



SINCE 1792

LANCASTER BAR ASSOCIATION

Lancaster Law Review

The Official Legal Periodical of Lancaster County

Vol. 95

LANCASTER, PA AUGUST 27, 2021

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LANCASTER LAW REVIEW

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Reporting the Decisions of the Courts of Lancaster County

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LANCASTER BAR ASSOCIATION

2021

2021 LBA CONTACTS, SECTION & COMMITTEE CHAIRS

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**LANCASTER BAR ASSOCIATION
CALENDAR OF EVENTS**

September Events

September 10 - 12, 2021

Bench Bar Conference
Baltimore, MD

October Events

October 12, 2021

**Pennsylvania Superior Court Judges
CLE and Reception**
LBA Headquarters

October 15, 2021

Memorial Services
Lancaster County Courthouse --
Courtroom A
10:00 am - David Keller
11:00 am - John 'Jack' Sofilka
1:00 pm - Jonathan Hofstetter
2:00 pm - Kirk Wolgemuth

October 21, 2021

Annual Member Dinner
Excelsior

November Events

November 4, 2021

Bridge the Gap
LBA Headquarters

November 13, 2021

Wills for Heroes Event
Public Safety Training Center

November 19, 2021

The Extraordinary Give

December Events

December 9, 2021

LBA Holiday Party
LBA Headquarters

LANCASTER BAR ASSOCIATION
CONTINUING LEGAL EDUCATION CALENDAR

- September 1, 2021 **Appellate Practice Pitfalls and Best Practice**
Time: 12:00 p.m. - 1:00 p.m.
Location: Live Webcast via Zoom
Speakers: Matthew Hennesy, Esquire and Joshua Schwartz, Esquire
1 Substantive Credit
Description: Effective appellate advocacy requires more than merely rehashing arguments made unsuccessfully at trial. Attorneys handling an appeal must strategically narrow the issues likely to be most successful, lean into the standard of review, and craft a convincing argument from a record they sometimes had little to no part in creating. This CLE will dive into the pitfalls to avoid when handling an appeal, whether your own or someone else's, and provide best practices to impress the appellate court.
- September 21, 2021 **Stormwater Summit 2021**
Time: 8:30 a.m. - 12:00 p.m.
Location: Live Webcast via Zoom
3 Substantive Credits
Speakers: Len Bradley, Kara Kalupson, Allyson Gibson, and Charles Haws, Esquire
Description:
Stormwater for Land Development: Understanding the Regulations, Municipal Obligations, and Upcoming Changes
Join Len Bradley, PE (RGS Associates) and Charles Haws, esq (Barley Snyder) for a discussion on stormwater management aspects of land development. This presentation will cover the basic stormwater regulations, NPDES permitting requirements, operation, and maintenance obligations for land development projects for developers and real estate professionals. Municipal stormwater obligations and how they can partner with developers to promote public-private-partnership will also be explored. Lastly, recent court decisions will

be presented along with an update on the Pennsylvania State Water Plan.

How Are Municipalities Complying with Pollutant Reduction Plan Requirements?

Municipalities are an important part of the collaborative effort for clean water happening across Lancaster County. They are using a variety of unique strategies to implement stormwater projects identified in approved Pollutant Reduction Plans. This presentation will showcase success stories of municipal projects that are completed, under construction, and being planned to comply with and/or exceed the 2018-2023 MS4 permit requirements.

Partnerships

Being a good neighbor can result in beneficial partnerships you never expected. But that can be a sticky process because collaboration doesn't mean the same thing as cooperation, and they don't mean the same thing as coordination. Moving through each stage will help us learn to do more than coexist with our neighbors. Because our shared boundaries like creeks are determined by mother nature more often than political reasons. Join us to learn ways municipalities are using partnerships to achieve a common goal of clean and clear water, an idea that brings us together across boundaries.

September 27, 2021

When Agreement is the Goal, Words are the Stepping Stones

Time: 12:00 p.m. - 1:00 p.m.

Location: LBA Headquarters

1 Substantive Credit

FREE for LBA members

Speaker: Sherrie LeuVay, President and Director of Mediation at The Mediation Group of Lancaster County

Description: What is mediation? Why do we mediate? What is the process of mediation? In this CLE we will discuss these questions as well as the role of a professional mediator, the importance of communication, and how a mediator and an

attorney can work together to resolve a dispute.

October 7, 2021

How the New National Labor Relations Board May Affect Business Client

Time: 12:00 p.m. - 1:00 p.m.

Location: LBA Headquarters

1 Substantive Credit

Speaker: Joshua Schwartz, Esquire

Description: It's an exciting time in labor relations. With the new administration comes a nearly complete reversal in labor policy, with challenges likely in store to standard business policies and an increased push for unionization. This session will review several recent and likely impending changes that will affect employers under the newly constituted National Labor Relations Board and provide some best practices on how to advise businesses in this new environment.

October 12, 2021

The Ten Commandments for Appellate Brief Writing and Oral Arguments

Time: 3:00 p.m. - 4:00 p.m.

Location: LBA Headquarters

Speakers: Judge Mary Jane Bowes, Judge Judith Ference Olson, and Judge Megan McCarthy King

1 Substantive Credit

Description: Hear from three Superior Court judges as to the "do's" and "don'ts" for appellate briefs and oral arguments. Learn what judges like and don't like in reviewing briefs and hearing arguments and get sound, practical advice as to how to present the best possible appeal on behalf of your clients.

BENCH/BAR CONFERENCE 2021

BALTIMORE INNER HARBOR | ROYAL SONESTA
HARBOR COURT

Friday, September 10, 2021 -
Sunday, September 12, 2021

The Bench/Bar Conference remains the premier event for networking and socializing with colleagues and members of the judiciary, including the opportunity to earn CLE credits through unique course offerings.

Please visit the LBA website for more information and to register for the Bench/Bar Conference.

LANCASTER BAR ASSOCIATION
LBA UPDATES

AVAILABLE ATTORNEY POSITIONS –

Associate Attorney - Harmon & Davies, P.C., a Lancaster, PA based firm with a national management-side employment law practice is seeking an associate with two to five years of experience. Excellent writing skills and litigation experience required. Competitive salary and benefits. Please submit resume and writing sample to Kimberly Overbaugh at koverbaugh@h-dlaw.com.

AVAILABLE PARALEGAL POSITIONS –

Intellectual Property Paralegal - Clark Associates is seeking an experienced Intellectual Property Paralegal who will work closely with the General Counsel and other attorneys on trademark, copyright and patent matters, as well as non-IP matters. The successful candidate will play a critical role increasing and managing the IP portfolio, and coordinating and handling a variety of administrative services, so dedication, an eye for detail, and communications skills are essential.

As IP Paralegal, you will manage the key aspects of the IP protection and enforcement function, including the following:

- Perform and review trademark searches
- Assist in the selection of in-house trademark docketing system
- Prepare trademark and copyright applications and other trademark prosecution and maintenance documents for filing at appropriate federal and state offices
- Communicate with and draft correspondence to outside counsel and foreign associates
- Proactively manage trademark prosecution docket, ensuring all deadlines are met in a timely manner, communicate calendar and docket updates to attorneys
- Monitor external usage of trademarks through trademark watch notices, brand monitoring searches and services from third-party vendors
- Protect IP portfolio through assistance in identification of inappropriate use, preparation of cease and desist letters, takedown notices, assertions of infringement and related correspondence
- Assist in opposition, cancellation, litigation and enforcement proceedings
- Identify need for international protection
- Use Corsearch, IP management software (docketing software) and various rights databases to conduct research

Additional non-IP responsibilities will include:

- Draft legal contracts, correspondence and other documents
- Provide contract support for standard corporate agreements, such as non-disclosure, marketing, supply, manufacturing and professional services agreements
- Assist with paperwork needed by regulatory bodies
- Perform legal research
- Responsible for reviewing, tracking, and monitoring legislation that impacts the company's products
- Produce documents related to the development and implementation of corporate policies and templates
- Provide administrative support for documents and activities related to corporate restructurings, such as mergers, acquisitions, formations, and dissolutions
- Responsible for support related to litigation, mediation, arbitration, and responses to complaints, including communicating with outside counsel
- Assist in tracking of outside counsel billing and invoices

- Manage special projects as assigned
- Perform other related duties as needed or assigned

The ideal candidate will meet the following minimum requirements:

- College Degree or paralegal certification required
- 5+ years of experience working in an IP prosecution environment within a law firm or in-house
- Clear and demonstrated understanding and experience with U.S. trademark law.
- Experience with Corsearch or similar trademark databases
- Committed to keeping abreast of changes in USPTO rules and procedures
- Current experience managing trademark docketing and management system
- Familiarity with searching patent databases is a plus
- Tech-savvy individual with knowledge of and experience in Google Docs, Google Drive and Microsoft Office Suite (Excel, Outlook, PowerPoint, Word), PDFs and scanning
- Strong written and verbal communication skills
- Organized, detail-oriented, and able to stay on-task
- Effective team contributor; ability to work independently
- Self-motivated, exercise sound judgement, and demonstrate effective planning, problem-solving and analytical skills
- Able to manage multiple and varied projects in a timely and effective manner
- Unmatched work ethic
- A fun, can-do, cheerful, collaborative attitude

We offer competitive compensation and a comprehensive benefits package including paid time off, medical/dental insurance, 401k with company match, wellness programs, and gym membership reimbursement.

