
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

Anderson, Stacy K., dec'd.

Late of Mount Joy.
Executor: Jamie Anderson c/o Lindsay Casadei, Esq., Byler & Winkle, P.C., 363 West Roseville Road, Lancaster, PA 17601.
Attorney: Lindsay Casadei, Esq.

Blefko, Carol W., dec'd.

Late of Manheim Township.
Executrix: Heather A. Dunbar c/o Angela M. Ward, Esq., 140 E. King St., Lancaster, PA 17602.
Attorney: Angela M. Ward, Esq.

Bridges, Charles, dec'd.

Late of Mt. Joy Borough.
Administratrix: Carla Bass Richmond c/o Daniella A. Horn, Esq., 2202 Delancey Pl., Phila., PA 19103.
Attorney: Daniella A. Horn, Esq., Klenk Law, LLC, 2202

Delancey Pl., Phila., PA 19103.

Buck, Jean C., dec'd.

Late of Manheim Township.
Executrix: Allison B. Patel c/o James J. Ruggiero, Jr., Esq., 16 Industrial Blvd., Ste. 211, Paoli, PA 19301.
Attorney: James J. Ruggiero, Jr., Esq., Ruggiero Law Offices, LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301.

Christiansen, Darlene I., dec'd.

Late of West Lampeter Township.
Executor: Kendall Christiansen c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.
Attorney: Matthew A. Grosh.

Corselius, Neil P. a/k/a Neil Palmer Corselius, dec'd.

Late of Manheim Township.
Executor: Jeffrey R. Gerard c/o Ann L. Martin, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Deiter, Dorothy L., dec'd.

Late of East Lampeter Twp.
Executor: Raymond L. Deiter, 595 Cinder Rd., New Providence, PA 17560.
Attorney: None.

Dollin, Lois E., dec'd.

Late of Colerain Twp.
Executrix: Jacquelyn Meekins c/o Kara A. Klaiber, Esq., 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333.
Attorney: Kara A. Klaiber, Esq., McCausland Keen + Buckman, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333.

Fox, Karen L., dec'd.

Late of East Donegal Twp.
Executor: Jennifer Ettinger c/o
327 Locust Street, Columbia,
PA 17512.
Attorney: Michael S. Grab, Es-
quire, Nikolaus & Hohenadel,
LLP, 327 Locust Street, Colum-
bia, PA 17512.

Geiman, Maxine E., dec'd.

Late of West Donegal Township.
Executor: Timothy S. Leibfried
c/o Randall K. Miller, Esquire,
700 North Duke Street, P.O.
Box 4686, Lancaster, PA 17604-
4686.
Attorneys: Morgan, Hallgren,
Crosswell & Kane, P.C.

Girvin, Margaret R., dec'd.

Late of Earl Township.
Executors: Robert I Girvin, Cyn-
thia A. Irwin, Carol J. Wanner
c/o Good & Harris, LLP, 132
West Main Street, New Holland,
PA 17557.
Attorneys: Good & Harris, LLP.

**Irwin, Edward H. a/k/a Edward
Hammond Irwin**, dec'd.

Late of Manor Township.
Executor: Craig E. Irwin c/o
Gardner and Stevens, P.C., 109
West Main Street, Ephrata, PA
17522.
Attorney: Kurt A. Gardner.

Kauffman, Richard, dec'd.

Late of East Lampeter Town-
ship.
Executor: Wendy Albright c/o
Law Office of Shawn Pierson,
105 East Oregon Rd., Lititz, PA
17543.
Attorney: Shawn M. Pierson,
Esq.

Keefer, Anna R., dec'd.

Late of East Drumore Township.
Executor: Gary R. Keefer c/o
David P. Carson, 2547 Lititz
Pike, Lancaster, PA 17601.
Attorney: David P. Carson.

Kline, Barry N., dec'd.

Late of East Cocalico Township.
Executor: Shawn K. Kline c/o
Gardner and Stevens, P.C., 109
West Main Street, Ephrata, PA
17522.
Attorney: John C. Stevens.

Krady, James M., dec'd.

Late of East Lampeter Town-
ship.
Executor: Madeleine M. Krady
c/o Russell, Krafft & Gruber,
LLP, 101 North Pointe Blvd.,
Suite 202, Lancaster, PA 17601.
Attorney: Holly S. Filius, Es-
quire.

Laukhuff, George A., Jr., dec'd.

Late of Quarryville Borough.
Executor: Linda M. Laukhuff
c/o Mark L. Blevins, Esquire,
701 Penn Grant Road, Lancast-
er, PA 17602.
Attorney: Mark L. Blevins, Esq.

**Leed, Edward W., Sr. a/k/a Ed-
ward W. Leed**, dec'd.

Late of West Cocalico Township.
Executor: Michael P. Leed c/o
Lindsay M. Schoeneberger, Rus-
sell, Krafft & Gruber, LLP, 108
West Main Street, Ephrata, PA
17522.
Attorney: Lindsay M. Schoene-
berger.

**MacKenzie, Daisy Maylee a/k/a
Daisy M. MacKenzie**, dec'd.

Late of Earl Township.
Administrators: Adrianna M.
Harnish, Olivia S. Timmonds,
MacKenzie S. Horst c/o Kling,

Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Ashley A. Glick, Esq., Kling, Deibler & Glick, LLP.

Nagy, Mary Lou, dec'd.
Late of West Hempfield Township.
Executor: William J. Nagy, Jr. c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.
Attorney: Barbara Reist Dillon.

O'Neill, Rachel A., dec'd.
Late of Mount Joy Borough.
Administrator: Casey M. O'Neill c/o Justin J. Bollinger, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Rhoads, Abram E., dec'd.
Late of Lancaster Township.
Co-Executors: Christine Bean, Randall Renninger c/o Russell, Krafft & Gruber, LLP, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.
Attorney: Lindsay M. Schoeneberger, Esquire.

Rhoads, Abram E., dec'd.
The Abram Rhoads Family Revocable Trust.
Late of Lancaster Township.
Co-Trustees: Christine Bean, Randall Renninger c/o Russell, Krafft & Gruber, LLP, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.
Attorney: Lindsay M. Schoeneberger, Esquire.

Schultz, Donald Larry a/k/a Donald L. Schultz a/k/a Donald Schultz, dec'd.

Late of W. Lampeter Twp.
Executors: Robert H. Schultz, 30 Chipmunk Ln., Media, PA 19063; Douglas H. Schultz, 21 Ashlawn Rd., Malvern, PA 19355.
Attorney: Katherine B. Commons, Atty., Commons & Commons LLP, 6377 Germantown Ave., Phila., PA 19144.

