

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

Brady, Marian E., dec'd.

Late of Earl Township.
Executrix: Debra A. Sargent
c/o Appel & Yost, LLP, 33
North Duke Street, Lancaster,
PA 17602.
Attorney: Jeffrey P. Ouellet.

**Coleman, Miller H. a/k/a Miller
Harvey Coleman,** dec'd.

Late of Terre Hill.
Executor: Thomas S. Coleman
c/o Good & Harris, LLP, 132
West Main Street, New Hol-
land, PA 17557.
Attorneys: Good & Harris,
LLP.

Cramer, Edna W., dec'd.

Late of the Township of War-
wick.
Executor: Paul W. Wenger c/o
Marci S. Miller, Attorney, P.O.
Box 5349, Lancaster, PA
17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

DeLong, Robert C., dec'd.

Late of Little Britain Town-
ship.
Executrix: Connie L. Keene
c/o Appel & Yost LLP, 33 N.
Duke Street, Lancaster, PA
17602.
Attorney: Jeffrey P. Ouellet.

Eby, Jane L., dec'd.

Late of Earl Township.
Co-Executors: Larry D. Eby
and Ronald L. Eby c/o H.
Charles Benner, Attorney, 200
East Main Street, Leola, PA
17540.
Attorney: H. Charles Benner.

Freeman, Ray D., dec'd.

Late of Ephrata.
Executor: Terry Lee Leshner
c/o Appel & Yost LLP, 33 N.
Duke Street, Lancaster, PA
17602.
Attorney: Jeffrey P. Ouellet.

Harding, Joyce G., dec'd.

Late of West Donegal Town-
ship.
Personal Representative: John
W. Metzger, 901 Rohrerstown
Road, Lancaster, PA 17601.
Attorneys: Metzger and Spen-
cer, LLP.

**Hershey, Bruce a/k/a Bruce S.
Hershey,** dec'd.

Late of Manheim Twp.
Executors: Carol H. Bennett
and Guy A. Hershey c/o John
R. Gibbel, Attorney, P.O. Box
5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

Knowles, Barbara A., dec'd.

Late of Penn Township.
Personal Representative: Lau-
ra Knowles Callanan c/o

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Douglas A. Smith, Attorney,
2933 Lititz Pike, P.O. Box
5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

Miller, Alvin L., dec'd.

Late of East Lampeter Town-
ship.

Executors: Karen M. Garber
and Michael S. Miller c/o
Vance E. Antonacci, Esquire,
McNees Wallace & Nurick
LLC, 570 Lausch Lane, Suite
200, Lancaster, PA 17601.

Attorneys: McNees Wallace &
Nurick LLC.

Mowrer, Esta D., dec'd.

Late of Quarryville Borough.
Executrix: Tami L. Devine c/o
Appel & Yost, LLP, 33 North
Duke Street, Lancaster, PA
17602.

Attorney: Jeffrey P. Ouellet.

Myers, Elsie M., dec'd.

Late of the Township of Man-
or.

Executor: Anthony L. Hollo-
way c/o Nikolaus & Hohe-
nadel, LLP, 303 West Fourth
Street, Quarryville, PA 17566.

Attorney: Jeffrey S. Shank,
Esquire.

Raffensperger, Emmarene S.,
dec'd.

Late of the Township of West
Donegal.

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

Attorney: John M. Smith, Es-
quire.

Smith, David P., Sr., dec'd.

Late of Columbia Borough.

Executrix: Tiffany A. Smith
c/o John F. Markel, Esquire,
327 Locust Street, Columbia,
PA 17512.

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

Southard, Barbara G., dec'd.

Late of West Hempfield Town-
ship.

Personal Representative: Shir-
ley L. Southard c/o Ann L.
Martin, Attorney, P.O. Box
5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill &
Hess LLP.

SECOND PUBLICATION

Beck, Dorothy Jane, dec'd.

Late of Lancaster City.

Executrix: Sylvia B. Williams
c/o Elizabeth A. Bartlow, Es-
quire, 8 N. Duke Street, Suite
700-H, Lancaster, PA 17603.

Attorney: Elizabeth A. Bart-
low, Esquire.

Bolich, Shirley G., dec'd.

Late of East Earl Township,
Lancaster.

Executor: Bruce F. Bolich,
902 Red Hill Road, Narvon, PA
17555.

Attorney: Scott C. Painter,
Esquire.

**Clarke, Peggy A. a/k/a Peggy Ann
Clarke,** dec'd.

Late of Penn Township.

Executor: Jeffrey M. Porter
c/o Nicholas T. Gard, Esquire,
121 E. Main Street, New Hol-
land, PA 17557.

Attorneys: Smoker Gard As-
sociates LLP.

Fisher, Sharon L., dec'd.

Late of Salisbury Township.

Executor: Robert W. Fisher
c/o John S. May, Esquire, 49

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North Duke Street, Lancaster,
PA 17602.
Attorneys: May, May and Zimmerman, LLP.

Forbes, James R., dec'd.
Late of Quarryville.
Executrix: Marjorie A. Thuen,
715 Mountain Way, Morris
Plains, NJ 07950.
Attorney: None.

Hagen, Geraldine L., dec'd.
Late of Mountville Borough.
Executrix: Shirley Conner c/o
Scott E. Albert, Esquire, 50
East Main Street, Mount Joy,
PA 17552.
Attorney: Scott E. Albert, Esquire.

Lynam, Eleanor M., dec'd.
Late of Denver Borough.
Co-Executors: Mark E. Lynam
and Paul A. Lynam c/o Scott
E. Albert, Esquire, 50 East
Main Street, Mount Joy, PA
17552.
Attorney: Scott E. Albert, Esquire.

Matyi, Alexander J., IV, dec'd.
Late of Millersville Borough.
Executor: Vincent J. Matyi c/o
David P. Carson, 2205 Oregon
Pike, Lancaster, PA 17601.
Attorney: David P. Carson.

Messina, Margaret A., dec'd.
Late of Manheim Township.
Executrix: Susan L. Hodge c/o
Russell, Krafft & Gruber, LLP,
930 Red Rose Court, Suite
300, Lancaster, PA 17601.
Attorney: Kim Carter Pater-
son.

Messner, Steven R., dec'd.
Late of Clay Township.
Administratrix: Sharon Getz
c/o Gardner and Stevens,

P.C., 109 West Main Street,
Ephrata, PA 17522.
Attorney: Kurt A. Gardner.

Rutt, Audrey E., dec'd.
Late of Mount Joy Township.
Executor: J. Richard Rutt c/o
Andrew S. Rusniak, Esquire,
McNees Wallace & Nurick
LLC, 570 Lausch Lane, Suite
200, Lancaster, PA 17601.
Attorneys: McNees Wallace &
Nurick LLC.

Shultz, Annabelle, dec'd.
Late of Millersville Borough.
Executors: Todd D. Shultz and
Leslie A. Bowers c/o John R.
Gibbel, Attorney, P.O. Box
5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

Sites, Claude H., dec'd.
Late of the Township of East
Hempfield.
Executrices: Karen E. Daugh-
erty and Jessica E. Butzer c/o
Gibble Law Offices, P.C., 126
East Main Street, Lititz, PA
17543.
Attorney: Stephen R. Gibble.

Stewart, George C., dec'd.
Late of the Township of Man-
heim.
Executrix: Lois Esuchanko
c/o Ann L. Martin, Attorney,
P.O. Box 5349, Lancaster, PA
17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

Vaccaro, Elizabeth A., dec'd.
Late of West Lampeter Town-
ship.
Elizabeth A. Vaccaro Trust
u/a dtd. 08/16/2011.
Executrix/Trustee: Mary E.
Wieland c/o Jeffrey C. Goss,

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Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Wertz, Forrest C. a/k/a Forrest Clayton Wertz, dec'd.

Late of Lancaster Township.
Co-Administratrices: Melissa Powell-Price and Carol L. Adams c/o H. Charles Benner, Attorney, 200 East Main Street, Leola, PA 17540.
Attorney: H. Charles Benner.

THIRD PUBLICATION

Baer, Marjorie H., dec'd.

Late of West Lampeter Township.
Administratrix: Marlene J. Burk c/o Law Office of Gretchen M. Curran, LLC, 18 East Penn Grant Road, Willow Street, PA 17584.
Attorney: Gretchen M. Curran.

Beiler, Anna B., dec'd.

Late of Salisbury Township.
Personal Representatives: Amos F. Beiler, Jr. and Melvin Lee Beiler c/o John S. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.
Attorneys: May, May and Zimmerman, LLP.

Divet, June Kathryn, dec'd.

Late of East Hempfield Township.
Executrix: Darla Kay Klinger c/o Catharine I. Roland, Esquire, 110 East King Street, Lancaster, PA 17602.
Attorneys: Roland Law, LLC.

Ebelhar, Edmund H., III, dec'd.

Late of Salisbury Township.

Administratrix: Danielle N. Ebelhar c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.

Attorneys: Good & Harris, LLP.

Fetter, Gerald E. a/k/a Gerald Elmer Fetter, dec'd.

Late of the City of Lancaster.
Co-Executrices: Linda M. Feed and Debra E. Foults c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.
Attorneys: Barley Snyder LLP.