Our Lancaster headquarters features an on-site fitness center and cafeteria. If you're ready for a challenge and have the ambition to succeed in a fast-paced, growing industry, we'd love to discuss this position with you! To apply, visit <https://www.clarkassociatesinc.biz/careers/>.

Corporate Paralegal - Clark Associates is seeking an experienced Corporate Paralegal who will work closely with the General Counsel and other attorneys on all corporate matters, including intellectual property (IP). The successful candidate will play a critical role in creating and managing the IP portfolio, and coordinating and handling a variety of administrative services, so dedication, an eye for detail, and communications skills are essential.

As Corporate Paralegal, your primary responsibilities will be:

- Draft legal contracts, correspondence and other documents
- Provide contract support for standard corporate agreements, such as non-disclosure, marketing, supply, manufacturing and professional services agreements
- Assist with paperwork needed by regulatory bodies
- Perform legal research
- Responsible for reviewing, tracking, and monitoring legislation that impacts the company's products
- Produce documents related to the development and implementation of corporate policies and templates
- Provide administrative support for documents and activities related to corporate restructurings, such as mergers, acquisitions, formations, and dissolutions
- Responsible for support related to litigation, mediation, arbitration, and responses to complaints, including communicating with outside counsel
- Manage key aspects of IP protection and enforcement function
 - o Assist in the selection of in-house trademark docketing system
 - o Prepare trademark and copyright applications and other

- trademark prosecution documents for filing at appropriate federal and state offices
- o Communicate with and draft correspondence to outside counsel and foreign associates
- o Proactively manage trademark prosecution docket, ensuring all deadlines are met in a timely manner, communicate calendar and docket updates to attorneys
- o Monitor external usage of trademarks through trademark watch notices, brand monitoring searches and services from third-party vendors
- o Protect IP portfolio through assistance in identification of inappropriate use, preparation of cease and desist letters, take down notices, assertions of infringement and related correspondence
- o Assist in opposition, cancellation, litigation and enforcement proceedings
- Assist in tracking of outside counsel billing and invoices
- Manage special projects as assigned
- Perform other related duties as needed or assigned.

The ideal candidate will meet the following minimum requirements:

- College Degree or paralegal certification required
- 5+ years of law firm and/or in-house experience working with basic commercial contracts and general corporate matters
- Interest and experience in intellectual property, specifically trademark clearance and IP docketing, preferred
- Tech-savvy individual with knowledge of and experience in Google Docs, Google Drive and Microsoft Office Suite (Teams, Excel, Outlook, PowerPoint, Word), PDFs
- Strong written and verbal communication skills
- Organized, detail-oriented, and able to stay on-task
- Effective team contributor; ability to work independently
- Self-motivated, exercise sound judgment, and demonstrate effective planning, problem-solving and analytical skills
- Able to manage multiple and varied projects in a timely and effective manner
- Unmatched work ethic
- A fun, can-do, cheerful, collaborative attitude

We offer competitive compensation and a comprehensive benefits package including paid time off, medical/dental insurance, 401k with company match, wellness programs, and gym membership reimbursement.

Our Lancaster headquarters features an on-site fitness center and cafeteria. If you're ready for a challenge and have the ambition to succeed in a fast-paced, growing industry, we'd love to discuss this position with you! To apply, visit <https://www.clarkassociatesinc.biz/careers>

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

Adams, Christina M., dec'd.

Late of Rapho Township.
Administratrix: Leanna R. Crespo, 3068 Aster Lane, Lititz, PA 17543.
Attorney: Kathleen B. Murren, Esquire; Skarlatos Zonarich LLC; 320 Market Street, Ste. 600W, Harrisburg, PA 17101.

Anderson, Rusty Lee, dec'd.

Late of East Lampeter Township.
Administratrix: Brandy S. Gore c/o Blakinger Thomas, PC, 28 Penn Square, P.O. Box 1889, Lancaster, PA 17608-1889.
Attorneys: Blakinger Thomas, PC.

Best, Jane E. a/k/a Jane Evans Best, dec'd.

Late of West Lampeter Township.
Executrix: Nancy L. Bennett

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

Attorney: Jeffrey P. Ouellet.

Bitting, Charles N., dec'd.

Late of West Cocalico Township.
Executrix: Christine Geary c/o Lindsay M. Schoeneberger, Russell, Krafft & Gruber, LLP, 108 West Main Street, Ephrata, PA 17522.
Attorney: Lindsay M. Schoeneberger.

Davenport, Peter D., dec'd.

Late of Lancaster County.
Co-Executors: Scott D. Davenport, Cynthia L. Borger and Sandra D. Simpson c/o Ryan M. Bornstein, Esq., Harvey Ballard & Bornstein, LLC, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312.
Attorney: Ryan M. Bornstein, Esquire.

Davis, Kay a/k/a Kay L. Davis a/k/a Kay Louise Davis, dec'd.

Late of Leacock Township.
Executor: Edward C. Davis c/o Michael E. Markovitz, Esq., 4145 Apalogen Rd., Phila., PA 19129.
Attorney: Michael E. Markovitz, Esquire.

Eberly, Salinda L. a/k/a Salinda Lee Eberly, dec'd.

Late of the Borough of Ephrata.
Personal Representative: Russell W. Eberly c/o Gibble Law Offices, P.C., 126 East Main Street, Lititz, PA 17543.
Attorney: Stephen R. Gibble.

Eckman, Yolanda Joan, dec'd.

Late of East Hempfield Township.

Personal Representative: Cindy J. Peters c/o John S. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.

Attorney: May, Herr & Grosh, LLP.

Emel, Joshua Andrew, dec'd.

Late of Manor Township.

Administratrix: Christine Francis Emel c/o Appel, Yost & Zee, LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: Jeffrey P. Ouellet, Esquire.

England, Barbara E., dec'd.

Late of the Township of Penn.

Executor: Annette G. West c/o Gibble Law Offices, P.C., 126 East Main Street, Lititz, PA 17543.

Attorney: Stephen R. Gibble.

Fryburg, Frank C. a/k/a Frank Crumback Fryburg, dec'd.

Late of Manheim Township.

Executrix: Susan Patricia Scott c/o Appel, Yost & Zee, LLP, 33 N. Duke Street, Lancaster, PA 17602.

Attorney: Michael J. Rostolsky, Esquire.

Funk, Kenneth E. a/k/a Kenneth E. Funk-Bonsall a/k/a Kenneth E. Bonsall, dec'd.

Late of Manor Township.

Executor: Mark Shailer c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.

Attorney: Barbara Reist Dillon.

Hafer, Charles H. a/k/a Charles Heister Hafer, dec'd.

Late of West Donegal Township.

Executrix: Deborah McGrath c/o Thomas J. Jones, Jr., Esquire, 410 Spruce Street, Suite 301, Scranton, PA 18503.

Attorney: Thomas J. Jones, Esquire.

Hannum, Mary C., dec'd.

Late of Manheim Township.

Executrices: Barbara C. Metz and Marjorie H. Carroll c/o Stephen D. Potts, Esq., Ste. 106, 200 Eagle Rd., Wayne, PA 19087-3115.

Attorney: Stephen D. Potts, Esquire; Herr, Potts & Potts, LLC; Strafford Office Bldg. #2, Ste. 106, 200 Eagle Rd., Wayne, PA 19087-3115.

Herr, Deborah E., dec'd.

Late of East Lampeter Township.

Executor: P. Mark Lefever, 2168 Colleens Way, Lancaster, PA 17601.

Attorney: None.

Hess, Beatrice H. a/k/a Beatrice Hornberger Hess, dec'd.

Late of Martic Township.

Executor: Marlene K. Hess and Daniel R. Hess c/o Aevitas Law, PLLC, 1755 Oregon Pike, Suite 201, Lancaster, PA 17601.

Attorneys: Neil R. Vestermark, Esquire; Aevitas Law, PLLC.

Leonard, Ramona V., dec'd.

Late of Christiana Boro.

Executor: Steven T. Leonard, 106 Hollow Woods Drive, Pequea, PA 17565.

Attorney: None.

Lied, William G. a/k/a William Giegley Lied, dec'd.

Late of West Cocalico Township.
Executor: Michael T. Grubb
c/o Appel, Yost & Zee, LLP, 33
North Duke Street, Lancaster,
PA 17602.

Attorney: James K. Noel, IV, Es-
quire.

Meck, Frederick Harry, dec'd.

Late of New Holland Borough.
Administrator: Judith A. Meck
c/o Russell, Krafft & Gruber,
LLP, 101 North Pointe Blvd.,
Suite 202, Lancaster, PA 17601.
Attorney: Aaron K. Zeamer.

Mellinger, Joanne D., dec'd.

Late of Strasburg Township.
Executor: Allen Mellinger c/o
May Herr & Grosh, LLP, 234
North Duke Street, Lancaster,
PA 17602.

Attorney: Bradley A. Zuke.

Mowrer, Richard G., dec'd.

Late of West Hempfield Town-
ship.
Executor: David A. Mowrer
c/o Karl Kreiser, Esquire, 553
Locust Street, Columbia, PA
17512.

Attorney: Mountz & Kreiser.

Obetz, Doris G., dec'd.

