

# York Legal Record

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

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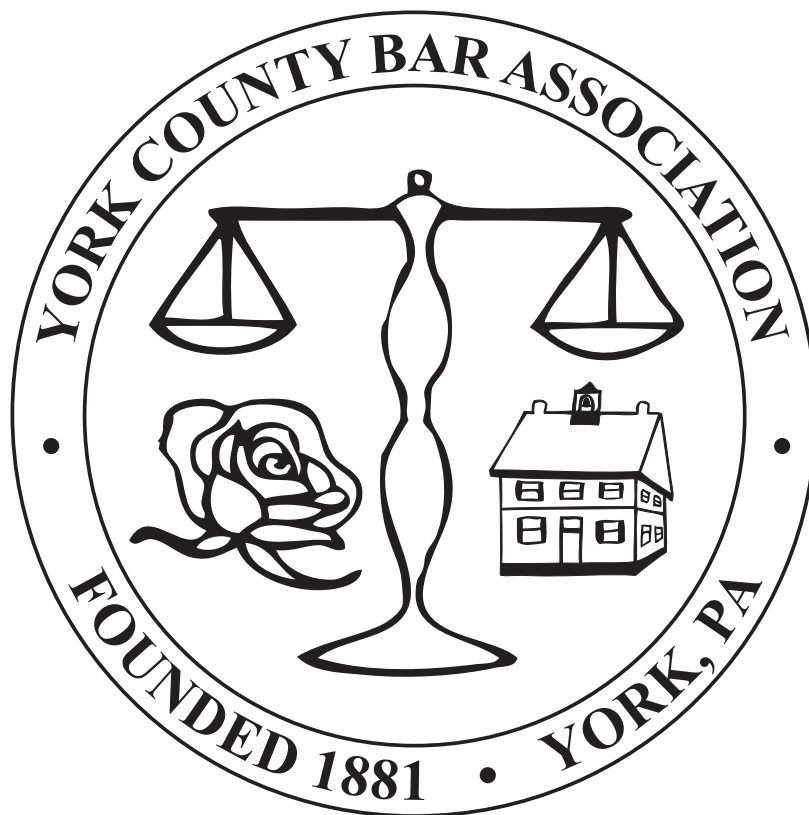
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## ARTICLE OF LEGAL INTEREST

Retiring Early? 10 Planning Items for Attorneys to Consider

By Scott D. Michael, CFP®, AIF® - Domani Wealth

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## Retiring Early? 10 Planning Items for Attorneys to Consider

By Scott D. Michael, CFP®, AIF®, Partner and Senior Wealth Advisor, Domani Wealth

Retiring early, usually considered prior to age 65, can present a unique set of consequences for attorneys. As a result, the normal financial planning process can become encumbered by rules relating to minimum age to access funds or income sources, ability to access quality health care coverage prior to Medicare eligibility, and planning for a longer retirement plan period than average.

Below are Ten Early Retirement Planning Items that any attorney considering an early retirement should review and discuss with their Financial Planner and CPA:

**1. Easing into Retirement:** More workers than ever are transitioning into retirement by cutting back hours, rather than stopping work completely. Attorneys may be able to transition from full-time to part-time, gradually reducing their case load moving forward. If your current employer does not offer a phased retirement option, consider a consulting role outside of your existing firm, assuming no covenant not to compete is in existence.

Having part-time earned income in early retirement can help alleviate strain on the investment portfolio's ability to provide income over a longer retirement period. This part-time income could also help to delay any Pension, Social Security, or Annuity payments that could result in increased income payments the longer you delay collecting.

**2. Health Insurance:** Medicare is available once you turn age 65, but how will you fund healthcare expenses early in retirement? Employer-sponsored insurance plans do allow you (and possibly your dependents) to stay on your current employer's insurance plan under COBRA for up to 18 months. Note that employers with less than 20 employees are not subject to the insurance continuation provisions of COBRA.

If you are married, securing coverage under a spouse's employer-sponsored insurance plan could be an option. Private Insurance could also be sourced from the Marketplace, however it may be prohibitively expensive.

