

**ESTATE AND TRUST 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. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

**FIRST PUBLICATION**

**Bakker, Willy Maartje a/k/a Willy M. Bakker, dec'd.**

Late of 433 S. Kinzer Avenue, Earl Township.

Executors: Abram Bakker, Jr. and Jerome Bakker c/o Andrew S. George, Esquire, Kozloff Stoudt Attorneys, 2640 Westview Drive, Wyomissing, PA 19610.

Attorneys: Andrew S. George, Esquire; Kozloff Stoudt Attorneys.

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**Bonekemper, Edward H., III, dec'd.**

Late of West Lampeter Township.

Executrix: Susan L. Bonekemper c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

Attorneys: Barley Snyder LLP.

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**Bradnick, Ronald O., dec'd.**

Late of the Borough of Elizabethtown.

Executor: Douglas A. Bradnick c/o Nikolaus & Hohenedel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022.

Attorney: Kevin D. Dolan, Esquire.

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**Breneman, R. Merle, dec'd.**

Late of Penn Township.

Executrix: Patricia A. Warfel c/o Michael S. Grab, Esquire, 327 Locust Street, Columbia, PA 17512.

Attorneys: Michael S. Grab, Esquire; Nikolaus & Hohenedel, LLP.

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**Brubaker, Leah N., dec'd.**

Late of Earl Township.

Executors: Marlin Z. and Carl Z. Brubaker c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorneys: Linda Kling, Esquire; Kling & Deibler, LLP.

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**Derr, Earl, Jr., dec'd.**

Late of West Hempfield Twp.

Executors: Theresa M. Rice and John E. Derr c/o Michael S. Grab, Esquire, 327 Locust Street, Columbia, PA 17512.

Attorneys: Michael S. Grab, Esquire; Nikolaus & Hohenedel, LLP.

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**Dietz, Shirley A., dec'd.**

Late of Columbia Borough.

Executrices: Mary Jane Bender and Kathleen M. Fohlinger c/o John F. Markel, 327 Locust Street, Columbia, PA 17512.

Attorneys: John F. Markel; Nikolaus & Hohenedel, LLP.

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**Fahnestock, Mary A., dec'd.**

Late of Manheim Township.

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Executrix: Judith A. Wise c/o Law Office of Shawn Pierson, 105 East Oregon Rd., Lititz, PA 17543.

Attorney: Shawn M. Pierson, Esquire.

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**Faulds, Donna L.,** dec'd.

Late of Manheim Township. Co-Executors: Sharon L. Smeltz and Jeffrey A. Faulds c/o Nicholas T. Gard, Esquire, 121 E. Main Street, New Holland, PA 17557.

Attorneys: Smoker Gard Associates LLP.

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**Fuhrman, Donald A.,** dec'd.

Late of East Hempfield Township.

Executor: Jeffrey E. Fuhrman c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602. Attorneys: Pyfer, Reese, Straub, Gray & Farhat, P.C.

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**Geraci, George M.,** dec'd.

Late of the City of Lancaster. Executors: Theresa H. Ditzler and Charles J. Geraci c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.

Attorneys: Blakinger Thomas, PC.

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**Herron, Vincent P., Jr.,** dec'd.

Late of Manheim Township. Executor: Vincent P. Herron, III c/o Russell, Krafft & Gruber, LLP, 930 Red Rose Court, Suite 300, Lancaster, PA 17601.

Attorney: Craig V. Russell.

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**Keiser, Ethel F.,** dec'd.

Late of Penn Township. Administrators: Phyllis M. Hess and Warren F. Keiser, Jr. c/o Kegel Kelin Almy & Lord

LLP, 24 North Lime Street, Lancaster, PA 17602.

Attorneys: Kegel Kelin Almy & Lord LLP.

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**Lehman, Rose E.,** dec'd.

Late of Lititz.

Executor: Christopher C. Lehman, 1010 W. Fifth Street, Lewistown, PA 17044.

Attorneys: Edward J. Coyle, Esquire; Buzgon Davis Law Offices.

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**Lehman, Roy M.,** dec'd.

Late of Manheim Township. Personal Representative: Sandra L. Beach c/o John S. May, Esquire, 49 North Duke Street, Lancaster, PA 17602. Attorneys: May, May and Zimmerman, LLP.

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**McDonald, Jon a/k/a Jonathan A. McDonald,** dec'd.

Late of Millersville Borough. Executrix: Kimberly McDonald Flood c/o O'Day Law Associates, 158 East Chestnut Street, Lancaster, PA 17602. Attorneys: O'Day Law Associates.

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**McGarvey, Michael W.,** dec'd.

Late of Elizabeth Township. Administratrix: Cynthia A. Hess c/o Michael P. Kane, Esquire, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686. Attorneys: Morgan, Hallgren, Crosswell & Kane, P.C.

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**Miller, Roy G.,** dec'd.

Late of Manheim Township. Executrix: Barbara Gail Miller c/o Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348.

Attorneys: Donald B. Lynn, Jr., Esquire; Larmore Scarlett LLP.

**Pawling, Charles a/k/a Charles L.**

**Pawling**, dec'd.

Late of Manheim Township.  
Executors: Ronald C. Pawling  
and Charlene R. Leininger c/o  
Shirk Law Associates, 115  
South State Street, Ephrata,  
PA 17522-2412.

Attorney: Kenelm L. Shirk, III,  
Esquire.

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**Porck, Alfred J.**, dec'd.

Late of West Lampeter Town-  
ship.

Executor: Eric M. Porck c/o  
Appel & Yost, LLP, 33 North  
Duke Street, Lancaster, PA  
17602.

Attorney: Jeffrey P. Ouellet.

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**Ranck, Jay L.**, dec'd.

Late of West Lampeter Town-  
ship.

Administrators: Judy L.  
Thomas, Ronald L. Ranck and  
Randall L. Ranck c/o Blak-  
inger Thomas, PC, 28 Penn  
Square, Lancaster, PA 17603.  
Attorneys: Blakinger Thomas,  
PC.

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**Ressler, Arlene A.**, dec'd.

Late of Earl Township.

Executors: Joan R. Patterson  
and Eric D. Ressler, Sr. c/o  
Kling and Deibler, LLP, 131 W.  
Main Street, New Holland, PA  
17557.

Attorneys: Linda Kling, Es-  
quire; Kling & Deibler, LLP.

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**Roark, James C., Sr.**, dec'd.

Late of Lancaster City.

Executrix: Elizabeth R. Roark  
c/o Russell, Krafft & Gruber,  
LLP, 930 Red Rose Court,  
Suite 300, Lancaster, PA  
17601.

Attorney: Jon M. Gruber.

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**Snader, Pauline H.**, dec'd.

Late of West Earl Township.  
Executor: Fulton Bank, NA,  
One Penn Square, P.O. Box  
7989, Lancaster, PA 17604.  
Attorneys: Linda Kling, Es-  
quire; Kling & Deibler, LLP.

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**Vitale, Marie J. a/k/a Marie Jeanette Vitale**, dec'd.

Late of West Hempfield Town-  
ship.

Executors: Eugenia M. Vitale  
and Damian F. Vitale c/o Rus-  
sell, Krafft & Gruber, LLP, 930  
Red Rose Court, Suite 300,  
Lancaster, PA 17601.

Attorney: Jon M. Gruber.

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**SECOND PUBLICATION**

**Arbogast, Charlotte M.**, dec'd.

Late of Lititz.

Executor: Mark A. Arbogast  
c/o Stephen B. Killian, Es-  
quire, 575 Pierce Street, Suite  
303, Kingston, PA 18704.

Attorney: Stephen B. Killian,  
Esquire.

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**Beisel, Elizabeth R.**, dec'd.

Late of Earl Township.

Co-Executors: Brad Zeiger  
and Joanne L. Zeiger c/o H.  
Charles Benner, Attorney, 200  
East Main Street, Leola, PA  
17540.

Attorney: H. Charles Benner.

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**Boyd, Virginia D.**, dec'd.

Late of New Holland.

Personal Representative: Ruth  
M. Troxell c/o John W.  
Metzger, Esquire, 901 Rohr-  
erstown Road, Lancaster, PA  
17601.

Attorneys: Metzger and Spen-  
cer, LLP.

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**Bryant, Jamie Elizabeth**, dec'd.

Late of the Borough of Eliza-  
bethtown.

Executor: Michael R. Bryant  
c/o Gingrich, Smith, Klingensmith & Dolan, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022.  
Attorney: Kevin D. Dolan, Esquire.

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**Cook, Tina M.,** dec'd.

Late of Caernarvon Township.  
Co-Executors: Earl R. Burkholder and Ann L. Burkholder c/o E. Richard Young, Jr., Esquire, 1248 West Main Street, Ephrata, PA 17522.  
Attorney: E. Richard Young, Jr., Esquire.

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**Eckert, Elizabeth Ann,** dec'd.

Late of Lancaster County.  
Executor: Mark Eckert c/o John D. Perkosky, Esquire, Ogg, Murphy & Perkosky, P.C., 245 Fort Pitt Boulevard, Pittsburgh, PA 15222.  
Attorneys: John D. Perkosky, Esquire; Ogg, Murphy & Perkosky, P.C.

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**Fausnacht, Evelyn R.,** dec'd.

Late of East Donegal Township.  
Executor: John H. Fausnacht, Jr. c/o Neal A. Rice, Esquire, 3314 Lincoln Hwy. E., Suite 2, Paradise, PA 17562.  
Attorney: Neal A. Rice, Esquire.

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**Kohler, Ralph C.,** dec'd.

Late of Manor Township.  
Personal Representative: Michael S. Cole c/o John S. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.  
Attorneys: May, May and Zimmerman, LLP.

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**Markley, Richard K.,** dec'd.

Late of Columbia Borough.

Executors: Christopher K. Markley and Matthew W. Markley c/o John F. Markel, 327 Locust Street, Columbia, PA 17512.

Attorneys: John F. Markel; Nikolaus & Hohenadel, LLP.

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**Nace, Raymond C. a/k/a Raymond C. Nace, Jr.,** dec'd.

Late of Manheim Township.  
Co-Executrices: Sherry L. Nace and Jennifer J. Kent c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.  
Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

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**Ober, George S. a/k/a George Smith Ober,** dec'd.

Late of Manheim Borough.  
Executrix: Terry Lynn Rohrer c/o Nicholas T. Gard, Esquire, 121 E. Main Street, New Holland, PA 17557.  
Attorneys: Smoker Gard Associates LLP.

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**Paxson, Virginia W.,** dec'd.

Late of E. Drumore Twp.  
Executor: John C. Paxson c/o John F. Markel, 327 Locust Street, Columbia, PA 17512.  
Attorneys: John F. Markel; Nikolaus & Hohenadel, LLP.

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**Prescott, Kenneth E. a/k/a Kenneth Eugene Prescott,** dec'd.

Late of Manor Twp.  
Administratrix: Carol P. McElroy c/o Jeanne M. Millhouse, Esquire, 53 N. Duke Street, Ste. 204, Lancaster, PA 17602.  
Attorney: Jeanne M. Millhouse, Esquire.

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**Tarman, A. Ruth a/k/a Adeline Ruth Leshar Tarman,** dec'd.

Late of West Donegal Township.

Executrix: Dianne Foreman,  
1552 Cambridge Court, Pal-  
myra, PA 17078.  
Attorneys: Edward P. Seeber,  
Esquire; JSDC Law Offices.

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**Townsend, Geraldine M.,** dec'd.  
Late of East Earl Township.  
Executor: Harold E. Townsend,  
II, 835 Black Lane, Lebanon,  
PA 17042.  
Attorney: None.

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**Welliver, Paul E.,** dec'd.  
Late of the Borough of Lititz.  
Co-Executors: Mary K. Welliv-  
er and Thomas J. Welliver c/o  
Ann L. Martin, Attorney, P.O.  
Box 5349, Lancaster, PA  
17606.  
Attorneys: Gibbel Kraybill &  
Hess LLP.

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**THIRD PUBLICATION**

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**Bosch, Jean Massie,** dec'd.  
Late of Manor Township.  
Executors: Christopher S.  
Bosch and G. Randolph Bosch  
c/o Herr & Low, P.C., 234  
North Duke Street, P.O. Box  
1533, Lancaster, PA 17608.  
Attorney: Matthew A. Grosh.

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**Dunkelberger, Donald E.,** dec'd.  
Late of Lancaster City.  
Executor: Michael G. Fiorill  
c/o Pyfer, Reese, Straub, Gray  
& Farhat, P.C., 128 N. Lime  
Street, Lancaster, PA 17602.  
Attorneys: Pyfer, Reese,  
Straub, Gray & Farhat, P.C.

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**Escobar, Louis R.,** dec'd.  
Late of West Donegal Town-  
ship.  
Administrator: Michael L. Es-  
cobar c/o David P. Carson,  
2205 Oregon Pike, Lancaster,  
PA 17601.  
Attorney: David P. Carson.

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**Flora, Robert E. Lee,** dec'd.  
Late of Lancaster City.  
Executrix: Stephanie S. Waller  
c/o Jeffrey C. Goss, Esquire,  
480 New Holland Avenue,  
Suite 6205, Lancaster, PA  
17602.  
Attorneys: Brubaker Con-  
naughton Goss & Lucarelli  
LLC.

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**Garner, Shirley Y.,** dec'd.  
Late of West Donegal Town-  
ship.  
Executors: Tina M. Tanner  
and Timothy J. Crider c/o  
Russell, Krafft & Gruber, LLP,  
930 Red Rose Court, Suite  
300, Lancaster, PA 17601.  
Attorney: Jon M. Gruber.

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**Garrett, Dorothy M.,** dec'd.  
Late of the Borough of Lititz.  
Executor: J. Michael Garrett  
c/o Gibble Law Offices, P.C.,  
126 East Main Street, Lititz,  
PA 17543.  
Attorney: Stephen R. Gibble.

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**Hall, Lois J.,** dec'd.  
Late of the Township of Provi-  
dence.  
Executor: David J. Hall c/o  
James R. Clark, Esquire, 277  
Millwood Road, Lancaster, PA  
17603.  
Attorney: James R. Clark.

