

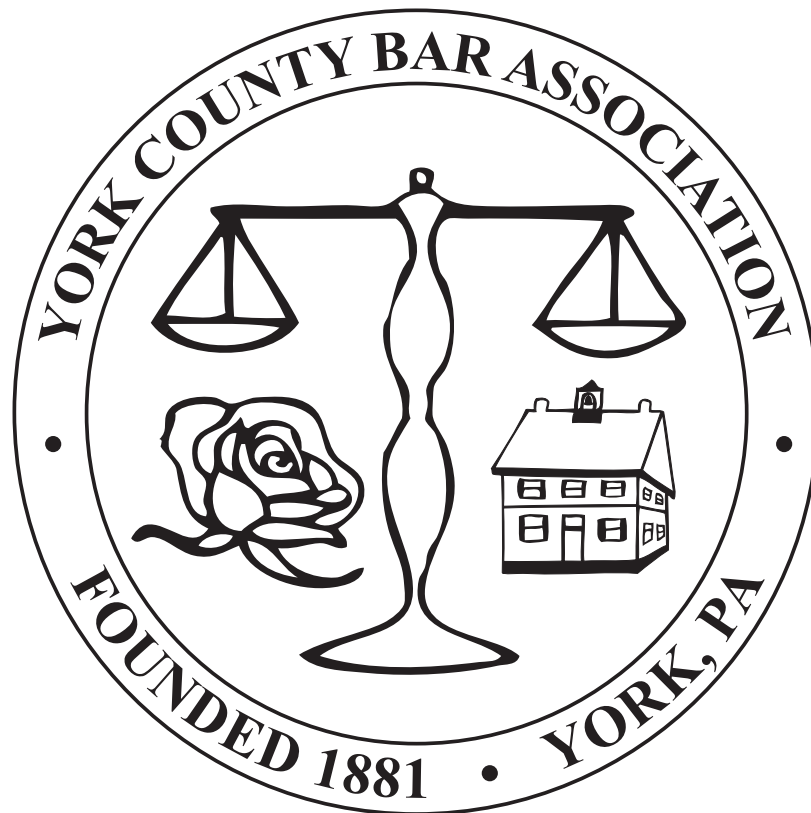
York Legal Record

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

Vol. 135

YORK, PA, THURSDAY, SEPTEMBER 16, 2021

No. 25



Dated Material Do Not Delay

Lawyers Concerned for Lawyers

York Support Group Meetings
2nd Thursday of each month

October 14, 2021 next meeting

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

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

All information confidential

York Bar Center Operations Update

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

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

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

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

For notary services email notary@yorkbar.com

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

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Subscription: \$50.00 per year to non-members.
Published Weekly, Periodicals Postage Paid, York, PA 17402
U.S.P.S. No. 696140
POSTMASTER: Send address changes to
York Legal Record, 137 E. Market St., York, PA 17401
Web: www.yorkbar.com • E-mail: yorklegalrecord@yorkbar.com

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seeking articles**

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

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

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

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ESTATE NOTICES

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

FIRST PUBLICATION

ESTATE OF RICHARD E. ALTHOFF SR., DECEASED

Late of Windsor Twp., York County, PA.
Administrator-Executor: Richard E. Althoff, Jr., c/o Ann L. Martin, Gibbel Kraybill & Hess LLP, P.O. Box 5349, Lancaster, PA 17606
Attorney: Ann L. Martin, Esquire, Gibbel Kraybill & Hess LLP, P.O. Box 5349, Lancaster, PA 17606 09.16-3t

ESTATE OF YVONNE G. BIXLER, DECEASED

Late of West Manheim Twp., York County, PA.
Personal Representative: Carolyn E. Markle, 6 Timber Lane, Hanover, PA 17331
Attorney: Matthew L. Guthrie, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 09.16-3t

ESTATE OF NATHANIEL BOYD JR., DECEASED

Late of Hopwell Twp., York County, PA.
Administrator-Executor: Marsha Boyd, 3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 09.16-3t