If you're thinking of retiring early, funding a Health Savings Account (HSA) now could help assist you with funding your future healthcare needs. These "triple tax advantaged" accounts can lower your current tax bill, while funding a spending bucket for future healthcare costs. For more information on HSAs, including who can contribute, annual contribution limits, and special tax treatment, see our HSA Blog: <https://www.domaniwealth.com/insights/advantage-of-a-great-tax-savings-opportunity/>

**3. Social Security:** Are you eligible to begin taking Social Security, and if so, when is the optimal time? Collecting these payments at the right time can affect several financial factors in your life. While you may be in a position to retire early, drawing Social Security immediately at age 62 may not be in your best interest. Weighing factors such as conditions of health, ability to live on assets in the existing portfolio, and tax implications of qualified distributions can help guide the decision.

Keep in mind that Social Security Estimates received from the SSA assume that the worker is employed through their Full Retirement Age (FRA) when calculating your future benefit amount. Depending on how early you retire, your Social Security Benefit may be decreased due to less earnings, in addition to the normal reduction in benefit that applies when one starts collecting prior to their FRA

### **4. The Rule of 55 & Penalty-Free Retirement Plan Withdrawals**

Under these IRS guidelines, you can withdraw funds from your current employer's 401(k) or 403(b) plan prior to age 59 ½ with no 10% tax penalty, if you leave the job on or after the year you turn 55. The terms of your job departure are not relevant as you could be laid off, fired, or just quit, and still utilize this early-withdrawal approach.

This rule only applies to your current employer's retirement plan. Any old employer retirement plans would need to be rolled into the current plan in order to qualify for penalty-free early withdrawals.

Just because you are able take a penalty-free early withdrawal, does not necessarily mean that it is in your best interest to do so. Consult with your financial advisor to assist in developing a tax-efficient cash flow plan that complements your early retirement goal and specific financial circumstances.

**5. Pension Plans:** Learn the details of any pension payments or defined benefit plan payments you are eligible to receive as there may be certain age requirements that must be met prior to starting the receiving of distributions. The details surrounding your payout can be complex, and there are often several options to structure the payout. If you are married, should you select the joint payout option to also include an annuity for your surviving spouse if you were to predecease your spouse? Is there a guaranteed term to the payout? Reviewing the risks and benefits of each payout option will be beneficial.

**6. Employer Retirement Plans:** Take the right steps for any employer-based 401(k) or 403(b) plans: What elections do you need to make? Do you plan to rollover the amount from those plans into an individual IRA, and how might that help you with the investment options available to you? Do you have any employer stock in a stock purchase or stock option plan? There could be tax-efficient ways to distribute that stock to you.

**7. Retirement Income:** Prepare for retirement by making sure you are comfortable and understand where your cash flow will come from each month when a paycheck will no longer be deposited for you. Knowing the tax consequences of where your cash flow comes from is incredibly helpful. You will be affected differently if you pull funds out of your traditional IRA vs. a Roth IRA or your personal investments. A tax planning strategy coordinated between your financial planner and your accountant around this will be key.

**8. Income Taxes:** What is your plan to pay your income taxes moving forward, since they will no longer be withheld from a paycheck? You may need to estimate taxes or determine what needs to be withheld from pension payments, IRA withdrawals, and Social Security payments. In the early years of your retirement, there may be a possibility for a Roth Conversion between your retirement date and age 72, when your Required Minimum Distributions will begin as its possible you could be in a lower tax bracket.

**9. Home Equity Line of Credit:** Consider a home equity line of credit (HELOC) loan before you retire, if you own a home. Banks often lend more readily to those with regular paycheck-based income. Having a HELOC may enable you to be more flexible with access to cash during an emergency. This access can also help you balance income to minimize tax consequences or help you manage healthcare costs.

**10. Professional Management:** Decide if you feel comfortable managing your retirement plans and investment funds yourself or if you would like professional help as you prepare for retirement. Working with a financial planner to manage your portfolio can help you ensure your retirement needs are met and coordinate your overall risk to match your goals. They will be able to provide guidance on questions such as – will your tax rate change? When should you begin pension or Social Security income? What risk level and investment options are the best for your specific plans and goals? How will charitable giving and tax planning affect your retirement?

