borough, York County, PA.  
Administrator-Executor: James Clare, 210 Princess Street, Hanover, PA 17331 11.27-3t

ESTATE OF LOIS M. FALKLER, a/k/a LOIS FALKLER, DECEASED  
Late of York City, York County, PA.  
Executrix: Pamela J. Nunn, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210  
Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210 11.27-3t

ESTATE OF BETTY L. FREY, DECEASED  
Late of York Twp., York County, PA.  
Executrix: Louise R. Heikes, c/o John W. Stitt, Esquire, 1434 W. Market St. York PA 17404  
Attorney: John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404 11.27-3t

**ESTATE OF ERIC CARL JACKSON, SR.,  
DECEASED**

Late of Dover Twp., York County, PA.  
 Administrator: Colin A. Jackson, c/o Stock  
 and Leader, 221 West Philadelphia Street,  
 Suite 600, York, PA 17401  
 Attorney: MacGregor J. Brillhart, Esquire,  
 Susquehanna Commerce Center East, 221  
 West Philadelphia Street, Suite 600, York,  
 PA 17401-2994 11.27-3t

**ESTATE OF JEAN SPANGLER KNAUB,  
DECEASED**

Late of Spring Garden Twp., York County, PA.  
 Administrator-Executor: Samuel S. Knaub,  
 825 Clubhouse Road, York, PA 17403  
 Attorney: Kristen Snyder, Esquire, Jackson  
 Law Firm, PLLC, 1215 Manor Dr., Ste.  
 202, Mechanicsburg, PA 17055 11.27-3t

**ESTATE OF DOROTHY JANE MACHLINSKI,  
DECEASED**

Late of West Manheim Twp., York County, PA.  
 Administrator-Executor: Kimberly Dawn  
 Neighoff and Raymond Charles  
 Machlinski, Jr., 206 Glenville Road,  
 Hanover, PA 17331 11.27-3t

**ESTATE OF PATRICIA JEAN PRITT,  
DECEASED**

Late of Hanover Borough, York County, PA.  
 Administrator: Denny J. Pritt, 212  
 Georgetown Circle, Hanover, PA 17331  
 11.27-3t

**ESTATE OF BETTY RAE SUTHERLAND,  
a/k/a BETTY RAE HEISER, DECEASED**

Late of York Twp., York County, PA.  
 Co-Administratrices Lori Ann Clark and  
 Sandra K. Sutherland, c/o Stock and  
 Leader, 221 West Philadelphia Street,  
 Suite 600, York, PA 17401  
 Attorney: MacGregor J. Brillhart, Esquire,  
 Susquehanna Commerce Center East, 221  
 West Philadelphia Street, Suite 600, York,  
 PA 17401-2994  
 Co-Administratrix Teresa E. Martin, c/o  
 France Paskey, 2675 Eastern Boulevard,  
 York, PA 17402  
 Attorney: Michael F. Fenton, Esquire,  
 FRANCE PASKEY, 2675 Eastern  
 Boulevard, York, PA 17402 11.27-3t

**ESTATE OF DOUGLAS W. SWARTZ,  
DECEASED**

Late of West Manchester Twp., York County, PA.  
 Administrator: Providence K. Swartz, c/o  
 135 North George Street, York, PA 17401  
 Attorney: Jeffrey L. Rehmyer II, Esquire,  
 CGA Law Firm, PC, 135 North George  
 Street, York, PA 17401 11.27-3t

**ESTATE OF GLORIA TOMPKINS, a/k/a  
GLORIA J. TOMPKINS, DECEASED**

Late of Dallastown Borough, York County, PA.  
 Administrator-Executor: Theodore R. Rizzio,  
 Jr., 341 East Main Street, Dallastown, PA  
 17313  
 Attorney: D. Michael Craley, Esquire, 246  
 West Broadway, Lower Level, Red Lion,  
 PA 17356 11.27-3t

**ESTATE OF OF JEAN B. VAN HORN,  
DECEASED**

Late of Carroll Twp., York County, PA.  
 Executor: Jeffrey L. Van Horn, 2 Brandon  
 Lane, Dillsburg, PA 17019