Sharp, Norman L., dec'd.
Late of New Holland.
Executrix: Rose E. Sharp c/o Legacy Law, PLLC., 147 W. Airport Road, Suite 300, Lititz, PA 17543.
Attorney: Katelyn M. Haldeman, Esq.

Shepard, Ruth E. a/k/a Ruth Eileen Shepard, dec'd.
Late of West Lampeter Township.
Executor: Richard L. Watson c/o Randy R. Moyer, Esquire, 126 East King Street, Lancaster, PA 17602.
Attorneys: Barley Snyder LLP.

Swope, Anna M., dec'd.
Late of Lititz
Executrix: Donavee A. Swope, 1008 Laureldale Drive, Lititz, PA 17543.
Attorney: None.

Yarwood, Judith Lux a/k/a Judith L. Yarwood, dec'd.
Late of Manor Township.
Executor: John M. Yarwood c/o Randy R. Moyer, Esquire, 126 East King Street, Lancaster, PA 17602.
Attorneys: Barley Snyder LLP.

SECOND PUBLICATION

Ebersole, Edwin F., dec'd.

Late of East Hempfield Township.

Executor: Richard M. Miller, II c/o Randall K. Miller, Esquire, 659 E. Willow Street, Elizabethtown, PA 17022.

Attorney: Law Office of Attorney Randall K. Miller.

Filarowitz, John W., dec'd.

Late of East Hempfield Township.

Executor: Carlotta Filarowitz c/o Law Office of Shawn Pierson, 105 East Oregon Rd., Lititz, PA 17543.

Attorney: Shawn M. Pierson, Esq.

Hatfield, Baby Boy, dec'd.

Late of Lancaster County.

Administrator(rix): Brittany Hatfield Post, Chance A. Post, 206 Bishop Road, Strasburg, PA 17579.

Attorney: Robin J. Marzella, Esquire, R.J. Marzella & Associates, 3513 North Front Street, Harrisburg, PA 17110.

Huber, H. Glenn a/k/a Henry Glenn Huber, dec'd.

Late of East Donegal Township.

Executor: G. Arlen Huber c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.

Attorney: Barbara Reist Dillon.

Kempfle, Pamela M. a/k/a Pamela Marie Kempfle, dec'd.

Late of Earl Township.

Executor: Catherine E. Grant c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.

Attorneys: Good & Harris, LLP.

Leib, Jeanne W., dec'd.

Late of Manheim Township.

Executor: Brian J. Leib c/o Nicholas T. Gard, Esquire, 121 E. Main Street, New Holland, PA 17557.

Attorneys: Smoker Gard Associates LLP.

Lewis, Jackie Scott a/k/a Jackie S. Lewis, dec'd.

Late of Penn Township.

Administrator: Linda Lewis c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Navikas, M. Jean a/k/a Mary Jean Navikas, dec'd.

Late of East Hempfield Township.

Executor: Christopher F. Navikas c/o Theodore L. Brubaker, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Rohrer, Linda P., dec'd.

Late of Elizabethtown Borough.

Administrator: Michael L. Paxson c/o Nikolaus & Hohenadel, LLP, 303 West Fourth Street, Quarryville, PA 17566.

Attorney: Jeffrey S. Shank, Esquire.

Rohrer, Margaret A., dec'd.

Late of East Petersburg Borough.

Executor: James V. Rohrer, Jr. c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Rudy, Lucy G., dec'd.

Late of West Earl Township.
Executrix: Susan K. Rudy c/o
Ann L. Martin, Attorney, P.O.
Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

**Schlegel, Ruth D. a/k/a Ruth
Darlene Schlegel a/k/a Ruth
Darlene Long**, dec'd.

Late of Manheim Township.
Executrix: Barbara W. Linder,
423 Ringneck Lane, Lancaster,
PA 17601.
Attorney: None.

Schonhaut, Irving, dec'd.

Late of Ephrata.
Administrator: John J. Fer-
ry, Jr., Esq., 931 Cumberland
Street, Lebanon, PA 17042.

Shutt, Oliver Lee, dec'd.

Late of Lititz.
Administrators: Clayton Shutt,
Makinsay Joelle Emery, 3 Cedar
Terrace, Columbia, PA 17512.
Attorney: Robin J. Marzella, Es-
quire, R.J. Marzella & Associ-
ates, 3513 North Front Street,
Harrisburg, PA 17110.

Way, William Edward, dec'd.

Late of Lancaster.
Administrators: Brandon J.
Way, 2204 Seitz Drive, Lancast-
er, PA 17601; William E. Way,
II, 955 East Orange Street, Lan-
caster, PA 17602.
Attorney: William C. Haynes,
Esq., 2173 Embassy Drive, Ste.
274, Lancaster, PA 17603.

Wissler, Majorie Ann, dec'd.

Late of Lancaster.
Executor: Ronald Milton Wissler,
Jr., 53 Madge Drive, Lancaster,

PA 17603.

Attorney: William C. Haynes,
Esq., 2173 Embassy Drive, Ste.
274, Lancaster, PA 17603.

THIRD PUBLICATION

**Ahrendt, Sharon L. a/k/a Sha-
ron Lee Ahrendt**, dec'd.

Late of Lancaster Township.
Executrix: Sally A. Fleming c/o
Jeffrey C. Goss, Esquire, 480
New Holland Avenue, Suite
6205, Lancaster, PA 17602.
Attorneys: Brubaker Connaugh-
ton Goss & Lucarelli LLC.

Aument, Doris B., dec'd.

Late of West Lampeter Township.
Executor: Brenda Martin c/o
Law Office of James Clark, 277
Millwood Road, Lancaster, PA
17603.
Attorney: James R. Clark.

**Brooks, Jolene M. a/k/a Jolene
Myra Brooks**, dec'd.

Late of Manheim Township.
Executor: Melvin L. Brooks, Jr.
Attorney: Craig A. Diehl, Esq.,
Law Offices of Craig A. Diehl,
3464 Trindle Road, Camp Hill,
PA 17011.

Charles, Joanne C., dec'd.

Late of Providence Township.
Executor: Terry Conrad c/o Ni-
kolaus & Hohenadel, LLP, 212
North Queen Street, Lancaster,
PA 17603.
Attorney: Barbara Reist Dillon.

Fairbanks, Mary G., dec'd.