ESTATE OF SABINE BRICE, DECEASED

Late of Manchester Twp., York County, PA.
Administrator-Executor: Serge H. Brice, c/o The Law Firm of Leisawitz Heller, 2755 Century Blvd., Wyomissing, PA 19610
Attorney: The Law Firm of Leisawitz Heller, 2755 Century Blvd., Wyomissing, PA 19610 09.16-3t

ESTATE OF CHARLES E. FETZER, DECEASED

Late of Fairview Twp., York County, PA.
Executor: Mark A. Stewart, c/o Reager & Adler, PC, 2331 Market Street, Camp Hill, PA 17011
Attorney: Susan H. Confair, Esquire, Reager & Adler, PC, 2331 Market Street, Camp Hill, PA 17011 09.16-3t

ESTATE OF CHARLOTTE E. LEMMON, DECEASED

Late of West Manheim Twp., York County, PA.
Co-Executors: Robert T. Lemmon, 4851 W. Pleasant Acres Place, Lecanto, FL 34461 and Teresa Ann Hansford, 907 Sherwood Street, Hanover, PA 17331
Attorney: Amy E.W. Ehrhart, Esquire, 118 Carlisle St., Suite 202, Hanover, PA 17331 09.16-3t

ESTATE OF ALFRED MABE, JR. a/k/a ALFRED L. MABE, JR., DECEASED

Late of Peach Bottom Twp., York County, PA.
Administrators-Executors: Tina K. Steven & Michelle L. Matthews, 835 Chesney Lane, Bel Air, MD 21014
Attorney: Gilbert G. Malone, Esquire, 42 South Duke Street, York, PA 17401 09.16-3t

ESTATE OF THOMAS SACHSE, DECEASED

Late of West York Borough, York County, PA.
Administrator-Executor: Carl Tuerk, 1411 Bay Head Road, Annapolis, MD 21409 09.16-3t

ESTATE OF JOSEPH A. SKOCZYNSKI, DECEASED

Late of Manchester Twp., York County, PA.
Administrator: Mark J. Skoczynski, 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 09.16-3t

ESTATE OF ROBERT NELSON STERNER a/k/a ROBERT N. STERNER a/k/a ROBERT STERNER, DECEASED

Late of Lower Windsor Twp., York County, PA.
Executrix: Jane E. M. Snyder, c/o Dorothy Livaditis, Esquire, 32 South Beaver Street, York, PA 17401
Attorney: Dorothy Livaditis, Esquire, 32 South Beaver Street, York, PA 17401 09.16-3t

SECOND PUBLICATION

ESTATE OF VERNARD W. BACON, DECEASED

Late of Chanceford Twp., York County, PA.
Executor: Marlyn L. Bacon, c/o Andrea S. Anderson, Esq., 901 Delta Road, Red Lion, PA 17356
Attorney: Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356 09.09-3t

ESTATE OF RUTH ANN BURKE, DECEASED

Late of Chanceford Twp., York County, PA.
Executrix: Roxann L. Burke, c/o Andrea S. Anderson, Esq., 901 Delta Road, Red Lion, PA 17356
Attorney: Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356 09.09-3t

ESTATE OF JANICE MARIE DEAN, a/k/a JANICE M. GREINER, DECEASED

Late of Manchester Twp., York County, PA.
Executrix: Danielle Forsberg, n/k/a Danielle C. Lewis, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: Kristen R. McGuire, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991 09.09-3t

ESTATE OF IDA VANN FIZER, DECEASED

Late of Shrewsbury, PA.
Administrator-Executor: Timothy E. Fizer, 19101 Middletown Road, Parkton, MD 21120 09.09-3t

ESTATE OF YOUNG H. KWON, DECEASED

Late of York City, York County, PA.
Administrator: Sue Kwon, 77 Sable Ct., Westminster, MD 21157 09.09-3t