Attorney: Duane P. Stone, Esquire, STONE,  
 WILEY & LINSNBACH, PC, 3 N.  
 Baltimore Street, Dillsburg, PA 17019  
 11.27-3t

**ESTATE OF KENNETH R. WARZYNIAK,  
SR. a/k/a KENNETH R. WARZYNIAK,  
DECEASED**

Late of Heidelberg Twp., York County, PA.  
 Executor: Kenneth R. Warzyniak, Jr., 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 11.27-3t

**ORPHAN'S COURT DIVISION  
AUDITING NOTICE**

To All legatees creditors and person interested:  
 Notice is hereby given that the following ac-  
 counts 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 **January 8,  
 2020 at 9:00 a.m.** and will be called in the order  
 named for audit and distribution by said Court,  
 in **Courtroom No. 7003, on the 7<sup>th</sup> floor of the  
 York County Judicial Center at 45 North  
 George St. in the City of York, Pennsylvania.**

**1. SHELLEY – The First and Final Ac-**  
**count of Roland L. Kauffman a/k/a Ronald**  
**L. Kauffman and Llewellyn C. Kauffman**  
**a/k/a Lewellyn C. Kauffman, Co-Executors**  
**of the Last Will and Testament of Merle E.**  
**Shelley, Late of Red Lion Borough, York**  
**County, Pennsylvania, deceased, 6718-1865.**  
**(David M. Laucks, Esq.)**

**2. ZORTMAN – The First and Final Ac-**  
**count of Lon A. Zortman, Agent for Nancy A.**  
**Zortman, deceased, Principal Under Power**  
**of Attorney, 6716-1710. (Daniel Carn, Esq.)**

**3. DAVIS – The First and Final Account**  
**of Michael L. Davis, Executor of the Last**  
**Will and Testament of Joyce E. Davis, Late**  
**of Spring Garden Township, York County,**  
**Pennsylvania, deceased, 6718-0502. (Christo-**  
**pher M. Vedder, Esq.)**

**4. D'AURIA- The First and Final Account**  
**of Pamela M. Aquino, Executrix of the Last**  
**Will and Testament and Codicil of Carmela**  
**M. D'Auria, Late of Windsor Township, York**  
**County, Pennsylvania, deceased, 6719-0724.**  
**(D. Michael Craley, Esq.)**

**5. REESE – The First and Final Account**  
**of Stephanie Reese, Administratrix of the Es-**  
**tate of Preston Howard Reese, Late of Wash-**  
**ington Township, York County, Pennsylvan-**  
**ia, deceased, 6715-1324. (Ann C. Shultis,**  
**Esq.)**

**6. SUSQUEHANNA MEMORIAL GAR-**  
**DENS CEMETERY PERMANENT LOT**  
**CARE TRUST -The First and Partial Ac-**  
**count of Ameriserve Trust and Financial Ser-**  
**vices Company, formerly USBancorp Trust**

**Company and SunTrust Bank, Co-Trustees**  
**for Susquehanna Memorial Gardens Ceme-**  
**tary Permanent Lot Care Trust Under Deed**  
**of SCI Pennsylvania Funeral Services d/b/a**  
**Susquehanna Memorial Gardens Continuing**  
**Care Fund, 6703-0603. (Timothy C. Leven-**  
**try, Esq.)**

**7. SUSQUEHANNA MEMORIAL GAR-**  
**DENS CEMETERY PERMANENT LOT**  
**CARE TRUST – The First and Partial Ac-**  
**count of Ameriserve Trust and Financial Ser-**  
**vices Company, formerly USBancorp Trust**  
**Company and SunTrust Bank, Co-Trustees**  
**for Susquehanna Memorial Gardens Ceme-**  
**tary Permanent Lot Care Trust Under Deed**  
**of SCI Pennsylvania Funeral Services d/b/a**  
**Susquehanna Memorial Gardens Memorial**  
**Care Fund, 6703-0603. (Timothy C. Leven-**  
**try, Esq.)**

