

York Legal Record

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

Vol. 134

YORK, PA, THURSDAY, FEBRUARY 11, 2021

No. 46



Dated Material Do Not Delay

Lawyers Concerned for Lawyers

York Support Group Meetings
2nd Thursday of each month

February 11, 2021 next meeting

Strictly confidential program for anyone dealing with alcohol or drug issues, depression, bipolar issues, eating disorders, gambling, etc.

For additional information and locations of each meeting – Call LCL 800-335-2572 or anonymously to Cheryl Kauffman 717-854-8755 x203 at the York Bar Association

All information confidential

York Bar Center Operations Update

The YCBA/YCBF/York Legal Record offices are operating under regular business hours

**(M-Th 8:30 am - 4:30 pm;
F 8:30 am – 3:00 pm).**

Bar Center access is limited to staff and key personnel. All others by appointment only.

Questions or appointment please call 717-854-8755 or email info@yorkbar.com

For notary services email notary@yorkbar.com



YCBA Past President Attorney **Andrew J. Miller**, MPL Law Firm, began attending meetings of the York Legal Record (YLR) Publication Board as a liaison from the YCBA Board. He was elected as Treasurer for the YLR where he succeeded himself in office until 2020 but, sadly, all good things must come to an end! ***Thank you for 16 years of exceptional service Andy!***

The York Legal Record is published every Thursday by The York County Bar Association. All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. Neither the York Legal Record nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content. Carolyn J. Pugh, Esquire, Editor.

The York Legal Record welcomes editorial submissions from members of the bar. Letters and articles to the York Legal Record from readers on all topics concerning the legal profession are welcome. The Publication Board and the Editor reserve the right to select what is to be published. Because of the dynamic nature of the Internet, any web addresses or links contained in this journal may have changed since publication and may no longer be valid. The views and opinions expressed in this publication are those of the authors and do not reflect the opinions or views of the York Legal Record Publication Board, The York County Bar Association, or its members, who hereby disclaims any responsibility for them. The articles printed herein are subject to interpretation consistent with state and federal laws. The intent of the publication is only to offer information of a general nature to help you in your quest for knowledge. In the event you use any of the information in this journal for yourself, which is your constitutional right, the authors, York Legal Record Publication Board, The York County Bar Association, or its members assume no responsibility for your actions. The appearance of a product or service advertisement herein does not constitute an endorsement of the product or service by the York County Bar Association. The York Legal Record makes no representation as to the quality of services offered by advertisers in this publication.

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The author of this journal does not dispense legal advice or endorse or recommend the use of any technique without the advice of licensed legal counsel.

WELCOME TO THE FIRM!



J. Robert Katherman
ATTORNEY



Jayne Katherman
ATTORNEY



Stacey MacNeal
ATTORNEY



Linda Shaffer
PARALEGAL



Katelyn Rohrbaugh
ATTORNEY

Barley Snyder

ATTORNEYS AT LAW

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Opinions, Opinions, Opinions . . .

The York Legal Record wants decisions and opinions from the York County Court of Common Pleas.

We want the good, the bad, the noteworthy and the bizarre opinions for publication.

We encourage you to submit these opinions to the YLR Editor-in-Chief, Carrie Pugh, at yorklegalrecord@yorkbar.com or fax 717-843-8766.



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ESTATE NOTICES

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

FIRST PUBLICATION

ESTATE OF SUSAN M. BENKERT, DECEASED

Late of West Manchester Twp., York County, PA.
 Executor: Dennis J. Benkert, c/o Amanda Snoko Dubbs, Esq., 294 Dew Drop Road, York, PA 17402
 Attorney: Amanda Snoko Dubbs, Esquire, 294 Dew Drop Road, York, PA 17402
 02.11-3t

ESTATE OF CARMEN M. BONILLA, DECEASED

Late of York City, York County, PA.
 Administrator-Executor: Antonio E. Soto, 1547 Yeats Pl., San Jacinto, CA 92583
 02.11-3t

ESTATE OF A. EUGENE CHANNELL, a/k/a ARNOLD EUGENE CHANNELL, DECEASED

Late of North Hopewell Twp., York County, PA.
 Executor: Christopher W. Channell, 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
 02.11-3t

ESTATE OF MARY M. EICHENSER a/k/a MARY MARGARET EICHENSER, DECEASED

Late of Springettsbury Twp., York County, PA.
 Administrator-Executor: William R. Eichenser, c/o Bellomo & Associates, 3198 East Market Street, York, PA 17402
 Attorney: Bellomo & Associates, 3198 East Market Street, York, PA 17402
 02.11-3t

ESTATE OF GERALD S. FREELAND, DECEASED

Late of Springettsbury Twp., York County, PA.
 Executrix: Deborah A. Rohrbaugh, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210
 Attorney: Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401-1210
 02.11-3t

ESTATE OF YVONNE MAE FREY, DECEASED

Late of North Codorus Twp., York County, PA.
 Executor: Ronald E. Frey, Jr., c/o Amanda Snoko Dubbs, Esq., 294 Dew Drop Road, York, PA 17402
 Attorney: Amanda Snoko Dubbs, Esquire, 294 Dew Drop Road, York, PA 17402
 02.11-3t