ESTATE OF EUGENE J. LAMPARTER, JR., DECEASED

Late of Dover Twp., York County, PA.
Executor: Neil M. Lamparter, 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 09.09-3t

ESTATE OF KENNETH D. LEIDY, DECEASED

Late of East Hopewell Twp., York County, PA.
Executrices: Geri L. Leidy, 179 County Ridge Dr., Red Lion, PA 17356 and Heather L. Leidy, 5007 Wood Road, Stewartstown, PA 17363
Attorney: William R. Swinehart, Esquire, WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, Sunbury, PA 17801 09.09-3t

ESTATE OF JUSTIN DERRICK MATIAS, DECEASED

Late of Jackson Twp., York County, PA.
Administratrix: Nicole Lynn Matias, 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 09.09-3t

ESTATE OF PAUL E. ROOT, DECEASED

Late of Red Lion Borough, York County, PA.
Administrator: Paul Michael Root, 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 09.09-3t

ESTATE OF ANNA MAE SNYDER, DECEASED

Late of York Twp., York County, PA.
Executor: James R. Snyder, c/o Gettle Vaughn Law, LLC, 13 E. Market St., York, PA 17401
Attorney: Gregory H. Gettle, Esquire, GETTLE VAUGHN LAW, LLC, 13 E. Market St., York, PA 17401 09.09-3t

ESTATE OF JUDITH A. STOUGH,
DECEASED

Late of Codorus Twp., York County, PA.
Executrix: Lori K. Kintner, 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 09.09-3t

ESTATE OF EVELYN PAULINE WEIDNER,
DECEASED

Late of Shrewsbury Twp., York County, PA.
Administrator-Executor: Carolyn S. Kirby,
2995 Persimmon Dr., York, PA 17404
09.09-3t

ESTATE OF DIANA C. YUCIS a/k/a DIANA
CAROL YUCIS, DECEASED

Late of Peach Bottom Twp., York County,
PA.
Executor: Christopher L. Yucis, 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 09.09-3t

THIRD 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
Snoko Dubbs & Buhite Law, Inc., 204 St.
Charles Way, Suite F, York, PA 17402
Attorney: Snoko 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 Snoko
Dubbs & Buhite Law, Inc., 204 St. Charles
Way, Suite F, York, PA 17402
Attorney: Snoko 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.
Switzer, 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. Krahl, 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, Eppers, 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

**ORPHAN'S COURT DIVISION
 AUDITING NOTICE**

To All legatees creditors and person interested: Notice is hereby given that the following accounts have been filed in the office of the Clerk of Orphans' Court Division for confirmation and distribution of the balance therein shown to the creditors, legatees next to kin, heirs and others legally entitled thereto on **October 6, 2021 at 9:00 a.m.** and will be called in the order named for audit and distribution by said Court, in **Courtroom No. 7002, on the 7th floor of the York County Judicial Center at 45 North George St. in the City of York, Pennsylvania.**

1. PETTIT- The First and Final Account of Melissa S. Ehrhart, Executrix of the Last Will and Testament of Darwin D. Pettit a/k/a Darwin Dean Pettit, Late of York Township, York County, Pennsylvania, deceased, 6721-0712. (David M. Laucks, Esq.)

2. HUNTSMAN – The First and Final Account of Melinda M. Lauer and Annette D. Lanius a/k/a Annette D. Lanius, Co-Executrices of the Last Will and Testament of Dean A. Huntsman a/k/a Dean Alfred Huntsman, Late of Chanceford Township, York County, Pennsylvania, deceased, 6720-1317. (David M. Laucks, Esq.)

3. CHRISMER – The First and Final Account of John D. Chrismer and Larry E. Chrismer, Jr., Co-Executors of the Last Will and Testament of Larry E. Chrismer a/k/a Larry E. Chrismer, Sr., Late of Paradise Township, York County, Pennsylvania, deceased, 6720-0019. (Gillian A. Woodward, Esq.)

