

York Legal Record

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

Vol. 135

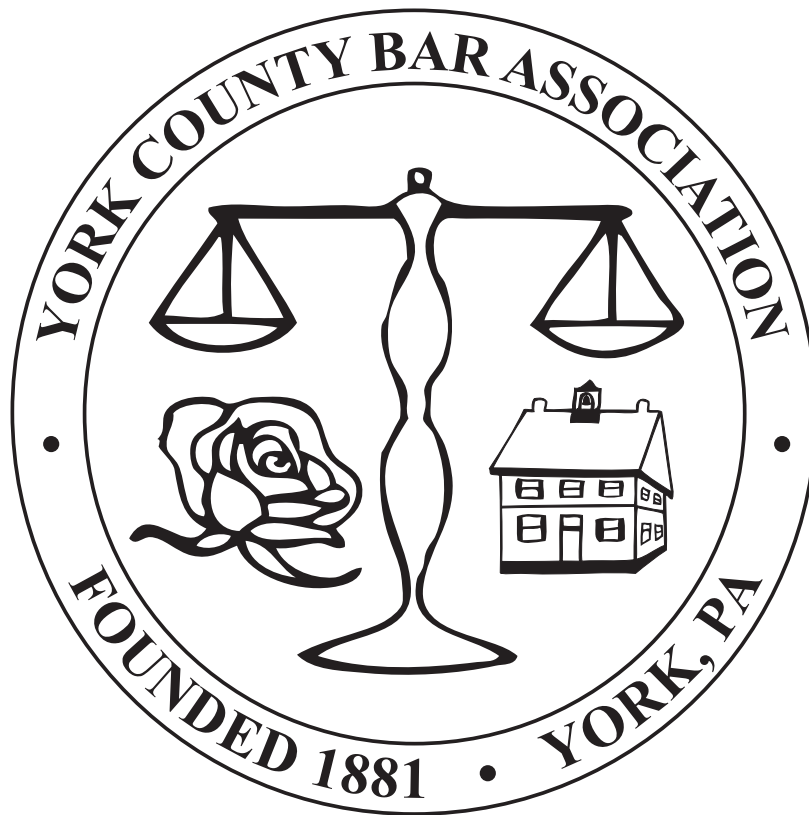
YORK, PA, THURSDAY, SEPTEMBER 2, 2021

No. 23

BAR LEGENDS & RISING STARS

Leo E. Gribbin and Victoria L. Foulkrod

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Dated Material Do Not Delay

Lawyers Concerned for Lawyers

York Support Group Meetings
2nd Thursday of each month

**September 9, 2021 next
meeting**

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

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

All information confidential

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

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

**Bar Center access is limited
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All others by appointment
only.**

**Questions or appointment
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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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Legal History & Changes By Leo E. Gribbin

By request, I am sharing my perspective of local legal history and changes to the practice of law. Over the years many changes have occurred, quite a few of which are too numerous for inclusion here

I was admitted in 1958 (a class of two with Bob Wire) when the annual bar exam passed about 35% of those taking it. Novice lawyers were required to serve a six-month clerkship. This was a statewide requirement often fulfilled in the office of a practicing attorney or firm. Many local bar associations, including York, also required applicant lawyers to appear before a committee for review and approval. Some horror stories existed about several

who were rejected. Fortunately, both these requirements are in the legal graveyard. Some counties enforced a rule on out-of-county lawyers who were required to use a local attorney in various practice areas. The adoption of statewide practice by the Supreme Court revoked this.

The York Bar was much smaller then, approximately 100 members. Jane Alexander was the only female attorney. There would have been two lady lawyers, but Mary Jane Yohe died in 1954. Socially, there was an annual dance, a picnic at the river, a golf outing locally with dinner, and a separate golf match with Adams County and sometimes with Lebanon. The Bar provided free coffee on the third floor of the old courthouse in the Lawyers Reading Room, also known as the lounge, where the Judges and lawyers socialized, exchanged experiences, some of which were true, gossiped, and many times, settled cases. A sizable number of lawyers ate lunch at the Yorktowne Hotel coffee shop which reserved a large section to accommodate them.

The Bench was comprised of three judges: Anderson, Atkins, and Kohler, all very able. On 1/1/1958, Atkins and Kohler replaced Judges Sherwood and Gross. Judge Kohler told me our local court was held in high esteem statewide and had never been reversed. An enjoyable part of practice permitted attorneys to discuss legal matters with Judges if there was no opposing counsel. Most lawyers knew each other and, in general, got along well. Through the years, the Bar has grown to its present size (528). With specialization and paralegals, lawyers have fewer contacts with each other, and, in some respects, practice is more impersonal.

CLE was not yet mandatory to retain your license. Lawyers search their clients' titles, a substantial source of income for many. Banks accepted lawyers' title certificates. Title insurance was a rarity. The majority of lawyers were general practitioners. Specialization had not yet infringed on that area of practice.

The practice today is confronted with new and expanded fields including, but not limited to, Zoom, elder care, Medicare, family law, credit card fraud, cybersecurity, guardianship, power of attorney, COVID-19 statutes, practice from home, etc., etc.

The Bar Stools and the Bar Foundation are laudable developments for their outstanding contributions, especially financial, to the community. The membership can be justly proud of them. A major change in practice, advertising, has created an ongoing debate: whether the practice is still a profession or has become too commercialized. What do you think?

More about Leo Gribbin

Leo is a member and past president of the York County Bar Association, as well as a member of the American and Pennsylvania Bar Associations. He is a member of the Herbert B. Cohen Inn of Court and was honored with the Richard E. Kohler Civility and Ethics Award from the Herbert B. Cohen Chapter of the American Inns of Court.

He graduated from Villanova School of Law and received his undergraduate degree magna cum laude from Mount St. Mary's University.

Mr. Gribbin is admitted to practice in the United States Supreme Court, United States Court of Appeals for the Third Circuit, United States District Court for the Middle District of Pennsylvania, and the courts of Pennsylvania. He and wife, Elaine, live in York Township and are parents four grown children, three daughters and a son.

lgribbin@goldfeinlaw.com
717-854-9506

**Victoria L. Foulkrod**

Family law attorney Victoria Foulkrod is a member of the York County Bar Association. After attending the Pennsylvania State University, she pursued her juris doctorate degree from Widener Law Commonwealth. After her admission to the Pennsylvania Supreme Court in December of 2020, she has focused primarily in Custody and Divorce matters and is employed with Blake & Schanbacher Law, L.L.C.