ESTATE OF JANE E. GEISELMAN a/k/a JANE ELAINE GEISELMAN, DECEASED
 Late of Penn Twp., York County, PA.
 Executor: David R. Geiselman, 35 Orchard Drive, Hanover, PA 17331
 Attorney: Amy E.W. Ehrhart, Esquire, 118 Carlisle St., Suite 202, Hanover, PA 17331
 02.11-3t

ESTATE OF ZEE JANE KEHR, a/k/a ZEE JANE HEHR, DECEASED
 Late of West Manchester Twp., York County, PA.
 Executor: Christian W. Kehr, II, 4485 East Berlin Rd., Thomasville, PA 17364
 Attorney: Thomas R. Nell, Esquire, 130 W. King Street, P.O. Box 1019, East Berlin, PA 17316
 02.11-3t

ESTATE OF HENRY H. KIRKPATRICK, JR., a/k/a HENRY HALSEY KIRKPATRICK, JR., DECEASED
 Late of York Twp., York County, PA.
 Executrix: Susan K. Souser, c/o 48 South Duke Street, York, PA 17401
 Attorney: Bruce C. Bankenstein, Esquire, 48 South Duke Street, York, PA 17401
 02.11-3t

ESTATE OF ALFRED C. PALMER a/k/a ALFRED CHARLES PALMER, DECEASED
 Late of Lower Windsor Twp., York County, PA.
 Administrator-Executrix: Stefanie L. Margolis, c/o Mountz & Kreiser Law Offices, 553 Locust Street, Columbia, PA 17512
 Attorney: Karl Kreiser, Esquire, Mountz & Kreiser Law Offices, 553 Locust Street, Columbia, PA 17512
 02.11-3t

ESTATE OF STEVEN S. RIDER, DECEASED
 Late of Red Lion Borough, York County, PA.
 Administrator: Tracy Ann Rider, 399 Boundary Avenue, Red Lion, PA 17356
 Attorney: Rand A. Feder, Esquire, Morris & Vedder, LLP, 32 N. Duke St., P.O. Box 149, York, PA 17405-0149
 02.11-3t

ESTATE OF PATRICIA A. RODGERS, DECEASED
 Late of Dover Twp., York County, PA.
 Co-Executrices: Lori R. Rodgers and Dana E. Taylor, 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
 02.11-3t

ESTATE OF CAROLYN ALANE SHIFFLETT, DECEASED
 Late of Jackson Twp., York County, PA.
 Administratrix: Alanna Miller, c/o Samuel A. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331
 Attorney: Samuel A. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331
 02.11-3t

ESTATE OF ROBERT C. WAGNER, SR., DECEASED
 Late of Manchester Borough, York County, PA.
 Administrator: Linda E. Wagner, c/o Amanda Snoko Dubbs, Esq., 294 Dew Drop Road, York, PA 17402
 Attorney: Amanda Snoko Dubbs, Esquire, 294 Dew Drop Road, York, PA 17402
 02.11-3t

ESTATE OF ROGER A. ZURN, DECEASED
 Late of Windsor Twp., York County, PA.
 Executor: David Andrew Zurn, c/o Kearney Galloway Graybill LLC, Jack L. Graybill II, 940 South Queen Street, York, PA 17403
 Attorney: Jack L. Graybill II, Esquire, Kearney Galloway Graybill, LLC, 940 South Queen Street, York, PA 17403
 02.11-3t

Trust Notice

Anna Mae Gerlach Trust dated March 27, 2017. Notice is hereby given that Charles D. Gerlach, IV is the Trustee of the above named Trust. All persons indebted to Anna Mae Gerlach are requested to make payment and all those having claims against Anna Mae Gerlach are directed to present the same to: Charles D. Gerlach, IV, Trustee, c/o Jeffrey R. Bellomo, Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402.
 02.11-3t

Trust Notice

Haney Family Trust dated September 11, 2019. Notice is hereby given that Karen Sheffer is the Trustee of the above-named Trust. All persons indebted to Margaret Haney are requested to make payment and all those having claims against Margaret Haney are directed to present the same to: Karen Sheffer, Trustee, c/o Jeffrey R. Bellomo, Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402.
 02.11-3t

SECOND PUBLICATION

ESTATE OF WYATT B. AMSPACHER, DECEASED
 Late of Dover Twp., York County, PA.
 Administrator-Executor: Kelly R. Amspacher, c/o Patrick K. Cavanaugh, Esquire, 3 PPG Place, Suite 600, Pittsburgh, PA 15222
 Attorney: Patrick K. Cavanaugh, Esquire, Del Sole Cavanaugh Stroyd LLC, 3 PPG Place, Suite 600, Pittsburgh, PA 15222
 02.04-3t

ESTATE OF LORETTA M. BENNETT-ELDER, DECEASED
 Late of Hanover Borough, York County, PA.
 Executor: Charles J. Rhodes, 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
 02.04-3t

ESTATE OF MARY E. BORTNER, a/k/a MARY EVELYN BORTNER, DECEASED
 Late of Paradise Twp., York County, PA.
 Executor: Gerald E. Bortner, Jr., c/o 48 South Duke Street, York, PA 17401
 Attorney: Bruce C. Bankenstein, Esquire, 48 South Duke Street, York, PA 17401
 02.04-3t

