
Court of Common Pleas of Lancaster County
Civil Action - Civil

TM v. Price

Civil Procedure – Joinder Complaint – Social Host Liability

Underage Defendant owed no legal duty to fellow minors to whom he supplied alcohol and marijuana because social host liability is limited to those who are lawfully entitled to possess and consume intoxicants and who provide intoxicants to those not entitled to consume them.

Opinion. TM v. Price. No. 03876-2021.

OPINION BY BROWN, J., March 29, 2022. This case is before the court on the preliminary objections filed by Additional Defendants Jarod Hynicka and Kole Blauch to Defendants Jefferson Price, Jill Price, and Landon Price’s (together, “Price Defendants”) joinder complaint.

I. BACKGROUND

This lawsuit arises from the alleged sexual assault of a minor, T.M., during a house party at the home of the Price Defendants that went from the evening of December 14, 2019 into the early morning of December 15, 2019. *See* Pl. Compl. ¶ 8, 14–15. Seven teenagers attended the party that evening in Landon Price’s basement, where he regularly threw parties involving drugs and alcohol. *See id.* ¶ 9, 11. Around 11 p.m., Jefferson and Jill Price reprimanded their son for the noise coming from the party; they made him leave the basement but took no action to supervise the remaining teenagers in the home. *See id.* ¶ 10, 13. Sometime after that, T.M. became incapacitated from alcohol and fell asleep on a couch in the basement. *See id.* ¶ 14. Defendant Daniel Steinberg then carried T.M. from the couch to the laundry room and sexually assaulted her while she was incapable of consenting. *See id.* ¶ 14–16.

Plaintiffs initiated this case by filing a complaint on June 14, 2021, bringing claims against Mr. Steinberg for assault, battery, negligence, negligent infliction of emotional distress, intentional infliction of emotional distress, and negligent failure to rescue. The complaint also brought claims of negligence, negligent infliction of emotional distress, and negligent failure to rescue against the Price Defendants.

During discovery, the Price Defendants received from the plaintiffs a private investigator’s report containing interviews with two partygoers that further illuminated the night’s troubling events. *See* Joinder Compl. ¶5. Based on the report, the Price Defendants filed a joinder complaint on December 22, 2021, asserting Mr. Steinberg and the proposed Additional Defendants—Jarod Hynicka, Kole Blauch, Dillon Robets, and Matthew Wash—snuck into the basement on the evening of the party. *See id.* ¶ 6. Mr. Hynicka provided marijuana. *Id.* ¶ 19. Mr. Steinberg and Mr. Hynicka arranged for an adult to supply Four Loko malt beverages, which they brought into the basement and drank with the other teenagers “to the point of becoming intoxicated.” *Id.* ¶ 20–24. Landon

Price went upstairs shortly after, and T.M. became incapacitated from ingesting marijuana and alcohol. *See id.* ¶ 25–27. The Price Defendants allege Mr. Steinberg, Mr. Roberts, and Mr. Blauch assaulted T.M. in the laundry room, and Mr. Wash unsuccessfully attempted sexual contact with T.M. *Id.* ¶ 27–29. The Price Defendants do not allege Mr. Hynicka participated in the events but do allege that none of the proposed additional defendants attempted to intervene despite knowing T.M. was “passed out” and unable to consent. *See id.* ¶ 33.

The Price Defendants bring six counts against the additional defendants. Relevant to the preliminary objections at issue here, they brought claims against Mr. Blauch for assault, battery, negligence based on the unreasonable conclusion T.M. had consented to sexual activity, negligent failure to rescue, and contribution. They brought claims against Mr. Hynicka for negligence based on his furnishing alcohol and marijuana to the other teenagers, negligent failure to rescue, and contribution.

Mr. Blauch filed preliminary objections on January 26, 2022 as to Counts II, III, IV, and V of the joinder complaint, asserting the Price Defendants’ claims of assault (Count II), battery (Count III), negligence (Count IV), and negligent failure to rescue (Count V) fail as a matter of law because the Price Defendants “do not allege that they suffered any injuries because of Mr. Blauch” and instead allege “only that T.M. sustained injuries.” Blauch’s Prelim. Obj. ¶ 10–11. According to Mr. Blauch, the Price Defendants lack standing to bring claims on the plaintiff’s behalf. *Id.* ¶ 13. Mr. Blauch also asserts the Price Defendants’ claim for contribution (Count VI) fails because he is not a joint tortfeasor. *Id.* ¶ 15–20.

Mr. Hynicka filed preliminary objections on February 9, 2022 as to Counts I, V, and VI of the joinder complaint, asserting the Price Defendants’ claims of negligence (Count I), negligent failure to rescue (Count V), and contribution (Count VI) fail as a matter of law because Mr. Hynicka owed the plaintiff no duty with respect to providing marijuana and alcohol. *See Hynicka’s Prelim. Obj.* ¶ 11. Mr. Hynicka asserts he is not a joint tortfeasor owing contribution to the Price Defendants and therefore cannot be joined as an additional defendant. *See id.* ¶ 32.

After a complete briefing, these objections are ripe for judicial review.

II. LEGAL STANDARD

Mr. Blauch’s and Mr. Hynicka’s preliminary objections are brought under Pennsylvania Rule of Civil Procedure 1028(a)(2) and 1028(a)(4).