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**Heisey, J. Richard,** dec'd.  
Late of Mount Joy Borough.  
Executors: Linda Risberg and  
Jere Heisey c/o David P. Car-  
son, 2205 Oregon Pike, Lan-  
caster, PA 17601.  
Attorney: David P. Carson.

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**Hershey, Lorraine A.,** dec'd.  
Late of Manor Township.  
Executrix: Beverly J. Charles  
c/o Herr & Low, P.C., 234

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North Duke Street, P.O. Box 1533, Lancaster, PA 17608.  
Attorney: Matthew A. Grosh.

**Holland, Alice H.,** dec'd.

Late of East Lampeter Township, Lancaster.  
Administrator: Good News Consulting, Inc., 140 Roosevelt Avenue, Suite 210, York, PA 17401.  
Attorney: Amanda Snoke Dubbs, Esquire.

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**Horning, Miriam M.,** dec'd.

Late of Denver Borough.  
Executor: Clifford H. Nolt c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.  
Attorneys: Good & Harris, LLP.

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**Martin, Margaret Jane,** dec'd.

Late of West Lampeter Township.  
Executors: Sara Elizabeth Wilson and PNC Bank N.A. c/o James K. Noel, IV, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.  
Attorneys: McNees Wallace & Nurick LLC.

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**McCauley, Kolin D. a/k/a Kolin Douglas McCauley,** dec'd.

Late of Quarryville.  
Executrix: Kathryn P. McCauley c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.  
Attorney: Barbara Reist Dillon, Esquire.

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**Mreczko, Dora D. a/k/a Dorothy Dora Mreczko,** dec'd.

Late of Lancaster Township.  
Executor: John Mreczko, 217 Hilldale Rd., Villanova, PA 19085.

Attorneys: Robert C. Gerhard, III; Gerhard & Gerhard, P.C.

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**Oatman, Holly T. a/k/a Helen T. Oatman,** dec'd.

Late of West Hempfield Township.  
Executors: Eileen Schoelkopf and Todd Murr c/o Mitchell & Young, PLLC, 1755 Oregon Pike, Suite 201, Lancaster, PA 17601.  
Attorneys: Scott Alan Mitchell, Esquire; Mitchell & Young, PLLC.

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**O'Neill, Charles F.,** dec'd.

Late of West Cocalico Township.  
Executrix: Kay A. O'Neill c/o Reilly Wolfson Law Office, 1601 Cornwall Road, Lebanon, PA 17042.  
Attorneys: Reilly Wolfson Law Office.

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**Pyle, Joyce A. a/k/a Joyce Ann Pyle,** dec'd.

Late of Earl Township.  
Co-Executors: Amy M. Crys-  
tle, John R. Pyle and Gary E. Pyle c/o Kevin M. Richards, Esquire, P.O. Box 1140, Lebanon, PA 17042-1140.  
Attorney: Kevin M. Richards, Esquire.

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**Rountree, Fred H.,** dec'd.

Late of Manor Township.  
Co-Executors: Margaret S. Rountree and Steven D. Guinter c/o Law Office of Steven D. Guinter, J.D., 480 Cabin Hollow Rd., Dillsburg, PA 17019.  
Attorney: Steven D. Guinter, J.D.

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**Sampson, Elwood G.,** dec'd.

Late of Pequea Township.  
Executrices: Denise A. Kreitzer and Margaret M. Konopa

c/o Russell, Krafft & Gruber, LLP, 930 Red Rose Court, Suite 300, Lancaster, PA 17601.  
Attorney: Lindsay M. Schoeneberger.

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**Umble, Miriam E.**, dec'd.  
Late of Manheim Township.  
Executor: Ronald N. Umble c/o J. Elvin Kraybill, Attorney, P.O. Box 5349, Lancaster, PA 17606.  
Attorneys: Gibbel Kraybill & Hess LLP.

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**Voss, Janet Marie**, dec'd.  
Late of Lancaster Township.  
Administrator: Eric C. Voss c/o Dana C. Panagopoulos, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.  
Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

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**Warren, Elizabeth A.**, dec'd.  
Late of Elizabethtown.  
Executrix: Yvonne L. Horst c/o Randall K. Miller, Esquire, 1255 S. Market St., Suite 102, Elizabethtown, PA 17022.  
Attorney: Randall K. Miller, Esquire.

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**Weaver, Kathryn V.**, dec'd.  
Late of Strasburg Township.  
Executors: C. Michael Weaver and Anne W. Lengacher c/o Herr & Low, P.C., 234 North Duke Street, P.O. Box 1533, Lancaster, PA 17608.  
Attorney: Matthew A. Grosh.

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**Weir, Ethel J.**, dec'd.  
Late of Kinzers Township.  
Executors: Larry E. Weir and Robert E. Weir c/o Angelo J.

Fiorentino, Attorney, 2933 Lititz Pike, P.O. Box 5349, Lancaster, PA 17606.  
Attorneys: Gibbel Kraybill & Hess LLP.

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**White, Esther F.**, dec'd.  
Late of Brecknock Township.  
Executrices: Jane A. Hoshour and Joan M. Unruh c/o A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.  
Attorney: A. Anthony Kilkuskie.

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**CHANGE OF NAME NOTICES**

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NOTICE IS HEREBY GIVEN Cristina Marie Maymi filed a Petition in the Court of Common Pleas of Lancaster County docketed to number CI-17-07794 asking the court to change the name of Cristina Marie Maymi to Cristina Marie Virmani.

A hearing on this Petition is scheduled for Friday, February 9, 2018 at 10:30 a.m. in Courtroom No. 4 of the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania at which time any persons interest may attend and show cause, if any, why the prayer of the said Petitioner should not be granted.

ROBERT S. CRONIN, JR.,  
ESQUIRE  
Attorney I.D. No. 87810  
NIKOLAUS & HOHENADEL, LLP  
Attorneys for Petitioner

J-12

NOTICE IS HEREBY GIVEN that a Petition has been filed in the Court of Common Pleas of Lancaster County, Pennsylvania, seeking to change of name of Madison Lahr to Madison Fasnacht. A hearing on the Petition will be held on January 30, 2018, at 2:00 p.m. in Courtroom No. 10 of the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, at which time any persons

interested may attend and show cause, if any, why the Petition should not be granted.

ALBERT J. MEIER, ESQUIRE  
PYFER, REESE, STRAUB,  
GRAY & FARHAT, P.C.  
128 North Lime Street  
Lancaster, PA 17602  
(717) 299-7342

J-5, 12

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**NOTICES OF TERMINATION OF  
PARENTAL RIGHTS HEARING**

In the Court of Common Pleas  
Dauphin County, Pennsylvania  
Orphans' Court Division

January 23, 2018  
Time 8:45 A.M.

Docket No. 125-AD-2017  
In Re: Male child, JBA-M,  
born 08/04/2011

Docket No. 126-AD-2017  
In Re: Male child, NAM,  
born 10/10/12

Docket No. 127-AD-2017  
In Re: Female child, AIAM,  
born 03/23/14

Jose Amaya-Mendoza, father,  
and Lauren Lehman, mother

**NOTICE OF HEARING  
TO TERMINATE  
PARENTAL RIGHTS**

A petition has been filed asking the Court to put an end to all rights you have to your child. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Dauphin County Courthouse, Front and Market Streets, Harrisburg, Pennsylvania, in Courtroom 4, Third Floor, on the date and time specified. 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 have a right to be represented at the hearing by a lawyer. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below to find out where you can get legal help. You are also warned that if you fail to file either an acknowledgement or paternity pursuant to 23 Pa. C.S.A. Section 5103 and fail to either appear at the hearing to object to the termination of your rights or file a written objection to such termination with the Court prior to the hearing; your rights may also be terminated under Pa. C.S.A. Section 2503(d) or Section 2504(c) of the Adoption Act.

Dauphin County  
Lawyer Referral Services  
213 North Front Street  
Harrisburg, PA 17101  
(717) 232-7536

J-12

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Court of Common Pleas of  
Lancaster County, Pennsylvania  
Orphans' Court Division

NO. 2158 of 2017

IN RE: BREE LYNN MCGINNIS

NOTICE

TO: KELLY ANN MCGINNIS

NOTICE IS HEREBY GIVEN that the Lancaster County Children & Youth Social Service Agency has presented to Orphans' Court Division, Court of Common Pleas of Lancaster County, PA, a Petition for termination of any rights you have or might have concerning the child known as Bree Lynn McGinnis (12/09/2008). The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom Number 9, Fourth Floor, at the Lancaster County Courthouse, 50 North Duke Street, Lancaster, PA, on Monday, February

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5, 2018 at 8:30 a.m. prevailing time. 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 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.

Lancaster Bar Association  
Lawyer Referral Service  
28 East Orange Street  
Lancaster, PA 17602  
(717) 393-0737

NOTICE REQUIRED BY ACT 101  
OF 2010—23 Pa. C.S. §§2731-2742

You are hereby informed of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact with your child following an adoption.

Lancaster County Children & Youth  
Social Service Agency  
150 North Queen Street  
Suite 111  
Lancaster, PA 17603  
(717) 299-7925

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**NOTICE OF CONDEMNATION**

TO: DeELLA N. JOHNSON (the “Condemnee”)

You are hereby notified that:

1. A Declaration of Taking was filed by the Redevelopment Authority of the City of Lancaster (“Authority”) against the property located at 120 Filbert St., Lancaster, PA (the “Property”) in the Court of Common Pleas of Lancaster County, Pennsylvania, on November 21, 2017, which Declaration is indexed to CI-17-10016.

2. The Condemnee is DeElla N. Johnson, the former owner.

3. The Condemnor is the Authority, a public body, corporate and politic, exercising the public powers of the Commonwealth of Pennsylvania as an agency thereof, organized and existing under the laws of the Commonwealth of Pennsylvania, having its principal office at 120 N. Duke Street, Lancaster, PA 17602.

4. The condemnation is authorized by the Urban Redevelopment Law of Pennsylvania, 35 P.S. §1701 et seq. and the Eminent Domain Code, 26 Pa. C.S.A. §101 et seq., as amended.

5. Resolutions authorizing the condemnations of the Properties and authorizing the filing of the Declarations of Taking were duly enacted by the Authority on September 19, 2017 and October 17, 2017. A record of the proceedings and certified copies of said Resolutions may be examined at the aforementioned office of the Authority.

6. The public purpose of the condemnation is the elimination of blight by residential rehabilitation and related reuse of the Property hereby condemned.

7. The Property condemned by the Authority is identified as Lancaster County Tax Parcel Account No. 338-03513-0-0000.

8. Title to the Property acquired by Condemnor is fee simple absolute.

9. A Property (Tax) Map showing the Property may be examined at the aforementioned office of the Condemnor or at the County Assessment Office, Lancaster County Courthouse, 150 N. Queen St., Lancaster, PA.

10. Just compensation for taking of the Property is secured by a bond in an unspecified amount, without surety, which bond was filed pursuant to Section 303 of the Eminent Domain Code.

11. If the Condemnee wishes to challenge the power or the right of the Condemnor to appropriate the Property, the sufficiency of the security, the procedure followed by the Condemnor or the Declaration of Takings, the Condemnee shall file Preliminary Objections within thirty (30) days after publication of this notice.

FRANK P. MINCARELLI, ESQUIRE  
Attorney I.D. #19506  
BLAKINGER THOMAS, PC  
Attorneys for the Redevelopment Authority of the City of Lancaster  
28 Penn Square  
Lancaster, PA 17603

J-12

**LIMITED LIABILITY COMPANY NOTICE**

NOTICE IS HEREBY GIVEN that a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania in Harrisburg, Pennsylvania, for:

USCR REFERRAL GROUP, LLC pursuant to the provisions of the Pennsylvania Limited Liability Company Act of 1994. The Certificate of Organization for a Domestic Limited Liability Company has been filed on December 15, 2017.

ERIC C. FREY, ESQUIRE  
E. KENNETH NYCE LAW OFFICE, LLC  
105 East Philadelphia Avenue  
Boyertown, PA 19512  
(610) 367-2921

J-12

**NOTICE OF SHERIFF'S SALE**

In the Court of Common Pleas of Lancaster County, Pennsylvania

NO. 17-06684

WELLS FARGO BANK, N.A.  
vs.  
JENNIFER L. THOMPSON

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

NOTICE TO: JENNIFER L. THOMPSON

Being Premises: 630 COURTHOUSE CIRCLE, LITITZ, PA 17543-8028.

Being in MANHEIM TOWNSHIP, County of LANCASTER, Commonwealth of Pennsylvania, 390-39958-0-0000.

Improvements consist of residential property.

Sold as the property of JENNIFER L. THOMPSON.

Your house (real estate) at 630 COURTHOUSE CIRCLE, LITITZ, PA 17543-8028 is scheduled to be sold at the Sheriff's Sale on May 30, 2018 at 1:30 P.M., at the LANCASTER County Courthouse, 50 North Duke Street, Lancaster, PA 17602-2805, to enforce the Court Judgment of \$165,433.39 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

J-12

**NOTICES OF ACTION IN MORTGAGE FORECLOSURE**

In the Court of Common Pleas of Lancaster County, Pennsylvania  
Civil Action—Law

No. 17-08825

PINGORA LOAN SERVICING, LLC  
Plaintiff

vs.

MICHAEL D. BUFFENMYER  
STACEY S. BUFFENMYER  
Defendants

**NOTICE**

To: STACEY S. BUFFENMYER  
You are hereby notified that on October 10, 2017, Plaintiff, PINGORA

LANCASTER LAW REVIEW

LOAN SERVICING, LLC, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LANCASTER County, Pennsylvania, docketed to No. 17-08825. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 122 WASHINGTON AVENUE, EPHRATA, PA 17522 whereupon your property would be sold by the Sheriff of LANCASTER County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

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. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, 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.

Notice to Defend:  
Lawyer Referral Service  
Lancaster Bar Association  
28 East Orange Street  
Lancaster, PA 17602  
Telephone (717) 393-0737

J-12

In the Court of  
Common Pleas of  
Lancaster County, Pennsylvania  
Civil Action—Law

NO. CI-15-09927

MTGLQ Investors, L.P.,  
Plaintiff

vs.