4. INGRAM – The First and Final Account of Edward P. Seeber, Administrator of the Estate of Terry Lee Ingram, Late of Mount Wolf Borough, York County, Pennsylvania, deceased, 6709-1624. (Edward P. Seeber, Esq.)

5. LEFEVRE – The First and Final Account of Susan C. Mattern, Executrix of the Last Will and Testament of Jack N. LaFevre, Late of Penn Township, York County, Pennsylvania, deceased, 6720-2111. (Scott L. Kelley, Esq.)

6. ALDINGER – The First and Final Account of Chyrel K. Aldinger, Executrix of the Last Will and Testament of Caron E. Aldinger, Late of York Township, York County, Pennsylvania, deceased, 6720-1796. (David M. Laucks, Esq.)

7. BENKERT – The First and Final Account of Dennis J. Benkert, Executor of the Last Will and Testament of Susan M. Benkert, Late of West Manchester Township, York County, Pennsylvania, deceased, 6721-0234. (Amanda Snoke Dubbs, Esq.)

8. SOURBER – The First and Final Account of Scott L. Kelley, Esquire, Executor of the Last Will and Testament of Charles H. Sourber, Jr., Late of Penn Township, York County, Pennsylvania, deceased, 6719-1351. (Scott L. Kelley, Esq.)

FILED IN THE OFFICE OF THE CLERK OF ORPHANS' COURT DIVISION OF THE COMMON PLEAS COURT, YORK COUNTY, PENNSYLVANIA ON OR BEFORE SEPTEMBER 8, 2021.

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

09.16-2t

CIVIL NOTICES

ACTION TO QUIET TITLE

NOTICE

To ABRAHAM KAUFFMAN a/k/a ABRAHAM KAUFFMAN and his heirs, assigns, successors, devisees, administrators, and executors. You are notified that Plaintiff, B&P LAND COMPANY, LLC has commenced an Action to Quiet Title against you docketed at 2021-SU-001932 in the Court of Common Pleas of York County, Pennsylvania, which you are required to defend. This action concerns the tract of land situate in Franklin Township, York County, containing 5.4300 acres of land, identified as Tax Parcel 29-000-NA-0025.00-00000. By Paul C. Siegrist, Esq., attorney for Plaintiff, 3. N. Baltimore St. Dillsburg, PA 17019. (717) 432-2089. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court within twenty (20) days. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service of
The York County Bar Association
York County Bar Center
137 East Market Street
York, Pennsylvania 17401
(717) 854-8755

09.16-1t

Solicitor

**ARTICLES OF INCORPORATION
NON-PROFIT CORPORATION**

NOTICE is hereby given that Articles of Incorporation-Nonprofit were filed by Bonded By Strength Equine Rescue, Inc. with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of incorporating under the Pennsylvania Business Nonprofit Corporation Law as amended and supplemented.

Craig A. Diehl, Esquire, CPA

09.16-1t

Solicitor

CERTIFICATE OF ORGANIZATION

NOTICE is hereby given that a Certificate of Organization - Domestic Limited Liability Company was filed with the Commonwealth of Pennsylvania, Department of State, in Harrisburg, Pennsylvania, on August 17, 2021, under the provisions of the Pennsylvania Limited Liability Company Law of 1994 as amended.

The name of the Limited Liability Company is Elsner Industries, LLC.

Elsner Industries, LLC is organized for the purpose to support manufacturing, engineering and customer service efforts of Elsner, Inc. and Elsner Engineering Works, Inc. both domestically and internationally. The initial focus of the organization will be to support customers in Mexico and other countries with qualified technicians to keep customers operating 24 hours per day on a number of Elsner Engineering Works designed automation projects.

Arthur J. Becker, Jr., Esquire
Attorney for Elsner Industries, LLC

09.16-1t

Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on August 9, 2021 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Cadhafi Casimir to: Gad Onias Israel. The Court has fixed the day of Thursday, October 28, 2021 at 10:00 am in Courtroom No. 7002 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.

09.16-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on September 1st, 2021 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Ian Hunter Gelsdorf to: Ian Hunter Mallory. The Court has fixed the day of November 18th, 2021 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.