ESTATE OF MARY BOXTER, DECEASED
 Late of York Twp., York County, PA.
 Executor: William Clark, c/o 135 North George Street, York, PA 17401
 Attorney: Timothy Bupp, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401
 02.04-3t

ESTATE OF ROBERT J. BYERTS, JR.,
DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Kirsten Pitro, 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 02.04-3t

ESTATE OF ARLENE S. CHESLER,
DECEASED
Late of Spring Grove Twp., York County, PA.
Co-Executrices: Dina Imparato & Lana
Wattenberg, c/o Bellomo & Associates,
3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, 3198 East
Market Street, York, PA 17402 02.04-3t

ESTATE OF HELGA M. DICKERSON,
DECEASED
Late of North York Borough, York County, PA.
Administratrix: Dianna H. Brenner, c/o
Richard R. Reilly, Esquire, 54 North Duke
Street, York, PA 17401-1210
Attorney: Richard R. Reilly, Esquire, 54
North Duke Street, York, PA 17401-1210
02.04-3t

ESTATE OF DOROTHY TERESA
DONNELLY, a/k/a TERESA N. DONNELLY,
TERESA NEIDERER DONNELLY,
D. TERESA DONNELLY, DECEASED
Late of Penn Twp., York County, PA.
Executor: John A. Donnelly, 1381 Beck Mill
Rd., Hanover, PA 17331 02.04-3t

ESTATE OF JOHN S. DOWNS a/k/a JOHN
SHELDON DOWNS, DECEASED
Late of Hellam Twp., York County, PA.
Executor: Kathleen E. Downs, 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
02.04-3t

ESTATE OF JOSE MANUEL FIGUEROA
a/k/a JOSE M. FIGUEROA, DECEASED
Late of Jackson Twp., York County, PA.
Executrix: Luz Elenia Figueroa, 1222 Knob
Run, York, PA 17408
Attorney: Jennifer M. Merx, Esquire,
Skarlatos Zonarich LLC, 320 Market St.,
Ste. 600W, Harrisburg, PA 17101 02.04-3t

ESTATE OF NELSON C. GROUPE,
DECEASED
Late of Jackson Twp., York County, PA.
Executrix: Janice E. Stitt, 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 02.04-3t

ESTATE OF BEVERLY F. HARMON,
DECEASED
Late of Franklin Twp., York County, PA.
Executor: Penelope Mae Spangler, 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 02.04-3t

ESTATE OF PHILIP L. HOUCK, DECEASED
Late of Manchester Twp., York County, PA.
Executor: David Houck, 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
02.04-3t

ESTATE OF RUTH N. KREBS, DECEASED
Late of York Twp., York County, PA.
Executrix: Lisa Gayle Krebs, c/o 48 South
Duke Street, York, PA 17401
Attorney: Bruce C. Bankenstein, Esquire, 48
South Duke Street, York, PA 17401
02.04-3t

ESTATE OF WALTER L. KROUT,
DECEASED
Late of Jackson Twp., York County, PA.
Executor: Sherri L. Virtue, c/o P.O. BOX
606, East Berlin, PA 17316
Attorney: Sharon E. Myers, Esquire, CGA
Law Firm, PC, P.O. BOX 606, East Berlin,
PA 17316 02.04-3t

ESTATE OF PATRICIA MCCABE LATCHAW,
DECEASED
Late of Spring Garden Twp., York County, PA.
Executor: John R. H. Latchaw, II, c/o
William B. Anstine, Jr., Esquire, Anstine
& Sparler, 117 East Market St., York, PA
17401
Attorney: William B. Anstine, Jr., Esquire,
Anstine & Sparler, 117 East Market St.,
York, PA 17401 02.04-3t

ESTATE OF SUSAN A. LEIDY, DECEASED
Late of New Freedom Borough, York
County, PA.
Executrix: Mary Jane Kusek, 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 02.04-3t

ESTATE OF ROGER F. LLOYD, DECEASED
Late of West Manchester Twp., York County, PA.
Executrix: Patricia Williams, 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
02.04-3t

ESTATE OF PATRICIA ALMA MAANS a/k/a
PATRICIA A. MAANS, DECEASED
Late of Peach Bottom Twp., York County, PA.
Executor: Patricia A. Weiskopf, 2102 Mt.
Horeb Road, Street, MD 21154
Attorney: Gilbert G. Malone, Esquire, 42
South Duke Street, York, PA 17401
02.04-3t

ESTATE OF BETTY E. MURPHY,
DECEASED
Late of Red Lion Borough, York County, PA.
Executors: Linda J. Gordon and Trudy Lynn
Eaton, 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 02.04-3t

ESTATE OF RUTH C. PETERS, DECEASED
Late of Windsor Twp., York County, PA.
Executors: Dennis S. Peters, Donald L.
Peters, and Joyce E. Breneman, 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 02.04-3t

ESTATE OF AMY H. PISULA, a/k/a AMY
HOGGE PISULA, DECEASED
Late of Hanover Borough, York County, PA.
Executrix: Mary E. Stewart, 7 Avenue de la
Mer #306, Palm Coast, FL 32137
Attorney: Clayton A. Lingg, Esquire,
MOONEY LAW, 230 York Street
Hanover, PA 17331 02.04-3t

ESTATE OF JOSEPHINE E. REBUCK,
DECEASED
Late of Red Lion Borough, York County, PA.
Executors: Kris Rebeck and Mark Rebeck,
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 02.04-3t