Gibson, Bruce William, dec'd.

Late of Marietta.
Administrator: Wayne M. Gibson c/o Randall K. Miller, Esquire, 1255 S. Market St., Suite 102, Elizabethtown, PA 17022.
Attorney: Randall K. Miller.

Griest, Emma Jean a/k/a E. Jean Griest, dec'd.

Late of Lancaster Township.
Executors: Dennis C. and Tina M. D'Imperio c/o Appel & Yost, LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: Nichole M. Baer.

Johnson, Richard A., dec'd.

Late of the Township of Manheim.
Executor: Wolf Boehme, 45 Chalbourn Road, Redding, CT 06896.
Attorney: None.

Keeney, Meghan E., dec'd.

Late of 114 Brittany Drive, Lititz.
Executor: Robert C. Keeney, Jr., 114 Brittany Lane, Lititz, PA 17543.
Attorneys: Patti S. Spencer, Esquire; Spencer Law Firm.

Kulp, Amos G., dec'd.

Late of Penn Township.
Executor: A. Kelly Kulp c/o
Young and Young, 44 S. Main
Street, P.O. Box 126, Man-
heim, PA 17545.

Attorneys: Young and Young.

**McKillips, Betty Jane a/k/a
Betty J. McKillips,** dec'd.

Late of Warwick Township.
Executor: David C. McKillips
c/o Kluxen, Newcomer &
Dreisbach, Attorneys-at-Law,
339 North Duke Street, P.O.
Box 539, Lancaster, PA
17608-0539.

Attorney: Melvin E. Newcom-
er, Esquire.

Murphy, Kenneth R., dec'd.

Late of Bart Township.
Executrix: Virginia S. Murphy
c/o Law Office of Gretchen M.
Curran, LLC, 18 East Penn
Grant Road, Willow Street, PA
17584-0279.

Attorney: Gretchen M. Cur-
ran.

Petersheim, Jon R., dec'd.

Late of East Lampeter Town-
ship.

Executrix: Susan M. Peter-
sheim c/o James R. Clark,
Esquire, 277 Millwood Road,
Lancaster, PA 17603.

Attorney: James R. Clark.

Singer, Dale L., dec'd.

Late of Mount Joy.
Executor: Jacob M. Singer c/o
Randall K. Miller, Esquire,
1255 S. Market St., Suite 102,
Elizabethtown, PA 17022.

Attorney: Randall K. Miller.

**Wienand, Sarah M. a/k/a Sarah
Louise Wienand,** dec'd.

Late of Quarryville Borough.

Executors: Michael Paul
Douglas and Michele L. Haupt
c/o Appel & Yost LLP, 33
North Duke Street, Lancaster,
PA 17602.

Attorney: Jeffrey P. Ouellet.

ANNUAL MEETING NOTICE

The Annual Meeting of the Mem-
bers of the Donegal Mutual Insurance
Company will be held in the office of
the Company at 1195 River Road,
Marietta, Lancaster County, Pennsyl-
vania 17547 on Thursday, February
21, 2019 commencing at 9:30 A.M.
for the purpose of electing directors
and the transaction of such other
business as shall properly come be-
fore the said meeting or any adjourn-
ment thereof.

Kevin G. Burke, President

Attest: Sheri O. Smith, Secretary

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**NOTICE OF TERMINATION OF
PARENTAL RIGHTS HEARING**

Court of Common Pleas of
Lancaster County, Pennsylvania
Orphans' Court Division

NO. 1973 OF 2018

IN RE: JAYQUAN
MICHAEL GEORGE

NOTICE

TO: UNKNOWN FATHER

NOTICE IS HEREBY GIVEN that
the Lancaster County Children &
Youth Social Service Agency has
presented to Orphans' Court Divi-
sion, Court of Common Pleas of
Lancaster County, PA, a Petition for
termination of any rights you have or
might have concerning the child
known as JAYQUAN MICHAEL
GEORGE, born on DECEMBER 7,
2017 to AMETHYST LEIGH LE-
MOINE. The Court has set a hearing

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to consider ending your rights to your child. That hearing will be held in Courtroom No. 11, Fourth Floor, Lancaster County Courthouse, 50 North Duke Street, Lancaster, PA, on Thursday, February 14, 2019 at 8:30 a.m. prevailing time. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without your being present. You have a right to be represented at the hearing by the lawyer. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lancaster Bar Association
Lawyer Referral Service
28 East Orange Street
Lancaster, PA 17602
(717) 393-0737

NOTICE REQUIRED BY ACT 101 OF 2010—23 Pa. C.S. §§2731-2742

You are hereby informed of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact with your children following an adoption.

Lancaster County
Children & Youth
Social Service Agency
150 North Queen Street
Suite 111
Lancaster, PA 17603
(717) 299-7925

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ARTICLES OF DISSOLUTION NOTICE

NOTICE OF DISSOLUTION
TO CREDITORS OF AND
CLAIMANTS AGAINST CENTER
ANESTHESIA GROUP, INC.

NOTICE IS HEREBY GIVEN that the directors and shareholders of Center Anesthesia Group, Inc., a Pennsylvania professional corporation, with an address of 810 Plaza Boulevard, Suite 101, Lancaster, Pennsylvania 17601, have approved a proposal that the corporation voluntarily be dissolved, and the Board of Directors is now engaged in winding up and settling the affairs of the corporation pursuant to Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

DAVID R. CAMPBELL &
ASSOCIATES, LLC
941 Wheatland Avenue
Suite 303
Lancaster, PA 17603

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MISCELLANEOUS LEGAL NOTICE

OFFICE OF CLERK OF ORPHANS' COURT

MODIFICATION OF FEES EFFECTIVE JANUARY 2, 2019

Pursuant to 42 P.S. 21032.1, the Office of the Clerk of the Orphans' Court Division of the Court of Common Pleas of Lancaster County, PA, with the approval of President Judge Dennis E. Reinaker, has modified its fees regarding guardianship filings effective January 2, 2019. The Office will no longer charge a separate fee for the filing of the Guardian's Inventory. The filing fee for a Petition for Adjudication of Incapacity and Appointment of Guardian has increased to \$175.25. A Bill of Costs is available on the Register of Wills and Clerk of the Orphans' Court website at www.co.lancaster.pa.us/wills or in the office.

There will be no fee for filing Reports of the Guardian of the Estate and of the Person if filed electronically through the AOPC Guardianship Tracking System ("GTS"). There will be a \$20.00 filing fee for each

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Report if not filed electronically. More information about GTS is available at: www.pacourts.us.

Anne L. Cooper

Clerk of the Orphans' Court

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MISCELLANEOUS LEGAL NOTICE

In the Court of Common Pleas of
Lancaster County, Pennsylvania

No. CI-18-09800

RAPHO TOWNSHIP
vs.
MARIA L. VARUNOK

TO: MARIA L. VARUNOK

You are hereby notified that on November 13, 2018, Plaintiff, Rapho Township, filed a Writ of Scire Facias Sur Municipal Claim, against you in the Court of Common Pleas of LANCASTER County, Pennsylvania, docketed to No. CI-18-09800, wherein Plaintiff seeks to recover municipal claims based on your failure to pay an outstanding balance due as required by law.

You are hereby notified to plead to the above referenced Writ on or before 15 days from the date of this publication or a Judgment will be entered against you.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within fifteen (15) days after this Writ is served by entering a written appearance personally or by attorney and filing in writing with the court an affidavit of your defense or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the Writ or for any

other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

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ARTICLES OF INCORPORATION NOTICES

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania for a business corporation organized under the Pennsylvania Business Corporation Law of 1988. The name of the corporation is:

SHOWALTER
CONSTRUCTION, INC.
Morgan, Hallgren, Crosswell &
Kane, P.C.
Attorneys

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NOTICE IS HEREBY GIVEN that Articles of Incorporation for:

THE TEARS OF
HOPE FOUNDATION
a Pennsylvania nonprofit corporation
with a registered office at: 3139 Irish-

town Road, Gordonville, PA 17529, were filed with the Department of State of the Commonwealth of Pennsylvania, on December 27, 2018, pursuant to the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

The corporation is organized for charitable, religious and educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code and, subject to the foregoing, to do any act which may be undertaken by a nonprofit corporation under the Pennsylvania Nonprofit Corporation Law of 1988.

BLAKINGER THOMAS, PC
Attorneys

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FICTITIOUS NAME NOTICES

An application for registration of the fictitious name:

CAHILL HVAC

27 Brookview Cir., Elizabethtown, PA 17022 has been filed in the Department of State at Harrisburg, PA, file date November 22, 2018 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration are Timothy Cahill, 27 Brookview Cir., Elizabethtown, PA 17022.

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Tiffany A. Snellbaker, 2856 Countryside Dr., Lancaster, PA 17601 did file in the office of the Secretary of the Commonwealth of Pennsylvania, on or about October 25, 2018 registration of the name:

CREATION WOODWORKING

under which she intends to do business at: 2856 Countryside Dr., Lancaster, PA 17602 pursuant to the provision of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act."

