

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

Adcock, Oreon M., dec'd.

Late of East Petersburg Borough.
Executor: David P. Adcock c/o Mitchell & Young, PLLC, 1755 Oregon Pike, Suite 201, Lancaster, PA 17601.
Attorneys: Gregory L. Latimer, Esquire; Mitchell & Young, PLLC.

Beamsderfer, John H., III, dec'd.

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

Beiler, Katie a/k/a Katie B. Beiler, dec'd.

Late of East Lampeter Township.
Executors: Ben S. Beiler and Stephen E. Beiler c/o J. Elvin

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

Bell, James M., dec'd.

Late of the Township of East Lampeter.
Co-Executors: Rebecca S. Bell and Robert M. Bell c/o Nikolaus & Hohenadel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022.
Attorney: Jeffrey S. Shank, Esquire.

Benson, William H., Sr., dec'd.

Late of Columbia Borough.
Executor: William H. Benson, Jr. c/o E. Richard Young, Jr., Esquire, 1248 West Main Street, Ephrata, PA 17522.
Attorney: E. Richard Young, Jr., Esquire.

Ellis, Nancy R., dec'd.

Late of West Donegal Township.
Executrix: Teresa Frey, 28 East Main Street, Apt. A, Middletown, PA 17057.
Attorneys: John S. Davidson, Esquire; Yost & Davidson.

Evans, Martha M., dec'd.

Late of W. Lampeter Twp.
Co-Executrices: Sheree J. Hostetter and Denise Williams c/o Scott Alan Mitchell, Esquire, Saxton & Stump, LLC, 280 Granite Run Dr., Ste. 300, Lancaster, PA 17601.
Attorneys: Saxton & Stump, LLC.

Glatfelter, Yvonne C., dec'd.

Late of Lititz Borough.
Executrix: Rebecca G. Zinser c/o Andrew S. Rusniak, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane,

LANCASTER LAW REVIEW

Suite 200, Lancaster, PA 17601.
Attorneys: McNeese Wallace & Nurick LLC.

Good, Cheryl M., dec'd.

Late of Marietta Borough.
Executor: Richard J. Gromen, Jr., 3121C Mount Joy Road, Mount Joy, PA 17552.
Attorney: Richard J. Gromen, Jr.

Guigley, Allen L., dec'd.

Late of 1935 Bowmansville Road, Township of Brecknock.
Co-Executrices: Peggy Sue Glass and Debbie Lynn Guigley c/o Brian F. Boland, Esquire, Kozloff Stouidt, 2640 Westview Drive, Wyomissing, PA 19610
Attorneys: Brian F. Boland, Esquire; Kozloff Stouidt.

Hart, Lewis P.G. a/k/a Lewis P. Hart, dec'd.

Late of the Township of East Donegal.
Executors: Lynn Marie McDermott and Brian Lewis Hart c/o Nikolaus & Hohenadel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022.
Attorney: John M. Smith, Esquire.

Hauck, James D., dec'd.

Late of the Borough of Ephrata.
Administrator CTA: Cory D. Hauck c/o Jansen M. Honberger, Esquire, 29 South State Street, Ephrata, PA 17522.
Attorney: Jansen M. Honberger.

Houser, Elsie R., dec'd.

Late of Manheim Township.

Executor: James W. Houser c/o H. Charles Benner, Attorney, 200 East Main Street, Leola, PA 17540.

Attorney: H. Charles Benner.

Janssen, Jean C., dec'd.

Late of East Hempfield Township.
Personal Representative: David Gaike Janssen, 14 Woodbine Dr., Hershey, PA 17033.
Attorneys: Jean D. Seibert, Esquire; Caldwell & Kearns, PC.

Koch, Richard H., dec'd.

Late of West Lampeter Township.
Executrix: Joanne D. Koch, 211 Willow Valley Square, D222, Lancaster, PA 17602.
Attorney: Mark H. Koch, Esquire.

LaBarre, Jane E., dec'd.

Late of Lancaster Township.
Personal Representative: Kim R. LaBarre c/o John W. Metzger, Esquire, 901 Rohrertown Road, Lancaster, PA 17601.
Attorneys: Metzger and Spencer, LLP.

LaBarre, Raymond P., dec'd.

Late of Lancaster Township.
Personal Representative: Kim R. LaBarre c/o John W. Metzger, Esquire, 901 Rohrertown Road, Lancaster, PA 17601.
Attorneys: Metzger and Spencer, LLP.

Leapman, Herschel R. a/k/a Herschel Leapman, M.D., dec'd.

Late of Manor Township.
Executor: Mark B. Leapman c/o Russell, Krafft & Gruber,

LANCASTER LAW REVIEW

LLP, 930 Red Rose Court,
Suite 300, Lancaster, PA
17601.

Attorney: Jon M. Gruber.

Levine, Helen L., dec'd.

Late of East Hempfield Town-
ship.

Executor: Michael P. O'Day
c/o O'Day Law Associates,
158 East Chestnut Street,
Lancaster, PA 17602.

Attorneys: O'Day Law Associ-
ates.

Lyons, Paul, Jr., dec'd.

Late of Denver Borough.

Executrix: Mildred Ann Lyons
a/k/a Ann Lyons c/o George
J. Morgan, Esquire, 700 North
Duke Street, P.O. Box 4686,
Lancaster, PA 17604-4686.

Attorneys: Morgan, Hallgren,
Crosswell & Kane, P.C.

**Mauger, Mary E. a/k/a Mary
Elizabeth Mauger a/k/a Mary
Mauger a/k/a Mary Elizabeth
Zimmerman,** dec'd.

Late of Elizabethtown.

Executrix: Pamela M. Kaith-
ern, 207 Stevens St., W. Cape
May, NJ 08204.

Attorney: None.

Mattern, Kenneth H., dec'd.

Late of East Hempfield Town-
ship.

Executrix: Lisa A. Woods c/o
David R. Morrison & Assoc.,
600A Eden Road, Lancaster,
PA 17601.

Attorneys: David R. Morrison
& Assoc.

**Mazis, Charlotte Zella a/k/a
Charlotte Mazis,** dec'd.

Late of Columbia Borough.

Executor: Glen A. Mazis, 264
W. Front St., Marietta, PA
17547.

Attorneys: Elizabeth B. Place;
Skarlatos Zonarich LLC.

McCreight, Malvina E., dec'd.

Late of East Hempfield Town-
ship.

Executor: Brian R. McCreight
c/o Nancy Mayer Hughes,
Esquire, Barley Snyder LLP,
126 East King Street, Lan-
caster, PA 17602.

Attorneys: Barley Snyder LLP.

McFalls, Evelyn C., dec'd.

Late of Manheim Township.

Executors: Charles E. McFalls
and John J. McFalls c/o Herr
& Low, P.C., 234 North Duke
Street, P.O. Box 1533, Lan-
caster, PA 17608.

Attorney: J. Michael Saladik.

Mearig, Betty L., dec'd.

Late of the Borough of Lititz.

Executrix: Charlene A. Van
Brookhoven c/o Ann L. Mar-
tin, Attorney, P.O. Box 5349,
Lancaster, PA 17606.

Attorneys: Gibbel Kraybill &
Hess LLP.

Nashwinter, Betty J., dec'd.

Late of Penn Township.

Executrix: Kathy S. Vanda-
ment c/o Appel & Yost, LLP,
33 North Duke Street, Lan-
caster, PA 17602.

Attorney: Jeffrey P. Ouellet.

Nolt, Ella S., dec'd.

Late of West Earl Township.

Co-Executors: John A. Nolt
and Arden E. Nolt c/o Good &
Harris, LLP, 132 West Main
Street, New Holland, PA
17557.

Attorneys: Good & Harris,
LLP.

Odenwalt, Mindy Ann, dec'd.

Late of East Donegal Township.

Executrix: Rhonda L. Odenwalt c/o Karl Kreiser, Esquire, 553 Locust Street, Columbia, PA 17512.

Attorneys: Mountz & Kreiser.

Radcliffe, Carlyn L., dec'd.

Late of East Hempfield Twp.

Executor: Walter S. Radcliffe, 223 Silverleaf Court, Lancaster, PA 17603.

Attorney: None.

Rice, Regina, dec'd.

Late of Manheim Township.

Executrix: Patricia D. Donnelly c/o Russell, Krafft & Gruber, LLP, 930 Red Rose Court, Suite 300, Lancaster, PA 17601.

Attorney: Holly S. Filius.

Ritter, Katherine E., dec'd.

Late of Providence Township.

Personal Representatives: Charles F. Rose and Rosemary S. Rose c/o John S. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.

Attorneys: May, May and Zimmerman, LLP.

Schlager, Robert G. a/k/a Robert Schlager, dec'd.

Late of East Hempfield Township.

Executrix: Cynthia Hoffman c/o George H. Eager, Esquire, 1347 Fruitville Pike, Lancaster, PA 17601.

Attorneys: Eager, Stengel, Quinn, Sofilka & Babic.

Trupe, Mary E., dec'd.

Late of East Hempfield.

Co-Executors: Jeffrey M. Trupe and Rebecca A. Gott-

shall c/o Karl Kreiser, Esquire, 553 Locust Street, Columbia, PA 17512.

Attorneys: Mountz & Kreiser.

Warfel, Marie S., dec'd.

Late of Christiana Borough.

Executor: Maurice Summers c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorneys: Patrick A. Deibler, Esquire; Kling & Deibler, LLP.

Yost, Esther, dec'd.

Late of W. Hempfield Twp.

Executrix: Ann E. Jones c/o John F. Markel, 327 Locust Street, Columbia, PA 17512.

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

SECOND PUBLICATION

Armstrong, Dwylin R., dec'd.

Late of East Drumore Township.

Executrix: Lynda K. Frutchey c/o Appel & Yost LLP, 33 N. Duke Street, Lancaster, PA 17602.

Attorney: Jeffrey P. Ouellet.

Beiler, Enos M., dec'd.

Late of Upper Leacock Township.

Executors: Ephraim Beiler and Henry Beiler c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.

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

Conroy, James F., dec'd.

Late of Lancaster.

Executor: Yahna McFalls, 227 Tobacco Road, Ephrata, PA 17522.

Attorney: None.

Griffiths, Stephen R., dec'd.

Late of Millersville Borough.
Executrix: I. Nadine Shaw c/o
Young and Young, 44 S. Main
Street, P.O. Box 126, Man-
heim, PA 17545.

Attorneys: Young and Young.

Groff, Merlin Louise, dec'd.

Late of East Drumore Town-
ship.

Administrators: Avril Amanda
McFarlane, Calvin Edward
Bent and Oneil N. Harvey c/o
James N. Clymer, 408 West
Chestnut Street, Lancaster,
PA 17603.

Attorneys: Clymer Bodene PC.

Harry, Dale E. a/k/a Dale Eugene

Harry, dec'd.

Late of Upper Leacock Town-
ship.

Executrix: Donna K. Massar
c/o H. Charles Benner, At-
torney, 200 East Main Street,
Leola, PA 17540.

Attorney: H. Charles Benner.

Hershey, Brayton M., dec'd.

Late of East Drumore Town-
ship.

Executrices: Susan J. Hack-
man, Sandra K. Wright, Sally
A. Hershey and Shirley M.
Fenninger c/o Appel & Yost
LLP, 33 N. Duke Street, Lan-
caster, PA 17602.

Attorney: Jeffrey P. Ouellet.

Hershey, Reba H., dec'd.

Late of Rapho Township.

Executor: Nevin Greiner c/o
Young and Young, 44 S. Main
Street, P.O. Box 126, Man-
heim, PA 17545.

Attorneys: Young and Young.

Hess, Claude H., dec'd.

Late of Manheim Township.

Claude H. Hess Declaration of
Trust dated December 2,
1994, as amended and re-
stated.

Trustee: J. Clair Hess c/o
Nancy Mayer Hughes, Es-
quire, Barley Snyder LLP, 126
East King Street, Lancaster,
PA 17602.

Attorneys: Barley Snyder LLP.

Hower, Candi J., dec'd.

Late of West Donegal Town-
ship.

Administratrix: Nancy Fackler
c/o Marci S. Miller, Attorney,
P.O. Box 5349, Lancaster, PA
17606.

Attorneys: Gibbel Kraybill &
Hess LLP.

Kline, David Allen, dec'd.

Late of Lancaster City.

Administratrix: Lynne Kline
c/o Anthony P. Schimanek,
700 North Duke Street, P.O.
Box 4686, Lancaster, PA
17604-4686.

Attorneys: Morgan, Hallgren,
Crosswell & Kane, P.C.

Krow, Jane A. a/k/a Jane Krow,
dec'd.

Late of Columbia Borough.

Co-Executors: Brett D. Krow
and Londa D. Windlebleck c/o
Karl Kreiser, Esquire, 553
Locust Street, Columbia, PA
17512.

Attorneys: Mountz & Kreiser.

Leisey, Betty L., dec'd.

Late of Adamstown Borough.

Co-Executrices: Andrea L.
Moore and Michelle Lee Gosh-
ert c/o E. Richard Young, Jr.,
Esquire, 1248 West Main
Street, Ephrata, PA 17522.

Attorney: E. Richard Young,
Jr., Esquire.

Little, David M., dec'd.

Late of the Township of Rapho.
Co-Executrices: Michele M. Bennett and Kimberly A. Ruth c/o Scott E. Albert, Esquire, 50 East Main Street, Mount Joy, PA 17552.
Attorney: Scott E. Albert, Esquire.

Longenecker, Evelyn E., dec'd.

Late of Lititz Borough.
Executor: Rick J. Longenecker c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Lunt, Virginia L. a/k/a Virginia Long Lunt, dec'd.

Late of Manheim Township.
Executor: George D. Alspach, 232 N. Duke Street, Lancaster, PA 17602.
Attorneys: Alspach and Ryder LLC.

Martin, Lillian E., dec'd.

Late of Earl Township.
Co-Executors: Cynthia L. Weaver, Todd A. Martin and Chadwick S. Martin c/o Shirk Law Associates, 115 South State Street, Ephrata, PA 17522-2412.
Attorney: Kenelm L. Shirk, III.

Minnich, Arlene E., dec'd.

Late of the Borough of Lancaster.
Executor: David E. Minnich c/o Nikolaus & Hohenadel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022.
Attorney: Kevin D. Dolan, Esquire.

Ober, Gail E., dec'd.

Late of Penn Twp.

Executor: David Ludwig c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorneys: Young and Young.

Pollard, Joyce H. a/k/a Joyce Hornberger Pollard, dec'd.

Late of W. Lampeter Twp.
Executors: Richard W. Pollard and Pamela P. Krum c/o Christopher K. Barber, 2 Brookline Blvd., Ste. 2, Haverstown, PA 19083.
Attorneys: Christopher K. Barber; Barber Law Offices.

Rudenos, Barbara A., dec'd.

Late of West Lampeter Township.
Co-Administratrices: Betty J. Myers and Sharon L. Myers c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.
Attorneys: Blakinger Thomas, PC.

Sahm, Jay H., Sr., dec'd.

Late of E. Hempfield Twp.
Executrix: Susan Young Nicholas, Esquire, Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Schneider, William F., dec'd.

Late of West Donegal Township.
Personal Representative: Philip R. Pratt, Sr. c/o John S. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.
Attorneys: May, May and Zimmerman, LLP.

Shiffler, Anthony W., dec'd.

Late of Lancaster Twp.
Administrator: Rory A. Shiffler c/o Young and Young, 44 S.

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Main Street, P.O. Box 126,
Manheim, PA 17545.
Attorneys: Young and Young.

Showers, Sally A., dec'd.

Late of the Township of Warwick.
Executor: Ronald D. Long c/o
Gibble Law Offices, P.C., 126
East Main Street, Lititz, PA
17543.
Attorney: Stephen R. Gibble.

Shultz, Bonnie Lou, dec'd.

Late of Columbia Borough.
Executor: William L. Shultz,
Jr. c/o Karl Kreiser, Esquire,
553 Locust Street, Columbia,
PA 17512.
Attorneys: Mountz & Kreiser.

Stoner, Earl M., dec'd.

Late of Warwick Township.
Executor: A. Gordon Derstler
c/o Young and Young, 44 S.
Main Street, P.O. Box 126,
Manheim, PA 17545.
Attorneys: Young and Young.

Weir, Clair H., dec'd.

Late of Narvon Township.
Executrix: Lisa Eldridge c/o
Rice Law Firm, 3314 Lincoln
Highway East, Suite 2, Para-
dise, PA 17562.
Attorney: Neal A. Rice, Es-
quire.

Zook, Savilla L., dec'd.

Late of Paradise Township.
Executrix: Hilda J. Zook c/o
Herr & Low, P.C., 234 North
Duke Street, P.O. Box 1533,
Lancaster, PA 17608.
Attorney: Matthew A. Grosh.

THIRD PUBLICATION

Baker, Floy E., dec'd.

Late of Brecknock Township.
Executors: John M. Baker and
Carolyn F. Herr c/o Blakinger

Thomas, PC, 28 Penn Square,
Lancaster, PA 17603.
Attorneys: Blakinger Thomas,
PC.

Berchin, Darlene F., dec'd.

Late of Manheim Borough.
Executrix: Deanna L. Ellison
c/o Young and Young, 44 S.
Main Street, P.O. Box 126,
Manheim, PA 17545.
Attorneys: Young and Young.

Bomberger, Margaret E., dec'd.

Late of the Township of Man-
heim.
Executor: Timothy W. Bom-
berger c/o John R. Gibbel,
Attorney, P.O. Box 5349, Lan-
caster, PA 17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

Darras, John R., dec'd.

Late of Upper Leacock Town-
ship.
Executrix: Peggy L. Lintner,
907 Walnut Street, New Hol-
land, PA 17557.
Attorney: None.

Daubert, Harvey K., dec'd.

Late of Columbia Borough.
Executrix: Margery R. Pryor
c/o John F. Markel, 327 Lo-
cust Street, Columbia, PA
17512.
Attorneys: John F. Markel;
Nikolaus & Hohenadel, LLP.

**Fiorini, Charles a/k/a Charles
Joseph Fiorini,** dec'd.

Late of Bronx, NY.
Administrator: Joseph Mark
Fiorini c/o H. Charles Benner,
Attorney, 200 East Main
Street, Leola, PA 17540.
Attorney: H. Charles Benner.

Fitzgerald, Melanie J., dec'd.

Late of Columbia Borough.
Executors: Robert H. Fitzgerald, Gary L. Fitzgerald and Richard F. Fitzgerald, Jr. c/o Mongiovi Law, LLC, 235 North Lime Street, Lancaster, PA 17602.

Attorney: Michael J. Mongiovi.

Giordano, Theresa, dec'd.

Late of the Borough of Lititz.
Executrix: Theresa Giordano c/o Gibble Law Offices, P.C., 126 East Main Street, Lititz, PA 17543.

Attorney: Stephen R. Gibble.

Grill, Meta B. a/k/a Meta Grill, dec'd.

Late of Millersville Borough.
Co-Executors: Max Grill, Jr. and Dorothy Gamaldi c/o Clifton R. Guise, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011.

Attorneys: Clifton R. Guise, Esquire; Halbruner, Hatch & Guise, LLP.

Grumbling, Henry R., dec'd.

Late of Warwick Township.
Executors: Martha Weinhold and Paul Sweigart c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorneys: Young and Young.

Hagan, Dorothea, dec'd.

Late of 903 North Duke St., Lancaster.
Executor: Anthony Hagan c/o Connors Law, 405 Lancaster Ave., Lancaster, PA 17603.

Attorney: Kathleen A. Connors.

Hall, Constance S., dec'd.

Late of West Lampeter Township.

Executrix: Jacqueline H. Wright c/o Andrew S. Rusniak, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.

Attorneys: McNees Wallace & Nurick LLC.

Hallgren, Carl R., Jr. a/k/a Carl Richard Hallgren, Jr., dec'd.

Late of Mount Joy Borough.
Executrix: Nancy L. Hallgren c/o Carl R. Hallgren, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.

Attorneys: Morgan, Hallgren, Crosswell & Kane, P.C.

Johns, David B., dec'd.

Late of Warwick Twp.
Co-Executors: David L. Johns and Janet L. Shaffer c/o H. Charles Benner, Attorney, 200 East Main Street, Leola, PA 17540.

Attorney: H. Charles Benner.

Kolb, Cora Lee, dec'd.

Late of Manheim Twp.
Executrix: Deborah Trammell c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorneys: Young and Young.

Kramer, Joann Marie, dec'd.

Late of Strasburg Township.
Executrix: Catharine I. Roland, 110 East King Street, Lancaster, PA 17602.

Attorneys: Catharine I. Roland; Roland Law LLC.

Lafferty, Margaret E., dec'd.

Late of Manheim Twp.

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Executors: Dee Lafferty Pugh, 1455 County Line Rd., Bryn Mawr, PA 19010 and John E. Lafferty, 1019 Farm Ln., West Chester, PA 19382.

Attorneys: Linda M. Anderson; Anderson Elder Law.

Lefever, John David, dec'd.

Late of Lititz.

Executor: Michael Lefever, 850 Tenth Street, NW, Washington DC, 20001-4956.

Attorney: None.

Lubitz, Mary Ellen, dec'd.

Late of the Township of Manor.

Executor: Raymond D. Casimano c/o Nikolaus & Hohe-nadel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022.

Attorney: Jeffrey S. Shank, Esquire.

Morgan, Leo P. a/k/a Leo P. Morgan, Jr., dec'd.

Late of the City of Lancaster.

Executor: James F. Morgan c/o George J. Morgan, Esquire, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.

Attorneys: Morgan, Hallgren, Crosswell & Kane, P.C.

Reem, Elaine B., dec'd.

Late of Rapho Township.

Executrix: Debra Groff c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorneys: Young and Young.

Rossiter, Randolph Earl, dec'd.

Late of the Township of Rapho.

Administrator: Keith Rossiter c/o Stacey W. Betts, Esquire,

75 East Main Street, Mount Joy, PA 17552.

Attorney: Stacey W. Betts, Esquire.

Schmeck, Anna M., dec'd.

Late of East Cocalico Township.

Executors: Dorothy L. Musser and Marion Means c/o Michael J. Rostolsky, Esquire, 45 East Orange Street, Lancaster, PA 17602.

Attorney: Michael J. Rostolsky, Esquire.

Spielberger, Joyce M., dec'd.

Late of the Township of Manor.

Executrix: Dorothea L. Lippart c/o Ann L. Martin, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Weiss, Alfred C., dec'd.

Late of West Lampeter Township.

Executors: Elaine E. Blakeslee and Carl A. Weiss c/o Herr & Low, P.C., 234 North Duke Street, P.O. Box 1533, Lancaster, PA 17608.

Attorney: Matthew A. Grosh.

West, Charles O. a/k/a Charles O. West, Jr., dec'd.

Late of Conestoga Township.

Executor: Matthew C. West c/o Karl Kreiser, Esquire, 553 Locust Street, Columbia, PA 17512.

Attorneys: Mountz & Kreiser.

Yeager, Rosemary, dec'd.

Late of East Hempfield Township.

Executor: Joseph J. Kilgore, Jr. c/o Karl Kreiser, Esquire,

553 Locust Street, Columbia,
PA 17512.
Attorneys: Mountz & Kreiser.

CHANGE OF NAME NOTICES

NOTICE IS HEREBY GIVEN that a Petition to Change Name has been filed with the Court of Common Pleas of Lancaster County, Pennsylvania, seeking to change the name of Paula Michelle Chapin to P Michelle Chapin.

A hearing will be held on said Petition on Thursday, June 21, 2018 at 1:30 p.m. in a Courtroom to be determined, of the Lancaster County Courthouse, Lancaster, Pennsylvania at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

KLING & DEIBLER, LLP
Attorneys

M-4, 11

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

No. 17-10281

IN THE MATTER OF PETITION FOR
CHANGE OF NAME OF PAMELA
LYNNE HOOVER

NOTICE IS HEREBY GIVEN that Pamela Lynne Hoover has filed a petition in the Court of Common Pleas of Lancaster County, Pennsylvania, requesting the Court to change her name from Pamela Lynne Hoover to Pamela Lynne Lilith. A Hearing on the Petition will be held Thursday, July 19, 2018 at 1:50 p.m. in Courtroom #TBA of the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, at which time any person interested may attend and show cause, if any, why the Petition should not be granted.

JULIE B. MILLER, ESQUIRE

A-27; M-4

NOTICE IS HEREBY GIVEN that a Petition has been filed in the Court of Common Pleas of Lancaster County, Pennsylvania, seeking to change the name of Zachary Rivera to Zee Shary Rivera. A hearing on the Petition will be held on July 19, 2018 at 1:30 p.m. in a Courtroom to be announced at 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

A-27; M-4

NOTICE IS HEREBY GIVEN, that the Petition of Chad E. Weaver was filed with the Court of Common Pleas of Lancaster County, Pennsylvania, requesting to change the name of Olivia Marie Ruhl to Olivia Ruhl Weaver. A hearing will be held on said petition on Thursday, May 31, 2018 at 3:00 p.m. in Courtroom #TBA of the Lancaster County Courthouse, Lancaster, Pennsylvania at which time interested persons may attend and show cause, if any, why the request of Petitioner to change the name of Olivia Marie Ruhl to Olivia Ruhl Weaver should not be granted.

WENDY CHAN, ESQUIRE
CHAN & ASSOCIATES

M-4, 11

NOTICE IS HEREBY GIVEN that a Petition to Change Name has been filed with the Court of Common Pleas of Lancaster County, Pennsylvania, seeking to change the name of Naomi Guanying Swanson to Naomi Faith Wenger.

A hearing will be held on said Petition on Thursday, June 21, 2018 at 1:30 p.m. in a Courtroom to be determined, of the Lancaster County

Courthouse, Lancaster, Pennsylvania at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

KLING & DEIBLER, LLP
Attorneys

M-4, 11

**NOTICE OF TERMINATION OF
PARENTAL RIGHTS HEARING**

PUBLIC NOTICE TO GLORIA
ELAINE MARKLE AND ELIJAH
DERRICK MICHAEL

In Re: Adoption of Gysiaha
Raechelle Markle, a Minor

A petition has been filed asking the Court to put an end to all rights you have as a parent to your child, Gysiaha Raechelle Markle. A Termination of Parental Rights Hearing has been scheduled for June 13, 2018, at 1:30 p.m., in Courtroom No. 6005 of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Gysiaha Raechelle Markle (DOB: May 9, 2004), whose Father is Elijah Derrick Michael and whose Mother is Gloria Elaine Markle. 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.

York County Bar Association
137 East Market Street
York, Pennsylvania 17401
Telephone No. (717) 854-8755

- or -

Clerk of the Orphans' Court
York County Judicial Center
45 North George Street
York, Pennsylvania 17401
Telephone No. (717) 771-9288

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

M-4, 11, 18

MISCELLANEOUS LEGAL NOTICE

Court of Common Pleas
Lancaster County

Case No: CI-18-00541

LSF9 MASTER PARTICIPATION
TRUST, 13801 Wireless Way
Oklahoma City, OK 73134
Plaintiff

vs.

JAMES L. WILLIAMS AND DORIS
L. WILLIAMS OR OCCUPANTS
Defendant(s)

Defendant(s): James L. Williams and
Doris L. Williams or Occupants
Type of Action: CIVIL ACTION—
EJECTMENT.

Premises Subject to Ejectment:
1210 Valley Road, Quarryville, PA
17566.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, 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 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 ELEGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE
LANCASTER BAR ASSOCIATION
28 East Orange Street
Lancaster, PA 17602
(717) 393-0737

MARTHA E. VON ROSENSTIEL,
ESQUIRE

No. 52634

HEATHER RILOFF, ESQUIRE

No. 309906

TYLER J. WILK, ESQUIRE

No. 322247

MARTHA E. VON ROSENSTIEL,
P.C.

Attorneys for Plaintiff

649 South Ave.

Ste. 7

Secane, PA 19018

(610) 328-2887

NOTICE OF JUDICIAL TAX SALE

The Court of Common Pleas of
Lancaster County, Pennsylvania

Docket No. CI-18-02887

IN RE: LANCASTER COUNTY TAX
CLAIM BUREAU SURPLUS
JUDICIAL TAX SALE PROCEEDS
RE: Peter Tulipan, 738 Stackstown
Road, Conoy Township, Tax Parcel
No. 130-43367-0-0000

FORTY-FIVE (45) DAY RULE TO
SHOW CAUSE PURSUANT TO THE
PA REAL ESTATE TAX SALE LAW
72 P.S. §5860.205(e)

ATTENTION: To Estate of Peter Tulipan and all known, unknown and potential heirs, assigns and claimants of the Estate of Peter Tulipan AND NOW, this 24th day of April, 2018, a Rule to Show Cause is hereby issued on the Estate of Peter Tulipan [former owner], PA Department of Human Services [potential lien holder], and Conoy Township [tax sale purchaser] why the following proposed distribution of the \$3,465.32 in surplus proceeds from the November 20, 2017 Judicial Tax Sale of 738 Stackstown Road, Conoy Township, PA, No. 130-43367-0-0000, by the Lancaster County Tax Claim Bureau should not be confirmed absolutely:

Estate of Peter Tulipan; \$3,465.32
(minus publication costs)

Total: \$3,465.32.

OBJECTIONS TO THE PROPOSED DISTRIBUTION MUST BE FILED IN WRITING WITH THE COURT WITHIN FORTY-FIVE (45) DAYS FROM THE DATE OF THIS ORDER AND SERVED ON THE SOLICITOR FOR THE LANCASTER COUNTY TAX CLAIM BUREAU. IF NO OBJECTIONS ARE FILED, THE PROPOSED DISTRIBUTION SHALL BE CONFIRMED ABSOLUTELY. IN AC-

CORDANCE WITH 72 P.S. §5860.205(e), THE LANCASTER COUNTY TAX CLAIM BUREAU SHALL SERVE THE RULE AND PETITION ON ALL OF THE ABOVE NAMED PERSONS, ENTITIES OR BUSINESSES BY FIRST CLASS MAIL WITH PROOF OF MAILING.

BY THE COURT

Joseph C. Madenspacher, Judge
ROBERT S. CRONIN, JR.,
ESQUIRE
Solicitor for the Lancaster County
Tax Claim Bureau
212 N. Queen St.
Lancaster, PA 17603

M-4

**ARTICLES OF INCORPORATION
NOTICES**

NOTICE IS HEREBY GIVEN that a nonprofit corporation known as:
221 N. PRINCE CONDOMINIUM
ASSOCIATION, INC.

was incorporated on April 24, 2018, under the provisions of the Non-profit Corporation Law of 1988, as amended (the "NCL"), for the purpose to be the Association of Unit Owners organized pursuant to Section 3301 of the Uniform Condominium Act, Act of July 2, 1980, P.L. 286, No. 82, as amended (the "Act"), with respect to 220 N. Prince Condominium, located in the City of Lancaster, Lancaster County, Pennsylvania, and established or to be established pursuant to the provisions of the Act. In furtherance of its purposes, the corporation may exercise all rights, privileges, powers and authority of a corporation organized under the NCL and of an association of unit owners organized under the Act.
BARLEY SNYDER LLP

M-4

CENTRAL PA SWEEPERS, INC.
has been incorporated under the Pennsylvania Business Corporation Law of 1988.
LAWRENCE F. HINNENKAMP
Attorney

M-4

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania for the purpose of engaging in any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988 as amended.

The name of the corporation is:
HIS HANDS, INC.

Articles of Incorporation have been filed on: April 6, 2018.

M-4

NOTICE IS HEREBY GIVEN that:
LIMEVILLE UNITED METHODIST
CEMETERY, INCORPORATED
5783 Limeville Road, Gap, Pennsylvania 17527, has been incorporated under the provisions of the Non-profit Corporation Law of 1988 by filing of Articles of Incorporation with the Pennsylvania Department of State on April 6, 2018.

M-4

NOTICE IS HEREBY GIVEN that:
LIMEVILLE UNITED METHODIST
CHURCH, INCORPORATED
5783 Limeville Road, Gap, Pennsylvania 17527, has been incorporated under the provisions of the Non-profit Corporation Law of 1988 by filing of Articles of Incorporation with the Pennsylvania Department of State on April 6, 2018.

M-4

NOTICE IS HEREBY GIVEN that:
LYNNLEY'S LIGHT
filed articles of incorporation on April 16, 2018. The corporation is incorporated under the Pennsylvania Nonprofit Corporation Law of 1988 to provide support devices that are necessary for healthcare facilities to better serve families suffering through loss of stillbirth or neonatal death.

M-4—J-8

Articles of Incorporation for:
WHOLE NOTES
a nonprofit corporation, were filed January 26, 2018, with the Depart-

ment of State of the Commonwealth of Pennsylvania under the provisions of the Nonprofit Corporation Law of 1988.

The corporation is incorporated for the purpose of strengthening the Community through music.
BLAKINGER THOMAS, PC
Attorneys

M-4

FICTITIOUS NAME NOTICES

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania March 13, 2018 for:

ABBI GRACE DESIGNS
at: 1144 Main Street, Akron, PA 17501. The name and address of the individual interested in the business are Thelma M. Musser at 1144 Main Street, Akron, PA 17501. This was filed in accordance with 54 Pa. C.S. 311.

M-4

Bullfish, LLC, a Pennsylvania limited liability company, with a principal office at 4417 Oregon Pike, Ephrata, Pennsylvania 17522, Lancaster County, did file in the Office of the Secretary of the Commonwealth of Pennsylvania, on April 19, 2018, registration of the fictitious name:

ACOSTA CLEANING SERVICES
under which it intends to do business at: 4417 Oregon Pike, Ephrata, Pennsylvania 17522, Lancaster County, pursuant to the provisions of the Act of Assembly of December 21, 1988, as amended, known as the "Fictitious Names Act."
BARLEY SNYDER LLP

M-4

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania March 20, 2018 for:

CORBIN'S PAINTING
at: 362 East Jackson Street, New Holland, PA 17557. The name and

address of the individual interested in the business are Corbin Neal Fox at 362 East Jackson Street, New Holland, PA 17557. This was filed in accordance with 54 Pa. C.S. 311.

M-4

Joycat Ventures, LLC, a Pennsylvania limited liability company, with a principal office at 209 Tennyson Drive, Lancaster, Pennsylvania 17602, Lancaster County, did file in the Office of the Secretary of the Commonwealth of Pennsylvania, on April 18, 2018, registration of the fictitious name:

DECADES LANCASTER
under which it intends to do business at: 438 North Queen Street, Lancaster, PA 17603, Lancaster County, pursuant to the provisions of the Act of Assembly of December 21, 1988, as amended, known as the "Fictitious Names Act."

BARLEY SNYDER LLP

M-4

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania February 21, 2018 for:

ENCK'S LANDSCAPING
at: 124 Swarthmore Drive, Lititz, PA 17543. The name and address of the individual interested in the business are Dakota Enck at 124 Swarthmore Drive, Lititz, PA 17543. This was filed in accordance with 54 Pa. C.S. 311.

M-4

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania January 25, 2018 for:

KANGAROO 5 PRODUCTIONS
at: 524 W. Lemon Street, Lancaster, PA 17603. The name and address of the individual interested in the business are Ashton Blessing at 524 W. Lemon Street, Lancaster, PA 17603. This was filed in accordance with 54 Pa. C.S. 311.

M-4

LANCASTER LAW REVIEW

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania March 13, 2018 for:

KREATE ENDLESSLY STUDIO at: 690 N. Charlotte St., Lancaster, PA 17603. The name and address of the individual interested in the business are Bethsaida Valentin at 690 N. Charlotte St., Lancaster, PA 17603. This was filed in accordance with 54 Pa. C.S. 311.

M-4

Lisa Wilbert, 119 David St., Mount Joy, PA 17552 did file in the office of the Secretary of the Commonwealth of Pennsylvania, on or about March 11, 2018 registration of the name:

LADYBUG SUDS N' SCRUBS under which she intends to do business at: 119 David St., Mount Joy, PA 17552 pursuant to the provision of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act."

M-4

Murphy Retail 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 April 11, 2018, an application for registration of the Fictitious Name:

MURPHY MERCANTILE AND COMPANY

under which 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

M-4

NOTICE IS HEREBY GIVEN that Henry Walters Enterprises, LLC, of 564 Hackman Rd., Lititz, Lancaster County, Pennsylvania 17543, intends to file in the office of the Secretary of the Commonwealth of Pennsylvania, the name:

SPIKE'S AMP REPAIR

under which it intends to do business at: 564 Hackman Rd., Lititz, Pennsylvania 17543, pursuant to the Act of Assembly of December 16, 1982, as amended, known as the "Fictitious Name Act."

ADRIAN E. YOUNG, ESQUIRE
MITCHELL & YOUNG, PLLC
1755 Oregon Pike
Suite 201
Lancaster, PA 17601

M-4

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania February 21, 2018 for:

VirtualVue at: 152 Lilac Dr., Lancaster, PA 17602. The name and address of the individual interested in the business are Larry Frey, Jr. at 152 Lilac Dr., Lancaster, PA 17602. This was filed in accordance with 54 Pa. C.S. 311.

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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.)

April 20, 2018
to April 27, 2018

ALLSTATE FIRE AND CASUALTY INSURANCE COMPANY; Addy Figueroa; 02944; Lang

BURKE, TRACY; Bank of America, N.A.; 02871; Baroska

CABAN, ELIAS, CABAN, MARIA J.; Elite Real Estate Holdings, LLC; 02795

CAM SUPERLINE, INC., GROFF TRACTOR & EQUIPMENT, LLC; Matthew Warner; 02905; Jurewicz

CARRIGAN, MARIA F.; Pennymac Loan Services, LLC; 02758; Rauer
CHAPMAN, JESSICA; Lisa Bustillo; 02774; Georgelis

COMMONWEALTH OF PENNSYLVANIA; Edna Fox; 02783; Beck

DAVIS, LISA R.; Portfolio Recovery Associates, LLC; 02760; Gerding

DELANEY, TRAVIS L.; Pennymac Loan Services, LLC; 02815; Rauer

LANCASTER LAW REVIEW

DELP, TRENT E.; DELP, LINDA J.; Nationstar Mortgage, LLC; 02908; McDonald

DORMER, MADDALENA; Cavalry SPV I, LLC; 02776; Apothaker

DOUGERT, PATRICIA; Portfolio Recovery Associates, LLC; 02753; Titus

ECKINGER, TONY, ECKINGER, GARY J., ESTATE OF; Quicken Loans, Inc.; 02765; McKee

EMPIRE COMFORT SYSTEMS, INC.; Andrew Fries; 02946; McGlynn FALO, ROBERT; Nardeje Dar-

bouze; 02945; Munsing

FEISER, JOHN, III; Cavalry SPV I, LLC; 02777; Apothaker

FISHER, JONATHAN; Discover Bank; 02849; Dougherty

GEIBE, CLARA MAE; Ocwen Loan Servicing, LLC; 02859; Markowitz

GREGG, JAMES R.; Branch Banking and Trust Company; 02764; Gairo

HOME DEPOT, INC., THE, HOME DEPOT, THE, BAKER DOOR COMPANY, INC., CINTAS MANAGED SOLUTIONS, METRO DOOR, INC.; Michael Pasiecznik; 02867; Rostocki

HORST, WILMER, HORST, WILMER E., WANNER'S PRIDE-N-JOY FARM & GUESTHOUSE; PPL Electric Utilities Corporation; 02880; Krzywicki

JAI JALARAM CARE, LP, COLONIAL LODGE; Bruce Johnson; 02932; Edwards

KROUS, VALERIE L.; Lakeview Loan Servicing, LLC; 02909; McDonald

LEE, JI Y.; Discover Bank; 02852; Dougherty

MARTIN, LEROY; State Farm Mutual Automobile Insurance; 02927; Allen

MEEKS, CRESSA; Franklin Credit Management Corporation; 02812; Smith

MEINEKE CAR CARE CENTER #1184; Johnnie Gregorio; 02883

MIDDLETON, BIANCA B., MIDDLETON, CARL, MIDDLETON, CARL, SR., MIDDLETON, CARL, JR., MONTGOMERY, DARREL, MIDDLETON, MONIQUE Y.; Bank of New York Mellon Trust Company, National Association; 02919; Morris

MURPHY, KATELYN, MURPHY, JON J., MURPHY, MARCIA A.; James Montgomery; 02820; Hagelgans

NICKEL, RONALD; Laura Kornacki; 02922; Encarnacion

PETRUZZELLI, ELAINE; Stephen C. Spangler; 02903; Rankin

PINEY PARTNERS, L.P., VILLAGE OF LAUREL RUN, THE, PINEY ASSOCIATES, LLC, LAUREL CARE NURSING AND REHABILITATION CENTER, PASSAGE VILLAGE OF LAUREL RUN OPERATIONS, LLC; John R. Grove, III; 02811; Jackson POETZL, JON D.; Suburban Lancaster Sewer Authority; 02800; Mincarelli

POLLACK, JASON; Discover Bank; 02855; Dougherty

PROSSER, JOSHUA V.; Wells Fargo Bank, N.A.; 02833; Crawley

ROBERTS, DONALD; York Pennsylvania Hospital Company, LLC; 02775; Sarker

ROMA, VERONICA; Cavalry SPV I, LLC; 02778; Apothaker

SANCHEZ, JANICE L.; Suburban Lancaster Sewer Authority; 02799; Mincarelli

SENIOR JUDGE MADENSPACHER; Clark A. Weber; 02910

STRASBURG RAIL ROAD, INC.; Strasburg Scooters, LLC; 02906; Schauer

SULYOK, IMMO; Suburban Lancaster Sewer Authority; 02805; Mincarelli

SWEIGART, JONATHAN S.; JP-Morgan Chase Bank, National Association; 02888; Lutz

THIGPEN, KIMBERLY; BB&T Commercial Equipment Capital Corp.; 02824

THOMPSON, CHARLES H.; Barclays Bank Delaware; 02868; Flink

VELEZ, VICTOR; Bianca Wright; 02873; Smialowicz

WILLIAMS, DEBORAH L., WILLIAMS, EDWARD J., JR., WILLIAMS, EDWARD J.; Deutsche Bank National Trust Company; 02787; Brunner

XL AMERICA COMPANIES, GREENWICH INSURANCE COMPANY, MUTUAL BENEFIT INSURANCE COMPANY; Hostetter Realty Group, LLC; 02904; Winkle

M-4

NOTICE



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

**Wednesday, MAY 30, 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.

**AUDIO AND VIDEO DEVICES
ARE PROHIBITED IN
COURT FACILITIES**

Beginning January 1, 2017, the taking or recording of pictures, photographs, videos, or audio recordings; and the use or possession of audio or video broadcast or recording equipment, or any other device capable of capturing or transmitting sound or images (including, without limitation, cameras and cell phones); in a courtroom, hearing room, or their respective 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 one or more bids, and to sell the properties in any order or combination, as determined by the Sheriff's Office. The sale of any property may, at the discretion of the Sheriff's Office, be

stayed or continued in whole or in part.

If any irregularities, defects, or failures to comply with these Conditions of Sale occur during the sale, properties may be placed back up for sale at any time prior to the conclusion of the sale.

All properties are sold "AS IS," with NO expressed or implied warranties or guarantees whatsoever. In other words, the Sheriff's Office does not guarantee or warrant, in any way, the real estate upon which you are bidding. The Sheriff's Office is merely following the requests of the plaintiffs and selling whatever interests the defendants may have in the properties. It is up to you or your attorney to determine what those interests are, before you buy. The defendants might not own the properties at all, other persons may own the properties, or there might be mortgages or other liens against the properties that you may have to pay before you obtain clear title to a property. All of these factors are for you alone to determine. The Sheriff's Office will not make these determinations for you. Once you make a bid, which is accepted as the highest bid, you have bought whatever interests the defendants have, if any, in that property and you must pay that sum of money to the Sheriff's Office regardless of what you later find out about the title. You must know what you are bidding on before you bid and NOT after. All sales are FINAL after the property has been struck off to you as the highest bidder, and no adjustments will be made thereafter.

Payment for properties must be in the form of lawful money of the United States, a certified or cashier's check from a Pennsylvania Bank, or a Lancaster County attorney's check. The Sheriff's Office will NOT accept any other form of payment.

In order to expedite the sale, the Sheriff's Office encourages, but does

not require, plaintiffs to announce an “upset” price, which is the least amount the plaintiff will accept for a property. Any bidding above the plaintiff’s opening costs bid for such property will begin at that stated upset price. Subsequent bids shall be in no less than \$100 increments. Plaintiffs may withdraw a property from sale any time before the property is struck off as sold to the highest bidder.

Immediately upon a property being struck off to the highest bidder, the buyer must state the buyer’s name (unless buying the property on behalf of the plaintiff for costs only) and come forward to settle with the clerks. The buyer must present a legal picture identification acceptable to the Sheriff’s Office, such as a driver’s license, and immediately pay 20% of their bid as a down payment to the Sheriff’s Office. The buyer must subsequently pay the balance of their bid within 30 days after the sale date.

Each buyer shall file a properly completed and signed Pennsylvania Realty Transfer Tax Statement of Value in duplicate with the Sheriff’s Office within 15 days after the sale date. All applicable realty transfer taxes will be fully paid from the sale proceeds by the Sheriff’s Office. If the proceeds are insufficient to pay all the sale costs, realty transfer taxes, and priority liens, then the buyer shall pay the balance of such amounts to the Sheriff’s Office within 30 days after the sale date.

If no petition has been filed to set aside a property sale, the Sheriff will execute and record a deed 20 days or more after filing a proposed Schedule of Distribution with the Prothonotary’s Office, conveying all the real estate rights, title, and interests of the defendants in the property. Distribution of the sale proceeds will be made per the proposed Schedule of Distribution 11 or more days after

the filing of such Schedule, provided no exceptions are filed regarding the proposed distribution.

The Sheriff’s Office may hold agents responsible for their winning bids if their principal fails to comply with these Conditions of Sale, unless the agent has a notarized agency agreement and presents same to the Sheriff’s Office prior to the beginning of the sale.

If a buyer breaches or otherwise fails to comply with these Conditions of Sale, the buyer shall forfeit their down payment to the Sheriff’s Office in its entirety as liquidated damages, and the buyer also shall be liable to the Sheriff’s Office for all costs, expenses, losses, and damages (including, without limitation, attorney fees) suffered or incurred by the Sheriff’s Office (1) to resell the property or (2) above and beyond such down payment amount, or both of the foregoing.

The Sheriff’s Office reserves the right to alter or modify these conditions of sale during or before each sale, or on a case-by-case basis. The Sheriff’s Office decision shall be final regarding all sale issues and disputes.

CHRISTOPHER LEPLER
Sheriff of Lancaster County
BRADFORD J. HARRIS, ESQUIRE
Solicitor

No. CI-17-08563

**THE BANK OF NEW YORK
MELON f/k/a THE BANK OF
NEW YORK AS SUCCESSOR IN
INTEREST TO JPMORGAN CHASE
BANK, N.A. AS TRUSTEE FOR
NOVASTAR MORTGAGE FUNDING
TRUST, SERIES 2004-2,
NOVASTAR HOME EQUITY LOAN
ASSET-BACKED CERTIFICATES,
SERIES 2004-2 C/O OCWEN
LOAN SERVICING, LLC**

vs.

**MARI L. ALICEA-GARCIA,
JOSHUA GARCIA, THE UNITED
STATES OF AMERICA**

Property Address: 27 Terrace Ave.,
Stevens, PA 17578
UPI/Tax Parcel Number: 080-64886-
0-0000
Judgment: \$207,039.34
Reputed Owners: Mari L. Alicea-
Garcia and Joshua Garcia
Instr. No.: 5316044
Municipality: East Calico Township
Area: N/A
Improvements: Residential Real Es-
tate

No. CI-17-09765

SELENE FINANCE LP

vs.

SALVATORE AMATO

Property Address: 309 Oak Thorne
Lane, Lancaster, PA 17602
UPI/Tax Parcel Number: 310-99555-
0-0000
Judgment: \$126,580.19
Reputed Owner: Salvatore Amato
Instr. No.: 5785316
Municipality: Township of East Lam-
peter
Area: ALL THAT CERTAIN piece,
parcel or tract of land situated on
the East side of Oak Thorne Lane,
located in East Lampeter Town-
ship, Lancaster County, Pennsyl-
vania, being known as Lot 83, as
shown on a final Plan of the Oaks,
prepared by D.C. Gohn Associ-
ates, Incorporated, Drawing No.
CG-1764, recorded in Subdivision
Plan Book J-190, Page 33, said
tract being more fully bounded
and described as follows:

Improvements: Residential Dwelling

No. CI-17-08040

MB FINANCIAL BANK, N.A.

vs.

**PAULA A. ANDERSON,
PERSONAL REPRESENTATIVE OF
THE ESTATE OF MICHAEL
BRAUN, DECEASED**

Property Address: 457 Juniata Street,
Lancaster, PA 17602
UPI/Tax Parcel Number: 337-99860-
0-0000
Judgment: \$59,333.43
Reputed Owner: Paula A. Anderson,
Personal Representative of the
Estate of Michael Braun, De-
ceased
Instr. No.: 6218894
Municipality: City of Lancaster
Area: 1,742 Square Feet
Improvements: Residential Dwelling

No. CI-17-08305

PHH MORTGAGE CORPORATION

vs.

BARBARA J. BATTS

Property Address: 810 North Duke
Street, Lancaster, PA 17602
UPI/Tax Parcel Number: 336-64069-
0-0000
Judgment: \$67,022.83
Reputed Owner: Barbara J. Batts
Instr. No.: 5253601
Municipality: Lancaster City
Area: 0.05
Improvements: Residential Dwelling

No. CI-17-08498

**CHASE MORTGAGE
TRUST 2016-1**

vs.

**JAMES D. BAUGHMAN,
KELLY H. BAUGHMAN**

Property Address: 19 Jane Lane,
Holtwood, PA 17532
UPI/Tax Parcel Number: 430-96404-
0-0000
Judgment: \$172,871.77
Reputed Owners: James D. Baugh-
man and Kelly H. Baughman
Instr. No.: 6177361
Municipality: Township of Martic

Area: ALL THAT CERTAIN lot or piece of ground with improvements thereon situate on the North side of Jane Lane known as Lot No. 11, Block A as shown on a final plan of the Donald Foltz Tract, Section II, said plan recorded in the Recorder of Deeds in and for Lancaster County, Pennsylvania, in subdivision Plan Book J-87, page 31, said lot located in the Township of Martic, County of Lancaster and Commonwealth of Pennsylvania, bounded and described as follows:

Improvements: Residential Dwelling

No. CI-16-04548

SOLANCO SCHOOL DISTRICT

vs.

**ROXANNE E. BENN,
EXECUTRIX OF THE
ESTATE OF JOSEPH A. BUSIA**

Property Address: 703 Hollow Road,
New Providence, PA 17560

UPI/Tax Parcel Number: 520-12854-
0-0000

Judgment: \$2,273.99

Reputed Owner: Roxanne E. Benn,
Executrix of the Estate of Joseph
A. Busia

Deed Bk.: 2999 Page 187

Municipality: Providence Township
Area: 0.66 Acres

Improvements: Residential Single
Family Dwelling

No. CI-17-09322

**PNC BANK, NATIONAL
ASSOCIATION, SUCCESSOR
BY MERGER TO BLC BANK
NATIONAL ASSOCIATION,
FORMERLY KNOWN AS BANK
OF LANCASTER COUNTY,
NATIONAL ASSOCIATION**

vs.

DIANE M. BENSINGER

Property Address: 944 Homeland
Drive, Lancaster, PA 17601

UPI/Tax Parcel Number: 390-62117-
0-0000

Judgment: \$117,773.56

Reputed Owner: Diane M. Bensinger
Deed Bk.: 5291

Municipality: Township of Manheim
Area: 0.1500

Improvements: Residential Dwellings

No. CI-17-08885

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

vs.

**DONALD G. BOLING,
MARY P. BOLING**

Property Address: 957 Pinetree Way,
Lancaster, PA 17601

UPI/Tax Parcel Number: 290-34407-
0-0000

Judgment: \$339,575.90

Reputed Owners: Donald G. Boling &
Mary P. Boling

Instr. No.: 5703886

Municipality: Township of East
Hempfield

Area: 0.2900

Improvements: Residential Dwellings

No. CI-17-03142

M&T BANK

vs.

**JUSTIN K. BOOTH,
ASHLEY D. HOUSHOWER**

Property Address: 192 Pitney Rd.,
Lancaster, PA 17601

UPI/Tax Parcel Number: 810-47023-
0-0000

Judgment: \$130,179.37

Reputed Owners: Justin K. Booth &
Ashley D. Houshower

Instr. No.: 6063952

Municipality: City of Lancaster

LANCASTER LAW REVIEW

Area: 0.1500
Improvements: Residential Dwellings

No. CI-17-08038

MB FINANCIAL BANK, N.A.

vs.

**STEPHEN D. BROWN,
KAREN L. BROWN**

Property Address: 1269 Barclay
Drive, Lancaster, PA 17601

UPI/Tax Parcel Number: 390-62899-
0-0000

Judgment: \$233,554.33

Reputed Owners: Stephen D. Brown
and Karen L. Brown

Instr. No.: 6071373

Municipality: Manheim Township

Area: 13,068 square feet

Improvements: Residential Dwelling

No. CI-17-08675

**CHRISTIANA TRUST, A
DIVISION OF WILMINGTON
SAVINGS FUND SOCIETY, FSB,
AS INDENTURE TRUSTEE, FOR
THE CSMC 2014-RPL4 TRUST,
MORTGAGE-BACKED NOTES,
SERIES 2014-RPL4**

vs.

GEORGE H. CUTHBERT

Property Address: 4663 Bossler Rd.,
Elizabethtown, PA 17022

UPI/Tax Parcel Number: 160-36809-
0-0000

Judgment: \$142,089.41

Reputed Owner: George H. Cuthbert

Instr. No.: 5274461

Municipality: Township of West Do-
negal

Area: 0.4400

Improvements: Residential Dwelling

No. CI-17-08287

WELLS FARGO BANK NA

vs.

**JUDITH A. DEASCENTI a/k/a
JUDITH R. DEASCENTI**

Property Address: 113 Sunflower
Circle, Landisville, PA 17538

UPI/Tax Parcel Number: 290-70524-
0-0000

Judgment: \$289,621.39

Reputed Owner: Judith A. Deascenti
a/k/a Judith R. Deascenti

Deed Bk.: N 96, Page 136

Municipality: East Hempfield Town-
ship

Area: .42 Acres

Improvements: Residential Dwelling

No. CI-17-08961

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs.

**ANTHONY T. DeLEON a/k/a
ANTHONY L. DeLEON**

Property Address: 780 Daniel Cir.,
Mount Joy, PA 17552

UPI/Tax Parcel Number: 300-42799-
0-0000

Judgment: \$117,845.76

Reputed Owner: Anthony T. DeLeon
a/k/a Anthony L. DeLeon

Instr. No.: 6004103

Municipality: Township of West
Hempfield

Area: N/A

Improvements: Residential Dwelling

No. CI-16-10726

WELLS FARGO BANK, NA

vs.

**THOMAS A. DRENNEN,
PATRICIA H. DRENNEN**

Property Address: 916 Cambridge
Dr., Manheim, PA 17545

UPI/Tax Parcel Number: 500-58269-
1-0026

Judgment: \$204,942.16

Reputed Owners: Thomas A. Drennen
and Patricia H. Drennen, husband
and wife

Instr. No.: 5741585

LANCASTER LAW REVIEW

Municipality: Township of Penn
Area: N\A
Improvements: Residential Dwelling

No. CI-17-01661

**US BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS DELAWARE
TRUSTEE AND US BANK
NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS
CO-TRUSTEE FOR GOVERNMENT
LOAN SECURITIZATION
TRUST 2011-FV1**

vs.

MICHAEL S. ECKMAN

Property Address: 110 Den Mar
Drive, Holtwood, PA 17532
UPI/Tax Parcel Number: 430-84425-
0-0000
Judgment: \$105,691.45
Reputed Owner: Michael S. Eckman
Deed Bk.: 6157, Page 0535
Municipality: Martic Township
Area: 0.62
Improvements: Residential Dwelling

No. CI-17-09098

**HSBC BANK USA, NA, AS
INDENTURE TRUSTEE FOR THE
REGISTERED NOTEHOLDERS OF
RENAISSANCE HOME EQUITY
LOAN TRUST 2006-3**

vs.

**ANDREW J. EICKHOLZ a/k/a
ANDREW J.C. EICKHOLZ**

Property Address: 721 Catherine
Street, Lancaster, PA 17603
UPI/Tax Parcel Number: 290-41802-
0-0000
Judgment: \$41,613.93
Reputed Owner: Andrew J.C. Eick-
holz
Deed Doc. ID.: 5103248
Municipality: East Hempfield Town-
ship

Area: .24
Improvements: Residential Dwelling

No. CI-17-09173

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs.

DUANE A. FAUL

Property Address: 1530 Princess
Anne Dr., Lancaster, PA 17601
UPI/Tax Parcel Number: 810-85327-
0-0000
Judgment: \$158,421.17
Reputed Owner: Duane A. Faul
Instr. No.: 6039052
Municipality: City of Lancaster
Area: All that parcel of land in City of
Lancaster, Lancaster County,
Commonwealth of Pennsylvania,
as more fully described in Deed
Dcc # 5510173, ID# 810-85327-
0-0000, being known and desig-
nated as:
Improvements: Residential Dwelling

No. CI-17-07787

**JP MORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs.

**PETER FITZGERALD,
SULHEI FITZGERALD**

Property Address: 1512 Lampeter
Rd., Lancaster, PA 17602
UPI/Tax Parcel Number: 320-49836-
0-0000
Judgment: \$221,247.05
Reputed Owners: Peter Fitzgerald &
Sulhei Fitzgerald
Instr. No.: 6065829
Municipality: Township of West Lam-
peter
Area: 0.2200
Improvements: Residential Dwellings

No. CI-17-08231

FULTON BANK, N.A.

vs.

FOR KIDS, LLC

LANCASTER LAW REVIEW

Property Address: 60 Bethany Rd.,
Ephrata, PA 17522
UPI/Tax Parcel Number: 260-20020-
0-0000
Judgment: \$329,973.46
Reputed Owner: For Kids, LLC
Instr. No.: 5566933
Municipality: Ephrata Borough
Area: N/A
Improvements: Auto body shop and
single family residence

No. CI-17-07617

**LAKEVIEW LOAN
SERVICING, LLC**

vs.

**JEFFRY FULLER,
ASHLEY FULLER**

Property Address: 119 Marion Ter-
race, Ephrata, PA 17522
UPI/Tax Parcel Number: 260-59214-
0-0000
Judgment: \$148,921.55
Reputed Owners: Jeffry Fuller and
Ashley Fuller
Instr. No.: 6197294
Municipality: Ephrata Borough
Area: .11
Improvements: Residential Dwelling

No. CI-17-07759

**THE BANK OF NEW YORK
MELLON f/k/a THE BANK OF
NEW YORK, AS SUCCESSOR IN
INTEREST TO JPMORGAN CHASE
BANK, NA AS TRUSTEE FOR IXIS
REAL ESTATE CAPITAL TRUST
2005-HE2, MORTGAGE PASS-
THROUGH CERTIFICATES,
SERIES 2005-HE2**

vs.

**THOMAS J. GARVEY, JR.,
KAREN L. GARVEY**

Property Address: 40 Green Lane,
Nottingham, PA 19362
UPI/Tax Parcel Number: 380-67334-
0-0000
Judgment: \$182,586.09
Reputed Owners: Thomas J. Garvey,
Jr. and Karen L. Garvey

Deed Bk.: 6553 and Page 142, or
Instr. No. 000011380
Municipality: Township of Little Brit-
ain
Area: 1.66 Acres
Improvements: Single Family Resi-
dential Dwelling and Storage Shed

No. CI-17-06865

360 MORTGAGE GROUP, LLC

vs.

**DIANE Y. GERBER,
ADMINISTRATIX OF THE
ESTATE OF KYLE GERBER**

Property Address: 45 Lake Aldred
Terrace, Pequea, PA 17565
UPI/Tax Parcel Number: 430-27139-
0-0000
Judgment: \$156,578.53
Reputed Owner: Kyle Gerber
Instr. No.: 6256564
Municipality: Township of Martic
Area: N/A
Improvements: Residential Dwelling

No. CI-17-08914

QUICKEN LOANS INC.

vs.

**SCOT L. GOCKLEY,
RACHAEL A. GOCKLEY**

Property Address: 604 Maple Street,
East Earl, PA 17519
UPI/Tax Parcel Number: 050-82436-
0-0000
Judgment: \$152,418.50
Reputed Owners: Scot L. Gockley and
Rachael A. Gockley
Instr. No.: 5831973
Municipality: Caernarvon
Area: N/A
Improvements: Residential Real Es-
tate

No. CI-13-06954

**WILMINGTON TRUST, NA,
SUCCESSOR TRUSTEE TO
CITIBANK, NA, AS TRUSTEE FOR
THE BENEFIT OF REGISTERED
HOLDERS OF STRUCTURED
ASSET MORTGAGE**

INVESTMENTS II TRUST 2007-AR3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR3

vs.

**DAVID J. GOLDBERGER, SR.
a/k/a DAVID J. GOLDBERGER**

Property Address: 1555 Ridgeview Avenue, Lancaster, PA 17603
UPI/Tax Parcel Number: 290-03942-0-0000
Judgment: \$225,181.54
Reputed Owner: David J. Goldberger, Sr. a/k/a David J. Goldberger
Deed Bk.: R95
Municipality: Township of East Hempfield
Area: 0.2100
Improvements: Residential Dwellings

No. CI-17-07302

DITECH FINANCIAL LLC f/k/a GREEN TREE SERVICING LLC

vs.

**WARREN V. GULDEN,
SAMANTHA L. GULDEN**

Property Address: 3314 Turnpike Rd., Elizabethtown, PA 17022
UPI/Tax Parcel Number: 130-43394-0-0000
Judgment: \$233,516.52
Reputed Owners: Warren V. Gulden and Samantha L. Gulden
Deed Instr. No.: 5592998
Municipality: Conoy Township
Area: 6.1 Acres
Improvements: Residential Dwelling

No. CI-12-11582

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., CSMC MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-6

vs.

**LESTER H. GUYTON, JR.,
LORI J. GUYTON**

Property Address: 31 Red Oak Drive, Lititz, PA 17543-7429
UPI/Tax Parcel Number: 600-43792-0-0000
Judgment: \$587,435.54
Reputed Owners: Lester H. Guyton, Jr. and Lori J. Guyton
Deed Bk.: 5310, Page 523
Municipality: Warwick Township
Area: 1.50
Improvements: Residential Dwelling

No. CI-17-08881

JP MORGAN CHASE BANK, NA

vs.

**SHANNON K. HENDRICKSON
a/k/a SHANNON K. HUSTON**

Property Address: 193 Kirks Mill Rd., Nottingham, PA 19362
UPI/Tax Parcel Number: 380-17945-0-0000
Judgment: \$71,272.88
Reputed Owner: Shannon K. Hendrickson a/k/a Shannon K. Huston
Deed Bk.: 7153, Page 344
Municipality: Little Britain Township
Area: 0.92 Acres
Improvements: Residential Dwelling

No. CI-17-07662

LAKEVIEW LOAN SERVICING, LLC

vs.

JAMES COREY HENRY

Property Address: 1329 Hammon Ave., Ephrata, PA 17522
UPI/Tax Parcel Number: 270-82828-0-0000
Judgment: \$198,045.01
Reputed Owner: James Corey Henry
Instr. No.: 6296744
Municipality: Township of Ephrata
Area: N/A
Improvements: Residential Dwelling

LANCASTER LAW REVIEW

No. CI-15-02789

BANK OF AMERICA, N.A

vs

**DANIEL E. KATELEY,
SHERRY M. KATELEY**

Property Address: 1614 Glenn Road
a/k/a 1614 Glen Road, Lancaster,
PA 17601

UPI/Tax Parcel Number: 810-71017-
0-0000

Judgment: \$170,697.56

Reputed Owners: Daniel E. Kateley,
Sherry M. Kateley

Instr. No.: 5940801

Municipality: City of Lancaster

Area: 0.14

Improvements: Residential

No. CI-16-09926

**BRANCH BANKING AND
TRUST COMPANY, A NORTH
CAROLINA CORPORATION, AS
SUCCESSOR IN INTEREST TO
SUSQUEHANNA BANK f/k/a
SUSQUEHANNA BANK PA**

vs.

TONYA L. KAUFFMAN

Property Address: 550 East Front St.,
Marietta, PA 17547

UPI/Tax Parcel Number: 420-41364-
0-0000

Judgment: \$44,192.46

Reputed Owner: Tonya L. Kauffman

Deed Instr. No.: 5499397

Municipality: Marietta Borough

Area: 0.37

Improvements: Residential Dwelling

No. CI-17-05878

WELLS FARGO BANK, N.A.

vs.

**KENNETH KNOUSE a/k/a
KENNETH E. KNOUSE,
DOROTHY R. KNOUSE a/k/a
DOROTHY E. KNOUSE**

Property Address: 43 South Charlotte
Street, Manheim, PA 17545

UPI/Tax Parcel Number: 400-14834-
0-0000

Judgment: \$80,270.52

Reputed Owners: Kenneth E. Knouse
and Dorothy R. Knouse, his wife

Instr. No.: 5676793

Municipality: Borough of Manheim

Area: N\A

Improvements: Residential Dwelling

No. CI-17-07262

**CITIZENS BANK, N.A. f/k/a
RBS CITIZENS N.A.**

vs.

**CLINTON KOSER, CO-
ADMINISTRATOR OF THE
ESTATE OF JEFFREY S. KOSER,
CHRYSTIN GALL, CO-
ADMINISTRATRIX OF THE
ESTATE OF JEFFREY S. KOSER**

Property Address: 41 Derby Lane,
Lancaster, PA 17603

UPI/Tax Parcel Number: 410-91129-
0-0000

Judgment: \$138,044.31

Reputed Owners: Jeffrey S. Koser,
Clinton Koser, Co-Administrator
of the Estate of Jeffrey S. Koser,
and Chrystin Gall, Co-
Administratrix of the Estate of
Jeffrey S. Koser

Instr. No.: 6122914

Municipality: Township of Manor

Area: N/A

Improvements: Residential Dwelling

No. CI-09-17760

**WELLS FARGO BANK, N.A., AS
TRUSTEE FOR THE
CERTIFICATEHOLDERS, MASTR
ASSET BACKED SECURITIES
TRUST 2007- NEW MORTGAGE
PASS-THROUGH CERTIFICATES
SERIES 2007-NEW**

vs.

**ROBERT A. LAGRASSA,
MICHELLE E.
VONNIEDA-LAGRASSA**

Property Address: 663 West Chestnut Street, Lancaster, PA 17603-3444
UPI/Tax Parcel Number: 335-77556-0-0000
Judgment: \$247,028.08
Reputed Owners: Robert A. Lagrassa and Michelle E. Vonnieda-Lagrassa
Instr. No.: 5599713
Municipality: Lancaster City
Area: 0.09
Improvements: Residential Dwelling

No. CI-17-09500

**BRANCH BANKING AND TRUST
COMPANY s/b/m HOMETOWN
HERITAGE BANK, A DIVISION OF
NATIONAL PENN BANK**

vs.

**DAVID S. LAPP, JR.,
BARBARA ANN LAPP**

Property Address: 5206 Old Strasburg Rd., Kinzers, PA 17535
UPI/Tax Parcel Number: 560-43601-0-0000
Judgment: \$438,895.65
Reputed Owners: David S. Lapp, Jr. and Barbara Ann Lapp
Deed Bk.: 5111, Page 252
Municipality: Salisbury Township
Area: 6.92
Improvements: Residential Dwelling

No. CI-17-01720

**CARRINGTON MORTGAGE
SERVICES, LLC**

vs.

**KIRK A. LAWHEAD a/k/a
KIRK LAWHEAD,
AMANDA LYNN LAWHEAD a/k/a
AMANDA LAWHEAD**

Property Address: 202 West Main Street, Terre Hill, PA 17581
UPI/Tax Parcel Number: 590-43937-0-0000

Judgment: \$172,807.99
Reputed Owners: Kirk A. Lawhead a/k/a Kirk Lawhead and Amanda Lynn Lawhead a/k/a Amanda Lawhead
Instr. No.: 5620487
Municipality: Borough of Terre Hill
Area: N/A
Improvements: A Residential Dwelling

No. CI-17-10400

**REVERSE MORTGAGE
SOLUTIONS, INC.**

vs.

SHIRLEY HOOVER LEAHY

Property Address: 58 E. Lincoln Ave., Lititz, PA 17543
UPI/Tax Parcel Number: 370-33068-0-0000
Judgment: \$126,889.00
Reputed Owners: Joseph P. Leary and Shirley Hoover Leary, Husband and Wife
Deed Bk.: 87, Page 489
Municipality: Borough of Lititz
Area: 5,663 Sq. Ft.
Improvements: Residential Dwelling

No. CI-17-07335

**LAKEVIEW LOAN
SERVICING, LLC**

vs.

J. CATHERINE LESPERANCE

Property Address: 528 South West End Ave., Lancaster, PA 17603
UPI/Tax Parcel Number: 340-53084-0-0000
Judgment: \$42,180.48
Reputed Owner: J. Catherine Lesperance
Deed Bk.: 5326, Page 403
Municipality: Lancaster Township
Area: .19 Acres
Improvements: Residential Dwelling

No. CI-16-06948

**NEW PENN FINANCIAL, LLC
d/b/a SHELLPOINT
MORTGAGE SERVICING**

vs.

ERIC L. LUCAS

Property Address: 1971 Holtwood Rd., Holtwood, PA 17532
UPI/Tax Parcel Number: 430-27029-0-0000
Judgment: \$205,759.05
Reputed Owner: Eric L. Lucas
Instr. No.: 6141461
Municipality: Township of Martic
Area: N/A
Improvements: Residential Single Family

No. CI-17-07985

WELLS FARGO BANK, N.A.

vs.

CASEY J. MARION

Property Address: 425 Howard Ave., Ephrata, PA 17522
UPI/Tax Parcel Number: 260-02382-0-0000
Judgment: \$129,261.42
Reputed Owner: Casey J. Marion
Instr. No.: 6286377
Municipality: Borough of Ephrata
Area: N/A
Improvements: Residential Dwelling

No. CI-17-07116

AAR CAPITAL PARTNERS, LP

vs.

TROY K. MATTIS

Property Address: 108 West Strawberry Street, Lancaster, PA 17603
UPI/Tax Parcel Number: 338-41892-0-0000
Judgment: \$53,196.53
Reputed Owner: Troy K. Mattis
Instr. No.: 6283692
Municipality: City of Lancaster
Area: n/a
Improvements: Single family residential dwelling

No. CI-17-07114

AAR CAPITAL PARTNERS, LP

vs.

TROY K. MATTIS

Property Address: 108 West Strawberry Street, Lancaster, PA 17603
UPI/Tax Parcel Number: 338-41892-0-0000
Judgment: \$53,196.53
Reputed Owner: Troy K. Mattis
Instr. No.: 6283696
Municipality: City of Lancaster
Area: N/A
Improvements: Single family residential dwelling

No. CI-17-09375

WELLS FARGO BANK, N.A.

vs.

KEVIN L. MAY, JR.

Property Address: 617 Pointview Avenue, Ephrata, PA 17522
UPI/Tax Parcel Number: 260-87487-0-0000
Judgment: \$93,817.21
Reputed Owner: Kevin L. May, Jr.
Instr. No.: 6169671
Municipality: Ephrata Borough
Area: 0.1
Improvements: Residential Dwelling

No. CI-17-09104

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

vs.

**JOSEPH B. McCONATHEY,
BRENDA L. McCONATHEY**

Property Address: 66 Donerville Rd., Lancaster, PA 17603
UPI/Tax Parcel Number: 410-79565-0-0000
Judgment: \$80,529.95
Reputed Owners: Joseph B. McConathey and Brenda L. McConathey
Deed Bk.: 5839, Page 355
Municipality: Manor Township
Area: 0.19 Acres
Improvements: Residential Dwelling

LANCASTER LAW REVIEW

No. CI-17-09850

**LAKEVIEW LOAN
SERVICING, LLC**

vs.

**WARREN S. MICHAEL,
BRANDI E. STEINBACHER**

Property Address: 937 Maple Ave.,
Lancaster, PA 17603

UPI/Tax Parcel Number: 340-26937-
0-0000

Judgment: \$128,244.39

Reputed Owners: Warren S. Michael
& Brandi E. Steinbaecher

Instr. No.: 5578797

Municipality: Township of Lancaster
Area: 0.0600

Improvements: Residential Dwellings

UPI/Tax Parcel Number: 300-18208-
0-0000

Judgment: \$280,058.41

Reputed Owners: Jordan Wilson
Miller a/k/a Jordan W. Miller and
Krista L. Fansler-Miller a/k/a
Krista Fansler-Miller

Instr. No.: 6107465

Municipality: West Hempfield Town-
ship

Area: 0.28

Improvements: Residential Dwelling

No. CI-17-08460

**PENNSYLVANIA HOUSING
FINANCE AGENCY**

vs.

**RICHARD C. MILLER, JR.,
KIMBERLY S. MILLER nka
KIMBERLY S. RIDDLES**

Property Address: 810 Plane Street,
Columbia, PA 17512

UPI/Tax Parcel Number: 110-60369-
0-0000

Judgment: \$57,025.28

Reputed Owner(s): Richard C. Miller,
Jr. and Kimberly S. Miller nka
Kimberly S. Riddles

Instrument No: 5516357

Municipality: Borough of Columbia
Area: 14'10" x 93

Improvements: A Residential Dwelling

No. CI-17-06480

**LAKEVIEW LOAN
SERVICING, LLC**

vs.

VIRGINIA G. MORRIS

Property Address: 264 North 11th
Street, Akron, PA 17501

UPI/Tax Parcel Number: 270-78933-
0-0000

Judgment: \$141,010.33

Reputed Owner: Virginia Morris

Instr. No.: 5550248

Municipality: Township of Ephrata

Area: N/A

Improvements: Residential Real Es-
tate

No. CI-17-07954

WELLS FARGO BANK NA

vs.

**JORDAN W. MILLER,
KRISTA L. FANSLER-MILLER**

Property Address: 3843 Sterling Way,
Columbia, PA 17512

No. CI-17-05568

**MORGAN STANLEY MORTGAGE
LOAN TRUST 2007-8XS, US
BANK NATIONAL ASSOCIATION,
AS TRUSTEE, SUCCESSOR IN
INTEREST TO BANK OF
AMERICA, NATIONAL
ASSOCIATION, AS TRUSTEE,
SUCCESSOR BY MERGER TO
LASALLE BANK NATIONAL
ASSOCIATION, AS TRUSTEE**

vs.

BRIAN D. NELSON

Property Address: 56 South Franklin
Street, Lancaster, PA 17602

UPI/Tax Parcel Number: 337-89007-
0-0000

Judgment: \$74,671.72
Reputed Owner: Brian D. Nelson
Municipality: Lancaster City
Area: N/A
Improvements: Residential—Two
Family Dwelling

No. CI-16-10080

**M&T BANK a/k/a
MANUFACTURERS & TRADERS
TRUST COMPANY**

vs.

**ROSE M. NESS INDIVIDUALLY
AND AS EXECUTRIX OF THE
ESTATE OF ANNA M. NESS a/k/a
ANNA MAE NESS, DECEASED**

Property Address: 158 South 2nd
Street a/k/a 158 2nd Street, Co-
lumbia, PA 17512

UPI/Tax Parcel Number: 110-99034-
0-0000

Judgment: \$24,195.05

Reputed Owner: Rose M. Ness Indi-
vidually and as Executrix of the
Estate of Anna M. Ness aka Anna
Mae Ness Deceased

Instr. No.: 5332361

Municipality: Second Ward of the
Borough of Columbia

Area: 0.0900

Improvements: Residential Dwellings

No. CI-16-10178

NATIONSTAR MORTGAGE LLC

vs.

**BOBBIE JO OLMO,
ABRAHAM OLMO**

Property Address: 110 New Dorwart
St., Lancaster, PA 17603

UPI/Tax Parcel Number: 338-61305-
0-0000

Judgment: \$76,928.39.

Reputed Owners: Bobbie Jo Olmo
and Abraham Olmo

Instr. No.: 5678220

Municipality: City of Lancaster

Area: ALL THAT CERTAIN lot or piece
of land situate on the Southwest

side of New Dorwart Street be-
tween High and West Vine Streets,
in the City of Lancaster, County
of Lancaster, Pennsylvania, hav-
ing thereon erected a two story
brick dwelling house known as
No. 110 New Dorwart Street,
bounded and described as follows,
to wit:

Improvements: Residential Dwelling

No. CI-17-09466

BAYVIEW LOAN SERVICING, LLC

vs.

**CAROL D. OSBORNE a/k/a
CAROL D. STOUTZENBERGER**

Property Address: 31 Charlestown
Rd., Washington Boro, PA 17582

UPI/Tax Parcel Number: 410-10210-
0-0000

Judgment: \$138,338.75

Reputed Owner: Carol D. Osborne
aka Carol D. Stoutzenberger

Deed Bk.: 6988

Municipality: Township of Manor

Area: 0.9700

Improvements: Residential Dwellings

No. CI-16-07361

**US BANK NATIONAL
ASSOCIATION (TRUSTEE FOR
THE PENNSYLVANIA HOUSING
FINANCE AGENCY)**

vs.

**BARRY L. PENEPACKER,
NICOLE I. SMITH**

Property Address: 506 Bridge Valley
Road, Pequea, PA 17565

UPI/Tax Parcel Number: 430-64622-
0-0000

Judgment: \$109,281.78

Reputed Owners: Barry L. Pene-
packer & Nicole I. Smith

Instr. No.: 5073574

Municipality: Township of Martic

Area: 0.9300

Improvements: Residential Dwellings

LANCASTER LAW REVIEW

No. CI-17-07265

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

vs.

GLORIANN S. PETERS

Property Address: 913 Union Street,
Lancaster, PA 17603

UPI/Tax Parcel Number: 338-15975-
0-0000

Judgment: \$74,618.70

Reputed Owner: Gloriann S. Peters

Deed Bk.: C 46, Page 322

Municipality: Lancaster City

Area: 0.0300

Improvements: Residential Dwelling

No. CI-17-09925

MIDFIRST BANK

vs.

**SOMBOUN PHAVIVONG,
KEUTH SIPANYA**

Property Address: 11 West Stiegel
Street, Manheim, PA 17545

UPI/Tax Parcel Number: 400-28277-
0-0000

Judgment: \$161,845.56

Reputed Owner(s): Somboun Phavi-
vong and Keuth Sipanya

Instrument No.: 5655701

Municipality: Manheim Borough

Area: 0.20 ACRE

Improvements: A Residential Dwelling

No. CI-17-08426

WELLS FARGO BANK, N.A.

vs.

**EDWARD RADESKY,
DANIELLE M. McARROY**

Property Address: 690 River Hill
Road, Conestoga, PA 17516

UPI/Tax Parcel Number: 120-05311-
0-0000

Judgment: \$185,128.05

Reputed Owners: Edward Radesky
and Danielle M. Mcaroy

Instr. No.: 5819532

Municipality: Conestoga Township

Area: .64

Improvements: Residential Dwelling

No. CI-17-08507

**WATERFALL VICTORIA
GRANTOR TRUST II, SERIES G**

vs.

**ALLISON RIOS a/k/a
ALLISON M. MOORE**

Property Address: 210 Meadia Ave.,
Lancaster, PA 17602

UPI/Tax Parcel Number: 320-80731-
0-0000

Judgment: \$49,268.40

Reputed Owner: Allison Rios a/k/a
Allison M. Moore

Deed Bk.: 6683, 410

Municipality: West Lampeter

Area: 0.26 acres

Improvements: Single Family Resi-
dential Dwelling

No. CI-17-08934

**PENNSYLVANIA HOUSING
FINANCE AGENCY**

vs.

MIGDALIA RIVERA

Property Address: 118 North Broad
St., Lancaster, PA 17602

UPI/Tax Parcel Number: 332-82010-
0-0000

Judgment: \$68,379.45

Reputed Owner: Migdalia Rivera

Instr. No.: 5894694

Municipality: City of Lancaster

Area: 0.0300

Improvements: Residential Dwellings

No. CI-14-11336

CITIMORTGAGE, INC.

vs.

GLENN A. ROBERTS

Property Address: 228 Crystal Street,
Lancaster, PA 17603

LANCASTER LAW REVIEW

UPI/ Tax Parcel Number: 338-71255-0-0000
Judgment: \$99,141.54
Reputed Owner:
Instrument: 5521567
Municipality: Lancaster City
Area: 0.07
Improvements: Residential Dwelling

No. CI-17-05630

360 MORTGAGE GROUP, LLC

vs.

SCOTT C. ROGERS

Property Address: 868 Pointview Ave., Ephrata, PA 17522
UPI/ Tax Parcel Number: 260-57157-0-0000
Judgment: \$224,557.75
Reputed Owner: Scott C. Rogers
Instr. No.: 6036661
Municipality: Borough of Ephrata
Area: N/A
Improvements: Residential Dwelling

No. CI-17-08560

**FINANCE OF AMERICA
MORTGAGE LLC**

vs.

JOSEPH M. RONCA

Property Address: 838 Houston Street, Columbia, PA 17512
UPI/ Tax Parcel Number: 110-63330-0-0000
Judgment: \$73,562.82
Reputed Owner: Joseph M. Ronca
Instr. No.: 6156151
Municipality: Columbia Borough
Area: N/A
Improvements: Residential Real Estate

No. CI-17-00243

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs.

**AARON M. ROOT a/k/a AARON
ROOT, KELSEY N. TRIMBLE**

Property Address: 1656 Kauffman Road, Landisville, PA 17538
UPI/ Tax Parcel Number: 300-16778-0-0000
Judgment: \$230,063.07
Reputed Owners: Aaron M. Root a/k/a Aaron Root and Kelsey N. Trimble

Instr. No.: 5810585

Municipality: West Hempfield Township

Area: ALL THAT CERTAIN lot situate on the Southwest corner of the intersection of Kauffman Road and Clover Lane in West Hempfield Township, Lancaster County, Pennsylvania, being known as Lot 28, Block A as shown on a plan of Westfield—Phase III prepared by J.C. Engineering/Surveyor, Inc., dated May 29, 1985, Drawing No. 85211-03 F-3, recorded in the Office for the Recording of Deeds in and for Lancaster County, Pennsylvania, in Subdivision Plan Book J-144, Page 13 and being more fully bounded and described as follows:

Improvements: Residential Dwelling

No. CI-17-07319

**FULTON BANK, N.A. FORMERLY
KNOWN AS FULTON BANK**

vs.

WILLIAM F. ROSSKOB

Property Address: 1439 New Holland Pike, Lancaster, PA 17601
UPI/ Tax Parcel Number: 390-18425-0-0000
Judgment: \$137,701.37
Reputed Owner: William F. Rosskob
Deed Bk.: A, Volume 96, Page 108
Municipality: Manheim Township
Area: n/a

Improvements: Single family residential dwelling

No. CI-16-08276

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs.

**ROBERT M. ROTHFUS aka
ROBERT MICHAEL
ROTHFUS, JR.**

Property Address: 113 Knollwood Rd.,
Millersville, PA 17551
UPI/Tax Parcel Number: 410-82387-
0-0000
Judgment: \$155,231.41
Reputed Owner: Robert M. Rothfus
a/k/a Robert Michael Rothfus Jr.
Document Number: 5636225
Municipality: Township of Manor
Area: .07 acres
Improvements: Residential dwelling

No. CI-16-04781

**BRANCH BANKING AND TRUST
COMPANY, A NORTH CAROLINA
CORPORATION, AS SUCCESSOR
IN INTEREST TO
SUSQUEHANNA BANK**

vs.

**KAMALELDIN SAEED,
AMIRA SOROUR**

Property Address: 302 Sagamore Hill,
Mount Joy, PA 17552
UPI/Tax Parcel Number: 450-22980-
1-0050
Judgment: \$109,950.68
Reputed Owners: Kamaleldin Saeed
and Amira Sorour
Instr. No.: 5632634
Municipality: Mount Joy Borough
Area: 1,280
Improvements: Residential Dwelling

No. CI-17-05135

**MID AMERICA MORTGAGE, INC.,
AN OHIO CORPORATION**

vs.

**ZACHARY SAMILO, AS KNOWN
HEIR TO THE ESTATE OF
DANIEL M. SAMILO, THE
UNKNOWN HEIRS OF
DANIEL M. SAMILO**

Property Address: 506 Country Place
Drive, Lancaster, PA 17601

UPI/Tax Parcel Number: 290-42521-
1-0506

Judgment: \$150,865.35

Reputed Owners: Zachary Samilo, as
Known Heir to the Estate of Daniel
M. Samilo and The Unknown
Heirs of Daniel M. Samilo

Instr. No.: 6035551

Municipality: East Hempfield

Area: N/A

Improvements: Residential Real Es-
tate

No. CI-17-08987

BANK OF AMERICA, N.A.

vs.

**E. SCOTT SARGEN,
VICTORIA N. SARGEN**

Property Address: 33 Timber Villa,
Elizabethtown, PA 17022

UPI/Tax Parcel Number: 160-18352-
1-0033

Judgment: \$71,066.22

Reputed Owners: E. Scott Sargen and
Victoria N. Sargen

Instr. No.: 5029496

Municipality: West Donegal Township
Improvements: Residential Dwelling

No. CI-17-08503

**LAKEVIEW LOAN
SERVICING, LLC**

vs.

**BRIAN SCHOENBERGER AS
REAL OWNER AND MORTGAGOR,
VIRGINIA SCHOENBERGER, AS
REAL OWNER**

Property Address: 533 East Park St.,
Elizabethtown, PA 17022

UPI/Tax Parcel Number: 250-13149-
0-0000

Judgment: \$69,349.16

Reputed Owners: Brian Schoen-
berger and Virginia Schoenberger

Instr. No.: 05739074

Municipality: Elizabethtown Borough
Area: 8,712 sq. ft. / 0.2000 acres

Improvements: Detached, One Story,
Single Family Residential Dwelling

No. CI-17-06697

BRANCH BANKING AND TRUST COMPANY

vs.

**KYLE M. SHENIGO,
NICOLE M. O'HARA**

Property Address: 228 North Plum Street, Mount Joy, PA 17552

UPI/Tax Parcel Number: 450-63850-0-0000

Judgment: \$120,985.48

Reputed Owners: Kyle M. Shenigo and Nicole M. O'Hara

Instr. No.: 6039922

Municipality: Borough of Mount Joy
Area: N/A

Improvements: Residential Dwelling

No. CI-17-08748

THE BANK OF NEW YORK MELLON fka THE BANK OF NEW YORK SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK AS TRUSTEE FOR GSMPS MORTGAGE LOAN TRUST 2003-2

vs.

JEREMIAH C. SHEPPERSON

Property Address: 51 South Manor Street, Mountville, PA 17554

UPI/Tax Parcel Number: 470-90618-0-0000

Judgment: \$66,655.14

Reputed Owner: Jeremiah C. Shepperson

Deed Bk.: 6572, Page 352

Municipality: Mountville Borough

Area: 0.17

Improvements: Residential Dwelling

No. CI-16-09402

NATIONSTAR MORTGAGE LLC

vs.

**JOHN J. SHIELDS, SR.,
KIMMARIE DOUGHERTY**

Property Address: 117 Glebe Lane, Lancaster, PA 17602

UPI/Tax Parcel Number: 320-03810-0-0000

Judgment: \$295,963.23

Reputed Owners: John J. Shields, Sr. and Kimmarie Dougherty, as joint tenants with right of survivorship

Instr. No.: 6109162

Municipality: Township of West Lampeter

Area: N/A

Improvements: Residential Dwelling

No. CI-17-09157

**NORTHWEST BANK f/k/a
NORTHWEST SAVINGS BANK**

vs.

DEBORAH A. SHUEY

Property Address: 775 Sharon Dr., Mount Joy, PA 17552

UPI/Tax Parcel Number: 150-78961-0-0000

Judgment: \$95,304.70

Reputed Owner: Deborah A. Shuey

Instr. No.: 5852816

Municipality: Township of East Donegal

Area: N/A

Improvements: Single family dwelling

No. CI-17-07395

WELLS FARGO BANK N.A.

vs.

BRIAN W. SIMMONS

Property Address: 3072 Todd Lane, Lancaster, PA 17601

UPI/Tax Parcel Number: 300-34832-0-0000

Judgment: \$183,211.48

Reputed Owner: Brian W. Simmons

Instr. No.: 6063391

Municipality: West Hempfield Township

Area: 7,841 square feet

Improvements: residential dwelling

No. CI-16-09569

PENNYMAC LOAN SERVICES, LLC

vs.

KURT SMITH

Property Address: 314 Pennshire Dr.,
Lancaster, PA 17603
UPI/Tax Parcel Number: 340-58548-
0-0000
Judgment: \$143,815.24
Reputed Owner: Kurt Smith
Instr. No.: 6081175
Municipality: Lancaster
Area: N/A
Improvements: Residential

No. CI-17-06885

**DITECH FINANCIAL LLC f/k/a
GREEN TREE SERVICING LLC**

vs.

SHARON L. SNYDER

Property Address: 832 3rd Street,
Lancaster, PA 17603
UPI/Tax Parcel Number: 338-92713-
0-0000
Judgment: \$53,163.14
Reputed Owner: Sharon L. Snyder
Deed Bk.: 2351, Page 622
Municipality: Lancaster City
Area: .04
Improvements: Residential Dwelling

No. CI-15-07818

FULTON BANK, N.A.

vs.

**HAROLD H. STOYER, KATHLEEN
K. STOYER, UNITED STATES OF
AMERICA c/o UNITED STATES
ATTORNEY FOR THE EASTERN
DISTRICT OF PENNSYLVANIA**

Property Address: 617 Goose Neck
Drive, Lititz, PA 17543
UPI/Tax Parcel Number: 390-86489-
0-0000
Judgment: \$247,991.00
Reputed Owners:
Municipality: Township of Manheim
Area: N/A
Improvements: Residential Dwelling

No. CI-17-08804

**THE BANK OF NEW YORK
MELON f/k/a THE BANK OF
NEW YORK, AS TRUSTEE FOR
THE CERTIFICATEHOLDERS
OF THE CWABS, INC.,
ASSET-BACKED CERTIFICATES,
SERIES 2006-22**

vs.

KATHY SUGAR

Property Address: 107 Race Street,
Bainbridge, PA 17502
UPI/Tax Parcel Number: 130-73409-
0-0000
Judgment: \$94,768.07
Reputed Owner: Kathy Sugar
Instr. No.: 998080338
Municipality: Township of Conoy
Area: N/A
Improvements: Residential

No. CI-17-07048

**U.S. BANK NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE FOR THE
RMAC TRUST, SERIES 2016-CTT**

vs.

**HELEN TELLADO, SOLELY AS
HEIR TO THE ESTATE OF
CLAUDINE H. TORRES a/k/a
CLAUDINE HELEN TORRES,
DECEASED, UNKNOWN HEIRS OF
THE ESTATE OF CLAUDINE H.
TORRES a/k/a CLAUDINE HELEN
TORRES, DECEASED**

Property Address: 120 South Ann
Street, Lancaster, PA 17602
UPI/Tax Parcel Number: 337-90001-
0-0000
Judgment: \$173,656.89
Reputed Owners: Helen Tellado,
solely as heir to the Estate of
Claudine H. Torres a/k/a Clau-
dine Helen Torres, deceased and
Unknown Heirs of the Estate of
Claudine H. Torres, a/k/a Clau-
dine Helen Torres, deceased

Deed Bk.: G 82 page 638.
Municipality: City of Lancaster
Area: N/A
Improvements: Single Family Dwelling

No. CI-17-09425

OCWEN LOAN SERVICING, LLC

vs.

ANTHONY H. THOMAS

Property Address: 343 Poplar St.,
Columbia, PA 17512-1164
UPI/ Tax Parcel Number: 110-06884-
0-0000
Judgment: \$81,163.03
Reputed Owner: Anthony H. Thomas
Instr. No.: 5862592
Municipality: Columbia Borough
Area: N/A
Improvements: Residential Real Estate

No. CI-17-06684

WELLS FARGO BANK, N.A.

vs.

JENNIFER L. THOMPSON

Property Address: 630 Courthouse
Circle, Lititz, PA 17543
UPI/ Tax Parcel Number: 390-39958-
0-0000
Judgment: \$165,433.39
Reputed Owner: Jennifer L. Thompson
Deed Instr. No.: 5377319
Municipality: Manheim Township
Area: .06
Improvements: Residential Dwelling

No. CI-17-05874

**US BANK NATIONAL
ASSOCIATION, AS TRUSTEE,
SUCCESSOR IN INTEREST TO
BANK OF AMERICA, AS
TRUSTEE, SUCCESSOR BY
MERGER TO LASALLE BANK
NATIONAL ASSOCIATION, AS
TRUSTEE FOR MORGAN**

**STANLEY MORTGAGE LOAN
TRUST 2006-16AX, MORTGAGE
PASS-THROUGH CERTIFICATES,
SERIES 2006-16AX**

vs.

**PATRICK J. TULLY,
EILEEN G. TULLY**

Property Address: 42 Eagle Drive,
Ephrata, PA 17522
UPI/ Tax Parcel Number: 210-71192-
0-0000
Judgment: \$170,141.99
Reputed Owners: Patrick J. Tully and
Eileen G. Tully
Instr. No.: 5578860
Municipality: West Earl Township
Area: 0.10
Improvements: Residential Dwelling

No. CI-16-09147

SOLANCO SCHOOL DISTRICT

vs.

**TINA MARIE TURNER,
EXECUTRIX OF THE ESTATE OF
ROBERT J. JEFFRIES**

Property Address: 60 Stump Rd., New
Providence, PA 17560
UPI/ Tax Parcel Number: 520-35339-
0-0000
Judgment: \$2,458.33
Reputed Owner: Tina Marie Turner,
Executrix of the Estate of Robert
J. Jeffries
Instr. No.: 46-492
Municipality: Providence Township
Area: 0.90 Acres
Improvements: Residential Single
Family Dwelling

No. CI-16-07980

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs.

**UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT TITLE OR**

**INTEREST FROM OR UNDER
LONG PHI HUYNH, DECEASED,
KIMBERLY HUYNH, KNOWN HEIR
OF LONG PHI HUYNH,
DECEASED, TINA HUYNH,
KNOWN HEIR OF LONG PHI
HUYNH, DECEASED, AMANDA
HUYNH n/k/a AMANDA HUDLER,
KNOWN HEIR OF LONG PHI
HUYNH, DECEASED, JADE
HUYNH-JUARBE, KNOWN HEIR
OF LONG PHI JUYNH, DECEASED**

Property Address: 624 Fremont St.,
Lancaster, PA 17603

UPI/Tax Parcel Number: 338-14937-
0-0000

Judgment: \$41,194.79.

Reputed Owners: Unknown Heirs,
Successors, Assigns and All Per-
sons, Firms or Associations
Claiming Right Title or Interest
From or Under Long Phi Huynh,
deceased and Tina Huynh, Known
Heir of Long Phi Huynh, deceased
and Amanda Huynh n/k/a Aman-
da Hudler, Known Heir of Long Phi
Huynh, deceased and Jade
Huynh-Juarbe, Known Heir of
Long Phi Juynh, deceased and
Kimberly Huynh, Known Heir of
Long Phi Huynh, deceased

Deed Bk.: 4363, Page 596

Municipality: City of Lancaster

Area: ALL THAT CERTAIN lot or piece
of land, situate on the Southeast
side of Fremont Street, between
Dorwart and Laurel Streets, in the
City of Lancaster, County of Lan-
caster and Commonwealth of
Pennsylvania, bounded and de-
scribed as follows, to wit:

Improvements: Residential Dwelling

No. CI-15-10837

SANTANDER BANK, N.A.

vs.

**TERRY L. WALTON,
GEORGETTE L. WALTON**

Property Address: 1025 Ironville Pike,
Columbia, PA 17512

UPI/Tax Parcel Number: 110-77397-
0-0000

Judgment: \$149,751.95

Reputed Owners: Terry L. Walton and
Georgette L. Walton

Instr. No.: 5312342

Municipality: Columbia Borough
Area: 11,326 sq. ft.

Improvements: residential dwelling

No. CI-16-01248

**PNC BANK, NATIONAL
ASSOCIATION, SUCCESSOR IN
INTEREST TO NATIONAL CITY
REAL ESTATE SERVICES, LLC,
SUCCESSOR BY MERGER TO
NATIONAL CITY MORTGAGE,
INC., FORMERLY KNOWN AS
NATIONAL CITY MORTGAGE CO.**

vs.

**MICHELE L. YOUNG,
JEFFREY S. YOUNG**

Property Address: 531 Hummingbird
Dr., Lititz, PA 17543

UPI/Tax Parcel Number: 600-61821-
0-0000

Judgment: \$143,482.23

Reputed Owners: Michele L. Young &
Jeffrey S. Young

Instr. No.: 5041741

Municipality: Township of Warwick
Area: 0.2600

Improvements: Residential Dwellings

A-27; M-4, 11