ESTATE OF SUSAN C. RENTZEL,
DECEASED
Late of York County, PA.
Executor: Jeffrey T. Bitzer, Esquire, 566
Gravel Hill Road, Mount Wolf, PA 17347
Attorney: Jeffrey T. Bitzer, Esquire, 566
Gravel Hill Road, Mount Wolf, PA 17347
02.04-3t

ESTATE OF LAWRENCE R. REYNOLDS,
DECEASED
Late of Hellam Twp., York County, PA.
Administrator: William Reynolds, 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 02.04-3t

ESTATE OF ALDA M. SHEELY, DECEASED
Late of Dillsburg Twp., York County, PA.
Co-Executrix: Denise E. Findley, 1776
Mountain Rd., York Springs, PA 17372
and Marcia R. Espenshade, 8 Simmons
Rd., Mechanicsburg, PA 17055
Attorney: David J. Lenox, Esquire, 8 Tristan
Drive, Suite 3 Dillsburg, PA 17019
02.04-3t

ESTATE OF BETTY P. SMITH, DECEASED
Late of Fairview Twp., York County, PA.
Executor: Jeffrey E. Piccola, c/o 315 N. Front
Street, Harrisburg, PA 17101
Attorney: Jeffrey E. Piccola, Esquire,
Boswell, Tintner, & Piccola, 315 N. Front
Street, Harrisburg, PA 17101 02.04-3t

ESTATE OF DONNA JEAN STURGIS a/k/a
DONNA J. STURGIS, DECEASED
Late of Hellam Twp., York County, PA.
Executor: Francis A. Sangrey, 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 02.04-3t

ESTATE OF ELVIRA G. SWEENEY,
DECEASED
Late of Penn Twp., York County, PA.
Executor: Lisa A. Sweeney, 312 Azalea
Drive, Hanover, PA 17331
Attorney: Arthur J. Becker, Jr., Esquire
Becker Law Group, P.C., 529 Carlisle
Street Hanover, PA 17331 02.04-3t

ESTATE OF GLORIA M. WATSON,
DECEASED
Late of Manchester Twp., York County, PA.
Executors: James P. Watson and Lori J.
Davis, c/o Kearney Galloway Graybill
LLC, Jack L. Graybill II, 940 South Queen
Street, York, PA 17403
Attorney: Jack L. Graybill II, Esquire,
Kearney Galloway Graybill, LLC, 940
South Queen Street, York, PA 17403
02.04-3t

ESTATE OF PAUL R. WINTER, JR.,
DECEASED
Late of York Twp., York County, PA.
Executrix: Gloria J. Winter, c/o Alex E.
Snyder, Esquire, 100 E. Market Street,
York, PA 17401
Attorney: Alex E. Snyder, Esquire, Barley
Snyder LLP, 100 E. Market Street, York,
PA 17401 02.04-3t

THIRD PUBLICATION

ESTATE OF BRUCE S. BABCOCK,
DECEASED
Late of York Twp., York County, PA.
Executor: Devin T. Babcock, 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 01.28-3t

ESTATE OF JAMES HAROLD COOK,
DECEASED
Late of Penn Twp., York County, PA.
Administrator: Jennifer Lynn Clouser, c/o
Amanda Snoko Dubbs, Esq., 294 Dew
Drop Road, York, PA 17402
Attorney: Amanda Snoko Dubbs, Esquire,
294 Dew Drop Road, York, PA 17402
01.28-3t

ESTATE OF MARIE J. DANNER,
DECEASED
Late of Dover Twp., York County, PA.
Executor: Robert E. Danner, 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
01.28-3t

ESTATE OF JAMES DAVID FOGLE a/k/a
JAMES D. FOGLE, a/k/a JAMES FOGLE,
DECEASED
Late of Hanover Borough, York County, PA.
Executor: Robin Fontana, 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
01.28-3t

ESTATE OF V. ARLENE HARTMAN a/k/a
VELMA ARLENE HARTMAN, DECEASED
Late of York Twp., York County, PA.
Administrator-Executor: Wendy J. Neiman,
28 York St., P.O. Box 46, Codorus, PA
17311
Attorney: Melanie Walz Scaringi, Esquire,
Scaringi & Scaringi, P.C., 2000
Lingletown Rd., Suite 106, Harrisburg,
PA 17110 01.28-3t

ESTATE OF KENNETH C. HAUGH,
DECEASED
Late of Lower Windsor Twp., York County, PA.
Executor: Rodney Haugh, c/o Stock and
Leader, 221 West Philadelphia Street,
Suite 600, York, PA 17401
Attorney: Timothy P. Ruth, Esquire, STOCK
AND LEADER, Susquehanna Commerce
Center East, 221 West Philadelphia Street,
Suite 600, York, PA 17401-2991
01.28-3t

ESTATE OF ALICE M. HINTON a/k/a ALICE
MAY HINTON, DECEASED
Late of York County, PA.
Executrix: Ruthanna Myers, c/o 2675 Eastern
Boulevard, York, PA 17402
Attorney: Douglas P. France, Esquire, 2675
Eastern Boulevard, York, PA 17402
01.28-3t