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NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the De-

partment of State of the Commonwealth of Pennsylvania on November 20, 2018 for:

HIP HOPS CRAFT BEER

at: 1366 Lititz Rd., Manheim, PA 17545. The name and address of the individual interested in the business are Michael Tull at 1366 Lititz Rd., Manheim, PA 17545. This was filed in accordance with 54 Pa. C.S. 311.

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Immobili Commerciali LLC, 201 E. Oregon Road, Lititz, PA 17543 did file in the office of the Secretary of the Commonwealth of Pennsylvania, on or about November 26, 2018 registration of the name:

LOMBARDO'S

under which it intends to do business at: 216 Harrisburg Avenue, Lancaster, PA 17603 pursuant to the provision of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act."

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Immobili Commerciali LLC, 201 E. Oregon Road, Suite 100, Lititz, PA 17543 did file in the office of the Secretary of the Commonwealth of Pennsylvania, on or about November 26, 2018 registration of the name:

LOMBARDO'S

ITALIAN-AMERICAN RESTAURANT under which it intends to do business at: 216 Harrisburg Avenue, Lancaster, PA 17603 pursuant to the provision of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act."

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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 December 12, 2018 for:

PARADISE VIEW REPAIR

at: 3623 Old Philadelphia Pike, P.O. Box 121, Intercourse, PA 17534. The name and address of the individual

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interested in the business are Daniel Buel at 3623 Old Philadelphia Pike, P.O. Box 121, Intercourse, PA 17534. This was filed in accordance with 54 Pa. C.S. 311.

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SUITS ENTERED

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

December 28, 2018

to January 4, 2019

ALCANTARAABREU, RAFAEL E.; Cavalry SPV I, LLC; Apothaker; 00009

BEDOYA, JOBANY, BEDOYA, NAZARETH G.; Wells Fargo Bank, N.A.; Wapner; 11086

BENSON, ROBERT E.; Quicken Loans, Inc.; Manis; 11092

BROWN, CHRISTOPHER R.; New Penn Financial, LLC; Neeren; 11135

BROWN, MARLA; Wells Fargo Bank, N.A.; Rauer; 11162

BRYAN, MICHAEL, SKILES, JODI; BB&T Commercial Equipment Capital Corp.; Farley; 00019

COULTON, ALEXANDRA; Cavalry SPV I, LLC; Apothaker; 00012

CRESPO, BRIANNA; Cavalry SPV I, LLC; Apothaker; 00005

DAILY, BRITTANY L.; Cavalry SPV I, LLC; Apothaker; 00006

DANUSER MACHINE COMPANY, INC.; Hamilton Equipment, Inc.; Knapp; 11047

DAVENPORT, JON, DAVENPORT, JON A.; American Express, National Bank; Apothaker; 00002

DELIZ, DARLENE; Cavalry SPV I, LLC; Apothaker; 00018

DEYO, REBECCA; Cavalry SPV I, LLC; Apothaker; 00015

EAGLES, JILL, RED ROSE FAMILY DENTAL; Tanya Marshall; Allen; 11073

FAIRMONT HOMES, FAIRMONT HOMES RETIREMENT COMMUNITY; Janet L. Lehman; Galvin; 11123

FARABAUGH, RONALD M., FARABAUGH, KIMBERLY A.; Caliber Home Loans, Inc.; Pierro; 11146

GORDON, ANTHONY B.; Cavalry SPV I, LLC; Apothaker; 00013

GYUG, WILLIAM S.; Discover Bank; Cawley; 11152

HECKEL, ERIC; George Robert Parry; Sanders; 11122

HOUCK, THOMAS; Cavalry SPV I, LLC; Apothaker; 00014

KETNER, JENNIFER A.; Cavalry SPV I, LLC; Apothaker; 00017

KISSINGER, SANDRA L.; Bayview Loan Servicing, LLC, a Delaware Limited Liability Company; Manis; 11088

LAMOURT, ARNALDO A.; HomeBridge Financial Services, Inc.; Wapner; 11119

LANCASTER COUNTY, WEEKS, TYREEK; Luis Silva; Allen; 11127

MANN, ROBERTA; Cavalry SPV I, LLC; Apothaker; 00010

MARTIN, CALVIN; American Express, Centurion Bank; Luisi; 11097

McDONNELL, MICHAEL; Wells Fargo Bank, N.A.; Connor; 11069

MEDINA, JOHN; BB&T Commercial Equipment Capital Corp.; Farley; 11112

NINNASOPHA, VIEN; Discover Bank; Dougherty; 11095

ORZECHOWSKI, LANCE, ORZECHOWSKI, KELLY A.; Cavalry SPV I, LLC; Apothaker; 00016

PENA, HIRAM; Cavalry SPV I, LLC; Apothaker; 00003

PITT, ERIC; Cavalry SPV I, LLC; Apothaker; 00008

RAMIREZ, LEIDI; Cavalry SPV I, LLC; Apothaker; 00001

RODRIGUEZ, COAMEZ; Cavalry SPV I, LLC; Apothaker; 00004

ROTHERMEL, SARAH; BB&T Commercial Equipment Capital Corp.; Farley; 00024

SENSENI, GEORGE A.; Nationstar Mortgage, LLC; LaBletta; 00032

SHENENBERGER, TIMOTHY L.; Carrington Mortgage Services, LLC; LaBletta; 11149

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SHIFFLETT, SANDRA L.; First
National Bank of Omaha; Doyle;
00037

STONE STREET ORIGINATIONS,
LLC; Michael Sensenich; Maro;
11094

WHITFORD CONSTRUCTION
COMPANY, FLEMING, ROBERT;
Walter & Jackson, Inc.; Saladik;
11071

YOUNG, ERIN; Cavalry SPV I,
LLC; Apothaker; 00011

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NOTICE



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

**Wednesday, JANUARY 30, 2019
1:30 p.m. Prevailing Time**

Pursuant to writs of Execution directed to me by the Court of Common Pleas of Lancaster County, Pa., I will expose the following Real Estate to public sale at 1:30 p.m. on the above date in the Lancaster County Courthouse, Courtroom A, 50 North Duke Street, in the City of Lancaster, PA.

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

Beginning January 1, 2017, the taking or recording of pictures, photographs, videos, or audio recordings; and the use or possession of audio or video broadcast or recording equipment, or any other device capable of capturing or transmitting sound or images (including, without limitation, cameras and cell phones); in a courtroom, hearing room, or their respective environs during the progress of or in connection with any action, whether or not court is actually in session, is prohibited in compliance with L.C. R.Crim.P. No. 112.

CONDITIONS OF SALE

The Sheriff's Office reserves the right to accept or to reject any one or more bids, and to sell the properties in any order or combination, as determined by the Sheriff's Office. The sale of any property may, at the discretion of the Sheriff's Office, be

stayed or continued in whole or in part.

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

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

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

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

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

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

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

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

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

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

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

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

CHRISTOPHER LEPLER
Sheriff of Lancaster County
MICHAEL D. HESS, ESQUIRE
Solicitor

No. CI-18-05160

**CITIZENS BANK
OF PENNSYLVANIA**

vs.

**ELIZABETH J. ABREU a/k/a
ELIZABETH WEIMER**

Property Address: 4551 Miller Drive,
Mount Joy, PA 17552

UPI/Tax Parcel Number: 300-38792-
0-0000

Judgment: \$123,803.80

Reputed Owner: Elizabeth J. Abreu
a/k/a Elizabeth Weimer

LANCASTER LAW REVIEW

Deed Bk. and Pg.: H 54 and 191
Municipality: West Hempfield Town-
ship

Area: N/A

Improvements: Residential Dwelling

No. CI-16-08626

**JP MORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs.

ZACHARY D. ACOX

Property Address: 21 Lakeview Place,
Lititz, PA 17543

UPI/ Tax Parcel Number: 600-88842-
0-0000

Judgment: \$111,504.27

Reputed Owner: Zachary D. Acox

Document ID#: 5961982

Municipality: Township of Warwick

Area: ALL THAT CERTAIN lot or tract
of land situate along the East side
of Lakeview Place in the Township
of Warwick, County of Lancaster,
Commonwealth Of Pennsylvania,
being shown as Lot No. 129 on a
Final Subdivision Plan of Cross-
winds—Section VI, said plan re-
corded in Subdivision Plan Book
J, Volume 138, Page 119, said Lot
No. 129 being more fully bounded
and described as follows, to wit:

Improvements: Residential Dwelling

No. CI-18-04629

**LAKEVIEW LOAN
SERVICING, LLC**

vs.

JOSEPH J. BARBER, SR.

Property Address: 224 Elm Circle,
New Holland, PA 17557

UPI/ Tax Parcel Number: 480-10765-
0-0000

Judgment: \$167,366.56

Reputed Owner: Joseph J. Barber,
Sr.

Deed Bk. or Instr No.: 6215857

Municipality: Borough of New Holland

Area: N/A

Improvements: Residential Real Es-
tate

No. CI-18-03547

**CITIBANK, N.A., NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS TRUSTEE OF NRZ
PASS-THROUGH TRUST VI**

vs.