Matthew Zimmerman, in  
His Capacity as Heir of  
Leah J. Painter, Deceased and  
Unknown Heirs, Successors,  
Assigns and All Persons, Firms or  
Associations Claiming Right, Title  
or Interest From or Under  
Leah J. Painter, Deceased,  
Defendant(s)

COMPLAINT IN  
MORTGAGE FORECLOSURE

To: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Leah J. Painter, Deceased, Defendant(s), whose last known address is 445 Hostetter Drive, Millersville, PA 17551

You are hereby notified that Plaintiff, MTGLQ Investors, L.P., has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Lancaster County, Pennsylvania, docketed to NO. CI-15-09927, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 445 Hostetter Drive, Millersville, PA 17551, whereupon your property would be sold by the Sheriff of Lancaster County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a

written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or 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 THE 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.

LAWYERS REFERRAL SERVICE  
Lancaster Bar Assn.  
28 E. Orange St.  
Lancaster, PA 17602  
(717) 393-0737

JILL MANUEL-COUGHLINE  
AMANDA L. RAUER  
JOLANTA PEKALSKA  
HARRY B. REESE  
MATTHEW J. McDONNELL  
POWERS, KIRN & ASSOC., LLC  
Attys. for Plaintiff  
Eight Neshaminy Interplex  
Ste. 215  
Trevose, PA 19053  
(215) 942-2090

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**ARTICLES OF INCORPORATION  
NOTICES**

COLUMBIA ANIMAL SHELTER  
has been incorporated under the provisions of Article B of the Non-profit Corporation Law of 1988.  
GIBBEL KRAYBILL & HESS LLP  
Attorneys

J-12

JKRF ENTERPRISE, INC.  
has been incorporated under the provisions of the Business Corporation Law of 1988.

GIBBEL KRAYBILL & HESS LLP  
Attorneys

J-12

NOTICE IS HEREBY GIVEN that a business corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

The name of the corporation is:  
MECK'S PRODUCE, INC.

James R. Clark, Esquire  
Law Office of James Clark  
Attorneys

J-12

TRI-COUNTY CHIROPRACTIC  
OF INTERCOURSE, P.C.

has been incorporated under the provisions of Chapter 29 of the Business Corporation Law of 1988 as a Professional Corporation.

WADE, GOLDSTEIN, LANDAU &  
ABRUZZO, P.C.  
61 Cassatt Avenue  
Berwyn, PA 19312

J-12

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**FICTITIOUS NAME NOTICES**

NOTICE IS HEREBY GIVEN pursuant to Section 311(g) of the Fictitious Name Act of December 16, 1982, P.L. 1309, No. 295, as amended, 54 Pa. C.S.A. Section 311(g), of the filing in the Office of the Secretary of the Commonwealth, at Harrisburg, Pennsylvania, on December 8, 2017, a certificate for the conduct of a business in Lancaster County, Pennsylvania, under the assumed or fictitious name of:

CHASTITY PROJECT

with its principal place of business to be located at: 48 Industrial Road, Elizabethtown, Pennsylvania 17022.

The name and address of the entity interested in the said business are: Stewardship: A Mission of Faith,

LANCASTER LAW REVIEW

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48 Industrial Road, Elizabethtown,  
PA 17022.

THOMAS J. NEHILLA, ESQUIRE  
RHOADS & SINON LLP  
One South Market Square  
12th Fl.  
P.O. Box 1146  
Harrisburg, PA 17108-1146

J-12

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NOTICE IS HEREBY GIVEN that:  
DOG TREATS PANTRY

has filed a fictitious name registration under the Pennsylvania Fictitious Names Act. The principal place of business is: 20 White Tail Path, Lancaster, PA 17602. Scott Jordan is the only party interested in the business, also located at 20 White Tail Path, Lancaster, PA 17602.

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NOTICE IS HEREBY GIVEN pursuant to Section 311(g) of the Fictitious Name Act of December 16, 1982, P.L. 1309, No. 295, as amended, 54 Pa. C.S.A. Section 311(g), of the filing in the Office of the Secretary of the Commonwealth, at Harrisburg, Pennsylvania on December 8, 2017, a certificate for the conduct of a business in Lancaster County, Pennsylvania, under the assumed or fictitious name of:

FATHERS OF SAINT JOSEPH  
with its principal place of business to be located at: 48 Industrial Road, Elizabethtown, Pennsylvania 17022.

The name and address of the entity interested in the said business are: Stewardship: A Mission of Faith, 48 Industrial Road, Elizabethtown, PA 17022.

THOMAS J. NEHILLA, ESQUIRE  
RHOADS & SINON LLP  
One South Market Square  
12th Fl.  
P.O. Box 1146  
Harrisburg, PA 17108-1146

J-12

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Murphy Acquisition Group, LLC,  
P.O. Box 248, 430 Walnut Street,  
Columbia, PA 17512, has filed with

the Department of State of the Commonwealth of Pennsylvania on or about December 14, 2017, an application for registration of the Fictitious Name:

HINKLE'S RESTAURANT

under where they intend to do business at: 261 Locust Street, Columbia, PA 17512 pursuant to the provisions of the Act of Assembly of December 16, 1982, known as the Fictitious Name Act.

MICHAEL S. GRAB, ESQUIRE  
NIKOLAUS & HOHENADEL

J-12

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NOTICE IS HEREBY GIVEN pursuant to Section 311(g) of the Fictitious Name Act of December 16, 1982, P.L. 1309, No. 295, as amended, 54 Pa. C.S.A. Section 311(g), of the filing in the Office of the Secretary of the Commonwealth, at Harrisburg, Pennsylvania, on December 8, 2017, a certificate for the conduct of a business in Lancaster County, Pennsylvania, under the assumed or fictitious name of:

INTEGRITY RESTORED  
with its principal place of business to be located at: 48 Industrial Road, Elizabethtown, Pennsylvania 17022.

The name and address of the entity interested in the said business are: Stewardship: A Mission of Faith, 48 Industrial Road, Elizabethtown, PA 17022.

THOMAS J. NEHILLA, ESQUIRE  
RHOADS & SINON LLP  
One South Market Square  
12th Fl.  
P.O. Box 1146  
Harrisburg, PA 17108-1146

J-12

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NOTICE IS HEREBY GIVEN pursuant to Section 311(g) of the Fictitious Name Act of December 16, 1982, P.L. 1309, No. 295, as amended, 54 Pa. C.S.A. Section 311(g), of the filing in the Office of the Secretary of the Commonwealth, at Harrisburg, Pennsylvania, on December 8, 2017,

a certificate for the conduct of a business in Lancaster County, Pennsylvania, under the assumed or fictitious name of:

JOYTOB

with its principal place of business to be located at: 48 Industrial Road, Elizabethtown, Pennsylvania 17022.

The name and address of the entity interested in the said business are: Stewardship: A Mission of Faith, 48 Industrial Road, Elizabethtown, PA 17022.

THOMAS J. NEHILLA, ESQUIRE  
RHOADS & SINON LLP

One South Market Square  
12th Fl.  
P.O. Box 1146  
Harrisburg, PA 17108-1146

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NOTICE IS HEREBY GIVEN pursuant to Section 311(g) of the Fictitious Name Act of December 16, 1982, P.L. 1309, No. 295, as amended, 54 Pa. C.S.A. Section 311(g), of the filing in the Office of the Secretary of the Commonwealth, at Harrisburg, Pennsylvania, on December 8, 2017, a certificate for the conduct of a business in Lancaster County, Pennsylvania, under the assumed or fictitious name of:

SPIRIT POWER

with its principal place of business to be located at: 48 Industrial Road, Elizabethtown, Pennsylvania 17022.

The name and address of the entity interested in the said business are: Stewardship: A Mission of Faith, 48 Industrial Road, Elizabethtown, PA 17022.

THOMAS J. NEHILLA, ESQUIRE  
RHOADS & SINON LLP

One South Market Square  
12th Fl.  
P.O. Box 1146  
Harrisburg, PA 17108-1146

J-12

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**SUITS ENTERED**

(Defendant's name appears first in capitals, followed by plaintiff's

name, number and plaintiff's or appellant's attorneys.)

December 29, 2017

to January 5, 2018

ANGLE, JOHN T.; Kelly S. Mellot; 10940; Ziegler

BARGMANN, DAVID P.; Bank of America, N.A.; 10924; Weinberg

BRIGHT, GARY D.; Bank of America, N.A.; 10925; Weinberg

CARPER, RYAN L.; Bonnie Mes-simer; 11005

CEDAR ACRES EAST APARTMENTS, RUTT, GREGORY; Kandy Hoover; 10977; Landis

CHARTWELL STAFFING SERVICES, INC.; Integrity Staffing Group, Inc.; 10999; Lewis

CLARK, TIMOTHY A., CLARK, ELIZABETH A.; Wilmington Savings Fund Society F.S.B.; 10942; Fein

COLON, DAMARISE; Cavalry SPV I, LLC; 00034; Apothaker

CUNNINGHAM, KATELYN; Cavalry SPV I, LLC; 00035; Apothaker  
DISSINGER, HEATHER J.; Bank of America, N.A.; 10997; Weinberg

DOE, JOHN; Federal Home Loan Mortgage Corporation; 10938; Reese  
EBERLY, CRAIG; Hildegard Mc-Clearen; 10959; May

EISENHART DIESEL, LLC, EISENHART, SETH; BB&T Commercial Equipment Capital Corp.; 10991; Farley

FEOLA, ANGELINA, CHANG-THONGTHIP, JEAN; Cavalry SPV I, LLC; 00030; Apothaker

FUNK, RONALD E., BELL, NANCY C., JARRETT, JO BETH, JARRETT, ANTHONY; Commonwealth of Pennsylvania; 10928; Pike

HARMAN, HARRY, JR., HARMAN, HARRY, HARMAN, HAROLD, JR.; David E. Leschke; 10963

HEISTER, CAMRYN, HEISTER, CURTIS; William Koran; 10949; Quinn

HERSHEY, WENDELL J.; Discover Bank; 00042; Dougherty

HESS, MELVIN E., HESS, WENDY S.; LSF10 Master Participation Trust; 10943; Osborne

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HICKS, COREY L., JENKINS, TY-LIA; Linden Hall School for Girls; 10969

HILLARD, EDITH, BALLOON BOUTIQUE; BB&T Commercial Equipment Capital Corp.; 10978; Farley

JASON, RAMOS, RAMOS, JASON; Cavalry SPV I, LLC; 00033; Apothaker

JONES, LANCE M., JONES, VIO-LA; Nationwide Insurance Company; 00039; Schofield

KAUFFMAN, KENNETH L., CONOY PRODUCTS, LLC; Mary Minick; 10981; Browne

LANCASTER GENERAL HEALTH, LANCASTER GENERAL HOSPITAL, LANCASTER GENERAL HEALTH PHYSICIANS, PENN MEDICINE TRAUMA & ACUTE CARE SURGERY; William Koran; 11016; Quinn

LONGENECKER, JOHN MARK, LONGENECKER, DEBORAH J.; Ephrata National Bank; 00029; Handwerker

MENNONITE HOME, MENNONITE HOME COMMUNITIES; Gina Haubert; 10956; Justice

NETWORTH SERVICES, INC.; BB&T Commercial Equipment Capital Corp.; 10988; Farley

NORTON, ELIZABETH; Cavalry SPV I, LLC; 00036; Apothaker

PERFORMANCE PROCESSING, INC.; Kennedy P.C. Law Offices; 10986; Evarts

POTTER, RANDALL G.; Bank of America, N.A.; 10941; Flink

RADER, KRISTA, WECKER, DONNA; Susquehanna Operator, LLC; 00043; Eisemann

RIOS, JOSE A.; Bank of America, N.A.; 10933; Weinberg

STONE, JOYCE W.; CIT Bank, N.A.; 10972; Wolf

SWANN, DIANA L.; Cavalry SPV I, LLC; 00031; Apothaker

TRUONG, TONY, BREW ATTIRE; BB&T Commercial Equipment Capital Corp.; 10989; Farley

WALL, ROBERT L., JR.; Bank of America, N.A.; 10927; Weinberg

WALL, ROBERT L., JR.; Bank of America, N.A.; 10932; Weinberg

WEAVER, HENRY G., III; Discover Bank; 00041; Dougherty

WINTERS, DEREK P.; Wells Fargo Bank, N.A.; 10936; Wapner

J-12

**NOTICE**



**SHERIFF'S SALE OF VALUABLE  
REAL ESTATE**

**Wednesday, JANUARY 31, 2018  
1:30 p.m. Prevailing Time**

Pursuant to writs of Execution directed to me by the Court of Common Pleas of Lancaster County, PA, I will expose the following Real Estate to public sale at 1:30 p.m. on the above date in the Lancaster County Courthouse, Courtroom A, 50 North Duke Street, in the City of Lancaster, PA.

**PUBLIC CAMERAS AND  
CELL PHONES IN COURT  
FACILITIES ARE PROHIBITED  
JANUARY 1, 2017**

Beginning January 1, 2017, the taking of photographs, including video pictures and recording, and the use and possession of audio and video broadcast and audio recording equipment and *any other device including cell phones* capable of capturing or transmitting sound or images, in a courtroom or hearing room or its environs during the progress of or in connection with any action, whether or not court is actually in session, is prohibited in compliance with L.C.R. Crim.P. No. 112.

**CONDITIONS OF SALE**

The sheriff's office reserves the right to accept or to reject any and all bids. The plaintiff may withdraw or continue any property being bid on up to the property being struck down as sold.

If the conditions of the sale are not adhered to, the property shall be placed back up for auction.

The sheriff reserves the right to adjust or modify these conditions of sale on a case by case basis as a situation presents itself. The sheriff's decision shall be final.

Proper identification is required by the Sheriff's Office, the proper identification that is acceptable to the Sheriff's Office is a picture identification, such as a driver's license.