More about Victoria:

She is originally from the Mechanicsburg Area, but currently lives in Camp Hill.

Are you related to any other attorneys in the area?

Yes. My grandfather is Walter Foulkrod, my father is Andrew Foulkrod, my uncle is Scott Foulkrod, and my aunt is Jennifer Heilman.

What would someone be surprised to know about me?

I studied abroad in Barcelona, Spain during the summer of 2016 with a focus in Catalan, a Spanish dialect, and art history.

How long have I been a practicing Family Law Attorney?

Family Law is the only area of law I have practiced in since admission to the Bar.

What do I like most about working in Family Law?

I believe family is the most important aspect of life. I enjoy helping families determine what is best for their individual needs, and working with them to achieve that goal.



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

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

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FIRST PUBLICATION

ESTATE OF BARRY E. BAKER, DECEASED
Late of East Manchester Twp., York County, PA.
Executor: Stephen Ewing, c/o MPL Law Firm LLP, 137 E. Philadelphia St., York, PA 17401
Attorney: Erik D. Spurlin, Esquire, MPL Law Firm LLP, 137 E. Philadelphia St., York, PA 17401 09.02-3t

ESTATE OF SKAIDRITE BRISTOL, DECEASED
Late of West Manchester Twp., York County, PA.
Administrator: John W. Keffer Funeral Home & Crematory, Inc., Attn: George Curilla, 902 Mt. Rose Avenue, York, PA 17402
Attorney: Steven M. Carr, Esquire, Ream, Carr, Markey Woloshin & Hunter LLP, 119 E. Market Street, York, PA 17401 09.02-3t

ESTATE OF JANE E. BUBB, DECEASED
Late of West Manchester Twp., York County, PA.
Executors: Lynda S. Bollinger and Sally A. Spanos, 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 09.02-3t

ESTATE OF ANGELA MARIE CASIERO, DECEASED
Late of Shrewsbury Borough, York County, PA.
Administrator: Leonard J. Casiero, c/o Snok Dubbs & Buhite Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402
Attorney: Snok Dubbs & Buhite Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402 09.02-3t

ESTATE OF MARY E. CASTONGUAY, DECEASED
Late of York Twp., York County, PA.
Executrix: Linda D. Castonguay, 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 09.02-3t

ESTATE OF RICHARD E. A. DAVIES a/k/a RICHARD E. DAVIES a/k/a RICHARD EDWARD ALEC DAVIES, DECEASED
Late of York Twp., York County, PA.
Executor: Brian R. Davies, 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 09.02-3t

ESTATE OF JENNIFER EILEEN DEPAMPHILIS, DECEASED
Late of Penn Twp., York County, PA.
Administrator: Catherine N. DePamphilis, 18 Loop Drive, Hanover, PA 17331
Attorney: Arthur J. Becker, Jr., Esquire, Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331 09.02-3t

ESTATE OF LAWNEY J. ECKROTE, SR., DECEASED
Late of Lower Windsor Twp., York County, PA.
Executor: Bonnie David Eckrote, c/o Snok Dubbs & Buhite Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402
Attorney: Snok Dubbs & Buhite Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402 09.02-3t

ESTATE OF NANCY A. EDWARDS, DECEASED
Late of York Twp., York County, PA.
Executrix: Patricia Bustamante, 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 09.02-3t

ESTATE OF ROSANNA M. FELIX, DECEASED
Late of Manchester Twp., York County, PA.
Executrix: Monica A. Laird, c/o 129 E. Market St., York, PA 17401
Attorney: Andrew C. Herrold, Esquire, Griest, Himes, Herrold, Reynosa LLP, 129 East Market Street, York PA 17401 09.02-3t

ESTATE OF THERESA MARIE FREEMAN a/k/a THERESA M. FREEMAN, DECEASED
Late of Carroll Twp., York County, PA.
Executor: Ann Margaret Jones, c/o Wm. D. Schrack, Esquire, Benn Law Firm, 124 West Harrisburg Street, Dillsburg, PA 17019-1268
Attorney: Wm. D. Schrack, Esquire, Benn Law Firm, 124 West Harrisburg Street, Dillsburg, PA 17019-1268 09.02-3t

ESTATE OF DAVID GONZALEZ, DECEASED
Late of York City, York County, PA.
Co-Administrators: Martha J. Reinoso and David Jeffrey Gonzalez, 389 Pennsylvania Avenue, York, PA 17404
Attorney: Terence J. Barna, Esquire, BENNLAWFIRM, 103 East Market Street, P.O. Box 5185, York, PA 17405-5185 09.02-3t

ESTATE OF DORIS M. GOUKER, DECEASED
Late of Hanover Borough, York County, PA.
Executrix: Karen L. Gilligan, 344 Maple Avenue, Hanover, PA 17331 09.02-3t

ESTATE OF RICHARD E. GREER, a/k/a RICHARD EARL GREER, DECEASED
Late of Shrewsbury Twp., York County, PA.
Executor: Wendy L. Greer, c/o Michael R. Caum, Esquire, P.O. Box 272, Shrewsbury, PA 17361
Attorney: Michael R. Caum, Esquire, P.O. Box 272, Shrewsbury, PA 17361 09.02-3t

ESTATE OF JOAN M. HOLLOWAY, DECEASED
Late of Manchester Twp., York County, PA.
Executrix: Karen C. Forsythe, 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 09.02-3t

ESTATE OF ARTHUR J. HOOVER a/k/a ARTHUR JAMES HOOVER, DECEASED
Late of Manheim Twp., York County, PA.
Administrator-Executor: Chad M. Hoover, 507 Hanna Way, Bel Air, MD 21014
Attorney: Anthony T. McBeth, Esquire, 4705 Duke Street, Harrisburg, PA 17109 09.02-3t

ESTATE OF BONNIE JO HOUSTON, a/k/a BONNIE J. HOUSTON, a/k/a BONNIE HOUSTON, DECEASED
Late of Borough of New Freedom, York County, PA.
Executrix: Stacy Houston Flaherty, c/o GARBER & GARBER LAW, 40 South Duke Street, York PA 17401
Attorney: John M. Garber, Esquire, GARBER & GARBER LAW, 40 South Duke Street, York PA 17401 09.02-3t

