

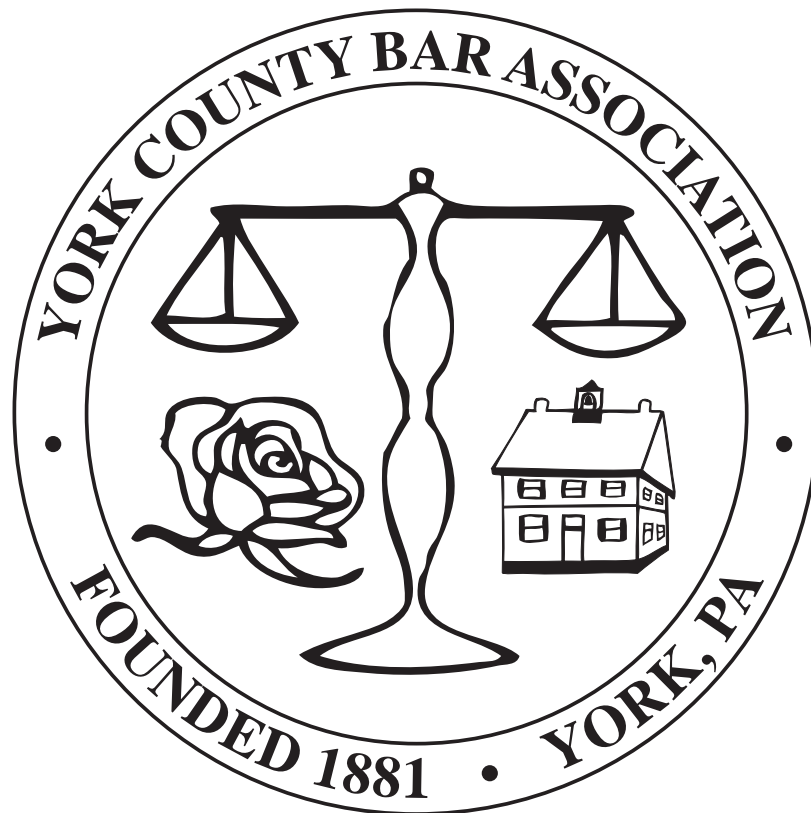
York Legal Record

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

Vol. 136

YORK, PA, THURSDAY, OCTOBER 6, 2022

No. 28



Dated Material Do Not Delay

Lawyers Concerned for Lawyers

York Support Group Meetings
3rd Wednesday of each
month

October 19, 2022
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**

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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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.

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 MICHAEL DONALD BOTTI, DECEASED

Late of Springettsbury Twp., York County, PA.
 Administrator-Executor: Robinson James Botti, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
 Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
 10.06-3t

ESTATE OF LOUISE M. BURNHEIMER, DECEASED

Late of Dillsburg, York County, PA.
 Executor: Thomas Burnheimer, c/o Kirk S. Sohonage, Esquire, SOHO Legal Services, Ltd., 1035 Mumma Road, Ste. 302, Lemoyne, PA 17043
 Attorney: Kirk S. Sohonage, Esquire, SOHO Legal Services, Ltd., 1035 Mumma Road, Ste. 302, Lemoyne, PA 17043
 10.06-3t

ESTATE OF RANDY LEE CUTLER, DECEASED

Late of East Manchester Twp., York County, PA.
 Administratrix: Amanda M. Shaffer, c/o Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402
 Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402
 10.06-3t

ESTATE OF RICHARD W. GLEITZ, DECEASED

Late of York Twp., York County, PA.
 Executor: Michael B. Kreckler, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
 Attorney: Thomas M. Shorb, Esquire, Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
 10.06-3t

ESTATE OF DONALD R. GREMLER, DECEASED

Late of Seven Valleys, York County, PA.
 Administrator-Executor: Mary A. Gremler, c/o Jonathan Azrael, Esquire, 101 E. Chesapeake Avenue, 5th Floor, Towson, MD 21286
 Attorney: Jonathan Azrael, Esquire, 101 E. Chesapeake Avenue, 5th Floor, Towson, MD 21286
 10.06-3t

ESTATE OF RONALD E. GROVE, DECEASED

Late of West Manchester Twp., York County, PA.
 Administrator: Thomas S. Grove, 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
 10.06-3t

ESTATE OF PEARL M. HOLLERBUSH, DECEASED

Late of Conewago Twp., York County, PA.
 Executor: Samuel R. Hollerbush, c/o Griest, Himes, Herrold, Reynosa LLP, 129 East Market Street, York, PA 17401
 Attorney: Andrew C. Herrold, Esquire, Griest, Himes, Herrold, Reynosa LLP, 129 East Market Street, York, PA 17401
 10.06-3t