ESTATE OF JAMES T. LIVESAY,
DECEASED
Late of Penn Twp., York County, PA.
Executrix: Karen A. Livesay, 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 01.28-3t

ESTATE OF CHARLES W. MCNETT, JR.
a/k/a CHARLES WILLIAM MCNETT, JR.,
DECEASED
Late of Penn Twp., York County, PA.
Administrators: Edward C. McNett, 1270
Westminster Avenue, Hanover, PA 17331
and Charles W. McNett, III, 6703 Quiet
Hours, Columbia, MD 21045
Attorney: Amy E.W. Ehrhart, Esquire, 118
Carlisle St., Suite 202, Hanover, PA 17331
01.28-3t

ESTATE OF JOANNE D. OLEWILER,
DECEASED
Late of Windsor Twp., York County, PA.
Co-Executors: Craig A. Olewiler and Lesley
J. Brouse, 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 01.28-3t

ESTATE OF JAN KATHI POFF, DECEASED
Late of Dover Twp., York County, PA.
Executrix: Jenni M Reynolds, 3510 Willow
Road, Dover, PA 17315 01.28-3t

ESTATE OF HOWARD A. SHEFFER,
DECEASED
Late of Windsor Twp., York County, PA.
Executrix: Patricia Denise Bankert, 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 01.28-3t

ESTATE OF SHIRLEY M. VENCIL,
DECEASED
Late of York County, PA.
Administratrix: Linda Olivar, c/o David W.
Crosson, Esq., Crosson Richetti & Daigle,
LLC, 609 W. Hamilton St., Suite 210,
Allentown, PA 18101
Attorney: David W. Crosson, Esquire,
Crosson Richetti & Daigle, LLC, 609 W.
Hamilton St., Suite 210, Allentown, PA
18101 01.28-3t

ESTATE OF RALPH WILSON, DECEASED
Late of North Codorus Twp., York County, PA.
Executor: Janett Celine Wilson, c/o Amanda
Snoko Dubbs, Esq., 294 Dew Drop Road,
York, PA 17402
Attorney: Amanda Snoko Dubbs, Esquire,
294 Dew Drop Road, York, PA 17402
01.28-3t

ESTATE OF SUSIE WRIGHT, DECEASED
Late of Windsor Twp., York County, PA.
Executrix: Barbara E. Hess, 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 01.28-3t

Trust Notice

Herbert House Trust dated February 19, 2013
Notice is hereby given that Danise G. Herbert
and Daniel W. Herbert are the Trustees of the
above named Trust. All persons indebted to G.
Evelyn Herbert are requested to make payment
and all those having claims against G. Evelyn
Herbert are directed to present the same to:
Danise G. Herbert and Daniel W. Herbert,
Trustees, c/o Jeffrey R. Bellomo, Esquire,
Bellomo & Associates, LLC, 3198 East Market
Street, York, PA 17402. 01.28-3t

ORPHAN'S COURT DIVISION AUDITING NOTICE

To All legatees creditors and person interested:
Notice is hereby given that the following
accounts have been filed in the office of the Clerk
of Orphans' Court Division for confirmation
and distribution of the balance therein shown
to the creditors, legatees next to kin, heirs and
others legally entitled thereto on **March 3, 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 7th floor of the
York County Judicial Center at 45 North
George St. in the City of York, Pennsylvania.**

**1. MOSEBROOK – The First and Final
Account of Henry A. Mosebrook, Jr., Linda D.
Senft, and Lorolei P. Hash, Co-Executors of**

the Last Will and Testament of Parthenia K. Mosebrook, Late of Seven Valleys Borough, York County, Pennsylvania, deceased, 6719-2035. (David M. Laucks, Esq.)

2. HEFFNER – The First and Final Account of Rosalie E. Miller and Brenda C. Gohn, Co-Administratrices of the Estate of Larry L. Heffner, Late of Lower Windsor Township, York County, Pennsylvania, deceased, 6720-0450. (David M. Laucks, Esq.)

3. TOME – The First and Final Account of Laurinda E. Tome, Administratrix of the Estate of Darryll E. Tome, Late of East Manchester Township, York County, Pennsylvania, deceased, 6719-0082. (Amanda Snoke Dubbs, Esq.)

4. SCHUHART –The First and Final Account of Phyllis A. Little, Executrix of the Last Will and Testament of Lois A. Schuhart a/k/a Lois A. Schuchart a/k/a Lois Ann Schuchart a/k/a Lois Schuchart, Late of Hanover Borough, York County, Pennsylvania, deceased, 6719-0157. (Ruth Crabbs Gunnell, Esq.)

5. PERMANENT LOT CARE TRUST OF RESTHAVEN MEMORIAL ASSOCIATION PA, INC. - The Fourth and Partial Account of Permanent Lot Care Trust by Rest Haven Memorial Association, Inc., Guy N. Saxton and John L. Yeatman, Trustees, 6703-0602. (Kevin T. Vitelli, Esq.)

6. FRANKLIN – The First and Final Account of F. Patrick Franklin and Elizabeth T. Turner, Co-Executors of the Last Will and Testament of Elizabeth B. Franklin, Late of York Township, York County, Pennsylvania, deceased 6719-0083. (Stanley A. Smith, Esq.)