ESTATE OF PHYLLIS J. HUNTER, a/k/a PHYLLIS JEAN HUNTER, DECEASED
Late of Hopewell Twp., York County, PA.
Executor: Rebecca Hunter-Almony, c/o Michael R. Caum, Esquire, P.O. Box 272, Shrewsbury, PA 17361
Attorney: Michael R. Caum, Esquire, P.O. Box 272, Shrewsbury, PA 17361 09.02-3t

ESTATE OF WARREN N. HUNTER, DECEASED
Late of Dallastown Borough, York County, PA.
Executors: Phyllis A. Stump and Linda M. Sweitzer, 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 09.02-3t

ESTATE OF MEADE T. KAUFFMAN, SR.,
a/k/a MEADE T. KAUFFMAN, MEADE
THEODORE KAUFFMAN, SR., MEADE
THEODORE KAUFFMAN, DECEASED
Late of Dover Twp., York County, PA.
Co-Executrices: Dody Jean Ketterman and
Sandra Lee Staggers, c/o Gettle Vaughn
Law LLC, 13 East Market Street, York, PA
17401
Attorney: Gregory E. Gettle, Esquire, Gettle
Vaughn Law LLC, 13 East Market Street,
York, PA 17401 09.02-3t

ESTATE OF ALAN R. KOPP, DECEASED
Late of Red Lion Borough, York County, PA.
Administratrix: Samantha R. Achey, c/o 129
E. Market St., York, PA 17401
Attorney: Andrew C. Herrold, Esquire,
Griest, Himes, Herrold, Reynosa LLP, 129
East Market Street, York PA 17401
09.02-3t

ESTATE OF AMY R. KRAHL, a/k/a AMY
RENE KRAHL, a/k/a AMY KRAHL,
DECEASED
Late of Shrewsbury Borough,, York County,
PA.
Executor: David S. Krah, c/o Michael R.
Caum, Esquire, P.O. Box 272, Shrewsbury,
PA 17361
Attorney: Michael R. Caum, Esquire, P.O.
Box 272, Shrewsbury, PA 17361 09.02-3t

ESTATE OF GERALD W. LECKRONE,
DECEASED
Late of West Manchester Twp., York County,
PA.
Executor: Thomas R. Leckrone, 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 09.02-3t

ESTATE OF ROSEMARY LOEB, DECEASED
Late of York Twp., York County, PA.
Executor: Maggie Loeb, c/o Trinity Law,
1681 Kenneth Road, Building 2, York, PA
17408
Attorneys: Patrick J. Schaeffer, Esquire and
Laura E. Bayer, Esquire, Trinity Law, 1681
Kenneth Road, Building 2, York, PA 17408
09.02-3t

ESTATE OF JEANNE LOUISE
LUCKENBAUGH a/k/a J. LOUISE
LUCKENBAUGH, DECEASED
Late of Penn Twp., York County, PA.
Executrix: Gail A. Lawler, 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
09.02-3t

ESTATE OF LUCILLE G. LUTZ, DECEASED
Late of Windsor Twp., York County, PA.
Co-Executors: Steven L. Lutz, and Gregory
B. Lutz, 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 09.02-3t

ESTATE OF GLORIA K. MOONEYHAM,
a/k/a GLORIA K. MONEYHAM, DECEASED
Late of York Twp., York County, PA.
Executor: Nancy Widman, 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 09.02-3t

ESTATE OF BENJAMIN PATRICK MURPHY,
DECEASED
Late of Springettsbury Twp., York County,
PA.
Administrator: Kevin A. Murphy, c/o Larry
C. Heim, Esquire, 100 E. Market Street,
York PA 17401
Attorney: Larry C. Heim, Esquire, Barley
Snyder LLP, 100 E. Market Street, York
PA 17401 09.02-3t

ESTATE OF LORETTA J. MURRAY,
DECEASED
Late of York Twp., York County, PA.
Executrix: Peggy A. Street, c/o 137 E.
Philadelphia St., York, PA 17401
Attorney: Erik D. Spurlin, Esquire, MPL Law
Firm LLP, 137 E. Philadelphia St., York,
PA 17401 09.02-3t

ESTATE OF MOHAMED ZAKI NASR,
DECEASED
Late of Vienna, Fairfax County, Virginia.
Administrator-Executor: Ramy Mohamed
Nasr, a/k/a Ramy M. Nasr, 3198 East
Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198
East Market Street, York, PA 17402
09.02-3t

ESTATE OF HOMER LEON PHELPS,
DECEASED
Late of West Manheim Twp., York County,
PA.
Administratrix: Tonya Bogue, 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 09.02-3t

ESTATE OF JULIA J. SHULL, DECEASED
Late of Newberry Twp., York County, PA.
Administrator: Susan J. Pyles, 2292 Old Trail
Road, Etters, PA 17319
Attorney: Marvin Beshore, Esquire, 301
Market Street, P.O. Box 109, Lemoyne, PA
17043 09.02-3t

ESTATE OF KENNETH JOSEPH SIMCOE,
a/k/a KENNETH J. SIMCOE, a/k/a KEN
SIMCOE, DECEASED
Late of Hallam Borough, York County, PA.
Administrator-Executor: Dustin Simcoe, c/o
John G. Bergdoll, Esquire, 300 W. Market
Street, York, PA, 17401
Attorney: John G. Bergdoll, Esquire, 300 W.
Market Street, York, PA, 17401 09.02-3t

ESTATE OF WARD L. VER HAGE,
DECEASED
Late of Franklin Twp., York County, PA.
Administrator-Executor: Kendra Koser, 54
East Main Street, Mechanicsburg, PA
17055
Attorney: Jessica Fisher Greene, Esquire,
54 East Main Street, Mechanicsburg, PA
17055 09.02-3t

ESTATE OF DOROTHY S. VINES,
DECEASED
Late of Hopewell Twp., York County, PA.
Executrix: Thelma A. Blake, 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 09.02-3t

ESTATE OF SPURGEON R. WENTZELL,
DECEASED
Late of Carroll Twp., York County, PA.
Executrix: Laura Lee Wentzell, c/o 137 E.
Philadelphia St., York, PA 17401
Attorney: Erik D. Spurlin, Esquire, MPL Law
Firm LLP, 137 E. Philadelphia St., York,
PA 17401 09.02-3t

SECOND PUBLICATION

ESTATE OF DEBORAH ANN BIXBY, a/k/a
DEBORAH A. BIXBY, DECEASED
Late of Hanover Borough, York County, PA.
Administrator: John J. Fedastian, Jr., c/o
Scott A. Ruth, Esq., 123 Broadway,
Hanover, PA 17331
Attorney: Scott A. Ruth, Esquire, 123
Broadway, Hanover, PA 17331 08.26-3t