Retirement is a big decision; retiring early is an even bigger decision. Working with a wealth advisor can objectively help you navigate the complexities of your financial decisions, tax planning, and create a roadmap for your future as you prepare for retirement.





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## FIRST 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.  
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 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.  
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 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

## SECOND 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.,  
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17402 09.02-3t

ESTATE OF NANCY A. EDWARDS,  
DECEASED  
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East Market St., York, PA 17401  
Attorney: John R. Elliott, Esquire, Anstine  
& Sparler, 117 East Market St., York, PA  
17401 09.02-3t

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Late of Manchester Twp., York County, PA.  
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Market St., York, PA 17401  
Attorney: Andrew C. Herrold, Esquire,  
Griest, Himes, Herrold, Reynosa LLP, 129  
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Schrack, Esquire, Benn Law Firm, 124  
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Attorney: Wm. D. Schrack, Esquire, Benn  
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ESTATE OF DAVID GONZALEZ,  
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Late of York City, York County, PA.  
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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  
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Grove Commons, York, PA 17403  
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ESTATE OF ARTHUR J. HOOVER a/k/a  
ARTHUR JAMES HOOVER, DECEASED  
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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  
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GARBER & GARBER LAW, 40 South  
Duke Street, York PA 17401  
Attorney: John M. Garber, Esquire,  
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Michael R. Caum, Esquire, P.O. Box 272,  
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Attorney: Michael R. Caum, Esquire, P.O.  
Box 272, Shrewsbury, PA 17361 09.02-3t

ESTATE OF WARREN N. HUNTER,  
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Attorney: David M. Laucks, Esquire,  
LAUCKS & LAUCKS, PC, 105 West  
Broadway, Red Lion, PA 17356 09.02-3t

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a/k/a MEADE T. KAUFFMAN, MEADE  
THEODORE KAUFFMAN, SR., MEADE  
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Late of Dover Twp., York County, PA.  
Co-Executrices: Dody Jean Ketterman and  
Sandra Lee Stagers, 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.  
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E. Market St., York, PA 17401  
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Griest, Himes, Herrold, Reynosa LLP, 129  
East Market Street, York PA 17401  
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ESTATE OF AMY R. KRAHL, a/k/a AMY  
RENE KRAHL, a/k/a AMY KRAHL,  
DECEASED  
Late of Shrewsbury Borough, York County,  
PA.  
Executor: David S. Krah, c/o Michael R.  
Caum, Esquire, P.O. Box 272, Shrewsbury,  
PA 17361  
Attorney: Michael R. Caum, Esquire, P.O.  
Box 272, Shrewsbury, PA 17361 09.02-3t

ESTATE OF GERALD W. LECKRONE,  
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Late of West Manchester Twp., York County,  
PA.  
Executor: Thomas R. Leckrone, c/o John W.  
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PA 17404  
Attorney: John W. Stitt, Esquire, 1434 W.  
Market St., York, PA 17404 09.02-3t

ESTATE OF ROSEMARY LOEB, DECEASED  
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17408  
Attorneys: Patrick J. Schaeffer, Esquire and  
Laura E. Bayer, Esquire, Trinity Law, 1681  
Kenneth Road, Building 2, York, PA 17408  
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ESTATE OF JEANNE LOUISE  
LUCKENBAUGH a/k/a J. LOUISE  
LUCKENBAUGH, DECEASED  
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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  
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2997 Cape Horn Rd., Suite A-6, Red  
Lion, PA 17356  
Attorney: Eveler & DeArment LLP, 2997  
Cape Horn Rd., Suite A-6, Red Lion, PA  
17356 09.02-3t

ESTATE OF GLORIA K. MOONEYHAM,  
a/k/a GLORIA K. MONEYHAM, DECEASED  
Late of York Twp., York County, PA.  
Executor: Nancy Widman, c/o Laucks &  
Laucks, PC, 105 West Broadway, Red  
Lion, PA 17356  
Attorney: David M. Laucks, Esquire,  
LAUCKS & LAUCKS, PC, 105 West  
Broadway, Red Lion, PA 17356 09.02-3t