7. FRAKLIN – The First and Final Account for the Trust Established Under Agreement of Elizabeth B. Franklin dated May 8, 1987 as Amended November 23, 2015 stated by BNY Mellon, N.A., Trustee, 6719-0083. (Stanley A. Smith, Esq.)

8. HARVEY – The Second and Final Account of Jeannie L. Mann, Executrix of the Last Will and Testament of Phyllis W. Harvey, Late of York Township, York County, Pennsylvania, deceased, 6715-1286. (Amanda Snoke Dubbs, Esq.)

9. HIVNER – The First and Final Account of Deborah A. Hivner, Administratrix of the Estate of William James Hivner a/k/a William J. Hivner a/k/a William Hivner, Late of York Township, York County, Pennsylvania, deceased, 6720-0287. (David M. Laucks, Esq.)

10. SMITH – The First and Final Account of Christopher D. Smith, Administrator of the Estate of Scott A.L. Smith, Late of York City, York County, Pennsylvania, deceased, 6720-0963. (Rand A. Feder, Esq.)

11. SMITH – The First and Final Account of Christopher D. Smith, Administrator of the Estate of Tammy Sue Smith a/k/a Tammy S. Smith, Late of Manchester Township, York County, Pennsylvania, deceased, 6720-1308. (Rand A. Feder, Esq.)

12. RUPPERT – The First and Final Account of Jared M. Mellott and Jolene M. Liek, Co-Executors of the Last Will and Testament of Judy A. Ruppert a/k/a Judy Arlene Ruppert, Late of Dover Township, York County, Pennsylvania, deceased, 6720-1343.

13. CRAWFORD – The First and Final Account of Erik D. Spurlin, Administrator c.t.a of the Last Will and Testament of Raymond C. Crawford, Late of Chanceford Township, York County, Pennsylvania, deceased, 6719-1645. (Erik D. Spurlin, Esq.)

FILED IN THE OFFICE OF THE CLERK OF ORPHANS' COURT DIVISION OF THE COMMON PLEAS COURT, YORK COUNTY, PENNSYLVANIA ON OR BEFORE FEBRUARY 3, 2021.

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

02.11-2t

**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 subject to the review and approval of the Publication Board.

Submitters are eligible for a special offer of \$200 for a full-page color advertisement to run along with their article.

Send submissions and inquiries to Jennifer Mischke at yorklegalrecord@yorkbar.com



WELCOMES FOUR NEW ATTORNEYS

Daniel Fennick

Ronald Perry

Jasmine Butler

Beth Kern



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CIVIL NOTICES**ACTION TO QUIET TITLE**

Raye C. Engle vs. B.A. Stermer, deceased, and Mary A. Stermer, his wife, deceased, their administrators, executors, devisees, heirs and assigns

No. 2020-SU-001976

To: B.A. Stermer, deceased, and Mary A. Stermer, his wife, deceased, their administrators, executors, devisees, heirs and assigns

On September 30, 2020, Plaintiff filed a Quiet Title Action claiming she is the owner of real estate located along the Susquehanna Trail in Shrewsbury Twp. York Co., PA, containing 1 acre and 34 perches. Plaintiff acquired this property on October 22, 1965 by a deed recorded at Deed Book 58-R, Page 462. Plaintiff is requesting title be vested in her and all persons be enjoined from asserting any right, title and interest to the property along Susquehanna Trail.

You are notified to plead to the Complaint within 20 days from the service of this notice, and in default of a pleading, the Court may decree that you are forever barred from asserting any right, title or interest in the real estate. 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 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 of the
York County Bar Association
York County Bar Center
137 East Market Street
York, Pennsylvania 17401
Telephone No. (717) 8548755

Andrea Eveler Stanley, Esq.

02.11-3t

Solicitor

ARTICLES OF INCORPORATION

NOTICE is hereby given that Articles of Incorporation were filed with the Commonwealth of Pennsylvania. The name of the corporation is Snoko Dubbs & Buhite Law, 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.

02.11-1t

Solicitor

CERTIFICATE OF ORGANIZATION

NOTICE is hereby given that on December 23, 2020, a Certificate of Organization for Ferencz Dental, LLC, was filed with the Department of State of the Commonwealth of Pennsylvania, in Harrisburg, Pennsylvania pursuant to 15 Pa.C.S.A. Section 8913. The initial registered office is 1112 Pennsylvania Avenue, York, PA 17404

Dorothy Livaditis, Esquire

02.11-1t

Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on January 4th, 2021, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Ashlee Raine Blevins-Strausbaugh to: Ashlee Raine Blevins. The Court has fixed the day of February 25th, 2021 at 10:00 a.m. in Courtroom #TBD, 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.

02.11-1t

Solicitor

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on December 23, 2020, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Dylan Colton Burkins to: Dylan Colton Bonham. The Court has fixed the day of February 25, 2021 at 10:00 a.m. in Courtroom #TBD, 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.

02.11-1t

Solicitor

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on January 28, 2021, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Ashley Nichole Shannon to: Ashley Nichole Weber. The Court has fixed the day of March 25, 2021 at 10:00 a.m. in Courtroom #TBD, 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.

02.11-1t

Solicitor

DISSOLUTION NOTICE

NOTICE is hereby given that TWIN PINE RIFLE CLUB, a Pennsylvania Non-Profit Corporation, whose registered address is 3449 Indian Rock Dam Road, York, Pennsylvania, is in the process of winding up business and preparing to file Articles of Dissolution with the Commonwealth of Pennsylvania Department of State.