ESTATE OF DONALD STEARNS BREEN,
DECEASED
Late of Shrewsbury Twp., York County, PA.
Administrator-Executor: Susan A. Breen,
13480 Robins Run Ct., Glen Rock, PA
17327 08.26-3t

ESTATE OF KATHRYN D. CARLSON,
DECEASED
Late of York Twp., York County, PA.
Executor: James D. Carlson, c/o 129 E.
Market St., York, PA 17401
Attorney: Andrew C. Herrold, Esquire,
Griest, Himes, Herrold, Reynosa LLP, 129
East Market Street, York, PA 17401
08.26-3t

ESTATE OF ROBERT C. COX, DECEASED
Late of West Manchester Twp., York County,
PA.
Executor: Troy A. Cox, c/o 129 E. Market
St., York, PA 17401
Attorney: Andrew C. Herrold, Esquire,
Griest, Himes, Herrold, Reynosa LLP, 129
East Market Street, York, PA 17401
08.26-3t

ESTATE OF JANE A. CUTHRELL,
DECEASED
Late of York City, York County, PA.
Administratrix: Carolyn L Cuthrell, c/o 137
E. Philadelphia St., York, PA 17401
Attorney: Erik D. Spurlin, Esquire, MPL Law
Firm LLP, 137 E. Philadelphia St., York,
PA 17401 08.26-3t

ESTATE OF MARIE M. DEARDORFF, DECEASED
Late of Newberry Twp., York County, PA.
Administratrix CTA: Lisa A. Barrington, c/o
129 E. Market St., York, PA 17401
Attorney: Andrew C. Herrold, Esquire,
Griest, Himes, Herrold, Reynosa LLP, 129
East Market Street, York, PA 17401
08.26-3t

ESTATE OF WILLIAM G. FORGANG, DECEASED
Late of Penn Twp., York County, PA.
Executor: Gregory M. Forgang, c/o Elinor
Albright Rebert, Esquire, 515 Carlisle
Street, Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire,
515 Carlisle Street, Hanover, PA 17331
08.26-3t

ESTATE OF BARBARA S. HEFFNER, DECEASED
Late of Dillsburg Borough, York County, PA.
Executrix: Barbara Jo Punda, 100 E.
Clearview Drive, Camp Hill, PA 17011
Attorney: David J. Lenox, Esquire, 8 Tristan
Drive, Suite 3, Dillsburg, PA 17019
08.26-3t

ESTATE OF CHARLES J. HOOVER, DECEASED
Late of Paradise Twp., York County, PA.
Administratrix: Cynthia Myers Cole, 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 08.26-3t

ESTATE OF CAROL JENSEN a/k/a CAROL G. JENSEN, DECEASED
Late of West Manchester Twp., York County, PA.
Executrix: Laura E. Jensen, c/o Richard R.
Reilly, Esquire, 54 N. Duke Street, York,
PA 17401
Attorney: Richard R. Reilly, Esquire, 54 N.
Duke Street, York, PA 17401 08.26-3t

ESTATE OF DORIS E. KAUFFMAN, DECEASED
Late of York City, York County, PA.
Executrix: Linda S. Kauffman, 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 08.26-3t

ESTATE OF HAROLD B. LOWE, DECEASED
Late of East Manchester Twp., York County, PA.
Executrix: Jill L. Schaffner, 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 08.26-3t

ESTATE OF HELEN A. LYTLE, DECEASED
Late of Stewartstown Borough, York County, PA.
Executor/Attorney: Paul G. Lutz, Esquire,
110 South Northern Way, York, PA 17402
08.26-3t

ESTATE OF WILLIAM J. LYTLE, DECEASED
Late of West Manchester Twp., York County, PA.
Executrix: Julie A. Lytle, 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 08.26-3t

ESTATE OF DORIS M. MAUSS, DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: Cheryl A. Wintermyer, c/o 135
North George Street, York, PA 17401
Attorney: Leanne M. Miller, Esquire, CGA
Law Firm, PC, 135 North George Street,
York, PA 17401 08.26-3t

ESTATE OF JOAN G. NICKOL, DECEASED
Late of West Manchester Twp., York County, PA.
Administrator-Executor: Sheryl L. Nickol,
c/o 50 East Market Street, Hellam, PA
17406
Attorney: Alexis K. Swope, Esquire, 50 East
Market Street, Hellam, PA 17406 08.26-3t

ESTATE OF PAUL W. POSEY, a/k/a PAUL WILLIAM POSEY, DECEASED
Late of Chanceford Twp., York County, PA.
Executor: Lynne A. Beeson, 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 08.26-3t

ESTATE OF DAWN EILEEN REGELMAN, DECEASED
Late of York County, PA.
Administrator-Executor: Edward Regelman,
c/o 3 N. Baltimore Street, Dillsburg, PA
17019
Attorney: Duane P. Stone, Esquire, 3 N.
Baltimore Street, Dillsburg, PA 17019
08.26-3t

ESTATE OF ELSIE E. M. RICKRODE a/k/a ELSIE M. RICKRODE, DECEASED
Late of Penn Twp., York County, PA.
Executor: Gary L. Rickrode, 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 08.26-3t

ESTATE OF JANET L. ROHRBAUGH, DECEASED
Late of Jackson Twp., York County, PA.
Executrix: Michele L. Neiderer, 32
Eichelberger Street, 1st Floor, Hanover, PA
17331
Attorney: Matthew L. Guthrie, Esquire,
Barley Snyder LLP, 14 Center Square,
Hanover, PA 17331 08.26-3t

ESTATE OF ROBERT L. SLOTHOWER, DECEASED
Late of Dover Twp., York County, PA.
Executrix: Teresa A. Rost, c/o Richard R.
Reilly, Esquire, 54 N. Duke Street, York,
PA 17401
Attorney: Richard R. Reilly, Esquire, 54 N.
Duke Street, York, PA 17401 08.26-3t

ESTATE OF LEE A. SPANCAKE, DECEASED
Late of Spring Garden Twp., York County, PA.
Executor: Dane A. Spancake, a/k/a Dane
Allan Spancake, 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
08.26-3t