ESTATE OF MARK HUNTER KEITH, a/k/a MARK H. KEITH, a/k/a MARK KEITH, DECEASED

Late of Manchester Twp., York County, PA.
 Administratrix: Sandra K. Bomersbach, c/o Douglas P. France, Esquire, 2675 Eastern Blvd., York, PA 17402
 Attorney: Douglas P. France, Esquire, 2675 Eastern Blvd., York, PA 17402
 10.06-3t

ESTATE OF CAROLYN E. KLINEDINST, DECEASED

Late of Dover Twp., York County, PA.
 Executrix: Teresa L. Deaner, 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
 10.06-3t

ESTATE OF ARTHUR T. MURPHY III, a/k/a ARTHUR THOMAS MURPHY III, a/k/a TOM MURPHY, DECEASED

Late of Spring Garden Twp., York County, PA.
 Executrix: Joanne Murphy, c/o Edward A. Paskey, Esquire, 2675 Eastern Blvd., York, PA 17402
 Attorney: Edward A. Paskey, Esquire, 2675 Eastern Blvd., York, PA 17402
 10.06-3t

ESTATE OF DANIEL KEITH NEIDERER, a/k/a DANIEL K. NEIDERER, DECEASED

Late of Penn Twp., York County, PA.
 Administrator-Executor: Peter S. Miller, 3818 Cottage Lane, Newton Square, PA 19073
 10.06-3t

ESTATE OF DOREEN E. SHEARER, DECEASED

Late of Dover Twp., York County, PA.
 Executor: Gary E. Shearer, 130 Harlacher Rd., East Berlin, PA 17316
 Attorney: Thomas R. Nell, Esquire, 130 W. King St., Box 1019, East Berlin, PA 17316
 10.06-3t

ESTATE OF RAYMOND J. SHUBERT, DECEASED

Late of New Salem Boro., York County, PA.
 Executor: Steven R. Shubert, 1612 Severn Run Ct., Severn, MD 21144
 10.06-3t

ESTATE OF KENNETH R. THOMAS, a/k/a KENNETH ROBERT THOMAS, DECEASED

Late of Springettsbury Twp., York County, PA.
 Executor: David Paul Sharpless, c/o 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
 10.06-3t

ESTATE OF RICHARD E. WARNER, DECEASED

Late of Chanceford Twp., York County, PA.
 Administrator-Executor: David R. Warner, Sr. 800 Bacon Rd., Felton, PA 17322
 Attorney: David R. Warner, Jr., Esquire, 525 S. Eighth St., PO Box 49, Lebanon, PA 17042
 10.06-3t

ESTATE OF HANNAH WASHINGTON, DECEASED

Late of York City, York County, PA.
 Administrator-Executor: Carmen Frost, 2595 Saint Andrews Way, York, PA 17404
 10.06-3t

ESTATE OF JOANN WHARTON, DECEASED

Late of Dover Twp., York County, PA.
 Administrator-Executor: Steven B. Wharton, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
 Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
 10.06-3t

ESTATE OF BARBARA E. WOODRUFF, DECEASED

Late of Fairview Twp., York County, PA.
 Administrator: Richard A. Woodruff, Sr., c/o Bangs Law Office, LLC, 429 South 18th Street, Camp Hill, PA 17011
 Attorney: Michael L. Bangs, Esquire, Bangs Law Office, LLC, 429 South 18th Street, Camp Hill, PA 17011
 10.06-3t

THE BENJAMIN E. JUNTTONEN AND MARION D. JUNTTONEN LIVING TRUST, dated April 12, 2006, as amended February 25, 2014, and further amended August 11, 2016.

Notice is hereby given that Jean M. Mayes is the Trustee of the above-named Trust. All persons indebted to Benjamin E. Junttonen are requested to make payment, and all those having claims against Benjamin E. Junttonen are directed to present the same to: Jean M. Mayes, Trustee, c/o Jeffrey R. Bellomo, Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402.
 10.06-3t

SECOND PUBLICATION

ESTATE OF BERTHA M. ALWINE, a/k/a BERTHA MAE ALWINE, DECEASED

Late of Dover Twp., York County, PA.
 Co-Executors: Cheryl A. Spicher, a/k/a Cheryl A. Alwine, and Edward B. Alwine, 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
 09.29-3t

ESTATE OF JOHNNIE R. BARKER,
DECEASED

Late of Lower Chanceford Twp., York County, PA.
 Executor: Beth R. Powers, 67 Pendyrus Street, Delta, PA 17314
 Attorney: Gilbert G. Malone, Esquire, 42 South Duke Street, York, PA 17401
 09.29-3t

ESTATE OF NANCY J. BATES, DECEASED
Late of Springettsbury Twp., York County, PA.