Late of West Donegal Township.
Executors: Beth F. Forry, Amy F.
Engle, Arthur B. Fairbanks c/o
Nikolaus & Hohenadel, LLP, 222
South Market Street, Suite 201,

Elizabethtown, PA 17022.
Attorney: Kevin D. Dolan, Esq.

Funk, Catherine Elizabeth a/k/a Catherine E. Funk, dec'd.
Late of Pequea Township.
Co-Executors: Jay C. Sweigart, Jr., Michelle E. Sweigart c/o Paterson Law LLC, 2703 Willow Street Pike N, Willow Street, PA 17584.
Attorney: Kim Carter Paterson.

Gittelman, Barbara J. a/k/a Barbara Jane Gittelman, dec'd.
Late of Warwick Township.
Executors: Pamella L. Ruffhead, Chad G. Rottmund c/o Mongiovi Law, LLC, 235 North Lime Street, Lancaster, PA 17602.
Attorney: Michael J. Mongiovi.

Good, Geraldine G., dec'd.
Late of Penn Township.
Executrix: Samantha Fasnacht c/o Steven R. Blair, Attorney at Law, 650 Delp Road, Lancaster, PA 17601.
Attorney: Steven R. Blair, Esq.

Graybill, Melvin M., dec'd.
Late of Manheim Township.
Co-Executors: Todd Graybill, Tracy Esch c/o Randy R. Moyer, Esq., Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.
Attorneys: Barley Snyder LLP.

Grosh, William B. a/k/a William B. Grosh, M.D., dec'd.
Late of Warwick Township.
Executor: Stephen W. Grosh c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: Dana C. Panagopoulos.

Haggerty, Michael P., dec'd.
Late of Mountville.
Executor: Carol K. Haggerty c/o Legacy Law, PLLC., 147 W. Airport Road, Suite 300, Lititz, PA 17543.
Attorney: Katelyn M. Haldeman, Esq.

Hall, Connie A. a/k/a Connie Aileen Hall, dec'd.
Late of East Hempfield Township.
Executor: Erich H. Hall c/o Kara A. Klaiber, Esq., 80 West Lancaster Ave., 4th Fl., Devon, PA 19333.
Attorney: Kara A. Klaiber, Atty., McCausland Keen + Buckman, 80 West Lancaster Ave., 4th Fl., Devon, PA 19333.

Herr, Paul W. a/k/a Paul Witter Herr, dec'd.
Late of East Petersburg Borough.
Co-Executors: Jean E. Herr-Riser, John P. Herr c/o Michele A. Werder, Esq., P.O. Box 5349, Lancaster, PA, 17606.
Attorneys: Gibble Kraybill & Hess LLP.

Horning, Anna W., dec'd.
Late of West Earl Township.
Executrix: Pam Esh c/o Clymer Musser & Sarno, PC, 408 West Chestnut Street, Lancaster, PA 17603.
Attorney: James N. Clymer, Esq.

Kramer, Richard E., Jr., dec'd.
Late of West Lampeter Township.
Executrix: Laurie K. Wallace c/o Vance E. Antonacci, Esquire, McNeese Wallace & Nurick LLC, 570 Lausch Lane, Suite

200, Lancaster, PA 17601.

Attorney: McNees Wallace & Nurick LLC.

Light, Carole A., dec'd.

Late of Elizabethtown.

Executrix: Carrie L. Hertzog, 104 Country Lane, Richland, PA 17087.

Attorney: None.

Martin, Ellen Ruth a/k/a Ellen R. Martin a/k/a Ellen Martin, dec'd.

Late of East Hempfield Township.

Executors: Thomas William Martin, Laurie Anne Martin c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Miller, Ruth M., dec'd.

Late of Ephrata Township.

Executor: Jonathan I. Hauze c/o H. Charles Benner, Attorney, 200 East Main Street, Leola, PA 17540.

Attorney: H. Charles Benner, Esq.

Mutzel, Linda D. a/k/a Linda Diane Mutzel, dec'd.

Late of Lititz Borough.

Executrix: Melissa L. Hammer c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.

Attorney: Kurt A. Gardner.

Peck, Kathleen L., dec'd.

Late of Lancaster City.

Executor: R. Michael Peck c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.

Attorney: Barbara Reist Dillon.

Proffit, Patsy J., dec'd.

Late of Lancaster County.

Administrator: Melanie J. Proffit, 121 Meadowview Dr., Gap, PA 17527.

Attorney: None.

Reynolds, Karen E., dec'd.

Late of Mount Joy Borough.

Co-Executrices: Linda Gockley, Lori Ann Weiler c/o Scott E. Albert, Esq., 50 East Main Street, Mount Joy, PA 17552.

Attorney: Scott E. Albert, Esq.

Roda, Ruth E. a/k/a Ruth Ellen Roda, dec'd.

Late of West Hempfield Township.

Executor: Michael F. Roda c/o Mongiovi Law, LLC, 235 North Lime Street, Lancaster, PA 17602.

Attorney: Michael J. Mongiovi.

Sands, Reba A., dec'd.

Late of West Hempfield Township.

Co-Executors: Robert D. Sands, Barbara L. Keller c/o John R. Gibbel, Attorney, P.O. Box 5394, Lancaster, PA 17606.

Attorney: Gibbel Kraybill & Hess, LLP.

Sobkowiak, Frank T., dec'd.

Late of West Hempfield Township.

Executor: Mary S. Kreider c/o Law Office of James Clark, 277 Millwood Road, Lancaster, PA 17603.

Attorney: James R. Clark.

Stauffer, Beatrice R., dec'd.

Late of Ephrata Borough.

Executor: Clair D. Stauffer c/o Kling, Deibler & Glick, LLP, 131

W. Main Street, New Holland, PA 17557.

Attorney: Patrick A. Deibler, Esq., Kling, Deibler & Glick, LLP.

Tomlinson, Kerri L., dec'd.

Late of Ephrata Borough.
Administrators: Gage S. Tomlinson, Hunter Tomlinson c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.

Attorney: Pyfer, Reese, Straub, Gray & Farhat, P.C.

Snavely, Charlene A., dec'd.

Late of Ephrata Township.
Executors: Jason Frable, Shane Frable, 100 Furlow Road, Reinholds, PA 17569.
Attorney: None.

Stoltzfus, Jacob M., dec'd.

Late of Bart Township.
Co-Executors: Jacob M. Stoltzfus, Jr., Christian U. Esh c/o Nicholas T. Gard, Esquire, 121 E. Main Street, New Holland, PA 17557.
Attorneys: Smoker Gard Associates LLP.