09.16-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on August 20, 2021 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Theresa Marie Peters to: Reese William Peters. The Court has fixed the day of October 28, 2021 at 10:00 am in Courtroom No. 7002 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.

09.16-1t Solicitor

DISSOLUTION NOTICE

Notice is hereby given to all persons interested or who may be affected by **Lexington Real Estate, Inc.**, a Pennsylvania business corporation, that the Board of Directors is now engaged in winding up and settling the affairs of said Corporation so that its corporate existence shall be ended by the filing of Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988.

BARLEY SNYDER LLP, Attorneys

09.16-1t Solicitor

NOTICE

IN THE COURT OF COMMON PLEAS OF LANCASTER COUNTY, PENNSYLVANIA ORPHANS' COURT DIVISION

IN RE:

BABY BOY GIVENS,

A Minor

No. 2021 - 1462

TERMINATION OF PARENTAL RIGHTS OF MARCY GIVENS

TO: MARCY GIVENS

You are hereby notified that a Petition to Involuntary Termination of Parental Rights has been filed against you, asking the Court to terminate all rights you have to your child, Baby Boy Givens (born March 27, 2021). The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Court Room No. 11 (Orphans' Court Room), on the Fourth Floor of the Lancaster County Court House, situate at 50 North Duke Street, Lancaster, Pennsylvania, said hearing to be held on October 20, 2021 at 9:30 o'clock a.m. If you do not appear at this hearing, the court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you, and your rights to your child may be ended by the Court without your being present.

You are also notified that following the hearing to consider ending your rights to your child, an adoption hearing may be held, as a result of

which the Court may decree that an adoption take place whereby your child shall be adopted by another and all parental rights with respect to the child shall be placed in another.

YOU HAVE THE RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Court Administrator
Court Administrator's Office
Lancaster County Court House
50 North Duke Street
Lancaster, PA 17602
Telephone No. (717) 299-8041

09.16-2t Solicitor

PUBLIC NOTICE TO KAYLA MARIE ROBBINS AND BOYZLE MCMICHAEL MADDOX, III

In Re: Si'Mere Dynasty Maddox, A Minor

A petition has been filed asking the Court to put an end to all rights you have as a parent to your child, Si'Mere Dynasty Maddox. A Termination of Parental Rights Hearing has been scheduled for November 1, 2021, at 2:30 p.m., in Court Room No. 7003, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Si'Mere Dynasty Maddox (DOB: October 14, 2019), whose Father is Boyzle McMichael Maddox, III and whose Mother is Kayla Marie Robbins. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

ATTORNEY CONNECTION/ YCBA MODEST MEANS
137 East Market Street
York, Pennsylvania 17401
717-854-8755
<http://www.yorkbar.com/?page=YCBAFindEsq>

If you cannot afford an attorney, an attorney may be appointed by the court at no cost to you if you qualify. Contact the following office for instructions and forms to complete and file.

Clerk of the Orphans' Court
York County Judicial Center
45 North George Street
York, Pennsylvania 17401
717-771-9288
<http://yorkcountypa.gov/component/jdownloads/send/100-adopt-forms/824-packet-for-court-appted-counsel-and-financial-affidavit.html>

Martin Miller, Esquire
Solicitor for York County Offices of
Children, Youth & Families

the option to enter into a voluntary agreement
for the continuing contact or communication.
See 23 Pa.C.S.A. Section 2731, et seq.

A prospective adoptive parent of a child may enter into an agreement with a birth relative of the child to permit continuing contact or communication between the child and the birth relative or between the adoptive parent and the birth relative. An agency or anyone representing the parties in an adoption shall provide notification to a prospective adoptive parent, a birth parent and a child who can be reasonably expected to understand that a prospective adoptive parent and a birth relative of a child have the option to enter into a voluntary agreement for the continuing contact or communication. See 23 Pa.C.S.A Section 2731, et seq.

