

Craig M. Straw Appointed as United States Magistrate Judge for the Eastern District of Pennsylvania

The United States District Court for the Eastern District of Pennsylvania announces the appointment of Craig M. Straw as a United States Magistrate Judge. Judge Straw was sworn in on October 18, 2022 and is sitting primarily in Philadelphia with a satellite office in Reading. Judge Straw succeeds former Magistrate Judge Timothy R. Rice.

Judge Straw has devoted the majority of his law career to public service. Before his appointment as a Magistrate Judge, Judge Straw served for over 16 years in the City of Philadelphia Law Department. During his time there, Judge Straw held several titles, including First Deputy City Solicitor, as well as Chief Deputy, Divisional Deputy, and Deputy City Solicitor of the Civil Rights Unit. As First Deputy City Solicitor, Judge Straw was the lead negotiator for high exposure and high-profile matters, and he acted as a liaison between the Law Department and the Mayor's Office, City Departments, and other governmental agencies on a wide range of matters impacting the residents of the City of Philadelphia. As Chief Deputy of the Civil Rights Unit, Judge Straw used his extensive trial experience to appear in court on behalf of the City of Philadelphia on significant matters that impacted the operations of the City and its departments.

During his tenure with the City of Philadelphia, Judge Straw was responsible for the professional guidance, hiring, and training of the Law Department personnel, including more than 220 attorneys. One of his major roles was to oversee the implementation the Law Department's Mansfield Certification process for all new hires and promotions.

In addition to his work for the City of Philadelphia Law Department, Judge Straw has been an adjunct professor for almost a decade for the Integrated Trial Advocacy Program at Temple University Beasley School of Law. Judge Straw is a frequent presenter at continuing legal education classes on civil rights issues, sits as a judge for law school moot court competitions and trial advocacy programs, and is a faculty member for the National Institute of Trial Advocacy.

Judge Straw received his undergraduate and law degrees from Duquesne University in Pittsburgh, Pennsylvania. He earned his law degree while working as a legislative assistant for the Pittsburgh City Council President. After graduating from law school, Judge Straw worked as an Assistant City Solicitor for the City of Pittsburgh until moving to Philadelphia in 2003.

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

Battisti, Sophia Ava, dec'd.

Late of West Cocalico Township.

Co-Administrators: Heidi S. Battisti, Joseph A. Battisti, 55 Krueger Drive, Reinholds, PA 17569.

Attorney: None.

Bernstein, Alan, dec'd.

Late of West Lampeter Township.

Co-Executors: Saul J. Bernstein, David H. Bernstein, Miriam E. Bernstein c/o Vance E. Antonacci, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.

Attorney: McNees Wallace & Nurick LLC.

Doan, Huang Kim a/k/a Huang Doan, dec'd.

Late of Manor Township.

Executor: Binh Thanh Phan, 15 Buckwalter Cir., Millersville, PA 17551.

Attorney: None.

Fuss, Noreen C., dec'd.

Late of Penn Township.

Co-Executors: John J. Casey, Christopher Sean Casey c/o John H. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.

Attorney: May, Herr & Grosh, LLP

Gallagher, Stephen P., dec'd.

Late of the Township of Manheim.

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

Attorney: Gibbel Kraybill & Hess LLP.

Hastings, Lois A. a/k/a Lois Aierstock Hastings, dec'd.

Late of Manheim Township.

Executrix: Beth H. Hendrix c/o George W. Porter, Esquire, 909 East Chocolate Avenue, Hershey, PA 17033.

Attorney: George W. Porter, Esq.

Hester, Janet M., dec'd.

Late of West Donegal Township.

Co-Executrices: Jeanne S. Galen, Cheryl L. Newton, Pamela L. Hester c/o George W. Porter, Esquire, 909 East Chocolate Avenue, Hershey, PA 17033.

Attorney: George W. Porter, Esq.

Houck, George L., dec'd.

Late of Salisbury Township.

Executor: Janice E. Hauck c/o

Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorney: Linda Kling, Esq.,
Kling, Deibler & Glick, LLP.

Huss, Delores L., dec'd.

Late of Lancaster County.

Executor: Terry L. Huss c/o Bel-
lomo & Associates, LLC, 3198
East Market Street, York, PA
17402.

Attorney: Daniel D. Hill, Es-
quire.

King, Benuel S., dec'd.

Late of Caernarvon Township.

Co-Executors: Melvin Ray King,
Raymond Lee King c/o Nicholas
T. Gard, Esquire, 121 E. Main
Street, New Holland, PA 17557.

Attorneys: Smoker Gard Associ-
ates LLP.

**Koehler, Samantha L. a/k/a Sa-
mantha Lindsay,** dec'd.

Late of the City of Lancaster.

Executrix: B. Eileen Koehler
c/o Nancy Mayer Hughes, Es-
quire, Barley Snyder LLP, 126
East King Street, Lancaster, PA
17602.

Attorneys: Barley Snyder LLP.

Kreider, Kenneth L., dec'd.

Late of Manheim.

Executrix: Violet A. Kreider c/o
Legacy Law, PLLC., 147 W. Air-
port Road, Suite 300, Lititz, PA
17543.

Attorney: Timothy E. Shawaryn,
Esq.

Levens, Jean A., dec'd.

Late of New Holland Borough.

Executrix: Jean North c/o Nich-
olas T. Gard, Esquire, 121 E.
Main Street, New Holland, PA
17557.

Attorneys: Smoker Gard Associ-
ates LLP.

**Forney, J. Lowell a/k/a Jay
Lowell Forney,** dec'd.

Late of East Hempfield Town-
ship.

Executor: Randall L. Forney c/o
John R. Gibbel, Attorney, P.O.
Box 5394, Lancaster, PA 17606.

Attorney: Gibbel Kraybill &
Hess, LLP.

**Lugar, Dorothea M. a/k/a Doro-
thea Mae Lugar,** dec'd.

Late of Lancaster City.

Executor: David M. Lugar c/o
c/o Jennifer L. Mejia, Mejia
Law Group, LLC, 1390 W. Main
Street, Ephrata, PA 17522.

Attorney: Mejia Law Group, LLC.

**Melsom, Marianne a/k/a Mari-
anne Lutz Melsom a/k/a Mari-
anne F. Melsom,** dec'd.

Late of Manheim Township.

Executor: Brian S. Melsom c/o
Jeffrey C. Goss, Esquire, 480
New Holland Avenue, Suite
6205, Lancaster, PA 17602.

Attorneys: Brubaker Connaugh-
ton Goss & Lucarelli LLC.

Myers, Harry K., Jr., dec'd.

Late of the Township of West
Donegal.

Executor: Alvin H. Blitz, Esq.,
Masonic Villages of the Grand
Lodge of PA, 1 Masonic Drive,
Elizabethtown, PA 17022.

Attorney: Alvin H. Blitz, Esq.

Nelson, Cortney M., dec'd.

Late of Lancaster County.

Executor: Shaun E. O'Toole Esquire, 220 Pine Street, Harrisburg, PA 17101.

Attorney: Shaun E. O'Toole, Esq.

Nelson, Lincoln Hope, dec'd.

Late of Lancaster County.

Executor: Shaun E. O'Toole Esquire, 220 Pine Street, Harrisburg, PA 17101.

Attorney: Shaun E. O'Toole, Esq.

Rohrer, Pauline L., dec'd.

Late of Eden Township.

Executors: J. Leon Rohrer, Laura Jean Ogburn c/o Clymer Musser & Sarno, PC, 408 West Chestnut Street, Lancaster, PA 17603.