ESTATE OF GOLDIE M. WAGAMAN, DECEASED
Late of Dover Twp., York County, PA.
Co-Executors: Dennis E. Wagaman and
Barry L. Wagaman, c/o Richard R. Reilly,
Esquire, 54 N. Duke Street, York, PA
17401
Attorney: Richard R. Reilly, Esquire, 54 N.
Duke Street, York, PA 17401 08.26-3t

ESTATE OF TEDDY J. WALES, DECEASED
Late of Conewago Twp., York County, PA.
Executor: James R. Kinard, Jr., c/o 129 E
Market St., York, PA 17401
Attorney: Andrew C. Herrold, Esquire,
Griest, Himes, Herrold, Reynosa LLP, 129
East Market Street, York, PA 17401
08.26-3t

ESTATE OF ETHEL A. WARNER, DECEASED
Late of New Salem Borough, York County, PA.
Executor: John L. Warner, III, c/o 129 E
Market St., York, PA 17401
Attorney: Andrew C. Herrold, Esquire,
Griest, Himes, Herrold, Reynosa LLP, 129
East Market Street, York, PA 17401
08.26-3t

ESTATE OF LARRY L. WITMER, DECEASED
Late of Conewago Twp., York County, PA.
Executor: Ralph E. Shearer, c/o Seneca Law,
P.O. Box 333, Lewisberry, PA 17339-0333
Attorney: Richard C. Seneca, Esquire,
Seneca Law, P.O. Box 333, Lewisberry, PA
17339-0333 08.26-3t

THIRD PUBLICATION

ESTATE OF ANDREW J. AMOS, DECEASED
Late of Peach Bottom Twp., York County, PA.
Executrix: Karen Lee Richardson, 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 08.19-3t

ESTATE OF ROBERT NEIL BINGAMAN, DECEASED

Late of York City, York County, PA.
 Administrator: Jessica M. Bingaman, 1424 Wogan Road, York, PA 17404
 Attorney: Steven M. Carr, Esquire, Ream, Carr, Markey, Woloshin & Hunter LLP, 119 E. Market Street, York, PA 17401
 08.19-3t

ESTATE OF WALTER T. BOYD, II, DECEASED

Late of West York Borough, York County, PA.
 Executrix: Donna R. Sheeley, c/o 340 Pine Grove Commons, York, PA 17403
 Attorney: Joy L. Kolodzi, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
 08.19-3t

ESTATE OF DOROTHY ELIZABETH BRAUN, DECEASED

Late of Fairview Twp., York County, PA.
 Executor: Daniel J. Braun, c/o Stephen S. Werner, Esquire, Werner Law Group, 439A Walton Avenue, Hummelstown, PA 17036
 Attorney: Stephen S. Werner, Esquire, Werner Law Group, 439A Walton Avenue, Hummelstown, PA 17036
 08.19-3t

ESTATE OF TERRY BRILLHART, a/k/a TERRENCE L. BRILLHART, a/k/a TERRANCE L. BRILLHART, DECEASED

Late of West Manchester Twp., York County, PA.
 Executor: Angie Weitkamp, 1885 Poplars Road, York, PA 17408
 Attorney: Steven M. Carr, Esquire, Ream, Carr, Markey, Woloshin & Hunter LLP, 119 E. Market Street, York, PA 17401
 08.19-3t

ESTATE OF JOHN DEFELICE, DECEASED

Late of Borough of Hanover, York County, PA.
 Executrix: Shirley Defelice, c/o Deborah D. Giardina, Executrix, pro se, 950 Stream View Lane, York, PA 17403
 08.19-3t

ESTATE OF LAURA FAUST, DECEASED

Late of West Manchester Twp., York County, PA.
 Executor: Angie Weitkamp, 1885 Poplars Road, York, PA 17408
 Attorney: Steven M. Carr, Esquire, Ream, Carr, Markey, Woloshin & Hunter LLP, 119 E. Market Street, York, PA 17401
 08.19-3t

ESTATE OF JOSEPHINE B. GLACKIN, DECEASED

Late of Peach Bottom Twp., York County, PA.
 Co-Administrators: Carl R. Glackin and Barbara Lynne Howell, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991
 Attorney: Jody Anderson Leighty, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991
 08.19-3t

ESTATE OF DARLENE LOUISE GLATFELTER, DECEASED

Late of Seven Valleys Borough, York County, PA.
 Administrator: Christopher M. Glatfelter, c/o 135 North George Street, York, PA 17401
 Attorney: Evan M. Gabel, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401
 08.19-3t

ESTATE OF PATRICIA ANN HEESE, DECEASED

Late of West Manheim Twp., York County, PA.
 Administrator-Executor: Michael K. Brown, 3198 East Market Street, York, PA 17402
 Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
 08.19-3t

ESTATE OF MARTHA LEE HOLDEN, DECEASED

Late of Dallastown Borough, York County, PA.
 Executrix: Karen Rebecca Byers, c/o Rachel L. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331
 Attorney: Rachel L. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331
 08.19-3t

ESTATE OF STEVEN A. KORENKA, DECEASED

Late of York City, York County, PA.
 Administrator: Marguerite Robinson, 24 Colton Avenue, Kirkwood, NY 13795
 Attorney: Steven M. Carr, Esquire, Ream, Carr, Markey, Woloshin & Hunter LLP, 119 E. Market Street, York, PA 17401
 08.19-3t

ESTATE OF WENDIE LEE MACKIN a/k/a WENDIE MACKIN, DECEASED

Late of Peach Bottom Twp., York County, PA.
 Executor: Thomas Hawkland, c/o Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331
 Attorney: Scott J. Strausbaugh, Esquire, Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331
 08.19-3t

ESTATE OF JAMES R. MOSER, DECEASED

Late of East Hopewell Twp., York County, PA.
 Co-Administrators: William F. Moser and Mark A. Moser, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991
 Attorney: Jody Anderson Leighty, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991
 08.19-3t

ESTATE OF BETTY L. ORT a/k/a BETTY LOU ORT a/k/a BETTY ORT, DECEASED

Late of Lower Windsor Twp., York County, PA.
 Executrix: Sharon Willard, c/o 2675 Eastern Blvd., York, PA 17402
 Attorney: France Paskey, Esquire, 2675 Eastern Blvd., York, PA 17402
 08.19-3t

ESTATE OF BARBARA A. SAMSON, DECEASED

Late of East Manchester Twp., York County, PA.
 Executrix: Pamela K. Blaker, 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
 08.19-3t