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

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

**ESTATE OF MOHAMED ZAKI NASR,  
DECEASED**

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

**ESTATE OF HOMER LEON PHELPS,  
DECEASED**

Late of West Manheim Twp., York County,  
PA.  
Administratrix: Tonya Bogue, c/o David W.  
Crosson, Esq., Crosson Richetti & Daigle,  
LLC, 609 W. Hamilton St., Suite 210,  
Allentown, PA 18101  
Attorney: David W. Crosson, Esquire,  
Crosson Richetti & Daigle, LLC, 609 W.  
Hamilton St., Suite 210, Allentown, PA  
18101 09.02-3t

**ESTATE OF JULIA J. SHULL, DECEASED**

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

**ESTATE OF KENNETH JOSEPH SIMCOE,  
a/k/a KENNETH J. SIMCOE, a/k/a KEN  
SIMCOE, DECEASED**

Late of Hallam Borough, York County, PA.  
Administrator-Executor: Dustin Simcoe, c/o  
John G. Bergdoll, Esquire, 300 W. Market  
Street, York, PA, 17401  
Attorney: John G. Bergdoll, Esquire, 300 W.  
Market Street, York, PA, 17401 09.02-3t

**ESTATE OF WARD L. VER HAGE,  
DECEASED**

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

**ESTATE OF DOROTHY S. VINES,  
DECEASED**

Late of Hopewell Twp., York County, PA.  
Executrix: Thelma A. Blake, c/o Stock and  
Leader, 221 West Philadelphia Street,  
Suite 600, York, PA 17401  
Attorney: Jody Anderson Leighty, Esquire,  
STOCK AND LEADER, Susquehanna  
Commerce Center East, 221 West  
Philadelphia Street, Suite 600, York, PA  
17401-2991 09.02-3t

**ESTATE OF SPURGEON R. WENTZELL,  
DECEASED**

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

**THIRD PUBLICATION**

**ESTATE OF DEBORAH ANN BIXBY, a/k/a  
DEBORAH A. BIXBY, DECEASED**

Late of Hanover Borough, York County, PA.  
Administrator: John J. Fedastian, Jr., c/o  
Scott A. Ruth, Esq., 123 Broadway,  
Hanover, PA 17331  
Attorney: Scott A. Ruth, Esquire, 123  
Broadway, Hanover, PA 17331 08.26-3t

**ESTATE OF DONALD STEARNS BREEN,  
DECEASED**

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

**ESTATE OF KATHRYN D. CARLSON,  
DECEASED**

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

**ESTATE OF ROBERT C. COX, DECEASED**

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

**ESTATE OF JANE A. CUTHRELL,  
DECEASED**

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

**ESTATE OF MARIE M. DEARDORFF,  
DECEASED**

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

**ESTATE OF WILLIAM G. FORGANG,  
DECEASED**

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

**ESTATE OF BARBARA S. HEFFNER,  
DECEASED**

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

**ESTATE OF CHARLES J. HOOVER,  
DECEASED**

Late of Paradise Twp., York County, PA.  
Administratrix: Cynthia Myers Cole, c/o The  
Hamme Law Firm, LLC, 1946 Carlisle  
Road, York, PA 17408  
Attorney: Rachel Dodson Hamme, Esquire,  
The Hamme Law Firm, LLC, 1946  
Carlisle Road, York, PA 17408 08.26-3t

**ESTATE OF CAROL JENSEN a/k/a CAROL  
G. JENSEN, DECEASED**

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

**ESTATE OF DORIS E. KAUFFMAN,  
DECEASED**

Late of York City, York County, PA.  
Executrix: Linda S. Kauffman, c/o John W.  
Stitt, Esquire, 1434 W. Market St., York,  
PA 17404  
Attorney: John W. Stitt, Esquire, 1434 W.  
Market St., York, PA 17404 08.26-3t

**ESTATE OF HAROLD B. LOWE,  
DECEASED**

Late of East Manchester Twp., York County,  
PA.  
Executrix: Jill L. Schaffner, c/o 340 Pine  
Grove Commons, York, PA 17403  
Attorney: Robert Clofine, Esquire, Elder Law  
Firm of Robert Clofine, 340 Pine Grove  
Commons, York, PA 17403 08.26-3t