Late of Lititz Borough.
Executrix: Diane L. Adams c/o
John O. Stover, Jr., Esquire,
537 Chestnut Street, Emmaus,
PA 18049.
Attorney: John O. Stover, Jr.,
Esquire.

Peachey, Priscilla M., dec'd.

Late of Columbia Borough.
Executrix: Martha J. Zell c/o
Ann L. Martin, Attorney, P.O.
Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

Prichett, Dwight D., dec'd.

Late of West Earl Township.
Co-Executors: Victoria E. Maioc-
co and Mark J. Maiocco, 8314
Musket Ridge Lane, Fredericks-
burg, VA 22407.
Attorney: None.

**Reed, Edna P. a/k/a Edna Pau-
line Reed**, dec'd.

Late of New Holland Borough.
Executrix: Tina E. Reed c/o
Nicholas T. Gard, Esquire, 121
E. Main Street, New Holland, PA
17557.
Attorneys: Smoker Gard Associ-
ates LLP.

**Robertson, Craig J.D. a/k/a
Craig James Dawson Robertson**,
dec'd.

Late of Eden Township.
Executrix: Alisa M. Robertson
c/o Andrew S. Rusniak, Esquire,
McNees Wallace & Nurick, LLC,
570 Lausch Lane, Suite 200,
Lancaster, PA 17601.
Attorney: McNees Wallace &
Nurick LLC.

**Rudy, Marianne T. a/k/a Mari-
anne Theresa Rudy**, dec'd.

Late of Ephrata Township.
Executor: George J. Rudy c/o
Vance E. Antonacci, Esq., 570
Lausch Ln., Ste. 200, Lancaster,
PA 17601.
Attorney: Vance E. Antonacci;

McNees Wallace & Nurick, LLC,
570 Lausch Ln., Ste. 200, Lan-
caster, PA 17601.

Sample, Betty J., dec'd.

Late of Quarryville Borough.
Administrator: Derrin M. Sam-
ple c/o Russell, Krafft & Gruber,
LLP, 101 North Pointe Blvd.,
Suite 202, Lancaster, PA 17602.
Attorney: Lindsay M. Schoene-
berger.

Scarinci, Roland J., dec'd.

Late of Earl Township.
Executor: Emily A. Scarinci c/o
Kling and Deibler, LLP, 131 W.
Main Street, New Holland, PA
17557.
Attorney: Patrick A. Deibler, Es-
quire; Kling and Deibler, LLP.

**Schultz, Beverly S. a/k/a Beverly
Sieg Schultz**, dec'd.

Late of West Lampeter Town-
ship.
Executor: William R. Schultz
c/o Lancaster Law Group, LLC,
8 N. Queen Street, 8th Fl., Lan-
caster, PA 17603.
Attorney: Julia M. Parrish.

Shenk, Michael G., dec'd.

Late of Elizabeth Township.
Executrix: Kathy A. Zimmerman
c/o Nicholas T. Gard, Esquire,
121 E. Main Street, New Hol-
land, PA 17557.
Attorney: Smoker Gard Associ-
ates LLP.

Tribit, Elizabeth Ellen, dec'd.

Late of Manor Township.
Administratrix: Ida Katherine
Tribit c/o Appel, Yost & Zee,
LLP, 33 North Duke Street, Lan-

caster, PA 17602.
Attorney: Jeffrey P. Ouellet.

Watson, Stephen D., dec'd.

Late of Marietta Borough.
Executors: Ramona Matta and
Barbara Sherman c/o 327
Locust Street, Columbia, PA
17512.
Attorney: John F. Markel, Es-
quire; Nikolaus & Hohenadel,
LLP; 327 Locust Street, Colum-
bia, PA 17512.

Wolf, Raymond E., dec'd.

Late of East Hempfield Town-
ship.
Executor: Paula Y. Wolf c/o May
Herr & Grosh, LLP, 234 North
Duke Street, Lancaster, PA
17602.
Attorney: Bradley A. Zuke.

**Young, Robin M. a/k/a Robin
Marie Young**, dec'd.

Late of West Hempfield Town-
ship.
Executrix: Mary J. Owens c/o
Karl Kreiser, Esquire, 553 Lo-
cust Street, Columbia, PA
17512.
Attorney: Mountz & Kreiser.

SECOND PUBLICATION

Beecher, Ruth E., dec'd.

Late of West Hempfield Town-
ship.
Executor: Gregory Beecher c/o
327 Locust Street, Columbia, PA
17512.
Attorney: Michael S. Grab, Es-
quire; Nikolaus & Hohenadel,
LLP; 327 Locust Street, Colum-
bia, PA 17512.

Britton, Marie E., dec'd.

Late of Clay Township.
Executor: Edward T. Britton
c/o Jennifer L. Mejia, Mejia
Law Group, LLC, 1390 W. Main
Street, Ephrata, PA 17522.
Attorneys: Mejia Law Group,
LLC.

Burrs, Elizabeth A., dec'd.

Late of Lancaster County.
Executor: Robert G. Burrs, Jr.
c/o Nikolaus & Hohenadel, LLP,
212 North Queen Street, Lan-
caster, PA 17603.
Attorney: Barbara Reist Dillon,
Esquire.

Case, Marian E., dec'd.

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

**Celia, Francesco A. a/k/a Frank
Anthony Celia**, dec'd.

Late of Penn Township.
Executors: Richard L. Bern-
hardt, II and David L. Bernhardt
c/o Reilly Wolfson Law Office,
1601 Cornwall Road, Lebanon,
PA 17042.
Attorney: Reilly Wolfson Law Of-
fice.

Clark, Eileen M., dec'd.

Late of West Donegal Township.
Co-Executors: Janelle M. Orris
and Jennifer L. Best c/o George
W. Porter, Esquire, 909 East
Chocolate Avenue, Hershey, PA
17033.
Attorney: George W. Porter, Es-
quire.

Curry, Joan C., dec'd.

Late of East Lampeter Township.
Executor: Nicholas G. Distasi
c/o Elizabeth A. Bartlow, Es-
quire, 8 N. Queen Street, Suite
700-H, Lancaster, PA 17603.
Attorney: Elizabeth A. Bartlow,
Esquire.

Eckman, Linda L., dec'd.

Late of Manor Township.
Executor: Thomas H. Eckman
c/o Nikolaus & Hohenadel, LLP,
222 S. Market St., Suite 201,
Elizabethtown, PA 17022.
Attorney: Kevin D. Dolan Es-
quire.

Enders, Ray H., dec'd.

Late of West Hempfield Town-
ship.
Executor: Joel R. Enders c/o
Jeffrey C. Goss, Esquire, 480
New Holland Avenue, Suite
6205, Lancaster, PA 17602.
Attorneys: Brubaker Connaugh-
ton Goss & Lucarelli LLC.

**Frame, Viola E. a/k/a Viola El-
eanor Frame**, dec'd.

Late of Martic Township.
Executor: April Baughman c/o
Pyfer, Reese, Straub, Gray &
Farhat, P.C., 128 N. Lime Street,
Lancaster, PA 17602.
Attorney: Pyfer, Reese, Straub,
Gray & Farhat, P.C.

Gates, Doris A., dec'd.

Late of West Cocalico Township.
Executor: Fulton Bank c/o Ap-
pel, Yost & Zee, Attorneys at
Law, 33 North Duke Street, Lan-
caster, PA 17602.
Attorney: James K. Noel IV, Es-

quire.

Gerz, Richard J., Sr., dec'd.

Late of Lancaster City.

Personal Representatives: Sheran Payne and Richard J. Gerz, Jr., Co-Executors, c/o J. Elvin Kraybill, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Glick, Nancy I., dec'd.

Late of Columbia Borough.

Executors: Kristi I. Frey and Rodney Frey c/o 327 Locust Street, Columbia, PA 17512.

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

Grumbine, John T., Sr. a/k/a John T. Grumbine, dec'd.

Late of Warwick Township.

Executrix: Jo Anne Boyd, 124 Petersburg Road, Lancaster, PA 17601.

Attorney: Robert G. Radebach, Attorney-At-Law; 912 North River Road, Halifax, PA 17032.

Herbert, John F., III a/k/a John Francis Herbert, III, dec'd.

Late of Lancaster City.

Executor: Robert A. Herbert c/o Angela M. Ward, Esq., Going & Plank, 140 E. King St., Lancaster, PA 17602.

Attorney: Angela M. Ward, Esquire.

Herman, Belinda G., dec'd.

Late of Manheim Township.

Executors: Linda J. Brooks and Paul F. Herman c/o Kluxen,

Newcomer & Dreisbach, Attorneys-at-Law, P.O. Box 539, 339 North Duke Street, Lancaster, PA 17608-0539.

Attorney: Melvin E. Newcomer, Esquire.

Hibshman, Carolyn M., dec'd.

Late of the Borough of Ephrata.

Executor: Gregory S. Riehl c/o Lindsay M. Schoeneberger, Russell, Krafft & Gruber, LLP, 108 West Main Street, Ephrata, PA 17522.

Attorney: Lindsay M. Schoeneberger.

Hirschmann, Arthur K., dec'd.

Late of Lancaster Township.

Executrix: April S. Gammache c/o Dennis L. Plank, Esq., Going & Plank, 140 E. King St., Lancaster, PA 17602.

Attorney: Dennis L. Plank, Esquire.