Timothy P. Ruth, Esquire
STOCK AND LEADER

02.11-1t

Solicitor

FICTITIOUS NAME

NOTICE is hereby given that a certificate was filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania on January 20, 2021, setting forth that South County LLC is the only interested entity in a business, the character of which is the manufacturing and sales of malt brewed products and activities related thereto, and that the name, style and designation under which said business is and will be conducted is: South County Brewing and the location where said business is and will be located is: 450 Green Valley Road, York, Pennsylvania 17403.

Steven M. Hovis, Esquire
STOCK AND LEADER

02.11-1t Solicitor

Notice is hereby given a certificate was filed under the Fictitious Name Act approved May 24, 1945, in the Office of the Secretary of the Commonwealth of Pennsylvania setting forth that **Summit Ridge Properties LLC** is the only entity owning or interested in a business, the character of which is a campground and that the name, style and designation under which said business is and will be conducted is **Gamler's Riverside Campground** and the location where said business will be located is 211 Indian Steps Rd., Airville, PA 17302.

EVELER & DeARMENT LLP

02.11-1t Solicitor

NOTICE is hereby given that a certificate was filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania on January 11, 2021, setting forth that Mike Ausherman Painting, Inc. is the only interested entity in a business, the character of which is to provide both commercial and residential painting services, and that the name, style and designation under which said business is and will be conducted is: Ausherman Painting and the location where said business is and will be located is: 1950 West Market Street, York, Pennsylvania 17404.

Neil A. Slenker, Esquire
STOCK AND LEADER

02.11-1t Solicitor

An application for registration of the fictitious name **Beadz It Kre-Yay-tionz, 908 S. Albemarle Street, YORK, PA 17403** has been filed in the Department of State at Harrisburg, PA, File Date **12/08/2020** pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is **Stephanie Anderson-Meynard, 908 S. Albemarle Street, York, PA 17403.**

02.11-1t Solicitor

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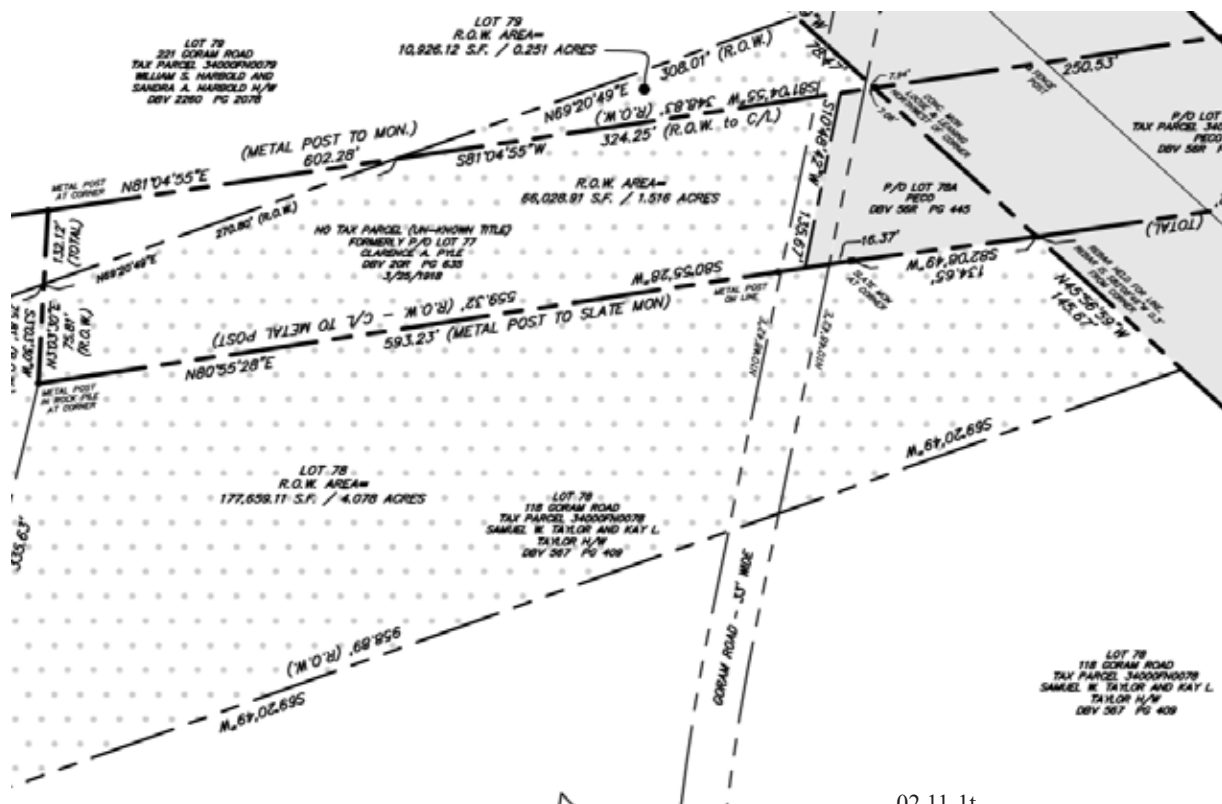
NOTICE

NOTICE OF PROPOSED TRANSMISSION LINES IN LOWER CHANCEFORD TOWNSHIP, YORK COUNTY, PENNSYLVANIA

PECO Energy Company ("PECO") is filing a request with the Pennsylvania Public Utility Commission ("PUC") for approval to site and construct two new 500 kV connecting transmission lines approximately 0.5 miles in length in Lower Chanceford Township, York County, Pennsylvania (the "Project").