Real estate is to be sold for lawful money of the United States, or a certified check from a Pennsylvania Bank. We do not accept personal checks or business checks.

The buyer immediately on his being declared the highest bidder, and the property struck off to him, shall pay 20% of the purchase money to the Sheriff's Office. The balance shall be paid by the buyer within 30 days from the date of sale.

The buyer, or his agent, shall file the Realty Transfer Tax Affidavit of Value in duplicate with the Sheriff within fifteen days from the date of sale indicating the amount of Pennsylvania and local transfer taxes to be paid, if any. Said taxes owing, if any, shall be fully paid from the proceeds of the sale by the Sheriff at the time of the recording of the deed, as an expense of distribution. If the proceeds are insufficient to pay for the cost of the sale, including transfer taxes, and priority liens, buyer shall pay the additional amount owing to the Sheriff within thirty days of the sale.

All real estate is sold "as is" with no guarantees or warranties either expressed or implied and may be subject to mortgages and priority liens. The sheriff may not even be able to convey a deed at all. Properties may be sold in any order and not as numerically listed, at the sole discretion of the sheriff.

If no petition has been filed to set aside the sale, the Sheriff shall execute a deed within the appropriate time after the filing of a Schedule of Distribution, conveying all the real estate right, title & interest of the defendant in the property. Distribution will be made in accordance with the schedule of distribution unless exceptions are filed thereto within ten days after the filing of Schedule of Distribution.

The highest bidder shall be declared the buyer, and in case of non-compliance by the person to whom the sale shall be struck off to, he shall be answerable for all loss or damages and advances from a resale of the premises for the benefit of the plaintiff.

When the bidder is declared the buyer (unless buying the property on behalf of the plaintiff for costs only) he shall state his/her name for our record.

He/she shall come forward right away, and give his/her name to the Sheriff's Office personnel at the forward desk.

He/she shall then go to the rear desk where other Sheriff's Office personnel are located and settle the paperwork, the down payment, and his/her proper identification.

Bidders should note that until all the paperwork, identification, and 20% down payment is made, the sale for your purposes is not complete. You may wish to remain until these conditions are met, because if the conditions are not met, the property will be placed back up for sale.

Interruptions or questions of the clerks during the auction is not permitted.

The door to the courtroom will remain open during the auction in order to reduce the noise level of the door opening and closing.

In order to expedite the auction, the Sheriff requests that plaintiff or

plaintiff's counsel announce an "upset" price. This price will be viewed as the least amount, which the plaintiff will accept for the property, or more commonly called the reserve price.

Any bidding above costs for such a property will begin at that stated upset (reserve figure) and no less than \$100.00 increments will be accepted from that point on (above the reserve/upset price).

If plaintiff or plaintiff's counsel desires to withdraw a property from bidding, and/or continue the property to a date certain within the next 130 days, we request that you do so before or during the bidding by orally announcing such, but you will be required to immediately place in writing, your withdrawal and/or continuance, and sign the same. A continuance is allowed two times, within one hundred and thirty days.

Those in attendance are cautioned that you are free to make any statements you wish about any of the properties offered at auction. However, if any statement is made that is intended or perceived as such, that it would tend to cause others not to bid on that property, then that property may be removed from auction at the sheriff's discretion.

An example of such a statement may be that the seller or agent for the seller would announce that if an upset (reserve) price is reached he would remove said property from the auction.

The auctioneer will be the sole judge regarding any such decision and/or other dispute during this auction.

If you are bidding on a property as an agent for another person, you will be required to sign the Conditions of the Sale agreement in your own name and address as the agent for said other person, and also place said other person's name and address on the Conditions of Sale agreement document.

The sheriff's office will hold the agent responsible for the bid, if the principal would decline, unless the agent has a notarized agency agreement and presents the same to the Sheriff's Office at the time of the sale.

Kindly remember that any bidding above costs for a property will begin with that stated upset figure and no less than one hundred dollar increments thereafter. If no upset (reserve) figure is announced, all bidding above costs for such property shall begin in not less than one hundred dollar increments. The Sheriff will not accept a lesser amount.

The Sheriff does not guarantee or warrant, in any way, the real estate upon which you are bidding. He is merely following the request of the plaintiff and selling whatever interest the defendant might have in the property. It is up to you or your attorney to determine what that interest is, before you buy. The defendant might not own the property at all, some other person may own it, or there might be mortgages or liens against the property that you must pay before you obtain a clear title, all these factors are for you alone to determine. The Sheriff will not make these determinations for you. Once you make a bid, which is accepted as the highest bid, you have bought whatever interest the defendant has, if any, and you must pay that sum of money to the Sheriff regardless of what you later find out about the title. You must know what you are bidding on before you bid not after. You should further remember that if for whatever reason you cannot complete the sale under the terms and conditions as set forth here today, you shall forfeit your 20% down money, as liquidated damages to the Sheriff's Office, and shall also be liable for any damages incurred by the plaintiff or the Sheriff for resale.

CHARLES A. HAMILTON  
Acting Sheriff of Lancaster County  
BRADFORD J. HARRIS, ESQUIRE  
Solicitor

No. CI-16-10282

**WELLS FARGO BANK, NA**

**vs.**

**DARLENE MARIE ADAMS a/k/a  
DARLENE ADAMS**

*Property Address:* 961 Manor Blvd.,  
Lancaster, PA 17603

*UPI/Tax Parcel Numbers:* 410-92109-  
0-0000 & 410-75106-0-0000

*Judgment:* \$264,131.13

*Reputed Owner:* Darlene Marie Ad-  
ams a/k/a Darlene Adams

*Instr. No.:* 6159840

*Municipality:* Manor Township

*Area:* 1.53

*Improvements:* Residential Dwelling

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No. CI-16-03577

**FULTON BANK, N.A.**

**vs.**

**DONNELL E. ALLEN, SR.**

*Property Address:* 1139 Louise Ave-  
nue, Lancaster, PA 17601

*UPI/Tax Parcel Number:* 390-23146-  
0-0000

*Judgment:* \$187,449.53

*Reputed Owner:* Donnell E. Allen, Sr.

*Instr. No.:* 5884107

*Municipality:* Manheim Township

*Area:* .27

*Improvements:* Residential Dwelling

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No. CI-17-05834

**MB FINANCIAL BANK, N.A.**

**vs.**

**JAMES L. ALLOWAY, III**

*Property Address:* 2521 Ironville Pike,  
Columbia, PA 17512

*UPI/Tax Parcel Number:* 300-95598-  
0-0000

*Judgment:* \$145,513.89

*Reputed Owner:* James L. Alloway, III

*Instr. No.:* 6128784

*Municipality:* West Hempfield Town-  
ship

*Area:* 13,608 square feet

*Improvements:* Residential Dwelling

No. CI-17-04897

**PENNSYLVANIA HOUSING  
FINANCE AGENCY**

**vs.**

**YUBEL AVILA-RAMIREZ,  
LIDICE A. PENALVER  
GUERRA a/k/a LIDICE  
PENALVER GUERRA**

*Property Address:* 655 West Vine  
Street, Lancaster, PA 17603

*UPI/Tax Parcel Number:* 338-34234-  
0-0000

*Judgment:* \$100,452.63

*Reputed Owners:* Yubel Avila-Ramirez  
& Lidice A. Penalver Guerra a/k/a  
Lidice Penalver Guerra

*Instr. No.:* 5667896

*Municipality:* City of Lancaster

*Area:* .05 acres

*Improvements:* Residential Dwelling

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No. CI-17-02843

**WELLS FARGO BANK, N.A.**

**vs.**

**CHRIS BARR, IN HIS CAPACITY  
AS HEIR OF SABINA SUE L.  
BARR, DECEASED, UNKNOWN  
HEIRS, SUCCESSORS, ASSIGNS  
AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER SABINA SUE L.  
BARR, DECEASED, SHAYLA C.  
ANDRAS, IN HER CAPACITY AS  
HEIR OF SABINA SUE L.  
BARR, DECEASED**

*Property Address:* 130 East Washing-  
ton Street, Elizabethtown, PA  
17022

*UPI/Tax Parcel Number:* 250-57085-  
0-0000

*Judgment:* \$122,057.63

*Reputed Owners:*

*Instr. No.:* 5855736

*Municipality:* Elizabethtown Borough

*Area:* .08 ACRES

*Improvements:* Residential Dwelling

No. CI-04-08099

**WELLS FARGO BANK  
MINNESOTA, NATIONAL  
ASSOCIATION AS TRUSTEE FOR  
CERTIFICATE HOLDERS OF EMC  
MORTGAGE LOAN TRUST  
2002-A, MORTGAGE LOAN  
PASS-THROUGH CERTIFICATES,  
SERIES 2002-A**

**vs.**

**DONALD L. BARRON,  
MARIA BARRON**

*Property Address:* 1541 Hiemenz  
Road, Lancaster, PA 17601

*UPI/Tax Parcel Number:* 390-22880-  
0-0000

*Judgment:* \$185,215.63

*Reputed Owners:* Donald L. Barron  
and Maria Barron

*Deed Bk.:* 2634, Page 75

*Municipality:* Manheim Township

*Area:* 0.53

*Improvements:* Residential Dwelling

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No. CI-17-04835

**MTGLQ INVESTORS, LP**

**vs.**

**MELVIN L. BEILER,  
REBECCA S. BEILER**

*Property Address:* 687 Lime Quarry  
Rd., Gap, PA 17527

*UPI/Tax Parcel Number:* 560-46981-  
0-0000

*Judgment:* \$158,634.28

*Reputed Owners:* Melvin L. Beiler and  
Rebecca S. Beiler

*Instr. No.:* 5339822

*Municipality:* Salisbury Township

*Area:* 2.5

*Improvements:* Residential Dwelling

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No. CI-17-01763

**WELLS FARGO BANK, N.A.**

**vs.**

**JOHN R. BITTNER,  
JENNIFER C. WEHMEIER**

*Property Address:* 539 Wood Duck Dr., Manheim, PA 17545  
*UPI/Tax Parcel Number:* 500-16789-0-0000  
*Judgment:* \$112,857.12  
*Reputed Owners:* John R. Bittner and Jennifer C. Wehmeier  
*Instr. No.:* 6008642  
*Municipality:* Penn Township  
*Area:* 0.07  
*Improvements:* Residential Dwelling

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No. CI-17-04703

**NATIONSTAR MORTGAGE LLC  
d/b/a CHAMPION  
MORTGAGE COMPANY**

**vs.**

**PATRICIA M. BRANCHE**

*Property Address:* 929 East Fulton Street, Lancaster, PA 17602  
*UPI/Tax Parcel Number:* 336-14540-0-0000  
*Judgment:* \$139,666.06  
*Reputed Owner:* Patricia M. Branche  
*Deed Bk.:* M95, Page 428  
*Municipality:* City of Lancaster  
*Area:* 0.06 acres  
*Improvements:* Residential Dwelling

---

No. CI-15-06983

**WELLS FARGO BANK, N.A.**

**vs.**

**HARRY E. BRENISER a/k/a  
HARRY E. BRENISER, III,  
JACKIE A. BRENISER**

*Property Address:* 125 Nicole Street, Marietta, PA 17547  
*UPI/Tax Parcel Number:* 150-27081-0-0000  
*Judgment:* \$176,639.78  
*Reputed Owners:* Harry E. Breniser a/k/a Harry E. Breniser, III and Jackie A. Breniser  
*Instr. No.:* 5688870  
*Municipality:* East Donegal Township  
*Area:* 5,663 sq. ft.  
*Improvements:* residential dwelling

No. CI-16-10177

**OCWEN LOAN SERVICING, LLC**

**vs.**

**CASEY BRIDWELL,  
THERESA BRIDWELL**

*Property Address:* 119 Marlton Lane, Quarryville, PA 17566  
*UPI/Tax Parcel Number:* 530-01492-0-0000  
*Judgment:* \$274,588.18  
*Reputed Owners:* Casey Bridwell and Theresa Bridwell  
*Instr. No.:* 5560398  
*Municipality:* Borough of Quarryville  
*Area:* N/A  
*Improvements:* Residential Real Estate

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No. CI-17-05666

**PNC BANK  
NATIONAL ASSOCIATION**

**vs.**

**BRADY A. BUCKS, JOANNE  
BUCKS a/k/a JOANNE BETZ  
a/k/a JOANNE M. BUCKS**

*Property Address:* 1835 Harrisburg Ave., Mount Joy, PA 17552  
*UPI/Tax Parcel Number:* 461-96818-0-0000  
*Judgment:* \$138,757.67  
*Reputed Owners:* Brady A. Bucks, single individual and Joanne Betz, single individual, their heirs and assigns as joint tenants with the right of survivorship and not as tenants in common  
*Instr. No.:* 5557128  
*Municipality:* Mount Joy Township  
*Area:* 0.20 Acres  
*Improvements:* Residential Dwelling

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No. CI-17-01535

**JP MORGAN CHASE BANK,  
NATIONAL ASSOCIATION**

**vs.**

**SETH S. BURKHART a/k/a  
SETH BURKHART,  
MICHELLE E. BURKHART a/k/a  
MICHELLE BURKHART**

LANCASTER LAW REVIEW

*Property Address:* 23 Chickadee Circle, Leola, PA 17540  
*UPI/Tax Parcel Number:* 360-76755-0-0000

*Judgment:* \$156,626.22

*Reputed Owners:* Seth S. Burkhardt a/k/a Seth Burkhardt and Michelle E. Burkhardt a/k/a Michelle Burkhardt

*Instr. No.:* 5810114

*Municipality:* Township of Upper Leacock

*Area:* Lot no. 18, Block B

*Improvements:* Residential Dwelling

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No. CI-16-00359

**SANTANDER BANK, N.A.**

**vs.**

**JASON M. CRUZ,  
JENNIFER A. CRUZ**

*Property Address:* 1750 Campus Road, Elizabethtown, PA 17022  
*UPI/Tax Parcel Number:* 460-53650-0-0000

*Judgment:* \$163,551.31

*Reputed Owners:* Jason M. Cruz and Jennifer A. Cruz

*Instr. No.:* 5316207

*Municipality:* Mt. Joy Township

*Area:* 0.46

*Improvements:* Residential Dwelling

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No. CI-17-03564

**PENNSYLVANIA HOUSING  
FINANCE AGENCY**

**vs.**

**SEAN M. DITZLER,  
KRISTEN N. DITZLER a/k/a  
KRISTIN N. DITZLER**

*Property Address:* 29 East Main Street, Reinholds, PA 17569  
*UPI/Tax Parcel Number:* 090-63867-0-0000

*Judgment:* \$132,555.45

*Reputed Owners:* Sean M. Ditzler & Kristen N. Ditzler a/k/a Kristin N. Ditzler

*Instr. No.:* 6007726

*Municipality:* Township of West Calico

*Area:* .110 acres

*Improvements:* Residential Dwelling

---

No. CI-15-06662

**NATIONSTAR MORTGAGE LLC**

**vs.**

**EARL ESHELMAN,  
SANDRA ESHELMAN**

*Property Address:* 4076 Parkside Court, Mount Joy, PA 17552

*UPI/Tax Parcel Number:* 300-80374-0-0000

*Judgment:* \$206,117.09

*Reputed Owners:* Earl Eshelman and Sandra Eshelman

*Instr. No.:* 6066363

*Municipality:* West Hempfield Township

*Area:* All that certain piece, parcel or tract of land with the improvements thereon erected, situate on the south side of Parkside Court, located in West Hempfield Township, Lancaster County, Pennsylvania, being known as Lot 30, as shown on a Plan by David Miller/Associates, Incorporated, Drawing No. 93-137, Page 4 of 22, recorded in Subdivision Plan Book J-185, Page 50, said tract being more fully bounded and describe as follows:

*Improvements:* Residential Dwelling

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No. CI-13-10639

**FLAGSTAR BANK FSB**

**vs.**

**JOYCE ESHLEMAN a/k/a  
JOYCE E. ESHLEMAN,  
GLENN V. ESHLEMAN, JR.**

*Property Address:* 1919 Wilson Avenue, Lancaster, PA 17603

*UPI/Tax Parcel Number:* 290-50372-0-0000

*Judgment:* \$206,118.28

*Reputed Owners:* Joyce Eshleman  
a/k/a Joyce E. Eshleman and  
Glenn V. Eshleman, Jr.  
*Deed Bk.:* 5027, Page 467  
*Municipality:* East Hempfield Town-  
ship  
*Area:* 0.26  
*Improvements:* Residential Dwelling

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No. CI-16-00062

**REVERSE MORTGAGE  
SOLUTIONS, INC.**

**vs.**

**ESTATE OF CHARLES R.  
AFFLEBACH, UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND ALL  
PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER CHARLES R.  
AFFLEBACH, CLARA V. BEHMER,  
PERSONAL REPRESENTATIVE  
OF THE ESTATE OF  
CHARLES R. AFFLEBACH**

*Property Address:* 460 New Dorwart  
Street, Lancaster, PA 17603  
*UPI/Tax Parcel Number:* 338-64032-  
0-0000  
*Judgment:* \$53,398.81  
*Reputed Owner:* Charles R. Afflebach  
*Instr. No.:* 6155, Page 397  
*Municipality:* City of Lancaster  
*Area:* 0.04 Acres  
*Improvements:* Residential Dwelling

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No. CI-17-05718

**NATIONSTAR MORTGAGE LLC**

**vs.**

**JUSTIN FABIAN**

*Property Address:* 60 Chelmsford  
Drive, Marietta, PA 17547  
*UPI/Tax Parcel Number:* 150-61802-  
0-0000  
*Judgment:* \$120,598.56  
*Reputed Owner:* Justin Fabian  
*Instr. No.:* 5421995  
*Municipality:* Township of East Done-  
gal

*Area:* .07 Acres  
*Improvements:* Residential Dwelling

---

No. CI-17-04119

**PENNSYLVANIA HOUSING  
FINANCE AGENCY**

**vs.**

**TYLER K. FISHER**

*Property Address:* 124 North Angle  
St., Mount Joy, PA 17552  
*UPI/Tax Parcel Number:* 450-37172-  
0-0000  
*Judgment:* \$105,237.59  
*Reputed Owner:* Tyler K. Fisher  
*Instr. No.:* 5869189  
*Municipality:* Mount Joy Borough  
*Area:* 0.11 Acres  
*Improvements:* A Residential Dwelling

---

No. CI-14-01057

**US BANK  
NATIONAL ASSOCIATION**

**vs.**

**MARY A. FOOTE, STEPHEN  
MICHAEL FOOTE, JR., IN HIS  
CAPACITY AS HEIR OF STEPHEN  
FOOTE, SR., DECEASED,  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS,  
FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER  
STEPHEN FOOTE, SR.,  
DECEASED, SAMANTHA FOOTE,  
IN HER CAPACITY AS HEIR OF  
STEPHEN FOOTE, SR.,  
DECEASED, SHELLY  
DEVERTER, IN HER CAPACITY  
AS HEIR OF STEPHEN  
FOOTE, SR., DECEASED**

*Property Address:* 833 Rife Run Rd.,  
Manheim, PA 17545  
*UPI/Tax Parcel Number:* 540-71580-  
0-0000  
*Judgment:* \$97,363.76  
*Reputed Owner:* Mary A. Foote  
*Deed Bk.:* 6180 Page 202  
*Municipality:* Rapho Township

LANCASTER LAW REVIEW

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Area: .2 Acres  
Improvements: Residential Dwelling

No. CI-17-06024

**BELCO COMMUNITY  
CREDIT UNION**

vs.

**JASON W. FRABLE**

Property Address: 4083 Laurel Lane,  
Mount Joy, PA 17552  
UPI/Tax Parcel Number: 300-95519-  
0-0000  
Judgment: \$115,257.82  
Reputed Owner: Jason W. Frable  
Deed Bk.: 5121 and Page 00567  
Municipality: West Hempfield Town-  
ship  
Area: 0.07 Acres  
Improvements: Dwelling house

No. CI-17-05566

**NATIONSTAR MORTGAGE LLC  
d/b/a CHAMPION  
MORTGAGE COMPANY**

vs.

**BELVA JANE FRALICK**

Property Address: 12 Elser Hill Rd.,  
Lititz, PA 17543  
UPI/Tax Parcel Number: 240-38213-  
0-0000  
Judgment: \$163,962.96  
Reputed Owner: Belva Jane Fralick  
Deed Bk.: 60 page 93 instrument #  
13143  
Municipality: City of Lititz  
Area: .5 acres  
Improvements: Residential dwelling

No. CI-17-01224

**WELLS FARGO BANK, N.A.**

vs.

**JESSICA L. FRITSCH**

Property Address: 5 Springwalk  
Court, Lancaster, PA 17601  
UPI/Tax Parcel Number: 290-30850-  
0-0000

Judgment: \$150,907.60  
Reputed Owner: Jessica L. Fritsch, a  
single individual

Instr No.: 5742086

Municipality: Township of East Hemp-  
field

Area: N\A

Improvements: Residential Dwelling

No. CI-17-06615

**JP MORGAN CHASE BANK,  
NATIONAL ASSOCIATION**

vs.

**ADRIANN R. GAWRYS,  
DANIEL J. GAWRYS**

Property Address: 241 Julia Ave.,  
Strasburg, PA 17579

UPI/Tax Parcel Number: 570-90253-  
0-0000

Judgment: \$215,670.20.

Reputed Owners: Adriann R. Gawrys  
and Daniel J. Gawrys

Instr. No.: 5798667

Municipality: Borough of Strasburg  
Area: ALL THAT CERTAIN lor parcel

of land having a brick aluminum  
siding split foyer dwelling with a  
two car garage thereon erected,  
known and numbered as 241  
North Julia Avenue, situated  
along the West side of Julia Ave-  
nue and being known as Lot no.  
4, Section C on the Plan of "Gar-  
den Spot Acres" laid out by J.  
Haines Shether, Registered Engi-  
neer, on November 10, 1962, in  
the Borough of Strasburg, Coun-  
ty, of Lancaster and Common-  
wealth of Pennsylvania, bounded  
and described as follows, to wit:

Improvements: Residential Dwelling

No. CI-17-05709

**COLONIAL SAVINGS, F.A.**

vs.

**LEAH M. GERHART,  
BRADLEY K. GERHART**

*Property Address:* 110 Tomahawk Drive West, Conestoga, PA 17516  
*UPI/Tax Parcel Number:* 120-26565-0-0000

*Judgment:* \$169,617.58  
*Reputed Owners:* Leah M. Gerhart and Bradley K. Gerhart  
*Instr. No.:* 5065549  
*Municipality:* Conestoga Township  
*Area:* N/A  
*Improvements:* Single Family Dwelling

No. CI-17-03557

**NATIONSTAR MORTGAGE LLC**

**vs.**

**JOY M. GLICK,  
KENTON W. GLICK**

*Property Address:* 114 W. Franklin St., Ephrata, PA 17522  
*UPI/Tax Parcel Number:* 260-03799-0-0000

*Judgment:* \$109,553.62  
*Reputed Owners:* Joy M. Glick & Kenton W. Glick  
*Instr. No.:* 5820469  
*Municipality:* Borough of Ephrata  
*Area:* 0.08 acres  
*Improvements:* Residential Dwelling

No. CI-16-06845

**THE EPHRATA NATIONAL BANK**

**vs.**

**DENNIS R. GOCKLEY,  
GALE E. GOCKLEY**

*Property Address:* 3 Madison Circle, Ephrata, PA 17522  
*UPI/Tax Parcel Number:* 270-39513-0-0000

*Judgment:* \$6,869.80  
*Reputed Owners:* Dennis R. Gockley and Gale E. Gockley  
*Deed Bk.:* 6361, Page 655  
*Municipality:* Ephrata Township  
*Area:* N/A  
*Improvements:* N/A

No. CI-12-12284

**WELLS FARGO BANK, NA**

**vs.**

**JOSE V. GONZALES a/k/a  
JOSE GONZALES**

*Property Address:* 121 South Marshall Street and 118-120 Stevens Avenue, Lancaster, PA 17602-3740

*UPI/Tax Parcel Numbers:* 337-69685-0-0000, 337-70066-0-0000 & 337-59446-0-0  
*Judgment:* \$35,593.05  
*Reputed Owner:* Jose V. Gonzales a/k/a Jose Gonzales  
*Deed Bk.:* 5185, Page 595  
*Municipality:* Lancaster City  
*Area:* 0.1200  
*Improvements:* Residential Dwelling

No. CI-17-06286

**DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS TRUSTEE  
FOR AMERIQUEST MORTGAGE  
SECURITIES INC., ASSET-  
BACKED PASS-THROUGH  
CERTIFICATES, SERIES 2003-5**

**vs.**

**LISA A. GRAHAM,  
MARK R. GRAHAM**

*Property Address:* 117 Sunflower Circle, Landisville, PA 17538  
*UPI/Tax Parcel Number:* 290-59466-0-0000

*Judgment:* \$238,348.22  
*Reputed Owners:* Mark R. Graham and Lisa A. Graham, Husband and Wife  
*Instr. No.:* 5041387  
*Municipality:* East Hempfield Township  
*Area:* 0.26 Acres  
*Improvements:* Residential Dwelling

No. CI-17-01282

**LAKEVIEW LOAN  
SERVICING, LLC**

**vs.**

**MARK ANTHONY GRAY,  
CARLEE BRUMBACH**

*Property Address:* 118 South Fulton  
Street, Manheim, PA 17545  
*UPI/Tax Parcel Number:* 400-04691-  
0-0000  
*Judgment:* \$147,445.63  
*Reputed Owners:* Mark Anthony Gray  
and Carlee Brumbach  
*Instr. No.:* 6104780  
*Municipality:* Manheim Borough  
*Area:* 0.24  
*Improvements:* Residential Dwelling

No. CI-17-05757

**FINANCE OF AMERICA  
REVERSE LLC**

**vs.**

**NANCY GRUBE, CO-EXECUTRIX  
OF THE ESTATE OF JAY R.  
PIERCE a/k/a JAY RUDY  
PIERCE, PAULINE NOLT, CO-  
EXECUTRIX OF THE ESTATE OF  
JAY R. PIERCE a/k/a  
JAY RUDY PIERCE**

*Property Address:* 227 Landis Valley  
Rd., Lititz, PA 17543  
*UPI/Tax Parcel Number:* 600-85267-  
0-0000  
*Judgment:* \$148,747.53  
*Reputed Owners:* Elizabeth H. Pierce  
and Jay R. Pierce a/k/a Jay Rudy  
Pierce  
*Deed Bk.:* T82, Page: 448  
*Municipality:* Township of Warwick  
*Area:* N/A  
*Improvements:* Residential Dwelling

No. CI-17-02827

**WELLS FARGO BANK, N.A.**

**vs.**

**JASON M. HARTRANFT,  
SAMANTHA K. HARTRANFT  
a/k/a SAMANTHA HARTRANFT**

*Property Address:* 17 Park Street,  
Stevens, PA 17578  
*UPI/Tax Parcel Number:* 080-23631-  
0-0000  
*Judgment:* \$119,945.58

*Reputed Owner:* Samantha K. Har-  
tranft a/k/a Samantha Hartranft  
*Instr. No.:* 6127705  
*Municipality:* East Cocalico Township  
*Area:* .29 Acres  
*Improvements:* Residential Dwelling

No. CI-17-03778

**QUICKEN LOANS, INC.**

**vs.**

**DAYNA HAUBERT AS  
ADMINISTRATIX OF THE  
ESTATE OF DWAYNE M.  
HAUBERT, DECEASED, ASIA M.  
WEBER AS ADMINISTRATIX OF  
THE ESTATE OF DWAYNE M.  
HAUBERT, DECEASED, JOSHUA  
HAUBERT AS ADMINISTRATOR  
OF THE ESTATE OF DWAYNE M.  
HAUBERT, DECEASED**

*Property Address:* 452 East Market  
St., Marietta, PA 17547  
*UPI/Tax Parcel Number:* 420-64217-  
0-0000  
*Judgment:* \$107,698.25  
*Reputed Owners:* Dayna Haubert as  
Administratrix of the Estate of  
Dwayne M. Haubert, Deceased,  
Joshua Haubert as Administrator  
of the Estate of Dwayne M. Hau-  
bert, Deceased & ASIA WEBER as  
Administratrix of the Estate of  
Dwayne M. Haubert, Deceased  
*Instr. No.:* 5127866  
*Municipality:* City of Marietta  
*Area:* .17 acres  
*Improvements:* Residential dwelling

No. CI-14-01005

**MTGLQ INVESTORS, L.P.**

**vs.**

**KEVIN M. HEINEY,  
HEATHER HEINEY a/k/a  
HEATHER L. HEINEY**

*Property Address:* 13 North Jackson  
Street, Strasburg, PA 17579  
*UPI/Tax Parcel Number:* 570-00200-  
0-0000  
*Judgment:* \$184,554.21

*Reputed Owners:* Kevin M. Heiney  
and Heather Heiney a/k/a Heather  
L. Heiney  
*Instr. No.:* 5435113  
*Municipality:* STRASBURG BOR-  
OUGH  
*Area:* 7,841 square feet  
*Improvements:* Residential Dwelling

No. CI-15-06797

**LSF8 MASTER  
PARTICIPATION TRUST**

vs.

**SITHA HEN, KIM L. CHENG**

*Property Address:* 1002 Ayres Court,  
Lancaster, PA 17602-2454  
*UPI/ Tax Parcel Number:* 336-34472-  
0-0000  
*Judgment:* \$100,228.17  
*Reputed Owners:* Sitha Hen and Kim  
L. Cheng  
*Deed Bk.:* 6116, Page 0496  
*Municipality:* Lancaster City  
*Area:* .06 Acres  
*Improvements:* Residential Dwelling

No. CI-12-14279

**OCWEN LOAN SERVICING, LLC**

vs.

**DONALD K. HERR,  
SANDRA D. HERR**

*Property Address:* 170 Groff Road,  
Quarryville, PA 17566-9405  
*UPI/ Tax Parcel Number:* 230-91452-  
0-0000  
*Judgment:* \$77,686.97  
*Reputed Owners:* Donald K. Herr and  
Sandra D. Herr  
*Deed Bk.:* 2786, Page 632  
*Municipality:* Eden Township  
*Area:* 0.44  
*Improvements:* Residential Dwelling

No. CI-17-04595

**FEDERAL NATIONAL MORTGAGE  
ASSOCIATION ("FANNIE MAE"),  
A CORPORATION ORGANIZED**

**AND EXISTING UNDER  
THE LAWS OF THE UNITED  
STATES OF AMERICA**

vs.

**VIRGINIA L. HERR**

*Property Address:* 20 Landis Rd.,  
Ephrata, PA 17522  
*UPI/ Tax Parcel Number:* 260-30620-  
0-0000  
*Judgment:* \$86,556.06  
*Reputed Owner:* Virginia L. Herr  
*Instr. No.:* 6274655  
*Municipality:* Ephrata Borough  
*Area:* N/A  
*Improvements:* Residential Dwelling

No. CI-16-06826

**WELLS FARGO BANK NA**

vs.

**PATRICIA A. HIATT,  
KENNETH L. HIATT, JR.**

*Property Address:* 11 Walnut St.,  
Mount Joy, PA 17552  
*UPI/ Tax Parcel Number:* 450-10367-  
0-0000  
*Judgment:* \$77,407.53  
*Reputed Owners:* Kenneth L. Hiatt,  
Jr. and Patricia A. Hiatt  
*Instr. No.:* 5964257  
*Municipality:* Mount Joy Borough  
*Area:* 7,841 sq. ft.  
*Improvements:* residential dwelling

No. CI-17-06325

**SANTANDER BANK, N.A.**

vs.

**HOLLY E. HICKS a/k/a  
HOLLY E. DRAPER**

*Property Address:* 824 Penny Lane,  
Mount Joy, PA 17552  
*UPI/ Tax Parcel Number:* 300-99423-  
0-0000  
*Judgment:* \$50,793.69  
*Reputed Owners:*  
*Instr. No.:* 5063717  
*Municipality:* West Hempfield Town-  
ship

Area: 0.07

Improvements: Residential Dwelling

No. CI-16-00117

**DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS TRUSTEE,  
IN TRUST FOR THE REGISTERED  
HOLDERS OF MORGAN STANLEY  
ABS CAPITAL I INC. TRUST  
2006-HE8, MORTGAGE PASS-  
THROUGH CERTIFICATES,  
SERIES 2006 HES**

vs.

**SAMUEL G. HINKLE,  
ELAINE HINKLE**

*Property Address:* 141 Maplewood  
Lane, Marietta, PA 17547

*UPI/Tax Parcel Number:* 150-28455-  
0-0000

*Judgment:* \$222,660.49

*Reputed Owners:* Elaine Hinkle and  
Samuel G. Hinkle

*Instr. No.:* 5545519

*Municipality:* East Donegal Township  
Area: 7,405

*Improvements:* residential dwelling

No. CI-17-05749

**J.P. MORGAN MORTGAGE  
ACQUISITION CORP.**

vs.

**JOHNNY HINOJOSA**

*Property Address:* 147 Linda Terrace,  
Ephrata, PA 17522

*UPI/Tax Parcel Number:* 260-73423-  
0-0000

*Judgment:* \$142,631.80.

*Reputed Owner:* Johnny Hinojosa  
*Instr. No.:* 5728662

*Municipality:* Borough of Ephrata  
*Area:* All that certain tract of land  
shown as lot No. III, Block G on a  
Plan of subdivision for Ephrata  
Terrace Corporation recorded in  
Subdivision Plan Book J-159,  
Page 31, in the Office for Record-  
ing of Deeds in and for Lancaster  
County, Pennsylvania, situate  
along the South side of Linda Ter-

race in the Borough of Ephrata,  
County of Lancaster and Com-  
monwealth of Pennsylvania,  
bounded and described according  
to a plat of subdivision by Fuehrer  
Associates, as follows;

*Improvements:* Residential Dwelling

No. CI-13-01323

**HSBC BANK USA, NA AS  
TRUSTEE FOR ACE SECURITIES  
CORP. HOME EQUITY LOAN  
TRUST, SERIES 2006-FM1,  
ASSET BACKED PASS-THROUGH  
CERTIFICATES**

vs.

**BRAD HOLLOWNICZKY,  
MARIA WEAVER HOLLOWNICZKY**

*Property Address:* 649 4th Street,  
Lancaster, PA 17603

*UPI/Tax Parcel Number:* 338-82344-  
0-0000

*Judgment:* \$ 65,924.41

*Reputed Owners:* Brad Hollowniczky  
and Maria Weaver-Hollowniczky

*Instr. No.:* 5518378

*Municipality:* City of Lancaster

*Area:* 0.04 Acres

*Improvements:* Residential Dwelling

No. CI-17-03441

**JPMORGAN CHASE BANK, NA,  
SUCCESSOR BY MERGER TO  
CHASE HOME FINANCE LLC  
SUCCESSOR BY MERGER TO  
CHASE MANHATTAN  
MORTGAGE CORPORATION**

vs.

**JAMES DOUGLAS HUMMER**

*Property Address:* 203 Midland Cir-  
cle, Mount Joy, PA 17552

*UPI/Tax Parcel Number:* 461-93164-  
0-0000

*Judgment:* \$108,715.17.

*Reputed Owner:* James Douglas  
Hummer

*Deed Bk.:* 5414, Page 391

*Municipality:* Township of Mount Joy

*Area:* ALL THAT CERTAIN lot or tract of land with the improvements thereon erected being situate in the Township of Mount Joy, County of Lancaster and Commonwealth of Pennsylvania, and more particularly shown as Lot No. 2 on a Final Plan prepared for P&E Development Co., Inc., and recorded in the Recorder of Deeds Office in and for Lancaster County, Pennsylvania, on February 26, 1988, in Subdivision Plan Book J-158, Page 85, and all the same being more fully bounded and described as follows, to wit:

*Improvements:* Residential Dwelling

No. CI-17-05585

**WELLS FARGO BANK NA**

**vs.**

**JILLIAN M. KELLY a/k/a  
JILLIAN KELLY**

*Property Address:* 355 Deerfield Dr.,  
Mount Joy, PA 17552

*UPI/Tax Parcel Number:* 461-68240-  
0-0000

*Judgment:* \$142,133.88

*Reputed Owner:* Jillian M. Kelly

*Instr. No.:* 5932192

*Municipality:* Township of Mount Joy

*Area:* N\A

*Improvements:* Residential Dwelling

No. CI-17-04979

**WELLS FARGO BANK, N.A.**

**vs.**

**KENNETH E. KNOUSE**

*Property Address:* 65 South Franklin  
Street, Lancaster, PA 17602

*UPI/Tax Parcel Number:* 337-07332-  
0-0000

*Judgment:* \$80,889.66

*Reputed Owner:* Kenneth E. Knouse

*Instr. No.:* 5630143

*Municipality:* Lancaster City

*Area.:* 1,742 sq. ft.

*Improvements:* Residential Dwelling

No. CI-15-10044

**REVERSE MORTGAGE  
SOLUTIONS, INC.**

**vs.**

**KAREN A. KRAUSE-  
WADSWORTH, KNOWN  
SURVIVING HEIR OF OTTO J.  
KRAUSE, UNKNOWN SURVIVING  
HEIRS OF OTTO J. KRAUSE**

*Property Address:* 135 Bellevue Av-  
enue, Ephrata, PA 17522

*UPI/Tax Parcel Number:* 260-70958-  
0-0000

*Judgment:* \$170,836.04

*Reputed Owners:* Karen A. Krause-  
Wadsworth, Known Surviving Heir  
of Otto J. Krause and Unknown  
Surviving Heirs of Otto J. Krause

*Instr. No.:* 5753215

*Municipality:* Borough of Ephrata

*Area:* N/A

*Improvements:* Residential Dwelling

No. CI-17-05073

**WELLS FARGO BANK, N.A.**

**vs.**

**MICHAEL C. KREIDER, IN HIS  
CAPACITY AS EXECUTOR AND  
DEVISEE OF THE ESTATE OF  
CLYDE KREIDER, JR.**

*Property Address:* 207 Grandview  
Circle, Mount Joy, PA 17552

*UPI/Tax Parcel Number:* 450-05913-  
0-0000

*Judgment:* \$72,519.10

*Reputed Owner:* Michael C. Kreider,  
in his capacity as Executor and  
Devisee of the Estate of Clyde  
Kreider, Jr.

*Deed Bk.:* 5828, Page 0070

*Municipality:* Mount Joy Borough

*Area:* .11 Acres

*Improvements:* Residential Dwelling

No. CI-17-03389

**WELLS FARGO BANK, NA  
SUCCESSOR BY MERGER TO  
WACHOVIA BANK, NA,  
SUCCESSOR BY MERGER TO  
FIRST UNION NATIONAL BANK**

**vs.**

**PATRICIA G. KRUPA IN HER  
CAPACITY AS ADMINISTRATRIX  
AND HEIR OF THE ESTATE OF  
VIRGINIA L. BOISKO, UNKNOWN  
HEIRS, SUCCESSORS, ASSIGNS  
AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER VIRGINIA L.  
BOISKO, DECEASED**

*Property Address:* 47 North President  
Avenue, Lancaster, PA 17603  
*UPI/Tax Parcel Number:* 340-15187-  
0-0000

*Judgment:* \$124,781.39

*Reputed Owners:*

*Deed Bk.:* I 65, Page 985

*Municipality:* Lancaster Township

*Area:* .37 Acres

*Improvements:* Residential Dwelling

No. CI-17-02669

**QUICKEN LOANS INC.**

**vs.**

**SARA M. LEISEY**

*Property Address:* 629 North Farm-  
ersville Road, Ephrata, PA 17522  
*UPI/Tax Parcel Number:* 020-40659-  
0-0000

*Judgment:* \$127,344.23

*Reputed Owner:* Sara M. Leisey

*Instr. No.:* 6223980

*Municipality:* City of Ephrata

*Area:* 0.34 acres

*Improvements:* Residential Dwelling

No. CI-17-06403

**WELLS FARGO BANK, N.A.**

**vs.**

**DAWSON L. LEONARD,  
RENEE L. CAMERON**

*Property Address:* 245 Brian Ave.,  
Mount Joy, PA 17552  
*UPI/Tax Parcel Number:* 160-17243-  
0-0000

*Judgment:* \$108,238.39

*Reputed Owners:* Dawson L. Leonard  
and Renee L. Cameron

*Instr. No.:* 5471691

*Municipality:* West Donegal Township

*Area:* 0.35

*Improvements:* Residential Dwelling

No. CI-17-04604

**WILMINGTON SAVINGS FUND  
SOCIETY, FSB d/b/a  
CHRISTIANA TRUST, NOT  
INDIVIDUALLY BUT AS TRUSTEE  
FOR PRETIUM MORTGAGE  
ACQUISITION TRUST**

**vs.**

**JODI L. MARKLEY,  
TIMOTHY L. MARKLEY**

*Property Address:* 143 Carriage  
House Dr., Willow Street, PA  
17584

*UPI/Tax Parcel Number:* 510-52652-  
0-0000

*Judgment:* \$103,632.79

*Reputed Owners:* Jodi L. Markley &  
Timothy L. Markley

*Instr. No.:* 5020202

*Municipality:* Township of Pequea

*Area:* 0.25 acres

*Improvements:* Residential Dwelling

No. CI-12-03240

**BANK OF AMERICA, N.A.**

**vs.**

**WAYNE L. MARKLEY, HOLLY A.  
GARNER a/k/a HOLLY GARNER**

*Property Address:* 193 Millwood  
Road, Lancaster, PA 17602

*UPI/Tax Parcel Number:* 320-92270-  
0-0000

*Judgment:* \$221,105.06

*Reputed Owners:* Wayne L. Markley,  
Holly A. Garner a/k/a Holly Gar-  
ner

*Instr. No.:* 5555079

*Municipality:* West Lampeter

*Area:* N/A

*Improvements:* Residential Dwelling

No. CI-16-08222

**BANK OF AMERICA, N.A.**

**vs.**

**SHARON J. McCALL,  
LORAN S. McCALL**

*Property Address:* 112 Saw Mill Rd.,  
Elizabethtown, PA 17022  
*UPI/Tax Parcel Number:* 130-41209-  
0-0000  
*Judgment:* \$258,397.15  
*Reputed Owners:* Sharon J. McCall  
& Loran S. McCall  
*Deed Bk.:* 7037, Page 288  
*Municipality:* Township of Conroy  
*Area:* 1.6 Acres  
*Improvements:* Residential Dwelling

No. CI-17-02905

**HSBC BANK USA, NA AS  
TRUSTEE FOR CITIGROUP  
MORTGAGE LOAN TRUST INC.,  
ASSET-BACKED PASS-THROUGH  
CERTIFICATES, SERIES  
2005-SHL1**

vs.

**MILDRED E. MORTON,  
SARAH L. STONE**

*Property Address:* 111 South 3rd  
Street a/k/a 111 S. Third St.,  
Columbia, PA 17512  
*UPI/Tax Parcel Number:* 110-24058-  
0-0000  
*Judgment:* \$35,906.81  
*Reputed Owner:* Sarah L. Stone  
*Instr. No.:* 6062514  
*Municipality:* Columbia Borough  
*Area:* 0.04  
*Improvements:* Residential Dwelling

No. CI-17-07291

**FULTON BANK, NA**

vs.

**NEIGHBORHOOD SERVICES OF  
LANCASTER**

*Property Address:* 134-136 South  
Prince Street, 131-133 South  
Water Street, Lancaster, PA 17603  
*UPI/Tax Parcel Number:* 334-36620-  
0-0000  
*Judgment:* \$320,886.82

*Reputed Owner:* Neighborhood Ser-  
vices of Lancaster  
*Instr. No.:* 5859999  
*Municipality:* City of Lancaster  
*Area:* N/A  
*Improvements:* Commercial property

No. CI-17-03548

**SPECIALIZED LOAN  
SERVICING LLC**

vs.

**MICHAEL E. NORTHEIMER**

*Property Address:* 589 East Jackson  
St., New Holland, PA 17557  
*UPI/Tax Parcel Number:* 480-51458-  
0-0000  
*Judgment:* \$116,851.00.  
*Reputed Owner:* Michael E. Nor-  
theimer  
*Instr. No.:* 5890871  
*Municipality:* Borough of New Holland  
*Area:* ALL THAT CERTAIN tract or  
piece of land, having thereon  
erected the Eastern part of a  
double dwelling, known as 589  
East Jackson Street, in the Bor-  
ough of New Holland, County of  
Lancaster and State of Pennsylva-  
nia, more particularly bounded  
and described as follows, to wit:  
*Improvements:* Residential Dwelling

No. CI-17-02785

**US BANK NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS TRUSTEE FOR NRZ  
PASS-THROUGH TRUST VIII**

vs.

**SCOTT E. NYE, LISA M. NYE**

*Property Address:* 343 Hawthorne  
Drive, Denver, PA 17517  
*UPI/Tax Parcel Number:* 140-42072-  
0-0000  
*Judgment:* \$295,735.77  
*Reputed Owners:* Scott E. Nye and  
Lisa M. Nye, no marital status  
shown

LANCASTER LAW REVIEW

*Instr. No.:* 5842666  
*Municipality:* Borough of Denver  
*Area:* N\A  
*Improvements:* Residential Dwelling

No. CI-16-07546

**MTGLQ INVESTORS, L.P.**

**vs.**

**JUAN T. PAREDES**

*Property Address:* 53 South Franklin Street, Lancaster, PA 17602  
*UPI/Tax Parcel Number:* 337-04956-0-0000  
*Judgment:* \$84,903.66  
*Reputed Owner:* Juan T. Paredes  
*Instr. No.:* 5625017  
*Municipality:* Lancaster  
*Area:* N/A  
*Improvements:* A Residential Dwelling

No. CI-17-05409

**FEDERAL NATIONAL MORTGAGE ASSOCIATION (“FANNIE MAE”)**

**vs.**

**SCOTT ROBERT PORMAN a/k/a  
SCOTT R. PORMAN, NADINE  
KELLY PORMAN f/k/a  
NADINE K. FOLLY**

*Property Address:* 2320 Wood Street, Lancaster, PA 17603  
*UPI/Tax Parcel Number:* 290-32011-0-0000  
*Judgment:* \$140,303.01  
*Reputed Owners:* Scott Robert Porman a/k/a Scott R. Porman and Nadine Kelly Porman f/k/a Nadine K. Folly  
*Deed Bk.:* 6741; Page 0001  
*Municipality:* Township of East Hempfield  
*Area:* 10.800 square feet or 0.24793 acre of land  
*Improvements:* Residential Dwelling

No. CI-17-03739

**WELLS FARGO BANK NA**

**vs.**

**DMITRY RASOLKO**

*Property Address:* 4213 Heather Lane, Mount Joy, PA 17552  
*UPI/Tax Parcel Number:* 300-54234-0-0000

*Judgment:* \$187,198.30  
*Reputed Owner:* Dmitry Rasolko  
*Instr. No.:* 5914646  
*Municipality:* West Hempfield Township  
*Area:* 12,197 sq. ft.  
*Improvements:* residential dwelling

No. CI-17-02465

**NATIONSTAR MORTGAGE LLC**

**vs.**

**BODOVOAHANGY  
RAZAIMIANDRISOA,  
AMR A. SHAFSHAK**

*Property Address:* 1857 Rockvale Rd., Lancaster, PA 17602  
*UPI/Tax Parcel Number:* 320-85843-0-0000

*Judgment:* \$163,340.15.  
*Reputed Owners:* Bodovoahangy Razaimiandrisoa and Amr A. Shafshak

*Instr. No.:* 5565380

*Municipality:* West Lampeter Township

*Area:* All that certain tract of land known as Lot No. 3 on the Plan of Lots of Twin Acres, situated in West Lampeter Township, Lancaster County, Pennsylvania, said Plan of lots being recorded at the Recorder’s Office at Lancaster, Pennsylvania, In Subdivision Plan Book 25, Page 18, bounded and described as follows:

*Improvements:* Residential Dwelling

No. CI-17-02481

**PINGORA LOAN SERVICING LLC**

**vs.**

**RYAN E. REINBOLD**

*Property Address:* 220 Cedar St., Columbia, PA 17512  
*UPI/Tax Parcel Number:* 110-76651-0-0000

LANCASTER LAW REVIEW

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*Judgment:* \$68,541.44  
*Reputed Owner:* Ryan E. Reinbold  
*Instr. No.:* 5311172  
*Municipality:* Columbia Borough  
*Area:* 0.090  
*Improvements:* Residential Dwelling

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No. CI-15-08893

**EAGLE HOME MORTGAGE, LLC  
FORMERLY KNOWN AS  
UNIVERSAL AMERICAN  
MORTGAGE COMPANY, LLC**

**vs.**

**SHAQUANA A. ROANE**

*Property Address:* 250 Eliot Street,  
Lancaster, PA 17603  
*UPI/ Tax Parcel Number:* 340-23913-  
0-0000  
*Judgment:* \$132,518.54  
*Reputed Owner:* Shaquana A. Roane  
*Deed Bk. or Instr. No.:* 340-23913-0-  
0000  
*Municipality:* Lancaster Township  
*Area:* 0.08 Acres  
*Improvements:* Residential Dwelling

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No. CI-17-01534

**WELLS FARGO BANK, N.A.**

**vs.**

**CHRISTOPHER M. ROBERTS**

*Property Address:* 2240 State St.,  
East Petersburg, PA 17520  
*UPI/ Tax Parcel Number:* 220-15821-  
0-0000  
*Judgment:* \$107,978.49  
*Reputed Owner:* Christopher M. Rob-  
erts, single  
*Instr. No.:* 5606055  
*Municipality:* Borough of East Peters-  
burg  
*Area:* NA  
*Improvements:* Residential Dwelling

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No. CI-15-03715

**NATIONSTAR MORTGAGE LLC**

**vs.**

**MILAGROS SANTIAGO**

*Property Address:* 719 First Street,  
Lancaster, PA 17603  
*UPI/ Tax Parcel Number:* 338-63485-  
0-0000

*Judgment:* \$74,674.04  
*Reputed Owner:* Milagros Santiago  
*Instr. No.:* 5442400  
*Municipality:* City of Lancaster  
*Area:* .04 acres  
*Improvements:* Residential Dwelling

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No. CI-17-04757

**NORTHERN LANCASTER  
COUNTY AUTHORITY**

**vs.**

**BRANDON L. SMITH**

*Property Address:* 1280 Kramer Hill  
Road, Denver, PA 17517  
*UPI/ Tax Parcel Number:* 040-44306-  
0-0000  
*Judgment:* \$3,360.10  
*Reputed Owner:* Brandon L. Smith  
*Deed Bk.:* 6499, Page 230  
*Municipality:* Brecknock Township  
*Area:* 0.22 acres

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No. CI-15-09993

**BAYVIEW LOAN SERVICING, LLC,  
A DELAWARE LIMITED  
LIABILITY COMPANY**

**vs.**

**ROBERT C. SMITH, JR.,  
INDIVIDUALLY AND IN HIS  
CAPACITY AS HEIR OF  
ROBERT C. SMITH, SR.,  
DECEASED, UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND ALL  
PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER ROBERT C.  
SMITH, SR., DECEASED**

*Property Address:* 388 East Front  
Street, Marietta, PA 17547  
*UPI/ Tax Parcel Number:* 420-89549-  
0-0000  
*Judgment:* \$126,541.90  
*Reputed Owner:* Robert C. Smith, Jr.

*Instr. No.:* 5614005  
*Municipality:* Marietta  
*Area:* .14  
*Improvements:* Residential Dwelling

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No. CI-16-10285

**DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS TRUSTEE  
FOR SOUND VIEW HOME LOAN  
TRUST 2005-OPT4, ASSET  
BACKED CERTIFICATES, SERIES  
2005-OPT4 c/o OCWEN LOAN  
SERVICING, LLC**

**vs.**

**JENNIFER C. STOFFEL**

*Property Address:* 565 Walnut Street,  
Columbia, PA 17512  
*UPI/Tax Parcel Number:* 110-66049-  
0-0000  
*Judgment:* \$76,168.89  
*Reputed Owner:* Jennifer C. Stoffel  
*Instr. No.:* 5461835  
*Municipality:* Borough of Columbia  
*Area:* N/A  
*Improvements:* Residential Real Es-  
tate

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No. CI-17-01588

**JP MORGAN CHASE BANK, N.A.**

**vs.**

**DUSTAN L. STOLTZFUS**

*Property Address:* 8 Rockridge Rd.  
a/k/a 8 Rock Ridge Ave., Para-  
dise, PA 17562-9667  
*UPI/Tax Parcel Number:* 490-81902-  
0-0000  
*Judgment:* \$156,125.60  
*Reputed Owner:* Dustan L. Stoltzfus  
*Deed Instr. No.:* 5943299  
*Municipality:* Paradise Township  
*Area:* 0.233  
*Improvements:* Residential Dwelling

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No. CI-15-03738

**WELLS FARGO BANK, NA s/b/m  
WELLS FARGO HOME  
MORTGAGE, INC.**

**vs.**

**CAROL STRUMINGER,  
KATHLEEN STRUMINGER**

*Property Address:* 2012 Mallard  
Drive, Lancaster, PA 17601  
*UPI/Tax Parcel Number:* 310-62094-  
0-0000  
*Judgment:* \$142,721.01  
*Reputed Owners:* Carol Struminger  
and Kathleen Struminger  
*Deed Bk.:* 6340, Page 469  
*Municipality:* East Lampeter Town-  
ship  
*Area:* .56  
*Improvements:* Residential Dwelling

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No. CI-17-06451

**DEUTSCHE BANK  
NATIONAL TRUST COMPANY, AS  
TRUSTEE, IN TRUST FOR  
REGISTERED HOLDERS OF  
LONG BEACH MORTGAGE LOAN  
TRUST 2005-WL3, ASSET-  
BACKED CERTIFICATES,  
SERIES 2005-WL3**

**vs.**

**MELISSA M. SUMAR**

*Property Address:* 3 Winding Way,  
Denver, PA 17517  
*UPI/Tax Parcel Number:* 080-24311-  
0-0000  
*Judgment:* \$325,299.47  
*Reputed Owner:* Melissa M. Sumar  
*Deed Bk.:* 5025, Page 302  
*Municipality:* Township of East Co-  
calico  
*Area:* 2.2 acres  
*Improvements:* Residential Dwelling

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No. CI-17-04884

**FULTON BANK, N.A.**

**vs.**

**DUANE A. SWEIGART, KNOWN  
SURVIVING HEIR OF PAUL W.  
SWEIGART, WENDY L.  
SWEIGART, KNOWN SURVIVING  
HEIR OF PAUL W. SWEIGART,  
UNKNOWN SURVIVING HEIRS OF  
PAUL W. SWEIGART**

LANCASTER LAW REVIEW

*Property Address:* 616 E. Wood St.,  
Mount Joy, PA 17552  
*UPI/Tax Parcel Number:* 450-46127-  
0-0000  
*Judgment:* \$122,910.07  
*Reputed Owners:* Unknown Surviving  
Heirs of Paul W. Sweigart, Duane  
A. Sweigart, Known Surviving Heir  
of Paul W. Sweigart and Wendy L.  
Sweigart, Known Surviving Heir  
of Paul W. Sweigart  
*Instr. No.:* 5724458  
*Municipality:* Borough of Mount Joy  
*Area:* N/A  
*Improvements:* Residential Dwelling

No. CI-17-06583

**MIDFIRST BANK**

**vs.**

**WALTER C. TALBOT,  
SHIRLEY M. TALBOT**

*Property Address:* 29 Homestead  
Drive, Lancaster, PA 17602  
*UPI/Tax Parcel Number:* 310-81286-  
0-0000  
*Judgment:* \$259,583.76  
*Reputed Owner(s):* Walter C. Talbot  
and Shirley M. Talbot  
*Instrument No.:* 5412034  
*Municipality:* East Lampeter Town-  
ship  
*Area:* 135 x 80  
*Improvements:* A Residential Dwelling

No. CI-16-08436

**CARRINGTON MORTGAGE  
SERVICES, LLC**

**vs.**

**MORGAN TAYLOR a/k/a  
MORGAN P. TAYLOR, JODY  
TAYLOR a/k/a JODY L TAYLOR**

*Property Address:* 103 Ashley Dr.,  
Marietta, PA 17547  
*UPI/Tax Parcel Number:* 150-87459-  
0-0000  
*Judgment:* \$182,109.17.  
*Reputed Owners:* Morgan Taylor  
a/k/a Morgan P. Taylor and Jody  
Taylor a/k/a Jody L. Taylor

*Instr. No.:* 5826253  
*Municipality:* Township of East Done-  
gal  
*Area:* ALL THAT CERTAIN lot or piece  
of ground, Situate in the Town-  
ship of East Donegal, County of  
Lancaster and Commonwealth of  
Pennsylvania, bounded and de-  
scribed according to a Final Sub-  
division Plan for Grossman Single  
Family Cluster, prepared by Act  
One Consultants, Inc., dated  
4-19-1995, as follows, to wit:  
*Improvements:* Residential Dwelling

No. CI-16-03835

**BANK OF AMERICA, N.A.**

**vs.**

**JOSEPH PIERRE TEBIE a/k/a  
JOSEPH P. TEBIE,  
DAMBA LAWANI**

*Property Address:* 19 Park Circle  
a/k/a 19 Park Circle Drive, Lan-  
caster, PA 17603  
*UPI/Tax Parcel Number:* 290-32310-  
0-0000  
*Judgment:* \$151,454.37  
*Reputed Owner:* Joseph Pierre Tebie  
a/k/a Joseph P. Tebie  
*Instr. No.:* 6113502  
*Municipality:* East Hempfield Town-  
ship  
*Area:* 0.32  
*Improvements:* Residential Dwelling

No. CI-16-10565

**NATIONSTAR MORTGAGE LLC  
d/b/a CHAMPION  
MORTGAGE COMPANY**

**vs.**

**THE UNKNOWN HEIRS OF  
BASILISA DeJESUS, DECEASED,  
AMINTA DeJESUS ALVARADO  
SOLELY IN HER CAPACITY AS  
HEIR OF BASILISA DeJESUS,  
DECEASED, AMY MARTINEZ  
SOLELY IN HER CAPACITY AS  
HEIR OF BASILISA DeJESUS,**

**DECEASED, LUZ N. SILVENTE SOLELY IN HER CAPACITY AS HEIR OF BASILISA DeJESUS, DECEASED, ALBERTO ALVARADO SOLELY IN HIS CAPACITY AS HEIR OF BASILISA DeJESUS, DECEASED, JAIME MARTINEZ SOLELY IN HIS CAPACITY AS HEIR OF BASILISA DeJESUS, DECEASED, JASON MARTINEZ SOLELY IN HIS CAPACITY AS HEIR OF BASILISA DeJESUS, DECEASED**

*Property Address:* 929 East Orange Street, Lancaster, PA 17602  
*UPI/Tax Parcel Number:* 340-26074-0-0000

*Judgment:* \$102,949.86

*Reputed Owners:* The Unknown Heirs of Basilisa DeJesus Deceased, AMINTA DeJESUS ALVARADO Solely in Her Capacity as Heir of Basilisa DeJesus Deceased, AMY MARTINEZ Solely in Her Capacity as Heir of Basilisa DeJesus Deceased, LUZ N. SILVENTE Solely in Her Capacity as Heir of Basilisa DeJesus Deceased, ALBERTO ALVARADO Solely in His Capacity as Heir of Basilisa DeJesus Deceased, JAIME MARTINEZ Solely in His Capacity as Heir of Basilisa DeJesus Deceased & JASON MARTINEZ Solely in His Capacity as Heir of Basilisa DeJesus Deceased

*Deed Bk.:* 4171 Page 247

*Municipality:* Township of Lancaster  
*Area:* 0.0400 Acres

*Improvements:* Residential Dwelling

No. CI-17-06144

**U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-6**

vs.

**AARON B. THOMAS,  
JULIA Y. THOMAS**

*Property Address:* 917 Columbia Ave., #133, Lancaster, PA 17603  
*UPI/Tax Parcel Number:* 335-58696-1-0133

*Judgment:* \$86,656.05

*Reputed Owners:* Aaron B. Thomas and Julia Y. Thomas, Husband and Wife

*Instr. No.:* 5398844

*Municipality:* Lancaster City

*Area:* 949 Sq. Ft.

*Improvements:* Residential Dwelling

No. CI-17-03732

**CARRINGTON MORTGAGE SERVICES, LLC**

vs.

**JOSEPH R. TOWNLEY,  
REID D. NEELEMAN**

*Property Address:* 210 Kentshire Dr., Lancaster, PA 17603

*UPI/Tax Parcel Number:* 340-72715-0-0000

*Judgment:* \$130,295.91

*Reputed Owners:* Joseph R. Townley and Reid D. Neeleman

*Instr. No.:* 5677306

*Municipality:* Lancaster Township

*Area:* n/a

*Improvements:* Single Family Dwelling

No. CI-16-08905

**NATIONSTAR MORTGAGE LLC**

vs.

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRM OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SHARON J. HOWARD, DECEASED, CHAD HOWARD, KNOWN HEIR OF SHARON J. HOWARD, DECEASED, DANIELLE HOWARD, KNOWN HEIR OF SHARON J. HOWARD, DECEASED**

LANCASTER LAW REVIEW

*Property Address:* 617 Woodcrest Avenue, Lititz, PA 17543  
*UPI/Tax Parcel Number:* 600-39335-0-0000

*Judgment:* \$101,397.79

*Reputed Owners:* and Unknown Heirs, Successors, Assigns and All Persons, Firm or Associations Claiming Right, Title or Interest From or Under Sharon J. Howard, deceased and Chad Howard, Known Heir of Sharon J. Howard, deceased and Danielle Howard, Known Heir of Sharon J. Howard, deceased

*Instr. No.:* 5861491

*Municipality:* Township of Warwick  
*Area:* ALL THAT CERTAIN lot or tract of land being situated on the southeast side of Woodcrest Avenue, between Becker Drive and Third Avenue, in Warwick Township, Lancaster County, Pennsylvania, and being known as Lot No. 3, Block C, as shown on a plan of Woodcrest, prepared by H. F. Huth Engineers, Inc., dated August, 1960, last revised March 24, 1975, Drawing No. LA-254-A, and being more fully bounded and described as follows:

*Improvements:* Residential Dwelling

No. CI-17-03545

**PHH MORTGAGE CORPORATION**

**vs.**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BOBBY R. RAMIREZ, DECEASED**

*Property Address:* 138 Pearl St., Lancaster, PA 17603

*UPI/Tax Parcel Number:* 338-20746-0-0000

*Judgment:* \$89,809.88

*Reputed Owners:* Unknown Heirs, Successors, Assigns and All Per-

sons, Firms or Associations Claiming Right, Title or Interest From or Under Bobby R. Ramirez, Deceased

*Deed Bk.:* 4937, Page 255

*Municipality:* Lancaster City

*Area:* 0.07

*Improvements:* Residential Dwelling

No. CI-16-08366

**NATIONSTAR MORTGAGE LLC**

**vs.**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EUGENE A. FULTON, DECEASED, CHERYL FULTON, KNOWN HEIR OF EUGENE A. FULTON, DECEASED, KEVIN FULTON, KNOWN HEIR OF EUGENE A. FULTON, DECEASED, KATHI GOCHENAUER, KNOWN HEIR OF EUGENE A. FULTON, DECEASED**

*Property Address:* 13 Beverly Rd., Willow Street, PA 17584

*UPI/Tax Parcel Number:* 510-28504-0-0000

*Judgment:* \$116,663.40.

*Reputed Owners:* and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Eugene A. Fulton, deceased and Cheryl Fulton, Known Heir of Eugene A. Fulton, deceased and Kevin Fulton, Known Heir of Eugene A. Fulton, deceased and Kathi Gochenauer, Known Heir of Eugene A. Fulton, deceased

*Instr. No.:* 5563577

*Municipality:* Township of Pequea

*Area:* ALL THAT CERTAIN lot or piece of land situate on the South side of Beverly Road, in the Township of Pequea, County of Lancaster and Commonwealth of Pennsylvania, as shown on a plan laid out for A. R. Mylin by J. Haines

Shertzer, Registered Engineer, February 11, 1952 and revised June 17, 1952 and June 17, 1952, and having thereon erected a one story ranch-type brick dwelling with attached carport, and being more fully bounded and described as follows:

*Improvements:* Residential Dwelling

No. CI-16-00057

**PNC BANK,  
NATIONAL ASSOCIATION**

**vs.**

**UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS,  
FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER  
HENRY H. DAVIS, DECEASED,  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS,  
FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER  
DONALD DAVIS, DECEASED  
HEIR OF HENRY H. DAVIS,  
DECEASED, UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND ALL  
PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER JEROME  
WINFIELD, DECEASED HEIR OF  
HENRY H. DAVIS, DECEASED**

*Property Address:* 238 East Filbert  
Street a/k/a 238 Filbert Street,  
Lancaster, PA 17603

*UPI/Tax Parcel Number:* 338-48435-  
0-0000

*Judgment:* \$22,001.75

*Reputed Owner:* Henry H. Davis

*Deed Bk.:* 7149, Page 475

*Municipality:* Lancaster City

*Area:* .03 Acres

*Improvements:* Residential Dwelling

No. CI-17-02516

**LSF10 MASTER  
PARTICIPATION TRUST**

**vs.**

**JOHN VOTANO, IN CAPACITY AS  
HEIR OF JOHN M. VOTANO,  
DECEASED, DONNA VOTANO, IN  
CAPACITY AS HEIR OF JOHN M.  
VOTANO, DECEASED, PHILIP  
VOTANO, IN CAPACITY AS HEIR  
OF JOHN M. VOTANO,  
DECEASED, MICHAEL VOTANO,  
IN CAPACITY AS HEIR OF JOHN  
M. VOTANO, DECEASED,  
ANTHONY VOTANO, IN CAPACITY  
AS HEIR OF JOHN M. VOTANO,  
DECEASED, UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND ALL  
PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER JOHN M.  
VOTANO, DECEASED**

*Property Address:* 790 South Cedar  
Street, Lititz, PA 17543

*UPI/Tax Parcel Number:* 370-48149-  
0-0000

*Judgment:* \$142,002.61

*Reputed Owners:*

*Deed Bk.:* 6636, Page 392

*Municipality:* Lititz Borough

*Area:* 0.20

*Improvements:* Residential Dwelling

No. CI-17-04787

**PENNYMAC LOAN  
SERVICES, LLC**

**vs.**

**JEFFREY L. WENRICH,  
CAROL L. WENRICH**

*Property Address:* 78 W. Church  
Street, Denver, PA 17517

*UPI/Tax Parcel Number:* 080-79935-  
0-0000

*Judgment:* \$155,544.72

*Reputed Owners:* Jeffrey L. Wenrich  
and Carol L. Wenrich

*Instr. No.:* 5775538

*Municipality:* East Cocalico Township

*Area:* 0.18 Acres

*Improvements:* Residential Dwelling

LANCASTER LAW REVIEW

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No. CI-17-05876

**PENNSYLVANIA HOUSING  
FINANCE AGENCY**

**vs.**

**SAMANTHA WHITE,  
LOREN C. WHITE**

*Property Address:* 106 Maplewood  
Lane, Marietta, PA 17547  
*UPI/Tax Parcel Number:* 150-53962-  
0-0000  
*Judgment:* \$104,120.95  
*Reputed Owner(s):* Samantha White  
and Loren C. White  
*Instr. No.:* 5854365  
*Municipality:* East Donegal Township  
*Area:* 0.08 ACRES  
*Improvements:* A Residential Dwelling

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No. CI-17-05109

**LSF9 MASTER  
PARTICIPATION TRUST**

**vs.**

**MICHAEL A. WIGMAN, SR.,  
ANGEL L. WIGMAN**

*Property Address:* 511 Blue Lane,  
Columbia, PA 17512  
*UPI/Tax Parcel Number:* 410-27107-  
0-0000  
*Judgment:* \$244,660.64  
*Reputed Owners:* Michael A. Wigman  
Sr. and Angel L. Wigman  
*Instr. No.:* 5598508  
*Municipality:* Manor Township  
*Area:* n/a  
*Improvements:* Single Family Dwell-  
ing

No. CI-17-04560

**MTGLQ INVESTORS, LP**

**vs.**

**LYNNE M. ZANOWSKI,  
PETER C. ZANOWSKI**

*Property Address:* 1545 Valley Rd.,  
Lancaster, PA 17603  
*UPI/Tax Parcel Number:* 340-38699-  
0-0000  
*Judgment:* \$197,918.16  
*Reputed Owners:* Lynne M. Zanowski  
and Peter C. Zanowski  
*Instr. No.:* 5152936  
*Municipality:* Lancaster  
*Area:* 1  
*Improvements:* Residential Dwelling

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No. CI-15-05929

**LSF9 MASTER  
PARTICIPATION TRUST**

**vs.**

**DONNA L. ZOGBY,  
JOHN M. ZOGBY**

*Property Address:* 518 West Market  
Street, Marietta, PA 17547  
*UPI/Tax Parcel Number:* 420-18542-  
0-0000  
*Judgment:* \$154,449.92  
*Reputed Owners:* John M. Zogby and  
Donna L. Zogby  
*Instr. No.:* 997029640  
*Municipality:* Marietta Borough (for-  
merly East Donegal Township)  
*Area:* n/a  
*Improvements:* Single Family Dwell-  
ing

D-29; J-5, 12