**JAMES F. BEECH,
SANDRA J. BEECH**

Property Address: 37 Park Ave., Eph-
rata, PA 17522

UPI/ Tax Parcel Number: 260-65090-
0-0000

Judgment: \$142,015.82

Reputed Owners: James F. Beech and
Sandra J. Beech

Deed Bk.: 6342

Municipality: Borough of Ephrata

Area: 0.12

Improvements: Residential Dwelling

No. CI-16-10098

WELLS FARGO BANK, NA

vs.

JOHN P. BINKLE

Property Address: 904 Liberty Court,
Mount Joy, PA 17552

UPI/ Tax Parcel Number: 450-84581-
0-0000

Judgment: \$178,774.03

Reputed Owner: John P. Binkle

Deed Bk.: 5751755

Municipality: Mount Joy Borough

Area: 0.28

Improvements: Residential Dwelling

No. CI-18-02351

**BRANCH BANKING AND
TRUST COMPANY**

vs.

ANJULI J. BOLLINGER

Property Address: 239 W. Franklin
St., Ephrata, PA 17522

LANCASTER LAW REVIEW

UPI/ Tax Parcel Number: 260-75796-0-0000
Judgment: \$83,950.02
Reputed Owner: Anjuli J. Bollinger
Deed Instr. No.: 6146612
Municipality: Ephrata Borough
Area: 0.03
Improvements: Residential Dwelling

No. CI-18-01146

**JORDAN FUNK,
MICHAEL RESSLER AND
BRIAN RESSLER**

vs.

CHRISTY L. BRADLEY

Property Address: 3003 Pinch Rd.,
Manheim, PA 17545
UPI/ Tax Parcel Number: 540-28995-0-00000
Judgment: \$238,092.18
Reputed Owner: Christy L. Bradley
Instrument#: 6333170
Municipality: Rapho Township
Area 15.8 Acres
Improvements: Single Family Dwelling

No. CI-18-01432

**HSBC, BANK USA, N.A.,
AS TRUSTEE ON BEHALF OF
ACE SECURITIES CORP. HOME
EQUITY LOAN TRUST AND FOR
THE REGISTERED HOLDERS OF
ACE SECURITIES CORP. HOME
EQUITY LOAN TRUST,
SERIES 2007-ASAP2 ASSET
BACKED PASS-THROUGH
CERTIFICATES c/o OCWEN LOAN
SERVICING, LLC.**

vs.

**KAREN S. BRADY,
MICHAEL J. BRADY, THE
UNITED STATES OF AMERICA,
DEPARTMENT OF THE
TREASURY—INTERNAL
REVENUE SERVICE**

Property Address: 1150 Pilgrims
Pathway, Peach Bottom, PA 17563

UPI/ Tax Parcel Number: 170-52018-0-0000
Judgment: \$204,127.77
Reputed Owners: Karen S. Brady and
Michael J. Brady
Deed Bk. or Instr. No.: Bk. 2870 Page
309
Municipality: Township of Drumore
Area: N/A
Improvements: Residential Real Estate

No. CI-18-04294

**PENNSYLVANIA HOUSING
FINANCE AGENCY**

vs.

STEPHANIE K. BRUBAKER

Property Address: 1420 Cloverton
Dr., Columbia, PA 17512
UPI/ Tax Parcel Number: 110-41032-0-0000
Judgment: \$120,000.40
Reputed Owner: Stephanie K. Brubaker
Deed Bk. or Instr. No.: 6195500
Municipality: Borough of Columbia
Area: 0.2800
Improvements: Residential Dwellings

No. CI-18-00199

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

vs.

KANDY A. CAMPBELL

Property Address: 57 Tennyson Dr.,
Lancaster, PA 17602
UPI/ Tax Parcel Number: 780-51297-0-0000
Judgment: \$109,286.24
Reputed Owner: Kandy A. Campbell
Deed Bk. or Instr. No.: 6559100
Municipality: City of Lancaster
Area: N/A
Improvements: Residential Dwelling

No. CI-18-03586

EAGLE HOME MORTGAGE, LLC

vs.

JUAN C. CARRION-ORTIZ

Property Address: 350 Voltaire Blvd.,
Lancaster, PA 17603

UPI/ Tax Parcel Number: 340-30213-
0-0000

Judgment: \$97,956.72

Reputed Owner: Juan C. Carrion-
Ortiz

Deed Bk. or Instr. No.: Volume , Page
Municipality: Township of Lancaster
Area: N/A

Improvements: Residential Dwelling

No. CI-18-01907

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs.

**NATHAN W. CARTER,
ROSE A. CARTER, UNITED
STATES OF AMERICA**

Property Address: 866 Center Street,
Mount Joy, PA 17552

UPI/ Tax Parcel Number: 300-19343-
0-0000

Judgment: \$158,356.10

Reputed Owners: Nathan W. Carter
and Rose A. Carter and United
States of America

Document ID#: 5915366

Municipality: Township of West
Hempfield

Area: ALL THAT CERTAIN lot of land
situate on the west side of Center
Street, in the Township of West
Hempfield, County of Lancaster
and Commonwealth of Pennsylvania,
being known as Lot No. 23,
Block C, section 2 on a Plan of
Lots of Westview, said Plan being
recorded in the Recorder of deed
in and for Lancaster County,
Pennsylvania, in Subdivision Plan
Book J-82, page 14, bounded and
described as follows:

Improvements: Residential Dwelling

No. CI-18-03594

MIDFIRST BANK

vs.

**THOMAS CHAPMAN, III, THE
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT**

Property Address: 836 Oak Street,
Denver, PA 17517

UPI/ Tax Parcel Number: 140-20557-
0-0000

Judgment: \$63,913.93

Reputed Owner(s): Thomas Chap-
man, III

Instrument No.: 5074165

Municipality: Borough of Denver

Area: 0.06 Acres

Improvements: A Residential Dwelling

No. CI-17-08877

**NATIONSTAR MORTGAGE LLC.
d/b/a MR. COOPER**

vs.

**GARY L. CLARK,
ERIKA R. CLARK**

Property Address: 40 Granite Dr.,
East Earl, PA 17519

UPI/ Tax Parcel Number: 200-30996-
0-0000

Judgment: \$140,945.09

Reputed Owners: Gary L. Clark and
Erika R. Clark

Document: 5919407

Municipality: East Earl Township

Area: ALL THAT CERTAIN tract of
land situated along the northwest-
erly side of Granite Drive in the
Township of East Earl, County of
Lancaster, and Commonwealth of
Pennsylvania, as the same ap-
pears as Lot No. 13, Block C on a
Final Plan (Sheet No. 3 of 17)
bearing original plan date of
January 20, 2004. Prepared for
Blue Ball Commons by RGS AS-
SOCIATES, Land Development
Consultants, Brownstown, PA,
Project No. 2003768-001 and said
plan being recorded in the Office
of the Recorder of Deeds in and
for Lancaster County, PA, in Sub-
division Plan Book J-224, Page 30
revised in Subdivision Plan Book
J-224, Page 112 and all the same

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being more fully bounded and described as follows:
Improvements: Residential Dwelling

No. CI-17-09538

**FREEDOM
MORTGAGE CORPORATION**

vs.

MARK CLINE

Property Address: 18 Tucquan Glen Rd., Holtwood, PA 17532
UPI/Tax Parcel Number: 430-94556-0-0000
Judgment: \$236,322.03
Reputed Owner: Mark Cline
Instr. No.: 6286759
Municipality: Township of Martic
Area: Approx. 40,946 Square Feet
Improvements: Single Family Dwelling

No. CI-18-03761

**LAKEVIEW LOAN
SERVICING, LLC**

vs.

AMRA Y. CUHEL

Property Address: 134 E. Liberty St., Lancaster, PA 17602
UPI/Tax Parcel Number: 336-10905-0-0000
Judgment: \$72,020.09
Reputed Owner: Amra Y. Cuhel
Instr. No.: 6285327
Municipality: City of Lancaster
Area: 0.0400
Improvements: Residential Dwellings

No. CI-13-04718

**BANK OF AMERICA, N.A.,
AS SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, LP**

vs.

**JOHN L. DAMROW,
URSULA K. DAMROW**

Property Address: 328 Windgate Court, Millersville, PA 17551
UPI/Tax Parcel Number: 440-78777-0-0000
Judgment: \$143,437.34
Reputed Owners: John L. Damrow and Ursula K. Damrow
Instr. No.: 5156491
Municipality: Millersville Boro
Area: 0.09
Improvements: Residential Dwelling

No. CI-18-05082

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

vs.

**JEANETTE L. DIFFENDERFER,
SHAWN C. SMITH, SR.**

Property Address: 229 North 3rd Street, Columbia, PA 17512
UPI/Tax Parcel Number: 110-07901-0-0000
Judgment: \$90,291.33
Reputed Owners: Jeanette L. Diffenderfer and Shawn C. Smith, Sr.
Instr. No.: 5722885
Municipality: Borough of Columbia
Area: 0.0700
Improvements: Residential Dwellings

No. CI-18-00823

WELLS FARGO BANK, N.A.

vs.