Jackson, Eva, dec'd.

Late of East Drumore Township.

Executor: Andrew Jackson c/o Law Office of James Clark, 277 Millwood Road, Lancaster, PA 17603.

Attorney: James R. Clark.

Kase, Lisa M. a/k/a Lisa Marie Kase, dec'd.

Late of Mount Joy Township.

Executor: David B. Kase, Jr. c/o Nikolaus & Hohenadel, LLP, 222 S. Market St., Suite 201, Elizabethtown, PA 17022.

Attorney: Kevin D. Dolan, Esquire.

Kauffman, David E., dec'd.

Late of Manheim Township.

Administrator: Hunter F. Kauffman c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.

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

Kochel, Sylvia L. a/k/a Sylvia Lorraine Kochel, dec'd.

Late of Adamstown Borough.

Executors: Eric Smith and Francis Smith c/o Russell, Krafft & Gruber, LLP, 101 North Pointe Blvd., Suite 202, Lancaster, PA 17601.

Attorney: Lindsay M. Schoeneberger.

Landis, Mae H., dec'd.

Late of Manor Township.

Executor: Jean Weller c/o 327 Locust Street, Columbia, PA 17512.

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

McFadden, Teresa B., dec'd.

Late of Lititz Borough, PA.

Executor: Joseph T. McFadden, Jr., 205 Boulevard, Cornwall, NY 12518.

Attorneys: None.

Messner, Ruth Ann a/k/a Ruth Ann D. Messner, dec'd.

Late of New Holland Borough.

Personal Representative: David Vaughn Messner c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601.

Attorneys: Metzger and Spencer, LLP.

Miller, H. Irene a/k/a Helen Irene Miller, dec'd.

Late of Ephrata Township.

Executrix: Beverly A. Miller c/o Appel, Yost & Zee LLP, 33 N. Duke Street, Lancaster, PA 17602.

Attorney: James K. Noel IV, Esquire.

O'Neal, Shirley B., dec'd.

Late of Lancaster County.

Executrix: Stacey L. Ebersole c/o Zimmerman Law Office, 466 Jonestown Road, Jonestown, PA 17038.

Attorney: John M. Zimmerman, Esquire.

Painter, Philip J., dec'd.

Late of Martic Township.

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

Attorney: Young and Young.

Paul, Henry S., dec'd.

Late of the Borough of Lititz.

Personal Representative: Kris A. Haley-Paul c/o Gibble Law Offices, P.C., 126 East Main Street, Lititz, PA 17543.

Attorney: Stephen R. Gibble.

Peiffer, Doris R., dec'd.

Late of Quarryville Borough.

Executors: Scott E. Peiffer and Kent E. Peiffer c/o Kluxen, Newcomer & Dreisbach, Attorneys-at-Law, P.O. Box 539, 339 North Duke Street, Lancaster, PA 17608-0539.

Attorney: Melvin E. Newcomer, Esquire.

Prangley, Carol A., dec'd.

Late of Martic Township.

Administrator: Jodi L. Prangley
c/o Pyfer, Reese, Straub, Gray &
Farhat, P.C., 128 N. Lime Street,
Lancaster, PA 17602.

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

**Shaffer, Glenn W., Sr. a/k/a
Glenn W. Shaffer**, dec'd.

Late of East Cocalico Township.

Executors: Glenn W. Shaffer, Jr.
and Connie R. Youndt c/o Appel,
Yost & Zee LLP, 33 North Duke
Street, Lancaster, PA 17602.

Attorney: James K. Noel IV, Es-
quire.

Singer, Dorothy Viola, dec'd.

Late of Elizabethtown.

Executrix: Patricia A. Monchak,
1371 Keener Road, Bainbridge,
PA 17502.

Attorney: Richard G. Scheib, Es-
quire; 11 Reitz Blvd., Suite 102,
Lewisburg, PA 17837-9293.

**Smith, Carl D., a/k/a Carl Den-
ton Smith, Sr.**, dec'd.

Late of Lancaster City.

Executor: John V. Sauders c/o
Blakinger Thomas, PC, 28 Penn
Square, Lancaster, PA 17603.

Attorneys: Blakinger Thomas,
PC.

Smoker, Beverly, dec'd.

Late of Caernarvon Township.

Executor: Mona Lu Shuman
c/o Douglas L. Kaune, Esquire,
Unruh, Turner, Burke & Frees,
P.C., 120 Gay Street, P.O. Box
289, Phoenixville, PA 19460.

Attorney: Douglas L. Kaune, Es-
quire; Unruh, Turner, Burke &

Frees, P.C.

**Walmer, Harold H. a/k/a Harold
Henry Walmer**, dec'd.

Late of Akron Borough.

Executrix: Tina L. Shirk c/o E.
Richard Young, Jr., Esq., 1248
W. Main Street, Ephrata, PA
17522.

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

Weaver, Alvin M., dec'd.

Late of Manheim Township.

Co-Executors: Jesse L. Weaver,
Yvonne L. Weaver and Deborah
J. Weaver c/o Reilly Wolfson
Law Office, 1601 Cornwall Road,
Lebanon, PA 17042.

Attorney: Reilly Wolfson Law Of-
fice.

**Weller, Larry L. a/k/a Larry L.
Weller, Sr.**, dec'd.

Late of Caernarvon Township.

Executor: John L. Clark c/o
Kling and Deibler, LLP, 131 W.
Main Street, New Holland, PA
17557.

Attorney: Patrick A. Deibler, Es-
quire; Kling and Deibler, LLP.

Werdemann, Derek Joseph, dec'd.

Late of Marietta Borough.

Administratrix: Karen L. Adams
c/o Karl Kreiser, Esquire, 553
Locust Street, Columbia, PA
17512.

Attorney: Mountz and Kreiser.

Williams, J. Barry, dec'd.

Late of East Hempfield Town-
ship.

Executor: Cynthia Lynne Wil-
liams c/o Nikolaus & Hohe-
nadel, LLP, 212 North Queen

Street, Lancaster, PA 17603.
Attorney: Richard G. Greiner,
Esquire.

Wilson, Wanda L., dec'd.

Late of Manheim Township.
Settlor of The Wilson Family
Trust dated April 1, 1997.
Successor Trustee: Jack L. Wil-
son c/o Nicholas T. Gard, Es-
quire, 121 E. Main Street, New
Holland, PA 17557.
Attorneys: Smoker Gard Associ-
ates LLP.

THIRD PUBLICATION

Aikens, Jane I., dec'd.

Late of Manheim Township.
Executor: Louis James Aikens,
Jr., c/o Alspach and Ryder LLC,
232 N. Duke Street, Lancaster,
PA 17602.
Attorney: Alspach and Ryder
LLC.

Atherton, Susan E., dec'd.

Late of Lititz Borough.
Executrix: Elizabeth D. Heim
c/o Paterson Law LLC, 2600
Willow Street Pike N, PMB 155,
Willow Street, PA 17584.
Attorney: Kim Carter Paterson.

Becker, Joyce N., dec'd.

Late of Lititz Borough.
Personal Representative: Kath-
leen J. Brubaker, Executrix, c/o
John R. Gibbel, Attorney, P.O.
Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

Beidel, Linda K., dec'd.

Late of Earl Township.
Executor: Timothy J. Beidel

c/o Kling and Deibler, LLP, 131
West Main Street, New Holland,
PA 17557.

Attorney: Ashley A. Glick, Es-
quire; Kling and Deibler, LLP.

Beiler, Leon Edwin, dec'd.

Late of Leacock Township.
Executor: Lillian R. Miller c/o
Aevitas Law, PLLC, 1755 Oregon
Pike, Suite 201, Lancaster, PA
17601.
Attorneys: Neil R. Vestermark,
Esquire; Aevitas Law, PLLC.

**Bomberger, Paul S. a/k/a Paul
Scott Bomberger**, dec'd.

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

Bradford, Bethleen A., dec'd.

Late of the Borough of Eliza-
bethtown.
Executrix: Karen L. Mason c/o
Nikolaus & Hohenadel, LLP,
222 S. Market Street, Suite 201,
Elizabethtown, PA 17022.
Attorney: Kevin D. Dolan, Es-
quire.

Brandt, Robert E., dec'd.

Late of Elizabethtown.
Co-Executors: Kelvin E. Brandt
and Lori A. Love c/o Randall
K. Miller, Esq., 659 E. Wil-
low Street, Elizabethtown, PA
17022.
Attorney: Randall K. Miller.

**Cobaugh, Charles C., Jr. a/k/a
Charles C. Cobaugh**, dec'd.

Late of the Borough of Elizabethtown.

Executrices: Janet M. Rodriguez and Jane L. Wesner c/o Nikolaus & Hohenadel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022.

Attorney: Kevin D. Dolan, Esquire.

Costello, Joseph C., dec'd.

Late of the Township of Manheim.

Administrator: Adam Costello c/o Nikolaus & Hohenadel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022.

Attorney: Matthew S. Bleacher, Esquire.

Dougherty, Anne S. a/k/a Anne Shirley Dougherty, dec'd.

Late of Manheim Township.

Co-Executors: Debra A. Lake-man and Patricia A. Wood c/o Trinity Law, 1586 Lititz Pike, Lancaster, PA 17601.

Attorney: Josh Bodene, Esquire.