Weitzel, Norma J., dec'd.

Late of East Hempfield Township.
Executor: Erik A. Weitzel c/o Paterson Law LLC, 2703 Willow Street Pike N, Willow Street, PA 17584.
Attorney: Kim Carter Paterson.

Wettig, Lois C., dec'd.

Late of East Hempfield Township.
Executor: Lawrence C. Wettig c/o Goodman & Kenneff, 246B Manor Avenue, Millersville, PA 17551.

Attorney: Joseph J. Kenneff, Esq.

Winsett-Hinks, Nancy M., dec'd.

Late of Mount Joy Borough.
Executor: Alma M. Soult c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorney: Young and Young.

ARTICLES OF DISSOLUTION

NOTICE IS HEREBY GIVEN THAT the shareholders and directors of **VISION CARE ETHIOPIA, INC.**, a Pennsylvania non-profit corporation, with an address at 1001 East Oregon Road, Lititz, Pennsylvania 17543, have approved a proposal that the non-profit Corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the non-profit Corporation under the provisions of Section 5975 of the Pennsylvania Non-Profit Business Corporation Law of 1988, as amended.
Morgan, Hallgren, Crosswell & Kane, P.C.
P. O. Box 4686
Lancaster, PA 17604-4686
Attorneys for Vision Care-Ethiopia, Inc.

N-3

ARTICLES OF INCORPORATION

Articles of Incorporation for the **Gap Mens Softball League**, a nonprofit corporation, were filed October 25, 2023, 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 promoting softball and other recreational, physical and sports activities, and to improve and maintain public park areas in Gap, Pennsylvania.

BLAKINGER THOMAS, PC
Attorneys

N-3

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania on October 3, 2023 for the purpose of incorporating a domestic nonprofit corporation pursuant to the provisions of the Nonprofit Corporation Law of 1988 of the Commonwealth of Pennsylvania. The name of the corporation is **Friends of Dave McCormick.**

Zachary M. Wallen
Chalmers, Adams, Backer &
Kaufman, LLC
301 South Hills Village Drive
Suite LL200-420
Pittsburgh, PA 15241

N-3

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State on January 26, 2012, incorporating **SARASWATI GROUP, INC.**, as a business corporation under the provisions of the Business Corporation Law of 1988, 15 Pa. C.S. Section 5306 et seq.

Keith D. Wagner, Esquire
BRINSER WAGNER
6 East Main Street - 2nd Floor
Palmyra, PA 17078

N-3

CHANGE OF NAME NOTICES

A Hearing will be held on Thursday, January 18, 2024 at 2:15

p.m. in Courtroom No. 4 of the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania regarding the request of **Dolores McGarvey** to change her name to Lori McGarvey. Any person with objections may attend and show cause why the request should not be granted.

JASON M. HESS, ESQUIRE
MORGAN, HALLGREN, CROSS-
WELL & KANE, P.C.

P.O. Box 4686
Lancaster, PA 17604-4686

N-3

A hearing will be held on December 7, 2023 at 2 pm in Courtroom No. 4 of the Lancaster County Courthouse, 50 N. Duke St., Lancaster, PA, regarding the request of **Justin Dean Swebilius** to change his name from Justin Dean Swebilius to Justin Dean Campbell. Any person with objections may attend and show cause why the request should not be granted.

N-3

CORPORATE NOTICES

NOTICE IS HEREBY GIVEN that Articles of Incorporation - Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 10/17/2023, for:

Partners for Justice, Inc.

c/o Harbor Business Compliance
Corporation

The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

N-3

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 10/17/2023 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows:

Pedro McCracken Design Group Inc.

c/o Harbor Business Compliance Corporation

This corporation is incorporated under the laws of California. The address of its principal office is 6930 Destiny Drive, Suite 100, Rocklin, CA 95677.

The corporation has been registered in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended.

N-3

FICTITIOUS NAME NOTICES

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 8, 2023, for **Love's Family Landscaping** with a principal place of business located at 15 W High St, Maytown, PA 17550 in Lancaster County. The individual interested in this business is Danny A Love, also located 15 W High St, Maytown, PA 17550. This is filed in compliance with 54 Pa.C.S. 311.

N-3

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 14, 2023, for **MR Fractional CMO** with a principal place of business located at

1111 Greens Ave, Landisville, PA 17538 in Lancaster County. The individual interested in this business is Matthew Roda, also located at 1111 Greens Ave, Landisville, PA 17538. This is filed in compliance with 54 Pa.C.S. 311.

N-3

Renuit Construction LLC, 2200 Noble Road, Kirkwood, PA 17536, did file in the Office of the Secretary of the Commonwealth of Pennsylvania, on or about 10/10/2023, registration of the name: Renuit Lawn Servicing under which it intends to do business at 2200 Noble Road, Kirkwood, PA 17536 pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act."

Sam Goodley Law LLC
434 W. 4th Street
Quarryville, PA 17566
610-998-1 000

N-3

NOTICE BY PUBLICATION

Court of Common Pleas
Number: 23-01011

Notice of Action in Mortgage Foreclosure

Truist formerly known as Branch Banking and Trust Company, Plaintiff v. Coral Yeaglin, Known Surviving Heir of William E. Yeaglin, Ryan Yeaglin, Known Surviving Heir of William E. Yeaglin, Patrick W. Yeaglin, Known Surviving Heir of William E. Yeaglin, and Unknown Surviving Heirs of William E. Yeaglin, Defendants **TO: Unknown Surviving Heirs of William E. Yeaglin**. Premises subject to foreclosure: 966 Wood Street, Mount Joy, Pennsylvania 17552. NOTICE: If you wish to

defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. **Lancaster Bar Association, Lawyer Referral Service, 28 East Orange Street, Lancaster, Pennsylvania 17602, 717- 393-0737.** McCabe, Weisberg & Conway, LLC, Attorneys for Plaintiff, 1420 Walnut St., Ste. 1501, Phila., PA 19102, 215-790-1010.

N-3

NOTICE OF CONDEMNATION

TO: **GEORGE UHLRICH and BERTHA S. UHLRICH, and/or their heirs or assigns,** (collectively the "Lienholders"):

You are hereby notified that:

1. A Declaration of Taking was filed by the Redevelopment Authority of the City of Lancaster ("Authority") against the property located at 470 Beaver St., Lancaster, PA, (the "Property") in the Court of Common Pleas of Lancaster County, Pennsylvania, on

October 17, 2023, which Declaration is indexed to CI-23-07352.