**ESTATE OF HELEN A. LYTLE, DECEASED**

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

**ESTATE OF WILLIAM J. LYTLE,  
DECEASED**

Late of West Manchester Twp., York County, PA.  
Executrix: Julie A. Lytle, c/o Stock and  
Leader, 221 West Philadelphia Street,  
Suite 600, York, PA 17401  
Attorney: MacGregor J. Brillhart, Esquire,  
STOCK AND LEADER, Susquehanna  
Commerce Center East, 221 West  
Philadelphia Street, Suite 600, York, PA  
17401-2991 08.26-3t

**ESTATE OF DORIS M. MAUSS, DECEASED**

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

**ESTATE OF JOAN G. NICKOL, DECEASED**

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

ESTATE OF PAUL W. POSEY, a/k/a PAUL WILLIAM POSEY, DECEASED  
Late of Chanceford Twp., York County, PA.  
Executor: Lynne A. Beeson, c/o Laucks & Laucks, PC, 105 West Broadway, Red Lion, PA 17356  
Attorney: David M. Laucks, Esquire, LAUCKS & LAUCKS, PC, 105 West Broadway, Red Lion, PA 17356 08.26-3t

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

ESTATE OF ELSIE E. M. RICKRODE a/k/a ELSIE M. RICKRODE, DECEASED  
Late of Penn Twp., York County, PA.  
Executor: Gary L. Rickrode, c/o Barley Snyder LLP, 14 Center Square, Hanover, PA 17331  
Attorney: Jennifer M. Stetter, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 08.26-3t

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

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

ESTATE OF LEE A. SPANCAKE, DECEASED  
Late of Spring Garden Twp., York County, PA.  
Executor: Dane A. Spancake, a/k/a Dane Allan Spancake, c/o 25 North Duke Street, Suite 202, York, PA 17401  
Attorney: Charles J. Long, Esquire, 25 North Duke Street, Suite 202, York, PA 17401 08.26-3t

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

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

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

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

## CIVIL NOTICES

### 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: Marcelline Rose Spangle to: Marcelline Rose Husler. 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.

09.09-1t

Solicitor

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

NOTICE is hereby given that on August 23, 2021 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Lynn Leanora Whitfield to: Bushira Lynn-Hawwa Johnson. 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.

09.09-1t

Solicitor



## SHERIFF SALES

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

### AS THE REAL ESTATE OF:

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

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

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

BEING PARCEL NUMBER:  
540001J0032K000000

IMPROVEMENTS: RESIDENTIAL PROPER-  
TY

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

UPI# 540001J0032K000000

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

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

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

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

### AS THE REAL ESTATE OF:

COURTENAY FOSTER  
JOSHUA FOSTER

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

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

Improvements thereon: RESIDENTIAL  
DWELLING

Judgment Amount \$305,036.81

Attorneys for Plaintiff  
KML Law Group P.C.

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

UPI# 430000105020000000

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

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

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

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

### AS THE REAL ESTATE OF:

ALEXANDER K. FREELAND  
GARY F. POWELL

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

Execution No. 2020-SU-001956

Judgment Amount: \$51,408.75

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

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

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

UPI# 081670200520000000

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

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

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

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

### AS THE REAL ESTATE OF:

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

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

Country Manor Lane, New Freedom, Pennsylvania 17349.

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

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$365,935.71

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

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

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

UPI# 780000602140000000

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

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

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

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

AS THE REAL ESTATE OF:

SUE A. JOHNSON

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

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

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$127,301.18

Attorneys for Plaintiff  
KML Law Group P.C.

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

UPI# 890000200270000000

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

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

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

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

AS THE REAL ESTATE OF:

JASON NEFF

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

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

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

To be sold as the Property Of: Jason Neff

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

UPI# 200000700580000000

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

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

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

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

AS THE REAL ESTATE OF:

JOHN P. O'CONNOR

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

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

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$174,083.44

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 833 BLOSSOM DRIVE, HANOVER, PA 17331

UPI# 670002300460000000

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

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

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

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

AS THE REAL ESTATE OF:

FRANKIE PAYNE

Property in Springettsbury Twp, County of



YORK and State of Pennsylvania

Being Premises: 441 Marion Road, York PA 17406

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

Improvement consists of: Residential property

Sold as the property of: Frankie Payne

Judgment Amount: \$4,911.64

PROPERTY ADDRESS: 441 Marion Road, York PA 17406

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

PROPERTY ADDRESS: 441 MARION ROAD, YORK, PA 17406

UPI# 46000KI0233A0C0441

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

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

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

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

the following real estate to wit:

AS THE REAL ESTATE OF:

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

SHORT DESCRIPTION

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

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

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

Attorneys for Plaintiff  
Brock & Scott, PLLC

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

UPI# 920000100490000000

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

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

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

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

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

AS THE REAL ESTATE OF:

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

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

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

Improvements thereon: Residential Dwelling

Judgment Amount \$131,649.47

Attorneys for Plaintiff  
Powers Kirm, LLC

PROPERTY ADDRESS: 2251 LOCUST LANE, YORK, PA 17408

UPI# 51000090012A000000

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

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

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

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

AS THE REAL ESTATE OF:

SCOTT A. URBAN  
MICHELLE R. URBAN

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

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

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

Parcel Number: 39-000-06-0137

Judgment Amount: 264,722.94

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

PROPERTY ADDRESS: 50 PALMER DRIVE,  
ETTERS, PA 17319

UPI# 390000601370000000

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

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

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

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

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/](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

# LOOKING FOR ESTATE NOTICES

OR OTHER LEGAL NOTICES  
REQUIRING PUBLICATION  
IN A PA LEGAL JOURNAL?

Go to [www.palegalads.org](http://www.palegalads.org)

This FREE site allows you to  
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## **SEPTEMBER 22, 2021 CLE**

**DATE :** WEDNESDAY, SEPTEMBER 22, 2021  
**CREDIT:** 1 HOUR SUBSTANTIVE CREDIT  
**PRESENTER:** ANTHONY J. TAMBOURINO, ESQ.,  
ASSISTANT CONFLICT COUNSEL  
**TOPIC:** CASTLE DOCTRINE AND STAND YOUR GROUND DEFENSES  
**TIME:** 12:00 PM - 1:00 PM  
**LOCATION:** ZOOM DISTANCE LEARNING PROGRAM

This CLE reviews the Castle Doctrine/Stand Your Ground defenses of the Justification statute. Topics include an overview of each defense, how they differ from “traditional” self-defense claims, the viability of raising these defenses for clients, and how the defenses may legally and practically be defeated at trial.

The PACLE Board approved this program for 1-hour substantive credit. To receive credit, all attendees must be registered and signed on by Noon and remain for the full program. Late arrivals will receive no credit.

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### **Castle Doctrine and Stand Your Ground Defenses Wednesday, September 22, 2021**

<input type="checkbox"/> \$25.00 - Credit - Member YCBA	<input type="checkbox"/> \$20.00 -Credit-Member/5 years or less practice
<input type="checkbox"/> \$15.00 – No Credit – Member YCBA	<input type="checkbox"/> \$15.00 - Member YCBA Legal Assistant/Paralegals
<input type="checkbox"/> \$45.00 - Credit – Non-Member of YCBA, Member of another Bar	<input type="checkbox"/> \$20.00 – Non-Member YCBA Legal Assistant/Paralegals
<input type="checkbox"/> \$35.00 No Credit -Non-Member of YCBA, Member of Another Bar	<input type="checkbox"/> No Credit Member of the Bench - No Charge

**RESERVATION DEADLINE: Monday, September 20, 2021**

NAME: \_\_\_\_\_

ATTORNEY ID#: \_\_\_\_\_ EMAIL: \_\_\_\_\_

Please make check payable to YORK COUNTY BAR ASSOCIATION & mail to:  
CLE, York County Bar Center, 137 E. Market Street, York, PA  
or call 717-854-8755 x203 to provide cc info



## **SEPTEMBER 27, 2021 CLE**

**DATE :** MONDAY, SEPTEMBER 27, 2021  
**CREDIT:** 1 HOUR SUBSTANTIVE CREDIT  
**PRESENTER:** THE HONORABLE N. CHRISTOPHER MENGES  
**TOPIC:** THE GOOD, BAD, & UGLY OF CUSTODY MOTION'S COURT  
**TIME:** 12:00 PM - 1:00 PM  
**LOCATION:** ZOOM DISTANCE LEARNING PROGRAM

This course will cover the good, bad, and ugly of motions presented in custody motions' court. The "good" will encompass the essential terms needed to ensure that an attorney is able to provide the Court with the crucial information for a speedy resolution saving both the Court and counsel time. The "bad" will address many common errors that attorneys make when drafting motions and presenting their case. The "ugly" will help attorneys bypass self-inflicted procedural impediments and avoid unpleasant notifications from chambers.