Evans, Beth P., dec'd.

Late of Willow Street.

Executor: Carolyn I. Evans and R. Douglas Evans, 1424 Markley Street, Norristown, PA 19401.

Attorney: None.

Frey, F. Jeanne a/k/a Frances Jeanne Frey, dec'd.

Late of Manor Township.

Personal Representative: Rebecca Grubb c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601.

Attorneys: Metzger and Spencer, LLP.

Geib, Richard L., dec'd.

Late of Pequea Township.

Co-Executors: Kimberly J. Mowery and Michele L. Geib c/o E. Richard Young, Jr., Esquire, 1248 W. Main Street, Ephrata, PA 17522.

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

Gniewek, Norman F., dec'd.

Late of West Donegal Township.

Executor: David N. Gniewek, 740 Tristan Trail, Chambersburg, PA 17202.

Attorney: Brian J. Hinkle; Mette, Evans and Woodside; 3401 N. Front Street, Harrisburg, PA 17110.

Good, John R., Sr., dec'd.

Late of Paradise Township.

Executrix: Judith A. Owens c/o The Law Offices of William P. Harrington, Jr., Esq., 945 Hillcrest Dr., Kinzers, PA 17535.

Attorney: William P. Harrington, Jr., Esquire.

Gradwell, Dorothy J., dec'd.

Late of Ephrata Township.

Personal Representative: David J. Gradwell, Executor, c/o Ryan M. Burroughs, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Gray, Mary J. a/k/a Mary Jean Gray, dec'd.

Late of West Lampeter Township.

Personal Representative: Elizabeth L. Gray c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster,

PA 17601.
Attorneys: Metzger and Spencer,
LLP.

Gustafson, Carl G. a/k/a Carl G. Gustafson, Jr., dec'd.

Late of West Lampeter Town-
ship.
Personal Representative: Carol
G. Butkovsky, Executrix, c/o
John R. Gibbel, Attorney, P.O.
Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

Hagens, Christine, dec'd.

Late of West Lampeter Town-
ship.
Personal Representative: Re-
becca H. Simeral, Executor,
c/o John H. May, Esquire, 49
North Duke Street, Lancaster,
PA 17602.
Attorneys: May, Herr & Grosh,
LLP.

Hagelgans, Jean D., dec'd.

Late of Lancaster City.
Executrix: Vicki L. Nace c/o H.
Charles Benner, Attorney, 200
East Main Street, Leola, PA
17540.
Attorney: H. Charles Benner.

Harter, Eleanor C., dec'd.

Late of Ephrata Township.
Executor: James H. Harter c/o
H. Charles Benner, Attorney,
200 East Main Street, Leola, PA
17540.
Attorney: H. Charles Benner.

Hatfield, Dottie L., dec'd.

Late of Drumore Township.
Executor: Michael Bridge c/o
Law Office of Gretchen M. Cur-

ran, LLC, 18 East Penn Grant
Road, Willow Street, PA 17584-
0279.

Attorney: Gretchen M. Curran.

Heck, Doris C., dec'd.

Late of Lititz Borough.
Executor: Wendy H. DiGiacomo
c/o Lucy F. Dowd, Lucy Dowd
Law LLC, 342 N. Queen Street,
Rear, Lancaster, PA 17603.
Attorney: Lucy F. Dowd.

**Henry, Vickie Ann a/k/a Vickie
A. Henry**, dec'd.

Late of Colerain Township.
Executrix: Julie A. Spangler c/o
Law Office of Gretchen M. Cur-
ran, LLC, 18 East Penn Grant
Road, Willow Street, PA 17584.
Attorney: Gretchen M. Curran.

High, Marc D., dec'd.

Late of East Lampeter Township.
Personal Representative: Lisa
H. Clark, Executrix, c/o Ann
L. Martin, Attorney, P.O. Box
5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

Hohenwarter, Romaine L., dec'd.

Late of the Township of West
Lampeter.
Executors: Stephen Hohen-
warter and Gregory Hohen-
warter c/o James R. Clark,
Esquire, 277 Millwood Road,
Lancaster, PA 17603.
Attorney: James R. Clark.

**Howard, Margaret R. a/k/a Mar-
garet Reilly Howard**, dec'd.

Late of the Borough of Lititz.
Executor: Kathleen Shaffer c/o
Law Office of Shawn Pierson,

105 East Oregon Road, Lititz,
PA 17543.

Attorney: Shawn M. Pierson,
Esquire.

Huynh, Luc, dec'd.

Late of New Holland.

Executrix: Thu Ha Huynh c/o
Legacy Law, PLLC, 147 W. Air-
port Road, Suite 300, Lititz, PA
17543.

Attorney: Neal A. Rice, Esquire.

**Kulp, Aileen D. a/k/a Aileen Do-
ris Kulp**, dec'd.

Late of Stevens, PA.

Executor: Curtis Kulp c/o Law
Office of Mitchell A. Sommers,
Esq., PC, 15 S. State Street, Ste.
201, P.O. Box 836, Brownstown,
PA 17508.

Attorney: Mitchell A. Sommers,
Esquire.

Landis, Lowell L., dec'd.

Late of Manheim Township.

Executor: Michael L. Landis c/o
E. Richard Young, Jr., Esquire,
1248 West Main Street, Ephra-
ta, PA 17522.

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

Lopez, Albert A., Jr., dec'd.

Late of Lancaster Township.

Personal Representative: Sher-
ry Virginia Lopez c/o John
W. Metzger, Esquire, 901
Rohrerstown Road, Lancaster,
PA 17601.

Attorneys: Metzger and Spencer,
LLP.

Mertz, Edwin E., Sr., dec'd.

Late of East Cocalico Township.

Co-Executors: Dervin Bend-

er and Lisa Buchter c/o Pyfer,
Reese, Straub, Gray & Farhat,
P.C., 128 N. Lime Street, Lan-
caster, PA 17602.

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

Miller, Cynthia A., dec'd.

Late of Ephrata Borough.

Executrix: Tina M. Geyer c/o
Robert E. Sisko, Esquire, 700
North Duke Street, P.O. Box
4686, Lancaster, PA 17604-
4686.

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

Miller, David E., dec'd.

Late of Manor Township.

Executor: Glenn Nolt and Wilbur
Siegrist c/o Young and Young,
44 S. Main Street, P.O. Box 126,
Manheim, PA 17545.

Attorney: Young and Young.

Murrey-McClain, Joan M., dec'd.

Late of the City of Lancaster.

Personal Representative: Susan
R. Clarke, Administratrix, c/o
Melvin H. Hess, Attorney, P.O.
Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill &
Hess LLP.

Murry, Harry B., dec'd.

Late of the Borough of Millers-
ville.

Executor: Harry J. Murry c/o
Nikolaus & Hohenadel, LLP,
222 S. Market Street, Suite 201,
Elizabethtown, PA 17022.

Attorney: Kevin D. Dolan, Es-
quire.

Myers, Gladys, dec'd.

Late of Lancaster City.

Administrator: Deborah Ann Montgomery c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.

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

Preston, Victoria Elizabeth, dec'd.

Late of Upper Mt. Joy Township.
Administrator: Natosha R. Abbattista c/o Nikolaus & Hohe-nadel, LLP, 212 North Queen Street, Lancaster, PA 17603.

Attorney: Barbara Reist Dillon, Esquire.

Robbins, Edna G., dec'd.

Late of Manheim Township.
Revocable Living Trust Agreement of Edna G. Robbins dated July 30, 1999, as Amended and Restated August 15, 2003 and October 6, 2015.

Executor/Trustee: Todd Niec c/o Theodore L. Brubaker, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Rollman, Robert W. a/k/a Robert Wellington Rollman, dec'd.

Late of Akron Borough.

Executor: Robert M. Rollman c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.

Attorney: Kurt A. Gardner.

Rosenbaum, Clara Harriet, dec'd.

Late of Lancaster Township.
Personal Representative: Charles A. Pass c/o John W. Metzger, Esquire, 901 Rohrerstown Road,

Lancaster, PA 17601.

Attorneys: Metzger and Spencer, LLP.

Sensenig, Earl M., dec'd.

Late of the Township of West Earl.

Executors: Lowell A. Sensenig and Kenneth L. Sensenig c/o James R. Clark, Esquire, 277 Millwood Road, Lancaster, PA 17603.

Attorney: James R. Clark.

Shuman, Ray Kenneth, dec'd.

Late of Lititz Borough.

Personal Representative: David L. Shuman, Administrator, c/o Thomas M. Gish, Sr., Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Smeltz, Leona M., dec'd.

Late of Manheim Township.

Co-Executors: Lynn M. Kreider and Gerald E. Smeltz c/o Scott Alan Mitchell, Esq., Saxton & Stump, LLC, 280 Granite Run Dr., Ste. 300, Lancaster, PA 17601.

Attorney: Saxton & Stump, LLC.

Snader, James D. a/k/a James Daniel Snader, dec'd.

Late of Elizabeth Township.

Co-Executors: Donna L. Schickel and Linda L. Bilger c/o E. Richard Young, Jr., Esq., 1248 West Main Street, Ephrata, PA 17522.

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

Stauffer, Fred M., dec'd.

Late of West Earl Township.
Executrix: Lorna M. McAlevy
c/o E. Richard Young, Jr., Esq.,
1248 West Main Street, Ephrata,
PA 17522.
Attorney: E. Richard Young, Jr.,
Esquire.