**8. MOUNT ROSE CEMETERY PER-**  
**MANENT LOT CARE TRUST –The First**  
**and Partial Account of Ameriserv Trust**  
**and Financial Services Company, formerly**  
**USBancorp Trust Company and SunTrust**  
**Bank, Co-Trustees for Mount Rose Ceme-**  
**tary Permanent Lot Care Trust Under Deed**  
**of SCI Pennsylvania, Funeral Services d/b/a**  
**Mount Rose Cemetery Perpetual Care Trust,**  
**6799-1141. (Timothy C. Leventry, Esq.)**

**9. YOUNG- The Interim Account for**  
**the Trust Established Under Will of John**  
**S. Young, deceased, stated by PNC Bank,**  
**National Association, Trustee, 6709-1607.**  
**(Thomas M. Shorb, Esq.)**

**10. GLADDEN – The First and Final Ac-**  
**count of Jean Marie Gladden, Administra-**  
**trix of the Estate of Michael David Gladden,**  
**Late of Red Lion Borough, York County,**  
**Pennsylvania, deceased, 6714-1294. (Rachel**  
**Dodson Hamme, Esq.)**

**11. MARKLE – The First and Final Ac-**  
**count of Marlin E. Markle, Jr., Administra-**  
**trix of the Estate of Marlin E. Markle, Sr.,**  
**Late of Dallastown Borough, York County,**  
**Pennsylvania, deceased, 6719-0698. (Rachel**  
**Dodson Hamme, Esq.)**

**12. SARGENT – The First and Final Ac-**  
**count of Jeanne L. Sargent a/k/a Jeanne L**  
**Scheffer a/k/a Jeanne L. Schaeffer, Execu-**  
**trix of the Last Will and Testament of Homer**  
**Sargent, Late of Hanover Borough, York**  
**County, Pennsylvania, deceased, 6717-1943.**  
**(Scott L. Kelley, Esq.)**

**FILED IN THE OFFICE OF THE CLERK**  
**OF ORPHANS' COURT DIVISION OF**  
**THE COMMON PLEAS COURT, YORK**  
**COUNTY, PENNSYLVANIA ON OR BE-**  
**FORE OCTOBER 16, 2019.**

**BRADLEY C. JACOBS**  
**COURT OF COMMON PLEAS OF**  
**YORKCOUNTY,PENNSYLVANIA,**  
**ORPHANS' COURT DIVISION**

12.12-2t

## CIVIL NOTICES

### ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS  
York COUNTY  
CIVIL ACTION - LAW  
ACTION OF MORTGAGE FORECLOSURE  
Term No. 2019-SU-002993  
NOTICE OF ACTION IN MORTGAGE  
FORECLOSURE  
NATIONSTAR MORTGAGE LLC D/B/A  
MR. COOPER

*Plaintiff*

vs.

The Unknown Heirs of Andrew J. Douglas  
Deceased, ROBERT K. DOUGLAS Solely in  
Their Capacity as Heir of Andrew J. Douglas  
Deceased & RENEE LAUER Solely in  
Their Capacity as Heir of Andrew J. Douglas  
Deceased

Mortgagor and Real Owner  
*Defendant*

TO The Unknown Heirs of Andrew J. Douglas  
Deceased, MORTGAGOR AND REAL OWNER,  
DEFENDANT whose last known address is  
3300 Night In Gale Drive Dover, PA 17315.  
THIS FIRM IS A DEBT COLLECTOR AND  
WE ARE ATTEMPTING TO COLLECT  
A DEBT OWED TO OUR CLIENT. ANY  
INFORMATION OBTAINED FROM YOU  
WILL BE USED FOR THE PURPOSE OF  
COLLECTING THE DEBT.

You are hereby notified that Plaintiff  
NATIONSTAR MORTGAGE LLC D/B/A MR.  
COOPER, has filed a Mortgage Foreclosure  
Complaint endorsed with a notice to defend  
against you in the Court of Common Pleas of  
York County, Pennsylvania, docketed to No.  
2019-SU-002993 wherein Plaintiff seeks to  
foreclose on the mortgage secured on your  
property located, 3300 Night In Gale Drive  
Dover, PA 17315 whereupon your property will  
be sold by the Sheriff of York.