2. Ruben D. Cintron and Blanca R. Cintron are the former owners of the property.
3. Lienholders recorded a mortgage against the property on Nov. 24, 1987 in the Office of Recorder of Deeds in and for Lanc. Co., PA at Book 2276, Pg. 640.
4. The Condemnor is the Authority, a public body, corporate and politic, exercising the public powers of the Commonwealth of Pennsylvania as an agency thereof, organized and existing under the laws of the Commonwealth of Pennsylvania, having its principal office at 120 N. Duke Street, Lancaster, PA 17602.
5. The condemnation is authorized by the Urban Redevelopment Law of Pennsylvania, 35 P.S. §1701 et seq. and the Eminent Domain Code, 26 Pa. C.S.A. §101 et seq., as amended.
6. Resolutions authorizing the condemnation of the Property and authorizing the filing of the Declaration of Taking were duly enacted by the Authority on December 13, 2022 and January 17, 2023. A record of the proceedings and certified copies of said Resolutions may be examined at the aforementioned office of the Authority.
7. The public purpose of the condemnation is the elimination of blight by residential rehabilitation and related reuse of the Property hereby condemned.
8. The Property condemned by

the Authority is identified as Lancaster County Tax Parcel Account No. 334-02295-0-0000.

9. Title to the Property acquired by Condemnor is fee simple absolute.
10. A Property (Tax) Map showing the Property may be examined at the aforementioned office of the Condemnor or at the County Assessment Office, Lancaster County Courthouse, 150 N. Queen St. Lancaster, PA.
11. Just compensation for taking the Property is secured by a bond in an unspecified amount, without surety, which bond was filed pursuant to Section 303 of the Eminent Domain Code.
12. If the Condemnees wish to challenge the power or the right of the Condemnor to appropriate the Property, the sufficiency of the security, the procedure followed by the Condemnor or the Declaration of Taking, the Condemnees shall file Preliminary Objections within thirty (30) days after publication of this notice.

Frank P. Mincarelli, Esquire
 Attorney I.D. #19506
 Blakinger Thomas, PC
 28 Penn Square, P.O. Box 1889
 Lancaster, PA 17608-1889
 Attorneys for the Redevelopment
 01524508 / (000646.001047)
 Authority of the City of Lancaster

N-3

**In the Register of Wills
 No. 36-2023-02337**

In Re: Estate of Barbara F. Kuhn,
 Deceased

TO: Katelynn A. Kuhn, Trista G. Kuhn, Richard T. Kuhn, Jr., intestate heirs, and all Unknown heirs, successors, assigns, and all persons, firms or associations claiming right, title or interest from or under **Barbara F. Kuhn**, Deceased

You are hereby notified that on September 29, 2023, Letters of Administration, durante absentia, were granted to Jeffrey P. Ouellet, Esq., in the Register of Wills of Lancaster County, Pennsylvania, to file No.36-23-02337, for the purpose of litigation, until such time as Decedent's intestate heirs have been located and notified.

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

Attorney: Jeffrey P. Ouellet, Esq.

N-3, 10, 17

**NOTICE RE PROPERTIES SOLD
 AT THE LANCASTER COUNTY
 TAX CLAIM BUREAU UPSET
 TAX SALES ON SEPTEMBER
 18, 2023 TO COLLECT DELIN-
 QUENT REAL ESTATE TAXES:**

Notice is hereby given that on October 26, 2023, the Lancaster County Tax Claim Bureau filed a Consolidated Return with respect to properties sold at the September 18, 2023 Upset Tax Sales in accordance with the Pennsylvania Real Estate Tax Sale Law, 72 P.S. §5860.607. Said Consolidated Return was filed with the Lancaster County Court of Common Pleas in the Prothonotary's Office located at 50 N. Duke Street, Lancaster, PA under docket no. CI-23-07665. A Confirmation Nisi was entered by the Court on October 26, 2023.

**OBJECTIONS OR EXCEPTIONS
 TO THE CONFIRMATION NISI**

MAY BE FILED BY ANY OWNER OR LIEN CREDITOR WITHIN THIRTY (30) DAYS OF THE OCTOBER 26, 2023 CONFIRMATION NISI OF THE CONSOLIDATED RETURN. IF NO OBJECTIONS OR EXCEPTIONS ARE FILED WITHIN THIRTY (30) DAYS OF THE CONFIRMATION NISI, THE SEPTEMBER 18, 2023 UPSET TAX SALES WILL BE CONFIRMED ABSOLUTELY. By: Lancaster County Tax Claim Bureau, 150 N. Queen St., Lancaster, PA, phone: (717) 299- 8233.
N-3

C. Goss, Atty.

2. SIEGLER, JR., HENRY W., aka HENRY WILLIAM SIEGLER, JR., aka BILL SIEGLER, decd., 2020-1610. First & Final Acct. Jacqueline P. Wissler, Admin. Frank A. Nardo, Jr., Atty.

Anne L. Cooper
Clerk of the Orphans' Court
Division
of the Court of Common Pleas.
O-27; N-3

ORPHANS' COURT DIVISION

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 7, 2023

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

1. LAUDENBERGER, RODGER EDWARD, aka ROGER E. LAUDENBERGER, aka RODGER E. LAUDENBERGER, POA. 2023-2344. Account. Michael E. Conlin, Agent. Jeffrey

SUITS ENTERED

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

October 19, 2023
to October 25, 2023

ALOMIA, ALISHA I.; Chestnut Housing Corporation; 07507; Shank

CITY OF LANCASTER, DEROSA CAPITAL 14 LLC, FULTON MARKET APARTMENTS, FULTON MARKET PROPERTY LP, DOE, JOHN; Rozalind Parker; 07638; Kofsky

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, BUREAU OF DRIVER LICENSING; Barry L. Garcia; 07598