A. Preliminary objections under Rule 1028(a)(2)

A party may file a preliminary objection under Rule 1028(a)(2) for “failure of a pleading to conform to law or rule of court or inclusion of scandalous or impertinent matter.” Objections for “failure of a pleading to conform to law or rule of court” raise questions of law and require no further evidence.

B. Preliminary objections under Rule 1028(a)(4)

Preliminary objections may be filed for “legal insufficiency of a pleading (demurrer).” Pa. R.C.P. 1028(a)(4). “For the purpose of testing the legal sufficiency of the challenged pleading a preliminary objection in

the nature of a demurrer admits as true all well-pleaded, material, relevant facts, and every inference fairly deducible from those facts.” *Cty. of Allegheny v. Commonwealth*, 490 A.2d 402, 408 (Pa. 1985) (citations omitted). “In order to sustain Preliminary Objections in the nature of a demurrer, it must appear certain that upon the factual averments and all inferences fairly deducible therefrom, the law will not permit recovery by the plaintiff.” *Halliday v. Beltz*, 514 A.2d 906, 908 (Pa. Super. 1986). “The pleader’s conclusions or averments of law are not considered to be admitted as true by a demurrer.” 490 A.2d at 408.

III. DISCUSSION

A. Mr. Blauch’s demurrer to Counts II, III, IV, and V of the joinder complaint

Mr. Blauch seeks to strike four counts against him, arguing the Price Defendants lacked standing to bring claims on the plaintiff’s behalf when they did not allege a basis for relief for themselves. See Blauch Prelim. Obj. ¶¶ 4–14.

A defendant can join any person who may be “(1) solely liable on the underlying cause of action against the joining party, or (2) liable to or with the joining party on any cause of action arising out of the transaction or occurrence or series of transactions or occurrences upon which the underlying cause of action against the joining party is based.” Pa. R.C.P. 2252(a). “The rule permitting the joinder of additional defendants is to be broadly construed to effectuate its purpose of avoiding multiple lawsuits by settling in one action all claims arising out of the transaction or occurrence which gave rise to the plaintiff’s action.” *Gordon v. Sokolow*, 642 A.2d 1096, 1099 (Pa. Super. 1994). “As long as the additional defendants’ alleged liability is related to the original claim asserted by the plaintiff against the original defendant, the third party complaint should be allowed even though it may not be on the same cause of action as that declared in the original suit.” *Am. Metal Fabricators Co. v. Goldman*, 323 A.2d 891, 894 (Pa. Super. 1974).

The Price Defendants’ joinder complaint alleges facts to support allegations that Mr. Blauch may be solely liable, liable to, or liable with the Price Defendants for assault, battery, negligence, and negligent failure to rescue. The allegations in the joinder complaint are related to the plaintiff’s original claim in that they arose out of the same occurrence. This Court will not say the pleadings are legally insufficient.

B. Mr. Blauch’s demurrer to Count VI of the joinder complaint

Mr. Blauch alleges the Price Defendants’ claim for contribution is legally insufficient because Mr. Blauch is not a joint tortfeasor. But to sustain a demurrer, “it must appear certain that upon the factual averments and all inferences fairly deducible therefrom, the law will not permit recovery by the plaintiff.” *Halliday v. Beltz*, 514 A.2d 906, 908 (Pa. Super. 1986). It is unclear at this stage of litigation whether the plaintiff will ultimately be able to recover from the Price Defendants and Mr. Blauch as joint tortfeasors. Mr. Blauch’s objection is dismissed without prejudice.

C. Mr. Hynicka’s demurrer to Count I of the joinder complaint

Mr. Hynicka alleges the Price Defendants' claim for negligence fails because he owed no legal duty to fellow minors and cannot be negligent for furnishing alcohol or marijuana. "[O]ne minor does not owe a duty to another minor regarding the furnishing or consumption of alcohol." *Kapres v. Heller*, 640 A.2d 888, 891 (Pa. 1994) (for purposes of providing alcohol, "minor" means under 21); see also *Goldberg v. Delta Tau Delta*, 613 A.2d 1250, 1253-54 (Pa. Super. 1992) (individual between 18 and 21 not liable as social host for providing alcohol and marijuana). In *Goldberg*, the Superior Court adopted the trial court's rationale and ruling in favor of the minor additional defendant, which noted the Superior Court's rationale in *Kapres v. Heller* extends to injuries to a plaintiff resulting from the plaintiff's use of marijuana supplied by the defendant. See *Goldberg*, 613 A.2d at 1253 (citing *Kapres*, 612 A.2d 987 (Pa. Super. 1992), *aff'd* at 640 A.2d 888 (Pa. 1994)). The Superior Court agreed with the trial court's reasoning that social host liability is limited to a person who is lawfully entitled to possess and consume an intoxicant and who provides it to one who is not entitled to consume it. See *id.* at 1254.

The Price Defendants acknowledge Mr. Hynicka was under 21 and a "minor" at the time of the party when he provided alcohol and marijuana. They do not allege Mr. Hynicka was lawfully entitled to possess or consume marijuana when he provided it to fellow minors. Without an allegation Mr. Hynicka was entitled to possess and consume marijuana when he provided it to the other individuals, including T.M., Mr. Hynicka does not owe a legal duty regarding the furnishing of marijuana.

D. Mr. Hynicka's demurrer to Count V of the joinder complaint

Mr. Hynicka demurs as to Count V, arguing "negligent failure to rescue" is not recognized under Pennsylvania law because the Commonwealth has not adopted Restatement (Second) of Torts §§321-22. In Pennsylvania, individuals generally do not have a duty to protect another from the tortious conduct of a third party absent a special relationship between the individual and the third party. See *F.D.P. v Ferrara*, 804 A.2d 1221, 1228 (Pa. Super. 2002). The Pennsylvania Supreme Court has not adopted Section 321, and the Superior Court declined to adopt the section because it "fail[ed] to include any concept of to whom the duty is owed, which is a necessary element of a cause of action sounding in tort in Pennsylvania." *Glick v. Martin and Mohler, Inc.*, 535 A.2d 626, 629 (Pa. Super. 1987) (citing *Morena v. South Hills Health Systems*, 462 A.2d 680 (Pa. 1983)). Section 322 was adopted but requires an individual be "legally responsible, in whole or in part, for placing [another] in the perilous position." See *Herr v. Booten*, 580 A.2d 1115, 1121 (Pa. Super. 1990) (quoting *Yania v. Bigan*, 155 A.2d 343, 346 (Pa. 1959)). There is no question that Mr. Hynicka owed a moral duty to step in and stop the sexual assault or to seek help to stop the assault. There is also little question that Mr. Hynicka's illegal possession and distribution of marijuana created the environment in which an assault could occur. Mr. Hynicka's moral failings caused serious harm and he will have to live with that fact for the rest of his life. His moral failing does not translate to legal liability in this situation, however. Because

the Price Defendants have not alleged facts clearly articulating a legal duty Mr. Hynicka owed and breached, *see supra* Section C, their claim for negligent failure to rescue is legally insufficient.

E. Mr. Hynicka’s demurrer to Count VI of the joinder complaint

Mr. Hynicka alleges the Price Defendants’ claim for contribution is legally insufficient because Mr. Hynicka is not a joint tortfeasor. “In order to sustain Preliminary Objections in the nature of a demurrer, it must appear certain that upon the factual averments and all inferences fairly deducible therefrom, the law will not permit recovery by the plaintiff.” *Halliday v. Beltz*, 514 A.2d 906, 908 (Pa. Super. 1986). Based on the facts presented and the allegations in the joinder complaint, it is clear the plaintiff cannot recover from the Price Defendants and Mr. Hynicka as joint tortfeasors.

F. Mr. Hynicka’s objection under Rule 1028(a)(2) to the joinder complaint

Because the court has sustained Mr. Hynicka’s preliminary objections based on a demurrer, it is unnecessary for the court to address whether the joinder complaint must be dismissed for failure to conform to rule of law.

IV. CONCLUSION

For the reasons stated above, Mr. Blauch’s objections are overruled; Mr. Hynicka’s objections are sustained.

ORDER

AND NOW, this 29th day of March 2022, upon review of the record, it is ORDERED that

1. Kole Blauch's demurrer to Counts II, III, IV, and V of the joinder complaint is OVERRULED.
2. Kole Blauch's demurrer to Count VI of the joinder complaint is OVERRULED.
3. Jarod Hynicka's demurrer to Count I of the joinder complaint is SUSTAINED.
4. Jarod Hynicka's demurrer to Count V of the joinder complaint is SUSTAINED.
5. Jarod Hynicka's demurrer to Count VI of the joinder complaint is SUSTAINED.
6. Jarod Hynicka's objection to the joinder complaint under Pa. R.C.P. 1028(a)(2) is DISMISSED as MOOT.

BY THE COURT:

LEONARD G. BROWN, III, JUDGE

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

Alicia, 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, Ajiah Paige a/k/a Ajiah 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.

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.

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

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.

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.

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

Late of East Cocalico Township.
Executrix: Valerie A. Varacalli c/o A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.
Attorney: A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.

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.

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.

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.

Quintilli, Marcel P., dec'd.

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

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, Es-
quire, 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: Hei-
di 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, Rob-
ert A. Winner c/o Robert E. Sis-
ko, Esquire, 700 North Duke
Street, P.O. Box 4686, Lancast-
er, 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.

SECOND PUBLICATION

**Allen, Joyce G. a/k/a Joyce Gill
Allen**, dec'd.

Late of Manheim Township.

Executors: Colleen Warren, Jes-
se C. Robinson c/o Blakinger
Thomas, PC, 28 Penn Square,
Lancaster, PA 17603.

Attorneys: Blakinger Thomas,
PC.

Bowman, Melvin H., dec'd.

Late of Lititz Borough.

Administrator: Richard D. Lind-
erman, 41 E. High St., Pott-
stown, PA 19464.

Attorney: Richard D. Linderman,
Atty., OWM Law, 41 E. High St.,
Pottstown, PA 19464.

**Broomall, Carolyn Ruth a/k/a
Carolyn R. Broomall**, dec'd.

Late of Christiana Borough.

Executrix: Debra Woods c/o
Kristen R. Matthews, Esq., 257
Uwchan Ave., Ste. 1, Down-
town, PA 19665.

Attorney: Kristen R. Matthews,
Esq., Kristen Matthews Law,
257 Uwchan Ave., Ste. 1, Down-
intown, PA 19665.

Cain, John B., II, dec'd.

Late of Elizabethtown Borough.

Executor: John B. Cain, III, 41
Old Friedensburg Rd., Reading,
PA 19606.

Attorney: Robert R. Kreitz, Es-
quire, Kreitz Gallen-Schutt,
1210 Broadcasting Rd., Ste.
103, Wyomissing, PA 19610.

Charles, Herbert M., Jr., dec'd.

Late of Manheim Township.
Executor: Janet M. Charles
c/o Jeffrey C. Goss, Esquire,
480 New Holland Avenue, Suite
6205, Lancaster, PA 17602.
Attorneys: Brubaker Connaughton
Goss & Lucarelli LLC.

Fisher, Rebecca A., dec'd.

Late of Strasburg Township.
Executor: Kevin Fisher c/o Good
& Harris, LLP, 132 West Main
Street, New Holland, PA 17557.
Attorney: Good & Harris, LLP.

Frost, Uble Martin, dec'd.

Late of Ephrata Township.
Executrix: Holly A. Frost c/o
Bellomo & Associates, LLC,
3198 East Market Street, York,
PA 17402.
Attorney: Jeffrey R. Bellomo, Es-
quire.

**Fry-McKennon, Ruth C. a/k/a
Ruth Christine Fry McKennon**,
dec'd.

Late of the Borough of Lititz.
Executors: Christine Beth Gresh
and Millard M. McKennon, III
c/o Gible Law Offices, P.C.,
126 East Main Street, Lititz, PA
17543.
Attorney: Stephen R. Gible.

Gehman, Edna M., dec'd.

Late of Ephrata Township.
Executor: Ronald G. Gehman
c/o Good & Harris, LLP, 132
West Main Street, New Holland,
PA 17557.
Attorney: Good & Harris, LLP.

Ginder, Anna L., dec'd.

Late of Clay Township.

Co-Executrices: Joan E. Kline,
Jill Nolt c/o Justin J. Bollinger,
Attorney, P.O. Box 5349, Lan-
caster, PA 17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

Glass, Linda Christine, dec'd.

Late of Lancaster County.
Executor: Tracey A. Reynolds
c/o 624 Dorset Street, Lititz, PA
17543.
Attorney: Puhl, Eastman &
Thrasher.

**Greider, Kenneth H. a/k/a Ken-
neth Herr Greider**, dec'd.

Late of Fulton Township.
Executor: Kenneth N. Greider,
71 Peach Bottom Road, Peach
Bottom, PA 17563.
Attorney: None.

Groff, Donald C., dec'd.

Late of Eden Township.
Executrix: Teresa L. Paxson c/o
Appel Yost & Zee LLP, 33 North
Duke Street, Lancaster, PA
17602.
Attorney: Jeffrey P. Ouellet, Es-
quire.

**Groff, Joan D. a/k/a Joan Doris
Groff**, dec'd.

Late of Manheim Township.
Executor: Richard D. Groff c/o
Barbara Reist Dillon, 212 North
Queen Street, Lancaster, PA
17603.
Attorney: Nikolaus & Hohe-
nadel, LLP.

Houck, Wanda M., dec'd.

Late of East Lampeter Township.
Executor/Administrator: Sha-

ron S. Becker, John H. Becker
c/o Good & Harris, LLP, 132
West Main Street, New Holland,
PA 17557.

Attorney: Good & Harris, LLP.

Kadel, Louise M., dec'd.

Late of the Township of Man-
heim.

Personal Representative: Patri-
cia Kadel Maurer c/o Marci S.
Miller, Attorney, P.O. Box 5349,
Lancaster, PA 17606.

Attorney: Gibbel Kraybill &
Hess LLP.

Kornfield, Beth, dec'd.

Late of East Hempfield Town-
ship.

Executor: Kevin H. Kornfield c/o
Alspach and Ryder LLC, 232 N.
Duke St., Lancaster, PA 17602.

Attorney: Alspach and Ryder
LLC.

**Lamb, Bonnie L. a/k/a Bonnie
Lee Lamb**, dec'd.

Late of Rapho Township.

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

Attorney: Young and Young.

Lindley, Barbara J., dec'd.

Late of Manheim Township.

Executrix: Carol A. Johnson c/o
Blakinger Thomas, PC 28 Penn
Square, Lancaster, PA 17603.

Attorney: Blakinger Thomas,
PC.

Longwell, Linda L., dec'd.

Late of Lancaster Township.

Executor: Laura L. Lindt c/o

327 Locust Street, Columbia, PA
17512.

Attorney: Michael S. Grab, Es-
quire, Nikolaus & Hohenadel,
LLP, 327 Locust Street, Colum-
bia, PA 17512.

Martin, Rebecca M., dec'd.

Late of Earl Township.

Executor: Melvin Z. Martin c/o
H. Charles Benner, Attorney,
200 East Main Street, Leola, PA
17540.

Attorney: H. Charles Benner,
Esq.

Mast, Mary Jane, dec'd.

Late of Paradise Twp.

Executor: Robert Michael Persch
c/o Dennis B. Young, Esq., 430
W. First Ave., Parkesburg, PA
19365.

Attorney: Dennis B. Young,
Esq., 430 W. First Ave., Parkes-
burg, PA 19365.

Mertz, Ronald E., dec'd.

Late of Earl Township.

Executor: Sharon L. Evans,
2080 Park Chesapeake Drive,
Lusby, MD, 20657.

Attorney: Kenneth E. Picardi,
Esquire, Yergey, Daylor Alle-
bach, Scheffey, Picardi, 1129 E.
High Street, P.O. Box 776, Pott-
stown, PA 19464.

Miller, William R., dec'd.

Late of West Lampeter Town-
ship.

Executrix: Therese L. Miller, 511
Washington Grove Ln, Gaithers-
burg, MD 20877.

Attorney: None.

Morris, William J., dec'd.

Late of Elizabethtown.
Administrator: Allison M. Cleary,
1209 Sherwood Ct., Bellefonte,
PA 16823.
Attorney: None.

Mountz, Julie A., dec'd.

Late of the Township of Ephrata.
Administratrix: Debra L. Dull
c/o Russell, Krafft & Gruber,
LLP, 101 North Pointe Blvd.,
Suite 202, Lancaster, PA 17601.
Attorney: Lindsay M. Schoene-
berger, Esquire.

Norris, Nancy B., dec'd.

Late of Lancaster Borough.
Executors: Douglas B. Norris,
Brenda K. Norris c/o Nikolaus
& Hohenadel, LLP, 222 South
Market Street, Suite 201, Eliza-
bethtown, PA 17022.
Attorney: Jeffrey S. Shank, Es-
quire.

Odenwalt, Richard L., dec'd.

Late of Columbia Borough.
Executor: Barbara A. Odenwalt
c/o 327 Locust Street, Colum-
bia, PA 17512.
Attorney: John F. Markel, Ni-
kolaus & Hohenadel, LLP, 327
Locust Street, Columbia, PA
17512.

**Price, Shirley J. a/k/a Shirley
Jean Price a/k/a Shirley Price**,
dec'd.

Late of West Earl Twp.
Co-Executors: Sharon L. Leon-
ard, Donald G. Price, Jr. c/o
H. Charles Benner, Attorney,
200 East Main Street, Leola, PA
17540.
Attorney: H. Charles Benner,

Esq.

Reyes, Ricardo, dec'd.

Late of Mount Joy Borough.
Administratrix: Iris Lopez c/o
Douglas A. Smith, Attorney, P.O.
Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

Simms, Alethia M., dec'd.

Late of Lancaster.
Executor: Charlotte Godwin.
Attorney: Lindsay Casadei, Esq.,
Byler & Winkle, P.C., 363 West
Roseville Road, Lancaster, PA
17601.

Studlack, Grace B., dec'd.

Late of Manor Township.
Executor: Timothy S. Studlack
c/o May Herr & Grosh, LLP, 234
North Duke Street, Lancaster,
PA 17602.
Attorney: Bradley A. Zuke.

Tavella, Nancy M., dec'd.

Late of Manheim Borough.
Executor: Douglas S. Tavella c/o
Young and Young, 44 S. Main
Street, P.O. Box 126, Manheim,
PA 17545.
Attorney: Young and Young.

**Taylor, Adrienne a/k/a Adrienne
A. Mason Taylor a/k/a Adrienne
Mason Taylor**, dec'd.

Late of Lancaster City.
Executor: Junior Mason.
Attorney: Ryan A. Webber, Es-
quire, Webber Law, PLLC, 5000
Ritter Road, Suite 202, Mechan-
icsburg, PA 17055.

White, Harold F. a/k/a Harold F.

White, Sr., dec'd.

Late of Lancaster.

Executor: Michele E. White,
10303 Fleming Ave., Bethesda,
MD 20814.

Attorney: Robert R. Kreitz, Es-
quire, Kreitz Gallen-Schutt,
1210 Broadcasting Rd., Ste.
103, Wyomissing, PA 19610.

Winters, Rosemary, dec'd.

Late of Lancaster City.

Executor: Bridget Anderson c/o
Barbara Reist Dillon, Esquire,
212 North Queen Street, Lan-
caster, PA 17603.

Attorney: Nikolaus & Hohe-
nadel, LLP.

**Wiser, Mary M. a/k/a Mary Mar-
garet Wiser**, dec'd.

Late of the Township of West
Lampeter.

Executor: Larry J. Wiser c/o
Law Office of James Clark, 277
Millwood Road, Lancaster, PA
17603.

Attorney: Trisha L. Lantz.

**Yeager, Marilyn R. a/k/a M. R.
Yeager**, dec'd.

Late of E. Cocalico Twp.

Executor: Jeffrey E. Yeager c/o
J. William Widing, III, Esq.,
2640 Westview Dr., Wyomiss-
ing, PA 19610.

Attorney: J. William Widing,
III, Atty., Kozloff Stoudt 2640
Westview Dr., Wyomissing, PA
19610.

THIRD PUBLICATION

Anderson, Irene K., dec'd.

Late of Manheim Township.

Co-Executors: Julie A. Ketter-

man, Nan E. Ketterman, Susan
E. Ketterman c/o Scott Alan
Mitchell, Esq., Saxton & Stump,
LLC, 280 Granite Run Dr., Ste.
300, Lancaster, PA 17601.

Attorney: Saxton & Stump, LLC.

Borrell, Fern O., dec'd.

Late of the Township of East Do-
negal.

Executor: Raebecca E.G. Houck,
Jonathan Boozer c/o Nikolaus
& Hohenadel, LLP, 222 South
Market Street, Suite 201, Eliza-
bethtown, PA 17022.

Attorney: Kevin D. Dolan, Esq.

Buckwalter, Ira M., dec'd.

Late of Earl Township.

Executrix: Glenda Ballou.

Attorney: Ryan M. Bornstein,
Esq., Harvey Ballard & Born-
stein, LLC, 800 Lancaster Ave,
Suite T-2, Berwyn, PA 19312.

Chambers, Charlotte L., dec'd.

Late of Eden Township.

Administratrix: Rose Sensenig
c/o Bruce J. Warshawsky, Es-
quire, Cunningham, Chernicoff
& Warshawsky, P.C., P.O. Box
60457, Harrisburg, PA 17106-
0457.

Attorney: Bruce J. Warshawsky,
Esquire.

**Chambers, James Lewis a/k/a
James L. Chambers**, dec'd.

Late of Eden Township.

Administratrix: Rose Marie
Sensenig c/o Bruce J. War-
shawsky, Esquire, Cunning-
ham, Chernicoff & Warshawsky,
P.C., P.O. Box 60457, Harris-
burg, PA 17106-0457.

Attorney: Bruce J. Warshawsky,

Esquire.

Feirick, Larry Lee a/k/a Larry L. Feirick, Sr., dec'd.

Late of Manheim Township.
 Administrator: Larry L. Feirick, Jr., 6B W. Glenwood Dr., Camp Hill, PA.
 Attorney: None.

Gossard, Harvey E., dec'd.

Late of West Lampeter Township.
 Executor: Michael P. O'Day, Esq., 158 East Chestnut Street, Lancaster, PA 17602.
 Attorney: Michael P. O'Day, Esq.

Groves, Linda J., dec'd.

Late of the City of Lancaster.
 Trustee: Gail Groves Scott c/o James R. Clark, Esquire, 277 Millwood Road, Lancaster, PA 17603.
 Attorney: James R. Clark.

Herr, Barbara A., dec'd.

Late of Pequea Township.
 Executor: Dennis J. Herr c/o James R. Clark, Esquire, 277 Millwood Road, Lancaster, PA 17603.
 Attorney: James R. Clark.

Houser, Marilyn Claire, dec'd.

Late of Millersville Borough.
 Executor: Diane Echternach c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.
 Attorney: Bradley A. Zuke.

Hutzel, Ruth, dec'd.

Late of the Township of Mount Joy.

Executrix: Evelina R. Liberatore c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.
 Attorney: Kevin D. Dolan, Esq.

Koppenhafer, Barbara M., dec'd.

Late of Manheim Township.
 Executrix: Ellen Dracoules c/o David P. Carson, 2547 Lititz Pike, Lancaster, PA 17601.
 Attorney: David P. Carson.

Kreider, Eleanor Joanne, dec'd.

Late of West Lampeter Township.
 Executor: Tanya L. Long c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.
 Attorney: Bradley A. Zuke.

Mihaliak, Teresa J., dec'd.

Late of Lancaster City.
 Executrix: Cheryl L. Mihaliak c/o Penn B. Glazier, Esq., 625 W. Chestnut St., Lancaster, PA 17603.
 Attorney: Penn B. Glazier, Esq.

Monteforte, Felicia A., dec'd.

Late of East Earl Township.
 Administrator: Thomas J. Monteforte c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.
 Attorney: Good & Harris, LLP.

Mylin, J. Wilber a/k/a Jay Wilber Mylin, dec'd.

Late of Lancaster City.
 Executor: Sara M. Mylin c/o Attorney Patrick J. Schaeffer, Esquire and Laura E. Bayer, Esquire, Trinity Law, 1681 Ken-

neth Road, Building 2, York, PA 17408.

Attorney: Trinity Law.

Wood, Athelia A. L. a/k/a Al, dec'd.

Late of Conoy Township.

Executor: Correen E. Wood, Esq., 29 Juniata St., Middletown, PA 17057.

Attorney: Correen E. Wood, Esq.

Zhong, Yuan, dec'd.

Late of Manor Township.

Administrator: Rosemarie Gavin-Casner c/o Gavin Casner Law, 3600 Trindle Road, Suite 102, Camp Hill, PA 17011.

Attorney: Gavin Casner Law.

ASSUMED NAME NOTICE

NOTICE IS HEREBY GIVEN that an application for registration of the assumed name **Thermal InMotion** for the conduct of business in Lancaster County, Pennsylvania, with the principal place of business being 1241 Harrisburg Pike, Lancaster, PA 17603 was made to the Department of State of Pennsylvania at Harrisburg, Pennsylvania, on the 26th day of September 2022, pursuant to 54 Pa.C.S. §311. The name of the entity owning or interested in the said business is Commercial Industrial Thermal Solutions In-Motion, LLC.

McNEES WALLACE & NURICK
LLC

Attorneys at Law
100 Pine Street
Harrisburg, PA 17101

O-14

ARTICLES OF DISSOLUTION

NOTICE OF DISSOLUTION TO CREDITORS OF AND CLAIMANTS AGAINST

SAINT PATRICK FUND FOR CATHOLIC EDUCATION

Please be advised that SAINT PATRICK FUND FOR CATHOLIC EDUCATION, a Pennsylvania non-profit corporation with offices at 11 Blackhawk Lane, Elizabethtown, PA, 17022, is in the process of winding up its affairs and dissolving so that its corporate existence shall be ended pursuant to Section § 5971 of the Pennsylvania Business Corporation Law of 1988, as amended. If there is anyone with any outstanding claims or other matters to be resolved prior to dissolution, please contact Anthony R. Scicchitano, Attorney, 724 Lawn Road, Palmyra, PA 17078 not later than November 30, 2022.

O-7, 14

ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is:

11400 Holdco, Inc.

O-14

Articles of Incorporation for **Branch Community**, a nonprofit corporation, were filed September 26, 2022, with the Department of State of the Commonwealth of

Pennsylvania under the provisions of the Nonprofit Corporation Law of 1988.

The corporation is incorporated for the purpose of continuing the ministry of Jesus Christ through worship, discipleship, fellowship and evangelism.

BLAKINGER THOMAS, PC
Attorneys

O-14

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is: **CAI Holdo, Inc.**

O-14

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 7, 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 **The Dennis Ream, Sr. Foundation for Multiple Sclerosis.**

The purpose for which it will be organized under Section 501(c)(3) of the Internal Revenue Code, as amended is the formation of a foundation to help support those with Multiple Sclerosis.

McNEES WALLACE & NURICK
LLC

100 Pine Street
Harrisburg, PA 17101

O-14

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the 01 day of July, 2022, for the purpose of creating a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **Smiley Distribution Corp.**

O-14

Articles of Incorporation for **Timberline Adventures Foundation**, a nonprofit corporation, were filed September 26, 2022, with the Department of State of the Commonwealth of Pennsylvania under the provisions of the Nonprofit Corporation Law of 1988.

The corporation is incorporated for the purpose of providing individuals with special needs or circumstances with opportunities to experience hunting and the great outdoors.

BLAKINGER THOMAS, PC
Attorneys

O-14

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is:

TRS Holdo, Inc.

O-14

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania,

for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is: **Web Holdco, Inc.**

O-14

CHANGE OF NAME NOTICE

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 **Alexander James Hagen-Frederiksen** to Alexandra Lynn Hagen-Frederiksen. A hearing on the Petition will be held on December 20, 2022 at 1:45 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-14

CORPORATE NOTICES

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on September 15, 2022 for:

BISON PROPERTY MAINTENANCE, LLC

The said entity has been organized under the provisions of the Pennsylvania Limited Liability Company Law of 1994 of the Commonwealth of Pennsylvania, as amended.

O-14

NOTICE IS HEREBY GIVEN that

a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 4/26/2022, for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows:

STARK FOUNDATIONS, INC.

c/o Harbor Business Compliance Corporation

This corporation is incorporated under the laws of the state of Washington. The address of its principal office is 3365 Skyway Drive STE 203, Auburn AL 36830. The corporation has been registered in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended.

O-14

FICTITIOUS NAME NOTICES

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 26, 2022 for **Burdella** at 333 Church St. Apt 901, Lancaster, PA 17602. The name and address of each individual interested in the business is Matthew Johnson at 333 Church St. Apt 901, Lancaster, PA 17602. This was filed in accordance with 54 Pa.C.S. 311.417

O-14

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 28, 2022 for **Critter Control of Car-**

lisle at 505 E Main Street, Lititz, PA 17543. The entity interested in such business is Houston Housing Investors LLC, whose Commercial Registered Office provider's address is 505 E Main Street, Lititz, PA 17543 in Lancaster County. This was filed in accordance with 54 PaC.S. 311.

O-14

An application for registration of the fictitious name **Gems of Hope Counseling, 565 Airport Road New Holland PA 17557 Lancaster** has been filed in the Department of State at Harrisburg, PA, File Date **09/15/2022** pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is **Josee D'Amore, 565 Airport Road New Holland PA 17601**.

O-12

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 25, 2022 for **K&N Home Improvements** at 108 Heritage Rd. Ephrata, PA 17 522. The name and address of each individual interested in the business is Kevin Scott Boley at 108 Heritage Rd. Ephrata, PA 17 522. This was filed in accordance with 54 PaC.S. 311.417

O-14

NOTICES OF PUBLIC AUCTIONS

**PUBLIC AUCTION
ELIZABETHTOWN AREA
SCHOOL DISTRICT PROPERTY
130 Alida Street, West Donegal**

Township, Lancaster, PA

The property to be sold is the Property, defined as ALL THAT CERTAIN tract of land identified as Parcel I.D. # 160-09217-0-0000 and is the real property and improvements thereon described in the deed recorded in the Lancaster County Recorder of Deeds Office, Book M, Volume 89, Page 486 ("Property")

containing 9.0 acres more or less

On November 9, 2022 at 5:00 p.m., ELIZABETHTOWN AREA SCHOOL DISTRICT will sell at a public sale to be held at 35 Elm Avenue, Elizabethtown, PA, the Property containing 9.0 acres, more or less, and located at 130 Alida Street, West Donegal Township, Lancaster County, Pennsylvania, containing 9.0 acres, more or less.

