

**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**

**Beach, Edna G.,** dec'd.

Late of the Township of Manheim.

Executor: David W. Beach c/o Ann L. Martin, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

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**Benfer, Charles H., III,** dec'd.

Late of Columbia Borough.

Executrix: Machele A. Benfer c/o John F. Markel, 327 Locust Street, Columbia, PA 17512.

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

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**Buller, Emlen R.,** dec'd.

Late of Mt. Joy Borough.

Executor: Emlen R. Buller, Jr. c/o Young and Young, 44. S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorneys: Young and Young.

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**Cabbell, James T. a/k/a James**

**Thomas Cabbell, Sr.,** dec'd.

Late of Manheim Township.

Executrix: Eve M. Cabbell c/o Douglas A. Smith, Attorney, 2933 Lititz Pike, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

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**Canter, Dorothy E.,** dec'd.

Late of Paradise Township.

Executrix: Mary E. Wittemann, 345 Walnut Run Road, Willow Street, PA 17584.

Attorney: None.

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**Chambers, L. Joan,** dec'd.

Late of Mount Joy Borough.

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

Attorneys: Young and Young.

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**Davilla-Martinez, Maria Esther,** dec'd.

Late of West Earl Township.

Administrator: Marcos Gonzalez c/o E. Richard Young, Jr., Esquire, 1248 West Main Street, Ephrata, PA 17522.

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

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**Dickerson, Floral Ann a/k/a Floral A. Dickerson,** dec'd.

Late of Manheim Township.

Executor: Richard V. Dickerson c/o David P. Carson, 2205 Oregon Pike, Lancaster, PA 17601.

Attorney: David P. Carson.

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**Eshleman, Dorothy M.,** dec'd.

Late of Columbia Borough.

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

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

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**Greider, John C.**, dec'd.

Late of West Lampeter Township.

Executrix: Mary E. Henning c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.

Attorneys: Blakinger Thomas, PC.

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**Hohman, Ralph C. a/k/a Ralph Charles Hohman**, dec'd.

Late of West Lampeter Township.

Executrix: Tamayra L. Wiseman c/o Appel & Yost LLP, 33 N. Duke Street, Lancaster, PA 17602.

Attorney: Jeffrey P. Ouellet.

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**Knight, Helen D. a/k/a Helen Denney**, dec'd.

Late of West Hempfield Township.

Executrix: Colleen M. Knight c/o Nancy Mayer Hughes, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

Attorneys: Barley Snyder LLP.

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**Kunkle, Ray A.**, dec'd.

Late of Conoy Twp.

Executrix: Nancy M. Kunkle c/o John F. Markel, 327 Locust Street, Columbia, PA 17512.

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

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**Mitchell, John B.**, dec'd.

Late of Lititz Borough.

Co-Executors: Daniel T. Mitchell and Diane E. Harris 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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**Peck, Patricia C.**, dec'd.

Late of East Hempfield Township.

Executor: Michael A. Peck c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.

Attorneys: Blakinger Thomas, PC.

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**Rakiewicz, Roy W., Sr. a/k/a Roy William Rakiewicz, Sr.**, dec'd.

Late of Denver Borough.

Executor: Roy William Rakiewicz, Jr. 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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**Rider, Elsie J.**, dec'd.

Late of Elizabethtown Borough.

Executrix: Linda L. Spickler c/o Daniel A. Stephenson, Esquire, 344 South Market Street, Suite 101, Elizabethtown, PA 17022.

Attorneys: VanOrmer & Stephenson, P.C.

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**Rineer, Rhonda G.**, dec'd.

Late of the Township of Conestoga.

Executrix: Tarissa A. Moyer c/o Nikolaus & Hohenadel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022.

Attorney: Jeffrey S. Shank, Esquire.

**Schillinger, Dorothy Susanna,**

dec'd.

Late of Drumore Township.  
Executor: John Conn c/o  
James N. Clymer, 408 West  
Chestnut Street, Lancaster,  
PA 17603.

Attorneys: Clymer Bodene PC.

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**Strayer, Mary Lou,** dec'd.

Late of Manor Township.  
Executrix: Linda A. Rengier  
c/o Daniel A. Stephenson,  
Esquire, 344 South Market  
Street, Suite 101, Elizabeth-  
town, PA 17022.

Attorneys: VanOrmer & Ste-  
phenson, P.C.

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**Topper, Joseph V. a/k/a Joseph  
V. Topper, Sr.,** dec'd.

Late of W. Hempfield Twp.  
Executors: Joseph V. Topper,  
Jr. and Kathleen T. Kenney  
c/o John A. Terrill, II, Esquire  
and Patrick A. Russo, Esquire,  
100 Four Falls, Ste. 300, West  
Conshohocken, PA 19428-  
2983.

Attorneys: John A. Terrill, II and  
Patrick A. Russo; Heckscher,  
Teillon, Terrill & Sager, P.C.

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**Warfel, Ray R.,** dec'd.

Late of Conestoga Township.  
Executrix: Constance A. Por-  
tas, 48 Pequea Boulevard,  
Conestoga, PA 17516.

Attorney: None.

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**Weaver, Lowell E. a/k/a Lowell  
Eugene Weaver,** dec'd.

Late of Manheim Township.  
Executrix: Rebecca L. Zuber  
c/o Gardner and Stevens,  
P.C., 109 West Main Street,  
Ephrata, PA 17522.

Attorney: John C. Stevens.

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**SECOND PUBLICATION**

**Benson, Michael L.,** dec'd.

Late of West Donegal Town-  
ship.

Administratrix: Melodi S. Ben-  
son, 21 Bullrush Landing,  
Elizabethtown, PA 17022.

Attorney: Joseph M. Farrell,  
Esquire.

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**Bertz, Clara V.,** dec'd.

Late of Ephrata Borough.  
Executor: Sheldon E. Bertz,  
Jr. c/o Mongiovi Law, LLC,  
235 North Lime Street, Lan-  
caster, PA 17602.

Attorney: Michael J. Mongiovi.

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**Bomberger, Elva F.,** dec'd.

Late of Manheim Township.  
Executors: David N. Bom-  
berger and J. Timothy Bom-  
berger c/o John R. Gibbel,  
Attorney, P.O. Box 5349,  
Lancaster, PA 17606.

Attorneys: Gibbel Kraybill &  
Hess LLP.

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**Conrad, James D.,** dec'd.

Late of Rapho Township.  
Executor: Michael E. Conrad  
c/o Young and Young, 44 S.  
Main Street, P.O. Box 126,  
Manheim, PA 17545.

Attorneys: Young and Young.

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**Erisman, John H.,** dec'd.

Late of Providence Township.  
Personal Representative: Vir-  
ginia L. Bachman c/o John S.  
May, Esquire, 49 North Duke  
Street, Lancaster, PA 17602.

Attorneys: May, May and Zim-  
merman, LLP.

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**Gerhart, Melvin R.,** dec'd.

Late of Manheim Township.  
Administratrix: Cindy E. Tay-  
lor c/o Gardner and Stevens,

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P.C., 109 West Main Street,  
Ephrata, PA 17522.  
Attorney: John C. Stevens.

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**Kendig, John R., III a/k/a John R. Jack Kendig, III a/k/a John R. Kendig, 3rd a/k/a John R. Kendig**, dec'd.

Late of Manor Township.  
Executor: Michael J. Mongiovi, Mongiovi Law, LLC, 235 North Lime Street, Lancaster, PA 17602.  
Attorney: Michael J. Mongiovi.

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**King, Rebecca F.**, dec'd.

Late of 3168 Irishtown Road, Gordonville.  
Executrices: Martha S. Kaufman, Fannie S. Blank and Kathryn S. Stoltzfus, 3168 Irishtown Road, Gordonville, PA 17529.  
Attorney: Jayne Garver.

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**McAndrew, Leo F.**, dec'd.

Late of Manheim Township.  
Trustee: Thomas Williams c/o Herr & Low, P.C., 234 North Duke Street, P.O. Box 1533, Lancaster, PA 17608.  
Attorney: J. Michael Saladik.

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**Mousetis, Stanley**, dec'd.

Late of Lititz.  
Co-Executrices: Lori Ann Mousetis and Helen M. Rizzi c/o Anthony R. Fantini, Esquire, Fantini Law Firm, P.C., 661 Andersen Dr., Suite #220, Pittsburgh, PA 15220.  
Attorney: Anthony R. Fantini, Esquire.

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**Palovitch, Jennie L. a/k/a Jennie Lucille Palovitch**, dec'd.

Late of the Township of Sadsbury.  
Executrix: Susan P. Humprey c/o Lawrence G. Strohm, Jr.,

Esquire, 216 S. Orange Street, Media, PA 19063.  
Attorney: Lawrence G. Strohm, Jr., Esquire.

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**Rossi, Jeanne M.**, dec'd.

Late of Lancaster City.  
Executrix: Michele Jones c/o David R. Morrison & Assoc., 600A Eden Road, Lancaster, PA 17601.  
Attorneys: David R. Morrison & Assoc.

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**Simmons, June L.**, dec'd.

Late of West Earl Township.  
Personal Representative: Lorraine C. Deibler, 17 Honey-suckle Dr., Marietta, PA 17547.  
Attorney: None.

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**Spaar, Lourane B.**, dec'd.

Late of West Lampeter Township.  
Co-Executors: Margaret E. Bastain and Leo J. Spaar 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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**Sprout, Patricia L. a/k/a Patricia Lee Sprout**, dec'd.

Late of West Hempfield Township.  
Executrix: Pattilyn Sprout c/o Mitchell & Young, PLLC, 1755 Oregon Pike, Suite 201, Lancaster, PA 17601.  
Attorneys: Gregory L. Latimer, Esquire; Mitchell & Young, PLLC.

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**Steele, Kenneth F.**, dec'd.

Late of the Township of Little Britain.  
Executrix: Maryjo Steele c/o James R. Clark, Esquire, 277

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Millwood Road, Lancaster, PA 17603.

Attorney: James R. Clark.

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**Summy, Esther H.**, dec'd.

Late of Manheim Township.  
Executrix: Rachel Haugh c/o James N. Clymer, 408 West Chestnut Street, Lancaster, PA 17603.

Attorneys: Clymer Bodene PC.

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**Templeton, Jere Paul a/k/a Jere P. Templeton**, dec'd.

Late of Lancaster City.  
Administratrix: Carol F. Templeton c/o William W. Campbell, Attorney At Law, 303 West Fourth Street, Quarryville, PA 17566.  
Attorney: William W. Campbell.

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**Vega, Benito M.**, dec'd.

Late of Lancaster City.  
Executrix: Lori M. Vega c/o John S. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.  
Attorneys: May, May and Zimmerman, LLP.

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**THIRD PUBLICATION**

**Aszmus, Geraldine L.**, dec'd.

Late of Mount Joy Twp.  
Personal Representative: Christopher P. Aszmus c/o Douglas A. Smith, Attorney, 2933 Lititz Pike, P.O. Box 5349, Lancaster, PA 17606.  
Attorneys: Gibbel Kraybill & Hess LLP.

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**Beecher, Donna M. a/k/a Donna Mae Beecher**, dec'd.

Late of West Donegal Township.  
Executor: Levi T. Magyar c/o Elizabeth A. Bartlow, Esquire,

53 N. Duke Street, Suite 306, Lancaster, PA 17602.

Attorney: Elizabeth A. Bartlow, Esquire.

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**Boyd, David R., Jr.**, dec'd.

Late of Providence Township.  
Executor: Kenneth B. Stark c/o James N. Clymer, 408 West Chestnut Street, Lancaster, PA 17603.

Attorneys: Clymer Bodene PC.

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**Burkholder, Verna L.**, dec'd.

Late of the Borough of Akron.  
Executrix: Nancy J. Kulp c/o Justin J. Bollinger, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

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**Colson, Earl L.**, dec'd.

Late of Lancaster.  
Administrator: Ronald L. Colson c/o Kevin C. Allen, Esquire, 143 North Duke Street, Lancaster, PA 17602.  
Attorneys: Crystle-Allen Law, LLC.

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**Decker, Frank E.**, dec'd.

Late of East Lampeter Township.  
Executor: David Oblender c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.  
Attorneys: Blakinger Thomas, PC.

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**Dickinson, Minerva M. a/k/a Minerva Mae Dickinson**, dec'd.

Late of Manheim Township.  
Executors: Debra Zimmerman and Larry Zimmerman c/o Russell, Krafft & Gruber, LLP, 930 Red Rose Court, Suite 300, Lancaster, PA 17601.

Attorney: Lindsay M. Schoeneberger.

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**Flick, Edward J., Jr.**, dec'd.

Late of Rapho Township.  
Administratrix: Michelle A. Davis c/o Kevin C. Allen, Esquire, 143 North Duke Street, Lancaster, PA 17602.  
Attorneys: Crystle-Allen Law, LLC.

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**Goodell, Jane M.**, dec'd.

Late of Earl Township.  
Executor: Dennis M. Hartranft, Jr., 151 E. Main St., Ephrata, PA 17522.  
Attorney: Dennis M. Hartranft, Jr., Esquire.

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**Groff, Melvin M.**, dec'd.

Late of Manor Township.  
Executors: Jere M. Groff and Wesley E. Smith c/o J. Elvin Kraybill, Attorney, P.O. Box 5349, Lancaster, PA 17606.  
Attorneys: Gibbel Kraybill & Hess LLP.

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**Hoover, Abram N.**, dec'd.

Late of Manheim Borough.  
Executors: Dale L. Hoover and Karen J. Copenhaver c/o Mitchell & Young, PLLC, 1755 Oregon Pike, Suite 201, Lancaster, PA 17601.  
Attorneys: Gregory L. Latimer, Esquire; Mitchell & Young, PLLC.

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**Hoover, Edwin W.**, dec'd.

Late of Clay Township.  
Co-Executors: Edwin S. Hoover, Arlene S. Hoover and Elaine S. Garman c/o E. Richard Young, Jr., Esquire, 1248 West Main Street, Ephrata, PA 17522.  
Attorney: E. Richard Young, Jr., Esquire.

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**Kline, E. Jean**, dec'd.

Late of Manheim Twp.  
Personal Representatives: Valerie A. Lookenbill, Robin K. Unangst and Carolyn J. Kramer 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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**Kuntz, Lucy R. a/k/a Lucy Rose Kuntz**, dec'd.

Late of Lancaster Township.  
Executor: Thomas J. Kuntz c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.  
Attorneys: Blakinger Thomas, PC.

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**Lee, Seung Jai**, dec'd.

Late of Manheim Township.  
Administratrices: Janice Lee and Nancy Lee c/o John S. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.  
Attorneys: May, May and Zimmerman, LLP.

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**Long, Patricia A.**, dec'd.

Late of W. Lampeter Twp.  
Executrix: Keri L. Kopp c/o John F. Markel, 327 Locust Street, Columbia, PA 17512.  
Attorneys: John F. Markel; Nikolaus & Hohenadel, LLP.

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**McLaughlin Myers, Tara Joelene**, dec'd.

Late of Landisville.  
Administrator: Andrew L. Myers c/o Alexis K. Sipe, Esquire, 50 East Market Street, Hellam, PA 17406.  
Attorney: Alexis K. Sipe, Esquire.

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**Meckley, Marian A.,** dec'd.

Late of Lititz.  
Executor: Gary R. Meckley c/o  
Law Office of Shawn Pierson,  
105 East Oregon Rd., Lititz,  
PA 17543.  
Attorney: Shawn M. Pierson,  
Esquire.

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**Nace, Leo J., Jr.,** dec'd.

Late of Columbia Borough.  
Executor: Jesse D. Koehler  
c/o Karl Kreiser, Esquire, 553  
Locust Street, Columbia, PA  
17512.  
Attorneys: Mountz & Kreiser.

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**O'Neil, Ruth M. a/k/a Ruth M.  
Luckenbaugh,** dec'd.

Late of the Township of West  
Donegal.  
Executor: Robert A. Longe-  
necker c/o Nikolaus & Hohe-  
nadel, LLP, 222 S. Market  
Street, Suite 201, Elizabeth-  
town, PA 17022.  
Attorney: Kevin D. Dolan, Es-  
quire.

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**Snader, Mary R.,** dec'd.

Late of Ephrata Borough.  
Administrator: Kenneth Sna-  
der c/o Russell, Krafft & Gru-  
ber, LLP, 930 Red Rose Court,  
Suite 300, Lancaster, PA  
17601.  
Attorney: Kathleen K. Miller.

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**Spence, Mary E.,** dec'd.

Late of East Drumore Town-  
ship.  
Executor: Richard A. Smith  
c/o Robert F. Musser, 408  
West Chestnut Street, Lan-  
caster, PA 17603.  
Attorneys: Clymer Bodene PC.

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**Swarr, Walter Richard,** dec'd.

Late of East Hempfield Town-  
ship.

Executrix: Cynthia S. Cope  
c/o Law Office of Shawn Pier-  
son, 105 East Oregon Rd.,  
Lititz, PA 17543.  
Attorney: Shawn M. Pierson,  
Esquire.

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**Tammany, Rebecca S.,** dec'd.

Late of Manheim Township.  
Executor: Dale D. Murray c/o  
Good & Harris, LLP, 132 West  
Main Street, New Holland, PA  
17557.  
Attorneys: Good & Harris,  
LLP.

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**Walley, C. Donald a/k/a Carl  
Donald Walley,** dec'd.

Late of West Lampeter Town-  
ship.  
Executrix: Megan C. Huff,  
Nestico Druby, PC, 1135 E.  
Chocolate Avenue, Suite 300,  
Hershey, PA 17033.  
Attorney: Megan C. Huff.

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**ORPHANS' COURT DIVISION  
AUDITING NOTICES**

To All Claimants, Beneficiaries,  
Heirs and Next of Kin, and other  
persons interested: NOTICE IS GIV-  
EN that the following accounts in  
decedents', incapacitated persons',  
minors', and trust estates have been  
filed in the office of the Clerk of the  
Orphans' Court Division of the Court  
of Common Pleas of Lancaster Coun-  
ty and will be presented to said Or-  
phans' Court Division for Audit and  
confirmation therein to the parties  
legally entitled thereto on

July 3, 2018

at 9 o'clock a.m. in Courtroom No. 1  
on the third floor of the Courthouse,  
50 North Duke Street, Lancaster, PA  
1. BLEACHER, J. PAULETTE,  
dec'd., 36-2017-1415. Account. Da-  
vid A. Eberly, Exor. Lindsay M.  
Schoeneberger, Atty.

2. LUDGATE, ELIZABETH S.,  
Trust Under Will, 36-1974-0883. Ac-

count. Fulton Bank, N.A./Fulton Financial Advisors Division, Co-Trustee. Nancy Mayer Hughes, Atty.

3. SHUGAR, LOIS C., dec'd., 36-2016-2674. Account. Ruth C. Faust, Extrx. Russell E. Farbiarz, Atty.

Anne L. Cooper  
Clerk of the  
Orphans' Court Division  
of the Court of Common Pleas  
J-22, 29

**NOTICE OF CONVERSION**

NOTICE IS HEREBY GIVEN that Simplified Technology Company, LLC, a California limited liability company, having its registered office at 108F North Reading Road, Suite 136, Ephrata, PA 17522, has converted to Simplified Technology Company, a Pennsylvania corporation in accordance with the provisions of the Pennsylvania Corporation Law at 15 Pa. C.S.A. §355 et seq. MARK H. KOCH, ESQUIRE  
KOCH & KOCH  
217 North Sixth Street  
P.O. Box 8514  
Reading, PA 19603

J-15, 22

**MISCELLANEOUS LEGAL NOTICE**

The Court of Common Pleas of Lancaster County, Pennsylvania

Docket No. CI-08-02892

IN RE: LANCASTER COUNTY TAX CLAIM BUREAU JUDICIAL TAX SALE of 13 Crystal Avenue, Ephrata Township, PA; Tax Parcel No. 270-94521-3-0019

ATTENTION: Known, unknown and potential heirs, assigns and claimants of Charles C. Blessing, deceased

All interested parties are ORDERED AND DECREED to show cause why a Decree should not be entered that the above referenced real estate tax parcels be sold free and

clear of all respective tax and municipal claims, liens, mortgages, charges and estates except separately taxed ground rents. A RULE RETURNABLE hearing pursuant to 72 P.S. §5860.612 on the Petition for Judicial Tax Sales of the above listed real estate tax parcels is scheduled for Thursday, September 6, 2018 at 9:00 a.m., in Courtroom #4 of the Lancaster County Courthouse located at 50 North Duke Street, Lancaster, PA 17602.

By the Court:  
Joseph C. Madenspacher, Judge  
J-22

**MISCELLANEOUS LEGAL NOTICE**

In the Court of Common Pleas of Lancaster County, Pennsylvania

No. CI-18-02405

LOAN RANGER, LP  
v.  
MELISSA HORN

TO: MELISSA HORN

You are hereby notified that on April 6, 2018, Plaintiff Loan Ranger, LP filed a Complaint, endorsed with a Notice to Defend, against you in the Court of Common Pleas of LANCASTER County, Pennsylvania, docketed to No. CI-18-02405, which was thereafter reinstated on June 6, 2018 wherein Plaintiff seeks judgment be entered in its favor and against Defendant Melissa Horn for foreclosure and sale of the mortgaged property located at 1030 Edgemoor Court, Manheim Township, Lancaster County, Pennsylvania based on your failure to pay an outstanding balance due as required by law.

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**

You have been sued in court. If you wish to defend against the claims

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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 defense 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. 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.

Lancaster Bar Association  
Lawyer Referral Service  
28 East Orange Street  
Lancaster, PA 17602  
Telephone: (717) 393-0737  
TODD P. KRINER, ESQUIRE

J-22

**NOTICE OF SHERIFF'S SALE**

In the Court of Common Pleas of Lancaster County, Pennsylvania

NO. 17-08825

FREEDOM MORTGAGE CORPORATION

vs.

MICHAEL D. BUFFENMYER and STACEY S. BUFFENMYER

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

NOTICE TO: STACEY S. BUFFENMYER

Being Premises: 122 WASHINGTON AVENUE, EPHRATA, PA 17522.

Being in EPHRATA BOROUGH, County of LANCASTER, Commonwealth of Pennsylvania, 260-84579-0-0000.

Improvements consist of residential property.

Sold as the property of MICHAEL D. BUFFENMYER and STACEY S. BUFFENMYER.

Your house (real estate) at 122 WASHINGTON AVENUE, EPHRATA, PA 17522 is scheduled to be sold at the Sheriff's Sale on September 26, 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 \$140,717.79 obtained by, FREEDOM MORTGAGE CORPORATION (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

J-22

**NOTICES OF ACTION IN MORTGAGE FORECLOSURE**

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

No. 18-02351

BRANCH BANKING AND TRUST COMPANY

Plaintiff

vs.

ANJULI J. BOLLINGER

Defendant

NOTICE

LANCASTER LAW REVIEW

To: ANJULI J. BOLLINGER

You are hereby notified that on April 4, 2018, Plaintiff, BRANCH BANKING AND TRUST COMPANY, 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. 18-02351. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 239 WEST FRANKLIN STREET, EPHRATA, PA 17522-1934 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-22

Court of Common Pleas  
Lancaster County  
Civil Action—Law

NO. CI-18-02662

M&T Bank s/b/m Keystone  
Financial Bank, N.A. doing  
business as Keystone  
Financial Mortgage

Plaintiff

vs.

Antonio Vasquez,  
Mortgagor and Real Owner  
Defendant

To: Antonio Vasquez, Mortgagor and Real Owner, Defendant, whose last known address is 567 South Christian Street, Lancaster, PA 17602

This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, M&T Bank s/b/m Keystone Financial Bank, N.A. doing business as Keystone Financial Mortgage, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Lancaster County, PA, docketed to No. CI-18-02662, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 567 South Christian Street, Lancaster, PA 17602, whereupon your property will 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 following pages, you

LANCASTER LAW REVIEW

must take action within twenty (20) days after the 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 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 or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

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

MICHAEL T. McKEEVER  
KML LAW GROUP, P.C.  
Attys. for Plaintiff  
Mellon Independence Center  
701 Market St.  
Ste. 5000  
Philadelphia, PA 19106-1532  
(215) 627-1322

J-22

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

NO.: CI-18-01210

WELLS FARGO BANK, N.A.  
Plaintiff

vs.

Alexis Rush, as believed Heir and/  
or Administrator to the Estate of  
Susan Clay; Josephine Singer, as

believed Heir and/or Administrator  
to the Estate of Susan Clay;  
Unknown Heirs and/or  
Administrators of the  
Estate of Susan Clay  
Defendants

TO: Alexis Rush, as believed Heir  
and/or Administrator to the Es-  
tate of Susan Clay and Unknown  
Heirs and/or Administrators of  
the Estate of Susan Clay, Defen-  
dants

You are hereby notified that Plain-  
tiff, Wells Fargo Bank, N.A., filed an  
Action in Mortgage Foreclosure en-  
dorsed with a Notice to Defend, in the  
Court of Common Pleas of Lancaster  
County, Pennsylvania, docketed to  
No. CI-18-01210, seeking to foreclose  
the mortgage secured by the real  
estate located at 197 Pleasant Valley  
Road, East Earl aka Brecknock  
Township, PA 17519.

A copy of the Action in Mortgage  
Foreclosure will be sent to you upon  
request to the Attorney for the Plain-  
tiff, Manley Deas Kochalski LLC, P.O.  
Box 165028, Columbus, OH 43216-  
5028. Phone (614) 220-5611.

You have been sued in court. If  
you wish to defend against the claims  
in this notice, you must take action  
within twenty (20) days after this  
publication, 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 com-  
plaint 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 NO-  
TICE 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.

LAWYER REFERRAL SERVICE  
Lancaster Bar Association  
28 East Orange Street  
Lancaster, PA 17602  
(717) 393-0737

J-22

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**ARTICLES OF INCORPORATION  
NOTICES**

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1-800-GOT-JUNK?

with its principal place of business  
at: 341 E. Liberty Street, Lancaster,  
PA 17602. The name and address of  
the entity owning or having an inter-  
est in said business are as follows:  
G.S. Madison, LLC, 341 E. Liberty  
Street, Lancaster, PA 17602. The ap-  
plication was filed on June 14, 2018.  
KELSEY FRANKOWSKI

4 Park Plaza  
Second Floor  
Wyomissing, PA 19610

J-22

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NOTICE IS HEREBY GIVEN that:  
KIM MECRAY BLEECHER  
SCHOLARSHIP FUND

has been incorporated under the  
provisions of the Pennsylvania Busi-  
ness Corporation Law of 1988.

J-22

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NOTICE IS HEREBY GIVEN that  
Articles of Incorporation have been  
filed with the Department of State of  
the Commonwealth of Pennsylvania,  
at Harrisburg, PA on or about April  
30, 2018 and effective May 1, 2018  
for:

MAIZE CANTINA, INC.

23 Hershey Lane, Lancaster, PA  
17603.

The corporation has been incor-  
porated under the provisions of the  
Pennsylvania Business Corporation  
Law of 1988, as amended.

J-22

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NOTICE IS HEREBY GIVEN that:  
NONEYET, INC.

has been incorporated under the  
provisions of the Pennsylvania Busi-  
ness Corporation Law of 1988.

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**FICTITIOUS NAME NOTICE**

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Perigo Technical and Services,  
LLC, 306 Dorchester Drive, Lititz, PA  
17543 did file in the office of the  
Secretary of the Commonwealth of  
Pennsylvania, on or about June 3,  
2018 registration of the name:

PERIGO TECH

under which it intends to do business  
at: 306 Dorchester Drive, Lititz, PA  
17543 pursuant to the provision of  
the Act of Assembly of December 16,  
1982, Chapter 3, known as the “Fic-  
titious Name Act.”

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**SUITS ENTERED**

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(Defendant’s name appears first  
in capitals, followed by plaintiff’s  
name, number and plaintiff’s or ap-  
pellant’s attorneys.)

June 8, 2018

to June 15, 2018

AMARO, CARMELO R., AMARO,  
TINA L.; Bayview Loan Servicing,  
LLC; 04303; Itrace

ANDERSON, JUDY; Nancy Wildt;  
04409; Crosby

BANK OF AMERICA; Jacob Taylor  
Musser; 04390; Harter

BERGMARK, DOUGLAS N.; Na-  
tionstar Mortgage, LLC; 04380; Wal-  
czak

BLACK, NATHAN, BLACK, THOM-  
AS; Laura Wharton; 04357; Srogon-  
cik

BRUBAKER, STEPHANIE K.;  
Pennsylvania Housing Finance Agen-  
cy; 04294; McDonald

BURD, DEVIN, GEHMANS FEED  
MILL, INC.; George A-Saqqa; 04363;  
Salvatore

CALLAHAN, DOUGLAS E., GOR-  
MAN, ANN N.; Suburban Lancaster  
Sewer Authority; 04407; Mincarelli

LANCASTER LAW REVIEW

- CHINE, SHWE; American Express National Bank; 04331; Cawley
- COCHRAN, DONALD M., COCHRAN, KATHY A.; Fulton Bank; 04310; Hess
- CRAIG, SUZANNE, SCUDELLARI, REGINA, ROTH, BERNARD, MARSHALL, LAURA, PNC BANK, FIDELITY MANAGEMENT TRUST COMPANY, GREAT AMERICAN LIFE INSURANCE COMPANY; June Lange; 04361; Fiorentino
- FASNACHT, CLARISSA A.; HSBC Bank, USA, National Association; 04279; Manis
- GAMBER, DIANE M., GAMBER, DIANE; Nationstar Mortgage, LLC; 04291; Connor
- GOOD, JASON A.; JPMorgan Chase Bank, N.A.; 04307; Brunner
- HANSON, HOWARD PAUL; MB Financial Bank, National Association; 04304; Gable
- HORNER, ROBIN A.; Christopher B. Young; 04369; Boyer
- HUGHES, JANICE L., HUGHES, JOHN L., JR., HUGHES, JOHN L.; Bayview Loan Servicing, LLC; 04293; McDonald
- LAUER, KRISTEN, LAUER, BERNARD "ANDREA," TETORKA, JASON, MURRAY, THOMAS; Bennett J. Vonderheide; 04283
- LOCKETT, RICKY P., LOCKETT, RICKY P.; BB&T Commercial Equipment Capital Corp.; 04266; Farley
- LONDON, DWAIN S., LONDON, CARMEN IVY, NORRIS, MARTIN, LOY, JEFF, BROWN, BARON, BOWMAN, TRACY, CLARK, GARY, McOUGHLEN, CHRIS; City of Lancaster; 04365; Albert
- MARTINEZ, ADALBERTO, JR.; Luis Cepeda; 04349; Gorodetzer
- McCOMSEY, KRISTEN A.; Portfolio Recovery Associates, LLC; 04340; Titus
- McGEE, TIMOTHY C.; Barclays Bank Delaware; 04313; Weinberg
- MECK, COLLIN; Robyn Ingram; 04322; Goebert
- MORPHY AUCTIONS, INC., MORPHY AUCTIONS PRODUCTION, LLC, MORPHY, DANIEL E.; Daniel Matthews; 04285; Rendemonti
- REIDENBACH, STEVE M., REIDENBACH, STEVE MARK; Citibank, N.A.; 04378; McDonald
- RETTEW, CHARLES B., III, RETTEW'S NOTARY & MESSENGER SERVICE, INC.; Jerry's Motor Cars, Inc.; 04368; Cope
- SCHULMAN, REBECCA L., VALERICE, STANIA, GOMEZ, LEIDY V., EPHRATA COMMUNITY HOSPITAL, WELLSPAN EPHRATA COMMUNITY HOSPITAL, WELLSPAN HEALTH; Charles E. Heck; 04271; Feinberg
- SHEEHAN, KEVIN P., SHEEHAN, KEVIN; U.S. Bank, National Association; 04374; Walczak
- SHIFFLER, JANICE L.; Discover Bank; 04268; Cawley
- SHOEMAKER, RENEE K.; JPMorgan Chase Bank, National Association; 04371; Bates
- SIEROCINSKI, SCOTT G., SIEROCINSKI, BARBARA C.; Suburban Lancaster Sewer Authority; 04406; Mincarelli
- SPEEDWAY STORE #6720, SPEEDWAY, LLC, MARATHON PETROLEUM COMPANY, HESS RETAIL STORES, LLC; Samuel Warren; 04366; Floyd
- SUSQUEHANNA VALLEY NURSING & REHABILITATION CENTER, INC.; Niccole R. Leas; 04312; Krevsky
- UNKNOWN SHAREHOLDERS; Robert Heistand; 04359; Bleacher
- WARWICK TOWNSHIP ZONING HEARING BOARD; John R. Gibbel; 04289; Hess
- WILFONG, GLORIA M., WILFONG, RORY G., LINTON, NICOLE D.; Suburban Lancaster Sewer Authority; 04408; Mincarelli
- ZUG, LORI A, CHUBB, LORI A.; Elizabeth Township; 04316; Hess

**NOTICE**



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

**Wednesday, JULY 25, 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 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

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No. CI-17-04593

**MIDFIRST BANK**

**vs.**

**LOUISE ANTONETTI**

*Property Address:* 728 St. Joseph Street, Lancaster, PA 17603

*UPI/Tax Parcel Number:* 338-24065-0-0000

*Judgment:* \$55,093.18

*Reputed Owner(s):* Louise Antonetti

*Instrument No.:* 5111653

*Municipality:* City of Lancaster

Area: 0.05 Acre  
Improvements: A Residential Dwelling

No. CI-17-09507

**JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION**

vs.

**MICHAEL D. ARMSTRONG,  
CATHERINE M. ARMSTRONG**

Property Address: 1776 Stonemill  
Dr., Elizabethtown, PA 17022  
UPI/Tax Parcel Number: 160-98389-  
0-0000

Judgment: \$94,255.74  
Reputed Owners: Michael D. Arm-  
strong and Catherine M. Arm-  
strong

Deed Bk.: 6239, Page 312  
Document ID#: 999041480  
Municipality: Township of West Don-  
egal

Area: ALL THAT CERTAIN tract of  
land known as 1776 Stone Mill  
Drive, situate on the south side of  
Stone Mill Drive, in the Township  
of West Donegal, County of Lan-  
caster, and Commonwealth of Pen-  
nsylvania, said tract of land  
being more fully bounded and  
described as follows:

Improvements: Residential Dwelling

No. CI-17-09980

**FREEDOM MORTGAGE  
CORPORATION**

vs.

**MARK BLASICK a/k/a  
MARK A. BLASICK**

Property Address: 129 West Walnut  
St., Marietta, PA 17547  
UPI/Tax Parcel Number: 420-71792-  
0-0000

Judgment: \$129,396.39  
Reputed Owner: Mark Blasick a/k/a  
Mark A. Blasick  
Instr. No.: 6211994

Municipality: Borough of Marietta  
Area: 0.2400  
Improvements: Residential Dwellings

No. CI-17-08375

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

vs.

**WALTER H. BOOK, JR., SOLELY  
AS HEIR OF THE ESTATE OF  
WINIFRED E. BOOK, DECEASED,  
UNKNOWN HEIRS OF  
THE ESTATE OF WINIFRED E.  
BOOK, DECEASED**

Property Address: 602 South Ann  
Street, Lancaster, PA 17602  
UPI/Tax Parcel Number: 337-40554-  
0-0000

Judgment: \$102,015.27  
Reputed Owners: Walter H. Book, Jr.,  
solely as Heir of the Estate of  
Winifred E. Book, deceased and  
Unknown Heirs of the Estate of  
Winifred E. Book, deceased

Deed Bk.: 60, Page 786  
Municipality: Lancaster Township  
Area: n/a

Improvements: Single Family Dwell-  
ing

No. CI-18-00203

**CIT BANK, N.A.**

vs.

**MARY ANN BUCHER**

Property Address: 985 Maple Street,  
Lititz, PA 17543  
UPI/Tax Parcel Number: 070-82444-  
0-0000

Judgment: \$134,493.39  
Reputed Owner: Mary Ann Bucher  
Document ID#: 5627529  
Municipality: Township of Clay

Area: ALL THAT CERTAIN messuage,  
tenement and lot of land, situate  
in the Village of Hopeland, Town-  
ship of Clay, County of Lancaster  
and Commonwealth of Pennsylva-  
nia, bounded and described as  
follows:

Improvements: Residential Dwelling

No. CI-08-14272

**DEUTSCHE BANK NATIONAL  
TRUST COMPANY, TRUSTEE FOR  
THE POOLING AND SERVICING  
AGREEMENT DATED AS OF MAY  
1, 2007 SECURITIZED ASSET  
BACKED RECEIVABLES LLC  
TRUST 2007-BR3 MORTGAGE  
PASS-THROUGH CERTIFICATES,  
SERIES 2007-BR3**

**vs.**

**BRIAN E. BUECKER,  
JAN C. BUECKER**

*Property Address:* 527 West Chestnut  
Street, Lancaster, PA 17603  
*UPI/Tax Parcel Number:* 335-90823-  
0-0000  
*Judgment:* \$377,807.57  
*Reputed Owners:* Jan C. Buecker and  
Brian E. Buecker, as tenants by  
the Entirety  
*Instr. No.:* 5587472  
*Municipality:* City of Lancaster  
*Area:* 3,049 Sq. Ft.  
*Improvements:* Residential Dwelling

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No. CI-17-10048

**WELLS FARGO BANK, NA**

**vs.**

**JENNIFER CALIXTO**

*Property Address:* 525 Hilton Drive,  
Lancaster, PA 17603-5707  
*UPI/Tax Parcel Number:* 338-55235-  
0-0000  
*Judgment:* \$149,796.44  
*Reputed Owner:* Jennifer Calixto  
*Instr. No.:* 5802408  
*Municipality:* Lancaster City  
*Area:* .12  
*Improvements:* Residential Dwelling

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No. CI-17-02587

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

**vs.**

**LORI A. CARPENTER,  
DONOVAN E. CARPENTER**

*Property Address:* 701 Junction Rd.,  
Manheim, PA 17545  
*UPI/Tax Parcel Number:* 500-47825-  
0-0000  
*Judgment:* \$347,040.18  
*Reputed Owners:* Donovan E. Car-  
penter and Lori A. Carpenter  
*Instr. No.:* 5607268  
*Municipality:* Penn Township  
*Area:* 57,935 square feet  
*Improvements:* Residential Dwelling

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No. CI-17-09784

**U.S. BANK NATIONAL  
ASSOCIATION**

**vs.**

**JAMES CHRISTIAN,  
CHRISTY CHRISTIAN**

*Property Address:* 2064 Alpha Ct.,  
Manheim, PA 17545-9684  
*UPI/Tax Parcel Number:* 540-95858-  
0-0000  
*Judgment:* \$172,537.26  
*Reputed Owners:* James Christian  
and Christy Christian, husband  
and wife  
*Instr. No.:* 5506904  
*Municipality:* Township of Rapho  
*Area:* N/A  
*Improvements:* Residential Dwelling

---

No. CI-12-09100

**JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION**

**vs.**

**CHRIS E. COBLE,  
SANDRA M. COBLE**

*Property Address:* 2042-2044 River  
Road, Bainbridge, PA 17502  
*UPI/Tax Parcel Numbers:* 130-47443-  
0-0000 / 130-40057-0-0000  
*Judgment:* \$200,320.08  
*Reputed Owners:* Chris E. Coble &  
Sandra M. Coble  
*Instr. No.:* 5118585.  
*Municipality:* Township of Conoy  
*Area:* 0.2700—130-47443-0-0000;  
0.5400—130-40057-0-0000  
*Improvements:* Residential Dwellings

LANCASTER LAW REVIEW

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No. CI-18-00237

**WELLS FARGO BANK, NA**

vs.

**ANDREW COMERO**

*Property Address:* 892 Noble Rd.,  
Christiana, PA 17509

*UPI/Tax Parcel Number:* 030-29421-  
0-0000

*Judgment:* \$165,950.61

*Reputed Owner:* Andrew Comero

*Deed Instr. No.:* 5957780

*Municipality:* Bart Township

*Area:* .55 Acres

*Improvements:* Residential Dwelling

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No. CI-15-08068

**G. KEITH MITCHELL, JR.**

vs.

**C. DAVID COPE, MARY S. COPE**

*Property Address:* 124 Lancaster  
Pike, Willow Street, PA 17584

*UPI/Tax Parcel Number:* 520-59697-  
0-0000

*Judgment:* \$288,918.65

*Reputed Owners:* C. David Cope and  
Mary S. Cope

*Deed Bk. or Instr. No.:* 990032271

*Municipality:* Providence Township

*Area:* +/- 7.167 acres

*Improvements:* Commercial Building

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No. CI-17-09142

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

vs.

**EDWARD W. CROPPER, UNITED  
STATES OF AMERICA c/o  
UNITED STATES ATTORNEY  
FOR THE EASTERN DISTRICT  
OF PENNSYLVANIA,  
DONNA M. CROPPER**

*Property Address:* 406 Parkwynne  
Rd., Lancaster, PA 17601

*UPI/Tax Parcel Number:* 390-00910-  
0-0000

*Judgment:* \$52,084.36

*Reputed Owner:* Edward W. Cropper

*Instr. No.:* 5210911

*Municipality:* Township of Manheim  
*Area:* N/A

*Improvements:* Residential Dwelling

---

No. CI-17-10646

**FLAGSTAR BANK FSB**

vs.

**SUSAN M. DEAROLF**

*Property Address:* 17 Pilgrim Drive,  
Lancaster, PA 17603

*UPI/Tax Parcel Number:* 440-33078-  
0-0000

*Judgment:* \$144,079.74

*Reputed Owner:* Susan M. Dearolf

*Deed Instr. No.:* 6202611

*Municipality:* Millersville Borough

*Area:* 0.34

*Improvements:* Residential Dwelling

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No. CI-17-10744

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

vs.

**KEVIN E. DEITER,  
TARA L. DEITER**

*Property Address:* 50 Akron Road,  
Ephrata, PA 17522

*UPI/Tax Parcel Number:* 260-93844-  
0-0000

*Judgment:* \$125,198.89

*Reputed Owners:* Kevin E. Deiter &  
Tara L. Deiter

*Instr. No.:* 5314334

*Municipality:* Borough of Ephrata

*Area:* 0.0700

*Improvements:* Residential Dwellings

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No. CI-17-09849

**LAKEVIEW LOAN  
SERVICING, LLC**

vs.

**JONATHAN R. FARLEY,  
STEPHANIE A. GOWARTY**

*Property Address:* 2148 Georgetown  
Dr., Lancaster, PA 17601

LANCASTER LAW REVIEW

*UPI/Tax Parcel Number:* 390-97551-0-0000  
*Judgment:* \$181,320.69  
*Reputed Owners:* Jonathan R. Farley & Stephanie A. Gowarty  
*Instr. No.:* 6281057  
*Municipality:* Township of Manheim  
*Area:* 0.2500  
*Improvements:* Residential Dwellings

No. CI-17-06879

**KEYBANK, N.A. SUCCESSOR BY MERGER TO FIRST NIAGARA BANK**

vs.

**JUDITH A. FAUNCE, INDIVIDUALLY AND AS A KNOWN HEIR OF ROBERT E. FAUNCE, KIM O'DONNELL, KNOWN HEIR OF ROBERT E. FAUNCE, VANESSA E. WELLER, KNOWN HEIR OF ROBERT E. FAUNCE, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT E. FAUNCE**

*Property Address:* 25 West High Street, Maytown, PA 17550  
*UPI/Tax Parcel Number:* 150-86712-0-0000  
*Judgment:* \$19,576.95  
*Reputed Owner:* Judith A. Faunce  
*Instr. No.:* 5373120, Page n/a  
*Municipality:* East Donegal Township  
*Area:* 2,990 Sq. ft.  
*Improvements:* Residential Dwelling

No. CI-16-04399

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

vs.

**GINA GEORGALLIS, JOHN T. GEORGALLIS, THE UNITED STATES OF AMERICA**

*Property Address:* 715 Pleasure Road, Lancaster, PA 17601

*UPI/Tax Parcel Number:* 390-06151-0-0000  
*Judgment:* \$216,347.93  
*Reputed Owners:* Gina Georgallis and John T. Georgallis  
*Instr. No.:* 5668335  
*Municipality:* Lancaster  
*Area:* 0.17 Acres  
*Improvements:* Residential

No. CI-17-09858

**WELLS FARGO BANK, NA**

vs.

**JOSHUA S. GETTLE**

*Property Address:* 400 Paradise Rd., Denver, PA 17517  
*UPI/Tax Parcel Number:* 090-92417-0-0000  
*Judgment:* \$163,109.32  
*Reputed Owner:* Joshua S. Gettle  
*Instr. No.:* 6118313  
*Municipality:* West Cocalico Township  
*Area:* 0.94  
*Improvements:* Residential Dwelling

No. CI-15-01332

**WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WACHOVIA BANK, N.A., FORMERLY KNOWN AS FIRST UNION NATIONAL BANK**

vs.

**MICHAEL S. GLASS, MARGERY S. DANA**

*Property Address:* 1529 Ridge Rd., Lancaster, PA 17603  
*UPI/Tax Parcel Number:* 340-63237-0-0000  
*Judgment:* \$714,638.46  
*Reputed Owners:* Michael S. Glass and Margery S. Dana  
*Deed Bk.:* Volume 5244, Page 0087  
*Municipality:* Township of Lancaster  
*Area:* N/A  
*Improvements:* Residential Dwelling

No. CI-17-09861

**FULTON BANK, N.A.**

vs.

**MARK A. GOOD,  
MICHELLE R. GOOD**

*Property Address:* 241 Fieldcrest Lane, Ephrata, PA 17522  
*UPI/Tax Parcel Number:* 270-10891-1-0083  
*Judgment:* \$163,097.09  
*Reputed Owners:* Mark A. Good and Michelle R. Good  
*Deed Instr. No.:* 5385319  
*Municipality:* Ephrata Township  
*Area:* 2,228  
*Improvements:* Residential Dwelling

No. CI-17-09738

**CIT BANK, N.A.**

vs.

**ERIC E. HASSEL, EXECUTOR  
OF THE ESTATE OF  
JOAN C. REID a/k/a JOAN  
CRAWFORD REID a/k/a JOAN C.  
HASSEL, DECEASED**

*Property Address:* 67 New Garden Ave., Lancaster, PA 17602  
*UPI/Tax Parcel Number:* 340-62156-0-0000  
*Judgment:* \$274,326.54  
*Reputed Owners:* and Eric E. Hassel, Executor of the Estate of Joan C. Reid a/k/a Joan Crawford Reid a/k/a Joan C. Hassel, deceased  
*Document ID#:* 5686947  
*Municipality:* Lancaster Township  
*Area:* ALL THAT CERTAIN tract or piece of land, with improvements thereon erected, situate on the East side of New Garden Avenue, in the Township of Lancaster, County of Lancaster and Commonwealth of Pennsylvania, and being more fully bounded and described according to a survey made by Henry F. Huth, Registered Engineer, December 1952, as follows:  
*Improvements:* Residential Dwelling

No. CI-18-00537

**BRANCH BANKING AND  
TRUST COMPANY**

vs.

**CHAD E. HEISTAND,  
DIANE M. HEISTAND**

*Property Address:* 22 Conoy Ave., Elizabethtown, PA 17022  
*UPI/Tax Parcel Number:* 250-77870-0-0000  
*Judgment:* \$184,870.73  
*Reputed Owners:* Chad E. Heistand, and Diane M. Heistand  
*Deed Instr. No.:* 6175565  
*Municipality:* Elizabethtown Borough  
*Area:* .68 Acres  
*Improvements:* Residential Dwelling

No. CI-15-03278

**LSF9 MASTER  
PARTICIPATION TRUST**

vs.

**JACQUELYN J. HENEGAR,  
ANTHONY F. HENEGAR, JR.**

*Property Address:* 253 Magnolia Dr., Holtwood, PA 17532-9763  
*UPI/Tax Parcel Number:* 430-47489-0-0000  
*Judgment:* \$147,932.14  
*Reputed Owners:* Jacquelyn J. Henegar, and Anthony F. Henegar, Jr.  
*Deed Bk.:* 4982, Page 571  
*Municipality:* Martic Township  
*Area:* 1.13  
*Improvements:* Residential Dwelling

No. CI-14-06311

**M&T BANK s/b/m DAUPHIN  
DEPOSIT BANK AND  
TRUST COMPANY**

vs.

**ANTHONY HERNANDEZ**

*Property Address:* 17 West Farnum Street, Lancaster, PA 17603  
*UPI/Tax Parcel Number:* 334-87582-0-0000  
*Judgment:* \$30,794.31  
*Reputed Owner:* Anthony Hernandez  
*Instr. No.:* 4405  
*Municipality:* City of Lancaster  
*Area:* 0.0400  
*Improvements:* Residential Dwellings

No. CI-17-05004

**MTGLQ INVESTORS, LP**

**vs.**

**AMILTON HERNANDEZ, IN HIS CAPACITY AS HEIR OF ARCADIO P. HERNANDEZ, DECEASED, ISAAC HERNANDEZ, IN HIS CAPACITY AS HEIR OF ARCADIO P. HERNANDEZ, DECEASED, SORANGEL HERNANDEZ, IN HIS CAPACITY AS HEIR OF ARCADIO P. HERNANDEZ, DECEASED, LUIS V. GUERRERO, IN HIS CAPACITY AS HEIR OF ESTHER HERNANDEZ, DECEASED HEIR OF ARCADIO P. HERNANDEZ, DECEASED, NATALIE GUERRERO, IN HER CAPACITY AS HEIR OF ESTHER HERNANDEZ, DECEASED HEIR OF ARCADIO P. HERNANDEZ, DECEASED, SYDNEY GUERRERO, IN HER CAPACITY AS HEIR OF ESTHER HERNANDEZ, DECEASED HEIR OF ARCADIO P. HERNANDEZ, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ARCADIO P. HERNANDEZ, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ESTHER HERNANDEZ, DECEASED HEIR OF ARCADIO P. HERNANDEZ, DECEASED, McCARTHY HERNANDEZ, IN HIS CAPACITY AS HEIR OF ARCADIO P. HERNANDEZ, DECEASED, BETHANIA HERNANDEZ a/k/a BETHANIA REYES a/k/a BETH HERNANDEZ, IN HER CAPACITY AS HEIR OF ARCADIO P. HERNANDEZ, DECEASED**

*Property Address:* 321 Yorkshire Dr., Lancaster, PA 17603-8845  
*UPI/Tax Parcel Number:* 340-41597-0-0000

*Judgment:* \$178,503.19  
*Reputed Owner:* Arcadio P. Hernandez

*Deed Instr. No.:* 5433527  
*Municipality:* Lancaster Township  
*Area:* .09

*Improvements:* Residential Dwelling

No. CI-17-03900

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2005-HE7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE7 c/o OCWEN LOAN SERVICING, LLC**

**vs.**

**RYAN P. HINKLE, KNOWN HEIR OF PAUL HENRY HINKLE, III, CHRIS HINKLE, KNOWN HEIR OF PAUL HENRY HINKLE, III, CASEY HICKMAN, KNOWN HEIR OF PAUL HENRY HINKLE, III, THE UNKNOWN HEIRS, EXECUTORS, DEWISEES OF PAUL HENRY HINKLE, III**

*Property Address:* 30 South 5th St., Columbia, PA 17512  
*UPI/Tax Parcel Number:* 110-78274-0-0000

*Judgment:* \$63,836.01  
*Reputed Owners:* Ryan P. Hinkle, Known Heir of Paul Henry Hinkle, III and Chris Hinkle, Known Heir of Paul Henry Hinkle, III and Casey Hickman, Known Heir of Paul Henry Hinkle, III and the Unknown Heirs, Executors and Deviseses of Paul Henry Hinkle, III

*Instr. No.:* 5456112  
*Municipality:* Columbia Borough  
*Area:* N/A

*Improvements:* Residential Real Estate

No. CI-17-04790

**OCWEN LOAN SERVICING, LLC**

**vs.**

**DOUGLAS L. JAQUITH,  
ELIZABETH ROBINSON JAQUITH**

*Property Address:* 1560 Zarker Road,  
Lancaster, PA 17601

*UPI/Tax Parcel Number:* 390-99802-  
0-0000

*Judgment:* \$151,566.16

*Reputed Owners:* Douglas L. Jaquith  
and Elizabeth Robinson Jaquith  
*Deed Bk.:* 6280 and Page 0427

*Municipality:* Township of Manheim  
*Area:* N/A

*Improvements:* Residential Real Es-  
tate

No. CI-17-05736

**FEDERAL NATIONAL MORTGAGE  
ASSOCIATION ("FANNIE MAE")**

**vs.**

**RICHARD N. KEATES, IN HIS  
CAPACITY AS HEIR OF LAURA L.  
HAMILTON, DECEASED,  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS,  
FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER  
LAURA L. HAMILTON, DECEASED**

*Property Address:* 53 North Decatur  
St., Marietta, PA 17547

*UPI/Tax Parcel Number:* 420-32478-  
0-0000

*Judgment:* \$111,848.82

*Reputed Owners:* Richard N. Keates,  
in his capacity as heir of Laura L.  
Hamilton, Deceased and Un-  
known Heirs, Successors, Assigns  
and All Persons, Firms or Asso-  
ciations Claiming Right, Title or  
Interest From or Under Laura L.  
Hamilton, Deceased

*Instr. No.:* 5616110

*Municipality:* Marietta

*Area:* N/A

*Improvements:* A Residential Dwelling

No. CI-17-07504

**WELLS FARGO BANK, NA**

**vs.**

**JENNI M. KEEFER**

*Property Address:* 2320 Turnpike  
Road, Elizabethtown, PA 17022

*UPI/Tax Parcel Number:* 130-43001-  
0-000

*Judgment:* \$117,721.53

*Reputed Owner:* Jenni M. Keefer

*Instr. No.:* 5225566

*Municipality:* Conoy Township  
*Area:* 1066

*Improvements:* Residential Dwelling

No. CI-17-10896

**U.S. BANK NATIONAL  
ASSOCIATION**

**vs.**

**HEATHER M. KELLEY**

*Property Address:* 302 Millstone  
Drive, Mountville, PA 17554

*UPI/Tax Parcel Number:* 410-64785-  
0-0000

*Judgment:* \$181,808.98

*Deed Instr. No.:* Instrument 5683909

*Municipality:* MANOR TOWNSHIP

*Area:* 0.05

*Improvements:* Residential Dwelling

No. CI-17-01985

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

**vs.**

**ROBERT LAM, SHIRLYN LAM**

*Property Address:* 404 Greenhedge  
Drive, Lancaster, PA 17603

*UPI/Tax Parcel Number:* 410-38200-  
0-0000

*Judgment:* \$380,711.10

*Reputed Owners:* Robert Lam and  
Shirlyn Lam

*Instr. No.:* 5933783

*Municipality:* Manor Township

*Area:* .37

*Improvements:* Residential Dwelling

No. CI-17-08819

**WELLS FARGO BANK, NA**

vs.

**JOCELYN M. LOPEZ**

*Property Address:* 321 South Franklin Street, Lancaster, PA 17602

*UPI/Tax Parcel Number:* 337-46707-0-0000

*Judgment:* \$79,703.61

*Reputed Owner:* Jocelyn M. Lopez

*Instr. No.:* 6144681

*Municipality:* Lancaster City

*Area:* 2,614 square feet

*Improvements:* Residential Dwelling

No. CI-17-07116

**AAR CAPITAL PARTNERS, LP**

vs.

**TROY K. MATTIS**

*Property Address:* 118 West Strawberry Street, Lancaster, PA 17603

*UPI/Tax Parcel Number:* 338-49442-0-0000

*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-17-05100

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

vs.

**ANTHONY J. MAURIELLO**

*Property Address:* 151 North School Lane, Lancaster, PA 17603

*UPI/Tax Parcel Number:* 340-61924-0-0000

*Judgment:* \$443,803.68

*Reputed Owner:* Anthony J. Mauriello

*Instr. No.:* 5034750

*Municipality:* Township of Lancaster  
*Area:* 1.4800

*Improvements:* Residential Dwellings

No. CI-17-07569

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

vs.

**CHRISTINA M. MEIGS**

*Property Address:* 167 South 4th Street, Columbia, PA 17512

*UPI/Tax Parcel Number:* 110-96101-0-0000

*Judgment:* \$82,497.54

*Reputed Owner:* Christina M. Meigs

*Document ID#:* 5796980

*Municipality:* Borough of Columbia

*Area:* ALL THAT CERTAIN lot of ground with any improvements thereon erected, known as 167 South Fourth Street, in the Borough of Columbia, County of Lancaster and Commonwealth of Pennsylvania, situate on the northeast side of South Fourth Street, between Union Street and Avenue K, bounded and described as follows;

*Improvements:* Residential Dwelling

No. CI-18-00444

**DEUTSCHE BANK NATIONAL TRUST COMPANY ON BEHALF OF FINANCIAL ASSET SECURITIES CORP., SOUNDVIEW HOME LOAN TRUST 2007-WMC1, ASSET-BACKED CERTIFICATES, SERIES 2007-WMC1**

vs.

**CHRISTENE E. MISCIAGNA**

*Property Address:* 1045 Spruce St., Columbia, PA 17512

*UPI/Tax Parcel Number:* 110-05169-0-0000

*Judgment:* \$114,626.07

LANCASTER LAW REVIEW

*Reputed Owner:* Christene E. Misciagna  
*Instr. No.:* 997063331  
*Municipality:* Columbia Borough  
*Area:* N/A  
*Improvements:* Residential

No. CI-16-10116

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

vs.

**SHERIDAN A. MUFFITT, WILLIAM H. SEVAST**

*Property Address:* 3691 River Rd., Conestoga, PA 17516  
*UPI/ Tax Parcel Number:* 410-56145-0-0000  
*Judgment:* \$67,838.36  
*Reputed Owners:* Sheridan A. Muffitt and William H. Sevast  
*Deed Bk.:* 6891, Page 520 000073630  
*Municipality:* Manor Township  
*Area:* 26,136 square feet  
*Improvements:* Residential Dwelling

No. CI-16-09858

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

vs.

**MELVIN E. NEWCOMER, ESQ., IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF MERLE E. ZELLERS, JEFFREY ZELLERS, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF MERLE E. ZELLERS**

*Property Address:* 427 Hilton Dr., Lancaster, PA 17603-5705  
*UPI/ Tax Parcel Number:* 338-17849-0-0000  
*Judgment:* \$114,547.75  
*Reputed Owner:* Merle E. Zellers  
*Deed Bk.:* 6503, Page 541  
*Municipality:* Lancaster City

*Area:* .11 Acres  
*Improvements:* Residential Dwelling

No. CI-17-04147

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

vs.

**HOANG T. NGUYEN, ANH NGUYEN a/k/a ANH THI NGUYEN**

*Property Address:* 1005 New Holland Ave., Lancaster, PA 17601  
*UPI/ Tax Parcel Number:* 390-67863-0-0000  
*Judgment:* \$173,517.68  
*Reputed Owners:* Hoang T. Nguyen, and Anh Nguyen a/k/a Anh Thi Nguyen  
*Instr. No.:* 5831540  
*Municipality:* Manheim Township  
*Area:* 0.18  
*Improvements:* Residential Dwelling

No. CI-16-10310

**PENNYMAC LOAN SERVICES, LLC**

vs.

**DAVID K. NIKOLOFF, JANICE M. NIKOLOFF**

*Property Address:* 814 Sylvan Road, Lancaster, PA 17601  
*UPI/ Tax Parcel Number:* 290-66357-0-0000  
*Judgment:* \$266,791.94  
*Reputed Owners:* David K. Nikoloff Janice M. Nikoloff  
*Instr. No.:* 5013948  
*Municipality:* East Hempfield  
*Area:* Unknown  
*Improvements:* Residential

No. CI-17-09929

**SPECIALIZED LOAN SERVICING LLC**

vs.

**BRUCE E. NORWOOD a/k/a BRUCE NORWOOD, REBECCA S. NORWOOD**

*Property Address:* 48 Lincoln Ave.,  
Reinholds, PA 17569

*UPI/Tax Parcel Number:* 090-66337-  
0-0000

*Judgment:* \$85,621.70

*Reputed Owners:* Bruce E. Norwood  
a/k/a Bruce Norwood and Re-  
becca S. Norwood

*Deed Bk.:* 5931, Page 633

*Municipality:* West Cocalico Township  
*Area:* 0.31

*Improvements:* Residential Dwelling

No. CI-17-09809

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

**vs.**

**JAIME PEREZ-DIAZ**

*Property Address:* 29 Hager Street,  
Lancaster, PA 17603

*UPI/Tax Parcel Number:* 334-13158-  
0-0000

*Judgment:* \$44,368.79

*Reputed Owner:* Jaime Perez-Diaz

*Instr. No.:* 5829220

*Municipality:* City of Lancaster

*Area:* N/A

*Improvements:* Residential Dwelling

No. CI-17-10397

**WELLS FARGO BANK, NA**

**vs.**

**CLIFFORD PIETSCH a/k/a  
CLIFFORD A. PIETSCH**

*Property Address:* 237 North Poplar  
Street, Elizabethtown, PA 17022-  
2043

*UPI/Tax Parcel Number:* 250-24541-  
0-0000

*Judgment:* \$133,642.04

*Reputed Owner:* Clifford Pietsch  
a/k/a Clifford A. Pietsch

*Instr. No.:* 6006881

*Municipality:* Elizabethtown Borough

*Area:* 0.18

*Improvements:* Residential Dwelling

No. CI-16-06057

**NATIONSTAR MORTGAGE LLC**

**vs.**

**LINDA M. POWERS, AS  
EXECUTRIX TO THE ESTATE OF  
ANTHONY S. LORAH**

*Property Address:* 1756 Gish Rd.,  
Manheim, PA 17545

*UPI/Tax Parcel Number:* 500-79023-  
0-0000

*Judgment:* \$82,102.10

*Reputed Owner:* Linda M. Powers, as  
Executrix to the Estate of Anthony  
S. Lorah

*Instr. No.:* 6103547

*Municipality:* Township of Penn

*Area:* N/A

*Improvements:* Residential Dwelling

No. CI-17-08751

**FEDERAL NATIONAL MORTGAGE  
ASSOCIATION ("FANNIE MAE")**

**vs.**

**ROBERT L. QUICK,  
JACQUELINE L. QUICK**

*Property Address:* 911 Orchard St.,  
Akron, PA 17501

*UPI/Tax Parcel Number:* 020-74182-  
0-0000

*Judgment:* \$99,285.42

*Reputed Owners:* Robert L. Quick and  
Jacqueline L. Quick

*Instr. No.:* 5541303

*Municipality:* Akron

*Area:* N/A

*Improvements:* Residential Dwelling

No. CI-17-10885

**WELLS FARGO BANK, NA**

**vs.**

**GENEVIEVE R. RAIHL a/k/a  
JEN R. RAIHL**

*Property Address:* 234 North Franklin  
St., Lancaster, PA 17602

*UPI/Tax Parcel Number:* 336-61393-  
0-0000

*Judgment:* \$77,371.08  
*Reputed Owner:* Genevieve R. Raihl  
*Instr. No.:* 5541340  
*Municipality:* City of Lancaster  
*Area:* N\A  
*Improvements:* Residential Dwelling

No. CI-17-09464

**M&T BANK**

vs.

**IVETTE M. RAMOS**

*Property Address:* 401 Hillside Ave.,  
Lancaster, PA 17603  
*UPI/Tax Parcel Number:* 338-00702-  
0-0000  
*Judgment:* \$114,780.23  
*Reputed Owner:* Ivette M. Ramos  
*Instr. No.:* 5801721  
*Municipality:* City of Lancaster  
*Area:* 0.2900  
*Improvements:* Residential Dwellings

No. CI-13-03513

**PNC BANK NATIONAL  
ASSOCIATION sbm TO BLC BANK  
NATIONAL ASSOCIATION sbm TO  
BANK OF LANCASTER COUNTY,  
NATIONAL ASSOCIATION**

vs.

**RICKY L. REYNOLDS, IN HIS  
CAPACITY AS HEIR AND HEIR  
OF JAMES F. REYNOLDS, JR.,  
DECEASED, JAMES F.  
REYNOLDS, JR.,  
LOIS M. REYNOLDS**

*Property Address:* 22 West New  
Street, Lancaster, PA 17603-2762  
*UPI/Tax Parcel Number:* 339-01443-  
0-0000  
*Judgment:* \$65,622.99  
*Reputed Owner:* Ricky L. Reynolds  
*Deed Bk.:* 5045, Page 688  
*Municipality:* Lancaster City  
*Area:* 0.03  
*Improvements:* Residential Dwelling

No. CI-17-07208

**JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION**

vs.

**TARA E. RICHARDS**

*Property Address:* 226 Winding Hill  
Dr., Lancaster, PA 17601  
*UPI/Tax Parcel Number:* 290-52418-  
0-0000

*Judgment:* \$246,234.39

*Reputed Owner:* Tara E. Richards

*Document ID#:* 5859405

*Municipality:* Township of East Hemp-  
field

*Area:* ALL THAT CERTAIN piece,  
parcel or tract of land with im-  
provements thereon erected  
known and numbered as 226  
Winding Hill Drive, situate on the  
north side of Winding Hill Drive in  
East Hempfield Township, Lan-  
caster County, Pennsylvania, and  
being known as Lot 4, Block HH  
of Hilltop Farm, Phase IV as  
shown on a Plan known as the  
Final Subdivision Plan, Phase IV,  
prepared by Derck and Edson As-  
sociates, dated July 16, 1986,  
last revised September 1986, Drawing  
No. 4985 F-2 of 8, being more  
fully bounded and described as  
follows:

*Improvements:* Residential Dwelling

No. CI-18-00544

**THE BANK OF NEW YORK  
MELLON TRUST COMPANY,  
NATIONAL ASSOCIATION fka  
THE BANK OF NEW YORK  
TRUST COMPANY, N.A. AS  
SUCCESSOR TO JPMORGAN  
CHASE BANK, N.A., AS TRUSTEE  
FOR RESIDENTIAL ASSET  
MORTGAGE PRODUCTS, INC.,  
MORTGAGE ASSET-BACKED  
PASS-THROUGH CERTIFICATES  
SERIES 2005-RS4**

vs.

**KEVIN L. RILEY, MARY JO RILEY  
aka MARY J. RILEY**

*Property Address:* 181 Charles Road,  
Lancaster, PA 17603

*UPI/Tax Parcel Number:* 338-84753-  
0-0000

*Judgment:* \$205,108.08  
*Reputed Owners:* Kevin L. Riley and  
Mary Jo Riley a/k/a Mary J. Riley  
*Deed Doc. No.:* 5403178  
*Municipality:* Lancaster City  
*Area:* .06 Acres  
*Improvements:* Residential Dwelling

No. CI-17-10176

**QUICKEN LOANS INC.**

**vs.**

**ERICA L. RITZMAN,  
DONNA S. RITZMAN**

*Property Address:* 39 East Gramby  
St., Manheim, PA 17545  
*UPI/Tax Parcel Number:* 400-95847-  
0-0000  
*Judgment:* \$114,347.78  
*Reputed Owners:* Erica L. Ritzman &  
Donna S. Ritzman  
*Instr. No.:* 5876991  
*Municipality:* Borough of Manheim  
*Area:* 0.0600  
*Improvements:* Residential Dwellings

No. CI-13-02623

**U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
THE PENNSYLVANIA HOUSING  
FINANCE AGENCY**

**vs.**

**JESSICA RODRIGUEZ**

*Property Address:* 27 Seymour Street,  
Lancaster, PA 17603  
*UPI/Tax Parcel Number:* 334-22283-  
0-0000  
*Judgment:* \$69,195.29  
*Reputed Owner(s):* Jessica Rodriguez  
*Instrument No.:* 5527751.  
*Municipality:* City of Lancaster  
*Area:* 18 ft. x 70 ft. 3 IN.  
*Improvements:* a residential dwelling

No. CI-17-09939

**U.S. BANK NATIONAL  
ASSOCIATION**

**vs.**

**MICHAEL B. ROSS**

*Property Address:* 306 North Reser-  
voir Street, Lancaster, PA 17602  
*UPI/Tax Parcel Number:* 336-10371-  
0-0000  
*Judgment:* \$120,060.33  
*Reputed Owner:* Michael B. Ross  
*Instr. No.:* 5859479  
*Municipality:* City of Lancaster  
*Area:* 0.0400  
*Improvements:* Residential Dwellings

No. CI-16-11556

**WELLS FARGO BANK, NA**

**vs.**

**RONALD W. SCHUTTER**

*Property Address:* 18 Good Rd., New  
Providence, PA 17560  
*UPI/Tax Parcel Number:* 520-65796-  
0-0000  
*Judgment:* \$111,116.95  
*Reputed Owner:* Ronald W. Schutter  
*Deed Bk.:* H 65, Page 750  
*Municipality:* Providence Township  
*Area:* 0.54  
*Improvements:* Residential Dwelling

No. CI-17-05011

**PENNSYLVANIA HOUSING  
FINANCE AGENCY**

**vs.**

**TIFFANIE J. SHAUD**

*Property Address:* 307 Alexandria  
Court, Marietta, PA 17547  
*UPI/Tax Parcel Number:* 150-56618-  
0-0000  
*Judgment:* \$133,009.77  
*Reputed Owner:* Tiffanie J. Shaud  
*Instr. No.:* 6115987  
*Municipality:* Township of East Done-  
gal  
*Area:* 0.0700  
*Improvements:* Residential Dwellings

No. CI-17-10341

**U.S. BANK NATIONAL  
ASSOCIATION**

**vs.**

**DAVID A. STERLING,  
MICHELE L.E. STERLING**

*Property Address:* 3155 Norcross Rd.,  
Lancaster, PA 17603

*UPI/Tax Parcel Number:* 410-42080-  
0-0000

*Judgment:* \$290,101.46

*Reputed Owners:* David A. Sterling  
and Michele L. E. Sterling

*Deed Bk.:* 7208, Page 582

*Municipality:* Manor Township

*Area:* See full Legal Description

*Improvements:* Single Family Resi-  
dential Dwelling

No. CI-18-00509

**PINGORA LOAN SERVICING, LLC**

**vs.**

**MATTHEW R. STOLTZFUS**

*Property Address:* 774 Power Road,  
Manheim, PA 17545

*UPI/Tax Parcel Number:* 500-05928-  
0-0000

*Judgment:* \$248,694.38

*Reputed Owner:* Matthew R. Stoltzfus

*Instr. No.:* 6023148

*Municipality:* Penn Township

*Area:* 2.2

*Improvements:* Residential Dwelling

No. CI-17-07883

**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.**

**JOHN TAYLOR, MOIRA TAYLOR**

*Property Address:* 559 W. Market  
Street, Marietta, PA 17547

*UPI/Tax Parcel Number:* 420-67387-  
0-0000

*Judgment:* \$89,630.54

*Reputed Owner:* Moira Taylor

*Instr. No.:* 6129393

*Municipality:* Marietta Borough

*Area:* 7,841 square feet

*Improvements:* Residential Dwelling

No. CI-17-10895

**PENNYMAC LOAN SERVICES, LLC**

**vs.**

**LORI J. THOMAS**

*Property Address:* 436 Poplar St.,  
Lancaster, PA 17603

*UPI/Tax Parcel Number:* 338-73243-  
0-0000

*Judgment:* \$86,265.88

*Reputed Owner:* Lori J. Thomas

*Instr. No.:* 6201425

*Municipality:* Lancaster City

*Area:* 0.0500

*Improvements:* Residential Dwelling

No. CI-17-09632

**OCWEN LOAN SERVICING, LLC**

**vs.**

**DAVID J. VANINGEN,  
LORI A. VANINGEN**

*Property Address:* 3304 Pin Oak  
Lane, Mountville, PA 17554

*UPI/Tax Parcel Number:* 300-93238-  
0-0000

*Judgment:* \$126,236.15

*Reputed Owners:* David J. Vaningen  
and Lori A. Vaningen

*Deed Instr. No.:* 6024949

*Municipality:* West Hempfield Town-  
ship

*Area:* .32

*Improvements:* Residential Dwelling

No. CI-17-08391

**U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE  
FOR ASSET BACKED  
SECURITIES CORPORATION  
HOME EQUITY LOAN TRUST  
2005-HE7, ASSET BACKED  
PASS-THROUGH CERTIFICATES,  
SERIES 2005-HE7**

**vs.**

**DAWN M. WHITE,  
THOMAS E. WHITE**

*Property Address:* 1390 Carole Lane  
a/k/a 1390 Carol Lane, Manheim,  
PA 17545

*UPI/Tax Parcel Number:* 500-66660-  
0-0000

*Judgment:* \$111,688.92

*Reputed Owners:* Dawn M. White and  
Thomas E. White

*Document ID#:* 5402580

*Municipality:* Township of Penn

*Area:* ALL THAT CERTAIN lot or tract  
of land being situate at the South-  
west corner of the intersection of  
Newport Road, Pennsylvania,  
Legislative Route No. 36001 and  
Carole Lane, in the Township of  
Penn, County of Lancaster and  
Commonwealth of Pennsylvania,  
said Lot being known as Lot No.  
1, Block A on a final plan of lots  
prepared of Mountain View Acres  
by Henry I. Strausser, Registered  
Surveyor, dated October 27, 1971,  
said Plan being known as Plan No.  
PM 149-A, said Plan being re-  
corded in the Recorder of Deeds  
Office in and for Lancaster Coun-  
ty, Pennsylvania, in Subdivision  
Plan Book J-53, Page 9, said Lot  
being more fully bounded and  
described as follows:

*Improvements:* Residential Dwelling

No. CI-17-10769

**FINANCE OF AMERICA, LLC**

**vs.**

**HEIDI N. WILLIAMS**

*Property Address:* 334 North Franklin  
Street, Lancaster, PA 17602

*UPI/Tax Parcel Number:* 336-53169-  
0-0000

*Judgment:* \$84,406.05

*Reputed Owner:* Heidi N. Williams

*Instr. No.:* 6166286

*Municipality:* Lancaster City

*Area:* 0.03 acres

*Improvements:* Residential Dwelling

No. CI-17-10685

**DEUTSCHE BANK TRUST  
COMPANY AMERICAS, AS  
TRUSTEE FOR RESIDENTIAL  
ASSET MORTGAGE PRODUCTS,  
INC., MORTGAGE-BACKED  
PASS-THROUGH CERTIFICATES,  
SERIES 2005-SL2 c/o OCWEN  
LOAN SERVICING, LLC**

**vs.**

**JEFFREY L. WITWER a/k/a  
JEFFERY WITWER, PAMELA J.  
WITWER a/k/a PAMELA WITWER**

*Property Address:* 1025 West Ross  
Street, Lancaster, PA 17603

*UPI/Tax Parcel Number:* 390-12439-  
0-0000

*Judgment:* \$154,980.09

*Reputed Owners:* Jeffrey L. Witwer  
a/k/a Jeffery Witwer and Pamela  
J. Witwer a/k/a Pamela Witwer

*Instr. No.:* 6307698

*Municipality:* Township of Manheim  
*Area:* N/A

*Improvements:* Residential Real Es-  
tate

No. CI-17-10549

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

**vs.**

**EDWARD H. WOLFERT, JR.**

*Property Address:* 1428 River Hill Rd.,  
Pequea, PA 17565-9209

*UPI/Tax Parcel Number:* 120-97871-  
0-0000

*Judgment:* \$114,554.98

*Reputed Owner:* Edward H. Wolfert,  
Jr.

*Deed Bk.:* 7036, Page 567

*Municipality:* Conestoga Township

*Area:* .37

*Improvements:* Residential Dwellings  
J-22, 29; Ju-6