09.16-3t

Solicitor

09.16-3t

Solicitor

PUBLIC NOTICE TO

JOHN AUTRY FOUNTAIN, JR.

**In Re: Adoption of
ZA'IMANI SANAA FOUNTAIN,
A MINOR**

A petition has been filed asking the Court to put an end to all rights you have as a parent to your child, ZA'IMANI SANAA FOUNTAIN. A Termination of Parental Rights Hearing have been scheduled for Monday, October 18, 2021, at 9:45 a.m. in Court Room No. 7001, Seventh Floor, of the York County Judicial Center, 45 North George Street, York, Pennsylvania 17401, to terminate your parental rights in regards to ZA'IMANI SANAA FOUNTAIN (DOB: 08/11/2016), whose mother is Tatijua-na Neodashay Coleman. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the one of the offices set forth below to find out where you can get legal help.

York County Bar Association located at 137 East Market Street, York, Pa 17401. Phone (717) 854-8755

York County Clerk of Orphans' Court, located at the York County Judicial Center, 45 North George Street, 2nd Floor, York, Pa 17401. Telephone (717) 771-9288

Stephanie J. Kogut, Esquire
Solicitor for York County Office
of Children, Youth & Families

A prospective adoptive parent of a child may enter into an agreement with a birth relative of the child to permit continuing contact or communication between the child and the birth relative or between the adoptive parent and the birth relative. An agency or anyone representing the parties in an adoption shall provide notification to a prospective adoptive parent, a birth parent and a child who can be reasonably expected to understand that a prospective adoptive parent and a birth relative of a child have

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

AS THE REAL ESTATE OF:

ALEXANDER K. FREELAND
GARY F. POWELL

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 PROPERTY

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

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, Pennsylvania, 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:

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 TRUSTT 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.

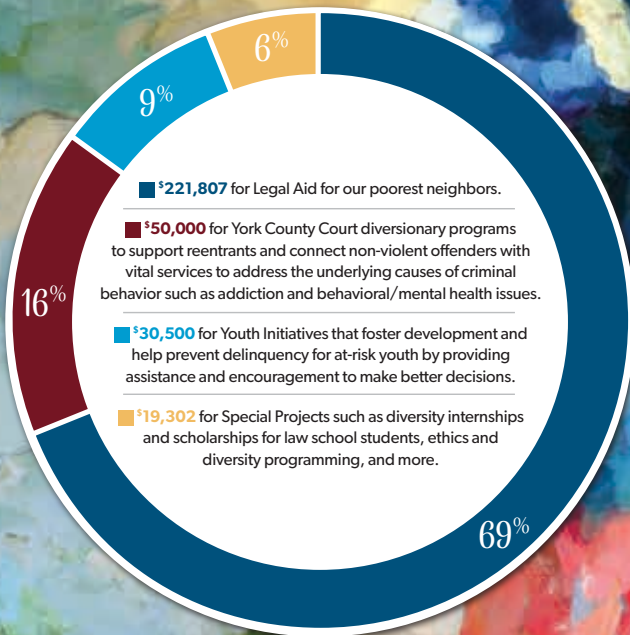
Seized, levied upon and taken into execution As the Real Estate aforesaid by

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

Happy Anniversary!

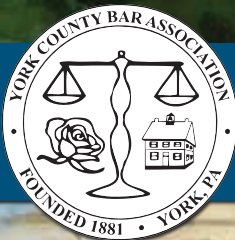
The **York County Bar Foundation** is York County’s largest private funder of law-related programs. As the charitable arm of the **York County Bar Association**, the YCBF’s work is made possible by the generous contributions of hundreds of dedicated lawyers and legal professionals, community leaders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

Our Impact

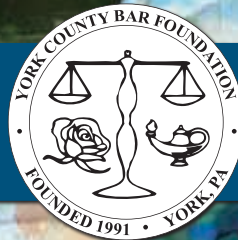


Congratulations to our 2020 Recipients

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



140 Years



30 Years

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

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