**The PACLE Board approved this program for 1-hour substantive credit. To receive credit, all attendees must be registered and signed on by Noon and remain for the full program. Late arrivals will receive no credit.**

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### **The Good, Bad, & Ugly of Custody Motion's Court Monday, September 27, 2021**

<input type="checkbox"/> \$25.00 - Credit - Member YCBA	<input type="checkbox"/> \$20.00 -Credit-Member/5 years or less practice
<input type="checkbox"/> \$15.00 – No Credit – Member YCBA	<input type="checkbox"/> \$15.00 - Member YCBA Legal Assistant/Paralegals
<input type="checkbox"/> \$45.00 - Credit – Non-Member of YCBA, Member of another Bar	<input type="checkbox"/> \$20.00 – Non-Member YCBA Legal Assistant/Paralegals
<input type="checkbox"/> \$35.00 No Credit -Non-Member of YCBA, Member of Another Bar	<input type="checkbox"/> No Credit Member of the Bench - No Charge

**RESERVATION DEADLINE: Thursday, September 23, 2021**

NAME: \_\_\_\_\_

ATTORNEY ID#: \_\_\_\_\_ EMAIL: \_\_\_\_\_

Please make check payable to YORK COUNTY BAR ASSOCIATION & mail to:  
CLE, York County Bar Center, 137 E. Market Street, York, PA  
or call 717-854-8755 x203 to provide cc info



**OCTOBER 5, 2021 CLE**

**DATE:** TUESDAY, OCTOBER 5, 2021

**CREDIT:** 1 HOUR SUBSTANTIVE CREDIT

**SPEAKER:** BRIAN STRONG, ESQ. AND TIMOTHY SALVATORE, ESQ., KATHERMAN, BRIGGS & GREENBERG

**TOPIC :** EVERYTHING YOU NEED TO KNOW ABOUT YOUR AUTO INSURANCE

**TIME:** PROGRAM 12:00PM to 1:00PM

**LOCATION:** ZOOM

Have you ever wondered if you have enough automobile insurance coverage? Do you have too much? What is UIM? Full Tort? Who pays the medical bills when you have been in an accident? Come and update your knowledge of automobile insurance law and make sure you have the right kind of coverage. Bring your declaration page and come with questions. Learn how the insurance decisions you make affect a real case or claim. Hear the practical implications of your insurance choices that you and your insurance agent may not be thinking of when you purchase your automobile insurance.

**The PACLE Board approved this program for 1hour substantive credit. To receive credit, all attendees must be registered and in their seats by 12:00 p.m. Late arrivals will receive no credit.**

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**Everything You Need to Know About Your Auto Insurance  
Tuesday, October 5, 2021**

___ \$25.00 - Credit - Member YCBA	___ \$20.00 -Credit-Member/5 years or less practice
___ \$15.00 – No Credit – Member YCBA	___ \$15.00 - Member YCBA Legal Assistant/Paralegals
___ \$45.00 - Credit – Non-Member of YCBA, Member of another Bar	___ \$20.00 – Non-Member YCBA Legal Assistant/Paralegals
___ \$35.00 No Credit -Non-Member of YCBA, Member of Another Bar	___ No Credit, Member of the Bench – No Charge

**RESERVATION DEADLINE: Friday, October 1, 2021**

NAME: \_\_\_\_\_

ATTORNEY ID#: \_\_\_\_\_ EMAIL: \_\_\_\_\_

Please make check payable to YORK COUNTY BAR ASSOCIATION & mail to:  
York County Bar Center, 137 E. Market Street, York, PA 17401