**MEGHAN J. DINGES,
TROY E. DINGES**

Property Address: 6 Cambridge Dr., Conestoga, PA 17516
UPI/Tax Parcel Number: 120-56806-0-0000
Judgment: \$175,648.00
Reputed Owners: Troy E. Dinges, Meghan J. Dinges
Deed Bk. or Instr. No.: 5807710
Municipality: Conestoga
Area: 0.41 Acre
Improvements: Residential

No. CI-17-10590

**U.S. BANK NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE FOR NRZ
PASS-THROUGH TRUST VIII**

vs.

**VALERIE A. DOWD a/k/a
VALERIE DOWD, THE UNITED
STATES OF AMERICA, MICHAEL
J. DOWD a/k/a MICHAEL DOWD**

Property Address: 232 Hildale Rd.,
Pequea, PA 17565

UPI/Tax Parcel Number: 430-31420-
0-0000

Judgment: \$128,632.83

Reputed Owners: Valerie A. Dowd
a/k/a Valerie Dowd & Michael J.
Dowd a/k/a Michael Dowd

Instr. No.: 5174157

Municipality: Township of Martie

Area: 0.5900

Improvements: Residential Dwelling

No. CI-18-04113

**U.S. BANK N.A., AS TRUSTEE, ON
BEHALF OF THE HOLDERS OF
THE J.P. MORGAN MORTGAGE
TRUST 2007-S2 MORTGAGE
PASS-THROUGH CERTIFICATES**

vs.

**JOHN A. FARINA, WENDI M.
FARINA, THE UNITED STATES
OF AMERICA c/o THE U.S.
ATTORNEY FOR THE EASTERN
DISTRICT OF PENNSYLVANIA**

Property Address: 574 Hi-View Drive,
Lititz, PA 17543

UPI/Tax Parcel Number: 500-92403-
0-0000

Judgment: \$231,976.76

Reputed Owners: John A. Farina and
Wendi M. Farina

Instr. No.: 5155176

Municipality: Penn Township

Area: 19,602 Square Feet

Improvements: Residential Dwelling

No. CI-18-04873

WELLS FARGO BANK, N.A.

vs.

**BRENDA S. FAUST-LAW a/k/a
BRENDA S. FAUST LAW**

Property Address: 550 Blue Lake Rd.,
Denver, PA 17517

UPI/Tax Parcel Number: 090-28659-
0-0000

Judgment: \$137,370.82

Reputed Owner: Brenda S. Faust-Law
a/k/a Brenda S. Faust Law

Deed Instr. No.: 5888386

Municipality: West Cocalico Township
Area: 0.68

Improvements: Residential Dwelling

No. CI-18-04967

PENNYMAC LOAN SERVICES LLC

vs.

JAMES R. FRY

Property Address: 232 Linda Terrace,
Ephrata, PA 17522

UPI/Tax Parcel Number: 260-88366-
0-0000

Judgment: \$134,387.05

Reputed Owner: James R. Fry

Instr. No.: 6006915

Municipality: Ephrata Borough
Area: 0.14

Improvements: Residential Dwelling

No. CI-18-04912

**WELLS FARGO BANK, N.A. s/b/m
WACHOVIA BANK,
NATIONAL ASSOCIATION**

vs.

JUDITH M. FRY

Property Address: 1957 Stonemill
Dr., Bainbridge, PA 17502

UPI/Tax Parcel Number: 130-77050-
0-0000

Judgment: \$204,861.93

Reputed Owner: Judith M. Fry

Deed Bk.: 89, Page 73

Municipality: Conoy Township

LANCASTER LAW REVIEW

Area: 2.0

Improvements: Residential Dwelling

No. CI-17-06615

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs.

**ADRIANN R. GAWRYS,
DANIEL J. GAWRYS**

Property Address: 241 Julia Ave.,
Strasburg, PA 17579

UPI/ Tax Parcel Number: 570-90253-
0-0000

Judgment: \$215,670.20

Reputed Owners: Adriann R. Gawrys
and Daniel J. Gawrys

Document ID#: 5798667

Municipality: Borough of Strasburg

Area: ALL THAT CERTAIN lot or parcel of land having a brick aluminum siding split foyer dwelling with a two car garage thereon erected, known and numbered as 241 North Julia Avenue, situated along the west side of Julia Avenue and being known as Lot no. 4, Section C on the Plan of "Garden Spot Acres" laid out by J. Haines Shertzer, Registered Engineer, on November 10, 1962, in the Borough of Strasburg, County, of Lancaster and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Improvements: Residential Dwelling

No. CI-18-03858

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

vs.

**RYAN M. GRANT,
BRANDY M. GRANT**

Property Address: 228 S. Lime St.,
Quarryville, PA 17566

UPI/ Tax Parcel Number: 530-29511-
0-0000

Judgment: \$182,751.87

Reputed Owners: Brandy M. Grant
and Ryan M. Grant

Instr. No.: 5632849

Municipality: Quarryville Borough

Area: 10,019 Square Feet

Improvements: Residential Dwelling

No. CI-18-02490

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

vs.

RYAN J. HAMILTON

Property Address: 309 Wild Cherry
Lane, Marietta, PA 17547

UPI/ Tax Parcel Number: 150-11166-
0-0000

Judgment: \$129,420.80

Reputed Owner: Ryan J. Hamilton

Instrument No.: 5546607

Municipality: East Donegal Township

Improvements: A Residential Dwelling

No. CI-17-00558

**THE BANK OF NEW YORK
MELLON f/k/a THE BANK
OF NEW YORK, AS TRUSTEE
FOR THE CERTIFICATEHOLDERS
OF THE CWABS, INC.,
ASSET-BACKED CERTIFICATES,
SERIES 2006-15**

vs.

**EVELYN M. HARNISH,
JOHN M. HARNISH**

Property Address: 738 Penn Grant
Road, Lancaster, PA 17602

UPI/ Tax Parcel Number: 320-85580-
0-0000

Judgment: \$166,704.27

Reputed Owners: John M. Harnish
and Evelyn M. Harnish

Document ID#: 5541415

Municipality: Township of West Lampeter

Area: All that certain messuage, tenement and two tracts of land, hereinafter described as Purparts No. 1 and No. 2, situated in the Township of West Lampeter, in

LANCASTER LAW REVIEW

The County of Lancaster and State of Pennsylvania, bounded and described as follows, to wit
Improvements: Residential Dwelling

No. CI-18-05250

FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE")

vs.

EDWARD D. HART

Property Address: 1800 Lebanon Rd.,
Manheim, PA 17545
UPI/Tax Parcel Number: 500-76814-0-0000
Judgment: \$162,097.07
Reputed Owner: Edward D. Hart
Instrument No.: 5693519
Municipality: Township of Penn
Improvements: A Residential Dwelling

No. CI-18-01409

**PNC BANK,
NATIONAL ASSOCIATION**

vs.

GARY P. HEISTAND

Property Address: 1329 Calvert Lane,
Lancaster, PA 17603
UPI/Tax Parcel Number: 338-72999-0-0000
Judgment: \$92,435.76
Reputed Owner: Gary P. Heistand
Deed Bk. or Instr. No.: 5243, Page 378
Municipality: City of Lancaster
Area: .05 Acres
Improvements: Having erected thereon a dwelling known as 1329 Calvert Lane, Lancaster, PA 17603.

No. CI-18-02732

CARRINGTON MORTGAGE SERVICES, LLC

vs.

**STEVEN HILMER,
ASHLEY HILMER**

Property Address: 42 North Poplar Street, Elizabethtown, PA 17022

UPI/Tax Parcel Number: 250-60080-0-0000

Judgment: \$115,195.80
Reputed Owners: Steven Hilmer and Ashley Hilmer
Deed Bk. or Instr No.: 6129207
Municipality: Lancaster Township
Area: N/A
Improvements: Single Family Dwelling

No. CI-18-03367

BRANCH BANKING AND TRUST COMPANY

vs.

**RONALD HOAK, KNOWN
SURVIVING HEIR OF
CURTIS D. STEHMAN,
UNKNOWN SURVIVING HEIRS OF
CURTIS D. STEHMAN**

Property Address: 1313 Landisville Rd., Manheim, PA 17545
UPI/Tax Parcel Number: 290-18347-0-0000
Judgment: \$82,553.77
Reputed Owner: Curtis D. Stehman
Instr. No.: 6184675
Municipality: Township of East Hempfield
Area: N/A
Improvements: Residential Dwelling

No. CI-17-10666

**PNC BANK,
NATIONAL ASSOCIATION**

vs.

MICHELE HORN

Property Address: 282 Broad Street, Landisville, PA 17538
UPI/Tax Parcel Number: 290-07321-0-0000
Judgment: \$130,105.39
Reputed Owner: Michele Horn
Deed Bk. or Instr. No.: 6119034
Municipality: Township of East Hempfield
Area: 0.1700
Improvements: Residential Dwelling

LANCASTER LAW REVIEW

No. CI-18-00675

**BELCO COMMUNITY
CREDIT UNION**

vs.

**RODNEY B. HORN,
MELISSA L. HORN**

Property Address: 1124 Louise Avenue, Lancaster, PA 17601

UPI/Tax Parcel Number: 390-27056-0-6000

Judgment: \$195,318.01

Reputed Owners: Rodney B. Horn and Melissa L. Horn

Deed Doc. ID.: 5442513

Municipality: Manheim Township

Area: 0.18 Acres

Improvements: Dwelling House

No. CI-18-03120

PINGORA LOAN SERVICING, LLC

vs.