ESTATE OF GERALD F. SPANGLER, DECEASED

Late of West Manchester Twp., York County, PA.
 Co-Executrices: Donna Jean Miller and Karen S. Heath, c/o The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408
 Attorney: Tessa Marie Myers, Esquire, The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408
 08.19-3t

ESTATE OF SHIRLEY M. STANSBURY, DECEASED

Late of Hanover Borough, York County, PA.
 Executors: Jeffrey S. Stansbury, 1073A York Road, Dillsburg, PA 17019 or Teresa L. Rippeon, 2430 Erbs Dr., Westminster, MD 21158
 Attorney: Dennis M. Twigg, Esquire, Hoffman, Comfort, Offutt, Scott & Halstad, LLP, 24 North Court Street, Westminster, MD 21157
 08.19-3t

ESTATE OF RUTH A. STITT, DECEASED

Late of Penn Twp., York County, PA.
 Co-Executors: Roger L. Turner, 136 Whisler Road, Gettysburg, PA 17325 and Donna M. Bankert, 702 Boundary Avenue, Hanover, PA 17331
 Attorney: Amy E.W. Ehrhart, Esquire, 118 Carlisle St., Suite 202, Hanover, PA 17331
 08.19-3t

ESTATE OF GARRY L. ZINN a/k/a GARRY LEE ZINN, DECEASED

Late of York Twp., York County, PA.
 Administrator-Executor: Gladys Zinn, c/o 50 East Market Street, Hellam, PA 17406
 Attorney: Alexis K. Swope, Esquire, 50 East Market Street, Hellam, PA 17406
 08.19-3t

CIVIL NOTICES**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: April 1, 2020. The name of the [proposed] corporation is: Rainbow Rose Center. The purpose[s] of the corporation [are] Serve York County's LGBTQIA+ Community. The corporation [is to be] has been incorporated under the provisions of the Nonprofit Corporation Law of 1988.

09.02-1t

Solicitor

CERTIFICATE OF ORGANIZATION

NOTICE is hereby given that on August 6, 2021, a Certificate of Organization for Custom Clean-Out Services, 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 1974 Meadow Lane, Spring Grove, Pennsylvania 17362.

Dorothy Livaditis, Esquire

09.02-1t

Solicitor

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

NOTICE is hereby given that on 7/12/21 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Daniel Philip Flickinger, II to: Danielle Philipa Flickinger, II. The Court has fixed the day of 9/16/21 at 10:00 am in Courtroom No. 5003 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

09.02-1t

Solicitor

**IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. 2021-SU-00 1773**

IN RE: CHANGE OF NAME OF
NATHAN JOSEPH MOORE

NOTICE

Notice is hereby given that, on the 17th day of August 2021, the Petition of **NATHAN JOSEPH MOORE**, was filed in the above-named Court, praying for a decree to change his name to **NATHAN JOSEPH NIEVES**.

The Court has fixed the 28th day of October, 2021 at 10:00 a.m., in Court Room No. 7002, 7th Floor, York County Judicial Center, 45 North George Street, York, Pennsylvania, 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 request for change of name contained in the said Petition should not be granted.

Said hearing must be published in the York Legal Record and a newspaper of general circulation in the County of York, not less than twenty (20) days before the hearing date.

Kathryn Nonas-Hunter, Esquire
PA 308437
256 East Market Street
York, PA 17403
(717)793-2398

09.02-1t

Solicitor

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

NOTICE is hereby given that on July 8th, 2021 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Angelina Noelle Santana to: Anthony Vincent Santana. The Court has fixed the day of September 16th at 10:00 am in Courtroom No. 5003 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

09.02-1t

Solicitor

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

No. 2021-0121

ORPHANS' COURT DIVISION

IN RE:
ADOPTION OF
WHITNEY RENEE PHILLIPS

ADOPTION AND CHANGE OF NAME**IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA**

NOTICE is hereby given that on June 7, 2021, a Petition for Adoption Under 23 Pa.C.S. §2701 and Application for Name Change was filed in the Court of Common Pleas of York County, requesting a Decree to change the name of Whitney Renee Phillips to Whitney Renee Milwicz.

The Court has fixed the day of **Tuesday, September 21, 2021 at 3:30 p.m. in Courtroom #5003 at the York County Courthouse**, 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.

Lynnore K. Seaton, Esquire
Attorney for Petitioner
(717) 718-8310

09.02-1t

Solicitor

FICTITIOUS NAME

NOTICE is hereby given that an Application for Registration of Fictitious Name was filed under the Fictitious Name Act of 1982-295 (54 Pa.C.S. Sec. 311) in the Office of the Secretary of the Commonwealth of Pennsylvania on August 12, 2021, setting forth that C3 Roofing and Remodeling, Inc., owns or is interested in a business, the character of which is residential and commercial remodeling and improvement and that the name, style and designation under which said business is and will be conducted is C3 American Exteriors and the location where said business will be conducted is 1446 Baltimore Street, Suite E, Hanover, Pennsylvania, 17331.

Griffith Lerman Lutz & Scheib

09.02-1t

Solicitor

Notice is hereby given that on August 5, 2021, an Application for Registration of Fictitious Name was filed under the Fictitious Names Act, Act No. 1982-295 (54 Pa. C.S. Section 311), with the Department of State of the Commonwealth of Pennsylvania in Harrisburg, Pennsylvania, setting forth that James M. Williams LLC, 1103 Mt. Rose Avenue, York, PA 17403, is the only entity owning or interested in a business, the character of which is an insurance agency, and that the name, style and designation under which such business is and will be conducted is M. Chris Williams Insurance Agency, and the location where said business is and will be located is 1103 Mt. Rose Avenue, York, PA 17403.

Jeffrey A. Gettle, Esquire
Gettle Vaughn Law LLC

09.02-1t Solicitor

Notice is hereby given that an Application for Registration of Fictitious Name was filed August 12, 2021, under the Fictitious Name Act, approved May 24, 1945, in the Office of the Secretary of the Commonwealth of Pennsylvania, setting forth that Jodi's Bow Wow Shoppe, LLC is the only entity owning or interested in a business, the character of which is a pet shop. The name, style and designation under which said business is and will be conducted is Jodi's Bow Wow Shoppe, LLC d/b/a Vinnie's Bow Wow Shoppe. The location where said business is and will be located is 5777 Pine Road, Thomasville, PA 17364.