REAL ESTATE: The Property.
TERMS: 10% down, by check, day of sale, balance on or before December 20, 2022.

REAL ESTATE INSPECTIONS: by appointment, by contacting Hess Auction Group at 717-664-5238.

Sale For: ELIZABETHTOWN AREA SCHOOL DISTRICT
Auctioneer: Hess Auction Group.
768 Graystone Road
Manheim, PA 17545

O-7, 14, 21

**PUBLIC AUCTION
ELIZABETHTOWN AREA
SCHOOL DISTRICT PROPERTY
35 Elm Avenue, Elizabethtown
Borough, Lancaster, PA**

The property to be sold is the Property, defined as ALL THAT CERTAIN tract of land identified as Parcel I.D. #250-58333-0-0000 and is the real property and im-

provements thereon described in the deed recorded in the Lancaster County Recorder of Deeds Office, Book G-44, Page 114 (“Property”)

containing 10.71 acres more or less

On November 9, 2022 at 5:00 p.m., ELIZABETHTOWN AREA SCHOOL DISTRICT will sell at a public sale to be held at 35 Elm Avenue, Elizabethtown, PA, the Property containing 10.71 acres, more or less, and located at 35 Elm Avenue, Elizabethtown Borough, Lancaster County, Pennsylvania, containing 10.71 acres, more or less.

REAL ESTATE: The Property.

TERMS: 10% down, by check, day of sale, balance on or before December 20, 2022.

REAL ESTATE INSPECTIONS: by appointment, by contacting Hess Auction Group at 717-664-5238.

Sale For: ELIZABETHTOWN AREA SCHOOL DISTRICT

Auctioneer: Hess Auction Group.

768 Graystone Road
Manheim, PA 17545

O-7, 14, 21

On November 9, 2022 at 5:00 p.m., ELIZABETHTOWN AREA SCHOOL DISTRICT will sell at a public sale to be held at 35 Elm Avenue, Elizabethtown, PA, the Property containing 0.42 acres, more or less, located at 809 Mill Road, Elizabethtown Borough, Lancaster County, Pennsylvania, containing 0.42 acres, more or less.

REAL ESTATE: The Property.

TERMS: 10% down, by check, day of sale, balance on or before December 20, 2022.

REAL ESTATE INSPECTIONS: by appointment, by contacting Hess Auction Group at 717-664-5238.

Sale For: ELIZABETHTOWN AREA SCHOOL DISTRICT

Auctioneer: Hess Auction Group.

768 Graystone Road
Manheim, PA 17545

O-7, 14, 21

SUITS ENTERED

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

September 29, 2022
to October 05, 2022

BERRIOS, JOSIAH; Charmaine Maxwell; 06012; Castro

CALABRO, LOUIS W.; U.S. Asset Management; 06015; Pomy

COMMONWEALTH OF PENNSYLVANIA; Kyle Andrew Johnson; 06006

DERMDOX-LEOLA; Courtney Griffy; 06042; Laysen

**PUBLIC AUCTION
ELIZABETHTOWN AREA
SCHOOL DISTRICT PROPERTY
809 Mill Road, Elizabethtown
Borough, Lancaster, PA**

The property to be sold is the Property, defined as ALL THAT CERTAIN tract of land identified as Parcel I.D. #250-43085-0-0000 and is the real property and improvements thereon described in the deed recorded in the Lancaster County Recorder of Deeds Office, BookG-44, Page 114 (“Property”)

containing 0.42 acres more or less

DUNN, DEBORAH A., GEIST, GERARD E., GEIST-DUNN CORPORATION, LANCASTER SCHOOL OF COSMETOLOGY AND THERAPEUTIC BODYWORK; Susan B. Makowski; 06099; Rankin

EDDY, JASON; United Holding Group; 06113; Dougherty

EMENHEISER, CHRISTINE K., EMENHEISER, KEVIN R.; Shawn T. Hummer; 06018; Glick

GROFF TRACTOR & EQUIPMENT LLC, GTE HOLDINGS INC, GROFF TRACTOR & EQUIPMENT INC, GROFF TRACTOR MID ATLANTIC LLC, BYRD, DALTON A.; Dorothy J. Martin; 06100; May

HODKINSON III, ROBERT; UHG I LLC; 06106; Dougherty

HUBER'S ANIMAL HEALTH LLC, HUBER, BRANDON; Renee Dettinger; 06104; Anstine

HUYARD PROPERTIES LLC; Patricia Scott; 06132; Schnaars

LANCASTER COUNTY BOARD OF ASSESSMENT APPEAL; Vera M. Toggia Ross; 06076; Lavanga

LUDWIG, LINDA; Michelle Giorgio; 06000; Jablonski

MONTERO-MUNOZ, JOSE; Kimberly Johnson; 06007; McGovern

POWL, BRITTANY A., POWL, ANDREW R.; Rhonda A. Ciampaglio; 06090; Barone

SAKOFISKY, KELLY S.; Gardner & Stevens PC; 06088, Stevens

SUSQUEHANNA OPERATOR LLC; Meleva Denise McFadden; 06047; Collis

WEAVER, KEITH R., WOLF & KLINE PROPERTY MANAGEMENT INC., Jeffrey L. Young; 06094, Wiener