CONSTRUCTION SPECIALISTS, SMITH, MICHAEL; Solanco Building Supply; 07588

MANHEIM BOROUGH, LAMB, JOHN, HOLLAND, LESLIE; Christopher Gerding; 07661; Muller

LANCASTER LAW REVIEW

MARTINEZ, VICTOR M., ROY, TONY; LVNV Funding LLC;
MARTINEZ SR, VICTOR M.; Emelia 07644; Deenis
Horvath; 07621; Bailey SHOFF-MODESTO, CORRIN,
ORTHOPEDIC ASSOCIATES OF SHOFF, CORRIN R., SHOFF
LANCASTER LTD; Gloria Heine; ESTATE OF, JEFFREY G.; Planet
37609; Justice Home Lending LLC; 06722; Hladik
PEARSON, DARNELL; SMITH, SUSANNE; Corrs,
Kensington Club of PA LLC; 07509 Raymond; 07612; Justice
PEOPLESBANK, LOCKE, JAMES STEININGER, JEREMY
D.; Pennymac Loan Services LLC; MICHAEL; Ephrata National
07590; Granger Bank; 07640; Brushwood
PLOUGH RESTAURANT, HIGH TRANSTECK INC,
CONSTRUCTION COMPANY, FREIGHTLINER WESTERN STAR
PENN SQUARE CONDOMINIUM OF LANCASTER; Peter Cabrera;
ASSOCIATION, HAWK 07471; Mahan
INDUSTRIES INC, S&B HAWK UHLRICH, MICHAEL K.; Denise
PROPERTIES LLC, PREMIUM McLoughlin; 07540; Larsen
INSTALLATION INC; Oleg WATTS, MARY JANE, BARELLE,
Onishchenko; 07555; Buterbaugh JOANN M., HESS ESTATE OF,
RAPHO TOWNSHIP; Bradley DAVID; Members First Federal
Fisher; 07623; Thompson Credit Union; 07507; Finck

NOTICE



**SHERIFF SALE OF VALUABLE
Real Estate**

**Wednesday, November 29, 2023
@ 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 bal-

ance 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 Sheriff's Office (1) to resell the property or (2) above and beyond such down payment amount, or both of the foregoing.

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

Christopher Leppler,
Sheriff of Lancaster County
Michael D Hess, Esquire,
Solicitor

CI-16-06927

US BANK NATIONAL ASSOCIATION, AS TRUSTEE SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-WMC2

vs

ALICE M. CARLSON, EDWARD Z. DART, JR.

PROPERTY ADDRESS: 149 E. ROSS ST, LANCASTER, PA 17602
UPI / TAX PARCEL NUMBER: 336-21583-0-0000
JUDGMENT: \$82,125.55
REPUTED OWNERS: Alice M. Carlson and Edward Z. Dart, Jr.
DEED BK. or INSTR. NO.: 5491942
MUNICIPALITY: Lancaster City
AREA: 2,175 sq. ft.
IMPROVEMENTS: Residential

Dwelling

CI-23-01441

WILMINGTON SAVINGS FUNDS SOCIETY FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST 1

vs

JON T. DEACON, JR., PATRICIA E. DEACON

PROPERTY ADDRESS: 236 STONE HILL ROAD, CONESTOGA, PA 17516
UPI / TAX PARCEL NUMBER: 120-08697-0-0000
JUDGMENT: \$159,506.25
REPUTED OWNERS: Jon T. Deacon, Jr. and Patricia E. Deacon
DEED BK. and PAGE or INSTR. NO.: 5788 , 155
MUNICIPALITY: Conestoga
AREA:
IMPROVEMENTS:

CI-22-04205

US BANK NATIONAL TRUST ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST

vs

LEAH MARIE ROSE FARABAUGH

PROPERTY ADDRESS: 3 IVYWOOD COURT, LANCASTER, PA 17603
UPI / TAX PARCEL NUMBER: 320-22829-0-0000
JUDGMENT: 162,768.00
REPUTED OWNERS: Leah Marie Rose Farabaugh
DEED BK. or INSTR. NO.: 6380804
MUNICIPALITY: Township of Lam-

peter
AREA:
IMPROVEMENTS: Single Family
Dwelling

CI-23-02120
US BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPAACITY BUT
SOLELY AS OWNER
TRUSTEE FOR VRMTG ASSET
TRUST

vs
KEVIN T. FUENTES, AS EXEC-
UTOR TO THE ESTATE OF HEL-
EN A. FUENTES, DECEASED
PROPERTY ADDRESS: 174
WHEATLAND DRIVE, DENVER,
PA 17517
UPI / TAX PARCEL NUMBER:
040-92412-0-0000
JUDGMENT: \$258,838.00
REPUTED OWNERS: Kevin T.
Fuentes, as Executor to the Estate
of Helen A. Fuentes, deceased
DEED BK. 2762 and PAGE 226
MUNICIPALITY: Denver
AREA: 1414.00 Sq.Ft.
IMPROVEMENTS:

CI-22-07032
ARBA CREDIT INVESTORS II,
LP
vs
GENVEST LLC

PROPERTY ADDRESS: 2167 MAIN
STREET, LITITZ, PA 17543
UPI / TAX PARCEL NUMBER:
600-73264; 600-85875
Judgment: \$248,158.13
Reputed Owners: GenVest LLC
Deed Bk. and Page or Instr.
No.:6426569
Municipality: Warwick Township
Area: 50,016 sq. ft.
Improvements: Commercial

CI-23-00372
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUST-
EE FOR RCF 2 ACQUISITION
TRUST C/O U.S. BANK TRUST
NATIONAL ASSOCIATION

vs
MOHAMMAD GHAZZOUL
PROPERTY ADDRESS: 271 PROS-
PECT ROAD, MOUNT JOY, PA
17552
UPI / TAX PARCEL NUMBER:
300-64146-0-0000
JUDGMENT: \$30,589.83
REPUTED OWNERS: Mohammad
Ghazzoul
DEED INSTR. NO.: 5421866
MUNICIPALITY: Mount Joy
AREA: 2234.00 Sq.Ft.
IMPROVEMENTS:

CI-21-08829
WILMINGTON SAVINGS FUND
SOCIETY, FSB, AS TRUSTEE OF
STANWICH MORTGAGE LOAN
TRUST F

vs
BRADLEY A. HARNER, HEATH-
ER L. HARNER, UNITED
STATES OF AMERICA
PROPERTY ADDRESS: 27 JEWEL
DRIVE, MOUNT JOY, PA 17552
UPI / TAX PARCEL NUMBER:
150-63179-0-0000
Judgment: \$386,268.98
Reputed Owners: Bradley A. Har-
ner and Heather L. Harner
Deed Bk and Page or Instr. No.:
5966129
Municipality: East Donegal Town-
ship
Area: N/A
Improvements: Residential Prop-

erty

CI-21-00423

**NORTHWEST BANK F/K/A
NORTHWEST SAVINGS BANK**

vs

TIMOTHY J. LANDIS

PROPERTY ADDRESS: 5611
BOSSLER ROAD, ELIZABETH-
TOWN, PA 17022
UPI / TAX PARCEL NUMBER:
160-09750-0-0000
JUDGMENT: \$127,930.27, plus
interest at the rate of \$18.243208
per diem and costs of suit
REPUTED OWNERS: Timothy J.
Landis
DEED BK. or INSTR. NO.: Book
6800, Page 0026
MUNICIPALITY: West Donegal
Township
AREA: 0.88 acres
IMPROVEMENTS: Modular home
on land with detached storage
shed