**ALVIN J. JOHNSON, JR.,
KAYLA N. SINGLETON**

Property Address: 4027 Bradford Circle, Mount Joy, PA 17552

UPI/Tax Parcel Number: 300-23017-1-0012

Judgment: \$154,425.93

Reputed Owners: Alvin J. Johnson, Jr. and Kayla N. Singleton

Instr. No.: 6137890

Municipality: West Hempfield Township

Area: 1330 Sq. Ft.

Improvements: Residential Dwelling

No. CI-18-02665

**VIVACITY NATIONAL
HOLDING LLC**

vs.

**JOSE M. KELLY,
JENNY RAMIREZ**

Property Address: 29 Coral Street, Lancaster, PA 17603

UPI/Tax Parcel Number: 338-44928-0-0000

Judgment: \$54,385.62

Reputed Owners: Jose M. Kelly and Jenny Ramirez

Deed Bk. or Instr. No.: 6119801

Municipality: City of Lancaster

Area: 0.0300

Improvements: Residential Dwellings

No. CI-18-01896

OCWEN LOAN SERVICING, LLC

vs.

LISA R. LESHER

Property Address: 542 North 2nd Street, Columbia, PA 17512

UPI/Tax Parcel Number: 110-55981-0-00000

Judgment: \$69,551.08

Reputed Owner: Lisa R. Leshner

Instr. No.: 5823914

Municipality: Borough of Columbia

Area: N/A

Improvements: Residential Real Estate

No. CI-18-03050

**CARRINGTON MORTGAGE
SERVICES, LLC**

vs.

ERICA L. LUTTENBERGER

Property Address: 427 W. Vine St., Lancaster, PA 17603

UPI/Tax Parcel Number: 338-33736-0-0000

Judgment: \$87,382.84

Reputed Owner: Erica L. Luttenberger

Instr. No.: 5545935

Municipality: City of Lancaster

Area: N/A

Improvements: Single Family Dwelling

No. CI-18-04505

WELLS FARGO BANK, N.A.

vs.

ROBERTA JEAN MARLEY

LANCASTER LAW REVIEW

Property Address: 1130 Hermosa Ave., Lancaster, PA 17601
UPI/ Tax Parcel Number: 290-10630-0-0000
Judgment: \$104,122.49
Reputed Owner: Roberta Jean Marley
Deed Instr. No.: 6277611
Municipality: East Hempfield Township
Area: 0.49 Acres
Improvements: Residential Dwelling

No. CI-18-01881

CALIBER HOME LOANS, INC.

vs.

**GERALD L. MARTIN a/k/a
GERALD MARTIN, NAOMI
MARTIN a/k/a NAOMI L. MARTIN**

Property Address: 16 Broad Street, Ephrata, PA 17522
UPI/ Tax Parcel Number: 260-20203-0-0000
Judgment: \$122,106.43
Reputed Owners: Gerald L. Martin and Naomi L. Martin, Husband and Wife
Deed Bk. or Instr. No.: Volume , Page
Municipality: Borough of Ephrata
Area: N/A
Improvements: Residential Dwelling

No. CI-18-02085

**NATIONSTAR MORTGAGE LLC
d/b/a MR. COOPER**

vs.

JANICE E. McCOURT

Property Address: 1605 Stanley Ave., Landisville, PA 17538
UPI/ Tax Parcel Number: 300-63450-0-0000
Judgment: \$171,007.06
Reputed Owner: Janice E. McCourt
Document Id#: 5839770
Municipality: West Hempfield Township
Area: All that certain lot or tract of land being situate on the North side of Stanley Avenue, in the

Township of West Hempfield, County of Lancaster and Commonwealth of Pennsylvania, said Lot being known as Lot No. 185, Block "A" as shown on a Final Plan of Lots of Chestnut Hill, Section No. I prepared for West Chestnut Realty Corporation by Henry I. Stausser, Registered Surveyor, dated April 6, 1978 and revised June 7, 1979, said Plan being known as Drawing No. PM-136-D, said Plan being recorded in the Recorder of Deeds Office in Lancaster, Pennsylvania in Subdivision Plan Book No. J-113 on Page 133, said Lot being more fully bounded

Improvements: Residential Dwelling

No. CI-17-10712

SANTANDER BANK NA

vs.

BLANCA I. MENDEZ

Property Address: 325 Laurel Street, Lancaster, PA 17603
UPI/ Tax Parcel Number: 338-93456-0-0000
Judgment: \$47,032.45
Reputed Owner: Blanca I. Mendez
Deed Bk.: Book 6114, Page 66
Municipality: Lancaster City
Area: 0.04
Improvements: Residential Dwelling

No. CI-18-03745

**NATIONS LENDING
CORPORATION, AN
OHIO CORPORATION**

vs.

**SCOTT MOWERY, IN HIS
CAPACITY AS HEIR OF
WILLIAM L. MOWERY a/k/a
WILLIAM MOWERY, DECEASED,
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR**

**INTEREST FROM OR UNDER
WILLIAM L. MOWERY a/k/a
WILLIAM MOWERY, DECEASED,
BRENT MOWERY, IN HIS
CAPACITY AS HEIR OF WILLIAM
L. MOWERY a/k/a WILLIAM
MOWERY, DECEASED**

Property Address: 1677 Kirkwood
Pike, Kirkwood, PA 17536

UPI/Tax Parcel Number: 100-34192-
0-0000

Judgment: \$164,556.07

Reputed Owners: Scott Mowery, in
His Capacity as Heir of William L.
Mowery a/k/a William Mowery,
Deceased, Brent Mowery, in His
Capacity as Heir of William L.
Mowery a/k/a William Mowery,
Deceased, Unknown Heirs, Suc-
cessors, Assigns and All Persons,
Firms or Associations Claiming
Right, Title or Interest From or
Under William L. Mowery a/k/a
William Mowery, Deceased

Deed Bk.: Book 4354, Page 676

Municipality: Colerain Township

Area: 1.38

Improvements: Residential Dwelling

No. CI-17-01285

**JP MORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs.

MICHAEL S. NEIN, SR.

Property Address: 128-130 East Mar-
ket Street, Marietta, PA 17547

UPI/Tax Parcel Number: 420-97601-
0-0000

Judgment: \$89,276.20

Reputed Owner: Michael S. Nein, Sr.

Document Id#: 5923464

Municipality: Marietta Borough

Area: THAT CERTAIN lot or piece of
land with a two-story brick dwell-
ing house and other improve-
ments thereon erected, known as
128 and 130 EAST MARKET
STREET, situated on the north
side of East Market Street in

MARIETTA BOROUGH, Lancaster
County, Pennsylvania, bounded
and described as follows:

Improvements: Residential Dwelling

No. CI-17-05808

**CONESTOGA VALLEY
SCHOOL DISTRICT**

vs.

JANET A. NELSON

Property Address: 40 Amanda Ave.,
Leola, PA 17540

UPI/Tax Parcel Number: 360-97341-
0-0000

Judgment: \$3,565.93

Reputed Owner: Janet A. Nelson

Deed Bk. and Page: Book No. 6884
Page No. 017

Municipality: Upper Leacock Town-
ship

Area: 0.2900 Acres

Improvements: Residential

No. CI-18-04090

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

vs.

**NITA K. NISSLEY,
SCOTT A. NISSLEY**

Property Address: 600 Water St.,
Mount Joy, PA 17552

UPI/Tax Parcel Number: 450-86722-
0-0000

Judgment: \$149,745.49

Reputed Owners: Scott A. Nissley and
Nita K. Nissley

Deed Bk.: 3168 and Page 0258 or
Instr. No.

Municipality: Borough of Mount Joy
Area: 0.24

Improvements: Two Story Residential
Dwelling

No. CI-18-01177

PENNYMAC LOAN SERVICES, LLC

vs.

LANCASTER LAW REVIEW

**ALEX O. PABON,
KELLY D. PABON a/k/a
KELLY E. DONNELLY**

Property Address: 805 Pinetree Way,
Lancaster, PA 17601

UPI/Tax Parcel Number: 290-90532-
0-0000

Judgment: \$218,683.41

Reputed Owners: Alex O. Pabon,
Kelly D. Pabon a/k/a Kelly E.
Donnelly

Instr. No.: 5938097

Municipality: East Norriton

Area: 0.25 Acres

Improvements: Residential

No. CI-17-04974

**CONESTOGA VALLEY
SCHOOL DISTRICT**

vs.

**CRAIG S. PECK,
MELODY JEAN PECK**

Property Address: 837 Willow Rd.,
Lancaster, PA 17601

UPI/Tax Parcel Number: 310-23437-
0-0000

Judgment: \$3,886.39

Reputed Owners: Craig S. Peck and
Melody Jean Peck

Document No.: 6163041

Municipality: East Lampeter Town-
ship

Area: 19,166

Improvements: Single Family Dwell-
ing

No. CI-17-06295

**CONESTOGA VALLEY
SCHOOL DISTRICT**

vs.