Stoltzfus, Ariana S., dec'd.

Late of Caernarvon Township.
Executor: Ivan S. Stoltzfus c/o
Robert E. Sisko, Esquire, 700
North Duke Street, P.O. Box
4686, Lancaster, PA 17604-
4686.
Attorneys: Morgan, Hallgren,
Crosswell & Kane, P.C.

**Wilson, Richard W. a/k/a Richard
Wilson a/k/a Richard Wayne
Wilson**, dec'd.

Late of West Donegal Township.
Administrator: Katie L. Coover
c/o VanOrmer & Stephenson,
P.C., 344 South Market Street,
Suite 101, Elizabethtown, PA
17022.
Attorney: Daniel A. Stephenson,
Esquire.

ARTICLES OF INCORPORATION

R3 RECOVERY SERVICES, INC.
was incorporated on August 2,
2021 under the provisions of the
Pennsylvania Nonprofit Corpora-
tion Law of 1988, exclusively for
charitable, religious and educa-
tional purposes.
Raymond A. Durkin, Jr.
APPEL, YOST & ZEE LLP
Attorneys

Au-27

NOTICE IS HEREBY GIVEN that
Articles of Incorporation have been
filed with the Department of State

of the Commonwealth of Penn-
sylvania at Harrisburg, Pennsyl-
vania, for the purpose of obtain-
ing a Certificate of Incorporation
pursuant to the provisions of the
Nonprofit Corporation Law of 1988
of the Commonwealth of Pennsyl-
vania. The name of the proposed
corporation is:

Roca de Salvacion

The Articles of Incorporation
have been filed on August 5, 2021.

The purposes for which it was
organized is exclusively for reli-
gious, charitable, educational or
scientific purposes under Section
501(c)(3) of the Internal Revenue
Code, or corresponding section of
any future federal tax code.

Au-27

CHANGE OF NAME NOTICES

Notice is hereby given that a Pe-
tition has been filed in the Court
of Common Pleas of Lancaster
County, Pennsylvania, seeking to
change of name of Liam Thomas
Dixon to Liam Thomas Shriner.
A hearing on the Petition will be
held on September 23, 2021, at
1:45 p.m. in Courtroom 4 at the
Lancaster County Courthouse,
50 North Duke Street, Lancaster,
Pennsylvania, at which time any
persons interested may attend
and show cause, if any, why the
Petition should not be granted.
Pyfer, Reese, Straub, Gray & Far-
hat, P.C.

Albert J. Meier, Esquire
128 North Lime Street
Lancaster, PA 17602
(717) 299-7342

Au-27; S-3

A hearing will be held on No-
vember 4, 2021 at 2:30 p.m., in

Courtroom No. 4, 3rd floor of the Lancaster County Courthouse, 50 N. Duke St., Lancaster, PA, regarding the request of Kellie Marie Swope to change the name from Kellie Marie Swope to Kelli Zireael Rayla. Any person with objections may attend and show cause why the request should not be granted.

Au-27

NOTICE IS HEREBY GIVEN, that the Petition of Terrence Anthony Miller was filed with the Court of Common Pleas of Lancaster County, Pennsylvania, requesting to change the name of Anthony Kevin Miller to Anthony Kevin Neifert. A hearing will be held on said petition on Thursday, November 4, 2021, at 2:50 p.m. in Courtroom No. 4 of the Lancaster County Courthouse, Lancaster, Pennsylvania at which time interested persons may attend and show cause, if any, why the request of the Petitioner to change the name of Anthony Kevin Miller to Anthony Kevin Neifert should not be granted.

CHAN & ASSOCIATES

BY: MCKENNA ADAMS, ESQUIRE

Au-20, 27

FICTITIOUS NAME NOTICES

Darren Rutledge of 316 Maxwell Drive Quarryville, PA 17566 did file in the Office of Secretary of the Commonwealth of Pennsylvania, on or about 3/8/2021 with PA registration of fictitious name of:

316 Hardscaping

Under which they intend to do business at: 316 Maxwell Drive Quarryville, PA 17566, pursuant to the provisions of the Act of Assembly of December 16, 1982,

Chapter 3, known as the “Fictitious Name Act”.

Au-27

Notice is hereby given, pursuant to the provisions of the Fictitious Names Act of Pennsylvania (54 Pa.C.S. Section 301 et. seq.), that an application for registration of a Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the Fictitious Name of:

Modern Caliber Web
Development

with its principal office or place of business at 565 West Swartzville Rd, Reinholds PA. The names and addresses of all persons who are parties to the registration are: Caleb Martin, 565 West Swartzville Rd, Reinholds PA.

Au-27

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 April 20, 2021 for:

Chubby Bunny Handcrafted
Marshmallows & More

at 528 Gibbons Road Bird In Hand, PA 17505. The name and address of each individual interested in the business is Sherry Gore at 528 Gibbons Road Bird In Hand, PA 17505. This was filed in accordance with 54 PaC.S. 311.417.

Au-27

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 April 16, 2021 for:

Daisy Blossoms Shop at 353 Howard Avenue Lancaster, PA 17602. The name and address of each individual interested in the business is Elianys Martinez-Bonilla at 353 Howard Avenue Lancaster, PA 17602. This was filed in accordance with 54 PaC.S. 311.417.

Au-27

Notice is hereby given that Marvin B. King, 974 Valley Road, Quarryville, PA 17566, did file in the Office of the Secretary of the Commonwealth of Pennsylvania on July 15, 2021, registration of the name:

EQUUS UNLIMITED-HS/SF under which it intends to do business at 974 Valley Road, Quarryville, PA 17566, pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act".

Nicholas T. Gard, Esquire
Smoker Gard Associates LLP

Au-27

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 April 23, 2021 for

Wellness Cleaning at 270 Fruitville Pike Manheim, PA 17545. The name and address of each individual interested in the business is Jodi O'Bryant at 270 Fruitville Pike Manheim, PA 17545. This was filed in accordance with 54 PaC.S. 311.417.

Au-27

NOTICE OF SHERIFF'S SALE

Court of Common Pleas
Lancaster County, Pennsylvania
Civil Division

NO: CI-19-05123

Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust

Plaintiff

VS.

Unknown Heirs Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Jere G. Butzer, deceased; Melissa Butzer, Known Heir of Jere G. Butzer, deceased

Defendants

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Jere G. Butzer, deceased
3489 Crystal Lane
Lancaster, PA 17601

Your house (real estate) at:
3489 Crystal Lane, Lancaster, PA 17601

300-36742-0-0000 is scheduled to be sold at Sheriff's Sale at Lancaster County Courthouse, 50 North Duke Street, P.O. Box 83480, Lancaster, PA 17608-3480 on November 24, 2021 at 10:00AM to enforce the court judgment of \$224,468.90 obtained by Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust against you.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT**

THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay back to Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two of how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800.

6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

7. The sale will go through only

if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call (717)299-8200.

8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.

11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

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 LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lancaster County Bar
Association Office
28 East Orange Street
Lancaster, PA 17602
717-393-0737

PURSUANT TO THE FAIR DEBT

COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

19-062545

ALL THAT CERTAIN tract of land situate in West Hempfield Township, Lancaster County, Pennsylvania known as Lot No. 84, on the final plan of Silver Heights, Phase 2, dated July 16, 1986, and recorded in the Recorder's Office in and for Lancaster County, Pennsylvania in Subdivision Plan Book J-156, Page 80, more fully bounded and described as follows:

BEGINNING at a point on the north side of Crystal Lane, at a corner of Lot No. 85 of said plan; thence along said Lane, North 52 degrees 32 minutes 48 seconds West, 66.86 feet to a point in line of lands now or late of Nancy B. Culton; thence along the same, North 13 degrees 47 minutes 32 seconds West, 141.93 feet to a point in line of lands now or late of E. Robert Nolt, et ux; thence along the same South 52 degrees 32 minutes 48 seconds East, 123.82 feet to a point, a corner of Lot No. 85; thence along the same, South 37 degrees 27 minutes 12 seconds West, 130.00 feet to the place of BEGINNING.

**FOR INFORMATIONAL
PURPOSES ONLY**

Being known as 3489 Crystal Lane, Lancaster, PA 17601
PARCEL # 300-36742-0-0000
CONTAINING 12,394 Square Feet.
BEING THE SAME PREMISES
which Jere G. Butzer and Marilyn J. Butzer, his wife, by Deed dated May 6, 2004 and recorded May 7,

2004 in the Office of the Recorder of Deeds in and for the County of Lancaster, Pennsylvania as Instrument Number 5318200, granted and conveyed unto Jere G. Butzer, in fee.