#### NOTICE

You have been sued in court. If you wish  
to defend against the claims set forth in the  
following pages, 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 claim in the Complaint of 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 OR CANNOT AFFORD  
ONE, GO TO OR TELEPHONE THE OFFICE  
SET FORTH BELOW. THIS OFFICE CAN  
PROVIDE YOU WITH INFORMATION  
ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A  
LAWYER, THIS OFFICE MAY BE ABLE  
TO PROVIDE YOU WITH INFORMATION

ABOUT AGENCIES THAT MAY OFFER  
LEGAL SERVICES TO ELIGIBLE PERSONS  
AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE OF THE  
YORK COUNTY BAR ASSOCIATION  
(ATTORNEY CONNECTIONS)  
York County Bar Center  
137 East Market Street  
York, PA 17401  
717-854-8755

Michael T. McKeever  
Attorney for Plaintiff  
KML Law Group, P.C., PC  
Suite 5000, BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322

12.12-1t

Solicitor

### NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF  
YORK COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO.: 2019-SU-003072

WELLS FARGO BANK, NA S/B/M  
WACHOVIA BANK, NATIONAL  
ASSOCIATION, Plaintiff,

vs.

Mary Heisey, AKA Mary F. Heisey, Defendant

TO: Mary Heisey, AKA Mary F. Heisey

You are hereby notified that Plaintiff, Wells  
Fargo Bank, NA S/B/M Wachovia Bank,  
National Association, filed an Action in  
Mortgage Foreclosure endorsed with a Notice  
to Defend, in the Court of Common Pleas of  
York County, Pennsylvania, docketed to No.  
2019-SU-003072, seeking to foreclose the  
mortgage secured by the real estate located at  
728 South George Street, York, PA 17403.

A copy of the Action in Mortgage Foreclosure  
will be sent to you upon request to the Attorney  
for the Plaintiff, Manley Deas Kochalski LLC,  
P. O. Box 165028, Columbus, OH 43216-5028.  
Phone 614-220-5611.

You have been sued in court. If you wish to  
defend against the claims in this notice, you  
must take action within twenty (20) days  
after this publication, 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 NOTICE  
TO YOUR LAWYER AT ONCE. IF YOU  
DO NOT HAVE LAWYER OR CANNOT  
AFFORD ONE, GO TO OR TELEPHONE  
THE OFFICE SET FORTH BELOW TO FIND  
OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE  
York County Bar Association  
137 East Market Street  
York, PA 17401  
(717) 854-8755  
Lawyer Referral Service  
137 East Market Street  
York, PA 17401  
(717) 854-8755

12.12-1t

Solicitor

### NOTICE OF ACTION IN MORTGAGE FORECLOSURE IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA CIVIL ACTION - LAW

COURT OF COMMON PLEAS

CIVIL DIVISION

YORK COUNTY

No. 2019-SU-002931

WELLS FARGO BANK, N.A.  
*Plaintiff*

vs.

DIANA WOLF-SCHEMM A/K/A DIANA  
WOLF A/K/A DIANA L. WOLF-SCHEMM  
A/K/A DIANA SCHEMM  
JAMES M. SCHEMM A/K/A JAMES  
SCHEMM  
*Defendants*

#### NOTICE

To DIANA WOLF-SCHEMM A/K/A DIANA  
WOLF A/K/A DIANA L. WOLF-SCHEMM  
A/K/A DIANA SCHEMM

You are hereby notified that on September  
26, 2019, Plaintiff, WELLS FARGO BANK,  
N.A., filed a Mortgage Foreclosure Complaint  
endorsed with a Notice to Defend, against  
you in the Court of Common Pleas of YORK  
County Pennsylvania, docketed to No. 2019-  
SU-002931. Wherein Plaintiff seeks to  
foreclose on the mortgage secured on your  
property located at 9 WEST PENNSYLVANIA  
AVENUE, STEWARTSTOWN, PA 17363-  
4129 whereupon your property would be sold  
by the Sheriff of YORK County.

You are hereby notified to plead to the above  
referenced Complaint on or before 20 days from  
the date of this publication or a Judgment will  
be entered against you.

#### NOTICE

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

YOU SHOULD TAKE THIS NOTICE  
TO YOUR LAWYER AT ONCE. IF YOU



DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Notice to Defend:  
Lawyer Referral Service  
York Legal Referral  
137 East Market Street  
York, PA 17401  
Telephone (717) 854-8755 x201

12.12-1t Solicitor

### ACTION TO QUIET TITLE

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

No. 2019-SU-003402

#### ACTION IN QUIET TITLE

Log Road, Springfield Township  
UPI No. 47000F1000950000000

Gerald Fix,  
Plaintiff  
v.

Thomas Ness, Deceased, his heirs, successors  
and assigns,  
Defendants

**To: THOMAS NESS, DECEASED, his HEIRS, SUCCESSORS AND ASSIGNS**

**YOU ARE HEREBY NOTIFIED:** That on **November 7<sup>th</sup> 2019**, 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. 2019-SU-003402, 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: **LOG ROAD, SPRINGFIELD TOWNSHIP, UPI No. 47000F1000950000000**. The Defendant, Thomas Ness, is deceased, and became titled in said Real Estate, pursuant to that certain Deed dated March 21<sup>st</sup> 1902, and recorded on January 2<sup>nd</sup>, 1945, in the York County Recorder of Deeds Office, in Record Book 30-V, Page 596. The Legal Description of said Real Estate is described as follows:

Beginning at a Steel Pin set in Log Road (T-693), at the corner of the subject property and property now or formerly of Tyler R. Kaltreider; thence North 39 degrees 51 minutes 28 seconds East 267.33 feet to a point; thence North 30 degrees 5 minutes 12 seconds West 17.00 feet to a concrete monument found; thence North 39 degrees

12 minutes 28 seconds East 474.07 feet to a point at a corner of land now or formerly of the York Water Company; thence South 30 degrees 14 minutes 22 seconds East 373.86 feet along the property now or formerly of York Water Company to a concrete monument; thence South 44 degrees 56 minutes 18 seconds East 408.48 feet along the property now or formerly of York Water Company to a Steel Pin; thence South 65 degrees 46 minutes 27 seconds 145.20 feet along land now or formerly of Rack Buck Farms to a Steel Pin; thence South 47 degrees 46 minutes 27 seconds West 529.65 feet along land now or formerly of Rack Buck Farms to a Steel Pin; thence South 61 degrees 21 minutes 19 seconds West 31.08 to a Steel Pin; thence North 39 degrees 8 minutes 241 Seconds West 682.38 feet along land now or formerly of Tyler R. Kaltreider to a Steel Pin, the point and place of BEGINNING. Containing 11.871 acres.

BLAKE & SCHANBACHER LAW, L.L.C.  
ATTORNEYS AND  
COUNSELLORS AT LAW  
29 East Philadelphia Street  
York, Pennsylvania 17401

12.12-1t 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 Eden Manufacturing, 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.

12.12-1t Solicitor

### ARTICLES OF INCORPORATION NON-PROFIT CORPORATION

NOTICE is hereby given that Articles of Incorporation [are to be filed] were filed with the Commonwealth of Pennsylvania on: November 25, 2019. The name of the [proposed] corporation is: West Shore Wildlife Center, Inc. The purpose[s] of the corporation is [are] wildlife rehabilitation and environmental education. The corporation [is to be] has been incorporated under the provisions of the Nonprofit Corporation Law of 1988.

12.12-1t Solicitor

NOTICE is hereby given that Articles of Incorporation - Non-Profit were filed with the Department of State of the Commonwealth of Pennsylvania on the 21<sup>st</sup> day of November, 2019. The name of the corporation is Sussex Place Homeowners' Association. The corporation has been organized under the provisions of the Nonprofit Corporation Law of 1988, as amended.

Stacey R. MacNeal, Esq.

12.12-1t Solicitor

### CHANGE OF NAME

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

NOTICE is hereby given that on November 26, 2019 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Elaine Marie Grim to: Elayne Marie Grim.

The Court has fixed the day of January 6, 2020 at 1:30 pm in Courtroom No. 5004 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.

12.12-1t Solicitor

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

**No. 2019- SU-003547  
CHANGE OF NAME**

**IN RE:  
LIBERTY NICHOLE VARNER,  
a minor**

**NOTICE IS HEREBY GIVEN** that on November 22, 2019, the Petition of Mackenzie N. Varish, the natural mother of Liberty Nichole Varner was filed in the above-named Court, praying for a Decree to change her daughter's name to Liberty Nichole Varish.

The Court has fixed January 9, 2020 at 2:30 p.m. in Courtroom No. 5004, Fifth Floor, York County Judicial Center, 45 North George Street, York, PA, as the time and place for the Hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petitioner should not be granted..

CGA Law Firm  
Richard K. Konkel, Esquire

12.12-1t 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 Matthew Gaynor, 49 York Rd., Jacobus, PA 17407 are the only person(s) owning or interested in a business, the character of which is: Web Design, Digital Marketing, Video Production, and Graphic Design, and that the name, style and designation under which said business is and will be conducted is: Precision Films Studio and the location where said business is and will be located is: 49 York Rd., Jacobus, PA 17407.

12.12-1t Solicitor

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on October 03, 2019 for **Baker's Handyman Service** at 540 Wilson Ave. Hanover, PA 17331. The name and address of each individual interested in the business is Anthony R. Baker at 540 Wilson Ave., Hanover, PA 17331. This was filed in accordance with 54 Pa.C.S. 311.

12.12-1t Solicitor

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on November 13, 2019 for Honest & Cheap Lawn Care at 440 Riverview Drive, Wrightsville, PA 17368. The name and address of each individual interested in the business is Brian Markel, 440 Riverview Drive, Wrightsville, PA 17368. This was filed in accordance with 54 Pa.C.S. 311.

12.12-1t Solicitor

**NOTICE**

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

**No. 2019-SU-001649**

**CIVIL ACTION - LAW**

**J.E. SMITH SERVICES, INC.,  
d/b/a JESSINC,  
Plaintiff,**

**v.**

**AMERICAN SIGN COMPANY, LLC,  
Defendant.**

TO: American Sign Company, LLC

**NOTICE**

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (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 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 TO FIND OUT WHERE YOU CAN GET LEGAL HELP. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

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

Lawyer Referral Service of  
The York County Bar Association  
(Attorney Connections)  
York County Bar Center  
137 East Market Street  
York, Pennsylvania 17401  
Telephone No. (717) 854-8755

Filing Attorney:  
Renée E. Franchi, Esquire  
135 North George Street  
York, PA 17401  
Telephone: (717) 848-4900

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Redifer fail to appear, he shall be barred from bringing forth any and all claims related to the matter identified above.

**NOTICE** If you wish to participate, you, or by attorney, must contact this firm or the Blair County Courthouse, Judge Jackie Bernard's chamber to notify that you intend to make a claim. You are warned that if you fail to do so the case will proceed without you and you will be barred from any further action against known and unknown parties. You may lose money 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.**

Mid Penn Legal Services  
205 Lakemont Park Blvd  
814-943-8139

12.12-1t Solicitor

Tymen Watts v. Charity Phipps

Case No. 2019 GN 328 in the Court of Common Pleas of Blair County, Pennsylvania

Other parties in the matter include Brad E. Maxwell, Taylor R. Ognibene, Adrian Riveria, Casey R. Custard, Alvin O. Chatman, and Adam Hawk.

Notice to Cody Redifer

**NOTICE IS HEREBY GIVEN** that Cody Redifer is a possible interested party in the civil action identified above. A Petition to Interplead was filed and mailed to Cody A. Redifer by the law firm, Margolis Edelstein, but was returned. A mandatory mediation is scheduled for February 20, 2020 for resolution and should Mr.

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