Executor: Zondra L. Miller, c/o Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403
 Attorney: Jack L. Graybill II, Esquire, Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403
 09.29-3t

ESTATE OF LEE W. BENEDICT, DECEASED
Late of Springettsbury Twp., York County, PA.

Administrator: Hugh W. Benedict, c/o 2025 E. Market Street, York, PA 17402
 Attorney: Ryan C. Lutz, Esquire, 2025 E. Market Street, York, PA 17402
 09.29-3t

ESTATE OF KEVIN ANDREW BOUTHNER,
DECEASED

Late of Hanover Boro., York County, PA.
 Administrator: Troy Bouthner, 1208 Ledge Drive, York, PA 17408
 Attorney: Robin J. Marzella, Esquire, R.J. Marzella & Associates, 3513 North Front Street, Harrisburg, PA 17110
 09.29-3t

ESTATE OF TERESHA JOAN BRENNEMAN,
a/k/a T. JOANN BRENNEMAN, DECEASED

Late of Springfield Twp., York County, PA.
 Co-Executors: Timothy R. Brenneman and Rebecca S. Beck 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
 09.29-3t

ESTATE OF WILLIAM P. EICHELBERGER,
III, DECEASED

Late of Carroll Twp., York County, PA.
 Executor: Teresa A. Eichelberger, c/o Reager & Adler, PC, 2331 Market Street, Camp Hill, PA 17011
 Attorney: David W. Reager, Esquire, Reager & Adler, PC, 2331 Market Street, Camp Hill, PA 17011
 09.29-3t

ESTATE OF DOY L. EISENHART, a/k/a DOY
LEIGH EISENHART, DECEASED

Late of Conewago Twp., York County, PA.
 Executor: Kolin McCauley, c/o Nikolaus & Hohenadel, LLP, 222 S. Market St., Suite 201, Elizabethtown, PA 17022
 Attorney: Jeffrey S. Shank, Esquire, Nikolaus & Hohenadel, LLP, 222 S. Market St., Suite 201, Elizabethtown, PA 17022
 09.29-3t

ESTATE OF RICHARD L. ERCKMAN,
DECEASED

Late of West Manheim Twp., York County, PA.
 Executor: Holly M. Chalk, 2169 Woodview Road, Finksburg, MD 21048
 Attorney: Arthur J. Becker, Jr., Esquire, Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331
 09.29-3t

ESTATE OF DALE L. FORRY, SR.,
DECEASED

Late of Conewago Twp., York County, PA.
 Executor: Barbara J. Forry, 719 Butter Rd., Dover, PA 17315
 Attorney: Thomas R. Nell, Esquire, 130 W. King Street, Box 1019, East Berlin, PA 17316
 09.29-3t

ESTATE OF JOSEPHINE GINGRICH, a/k/a
JOSEPHINE S. GINGRICH, DECEASED

Late of Heidelberg Twp., York County, PA.
 Executrix: Alicia Bracken, c/o Elder Law Firm of Robert Clofine, 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
 09.29-3t

ESTATE OF MARGARET BARTON HEAPS,
a/k/a M. BARTON HEAPS, DECEASED

Late of Shrewsbury Boro., York County, PA.
 Administrator - Executor: Alice Aldrich, 415 Kyfields, Weaverville, NC 28787
 09.29-3t

ESTATE OF SHARON K. HOLDER,
DECEASED

Late of York City, York County, PA.
 Executor: Kimberly K. Wine, c/o Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403
 Attorney: Jack L. Graybill II, Esquire, Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403
 09.29-3t

ESTATE OF JAROSLAW KOZOWYJ,
DECEASED

Late of Hanover Boro., York County, PA.
 Executor: Waldomiro Kozowyj, P.O. Box 21947, Dundalk, MD 21222
 Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331
 09.29-3t

ESTATE OF STEPHEN J. MARSELLA, a/k/a
STEPHEN MARSELLA, DECEASED

Late of Paradise Twp., York County, PA.
 Administrators: Richard and Marie Marsella, c/o Audrey E. Woloshin, Esquire, 119 East Market St., York, PA 17401
 Attorney: Audrey E. Woloshin, Esquire, 119 East Market St., York, PA 17401
 09.29-3t

ESTATE OF ANNA K. MILLER, DECEASED
Late of Windsor Twp., York County, PA.