LOGS LEGAL GROUP LLP

BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447

KRISTEN D. LITTLE, PA I.D. NO. 79992

ALISON H. TULIO, PA I.D. NO. 87075

ELIZABETH L. WASSALL, PA I.D. NO. 77788

LESLIE J. RASE, PA I.D. NO. 58365

3600 HORIZON DRIVE, SUITE 150

KING OF PRUSSIA, PA 19406

TELEPHONE: (610) 278-6800

E-MAIL: PAHELP@LOGS.COM

LLG FILE NO. 19-062545

Au-27

**ORPHANS' COURT DIVISION
AUDITING NOTICE**

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

September 7, 2021

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

1. BARTO, DONNA LEE, decd., 2020-1735. First and Final Account, Ronald E. Bleacher, Administrator, Angela M. Ward, atty.

2. DEFALCIS, ALFRED R., JR., decd., 2020-0186. First Account, Mario DeFalcis, Executor, James D. Wolman, atty.

3. HODGEN, MARY LOUISE, decd., 2020-0054. First and Final Account, Valerie D. Stewart, Executor, Wendy Chan, atty.
Anne L. Cooper
Clerk of the Orphans' Court
Division of the Court of Common Pleas.

Au-27; S-3

SUITS ENTERED

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

August 12, 2021
to August 17, 2021

BATES JR., ROBERT G.; One-Main Financial Group, LLC; 05506; Borer

BETRAND, PAUL, SMOKE-STACK, LLC ; Solanco Propane & Heating, Inc.; 05576

BLEVINS, MARY K.; Solanco School District; 05548; Leininger
COFIELL, NANCY; Shannon Bucher Giese; 05515; Plank

DIANA, JAMES; Kingsway Realty Rental Division; 05577

EHRHART, STEPHEN D.; Omaha Property Manager, LLC; 05595; Carleton

FERRARI, BENJAMIN; Patricia Schappell; 05582; Larsen

FORTE, REGINA; Cavalry SPV I, LLC; 05541; Apothaker

GREEN JR., ROGER D.; Tim-

othy L. Hackman; 05589; Ermolovich

IN RE: CHANGE OF NAME OF ALBERT JED KARPINSKI; 05613; Eager

KMART CORPORATION; Ivette Morales-Rivera; 05565 ; Bernstein
LANCASTER GENERAL HOSPITAL, PENN MEDICINE LANCASTER GENERAL HEALTH, RILEY, DARON P., HERSHBERGER, LEONARD, PUTNEY, CHRISTOPHER J., OTIS ELEVATOR COMPANY; William Lyons; 05550; Marano

LAWN & MORE, BOOKE, MICHAEL; Timothy E. Donnelly; 05554; Cody

MCCRORY, RYAN HEATH; Michael Gensemer; 05542

OBYRNE, KELLY; Capital One Bank (USA), N.A.; 05593; Ratchford

PORTER, DAMIEN; Sun East Federal Credit Union; 05552; Allard

REISINGER, FRANKLIN J., REISINGER, FRANKLIN; Conestoga View Nursing, LP; 05561; Vondran

SCHULTZ, E. MARY; Centier Bank; 055941 Demers

WAGNER, RYAN, WILSON, PAUL, WILSON, PAUL T., PTREBOR ENTERPRISES, LLC, WAGNER, H. RYAN, SEVEN MOUNTAINS INVESTMENT CORPORATION; Raymond Duncan; 05579; Efstrotation

WATSON, KIMBERLY; Cavalry SPV I, LLC; 05543; Apothaker

WHITTAKER, SUSAN J.; Heritage Valley Federal Cred Union; 05535; Urban

WOLPERT, KAREN M.; Bank of America, N.A.; 05537; Flink

NOTICE



**SHERIFF SALE OF VALUABLE
REAL ESTATE**

**Wednesday, September 29, 2021
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 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 \$1000 increments. Plaintiffs may withdraw a property from sale any time before the property is struck off as sold to the highest bidder.

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

Each buyer shall file a properly completed and signed Pennsylvania Realty Transfer Tax Statement of Value in duplicate with the Sheriff's Office within 15 days after the sale date. All applicable

realty transfer taxes will be fully paid from the sale proceeds by the Sheriff's Office. If the proceeds are insufficient to pay all the sale costs, realty transfer taxes, and priority liens, then the buyer shall pay the balance of such amounts to the Sheriff's Office within 30 days after the sale date.

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

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

If a buyer breaches or otherwise fails to comply with these Conditions of Sale, the buyer shall forfeit their down payment to the Sheriff's Office in its entirety as liquidated damages, and the buyer also shall be liable to the Sheriff's Office for all costs, expenses, losses, and damages (including, without limitation, attorney fees) suffered or incurred by the 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-20-06641

US BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR TOWD POINT MORTGAGE TRUST ASSET-BACKED SECURITIES, SERIES 2015-2

vs

ANY AND ALL KNOWN AND UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVISEES OF THE ESTATE OF CYNTHIA L. REESE A/K/A CYNTHIA REESE; DECEASED, TIMOTHY C. REESE II SOLELY IN HIS CAPACITY AS HEIR TO THE ESTATE OF CYNTHIA L. REESE A/K/A CYNTHIA REESE; DECEASED, II, WILLIAM JOHN-V. REESE SOLELY IN HIS CAPACITY AS HEIR TO THE ESTATE OF CYNTHIA L. REESE A/K/A CYNTHIA REESE; DECEASED

PROPERTY ADDRESS: 1241 Elm Avenue, Lancaster, PA 17603

UPI/TAX PARCEL NUMBER: 340-73510-0-0000

JUDGMENT: \$83,504.84

REPUTED OWNERS: Any and All Known and Unknown Heirs, Executors, Administrators and Devisees of the Estate of Cynthia L. Reese a/k/a Cynthia Reese; deceased and Timothy C. Reese II solely in his capacity as heir to the Estate of Cynthia L. Reese a/k/a Cynthia Reese; deceased and William John-V. Reese solely in his capacity as heir to the Estate of Cynthia L. Reese a/k/a

Cynthia Reese; deceased
DEED BK.: 7058 Page 0596
MUNICIPALITY: Township of Lancaster
AREA: N/A
IMPROVEMENTS: Residential Real Estate

No. CI-20-00756

CITIMORTGAGE INC

vs

TIMOTHY P. BECK, AMI KLUGH

PROPERTY ADDRESS: 6340 LEMON STREET, EAST PETERSBURG, PA 17520

UPI / TAX PARCEL NUMBER: 220-95311-0-0000

JUDGMENT: \$143,855.23

REPUTED OWNERS: Timothy P. Beck and Ami Klugh

INSTR. NO.: 5785793

MUNICIPALITY: Borough of East Petersburg

AREA: N/A

No. CI-20-08407

FIRST GUARANTY MORTGAGE CORPORATION

vs

COLIN PATRICK BRADLEY

PROPERTY ADDRESS: 1698 WABANK RD, LANCASTER, PA 17603

UPI/TAX PARCEL NUMBER: 340-45937-0-0000

JUDGMENT: \$141,120.01

REPUTED OWNERS: Colin Patrick Bradley

INSTR. NO.: #6370105

MUNICIPALITY: Township of Lancaster

AREA: 0.3700

IMPROVEMENTS: Single Family Residential

No. CI-18-09614

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY

AS TRUSTEE FOR THE RMTF TRUST, SERIES 2019-C

vs
DAVID BROWNE, PHYLLIS BROWNE

PROPERTY ADDRESS: 42 SADDLER DRIVE, CHRISTIANA, PA 17509

UPI / TAX PARCEL NUMBER: 550-98263-0-0000

JUDGMENT: \$176,855.11.

REPUTED OWNERS: David Browne and Phyllis Browne

DEED BK. and PAGE or INSTR. NO.: Document ID# 5514975

MUNICIPALITY: Township of Sadsbury

AREA: ALL THAT CERTAIN lot or piece of ground, situate in the Township of Sadsbury, Lancaster County, Pennsylvania, bounded and described according to a revised Final Plan of Williams Run Section IV, made by Huth Engineers, Inc., dated 03/29/1984 and recorded in Lancaster County as Plan No. J137 page 145, as follows, to wit:

IMPROVEMENTS: Residential Dwelling

No. CI-20-00211

WELLS FARGO BANK, N.A.

vs
GERALD ALLEN CRAIG, JR. A/K/A GERALD A. CRAIG

PROPERTY ADDRESS: 1283 STAMAN LANE, COLUMBIA, PA 17512

UPI/TAX PARCEL NUMBER: 110-88614-0-0000

JUDGMENT: 84,366.82

REPUTED OWNERS: GERALD ALLEN CRAIG, JR. A/K/A GERALD A. CRAIG

INSTR. NO.: 6030612

MUNICIPALITY: COLUMBIA

AREA: 0.14 ACRES

No. CI-19-04378

ELIZON MASTER PARTICIPATION TRUST I, U.S. BANK TRUST NATIONAL ASSOCIATION, AS OWNER TRUSTEE

vs
ROBERT JACKSON CREASY

PROPERTY ADDRESS: 356 SCHOOLHOUSE RD, NEW PROVIDENCE, PA 17566

UPI/TAX PARCEL NUMBER: 520-46965-0-0000

JUDGMENT: \$101,889.01

REPUTED OWNERS: ROBERT JACKSON CREASY

DEED BK./PG.: U94/202

MUNICIPALITY: PROVIDENCE TWP

AREA: 1087.00 Sq.Ft.