MARC ROBERTS, ESQUIRE

09.02-1t Solicitor

NOTICE

NOTICE OF ADMINISTRATIVE SUSPENSION

Notice is hereby given that **Alan Charles Green of York County** has been **Administratively Suspended** by Order of the Supreme Court of Pennsylvania dated July 21, 2021, pursuant to Rule 111(b), Pa.R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective August 20, 2021 for Compliance Group 3.

Suzanne E. Price
Attorney Registrar
The Disciplinary Board of the
Supreme Court of Pennsylvania

09.02-1t Solicitor

SHERIFF SALES

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 04, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR TBW MORTGAGE-BACKED TRUST SERIES 2006-2, TBW MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-2 vs. TIMOTHY M. BEHNEY, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF GREGORY L. BEHNEY A/K/A GREGORY BEHNEY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GREGORY L. BEHNEY A/K/A GREGORY BEHNEY, DECEASED Docket Number: 2020-SU-000964. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

TIMOTHY M. BEHNEY,
IN HIS CAPACITY AS ADMINISTRATOR
AND HEIR OF THE ESTATE OF
GREGORY L. BEHNEY A/K/A
GREGORY BEHNEY, UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST
FROM OR UNDER GREGORY L. BEHNEY
A/K/A GREGORY BEHNEY, DECEASED

ALL THOSE CERTAIN LOTS OR PIECES OF
GROUND SITUATE IN YORK TOWNSHIP,
YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 1560 CAMP BETTY
WASHINGTON RD. YORK, PA 17402

BEING PARCEL NUMBER:
540001J0032K000000

IMPROVEMENTS: RESIDENTIAL PROPER-
TY

PROPERTY ADDRESS: 1560 CAMP BETTY
WASHINGTON ROAD, YORK, PA 17402

UPI# 540001J0032K000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution
As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 04, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. COURTENAY FOSTER and JOSHUA FOSTER, Docket Number: 2020-SU-001343. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

COURTENAY FOSTER
JOSHUA FOSTER

Owner(s) of property situate in the PEACH
BOTTOM TOWNSHIP, YORK County, Penn-
sylvania, being

24 South White Pine Trail, Delta PA 17314
PARCEL #: 430000105020000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount \$305,036.81

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 24 SOUTH WHITE
PINE TRAIL, DELTA, PA 17314

UPI# 430000105020000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution
As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 04, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS INDENTURE TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2017-RP1 vs. ALEXANDER K. FREELAND and GARY F. POWELL Docket Number: 2020-SU-001956. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ALEXANDER K. FREELAND
GARY F. POWELL

Property of Alexander K. Freeland, Single Man and Gary F. Powell and Ardella F. Powell (died April 18, 2019), Husband and Wife, As Joint Tenants with Right of Survivorship

Execution No. 2020-SU-001956

Judgment Amount: \$51,408.75

All the right title, interest and claim of Alexander K. Freeland, Single Man and Gary F. Powell, widower, As Joint Tenants with Right of Survivorship, of in and to:

Property locates at 295 West Maple Street, within the Eighth Ward of the City of York, York County, PA. Having erected thereon a Single Family Residential. Being more fully described in York County Deed Book Volume 1379, at page 1810, as Instrument No. 1999071571.

PROPERTY ADDRESS: 295 WEST MAPLE
STREET, YORK, PA 17403

UPI# 081670200520000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution
As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 04, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: TRUIST BANK FKA BRANCH BANKING & TRUST vs. GEORGE T. JENKINS, KATHLEEN K. WALSH A/K/A KATHLEEN WALSH and THE UNITED STATES OF AMERICA C/O THE UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PA Docket Number: 2016-SU-002874. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

GEORGE T. JENKINS
KATHLEEN K. WALSH
A/K/A KATHLEEN WALSH
THE UNITED STATES OF AMERICA C/O
THE UNITED STATES ATTORNEY FOR
THE MIDDLE DISTRICT OF PA

All that certain piece or parcel or Tract of land situate in the Borough of New Freedom, York County, Pennsylvania, and being known as 6

Country Manor Lane, New Freedom, Pennsylvania 17349.

TAX MAP AND PARCEL NUMBER: 78-000-06-0214.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$365,935.71

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: George T. Jenkins, Kathleen K. Walsh a/k/a Kathleen Walsh, and The United States of America c/o the United States Attorney for the Middle District of PA

McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

PROPERTY ADDRESS: 6 COUNTRY MANOR LANE, NEW FREEDOM, PA 17349

UPI# 780000602140000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution
As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 04, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. SUE A. JOHNSON Docket Number: 2020-SU-001402. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

SUE A. JOHNSON

Owner(s) of property situate in the Windsor Borough, YORK County, Pennsylvania, being

81 West Main Street Windsor PA 17366
PARCEL #: 890000200270000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$127,301.18

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 81 WEST MAIN STREET, WINDSOR, PA 17366

UPI# 890000200270000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution
As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 04, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. JASON NEFF Docket Number: 2020-SU-000806. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JASON NEFF

All that certain tract of land situate in Carroll Township, York County, Commonwealth of Pennsylvania, bounded and described in accordance with a Final Subdivision Plan of Fishers Run Estate prepared by Mort, Brown & Associates, dated August 3, 1987, file No. E-399, and recorded in the Office of the Recorder of Deeds of York County, Commonwealth of Pennsylvania, in Plan Book II, Page 108, as amended in Plan Book JJ, Page 790, as follows to wit:

Property Address: 3 Still Water Circle, Dillsburg, PA 17019

Parcel No. 20-000-07-0058-00-00000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2020-SU-000806
Judgment: \$149,191.84
Attorney:

To be sold as the Property Of: Jason Neff

PROPERTY ADDRESS: 3 STILL WATER CIRCLE, DILLSBURG, PA 17019

UPI# 200000700580000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution
As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 04, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. JOHN P. O'CONNOR Docket Number: 2019-SU-002757. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOHN P. O'CONNOR

Owner(s) of property situate in the BOROUGH OF HANOVER, YORK County, Pennsylvania, being

833 Blossom Drive Hanover PA 17331
PARCEL #: 670002300460000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$174,083.44

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 833 BLOSSOM DRIVE, HANOVER, PA 17331

UPI# 670002300460000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution
As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 04, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WOODCREST HILLS CONDOMINIUM ASSOCIATION vs. FRANKIE PAYNE Docket Number: 2019-SU-000309. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