As shown on the below map, the proposed route for the Project requires PECO to obtain rights of way and easements across four parcels, all of which are located along Goram Road in York County, Pennsylvania. Upon request, PECO will send you a copy of the Letter of Notification filed with the PUC explaining the Project need, route, design and operational characteristics. A copy can also be reviewed by visiting: www.peco.com/MyAccount/MyBillUsage/Pages/Filings.aspx.

You are not required to appear or participate in this matter. To intervene as a formal party to this proceeding, you should file a petition to intervene with the PUC. If you have any questions concerning the proposed Project but do not wish to participate as a formal party to the proceeding, please contact PECO's legal counsel, Jennedy Johnson, at (215) 841-4353 or Jennedy.Johnson@ExelonCorp.com.





**South Central Assembly
Pandemic Response Series**

February 11 & 25, and March 10, 2021, 10:00 AM – 11:00 AM

“Emergency Housing Needs Parts 1, 2 and 3”

To South Central Pennsylvania’s Community Organizations, Local Governments and Housing Agencies,

The South Central Assembly, partnering with the Federal Reserve Bank of Philadelphia and the Housing Alliance of Pennsylvania, is offering its 5th, 6th and 7th sessions in a series of virtual meetings to help community agencies and the region respond to urgent housing and community development needs.

The South Central Assembly will conduct 3 one hour Zoom meetings on **Emergency Housing Needs** facing our communities. Topics will include but not be limited to:

Eviction Prevention
Finding More Units For Affordable Rental Housing
Housing The Homeless In The Pandemic

Emergency Rental Assistance Program Update
The State Of The Region’s Rental Housing Market, and

**Emergency Housing Needs - EVICTION PREVENTION SESSION
February 11, 2021 10:00 – 11:00**

Examines current best practices and trends in Eviction Prevention in South Central Pennsylvania, and preparing for future developments.

Presenters Include:

- Darryl Reinford, Executive Director, Christian Churches United
- Michael McKenna, President, Tabor Community Services
- Matthew Rich, Esq., Attorney, MidPenn Legal Services

Information on the first session is in the textbox above. Agendas and lists of panelists for the 2/25 and 3/10 sessions shall be sent out 2 weeks prior to their delivery. You may register once for the sessions as a series using the link below, or for an individual session. Your registration confirmation shall provide a link to access the Zoom sessions. We are providing these 3 dates now so that you may reserve calendar time to attend any or all sessions.

This is an opportunity to learn what others are doing, and to collaborate and coordinate activities. **Attendees are encouraged to ask questions of the panel, and to share their thoughts on Emergency Housing Needs facing our communities.**

These sessions are intended for housing and redevelopment organizations, human service agencies, local governments, landlords and other individuals and organizations involved in providing emergency housing assistance during the Pandemic. It will share an understanding of what’s happening and best practices in the region.

For More Information or to Register Please Click this Link: <https://www.eventbrite.com/e/south-central-assembly-pandemic-response-series-emergency-housing-needs-tickets-138272437583>

We hope you or a representative of your organization and community can attend one or more of these important sessions. **Please feel free to forward this announcement others who may find it helpful.**

Very truly yours,

Justin Eby and George Klaus, Co Chairs, SCA Housing & Community Development Committee
Alison Shott, Chair, SCA Regional Initiatives Committee

Visit our Website at www.southcentralassembly.org



CBY SYSTEMS, INC.

Resources for Success since 1927

CBY Systems Inc. (The Credit Bureau of York) has entered into an Affinity Program with the York County Bar Association. **The program will provide discounted rates on CBY's Debt Collection Services for any NEW referral from the Association.** CBY will then contribute a percentage of the money collected back to the YCBA.

Other benefits and features include:

- Discounted commission rates on new accounts regardless of their age
- Discounted commission rates on accounts that have been worked by other collection agencies (second placements)
- **Waive first year's annual fee and a reduced fee of \$35 per year thereafter (NOTE: Existing Clients of CBY can "Opt IN" to the reduced annual fee by emailing info@cby.com but are not eligible for discounted commission rates)**
- CBY does not use Automatic Dialing Systems so we are permitted by law to call more cell phone numbers than agencies who use Automatic Dialers
- CBY does not "score" your accounts to predetermine them as uncollectible, we work ALL of your accounts equally to collect more money for you
- All accounts are reported to the 3 national credit bureaus for up to 7 years
- CBY has dedicated "skip tracing" staff to relocate/cross reference your clients
- CBY is a member in good standing of the American Collectors Association
- These and other benefits enable CBY to consistently exceed the national average for successful collection percentages and returning money to clients

Questions or want to enroll? Contact CBY Systems, Inc., 33 S. Duke St., York, PA 17401 via email: info@cby.com or call 717-843-8685 OR 1-800-717-4229

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 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 for more details!

LOOKING FOR ESTATE NOTICES

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IN A PA LEGAL JOURNAL?

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