LUAT PHAM

Property Address: 1734 Lincoln High-
way East, Lancaster, PA 17602

UPI/Tax Parcel Number: 310-28612-
0-0000

Judgment: \$2,725.28

Reputed Owner: Luat Pham

Instr. No.: 6218044

Municipality: East Lampeter Town-
ship

Area: 0.3100 Acres

Improvements: Residential—Primary
Homesite

No. CI-18-03648

**WILMINGTON SAVINGS
FUND SOCIETY, FSB, AS
TRUSTEE OF STANWICH
MORTGAGE LOAN TRUST A**

vs.

**RONALD LEE POE, IN HIS
CAPACITY AS HEIR OF
DOROTHY L. POE, DECEASED,
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
DOROTHY L. POE, DECEASED**

Property Address: 1237 Tanning Yard
Rd., Peach Bottom, PA 17563

UPI/Tax Parcel Number: 170-47775-
0-0000

Judgment: \$22,931.81

Reputed Owner: Ronald Lee Poe in
His Capacity As Heir of Dorothy
L. Poe, Deceased

Deed Bk.: 5521, Page 371

Municipality: Drumore Township

Area: 1.04 Acres

Improvements: Residential Dwelling

No. CI-18-02800

**SUBURBAN LANCASTER
SEWER AUTHORITY**

vs.

JON D. POETZL

Property Address: 127 River Bend
Park, Lancaster, PA 17602

UPI/Tax Parcel Number: 320-10517-
1-0127

Judgment: \$3,975.72

Reputed Owner: Jon D. Poetzl

LANCASTER LAW REVIEW

Instr. No.: 6182255

Municipality: West Lampeter Township

Area: +/-

Improvements: Two-Story Condo

No. CI-18-04378

**CITIBANK, N.A., NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS TRUSTEE OF NRZ
PASS-THROUGH TRUST VI**

vs.

STEVE M. REIDENBACH

Property Address: 3204 Kitty Lane,
Mountville, PA 17554

UPI/Tax Parcel Number: 300-34369-
0-0000

Judgment: \$293,617.90

Reputed Owner: Steve M Reidenbach

Deed Bk. or Instr. No.: 5268

Municipality: Township of West
Hempfield

Area: 0.3200

Improvements: Residential Dwellings

No. CI-17-08499

WELLS FARGO BANK, NA

vs.

**SHERYL L. RITTENHOUSE,
GUY H. RITTENHOUSE**

Property Address: 442 Society Hill
Circle, Mountville, PA 17554

UPI/Tax Parcel Number: 470-96187-
0-0000

Judgment: \$229,314.93

Reputed Owners: Sheryl L. Ritten-
house and Guy H. Rittenhouse

Deed Bk.: Book 4298, Page 0324

Municipality: Mountville Borough

Area: 0.15

Improvements: Residential Dwelling

No. CI-18-04169

**FIRST CHOICE LOAN
SERVICES, INC.**

vs.

SHANNON M. ROCHE

Property Address: 549 Golden St.,
Lititz, PA 17543

UPI/Tax Parcel Number: 370-65268-
0-0000

Judgment: \$208,137.59

Reputed Owner: Shannon M. Roche

Municipality: Borough of Lititz

Area: N/A

Improvements: Residential Real Es-
tate

No. CI-18-01210

**SPECIALIZED LOAN
SERVICING, LLC.**

vs.

**ALEXIS RUSH, AS BELIEVED
HEIR AND/OR ADMINISTRATOR
OF THE ESTATE OF SUSAN
CLAY, UNKNOWN HEIRS AND/OR
ADMINISTRATORS OF THE
ESTATE OF SUSAN CLAY,
JOSEPHINE SINGER, AS
BELIEVED HEIR AND/OR
ADMINISTRATOR TO THE
ESTATE OF SUSAN CLAY**

Property Address: 197 Pleasant Val-
ley Rd., East Earl, PA 17519

UPI/Tax Parcel Number: 040-98609-
0-0000

Judgment: \$72,374.20

Reputed Owner: Susan Clay

Deed Bk.: Volume J-219, Page 17

Municipality: Township of Brecknock

Area: N/A

Improvements: Residential Dwelling

No. CI-18-03458

**PHH MORTGAGE
CORPORATION f/k/a CENDANT
MORTGAGE CORPORATION**

vs.

**STACIA L. SALADA,
JOSEPH L. SALADA**

Property Address: 426 West Cedar
St., New Holland, PA 17557

UPI/Tax Parcel Number: 480-51334-
0-0000

LANCASTER LAW REVIEW

Judgment: \$187,364.52
Reputed Owners: Stacia L. Salada
and Joseph L. Salada
Deed Instr. No.: 5148262
Municipality: New Holland Borough
Area: 0.25 Acres
Improvements: Residential Dwelling

No. CI-17-04926

**CONESTOGA VALLEY
SCHOOL DISTRICT**

vs.

**BARBARA E. SAUDER a/k/a
BARBARA E. BAKER**

Property Address: 299 Sun Valley
Drive, Leola, PA 17540
UPI/Tax Parcel Number: 360-30781-
0-0000
Judgment: \$3,794.52
Reputed Owner: Barbara E. Sauder
Deed Bk. and Page: Book: C-62 Page:
115
Municipality: Upper Leacock Town-
ship
Area: 13,939 Sq. Feet
Improvements: Residential Single
Family Dwelling

No. CI-17-01532

MIDFIRST BANK

vs.

**ROBERT W. SHAFFER, THE
SECRETARY OF HOUSING
AND URBAN DEVELOPMENT,
TRACY M. WOLFE**

Property Address: 143 East Lincoln
Ave., Lititz, PA 17543
UPI/Tax Parcel Number: 370-80357-
0-0000
Judgment: \$128,000.22
Reputed Owner(s): Robert W. Shaffer
and Tracy M. Wolfe
Instrument No.: 5673554
Municipality: Borough of Lititz
Area: 9.1 X 102.09 X 91.65 X 101.78
Improvements: A Residential Dwelling

No. CI-18-04374

**U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR STRUCTURED
ASSET SECURITIES
CORPORATION MORTGAGE
PASS-THROUGH CERTIFICATES,
SERIES 2006-RF3**

vs.

**KEVIN P. SHEEHAN a/k/a
KEVIN SHEEHAN**

Property Address: 113 S. Poplar
Street, Elizabethtown, PA 17022
UPI/Tax Parcel Number: 250-27491-
0-0000
Judgment: \$76,793.78
Reputed Owner: Kevin P. Sheehan
a/k/a Kevin Sheehan
Document: 5343989
Municipality: Borough of Elizabeth-
town
Area: ALL THAT CERTAIN lot or piece
of ground with the improvements
thereon erected, situate in the
Borough of Elizabethtown, Coun-
ty of Lancaster and Common-
wealth of Pennsylvania, being
known as 113 South Poplar
Street, more particularly de-
scribed in accordance with a Plan
made by D. C. Gohn & Associates,
said plan being recorded on the
13th day of March, 2000, in Lan-
caster County Recorder of Deeds
Office in Plan Book J-206, Page
90, as follows, to wit:
Improvements: Residential Dwelling

No. CI-18-02492

BANK OF AMERICA, N.A.

vs.

MAXINE SHELTON

Property Address: 131 E. Ross St.,
Lancaster, PA 17602
UPI/Tax Parcel Number: 336-04050-
0-0000
Judgment: \$127,817.76
Reputed Owner: Maxine Shelton

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Instr. No.: 5915498
Municipality: City of Lancaster
Area: 0.0400
Improvements: Residential Dwellings

No. CI-18-04804

**NATIONSTAR MORTGAGE LLC
d/b/a MR. COOPER**

vs.

SHELBY D. SHEPRO

Property Address: 41 Park St., Akron,
PA 17501
UPI/Tax Parcel Number: 020-21306-
0-0000
Judgment: \$69,707.74
Reputed Owner: Shelby D. Shepro
Deed Bk. and Page or Instr. No.:
5613526
Municipality: Borough of Akron
Area: N/A
Improvements: N/A

No. CI-17-09605

**FINANCE OF AMERICA
REVERSE, LLC**

vs.

CAROLYN G. SIEGEL

Property Address: 74 Spring Hill
Lane, Mountville, PA 17554
UPI/Tax Parcel Number: 470-77553-
0-0000
Judgment: \$206,590.48
Reputed Owner: Carolyn G. Siegel
Deed Bk.: 5784
Municipality: Borough of Mountville
Area: .2000
Improvements: Residential Dwelling

No. CI-17-06577

MIDFIRST BANK

vs.

**BRANDON L. SMITH, THE
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT**

Property Address: 1280 Kramer Mill
Rd., Denver, PA 17517

UPI/Tax Parcel Number: 040-44306-
0-0000

Judgment: \$65,414.24
Reputed Owner(s): Brandon L. Smith
Deed Book: 6499, Page 0230
Municipality: Brecknock Township
Area: N/A
Improvements: A Residential Dwelling

No. CI-15-06934

**CLEARVUE CAPITAL
CORPORATION, ASSIGNEE OF
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE OF
THE SECURITY NATIONAL
MORTGAGE LOAN TRUST 2005-1**

vs.