Attorney: James N. Clymer, Esq.

Weaver, Martha P., dec'd.

Late of Warwick Township.

Executor: Donald M. Neff c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.

Attorneys: Blakinger Thomas, PC.

Weaver, Rhoda L., dec'd.

Late of East Earl Township.

Executors: John Scott Weaver, Patricia Sue Hostetler c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorney: Linda Kling, Esq., Kling, Deibler & Glick, LLP.

Woods, Josie Mae, dec'd.

Late of Lancaster City.

Executrix: Monica M. Woods

Drakeford c/o Clymer Musser & Sarno, PC, 408 West Chestnut Street, Lancaster, PA 17603.

Attorney: James N. Clymer, Esq.

SECOND PUBLICATION

Alleman, Doris J., dec'd.

Late of Penn Township.

Executors: Robert L. Alleman, Jr., Shawn Alleman c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorney: Young and Young.

Aukamp, Merle M., dec'd.

Late of Drumore Township.

Executor: Merle M. Aukamp, Jr. c/o Nikolaus & Hohenadel, LLP, 303 West Fourth Street, Quarryville, PA 17566.

Attorney: Jeffrey S. Shank, Esquire.

Borders, Eleanor L. a/k/a Eleanor Lilley Borders, dec'd.

Late of West Lampeter Township.

Executrix: Melinda Lilley c/o Vance E. Antonacci, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.

Attorney: McNees Wallace & Nurick LLC.

Borrell, Thomas, Jr., dec'd.

Late of Quarryville.

Co-Administrators: Thomas J. Borrell and Kathleen Borrell, 213 E. State Street, Kennett Square, PA 19348.

Attorney: Neil E. Land, Esq., Brutscher Foley Milliner Land &

Kelly, LLP, 213 E. State Street,
Kennett Square, PA 19348.

Locust Street, Columbia, PA
17512.

Cooper, Meadrith S., dec'd.

Late of Lancaster City.

Executor: Melissa Cooper An-
derson c/o Young and Young,
44 S. Main Street, P.O. Box 126,
Manheim, PA 17545.

Attorney: Young and Young.

Hawk, Margaret M., dec'd.

Late of Lancaster Township.

Executors: Melanie A. Hawk, Ra-
chel M. Hawk c/o Good & Har-
ris, LLP, 132 West Main Street,
New Holland, PA 17557.

Attorneys: Good & Harris, LLP.

**Dunlevy, J. Thomas a/k/a Jo-
seph Thomas Dunlevy,** dec'd.

Late of the Township of East
Hempfield.

Executors: Jan Longenecker, Jill
Brewster c/o Gible Law Offic-
es, P.C., 126 East Main Street,
Lititz, PA 17543.

Attorney: Stephen R. Gible.

**Heidelbaugh, Janet M. a/k/a
Janet Marie Heidelbaugh,** dec'd.

Late of Providence Township.

Executors: Milton J. Heidel-
baugh, Jr. and Jodi L. Waltman
c/o Appel Yost & Zee LLP, 33
North Duke Street, Lancaster,
PA 17602.

Attorney: Jeffrey P. Ouellet, Es-
quire.

**Fasig, Rose K. a/k/a Rosie K.
Fasig,** dec'd.

Late of Manheim Township.

Executor: Steven T. Fasig, 122
Randolph Dr., Elizabethtown,
PA 17022.

Attorney: None.

**Kubala, Phyllis Eileen a/k/a
Phyllis E. Kubala,** dec'd.

Late of West Lampeter Town-
ship.

Executor: Coleman R. Kubala
c/o Kling, Deibler & Glick, LLP,
131 W. Main Street, New Hol-
land, PA 17557.

Attorney: Linda Kling, Esq.,
Kling, Deibler & Glick, LLP.

Feifer, Joseph P., dec'd.

Late of East Hempfield Town-
ship.

Executors: Eric Feifer, Greta
Bogner c/o May Herr & Grosh,
LLP, 49 North Duke Street, Lan-
caster, PA 17602.

Attorney: John H. May.

LaVigne, Linda D., dec'd.

Late of the Township of Eliza-
beth.

Executors: Jeffrey C. LaVingne
and Jessica D. Diffenderfer cc/o
Douglas A. Smith, Attorney, P.O.
Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

Gerfin, Charles R., III, dec'd.

Late of Columbia Borough.

Co-Executrices: Betty Sue Ryno,
Laurie Ann Gerfin-Lutz c/o Karl
Kreiser, Esquire, 553 Locust
Street, Columbia, PA 17512.

Attorney: Mountz & Kreiser, 553

Long, Edward A., dec'd.

Late of Mount Joy Township.

Executors: Theodore E. Long,
Betty G. Long c/o Kegel Kelin
Litts & Lord LLP, 24 North Lime
Street, Lancaster, PA 17602
Attorney: Rhonda F. Lord, Esq.

Executor: Robert F. Musser c/o
Clymer Musser & Sarno, PC,
408 West Chestnut Street, Lan-
caster, PA 17603.
Attorney: Robert F. Musser, Esq.

Martin, Fay H., dec'd.

Late of Earl Township.
Executors: Jeffrey L. Martin,
Lori S. Snyder, Gregory S. Mar-
tin c/o Good & Harris, LLP, 132
West Main Street, New Holland,
PA 17557.
Attorneys: Good & Harris, LLP.

Petersheim, Isaac R., dec'd.

Late of Earl Township.
Executor: Dean L Graybill c/o
Kling, Deibler & Glick, LLP, 131
W. Main Street, New Holland, PA
17557.
Attorney: Patrick A. Deibler,
Esq., Kling, Deibler & Glick,
LLP.

**McIvor, Sandra K. a/k/a Sandra
Kay McIvor,** dec'd.

Late of Manheim Township.
Administrator: Chloe Christine
Janik c/o Lucy F. Dowd, Lucy
Dowd Law LLC, 342 N. Queen
Street Rear, Lancaster, PA
17603.
Attorney: Lucy F. Dowd.

Price, Patricia A., dec'd.

Late of the Borough of Mount
Joy.
Co-Executors: Michael J. Zito,
Matthew J. Zito c/o Richard J.
Gromen, Jr., 3121C Mount Joy
Road, Mount Joy, PA 17552.
Attorney: Richard J. Gromen,
Jr.

Nolan, Vincent J., dec'd.

Late of West Lampeter Town-
ship.
Executor: Vincent James Nolan,
III c/o Kegel Kelin Litts & Lord
LLP, 24 North Lime Street, Lan-
caster, PA 17602
Attorney: Rhonda F. Lord, Esq.

**Rathsam, Thomas C. a/k/a
Thomas Charles Rathsam,** dec'd.

Late of Manor Township.
Executor: Robert A. Rathsam
c/o Aevitas Law, PLLC, 1755 Or-
egon Pike, Suite 201, Lancaster,
PA 17601.
Attorneys: Neil R. Vestermark,
Esquire, Aevitas Law, PLLC.

Nonnemacher, David E., dec'd.

Late of East Earl Township.
Executor: Lenore A McGonigle
c/o Kling, Deibler & Glick, LLP,
131 W. Main Street, New Hol-
land, PA 17557.
Attorney: Linda Kling, Esq.,
Kling, Deibler & Glick, LLP.

Sauder, Lydia M., dec'd.

Late of West Earl Township.
Executor: Norman H. Sauder
c/o Good & Harris, LLP, 132
West Main Street, New Holland,
PA 17557.
Attorneys: Good & Harris, LLP.

Overpeck, Leon K., dec'd.

Late of Manheim Township.

Shawkey, Maryhelen a/k/a Maryhelen C. Shawkey, dec'd.

Late of Manheim Township.

Co-Executors: Michelle S. Kreidler, Michael Phillips c/o Vance E. Antonacci, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.

Attorney: McNees Wallace & Nurick LLC.

Shreffler, Twila E., dec'd.

Late of West Donegal Township.

Executors: Scott Shreffler, Douglas Shreffler c/o Todd R. Williams, Jr., Esquire, Abom & Kutulakis, LLC, 2 West High Street, Carlisle, PA 17013.

Attorney: Abom & Kutulakis, LLC.

Smith, Timothy H., dec'd.

Late of Akron Borough.

Executrix: Cheryl D. Weaver c/o Angelo J. Fiorentino, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorney: Gibbel Kraybill & Hess LLP.

Stoltzfus, Arie F., dec'd.

Late of Salisbury Township.

Executors: Elam B. Stoltzfus, Abram P. Stoltzfus c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorney: Linda Kling, Esq., Kling, Deibler & Glick, LLP.

Stoltzfus, Mary L. a/k/a Mary Lovine Stoltzfus, dec'd.

Late of West Earl Township.

Executor: Aden D. Stoltzfus c/o

Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: Jeffrey P. Ouellet, Esquire.

VonStetten, Geraldine K., dec'd.

Late of W. Hempfield Township.

Executors: Barry L. VonStetten, Debra K. Musser c/o 327 Locust Street, Columbia, PA 17512.

Attorney: John F. Markel, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Wert, Judith A., dec'd.

Late of Providence Township.

Executor: Melissa Lyter c/o Kegel Kelin Litts & Lord LLP, 24 North Lime Street, Lancaster, PA 17602

Attorney: Rhonda F. Lord, Esq.

Yingst, Bryan K., dec'd.

Late of Fulton Township.

Executor: Brady C. Yingst c/o Potter & Shirk, LLC, 245 Butler Avenue, Suite 103, Lancaster, PA 17601.

Attorney: Natalie A. Potter, Esq.

Yost, Evelyn L., dec'd.

Late of Manheim Township.

Executor: Carol A. Leed c/o Kegel Kelin Litts & Lord LLP, 24 North Lime Street, Lancaster, PA 17602

Attorney: Rhonda F. Lord, Esq.

THIRD PUBLICATION

Alicea, Hector, dec'd.

Late of Lancaster City.

Administrator: Jelimar Alicea

c/o Barbara Reist Dillon, Esquire, 212 North Queen Street, Lancaster, PA 17603.

Attorney: Nikolaus & Hohenadel, LLP.

Barto, Pamela S., dec'd.

Late of Mt. Joy Borough.

Executors: Megan B. Diller, Britta E. Wagner c/o 327 Locust Street, Columbia, PA 17512.

Attorney: John F. Markel, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Beauchamp, Delores A., dec'd.

Late of Salisbury Township.

Executrix: Daniel Beauchamp, Rebecca Brown c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorney: Young and Young.

Beauchamp, Grant M., dec'd.

Late of Salisbury Township.

Executrix: Daniel Beauchamp, Rebecca Brown c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorney: Young and Young.

Burkholder, Gladys H., dec'd.

Late of Earl Township.

Executor: John H. Burkholder c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.

Attorneys: Good & Harris, LLP.

Butz, Gloria Mae a/k/a Gloria M. Butz a/k/a Gloria M. Creamer Butz, dec'd.

Late of Lititz Borough.

Adminstratrix: Eileen R.

Hostetler c/o Mongiovi Law, LLC, 235 North Lime Street, Lancaster, PA 17602.

Attorney: Michael J. Mongiovi.

Espenshade, John W., dec'd.

Late of Pequea Township.

Executrix: Joan S. Espenshade c/o James R. Clark, Esquire, 277 Millwood Road, Lancaster, PA 17603.

Attorney: James R. Clark.

Fox, Ajjah Paige a/k/a Ajjah P. Fox, dec'd.

Late of East Earl Township.

Administrators: Joel L. Fox, Laura L. Fox c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Patrick A. Deibler, Esq., Kling, Deibler & Glick, LLP.

Gutshall, Kathryn E., dec'd.

Late of Conoy Township.

Co-Executors: James W. Gutshall, Jr., Jamie K. Sine c/o Scott E. Albert, Esq., 50 East Main Street, Mount Joy, PA 17552.

Attorney: Scott E. Albert, Esq.

Hoopes, Janice T., dec'd.

Late of Sadsbury Township.

Executor: David B. Hoopes c/o Justin J. Bollinger, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Hoover, Elmer W., dec'd.

Late of West Earl Township.

Co-Executors: Wilmer S. Hoover,

Ervin S. Hoover c/o Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.
Attorney: Randy R. Moyer, Esquire, Barley Snyder LLP.

West Main Street, Ephrata, PA 17522.
Attorney: A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.

Hutson, William R., dec'd.

Late of Lancaster City.
Executor: Padmini Mongia c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.
Attorney: Matthew A. Grosh.

Moyer, Norman G., dec'd.

Late of Rapho Twp., Formerly of Franconia Twp.
Executors: Gerald M. Moyer, 1660 Derstine Rd., Souderton, PA 18964, Marilyn Gerhart, 2202 Kilmer Rd., Manheim, PA 17545.
Attorney: Charlotte A. Hunsberger, Esquire, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964.

Leid, Nadine J., dec'd.

Late of Denver Borough.
Executor: Timothy S. Leid c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: James K. Noel, IV

Patterson, Honorata F., dec'd.

Late of East Donegal Township.
Executrix: Alice Ober c/o Russell, Krafft & Gruber, LLP, 101 North Pointe Blvd., Suite 202, Lancaster, PA 17601.
Attorney: Nichole M. Baer.

Martin, Shirley A., dec'd.

Late of Manheim Township.
Executrices: Jennifer L. Reeder, Suzanne L. Thiry c/o Russell, Krafft & Gruber, LLP, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.
Attorney: Lindsay M. Schoeneberger, Esquire.

Peifer, David C., dec'd.

Late of the Borough of Elizabethtown.
Administratrix: Donna R. Peifer c/o Randall K. Miller, Esquire, 659 E. Willow Street, Elizabethtown, PA 17022.
Attorney: Law Office of Attorney Randall K. Miller.

Minnich, Cynthia H., dec'd.

Late of East Hempfield Township.
Co-Executors: David A. Minnich, Deborah Rivera c/o Steven R. Blair, Attorney at Law, 650 Delp Road, Lancaster, PA 17601.
Attorney: Steven R. Blair, Esq.

Quintilli, Marcel P., dec'd.

Late of Elizabeth Township.
Executor: Beth Ann Quintilli.
Attorney: Reilly Wolfson Law Office, 1601 Cornwall Road, Lebanon, PA 17042.

Moser, William J., Jr., dec'd.

Late of East Cocalico Township.
Executrix: Valerie A. Varacalli c/o A. Anthony Kilkuskie, 117A

Riska, Wayne M., dec'd.

Late of the Borough of East Petersburg.

Administratrix: Jacquelyn K. Marsh c/o Marci S. Miller, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorney: Gibbel Kraybill & Hess LLP.

Rivera, Aida, dec'd.

Late of Lancaster City.

Administrator: Samuel Rivera, 901 E. 22nd St., Apt. 4, Chester, PA 19013.

Attorney: Jennifer M. Merx, Atty., Skarlatos Zonarich, 320 Market St., Ste. 600W, Harrisburg, PA 17101.

Rose, Maurice E., dec'd.

Late of Penn Township.

Executrix: Pamela B. Drenner c/o Nancy Mayer Hughes, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

Attorney: Nancy Mayer Hughes-Barley Snyder LLP.

Schneider, Glenn C., dec'd.

Late of Lancaster City.

Executor: Dale W. Schneider, Law Office of Elizabeth A. Bartlow, 8 N. Queen Street, Suite 700-H, Lancaster, PA 17603.

Attorney: Elizabeth A. Bartlow, Esquire.

Shenk, Ellen M., dec'd.

Late of Lancaster.

Executor: Janet Woodfin, 1321 Belle Valley Road, Lancaster, PA 17603.

Attorney: None.

Steedle, Deloris S., dec'd.

Late of Earl Township.

Executrix: Diane S. Hertzler c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.

Attorneys: Good & Harris, LLP.

Upton, Janet M., dec'd.

Late of Earl Township.

Administrator: Kenneth Upton c/o Barley Snyder, LLP, 2755 Century Blvd., Wyomissing, PA 19610.

Attorney: William R. Blumer, Esquire- Barley Snyder, LLP.

Walker, Michael F., dec'd.

Late of East Cocalico Township.

Executor: Frances A. Walker, 4334 Penn Avenue, 2nd Floor, Sinking Spring, PA 19608.

Attorney: Robert R. Kreitz, Esquire, Kreitz | Gallen-Schutt, 1210 Broadcasting Road, Suite 103, Wyomissing, PA 19610.

Weaver, Judith C. a/k/a Judith Connor Weaver, dec'd.

Late of Lancaster City.

Executor: Kevin R. Weaver c/o O'Day Law Associates, 158 East Chestnut Street, Lancaster, PA 17602.

Attorney: O'Day Law Associates.

Weber, Shirley G. a/k/a Shirley Grace Batori Weber, dec'd.

Late of Manheim Township.

Personal Representative: Heidi Kirsten Weber c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601.

Attorneys: Metzger and Spencer, LLP.

**Winner, Mary Ellen W. a/k/a
Mary Ellen Winner, dec'd.**

Late of Ephrata Township.

Executors: JoLynn Fieger, Robert A. Winner c/o Robert E. Sisko, Esquire, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.

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

Zerbe, Deborah S., dec'd.

Late of Denver Borough.

Executor: Douglas L. Zerbe, II c/o Anthony P. Schimaneck, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.

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

**ACTION IN A MORTGAGE
FORCLOSURE**

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON
PLEAS OF LANCASTER COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW

NO.: CI-22-02857

LAKEVIEW LOAN SERVICING,
LLC, Plaintiff,

vs.

Glenn Mull; Karen A. Mull, Defendants

TO: Glenn Mull and Karen A. Mull

You are hereby notified that Plaintiff, Lakeview Loan Servicing, LLC, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Lancaster County, Pennsylvania, docketed to No. CI-22-02857, seeking to foreclose

the mortgage secured by the real estate located at 12 Oak Lane, Stevens, PA 17578.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, 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 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE 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

Lawyer Referral Service
Lancaster Bar Association
28 East Orange Street
Lancaster, PA 17602

(717) 393-0737

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ARTICLES OF DISSOLUTION

NOTICE IS HEREBY GIVEN

THAT the shareholders and directors of **Keystone Injection Molding, Inc.** f/k/a Lancaster Mold, Inc., a Pennsylvania corporation, with an address at 1564 Millport Road, Lancaster, PA 17602, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

O-28

ARTICLES OF INCORPORATION

Blainsport Mennonite Church has been incorporated under the provisions of Article B of the Nonprofit Corporation Law of 1988. GIBBEL KRAYBILL & HESS LLP Attorneys

O-28

NOTICE IS HEREBY GIVEN that Nonprofit Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on September 23, 2022, for the purpose of obtaining a Certificate of Incorporation under the provisions of the Nonprofit Corporation Law of 1988. The name of the proposed nonprofit corporation is **Wyndale Homeowners Association, Inc.**

The purpose for which it will be organized is: To be a unit owners' association which provides for the management, maintenance and care of the residential community project located in Clay Township, Lancaster County, Pennsylvania, known as Wyndale, A Planned Community.

McNEES WALLACE & NURICK LLC
100 Pine Street
Harrisburg, PA 17101

O-28

CORPORATE NOTICE

Registration of Foreign Nonprofit Corporation: Notice is hereby given that **RETHINK PRIORITIES** filed articles of foreign registration on 10/17/2022 under the Pennsylvania Nonprofit Corporation law of 1988. Commercial registered office provider is Harbor Business Compliance Corporation, Lancaster, PA.

O-28

FICTITIOUS NAME NOTICE

An application for registration of the fictitious name **Thrift Witch Wares**, 104 S 6th St Apt. 1 Columbia PA 17512 Lancaster has been filed in the Department of State at Harrisburg, PA, File Date 09/20/2022 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is: ELIZABETH AMORIELLO, 104 S 6TH ST APT 1 COLUMBIA PA 17512.

O-28

CHANGE OF NAME NOTICES

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 **Han Fu Lutz** to Han Clara Lutz. A hearing on the Petition will be held

on December 20, 2022, at 2:30 o'clock p.m. in Courtroom No. 4 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.

O-28

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 **ROSE LOBEL** to **ROSETTE LOBEL**. A hearing on the Petition will be held on December 20, 2022 at 2: 15 o'clock p.m. in Courtroom No. 4 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.

Anne L. Cooper, Esq.
Attorney for Petitioner

O-28

IN THE COURT OF
COMMON PLEAS
OF LANCASTER COUNTY, PENN-
SYLVANIA
CIVIL ACTION-LAW
CI-22-00740

In re: CHANGE OF NAME OF
VIVIANN GRACE SAPP-REINHART

**NOTICE OF NAME CHANGE
PROCEEDING**

Notice is hereby given that the Petition of Vivianne Grace Sapp-Reinhart was filed with the Court of Common Pleas of Lancaster County, Pennsylvania, praying to change the name of Vivianne Grace Sapp-Reinhart to Vivianne Grace Reinhart.

A Hearing will be held on said Petition on December 20, 2022 at 2:00 p.m. in Courtroom No. 4 of the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, at which time any persons interested may attend and show cause, if any, why the prayer of the Petition should not be granted.

Respectfully submitted,
Nikolaus & Hohenadel, LLP
212 North Queen Street
Lancaster, PA 17603
Phone: (717) 299-3726

O-28

**NOTICES OF SPECIAL
MEETINGS**

The Annual Meeting of the Farmers' and Mechanics' Mutual Insurance Company will be held at the Home Office, 2 North Broad Street, Lititz, Lancaster County, Pennsylvania on Monday, January 9, 2023 between the hours of 1:00 and 2:00 P.M. for the purpose of electing Directors and for such other business as may come before the meeting.

Henry R. Gibbel
President

O-28; N-4, 11

The Annual Meeting of the Lititz Mutual Insurance Company will be held at the Home Office, 2 North Broad Street, Lititz, Lancaster County, Pennsylvania on January 14, 2023, between the hours of 1:00 and 2:00 P. M. for the purpose of electing Directors and for such other business as may come before the meeting.

Henry R. Gibbel
President

O-28; N-4, 11

The Annual Meeting of the Penn Charter Mutual Insurance Company will be held at the Home Office, 2 North Broad Street, Lititz, Lancaster County, Pennsylvania on January 9, 2023, between the hours of 2:00 and 3:00 P.M. for the purpose of electing Directors and for such other business as may come before the meeting.

Henry R. Gibbel
President

O-28; N-4, 11

ORPHANS' COURT NOTICE

IN THE COURT OF COMMON PLEAS OF THE 39th JUDICIAL DISTRICT OF PENNSYLVANIA- FULTON COUNTY BRANCH

IN RE: ADOPTION of R.M.H,
born 11/18/2018
Orphan's Court Division,
Adoption Docket Number: 8 of
2022- QC

NOTICE

To: Nicco Defazo

Lancaster, PA

A petition has been filed asking the court to put an end to all rights you have to your child, Roman M Hawbaker.

The court has set a hearing to consider ending your rights to your child. That hearing will be held in Court of Common Pleas for the 39th Judicial District- Fulton County Branch at 201 N. Street, McConnellsburg, Pennsylvania on December 6, 2022 at 2:00 o'clock P. M.

If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your child, and your

failure to appear may affect the Court's decision on whether to end your rights at the scheduled hearing, the hearing will go on without you and the Court may end your rights to your child without you 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 AND DESIRE TO HAVE ONE APPOINTED, APPLY AT THE OFFICE SET FORTH BELOW AND ONE SHALL BE APPOINTED FOR YOU.

Franklin/Fulton County Court
Administrator
Franklin County Courthouse, 3rd
Floor
157 Lincoln Way East
Chambersburg, PA 17201
(71 7) 261-3848

AMERICANS WITH DISABILITIES ACT OF 1990

The Court of Common Pleas of Franklin County is required by law to comply with the Americans with Disabilities Act of 1990. For information about accessible facilities and reasonable accommodations available to disabled individuals having business before the court, please contact our office. All arrangements must be made at least 72 hours prior to any hearing or business before the court.

Under Act 101 of 2010, there may be an option to enter into a voluntary enforceable post-adoption contact agreement.

O-28; N-4

Orphans' Court Division
Auditing Notices
To All Claimants, Beneficiaries,

Heirs and Next of Kin, and other persons interested: NOTICE IS GIVEN 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 County and will be presented to said Orphans' Court Division for Audit and confirmation therein to the parties legally entitled thereto on

November 1, 2022

at 9 o'clock a.m. in Courtroom No. 11 on the fourth floor of the Courthouse, 50 North Duke Street, Lancaster, PA

1. H. ALFRED EBERHARDT GST TRUST, Inter Vivos Trust, 2022-2372. First & Final Acct., Heather Bloom Hall (Co-Exec. of the Estate of Nedra Eberhardt, decd.) & the Glenmede Trust Company, N.A., Co-Trustees, Gary W. Calvin, Atty.

Anne L. Cooper
Clerk of the Orphans' Court
Division
of the Court of Common Pleas.
O-21, 28

SUITS ENTERED

Defendant's name appears first in capitals, followed by plaintiff's name, number and plaintiff's or appellant's attorney.

October 13, 2022
to October 19, 2022

ACCESS PERSONAL SERVICES INC, MILLER, TYRONE; Cadlerock III LLC; 06397; Sobeck
AKERS, HANSEL E.; Citizens

Bank NA; 06450; Dougherty
CINTRON, ELIZABETH; Easy Rental Realty LLC; 06352

CLUFF, KAMI; Portfolio Recovery Associates, LLC; 06418; Dougherty

ESHELMAN, JOAN M.,
STAUFFER, LINDA J.; Conestoga Valley School District; 06461; Boehret

FREY, FARLEY, FREY, MICHELE; Aleisha Endy; 06441; Devine

GRAHAM, JAMES, GRAHAM, HARLENE; Citizens Bank N.A.; 06393; Dougherty

IN RE: CONDEMNATION BY THE COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION, OF RIGHT-OF-WAY FOR STATE ROUTE 0222, SECTION 059, A LIMITED ACCESS HIGHWAY IN THE TOWNSHIP OF MANHEIM; Commonwealth of Pennsylvania; 06322; Czuchnicki

KRASLEY, ASHLEY; Douglas J. Krasley; 06390; Deibler

LYFT INC; Janeen Findley; 06396; Sophocles

MENGA, DIANE, MENGA, MARK; Alesandro Marangon; 06329; Husain

MORRIS, JOSEPH E., MORRIS, MICHAEL, MORRIS, GEORGE R.; Solanco School District; 06427; Leininger

MYERS, CHIMERE N.; Commonwealth of Pennsylvania Department of Transportation; 06429; Sopin

O'BRIEN, JENNIFER; Cincinnati Insurance Company; 06388; Beech

PRICE JR., RONALD G.; Capital One Bank (USA) NA; 06309; Ratchford

PRICE, RONALD; Capital One Bank (USA) NA; 06298; Ratchford

PROMEDICA HEALTH SYSTEM, INC, MANOR CARE OF LANCASTER PA LLC, HCR III HEALTHCARE, LLC, HCR MANOR CARE SERVICES LLC, MANORCARE HEALTH SERVICES – LANCASTER, PROMEDICA SKILLED NURSING AND REHABILITATION (LANCASTER); John C. Ditunno; 06330; Culleton

SAMMONS, JOE; Capital One Bank (USA) NA; 06295; Ratchford

SAVAGE JR., THOMAS J., SAVAGE, ANN G.; Solanco School District; 06389; Bryant

SHAW, NICOLE; RKG Real Estate LLC; 06367

SHIFFLETT, KATELYN L., SHIFFLETT, CARL; Citizens Bank N.A.; 06391; Dougherty

SHIFFLETT, KATELYN L., SHIFFLETT, CARL; Citizens Bank N.A.; 06399; Dougherty

SHIFFLETT, KATELYN L., SHIFFLETT, CARL; Citizens Bank N.A.; 06458; Dougherty

SLEEP TIGHT INC, THE INN AT LEOLA VILLAGE, CALABRESE, JOHN, SHIRK, DEBORAH; Debra Sullivan; 06476; Greenfield

TACELOSKY, JOANN C.; Joan M. Carr; 06439; Zeamer

TROUTMAN, TOM E.; Capital One Bank (USA) NA; 06306; Ratchford

WALKER, ZACHARY HA, ESH, SARA E.; Lancaster Realty Capital LP; 06440; Sarno

WOLF, ROBERT; Capital One Bank (USA) NA; 06301; Ratchford

YOHN, HEATHER; Sun East Federal Credit Union; 06426; Allard

ZIMMERMAN, CLEANTE; Portfolio Recovery Associates, LLC; 06421; Dougherty

NOTICE



SHERIFF SALE OF VALUABLE REAL ESTATE

**Wednesday, November 30, 2022
@ 10:00 a.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 10:00 a.m. on the above date in the Lancaster County Government Center, Room 102/104, 150 North Queen 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 \$1000 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, & 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 Sher-

iff'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 Leppler,
Sheriff of Lancaster County
Michael D Hess, Esquire,
Solicitor

CI-19-11016
JP MORGAN CHASE BANK

vs

**LAUREN BAXTER, KNOWN
HEIR OF JOHN M. BAXTER,
DECEASED, UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND
ALL PERSONS, FIRMS OR AS-
SOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM
OR UNDER, JOHN M. BAXTER,
DECEASED**

PROPERTY ADDRESS: 33 W FER-
DINAND ST, MANHEIM, PA 17545
UPI / TAX PARCEL NUMBER: 400-
51945-0-0000

JUDGMENT: \$100,376.48.

REPUTED OWNERS: Lauren Bax-
ter, Known Heir of John M. Bax-
ter, Deceased and Unknown Heirs,
Successors, Assigns and All Per-
sons, Firms or Associations Claim-
ing Right, Title or Interest from or
under, John M. Baxter, deceased
DEED BK. OR INSTRUMENT
NUMBER: 5630939

MUNICIPALITY: Borough of Man-
heim

AREA: ALL THAT CERTAIN East-
ern half of a double two-story
frame dwelling house, numbered
33 West Ferdinand Street, and lot

of ground, situate on the South
side of West Ferdinand Street, in
the Borough of Manheim, County
of Lancaster and Commonwealth
of Pennsylvania, bounded as fol-
lows to wit:

IMPROVEMENTS: Residential
Dwelling

CI-18-01432
HSBC BANK USA, N.A.

vs

**KAREN S BRADY, MICHAEL J.
BRADY, UNITED STATES OF
AMERICA, DEPARTMENT OF
THE TREASURY - IRS**

PROPERTY ADDRESS: 1150 PIL-
GRIMS PATHWAY, PEACH BOT-
TOM, PA 17563

UPI / TAX PARCEL NUMBER: 170-
52018-0-0000

JUDGMENT: \$204,127.77

REPUTED OWNERS: Karen S.
Brady and Michael J. Brady
DEED BK. or INSTR. NO.: Bk
2870 Page 309

MUNICIPALITY: Township of Dru-
more

AREA: N/A

IMPROVEMENTS: Residential
Real Estate

CI-21-07924
**GUILD MORTGAGE COMPANY
LLC**

vs

**JACOB G. BROWN AKA JACOB
BROWN**

PROPERTY ADDRESS: 135 WEST
WILLOW ROAD, WILLOW STREET,
PA 17584

UPI / TAX PARCEL NUMBER:
510-30103-0-0000

JUDGMENT: \$265,265.30

REPUTED OWNERS: Jacob G.
Brown
DEED BK. or INSTR. NO.:

6472987
MUNICIPALITY: Township of
Pequea
AREA: N\A
IMPROVEMENTS: Residential
Dwelling

CI-19-04378
ELIZON MASTER PARTICIPA-
TION TRUST I

vs

ROBERT JACKSON CREASY

PROPERTY ADDRESS: 356
SCHOOLHOUSE ROAD, NEW
PROVIDENCE, PA 17566
UPI / TAX PARCEL NUMBER: 520-
46965-0-0000
JUDGMENT: \$101,889.01
REPUTED OWNERS: ROBERT
JACKSON CREASY
DEED BK. or INSTR. NO.:
U94/202
MUNICIPALITY: PROVIDENCE
TWP
AREA: 1087.00 Sq.Ft.
IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

CI-19-08474
FREEDOM MORTGAGE CORPO-
RATION

vs

YOMA VANESSA DERAVINE,
JONATHAN ANDREW EMEL

PROPERTY ADDRESS: 272 MOR-
GAN DRIVE, LEOLA, PA 17540
UPI / TAX PARCEL NUMBER: 360-
18662-1-0004
JUDGMENT: \$153,591.13
REPUTED OWNERS: YOMA VA-
NESSA DERAVINE & JONATHAN
ANDREW EMEL
DEED BK. or INSTR. NO.:
6405973
MUNICIPALITY: UPPER LEACOCK
TOWNSHIP
AREA: 936 SQ. FT.

IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

CI-22-03429
CATHERINE A. DIENER

vs

JERALD L. DIENER

PROPERTY ADDRESS: 390 SUM-
MIT DRIVE, COLUMBIA, PA 17512
UPI / TAX PARCEL NUMBER:
300-54224-0-0000
JUDGMENT: \$93,585.00
REPUTED OWNERS: Jerald L.
Diener
DEED BK. 3472 and PAGE 0374
MUNICIPALITY: West Hempfield
Township
AREA: Residential - Single Family
Dwelling
IMPROVEMENTS: N/A

CI-21-06084
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS INDI-
VIDUAL CAPACITY BUT SOLELY
AS OWNER TRUSTEE FOR RCF
2 ACQUISITION TRUST C/O U.S.
BANK TRUST NATIONAL ASSO-
CIATION

vs

PATRICIA A. EDWARDS, TIMO-
THY E. EDWARDS

PROPERTY ADDRESS: 1321
HUNTER DRIVE, LANCASTER, PA
17601
UPI / TAX PARCEL NUMBER:
390-47763-0-0000
JUDGMENT: \$432,657.76
REPUTED OWNERS: Patricia A.
Edwards and Timothy E. Edwards
DEED BK. and PAGE or INSTR.
NO.: 5134891
MUNICIPALITY: Manheim
AREA:
IMPROVEMENTS:

CI-22-00503

**U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS INDI-
VIDUAL CAPACITY BUT SOLE-
LY AS OWNER TRUSTEE FOR
VRMTG ASSET TRUST**

vs

JEFFREY FRITZ

PROPERTY ADDRESS: 62 SOUTH
FULTON STREET, MANHEIM, PA
17545

UPI / TAX PARCEL NUMBER:
400-80376-0-0000

JUDGMENT: \$111,753.79

REPUTED OWNERS: JEFFREY
FRITZ

INSTR. NO.: #5914583

MUNICIPALITY: BOROUGH OF
MANHEIM

AREA: 945 SQ FT

IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

CI-21-08585

MIDFIRST BANK

vs

SHANE R. HANLEY

PROPERTY ADDRESS: 271
CHURCH AVENUE, EPHRATA, PA
17522

UPI / TAX PARCEL NUMBER:
260-12987-0-0000

JUDGMENT: \$104,652.50

REPUTED OWNER(S): SHANE R.
HANLEY

DEED or INSTRUMENT

NO: 6250244

MUNICIPALITY: BOROUGH OF
EPHRATA

AREA: 258 X 17'6"

IMPROVEMENTS: A RESIDENTIAL
DWELLING

CI-20-01874

**BANK OF NEW YORK MEL-
LON TRUST COMPANY, N.A.**

**AS TRUSTEE FOR MORTGAGE
ASSETS MANAGEMENT SERIES
I TRUST**

vs

**WILLIAM HELMAN, A KNOWN
HEIR TO MARGARET B. HEL-
MAN A/K/A MARGARET M.**

HELMAN, DECEASED,

**DOUGLAS HELMAN, KNOWN
HEIR TO MARGARET B. HEL-
MAN A/K/A MARGARET M.**

**HELMAN, DECEASED, LORI
MCMASTER, KNOWN HEIR
TO MARGARET B. HELMAN**

**A/K/A MARGARET M. HELMAN,
DECEASED, JOHN HELMAN,
KNOWN HEIR TO MARGARET**

**B. HELMAN A/K/A MARGARET
M. HELMAN, DECEASED, UN-**

**KNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,**

**FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR**

INTREST FROM OR UNDER

**MARGARET B. HELMAN A/K/A
MARGARET M. HELMAN, DE-**

CEASED

PROPERTY ADDRESS: 373 BAR-
BARA STREET, MILLERSVILLE,
PA 17551

UPI / TAX PARCEL NUMBER:
440-82323-0-0000

JUDGMENT: \$241,270.09.

REPUTED OWNERS: William Hel-
man, a Known Heir to Margaret B.
Helman a/k/a Margaret M. Hel-
man, deceased and Douglas Hel-
man, Known Heir to Margaret B.
Helman a/k/a Margaret m. Hel-
man, deceased and Lori McMaster,
Known Heir to Margaret B. Helman
a/k/a Margaret M. Helman, de-
ceased and John Helman, Known
Heir to Margaret B. Helman, a/k/a
Margaret M. Helman, deceased
and Unknown Heirs, successors,
Assigns and all Persons, firms or
associations claiming Right, Title
or Interest from or under Margaret

B. Helman a/k/a Margaret M. Helman, deceased
 DEED BK. and PAGE or INSTR. NO.: Document ID# 5638771
 MUNICIPALITY: Millersville Borough
 AREA: ALL THAT CERTAIN lot of land situate in Millersville Borough, County of Lancaster and Commonwealth of Pennsylvania, having erected thereon a one story brick veneer dwelling and known as Lot No. 5 on East Cottage Avenue, bounded and described as follows:
 IMPROVEMENTS: Residential Dwelling

CI-18-04607

BRADFORD RUN HOMEOWNER ASSOCIATION, INC

vs

CRAIG KLINE, ASHLEY MARTIN

PROPERTY ADDRESS: 4086 LAUREL LANE, MOUNT JOY, PA 17552-9265
 UPI / TAX PARCEL NUMBER: 300-11181-0-0000
 JUDGMENT: \$15,000.00
 REPUTED OWNERS: Craig Kline and Ashley Martin
 DEED BK. and PAGE or INSTR. NO.: 6374276
 MUNICIPALITY: West Hempfield Township
 AREA: Single Family Dwelling/ Residential Townhouse
 IMPROVEMENTS: N/A

CI-22-00438

WILIMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1

vs

STEPHEN PAUL LAMONT, EXECUTOR OF THE ESTATE OF RICHARD BRAY

PROPERTY ADDRESS: 2 E. HOOVER STREET, MOUNTVILLE, PA 17554
 UPI / TAX PARCEL NUMBER: 470-86376-0-0000
 JUDGMENT: \$133,105.19
 REPUTED OWNERS: Heirs or Devises of Richard T. Bray
 DEED BK. or INSTR. NO.: 55, Page: 202
 MUNICIPALITY: BOROUGH OF MOUNTVILLE
 AREA: 4,356
 IMPROVEMENTS: Residential Dwelling

CI-22-02755

TRUIST BANK

vs

NOAH LAPP

PROPERTY ADDRESS: 1622 SPRINGVILLE ROAD, NEW HOLLAND, PA 17557
 UPI / TAX PARCEL NUMBER: 200-12846-0-0000
 JUDGMENT: \$272,764.84
 REPUTED OWNERS: Noah Lapp
 DEED BK. and PAGE or INSTR. NO.: 6241042
 MUNICIPALITY: East Earl Township
 AREA: 4.3 acres
 IMPROVEMENTS: 1-1/2 Story Residential Home with Outbuildings

CI-22-00055

PENNSYLVANIA HOUSING FINANCE AGENCY

vs

KENNETH L. LUCKENBILL, JR.

PROPERTY ADDRESS: 130

SOUTH 5TH STREET, COLUMBIA,
PA 17512
UPI / TAX PARCEL NUMBER:
110-04257-0-0000
JUDGMENT:\$49,553.89
REPUTED OWNER(S):KENNETH
L. LUCKENBILL, JR.
DEED or INSTRUMENT
NO:5345755
MUNICIPALITY:COLUMBIA BOR-
OUGH
AREA:16.5 X 116
IMPROVEMENTS:A RESIDENTIAL
DWELLING

CI-19-05822
M&T BANK

vs

EDWARD P. MCKEAGUE, RUTH
ANN MCKEAGUE

PROPERTY ADDRESS: 847 HIL-
TON DR, LANCASTER, PA 17603-
5835
UPI / TAX PARCEL NUMBER:
338-85804-0-0000
JUDGMENT: \$60,048.17
REPUTED OWNERS: RUTH ANN
MCKEAGUE & EDWARD P. MCK-
EAGUE
DEED BK. or INSTR. NO.: DEED
BK. 62 PAGE 749
MUNICIPALITY: CITY OF LAN-
CASTER
AREA: 1200.00 Sq.Ft
IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

CI-21-08839
MIDFIRST BANK

vs

MARY ELLEN PAYNE-ZIMMER-
MAN

PROPERTY ADDRESS: 160 MAN-
HEIM STREET, MOUNT JOY, PA
17552
UPI / TAX PARCEL NUMBER:
450-74399-0-0000

JUDGMENT: \$177,345.92
REPUTED OWNERS: MARY EL-
LEN PAYNE-ZIMMERMAN
DEED BK. or INSTR. NO.: 6293445
MUNICIPALITY: BOROUGH OF
MOUNT JOY
AREA: 1290.00 Sq.Ft.
IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

CI-20-07172
MORTGAGE RESEARCH CEN-
TER, LLC., D/B/A VETER-
ANS UNITED HOME LOANS, A
MISSOURI LIMITED LIABILITY
COMPANY

vs

JENNIFER PERRY

PROPERTY ADDRESS: 150 STONY
BATTERY RD, LANDISVILLE, PA
17538
UPI / TAX PARCEL NUMBER:
300-76467-0-0000
JUDGMENT: \$243,320.05
REPUTED OWNERS: JENNIFER
PERRY
DEED BK. or INSTR. NO.:
6467844
MUNICIPALITY: WEST HEMP-
FIELD TOWNSHIP
AREA: 3139.00 Sq.Ft.
IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

CI-20-00584
MIDFIRST BANK

vs

ROBERTO C RIVERA

PROPERTY ADDRESS: 510 CHES-
TER STREET, LANCASTER, PA
17602
UPI / TAX PARCEL NUMBER:
337-02987-0-0000
JUDGMENT: \$79,352.27
REPUTED OWNERS: Roberto C.
Rivera, no marital status shown
DEED BK. or INSTR. NO.: 6384772

MUNICIPALITY: City of Lancaster
AREA: N\A
IMPROVEMENTS: Residential
Dwelling

MUNICIPALITY: Township of
Rapho
AREA:
IMPROVEMENTS: Single family
dwelling

CI-17-10212

**U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS INDI-
VIDUAL CAPACITY BUT SOLELY
AS OWNER TRUSTEE FOR RCF
2 ACQUISITION TRUST C/O
SELENE FINANCE LP**

vs

**DAVID A. SHUMAN A/K/A DA-
VID SCHUMAN**

PROPERTY ADDRESS: 860C REAR
GREENVILLE ROAD, DENVER, PA
17517

UPI / TAX PARCEL NUMBER:
090-83287-0-0000

JUDGMENT: \$108,754.82

REPUTED OWNERS: David A.
Shuman a/k/a David Schuman
DEED BK. and PAGE or INSTR.
NO.: 5402382

MUNICIPALITY: West Cocalico

AREA: 7,405 Sq. Ft.

IMPROVEMENTS: Residential
Dwelling

CI-22-01291

**FIRST NATIONAL BANK OF
PENNSYLVANIA**

vs

**PATRICK W. SKINNER, UNITED
STATES OF AMERICA, MELISSA
M. BURNS**

PROPERTY ADDRESS: 3889 ELIZ-
ABETHTOWN ROAD, MANHEIM,
PA 17545

UPI / TAX PARCEL NUMBER:
540-00316-0-0000

JUDGMENT: \$372,816.45

REPUTED OWNERS: Patrick W.
Skinner and Melissa M. Burns
DEED BK. or INSTR. NO.:
6191230

CI-17-06577

MIDFIRST BANK

vs

**BRANDON L. SMITH, SECRE-
TARY OF HOUSING AND URBAN
DEVELOPMENT**

PROPERTY ADDRESS: 1280
KRAMER MILL ROAD, DENVER,
PA 17517

UPI / TAX PARCEL NUMBER:
040-44306-0-0000

JUDGMENT: \$65,414.24

REPUTED OWNER(S): BRANDON
L. SMITH

DEED BOOK 6499, PAGE 0230

MUNICIPALITY: BRECKNOCK
TOWNSHIP

AREA:

IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

CI-21-08769

**PENNYMAC LOAN SERVICES,
LLC**

vs

**CHRISTOPHER P. SMYTH, JR.
A/K/A CHRISTOPHER SMYTH,
JR.**

PROPERTY ADDRESS: 505 BREN-
EMAN ROAD, WILLOW STREET,
PA 17584

UPI / TAX PARCEL NUMBER:
580-62283-0-0000

JUDGMENT: \$189,363.51

REPUTED OWNERS: Christopher
P. Smyth, Jr. a/k/a Christopher
Smyth, Jr.

DEED BK. or INSTR. NO.:
5740243

MUNICIPALITY: Township of
Strasburg

AREA: 894
IMPROVEMENTS: Residential
Dwelling

CI-22-01167
WELLS FARGO BANK, N.A.

vs
STEPHANIE W. TOMLINSON
PROPERTY ADDRESS: 405 WEST
MARION STREET, LITITZ, PA
17543
UPI / TAX PARCEL NUMBER:
370-37412-0-0000
JUDGMENT: \$125,632.32
REPUTED OWNERS: STEPHANIE
W. TOMLINSON
DEED INSTRUMENT NO.:
5752748
MUNICIPALITY: BOROUGH OF
LITITZ
IMPROVEMENTS: RESIDENTIAL
DWELLING

CI-20-02366
**CONESTOGA VALLEY SCHOOL
DISTRICT**

vs
**KENNETH RAY TURNER, SR.,
TINA MARIE TURNER**
PROPERTY ADDRESS: 2840 Lin-
coln Highway East, Lancaster, PA
17572
UPI / TAX PARCEL NUMBER:
310-77851-0-0000
JUDGMENT: \$3,721.72
REPUTED OWNERS: Kenneth Ray
Turner, Sr. and Tina Marie Turner
INSTR. NO.: 05606813
MUNICIPALITY: East Lampeter
Township
AREA: .41 Acres
IMPROVEMENTS: SINGLE FAMI-
LY DWELLING

CI-16-10068
CITIMORTGAGE, INC

vs
**UNKNOWN HEIRS, SUCCE-
SORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSO-
CIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER DONALD R. WENZEL,
DECEASED**

PROPERTY ADDRESS: 293 STONY
LANE ROAD, STEVENS, PA 17578
UPI / TAX PARCEL NUMBER:
070-42406-0-0000
JUDGMENT: \$196,323.21
REPUTED OWNERS: Unknown
Heirs, Successors, Assigns and
All Persons, Firms or Associations
Claiming Right, Title or Interest
from or Under Donald R. Wenzel,
Deceased
DEED BK. OR INSTR. NO. : Book
5109, Page 368
MUNICIPALITY: Clay Township
AREA: Parcel 1: 49,500 Sq. Ft.
and Parcel 2: 15,901.61 Sq. Ft.
IMPROVEMENTS: Residential
Dwelling

CI-22-00538
LONGBRIDGE FINANCIAL LLC
vs
**UNKNOWN HEIRS, SUCCE-
SORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIA-
TIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER
D. RONALD TSHUDY A/K/A
DARWIN RONALD TSHUDY,
TERRY BRENNER IN HIS CA-
PACITY AS HEIR OF D. RONALD
TSHUDY**

PROPERTY ADDRESS: 35 FARM-
LAND ROAD, LEOLA, PA 17540
UPI / TAX PARCEL NUMBER:
360-82909-0-0000
JUDGMENT: \$164,582.45
REPUTED OWNERS: D. RONALD
TSHUDY A/K/A DARWIN RONALD

TSHUDY, DECEASED
INSTRUMENT NO. 999080137
MUNICIPALITY: TOWNSHIP UP-
PER LEACOCK,
AREA: PRIMARY HOMESITE
12,632 SQ FT.
IMPROVEMENTS: RESIDENTIAL

70 and the northernmost 25 feet of
Lot No. 69 as shown on the plan of
lots of "Sunnyside Heights" which
plan is recorded in the Recorder's
Office in and for Lancaster County,
Pennsylvania, in Plan Book 5, Page
33, as follows, to wit:
IMPROVEMENTS: Residential
Dwelling

CI-21-07374

**REVERSE MORTGAGE FUNDING
LLC**

vs

**UNKNOWN HEIRS, SUCCESSIONS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER OTTO HOELBINGER,
DECEASED**

PROPERTY ADDRESS: 459 HIGHLAWN AVE, ELIZABETHTOWN, PA 17022

UPI / TAX PARCEL NUMBER:
250-79602-0-0000

JUDGMENT: \$216,381.11.

REPUTED OWNERS: Unknown
Heirs, Successors, Assigns and
All Persons, Firms or Associations
Claiming Right, Title or Interest
from or under Otto Hoelbinger,
Deceased

DEED BK. and PAGE or INSTR.

NO.: Document ID# 6016602

MUNICIPALITY: Borough of Elizabethtown

AREA: ALL THAT CERTAIN LOT
OR TRACT OF GROUND situated
in the Borough of Elizabethtown,
County of Lancaster, Commonwealth
of Pennsylvania, having thereon
erected a one story, brick and
frame dwelling house known
and numbered as 459 Highlawn
Avenue, and bounded and described
in accordance with a survey thereof
made by Rodney R, Waltemyer, R.S.,
in November 1951, being composed
of Lot No.

CI-21-06015

**SUBURBAN LANCASTER SEWER
AUTHORITY**

vs

**ROBIN A. WELSH, FAITH A.
WELSH**

PROPERTY ADDRESS: 1551 DUNMORE DRIVE, LANCASTER, PA 17602

UPI / TAX PARCEL NUMBER:
320-99618-0-0000

JUDGMENT: \$2,559.68

REPUTED OWNERS: Robin A. Welsh
and Faith A. Welsh

DEED BK. or INSTR. NO.:

6299416

MUNICIPALITY: Township of West
Lampeter

AREA: +/- .21

IMPROVEMENTS: Single Family
Dwelling

CI-19-03098

**U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS TRUSTEE OF
LSF9 MASTER PARTICIPATION TRUST**

vs

**RANDY L. WILKINSON, JR.
A/K/A RANDY L. WILKINSON,
SUE A. WILKINSON**

PROPERTY ADDRESS: 737
STACKSTOWN ROAD, BAINBRIDGE, PA 17502

UPI / TAX PARCEL NUMBER:
130-75316-0-0000

JUDGMENT: \$166,162.13
REPUTED OWNERS: Randy L.
Wilkinson, Jr. a/k/a Randy L.
Wilkinson and Sue A. Wilkinson
DEED BK. or INSTR. NO.:
5560735
MUNICIPALITY: Township of
Conoy
AREA: 7,405 Sq. Ft.
IMPROVEMENTS: Residential
Dwelling

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