CI-22-06881

**PNC BANK, NATIONAL ASSOCI-
ATION**

vs

JASON L LEBER

PROPERTY ADDRESS: 229 CI-
DER PRESS ROAD, MANHEIM,
PA 17545
UPI / TAX PARCEL NUMBER:
540-81933-0-0000
JUDGMENT: \$75,747.80
REPUTED OWNERS: Jason L.
Leber
DEED BK.: 5053, PAGE: 0559
MUNICIPALITY: Township of Ra-
pho
AREA: N\A
IMPROVEMENTS: Residential
Dwelling

CI-19-04409

**CARRINGTON MORTGAGE SER-
VICES, LLC**

vs

**JILL MCNABB FRIEDMAN
KNOWN SURVIVING HEIR OF
JOHN KIM MCNABB, UNKNOWN
SURVIVING HEIRS OF JOHN
KIM MCNABB**

PROPERTY ADDRESS: 234 E
FULTON STREET, Lancaster, PA
17602
UPI / TAX PARCEL NUMBER:
336-26296-0-0000
JUDGMENT: \$161,368.68
REPUTED OWNERS: John Kim
McNabb
INSTR. NO.: 5872853
MUNICIPALITY: City of Lancaster
AREA: 1,152
IMPROVEMENTS: Residential
Dwelling

CI-20-00948

**CITIZENS BANK, N.A. S/B/M
TO CITIZENS BANK OF PENN-
SYLVANIA**

vs

**VALERIE R MILHOLIN A/K/A
VALERIE ROBERTS**

PROPERTY ADDRESS: 60 STAN-
LEY AVE, LANDISVILLE, PA
17538
UPI / TAX PARCEL NUMBER:
290-29457-0-0000
JUDGMENT: \$61,171.16
REPUTED OWNERS: Valerie R.
Milholin a/k/a Valerie Roberts
DEED BK. & PG.: 4799 & 613
MUNICIPALITY: East Hempfield
Township
AREA: 9,148 sq. ft.
IMPROVEMENTS: Residential
Dwelling

CI-23-01202

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO BANK OF AMERICA, N.A., AS SUCCESSOR TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR EMC MORTGAGE LOAN TRUST 2005-B, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-B

vs

JAMES R NITCHMAN

PROPERTY ADDRESS: 474 WEST HIGH STREET, ELIZABETHTOWN, PA 17022
UPI / TAX PARCEL NUMBER: 250-32352-0-0000
JUDGMENT: \$174,077.16
REPUTED OWNERS: James R. Nitchman
DEED BK. 5447 and PAGE 31 or INSTR. NO. 997049562
MUNICIPALITY: Borough of Elizabethtown
AREA: 0.18 acres
IMPROVEMENTS: Single Family Residential Dwelling

CI-23-00143

TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY

vs

SHARON OLPHIN, KNOWN SURVIVING HEIR OF SHIRLEY A RINEER, UNKNOWN SURVIVING HEIR OF SHIRLEY A RINEER

PROPERTY ADDRESS: 97 OAK BOTTOM ROAD, Quarryville, PA 17566
UPI / TAX PARCEL NUMBER: 520-59659-0-0000
JUDGMENT: \$116,923.18
REPUTED OWNERS: Shirley A Rineer and James Arthur Rineer
DEED BK. or INSTR. NO.: Book: Y 58, Page: 847

MUNICIPALITY: Township of Providence
AREA: 1,268 Sq. Ft.
IMPROVEMENTS: Residential Dwelling

CI-21-08839

MIDFIRST BANK

vs

MARY ELLEN PAYNE-ZIMMERMAN

PROPERTY ADDRESS: 160 MANHEIM STREET, MOUNT JOY, PA 17552
UPI / TAX PARCEL NUMBER: 450-74399-0-0000
JUDGMENT: \$177,345.92
REPUTED OWNERS: MARY ELLEN PAYNE-ZIMMERMAN
DEED BK. or INSTR. NO.: 6293445
MUNICIPALITY: BOROUGH OF MOUNT JOY
AREA: 1290.00 Sq.Ft.
IMPROVEMENTS: A RESIDENTIAL DWELLING

CI-23-00175

PNC BANK. NATIONAL ASSOCIATION

vs

MARK A. ROBINSON

PROPERTY ADDRESS: 190 SCOTLAND ROAD, QUARRYVILLE, PA 17566
UPI / TAX PARCEL NUMBER: 180-90483-0-0000
JUDGMENT: \$74,182.29
REPUTED OWNERS: Mark A. Robinson and Jennifer J. Robinson, husband and wife
DEED BK.: Volume 5999, Page 0102
MUNICIPALITY: Township of East Drumore
AREA: N\A
IMPROVEMENTS: Residential

Dwelling

IMPROVEMENTS: RESIDENTIAL DWELLING

CI-22-07531

NATIONSTAR MORTGAGE LLC

vs

TOMAS RODRIGUEZ, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF LUZ C. TORRES, MARISEL RODRIGUEZ, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF LUZ C. TORRES (IF ANY), UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF LUZ C. TORRES (IF ANY)