JOHN L. SOUDERS

Property Address: 240 Grubbs Corner
Road and Haines Station Road,
Peach Bottom, PA 17563
UPI/Tax Parcel Numbers: 280-02042-
0-0000, 280-03919-0-0000
Judgment: \$118,323.44
Reputed Owner: John L. Souders
Deed Bk. and Page: 2978/222
Municipality: Fulton Township
Area: 5.70 Acres/ .48 Acre
Improvements: Single Family Resi-
dence/Vacant Land

No. CI-18-03494

**DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS
INDENTURE TRUSTEE, FOR NEW
CENTURY HOME EQUITY LOAN
TRUST 2005-4**

vs.

**FRANK STACK a/k/a
FRANK JAMES STACK, III, THE
UNITED STATES OF AMERICA**

Property Address: 126 East State St.,
Quarryville, PA 17566
UPI/Tax Parcel Number: 530-37686-
0-0000
Judgment: \$99,710.03
Reputed Owner: Frank Stack aka
Frank James Stack, III

Instr. No.: 5325553
Municipality: Borough of Quarryville
Area: .3100
Improvements: Residential Dwelling

No. CI-18-00655

**FREEDOM
MORTGAGE CORPORATION**

vs.

JANICE L. SWAVELY

Property Address: 1060 James Ave.,
Ephrata, PA 17522
UPI/Tax Parcel Number: 260-42521-
0-0000
Judgment: \$134,290.85
Reputed Owner: Janice L. Swavely
Instr. No.: 6111612
Municipality: Borough of Ephrata
Improvements: Residential Dwelling

No. CI-17-08663

WELLS FARGO BANK, N.A.

vs.

**JAMES C. TESTER a/k/a
JAMES CARL TESTER,
NICOLE L. TESTER a/k/a
NICOLE LYNN TESTER**

Property Address: 1912 Susquehan-
nock Drive, Drumore, PA 17518
UPI/Tax Parcel Number: 170-61105-
0-0000
Judgment: \$218,037.76
Reputed Owners: James C. Tester
and Nicole L. Tester, Husband and
Wife
Deed Bk. or Instr. No.: Volume , Page
Municipality: Township of Drumore
Area: N/A
Improvements: Residential Dwelling

No. CI-17-01182

LOANDEPOT.COM, LLC

vs.

**THE UNKNOWN HEIRS OF
SHEILA E. TURNBULL,
DECEASED, CRISTA KIMBLE**

**SOLELY IN HER CAPACITY AS
HEIR OF SHEILA E. TURNBULL,
DECEASED, JANENE OEHME
SOLELY IN HER CAPACITY
AS HEIR OF SHEILA E.
TURNBULL, DECEASED, KATE
PERCIVAL SOLELY IN HER
CAPACITY AS HEIR OF SHEILA
E. TURNBULL, DECEASED**

Property Address: 717 N. Lime Street,
Lancaster, PA 17602

UPI/Tax Parcel Number: 336-55267-
0-0000

Judgment: \$143,163.65

Reputed Owners: The Unknown Heirs
of SHEILA E. TURNBULL De-
ceased, CRISTA KIMBLE solely in
Her Capacity as Heir of SHEILA
E. TURNBULL, Deceased, JA-
NENE OEHME solely in Her Ca-
pacity as Heir of SHEILA E.
TURNBULL, Deceased and Kate
Percival Solely in Her Capacity as
Heir of Sheila E. Turnbull, De-
ceased

Instr. No.: 5659956

Municipality: City of Lancaster

Area: .0900

Improvements: Residential Dwelling

No. CI-18-05614

BANKUNITED N.A.

vs.

**BRENDA S. THOMPSON, NICOLE
D. THOMPSON-CARTWRIGHT**

Property Address: 453 Cherry Street,
Columbia, PA 17512

UPI/Tax Parcel Number: 110-81822-
0-0000

Judgment: \$138,921.54

Reputed Owners: Brenda S. Thomp-
son and Nicole D. Thompson-
Cartwright

Document: 6136485

Municipality: Borough of Columbia
Area: ALL THAT CERTAIN lot of
ground with a three story brick
dwelling house and other im-
provements thereon erected, Situ-
ate Nos. 453-455 on the North

LANCASTER LAW REVIEW

side of Cherry Street, between Fourth and Fifth Streets, in the Borough of Columbia, County of Lancaster, Commonwealth of Pennsylvania, bounded and described as follows:

Improvements: Residential Dwelling

No. CI-17-02319

**JPMORGAN CHASE BANK
NATIONAL ASSOCIATION**

vs.

TRACEY J. TOMS

Property Address: 874 Rife Run Road,
Manheim, PA 17545

UPI/Tax Parcel Number: 540-73546-
0-0000

Judgment: \$210,455.80

Reputed Owner: Tracey J. Toms

Instr. No.: 5868214

Municipality: Township of Rapho

Area: .76

Improvements: Residential Dwelling

No. CI-17-04618

MTGLQ INVESTORS, LP

vs.

**JOHANNA TORRES-MALDONADO,
WANDA I. NIEVES CARABALLO**

Property Address: 914 Race Ave.,
Lancaster, PA 17603

UPI/Tax Parcel Number: 390-28245-
0-0000

Judgment: \$180,980.71

Reputed Owners: Johanna Torres-
Maldonado and Wanda I. Nieves
Caraballo

Instrument: 6107765

Municipality: Manheim Township

Area: 0.08

Improvements: Residential Dwelling

No. CI-17-10009

**EQUITY TRUST CO., CUSTODIAN
fbo MICHAEL R. WARRE IRA**

vs.

TRUSTED SOURCE CAPITAL, LLC

Property Address: 59 Marietta Ave.,
Mount Joy, PA 17552

UPI/Tax Parcel Number: 450-11876-
0-0000

Reputed Owner: Trusted Source
Capital, LLC

Deed Bk./Instr No.: 6042314

Municipality: Mount Joy Borough

Area: 0.09 Acres

Improvements: Residential Dwelling

Judgment: \$230,566.31

No. CI-17-05787

**CONESTOGA VALLEY
SCHOOL DISTRICT**

vs.

**KENNETH RAY TURNER, SR.,
TINA MARIE TURNER**

Property Address: 2840 Lincoln High-
way East, Soudersburg, PA 17572

UPI/Tax Parcel Number: 310-77851-
0-0000

Judgment: \$3,378.47

Reputed Owners: Kenneth Ray Tur-
ner, Sr. and Tina Marie Turner

Instrument No.: 5606813

Municipality: East Lampeter Town-
ship

Area: N/A

Improvements: N/A

No. CI-18-02815

PENNYMAC LOAN SERVICES, LLC

vs.

**UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
TRAVIS L. DELANEY, DECEASED**

Property Address: 2517 Columbia
Ave., Lancaster, PA 17603

UPI/Tax Parcel Number: 290-86788-
0-0000

Judgment: \$158,824.15

Reputed Owner: Travis L. Delaney,
Deceased

Instr. No.: 5720907
Municipality: East Hempfield
Area: 0.4000
Improvements: Residential

No. CI-17-09055

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

vs.

**UNKNOWN SUCCESSOR
EXECUTOR OF THE ESTATE OF
ROBERT EKSHIAN, DECEASED**

Property Address: 38 Derby Lane,
Lancaster, PA 17603
UPI/Tax Parcel Number: 410-97577-
0-0000
Judgment: \$224,045.71
Reputed Owner: Unknown Successor
Executor of the Estate of Robert
Ekshian, Deceased
Book: 5544, Page 282
Municipality: Manor Township
Area: 0.26 Acres
Improvements: Residential Dwelling

No. CI-17-01176

SOLANCO SCHOOL DISTRICT

vs.

**WAGONERS CUSTOM
CONTRACTING IN**

Property Address: 1146 Fishing
Creek Road, Oxford, PA 19363
UPI/Tax Parcel Number: 170-69660-
0-0000
Judgment: \$4,162.60
Reputed Owner: Wagoners Custom
Contracting In
Instrument No.: 5434921
Municipality: Drumore Township
Area: N/A
Improvements: N/A

No. CI-18-03977

**U.S. BANK TRUST
NATIONAL ASSOCIATION, AS
TRUSTEE FOR CVIXX
MORTGAGE LOAN TRUST I**

vs.

STANFORD WILSON

Property Address: 4064 Columbia
Ave., Columbia, PA 17512
UPI/Tax Parcel Number: 300-22443-
0-0000
Judgment: \$140,508.84
Reputed Owner: Stanford Wilson
Instr. No.: 5582085
Municipality: Township of West
Hempfield
Area: .3400
Improvements: Residential Dwelling

No. CI-18-02823

FULTON BANK, N.A.

vs.

**STEPHEN B. WINFIELD,
DENEEN H. WINFIELD**

Property Address: 188 W. Main St.,
Landisville, PA 17538
UPI/Tax Parcel Number: 300-44991-
0-0000
Judgment: \$180,305.82
Reputed Owners: Stephen B. Winfield
and Deneen H. Winfield
Instr. No.: 5756360
Municipality: Township of West
Hempfield
Area: 2,897 Square Feet
Improvements: Two-story Frame Res-
taurant Building

D-28; J-4, 11