Executor: Eugene D. Miller, c/o Elder Law Firm of Robert Clofine, 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
 09.29-3t

ESTATE OF KATIE B. MOORE, a/k/a KATIE
BARE MOORE, DECEASED

Late of Shrewsbury Twp., York County, PA.
 Executor: Kent Albert Moore, c/o Michael R. Caum, Esquire, PO Box 272, Shrewsbury, PA 17361
 Attorney: Michael R. Caum, Esquire, PO Box 272, Shrewsbury, PA 17361
 09.29-3t

ESTATE OF JOAN M. PEROUTKA,
DECEASED

Late of Dallastown, York County, PA.
 Executrix: Kathleen Natwick, c/o Jackson Law Firm, PLLC, 1215 Manor Drive, Suite 202, Mechanicsburg, PA 17055
 Attorney: Jaron P. Castranio, Esquire, Jackson Law Firm, PLLC, 1215 Manor Drive, Suite 202, Mechanicsburg, PA 17055
 09.29-3t

ESTATE OF DARYL J. RAUBENSTINE, a/k/a
DARYL RAUBENSTINE, DECEASED

Late of Penn Twp., York County, PA.
 Co-executors: Nevin E. Raubenstein, Jr., Terry L. Raubenstein, and Cindy Ann Stokes, c/o Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331
 Attorney: Scott L. Kelley, Esquire, Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331
 09.29-3t

ESTATE OF KASEY LEE SCOTTEN,
DECEASED

Late of Dallastown Boro., York County, PA.
 Administratrix: Ronda L. Scotten, c/o 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
 09.29-3t

ESTATE OF JOHN H. SMYSER, DECEASED
Late of West Manchester Twp., York County, PA.

Administrator: Ramond A. Smyser, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
 Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
 09.29-3t

ESTATE OF TERRY L. STEVENS,
DECEASED

Late of Jefferson Boro., York County, PA.
 Executrix: Samantha Wood, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
 Attorney: Thomas M. Shorb, Esquire, Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
 09.29-3t

ESTATE OF JAMES B. STOUT, DECEASED
Late of Springettsbury Twp., York County, PA.

Executor: MacGregor J. Brillhart, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
 Attorney: MacGregor J. Brillhart, Esquire, Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
 09.29-3t

ESTATE OF JACQUELINE M. TALERICO, a/k/a JACQUELINE MARIE TALERICO, DECEASED
Late of Hanover Boro., York County, PA.
Executor: Chastity A. Therit, a/k/a Chastity A. Huffman, a/k/a Chastity A. Nicholsom, c/o IMBLUM LAW OFFICES, PC, 4615 Derry Street, Harrisburg, PA 17111
Attorney: IMBLUM LAW OFFICES, PC, 4615 Derry Street, Harrisburg, PA 17111 09.29-3t

ESTATE OF JAYNE H. VOELKER, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Jerome H. Voelker, c/o Ream Carr Markey Woloshin & Hunter, LLP, 119 East Market Street, York, PA 17401
Attorney: Andrew F. Kagen, Esquire, Ream Carr Markey Woloshin & Hunter, LLP, 119 East Market Street, York, PA 17401 09.29-3t

ESTATE OF RONALD WERTZ, a/k/a RONALD C. WERTZ, DECEASED
Late of Dover Twp., York County, PA.
Executor: Gabriel Wertz, 2684 North Park Lane, Apt. 249, Fitchburg, WI 53711
Attorney: Elizabeth A. Bartlow, Esquire, 8 N. Queen Street, Suite 700-H, Lancaster, PA 17603 09.29-3t

THIRD PUBLICATION

ESTATE OF EVELYN M. ADAMS, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Wanda S. Strickler, c/o Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403
Attorney: Jack L. Graybill II, Esquire, Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403 09.22-3t

ESTATE OF SCOTT T. BRENNER, DECEASED
Late of North York Boro., York County, PA.
Administrator-Executor: Richard C. Brenner, 2295 Friesian Road, York, PA 17406
Attorney: Robert L. Buzzendore, Esquire, 30 North George Street, York, PA 17401 09.22-3t

ESTATE OF CAROLE ANN D'AGOSTINO, a/k/a CAROLE D'AGOSTINO, DECEASED
Late of East Manchester Twp., York County, PA.
Administrator: Janine M. Herbst, c/o Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403
Attorney: Jack L. Graybill II, Esquire, Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403 09.22-3t

ESTATE OF PHILIP C. DOYLE, DECEASED
Late of Shrewsbury Boro., York County, PA.
Executor: John Joseph Doyle, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: Jody Anderson Leighty, Esquire, Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401 09.22-3t

ESTATE OF DON A. EGLOFF, DECEASED
Late of Windsor Twp., York County, PA.
Executor: Octavius E. Footman, 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 09.22-3t

ESTATE OF EDMOND B. FROCK, JR., a/k/a EDMOND BURNELL FROCK, JR., DECEASED
Late of Heidelberg Twp., York County, PA.
Executor: Jane E. Frock, 6827 Mountain Drive, Hanover, PA 17331
Attorney: Arthur J. Becker, Jr., Esquire, Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331 09.22-3t

ESTATE OF CARL D. GRUVER, DECEASED
Late of Paradise Twp., Abbottstown, York County, PA.
Executrix: Fay E. Gruver, c/o Jackson Law Firm, PLLC, 1215 Manor Drive, Suite 202, Mechanicsburg, PA 17055
Attorney: Jaron P. Castranio, Esquire, Jackson Law Firm, PLLC, 1215 Manor Drive, Suite 202, Mechanicsburg, PA 17055 09.22-3t

ESTATE OF ELIZABETH W. HEFFNER, DECEASED
Late of York Twp., York County, PA.
Administrator-Executor: Ernest F. Heffner, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 09.22-3t

ESTATE OF GREGORY SCOTT HENN, a/k/a GREGORY S. HENN, DECEASED
Late of Peach Bottom Twp., York County, PA.
Administrator: Christine L. Henn, 1258 Allison Court, Belcamp, MD 21017
Attorney: Gilbert G. Malone, Esquire, 42 South Duke Street, York, PA 17401 09.22-3t

ESTATE OF WILFORD S. HOFF, JR., DECEASED
Late of Codorus Twp., York County, PA.
Executor: Jennifer Magin, c/o Michael R. Caum, Esquire, PO Box 272, Shrewsbury, PA 17361
Attorney: Michael R. Caum, Esquire, PO Box 272, Shrewsbury, PA 17361 09.22-3t

ESTATE OF TREVA R. MARKEY, DECEASED
Late of West Manchester Twp., York County, PA.
Executrices: Donna Jean Bortner, Carol Ann Hensel, and Bonnie Lou Mattas, c/o William B. Anstine, Jr., Esquire, Anstine & Sparler, 117 East Market Street, York, PA 17401
Attorney: William B. Anstine, Jr., Esquire, Anstine & Sparler, 117 East Market Street, York, PA 17401 09.22-3t

ESTATE OF DORIS S. MATTHEY, DECEASED
Late of York Twp., York County, PA.
Executrix: Elizabeth M. Valeich, c/o Laura S. Manifold, Esquire, PO Box 312, Stewartstown, PA 17363
Attorney: Laura S. Manifold, Esquire, PO Box 312, Stewartstown, PA 17363 09.22-3t

ESTATE OF RICHARD J. McCUE, DECEASED
Late of Fairview Twp., York County, PA.
Co-Executrices: Betsy L. Wacker, 9285 Clarks Valley Rd, Tower City, PA 17980, and Irene M. Adams, 9284 Clarks Valley Rd., Tower City, PA 17980
Attorney: Gerald J. Shekletski, Esquire, Stone LaFaver & Shekletski, PO Box E, New Cumberland, PA 17070 09.22-3t

ESTATE OF JULIA A. MITCHELL, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Stephen Jonathan Mitchell, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: Thomas M. Shorb, Esquire, Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401 09.22-3t

ESTATE OF MAZIE E. PRICE, DECEASED
Late of Shrewsbury Twp., York County, PA.
Executor: Joann Klahold, c/o Michael R. Caum, Esquire, PO Box 272, Shrewsbury, PA 17361
Attorney: Michael R. Caum, Esquire, PO Box 272, Shrewsbury, PA 17361 09.22-3t

ESTATE OF RITA M. ROSEBERRY, DECEASED
Late of West Manchester Twp., York County, PA.
Administrator-Executor: Sharon M. Mason, 148 Bradford Court, PO Box 692, Fort Ashby, WV 26719 09.22-3t

ESTATE OF CARRIE M. ROSER, DECEASED
Late of North Codorus Twp., York County, PA.
Executrix: Carla M. Roser-Jones, c/o Samantha K. Craley, Esquire, Stitt & Stitt, 1434 W. Market St., York, PA 17404
Attorney: John W. Stitt, Esquire, Stitt & Stitt, 1434 W. Market St., York, PA 17404 09.22-3t

ESTATE OF BRIAN JOSEPH SANDERS, DECEASED
Late of Penn Twp., York County, PA.
Executor: Daniel B. Sanders, 40 Mustang Drive, Hanover, PA 17331
Attorney: Arthur J. Becker, Jr., Esquire, Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331 09.22-3t

ESTATE OF DIANE ELAINE SCHOEN,
DECEASED

Late of Conewago Twp., York County, PA.
Administrator-Executor: Heather Diane
Martinez Palma, c/o Bellomo &
Associates, LLC, 3198 East Market Street,
York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198
East Market Street, York, PA 17402
09.22-3t

ESTATE OF MICHAEL GERONIMO
TALAMANTES, DECEASED

Late of West Manheim Twp., York County,
PA.
Executrix: Rochelle J. Talamantes, 386
Valley View Road, Hanover, PA 17331
Attorney: Joseph E. Erb, Jr., Esquire, Barley
Snyder LLP, 14 Center Square, Hanover,
PA 17331 09.22-3t

ESTATE OF LYNDON L. WHITE,
DECEASED

Late of Newberry Twp., York County, PA.
Administrators-Executors: Matthew
Bowman and Stacey Burke, c/o Crabbs
& Crabbs, 202 Broadway, Hanover, PA
17331
Attorney: Ruth Crabbs Gunnell, Esquire,
Crabbs & Crabbs, 202 Broadway,
Hanover, PA 17331 09.22-3t

ESTATE OF LEROY ZEIGLER, a/k/a LEROY
G. ZEIGLER, DECEASED

Late of Manchester Twp., York County, PA.
Executor: Adam Zeigler, c/o Kearney
Graybill, LLC, 940 South Queen Street,
York, PA 17403
Attorney: Jack L. Graybill II, Esquire,
Kearney Graybill, LLC, 940 South Queen
Street, York, PA 17403 09.22-3t

CIVIL NOTICES

**ACTION IN MORTGAGE
FORECLOSURE**

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

CIVIL ACTION - LAW

TERM NO. 2017-SU-002186

U.S. BANK NATIONAL ASSOCIATION. AS
TRUSTEE, SUCCESSOR IN INTEREST TO
BANK OF AMERICA NATIONAL ASSOCIA
TION. AS TRUSTEE. SUCCESSOR BY
MERGER TO LASALLE BANK NATIONAL
ASSOCIATION AS TRUSTEE FOR
RESIDENTIAL ASSET MORTGAGE
PRODUCTS. INC., MORTGAGE ASSET-
BACKED PASS-THROUGH CERTIFICATES,
SERIES 2007-RP3,
Plaintiff
VS.
KIMBERLY A. JENKINS & KEVIN J. JEN-
KINS, MORTGAGOR AND REAL OWNER,
Defendant

NOTICE TO: KEVIN J. JENKINS

THIS LAW FIRM IS A DEBT COLLECTOR
AND WE ARE ATTEMPTING TO COLLECT
A DEBT. THIS NOTICE IS SENT TO YOU IN
AN ATTEMPT TO COLLECT A DEBT. ANY
INFORMATION OBTAINED FROM YOU
WILL BE USED FOR THAT PURPOSE.

**NOTICE OF SHERIFF'S SALE OF REAL
PROPERTY**

Your house at 260 Runningboard
Road, Stewartstown, PA 17363 is scheduled
to be sold at Sheriff's Sale on Monday,
February 6, 2023, at 2:00 PM, in <https://york.pa.realforeclose.com> to enforce the court
judgment of \$417,897.14 obtained by U.S.
BANK NATIONAL ASSOCIATION. AS
TRUSTEE, SUCCESSOR IN INTEREST TO
BANK OF AMERICA NATIONAL ASSOCJA
TION. AS TRUSTEE. SUCCESSOR BY
MERGER TO LASALLE BANK NATIONAL
ASSOCIATION AS TRUSTEE FOR
RESIDENTIAL ASSET MORTGAGE
PRODUCTS. INC., MORTGAGE ASSET-
BACKED PASS-THROUGH CERTIFICATES,
SERIES 2007-RP3
against you.

NOTICE

If you wish to defend, you must
take action, by entering a written appearance
personally or by attorney and filing 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 you may lose
money or property or other rights important to

you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

LAWYER REFERRAL SERVICE OF THE YORK COUNTY BAR ASSOCIATION (ATTORNEY CONNECTIONS)

York County Bar Center
137 East Market Street
York, PA 17401
717-854-8755

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

10.06-1t Solicitor

ARTICLES OF INCORPORATION

NOTICE is hereby given that Articles of Incorporation were filed in the Department of State of The Commonwealth of Pennsylvania September 16, 2022 for **T&Z PIZZA INC.** under the provisions of the the Pennsylvania Business Corporation Law of 1988, as amended.

10.06-1t Solicitor

ARTICLES OF INCORPORATION NON-PROFIT CORPORATION

NOTICE IS HEREBY GIVEN that articles of incorporation were filed with the Department of State of the Commonwealth of Pennsylvania for Missionaries of the Immaculata and the Most Holy Eucharist, Inc., formed pursuant to the provisions of the the Pennsylvania Nonprofit Corporation Law of 1988 for social welfare benefit.

10.06-1t Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

No. 2022-SU-002026

IN RE: MIA PARKER OWENS, a minor

NOTICE IS HEREBY GIVEN that on August 23, 2022, the Petition of Tara L. Wiley was filed in the above-named Court, praying for a Decree to change the minor child's name to Mia Parker Wiley.

The Court has fixed November 22, 2022, at 1:30 p.m. in Courtroom No. 7002, York County Judicial Center, 45 N. George Street, York, PA, as the time and place for the Hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petitioner should not be granted.

10.06-1t Solicitor

FICTITIOUS NAME

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 **Grace Estates LLC** is the only entity owning or interested in a business, the character of which is the real estate investments and that the name, style and designation under which said business is and will be conducted is **Black Bird Realty** and the location where said business will be located is 105 Wynshire Lane, Red Lion, PA 17356.

10.06-1t Solicitor

NOTICE IS HEREBY GIVEN that an application for registration of the assumed name **Capitol Tool & Manufacturing Company** for the conduct of business in York County, Pennsylvania, with the principal place of business being 580 Davies Drive, York, PA 17403 was made to the Department of State of Pennsylvania at Harrisburg, Pennsylvania, on the 12th day of September 2022, pursuant to 54 Pa.C.S. §311. The name of the entity owning or interested in the said business is Capitol Tool & Machine Acquisition, LLC.

10.06-1t Solicitor

NOTICE is hereby given that on September 15, 2022, 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 J M Williams Insurance Agency, and the location where said business is and will be located is 1103 Mt. Rose Avenue, York, PA 17403.

10.06-1t Solicitor

NOTICE is hereby given a certificate was or will be filed under the Fictitious Name Act approved May 24, 1945, in the Office of the Secretary of the Commonwealth of Pennsylvania, setting forth that **Richard Gibson, 63 Woodland Dr., Shrewsbury, PA 17361** is the only person owning or interested in a business, the character of which is: Publishing, and that the name, style and designation under which said business is and will be conducted is **Discovering Life** and the location where said business is and will be located is 63 Woodland Dr., Shrewsbury, PA 17361.

10.06-1t Solicitor

NOTICE is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 29, 2022 for **Show Stopping Rentals and Designs** at 348 Thorley Rd., New Cumberland, PA 17070. The entity interested in such business is Hello Lovely L.L.C., whose Commercial Registered Office provider's address is at 348 Thorley Rd., New Cumberland, PA 17070 in York County. This was filed in accordance with 54 Pa.C.S. 311.

10.06-1t Solicitor



Statement of Ownership, Management, and Circulation (All Periodicals Publications Except Requester Publications)

1. Publication Title: York Legal Record; 2. Publication Number: 6961-40; 3. Filing Date: 09/23/2022; 4. Issue Frequency: Weekly; 5. Number of Issues Published Annually: 52; 6. Annual Subscription Price: \$50.00; 7. Complete Mailing Address of Known Office of Publication: 137 East Market Street, York, PA 17401; Contact Person: Victoria Connor; Telephone: (717) 854-8755; 8. Complete Mailing Address of Headquarters or General Business Office of Publisher: 137 East Market Street, York, PA 17401

9. Full Names and Complete Mailing Addresses of Publisher, Editor, and Managing Editor (Do not leave blank)
Publisher (Name and complete mailing address): York Legal Record, 137 East Market Street, York, PA 17401
Editor (Name and complete mailing address): Carolyn J Pugh, Esquire, 3198 E Market St, York, PA 17402
Managing Editor (Name and complete mailing address): Carolyn J Pugh, Esquire, 3198 E Market St, York, PA 17402

10. Owner (Do not leave blank. If the publication is owned by a corporation, give the name and address of the corporation immediately followed by the names and addresses of all stockholders owning or holding 1 percent or more of the total amount of stock. If not owned by a corporation, give the names and addresses of the individual owners. If owned by a partnership or other unincorporated firm, give its name and address as well as those of each individual owner. If the publication is published by a nonprofit organization, give its name and address.)

Table with 2 columns: Full Name, Complete Mailing Address. Row 1: York County Bar Association, 137 East Market Street, York, PA 17401

11. Known Bondholders, Mortgagees, and Other Security Holders Owning or Holding 1 Percent or More of Total Amount of Bonds, Mortgages, or Other Securities. If none, check box [X] None

Table with 2 columns: Full Name, Complete Mailing Address. (Empty rows)

12. Tax Status (For completion by nonprofit organizations authorized to mail at nonprofit rates) (Check one)
The purpose, function, and nonprofit status of this organization and the exempt status for federal income tax purposes:
[X] Has Not Changed During Preceding 12 Months
[] Has Changed During Preceding 12 Months (Publisher must submit explanation of change with this statement)

13. Publication Title York Legal Record		14. Issue Date for Circulation Data Below 09/09/2022		
15. Extent and Nature of Circulation		Average No. Copies Each Issue During Preceding 12 Months	No. Copies of Single Issue Published Nearest to Filing Date	
a. Total Number of Copies (<i>Net press run</i>)				
b. Paid Circulation (<i>By Mail and Outside the Mail</i>)	(1)	Mailed Outside-County Paid Subscriptions Stated on PS Form 3541 (Include paid distribution above nominal rate, advertiser's proof copies, and exchange copies)	13	13
	(2)	Mailed In-County Paid Subscriptions Stated on PS Form 3541 (<i>Include paid distribution above nominal rate, advertiser's proof copies, and exchange copies</i>)	83	82
	(3)	Paid Distribution Outside the Mails Including Sales Through Dealers and Carriers, Street Vendors, Counter Sales, and Other Paid Distribution Outside USPS®	0	0
	(4)	Paid Distribution by Other Classes of Mail Through the USPS (e.g., First-Class Mail®)	0	0
c. Total Paid Distribution [<i>Sum of 15b (1), (2), (3), and (4)</i>]		96	95	
d. Free or Nominal Rate Distribution (<i>By Mail and Outside the Mail</i>)	(1)	Free or Nominal Rate Outside-County Copies included on PS Form 3541	3	3
	(2)	Free or Nominal Rate In-County Copies Included on PS Form 3541	2	2
	(3)	Free or Nominal Rate Copies Mailed at Other Classes Through the USPS (e.g., First-Class Mail)	0	0
	(4)	Free or Nominal Rate Distribution Outside the Mail (<i>Carriers or other means</i>)	0	0
e. Total Free or Nominal Rate Distribution (<i>Sum of 15d (1), (2), (3) and (4)</i>)		5	5	
f. Total Distribution (<i>Sum of 15c and 15e</i>)		101	100	
g. Copies not Distributed (<i>See Instructions to Publishers #4 (page #3)</i>)		0	0	
h. Total (<i>Sum of 15f and g</i>)		101	100	
i. Percent Paid (<i>15c divided by 15f times 100</i>)		95%	95%	

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16. Electronic Copy Circulation	Average No. Copies Each Issue During Preceding 12 Months	No. Copies of Single Issue Published Nearest to Filing Date
a. Paid Electronic Copies ▶		
b. Total Paid Print Copies (Line 15c) + Paid Electronic Copies (Line 16a) ▶	96	95
c. Total Print Distribution (Line 15f) + Paid Electronic Copies (Line 16a) ▶	101	100
d. Percent Paid (Both Print & Electronic Copies) (16b divided by 16c × 100) ▶		

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17. Publication of Statement of Ownership

If the publication is a general publication, publication of this statement is required. Will be printed
in the 10/6/22 issue of this publication.

Publication not required.

18. Signature and Title of Editor, Publisher, Business Manager, or Owner

Date

Victoria Connor

09/22/2022

I certify that all information furnished on this form is true and complete. I understand that anyone who furnishes false or misleading information on this form or who omits material or information requested on the form may be subject to criminal sanctions (including fines and imprisonment) and/or civil sanctions (including civil penalties).

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