FRANKIE PAYNE

Property in Springettsbury Twp, County of

YORK and State of Pennsylvania

Being Premises: 441 Marion Road, York PA 17406

BEING TAX PARCEL NO.: 46-000-KI-0233. AO- CO441

Improvement consists of: Residential property

Sold as the property of: Frankie Payne

Judgment Amount: \$4,911.64

PROPERTY ADDRESS: 441 Marion Road, York PA 17406

UPI# 46-000-KI-0233.AO- CO441

PROPERTY ADDRESS: 441 MARION ROAD, YORK, PA 17406

UPI# 46000KI0233A0C0441

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution
As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 04, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO USA HOLDINGS INC. SUCCESSOR BY MERGER TO WELLS FARGO FINANCIAL PENNSYLVANIA, INC vs. CARMEN ROSADO, IN HER CAPACITY AS HEIR OF JACINTO R. TORRE, DECEASED, LINDA L. HERMAN, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF JACINTO R. TORRE, DECEASED, JOE L. HERMAN, IN HIS CAPACITY AS HEIR OF JACINTO R. TORRE, DECEASED, ANGELA M. HERMAN, IN HER CAPACITY AS HEIR OF JACINTO R. TORRE, DECEASED, GERALDO ROSADO PLAZA, IN HIS CAPACITY AS HEIR OF JACINTO R. TORRE, DECEASED, JACINTO DEACON, IN HIS CAPACITY AS HEIR OF JACINTO R. TORRE, DECEASED, MARIA ROSADO, IN HER CAPACITY AS HEIR OF JACINTO R. TORRE, DECEASED, JUZ LEIDA ROSADO, IN HIS CAPACITY AS HEIR OF JACINTO R. TORRE, DECEASED, JONATHAN WEAVER, IN HIS CAPACITY AS HEIR OF JACINTO R. TORRE, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACINTO R. TORRE, DECEASED Docket Number: 2019-SU-003649. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/>

the following real estate to wit:

AS THE REAL ESTATE OF:

CARMEN ROSADO, IN HER CAPACITY AS HEIR OF JACINTO R. TORRE, DECEASED
LINDA L. HERMAN, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF JACINTO R. TORRE, DECEASED
JOE L. HERMAN, IN HIS CAPACITY AS HEIR OF JACINTO R. TORRE, DECEASED
ANGELA M. HERMAN, IN HER CAPACITY AS HEIR OF JACINTO R. TORRE, DECEASED
GERALDO ROSADO PLAZA, IN HIS CAPACITY AS HEIR OF JACINTO R. TORRE, DECEASED
JACINTO DEACON, IN HIS CAPACITY AS HEIR OF JACINTO R. TORRE, DECEASED
MARIA ROSADO, IN HER CAPACITY AS HEIR OF JACINTO R. TORRE, DECEASED
JUZ LEIDA ROSADO, IN HIS CAPACITY AS HEIR OF JACINTO R. TORRE, DECEASED
JONATHAN WEAVER, IN HIS CAPACITY AS HEIR OF JACINTO R. TORRE, DECEASED
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACINTO R. TORRE, DECEASED

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2019-SU-003649

Property situate in the YOE BOROUGH, YORK County, Pennsylvania, being

144 S MAIN ST, YOE, PA 17313
Tax ID No. 920000100490000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$55,107.08

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 144 SOUTH MAIN STREET, YOE, PA 17313

UPI# 920000100490000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution
As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 04, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES,

LLC vs. JAMES W. STRONG, JR. A/K/A JAMES STRONG, JR. and KATHERINE E. ENGLE A/K/A KATHERINE ENGLE Docket Number: 2020-SU-000272. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JAMES W. STRONG, JR.
A/K/A JAMES STRONG, JR.
KATHERINE E. ENGLE
A/K/A KATHERINE ENGLE

Owner(s) of the property situated in the West Manchester Township, York County, Pennsylvania, being

2251 Locust Ln, York, Pennsylvania 17408
PARCEL #51000090012A000000

Improvements thereon: Residential Dwelling

Judgment Amount \$131,649.47

Attorneys for Plaintiff
Powers Kirm, LLC

PROPERTY ADDRESS: 2251 LOCUST LANE, YORK, PA 17408

UPI# 51000090012A000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution
As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 04, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ASSOCIATION, AS TRUSTEE OF THE BUNGALOW SERIES IV TRUST vs. SCOTT A. URBAN and MICHELLE R. URBAN Docket Number: 2019-SU-000044. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

SCOTT A. URBAN
MICHELLE R. URBAN

U.S. Bank Trust National Association, as Trustee of the Bungalow Series IV Trust v Michelle R Urban, Scott A Urban

Property to be sold is located in the township of Newberry, County of York and State of Pennsylvania

Commonly known as: 50 Palmer Drive, Etters,
PA 17319

Parcel Number: 39-000-06-0137

Judgment Amount: 264,722.94

Attorneys for the Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530

PROPERTY ADDRESS: 50 PALMER DRIVE,
ETTERS, PA 17319

UPI# 390000601370000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution
As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 04, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC. vs. JONATHAN L. WILLIAMS Docket Number: 2020-SU-001791. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JONATHAN L. WILLIAMS

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN SPRING GROVE BOROUGH, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 9 NORTH MAIN STREET SPRING GROVE, PA 17362

BEING PARCEL NUMBER: 85-000.02.0181.0 IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 9 NORTH MAIN STREET, SPRING GROVE, PA 17362

UPI# 850000201810000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution
As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 04, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2017-D, MORTGAGE-BACKED NOTES vs. DENNIS J. WONDER and BONITA L. WONDER Docket Number: 2019-SU-000106. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DENNIS J. WONDER
BONITA L. WONDER

REAL ESTATE PROPERTY SHORT FORM
(TO BE USED FOR ADVERTISING ONLY)
Property of: Dennis J. Wonder and Bonita L. Wonder
Execution No. 2019-SU-000106
Judgment Amount: \$233,998.80
Attorney: Jacqueline F. McNally
Address: 525 West Chester Pike, Suite 200, Havertown, PA 19083
ALL right, title interest and claim of Dennis J. Wonder and Bonita L. Wonder
Of, in and to: 2758 Black Rock Road, Hanover, PA 17331
Property located in: Manheim Township
And any improvements thereon
Tax Parcel No. 37-00-BE-00200

PROPERTY ADDRESS: 2758 BLACK ROCK ROAD, HANOVER, PA 17331

UPI# 37000BE00020000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution
As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.02-3t York County, Pennsylvania



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



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