IMPROVEMENTS: A RESIDENTIAL DWELLING

No. CI-20-05976

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R7

vs
WILLIAM HELMS A/K/A WILLIAM H. HELMS, HAZEL M. HELMS

PROPERTY ADDRESS: 540 WOODWARD STREET, LANCASTER, PA 17602

UPI/TAX PARCEL NUMBER: 337-23255-0-0000

JUDGMENT: \$176,604.06

REPUTED OWNERS: William Helms a/k/a William H. Helms and Hazel M. Helms

DEED BK.: W94 Page 407

MUNICIPALITY: City of Lancaster

AREA: N/A

IMPROVEMENTS: Residential

Real Estate

No. CI-16-07931

**NATIONSTAR MORTGAGE LLC
D/B/A CHAMPION MORTGAGE
COMPANY**

vs

LOIS HOSTETTER, IN HER CAPACITY AS HEIR OF DONALD L. HOSTETTER A/K/A DONALD HOSTETTER A/K/A DONALD LEE HOSTETTER, MARY CALDER, IN HER CAPACITY AS HEIR OF DONALD L. HOSTETTER A/K/A DONALD HOSTETTER A/K/A DONALD LEE HOSTETTER, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRM, OR INTEREST FROM OR UNDER DONALD L. HOSTETTER A/K/A DONALD HOSTETTER A/K/A DONALD LEE HOSTETTER

PROPERTY ADDRESS: 318 E. ORANGE STREET, LANCASTER, PA 17602

UPI/TAX PARCEL NUMBER: 332-79920-0-0000

JUDGMENT: \$140,344.19

REPUTED OWNERS: Donald L. Hostetter a/k/a Donald Hostetter LOIS L. HOSTETTER, in her capacity as Heir of Donald L. Hostetter A/K/A Donald Hostetter A/K/A Donald Lee Hostetter, Deceased, Mary Calder, In Her Capacity As Heir Of Donald L. Hostetter A/K/A Donald Hostetter A/K/A Donald Lee Hostetter, Deceased, Unknown Heirs, Successors, Assigns, And All Persons, Firms, Or Associations Claiming Right, Title Or Interest From Or Under Donald L. Hostetter A/K/A Donald Hostetter Aka Donald Lee Hostetter, Deceased

DEED BK. and PAGE: Book S65 Page 487

MUNICIPALITY: City of Lancaster

AREA: n/a

IMPROVEMENTS: Residential

No. CI-21-00991

**CITIBANK, N.A., AS TRUSTEE
FOR CMLTI ASSET TRUST**

vs

LEONEL JEAN, ORELIA JEAN

PROPERTY ADDRESS: 321 NORTH RESERVOIR STREET, LANCASTER, PA 17602

UPI/TAX PARCEL NUMBER: 336-24135-0-0000

JUDGMENT: \$76,342.69

REPUTED OWNERS: LEONEL JEAN & ORELIA JEAN

INSTR. NO.: 5457634

MUNICIPALITY: CITY OF LANCASTER

AREA: 1450.00 Sq.Ft.

IMPROVEMENTS: A RESIDENTIAL DWELLING

No. CI-21-00418

LOANCARE, LLC

vs

ANN E. MYERS

PROPERTY ADDRESS: 857 CHRISTINE LANE, LANCASTER, PA 17601

UPI/TAX PARCEL NUMBER: 290-96546-0-0000

JUDGMENT: \$152,078.92

REPUTED OWNERS: Ann E. Myers and Terry L. Myers

INSTR. NO.: 5360912

MUNICIPALITY: East Hempfield Township

AREA: 1,275 sq ft

IMPROVEMENTS: Residential Dwelling

No. CI-19-08550

**WILMINGTON SAVINGS FUND
SOCIETY, FSB NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE**

**OF BOSCO CREDIT II TRUST
SERIES 2010-1 C/O FRANKLIN
MANAGEMENT CORPORATION**

vs

**IVAN A PEREZ, CRYSTAL
SHANK, STACY LYNN PACKARD**

N/K/A STACY LYNN PEREZ

PROPERTY ADDRESS: 841 HER-
EFORD RD, ELIZABETHTOWN,
PA 17022

UPI/TAX PARCEL NUMBER:
460-07722-0-0000

JUDGMENT: 118,369.12

REPUTED OWNERS: Ivan A. Pe-
rez, Crystal Shank, Stacy Lynn
Packard n/k/a Stacy Lynn Perez
DEED BK.: 5419

MUNICIPALITY: Township of
Mount Joy

AREA: N/A

IMPROVEMENTS: Single Family
Dwelling

No. CI-20-01896

WELLS FARGO BANK, N.A.

vs

ROBERT REHRER, JR.

PROPERTY ADDRESS: 315 W.
BROAD ST, NEW HOLLAND, PA
17557

UPI/TAX PARCEL NUMBER:
480-92524-0-0000

JUDGMENT: \$208,744.79

REPUTED OWNERS: ROBERT
REHRER, JR.

DEED INSTRUMENT NO.:
6081521

MUNICIPALITY: NEW HOLLAND
BORO

IMPROVEMENTS: RESIDENTIAL
DWELLING

No. CI-20-04764

**MIDWEST BUSINESS CAPITAL,
A DIVISION OF UNITED MID-
WEST SAVINGS BANK, NOW
KNOWN AS, UNITED MIDWEST
SAVINGS BANK, A NATIONAL
ASSOCIATION TO THE USE OF**

OLD BLUE ROCK ROAD, LLC

vs

**SCHEID MANAGEMENT SER-
VICES, LLC, ANDREW THOMAS
SCHEID**

PROPERTY ADDRESS: 320 Blue
Rock Rd, Millersville, PA 17551

UPI / TAX PARCEL NUMBER:
410-09308-0-0000

JUDGMENT: \$449,709.48

REPUTED OWNERS: Andrew T.
Scheid

INSTR. NO.: 5928624

MUNICIPALITY: Manor Township
AREA: N/A

IMPROVEMENTS: Commercial
building

No. CI-20-05931

**MIDWEST BUSINESS CAPITAL,
A DIVISION OF UNITED MID-
WEST SAVINGS BANK, NOW
KNOWN AS, UNITED MIDWEST
SAVINGS BANK, A NATIONAL
ASSOCIATION TO THE USE OF
OLD BLUE ROCK ROAD, LLC**

vs

**SCHEID REAL ESTATE HOLD-
INGS, LLC**

PROPERTY ADDRESS: 121 and
131 South Prince Street, Lan-
caster, PA 17603

UPI/TAX PARCEL NUMBER:
334-58567-0-0000/334-61811-
0-0000

JUDGMENT: \$995,488.34

REPUTED OWNERS: Scheid Real
Estate Holdings, LLC

INSTR. NO.: 5977699

MUNICIPALITY: City of Lancast-
er

AREA: N/A

IMPROVEMENTS: 121 South
Prince Street: three-story brick
building and other improve-
ments 131 South Prince Street:
three-story brick dwelling and a
two-car garage

No. CI-18-08821

**WILMAC HEALTHCARE, INC.,
D/B/A LANCASHIRE HALL,
BROCKIE PHARMATECH**

vs

**MARSHALL H. STEHMAN, MARI-
ANNE STEHMAN**

PROPERTY ADDRESS: 46 DELP
RD, LANCASTER, PA 17601

UPI/TAX PARCEL NUMBER:
390-00664-0-0000

JUDGMENT: 18-08821

REPUTED OWNERS: MARSHALL
H. STEHMAN

DEED BK.: 2712, PAGE 668

MUNICIPALITY: MANHIEM
TOWNSHIP

AREA: 1,600 sqft, 0.35 Acres

IMPROVEMENTS: Two and a half
story house and detached ce-
ment block garage

No. CI-20-01111

LONGBRIDGE FINANCIAL LLC

vs

**HERBERT B. WATSON, JR.
KNOWN SURVIVING HEIR OF
HERBERT B. WATSON, SR.,
FAITH M. HECKARD, KNOWN
SURVIVING HEIR OF HERBERT
B. WATSON SR, HOPE M. COLE
AKA HOPE M. COLE-OTIENO,
KNOWN SURVIVING HEIR OF
HERBERT B. WATSON SR., UN-
KNOWN SURVIVING HEIRS OF
HERBERT B. WATSON SR.**

PROPERTY ADDRESS: 9 RUS-
SET LANE, MILLERSVILLE, PA
17551

UPI/TAX PARCEL NUMBER:
410-20300-0-0000

JUDGMENT: \$134,696.75

REPUTED OWNERS: Herbert B.
Watson Sr. and Henrietta M.
Watson

DEED BK.: 2699, Page: 115

MUNICIPALITY: Manor Town-
ship

AREA: N/A

IMPROVEMENTS: Residential

Dwelling

No. CI-15-04392

**WILMINGTON SAVINGS FUND
SOCIETY, FSB AS OWNER
TRUSTEE OF THE RESIDEN-
TIAL CREDIT
OPPORTUNITIES TRUST V-B**

vs

**JENNIFER N WILSON, THEO-
DORE R WILSON, JR**

PROPERTY ADDRESS: 1261
FREMONT STREET, LANCAST-
ER, PA 17603

UPI/TAX PARCEL NUMBER:
338-49985-0-0000

JUDGMENT: \$121,659.67

REPUTED OWNERS: Theodore R.
Wilson Jr. and Jennifer N. Wil-
son

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AREA: 0.00

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Dwelling

SHERIFF'S SALES

Real Estate Executions

January 27, 2021

March 31, 2021

May 26, 2021

July 28, 2021

September 29, 2021

November 24, 2021

January 26, 2022

March 30, 2022

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September 16, 2020

November 18, 2020

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March 17, 2021

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