PROPERTY ADDRESS: 566 PERSHING AVENUE, LANCASTER, PA 17602

UPI / TAX PARCEL NUMBER: 337-68050-0-0000

JUDGMENT: \$9,433.74

REPUTED OWNERS: Luz C. Torres

DEED BK. or INSTR. NO.: Volume 4381, Page 0503

MUNICIPALITY: City of Lancaster

AREA: N/A

IMPROVEMENTS: Residential Dwelling

CI-13-11294

WELLS FARGO BANK, NA

vs

ERIC V. SAENZ

PROPERTY ADDRESS: 55 PARK AVE, EPHRATA, PA 17522-2071

UPI / TAX PARCEL NUMBER: 260-86874-0-0000

JUDGMENT: \$125,011.94

REPUTED OWNERS: ERIC V. SAENZ

DEED INSTRUMENT NO.: 5417345

MUNICIPALITY: BOROUGH OF EPHRATA

CI-19-08683

FREEDOM MORTGAGE CORPORATION

vs

JENNIFER SENSENIG, DAVID L. SENSENIG AKA DAVID SENSENIG

PROPERTY ADDRESS: 102 EAST MANOR DRIVE, LITITZ, PA 17543

UPI / TAX PARCEL NUMBER: 240-22406-0-0000

JUDGMENT: 187,183.35

REPUTED OWNERS: David L. Sensenig, an adult individual

DEED BK. and PAGE or INSTR. NO.: 6414992

MUNICIPALITY: Elizabeth Township

AREA: Lititz

IMPROVEMENTS: Residential Dwelling

CI-23-03577

CLOCK TOWERS CONDOMINIUM ASSOCIATION

vs

KONSTANTINOS G. SOFILLAS

PROPERTY ADDRESS: 917 COLUMBIA AVENUE UNIT 114, LANCASTER, PA 17603

UPI / TAX PARCEL NUMBER: 335-58696-1-0114

Judgment: \$11,223.78

Reputed Owners: Konstantinos G. Sofillas

Deed Bk. and Page or Instr. No.: 5301474

Municipality: Lancaster City

Area: Residential - Condo #1 (One Story)

Improvements: N/A

CI-22-04094

**PARK TREE INVESTMENTS 24,
LLC**

vs

**RONALD E. SPROUT, LISA M.
SPROUT**

PROPERTY ADDRESS: 521 LITTLE
BRITAIN CHURCH ROAD, PEACH
BOTTOM, PA 17563
UPI / TAX PARCEL NUMBER: 280-
47323-3-0002
JUDGMENT: \$39,862.24
REPUTED OWNERS: Lisa M.
Sprout
Instrument No. 20085729050
MUNICIPALITY: Township of Ful-
ton
AREA: 1,024 Sq Ft
IMPROVEMENTS: Single Family
Residential Dwelling

CI-23-00098

**CITIZENS BANK, N.A. F/K/A
RBS CITIZENS, N.A.**

vs

DAVID STOLTZFUS

PROPERTY ADDRESS: 220 RUBY
STREET, LANCASTER, PA 17603
UPI / TAX PARCEL NUMBER: 338-
66056-0-0000
JUDGMENT: \$174,788.94
REPUTED OWNERS: David Stoltz-
fus
INSTR. NO.: 6512324
MUNICIPALITY: Lancaster
AREA: 1,928
IMPROVEMENTS: Residential
Dwelling

CI-22-03262

**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

NICHOLAS J. SUMMERS

PROPERTY ADDRESS: 93 NORTH
KINZER ROAD, KINZERS, PA
17535-9705
UPI / TAX PARCEL NUMBER:
490-01288-0-0000
JUDGMENT: \$100,969.48
REPUTED OWNERS: Nicholas J.
Summers
DEED BK. and PAGE or INSTR.
NO.: 53717872
MUNICIPALITY: Township of Par-
adise
AREA:
IMPROVEMENTS:

CI-22-04767

**JPMORGAN CHASE BANK, NA-
TIONAL ASSOCIATION**

vs

**FREDERICK G. VAN NAME
A/K/A FREDERICK G. VAN-
NAME**

PROPERTY ADDRESS: 237
CROSS KEYS DRIVE, STRAS-
BURG, PA 17579
UPI / TAX PARCEL NUMBER:
570-61215-0-0000
JUDGMENT: \$99,415.82.
REPUTED OWNERS: Frederick
G. Van Name a/k/a Frederick G.
VanName
DEED BK. and PAGE or INSTR.
NO.: Document ID# 5222869
MUNICIPALITY: Borough of Stras-
burg
AREA: ALL THAT CERTAIN lot or
tract of land situate on the south
side of Cross Keys Drive in the
Borough of Strasburg, County of
Lancaster and Commonwealth
of Pennsylvania, said Lot being
known as Lot No. 48, Block "B" on
a Final Plan of Olde Towne Stras-
burg prepared for Hogan and Herr

Enterprises by Henry I. Strauss-
er, Professional Land Surveyor,
dated January 9, 1984, said plan
being known as Drawing No. PM-
402-B, said plan being recorded
n the Recorder of Deeds Office in
Lancaster, Pennsylvania, in Sub-
division Plan Book No. J-136 on
Page No. 128, said lot being more
fully bounded and described as
follows:

IMPROVEMENTS: Residential
Dwelling

CI-18-02662

**M&T BANK S/B/M KEYSTONE
FINANCIAL BANK, N.A. DOING
BUSINESS AS KEYSTONE FI-
NANCIAL MORTGAGE**

vs

ANTONIO VASQUEZ

PROPERTY ADDRESS: 567 S.
CHRISTIAN ST, LANCASTER, PA
17602

UPI / TAX PARCEL NUMBER:
337-72942-0-0000

JUDGMENT: \$36,727.40

REPUTED OWNERS: ANTONIO
VASQUEZ

DEED BK. or INSTR. NO.: Book
6312, Page 0433

MUNICIPALITY: CITY OF LAN-
CASTER

AREA: 1,479

IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

**RIGHT, TITLE OR INTEREST
FROM OR UNDER LINDA C.**

WITTER, DECEASED

PROPERTY ADDRESS: 259
SOUTH 2ND STREET, BAIN-
BRIDGE, PA 17502

UPI / TAX PARCEL NUMBER:
130-13724-0-0000

JUDGMENT: \$104,604.66.

REPUTED OWNERS: Christopher
J. Witter, known Heir of Linda C.
Witter, deceased and Unknown
Heirs, Successors, Assigns and
All Persons, Firms or Associations
Claiming Right, Title or Interest
from or under Linda C. Witter, de-
ceased

DEED BK. and PAGE or INSTR.
NO.: Deed Book "M", Volume 83,
Page 250

MUNICIPALITY: Township of Co-
noy

AREA: All THAT CERTAIN lot
or piece of land situated on the
Northeastern side of Legislative
Route No. 407 (Old Pa. Route No.
441) in the Township OF Convoy,
County of Lancaster and Com-
monwealth of Pennsylvania, and
being all of Lot No. 2 in Block D
on the plan to Section 2 of Con-
voy Manor recorded in Lancast-
er County Recorder's Office in
Sub-Division Plan Book B-17,
Page 44 and bounded and de-
scribed as follows:

IMPROVEMENTS: Residential
Dwelling

CI-23-00247

UTILITIES EMPLOYEES CU

vs

**CHRISTOPHER J. WITTER,
KNOWN HEIR OF LINA C. WIT-
TER, DECEASED, UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMINIG**