

Court of Common Pleas of Lancaster County
Civil Action

In Re: Condemnation by the Redevelopment Authority of the City of Lancaster of Real Estate Located at 502-506 Walnut in the City of Lancaster

In eminent domain matters, failure to file preliminary objections within 30 days of receiving notice of condemnation results in complete waiver of all claims under 26 Pa.C.S.A. § 306.

Opinion. In Re: Condemnation by the Redevelopment Authority of the City of Lancaster of Real Estate Located at 502-506 Walnut in the City of Lancaster. No. CI-22-08043, 1277 MDA 2023.

OPINION BY SPONAUGLE, J., October 23, 2023

I. Introduction

In the matter before the Superior Court of Pennsylvania, Koyukon, L.P. (“Appellant/Condemnee”) appeals the order striking their Answer and New Matter to the Petition to Pay Estimated Just Compensation, in favor of the Redevelopment Authority of the City of Lancaster (“Appellee/Condemnor”), from July 24, 2023. Appellant filed Notice of Appeal on August 22, 2023. Thorough review of the record and applicable law demonstrates that Appellant’s claims lack merit and for the reasons stated herein, the appeal should be denied.

II. Relevant Procedural & Factual History

The instant matter commenced on December 27, 2022, when Appellee filed a declaration of taking for 502-506 West Walnut Street, Lancaster, PA 17602 (“Property”), owned by Appellant. Declaration of Taking (“Declaration”), 12/27/2022, at 1. On January 19, 2023, Appellee filed a Certificate of Service for the Notice of Filing of Declaration of Taking (“Notice”), showing service was effectuated on January 11, 2023, to Post-Office Box 304, Lyndell, PA 19354, and signed for by Brian D. Smith. Notice, Ex. B.

On March 23, 2023, Appellee filed a Petition to Pay Estimated Just Compensation into Court, asking the Court to direct payment of the just compensation. Petition to Pay Estimated Just Compensation into Court (“Petition”), 3/23/2023, at 2. The Petition stated the Property had an estimated value of \$315,000, and a written offer for that amount was served on Appellant on February 13, 2023, which Appellant allegedly refused or failed to accept. *Id.* Thereafter on March 27, 2023, this Court issued a rule to show cause why Appellee’s Petition should not be granted. Order and Rule, 3/27/2023.

Appellant filed an Answer and New Matter to the Petition to Pay Estimated Just Compensation on April 24, 2023, asserting, that the amount of \$315,000 was verified only by Appellee’s attorney and that he believed the Property’s true value was \$1,200,000. Answer and New Matter, 4/24/2023. In response, on May 12, 2023, Appellee filed

Preliminary Objections in the Form of a Motion to Strike Appellant's Answer to Petition to Pay Just Compensation into Court ("Motion to Strike"), asserting Appellant's Answer and New Matter must be stricken as the Appellant failed to file preliminary objections within thirty days of receiving the Notice per 26 Pa.C.S. § 306(a)(1). Motion to Strike, 5/12/2023, at 3-4. Further, as Appellant failed to file preliminary objections challenging the taking within thirty days, Appellee asserts any challenge to the Declaration or Notice was waived. *Id.*

On July 20, 2023, oral argument was held concerning the Motion to Strike, and on July 24, 2023, this court granted Appellee's Motion to Strike and stated the estimated just compensation may be paid pursuant to the proposed schedule to distribution. Order, 7/24/2023. In response, Appellant filed the instant appeal on August 22, 2023, stating the following, in sum:

1. The court erred in exercising its jurisdiction over the Property when it failed to determine that proper service of process was effectuated on Appellant;
2. The court erred in exercising its jurisdiction as service of process cannot be effectuated with a certified mailing to a post-office box and service to the physical address provided in the Declaration was not attempted; and
3. The court erred as a matter of law in dismissing the Answer and New Matter challenging jurisdiction and service of process without hearing evidence or creating a record concerning proper service of process or subject matter jurisdiction.

Concise Statement of Matters Complained of on Appeal ("Appeal"), 8/22/2023, unenumerated 2-3. This opinion is written pursuant to Rule 1925(a) of the Pennsylvania Rules of Appellate Procedure.

III. Discussion

In Pennsylvania,

the power of eminent domain is an inherent one possessed by the Commonwealth, as sovereign, which permits it to take private property for a public use if the landowner receives just compensation for the taking. The Code provides a complete and exclusive procedure and law to govern all condemnations of property for public purposes and the assessment of damages.

In re Powell, 260 A.3d 298, 307 (Pa. Commw. Ct. 2021) (internal citations omitted). In the context of an eminent domain action, preliminary objections serve a different purpose than those in other civil actions. *Id.* (citing *In re Condemnation of .036 Acres, More or Less, of Land Owned by Wexford Plaza Associates*, 674 A.2d 1204 (Pa. Commw. Ct. 1996)). "In eminent domain cases, preliminary objections are intended as a procedure to resolve expeditiously the factual and legal challenges to a declaration of taking before the parties proceed to determine damages." *Id.* (citing *North Penn Water Authority v. A Certain Parcel of Land*, 650 A.2d 1197 (Pa. Commw. 1994)). A defendant who wishes to challenge the court's jurisdiction must do so by filing preliminary objections, and

as the moving party, bears the burden of proving his objections. *Lox, Stock and Bagels, Inc. v. Kotten Mach. Co. of California, Inc.*, 395 A.2d 954 (Pa. Super. 1978) (citations omitted).

The eminent domain code states, “[w]ithin 30 days after being served with notice of condemnation, the condemnee may file preliminary objections to the declaration of taking.” 26 Pa.C.S.A. § 306(a)(1).

Preliminary objections shall be limited to and shall be the exclusive method of challenging:

- (i) the power or right if the condemnor to appropriate the condemned property unless it has been previously adjudicated;
- (ii) the sufficiency of the security;
- (iii) the declaration of taking; and
- (iv) any other procedure followed by the condemnor.

26 Pa.C.S.A. § 306(a)(3). “Failure to raise by preliminary objections the issues listed in subsection (a) shall constitute a waiver.” 26 Pa.C.S.A. § 306(b).

In the instant matter, there is no dispute that Appellant failed to file timely preliminary objections to the Declaration, Notice, or Petition at any time. Appellant has not offered any reason or explanation as to why preliminary objections were never filed, he is instead solely focused on whether this court had jurisdiction over the matter as he claims Notice was improperly served.

“In rem jurisdiction over property is determined by whether the defendant property had sufficient contacts with the forum that the court’s exercise of power constituted fair play and substantial justice, and is a question of personal jurisdiction.” *Commonwealth v. Perez*, 941 A.2d 778 (Pa. Commw. Ct. 2008). Unlike subject matter jurisdiction, personal jurisdiction may be waived. *Tracy v. Unemployment Compensation Board of Review*, 23 A.3d 612, 618 n.3 (Pa. Commw. Ct. 2011). There is no question that this court has subject matter jurisdiction. However, as indicated in Appellee’s response to the Appeal, Appellant waived its challenge to personal, or in rem, jurisdiction, when he failed to timely file preliminary objections challenging service of process and jurisdiction of the court. *See Redevelopment Authority of the City of Lancaster’s Response to Koyukon, LP’s Concise Statement of Matters Complained of on Appeal*, 9/25/2023. In *In re Condemnation by Com., Dept. of Transp.*, the court held that Condemnee’s could not raise issues in pleadings filed beyond 30 days that were required to be raised in timely preliminary objections. 535 A.2d 1210, 1215 (Pa. Commw. Ct. 1988).

Instead of timely filing preliminary objections, Appellant filed an Answer and New Matter outlining the issues listed above, mainly that service was not proper that therefore this court did not have jurisdiction. Answer and New Matter, 4/24/2023. In response, Appellee filed its Motion to Strike Appellant’s Answer and New Matter as the challenges arising therein could only have been properly raised in preliminary

objections filed by Appellant within 30 days of receipt of Notice, and as such were untimely and improperly raised. Motion to Strike. After oral argument and review of the record and relevant law, this court granted Appellee's Motion to Strike and stated the estimated just compensation may be paid pursuant to the proposed schedule to distribution. Order, 7/24/2023.

"In eminent domain cases, our scope of review is limited to a determination of whether the trial court abused its discretion or committed an error of law." *Appeal of Hill*, 545 A.2d 463, 464 (Pa. Commw. Ct. 1988) (citing *Borough of Dickson City v. Malley*, 503 A.2d 1035 (Pa. Commw. Ct. 1986)). An abuse of discretion exists when the trial court renders a judgment that is manifestly unreasonable, arbitrary, or capricious, has failed to apply the law, or was motivated by partiality, prejudice, bias, or ill will. *Id.*

On Appeal Appellant has concluded that this court made errors in law in exercising jurisdiction over the matter and by granting Appellee's Motion to Strike. See Appeal. As detailed above, Appellant failed to properly challenge the jurisdiction of the court in timely preliminary objections and has thus waived the issue per 26 Pa.C.S.A. § 306(b). Furthermore, Appellant submitted to the jurisdiction of the court when it filed its Answer and New Matter in an attempt to work around the preliminary objection timeliness requirement. Therefore, this court did not abuse its discretion in exercising jurisdiction over the matter. Next, Appellant has failed to demonstrate this court acted in a manifestly unreasonable, arbitrary, or capricious way, or failed to apply the law, or was motivated by partiality, bias, or ill will. Moreover, and more importantly, Appellant has failed to state how he was prejudiced by the supposed errors made by this court. As such, this court has not abused its discretion in granting Appellee's preliminary objections in the form of a motion to strike as Appellant failed to follow the rules governing eminent domain procedures. Appellants issues are without merit and waived.

IV. Conclusion

Based on a thorough review of the record and corresponding law, the errors Appellants complain of on appeal are without merit. Accordingly, the order granting Appellee's Petition should be upheld.

BY THE COURT:

THOMAS B. SPONAUGLE,
JUDGE

ESTATE AND TRUST NOTICES

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

FIRST PUBLICATION

Carlson, Ruth H., dec'd.

Late of East Donegal Township.
Co-Executors: Amy E. Peffley, E. Scott Carlson c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.
Attorney: Kevin D. Dolan, Esq.

Carr, Jean E., dec'd.

Late of Mount Joy Borough.
Executor: Jo Ann Conti c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.
Attorney: Barbara Reist Dillon.

Cope, Jeanne M., dec'd.

Late of Lancaster County.
Executor: Richard J. Evans, Jr., 1690 Colonial Manor Dr., Lancaster, PA 17603.
Attorney: None.

Craig, Ralph B., dec'd.

Late of West Hempfield Township.
Executor: Tracy Craig c/o 327 Locust Street, Columbia, PA 17512.
Attorney: John F. Markel, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Crider, Fred W., dec'd.

Late of Manheim Township.
Executrix: Diane M. Lorah c/o Anthony P. Schimaneck, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.
Attorney: Morgan, Hallgren, Crosswell & Kane, P.C.

Dees, Jolin T., dec'd.

Late of Columbia Borough.
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Eager, Donald R., dec'd.

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Eppehimer, Walter R. a/k/a Walter Rea Eppehimer, dec'd.

Late of Earl Township.
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Attorney: Misty A. Toothman, Atty., OWM Law, 41 E. High St., Pottstown, PA 19464.

Faith, Joseph R., dec'd.

Late of West Earl Township.
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LLP.

Fink, Kay M., dec'd.

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Grubb, Mildred C., dec'd.

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Hamner, Nancy Kocher, dec'd.

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Attorney: Jeff Fleming, Esquire.

Hoover, Irene G., dec'd.

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Hummer, Alverta S., dec'd.

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Javes, Patricia Ann, dec'd.

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Larsen, John W., dec'd.

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McCann, Christopher Michael,
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Misal, Bruce A., dec'd.

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O'Brien, Kathryn A., dec'd.

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

Rivele, Richard J., dec'd.

Late of Mount Joy.

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Root, Sandra G., dec'd.

Late of Lancaster.

Executor: Kelley R. Lutz c/o W. Bryan Byler, Byler & Winkle, P.C., 363 West Roseville Road, Lancaster, PA 17601.

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Rottmund, Ronald P., Jr., dec'd.

Late of Mount Joy Borough.

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Shelly, Betty A., dec'd.

Late of Lititz Borough.

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Souder, John D., dec'd.

Late of Manheim Township.

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Spicer, Gary L., dec'd.

Late of Maytown Township.

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SECOND PUBLICATION

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Late of Warwick Township.

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Beiler, Lydia Ann, dec'd.

Late of Leacock Township.

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Attorney: None.

Benson, Thelma M., dec'd.

Late of Columbia.

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Goodrich, William H., dec'd.

Late of East Petersburg Borough.

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Griffin, Patricia A., dec'd.

Late of Conestoga.

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Hamilton, Johanna L., dec'd.

Late of East Donegal Township.

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Attorney: None.

Heim, Margaret A., dec'd.

Late of East Petersburg Borough.

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Hershey, Anna E. a/k/a Anna Elizabeth Hershey, dec'd.

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Hess, Ada M., dec'd.

Late of Ephrata Township.

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Matsko, Mary Ann, dec'd.

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McDonough, Michael E. a/k/a Michael Edward McDonough, dec'd.

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Murphy, Phillis G., dec'd.

Late of Warwick Township.

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Attorney: Young and Young.

Nye, Paul E., dec'd.

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**Phelan, Elizabeth L. a/k/a Eliza-
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Rahe, Shirley A., dec'd.

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**Range, Linda S. a/k/a Linda Sue
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Smith, Richard A., dec'd.

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**Spade, Robert T. a/k/a Robert
Troy Davis Spade**, dec'd.

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Walmer, Joanne H., dec'd.

Late of Manheim Township.
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Williams, Charles Joseph, Jr.,
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**Witmer, Mary K. a/k/a Mary R.
Witmer**, dec'd.

Late of East Petersburg Borough.

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Attorney: Young and Young.

THIRD PUBLICATION

Atchison, Virginia M., dec'd.

Late of Penn Township.

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Attorney: Young and Young.

Barton, Peggy L., dec'd.

Late of West Lampeter Township.

Executor: Robert L. Barton c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.

Attorney: Matthew A. Grosh.

Bishop, Barbara A., dec'd.

Late of East Hempfield Township.

Executor: Scott A. Bishop c/o Kluxen, Newcomer & Dreisbach, Attorneys-at-Law, 2221 Dutch Gold Drive, Dutch Gold Business Center, Lancaster, PA 17601.

Attorney: Melvin E. Newcomer, Esquire.

Burger, Judy A., dec'd.

Late of Lancaster.

Executrix: Amanda Klugh, 339 East Ross Street, Lancaster, PA 17602.

Attorney: None.

Cowart, Jon H., dec'd.

Late of Little Britain Township.

Executrix: Kathleen M. May-

nard c/o James N. Clymer, Esq., 408 West Chestnut Street, Lancaster, PA 17603.

Attorney: Clymer Musser & Sarno, PC.

Daly, Martin P., dec'd.

Late of W. Hempfield Twp.

Executor: Catherine D. Wimpsett c/o 327 Locust Street, Columbia, PA 17512.

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

Flexer, Paul A., dec'd.

Late of East Hempfield Township.

Executrix: Lisa Flexer Ragland c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

Attorneys: Barley Snyder LLP.

Groff, Mildred Mae a/k/a Mildred M. Groff, dec'd.

Late of Warwick Township.

Executor: Richard G. Groff, Jr. c/o Thomas M. Gish, Sr., Attorney, P.O. Box 5394, Lancaster, PA 17606.

Attorney: Gibbel Kraybill & Hess, LLP.

Groff, Robert F., Jr., dec'd.

Late of Lancaster Township.

Co-Executors: Elizabeth M. Groff, Timothy I. Watt c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

Attorneys: Barley Snyder LLP.

Haines, Blaine M., dec'd.

Late of East Drumore Township.

Executor: Thomas B. Haines

c/o Law Office of Shawn Pierson, 105 East Oregon Road, Lititz, PA 17543.
Attorney: Shawn M. Pierson, Esq.

Hogan, Barry D., dec'd.
Late of Manheim Township.
Executrix: Kimberly Ann McDade c/o Melvin H. Hess, Attorney, P.O. Box 5349, Lancaster, PA.
Attorney: Gibbel Kraybill & Hess, LLP.

Huffman, Charles A., dec'd.
Late of West Lampeter Township.
Personal Representative: William A. Huffman c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601.
Attorneys: Metzger and Spencer, LLP.

Leitgeb, Delores A. a/k/a Delores Anne Leitgeb, dec'd.
Late of New Holland Borough.
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Attorneys: Gibbel Kraybill & Hess LLP.

Miller, Monroe a/k/a Monroe J. Miller, dec'd.
Late of East Earl Township.
Executrix: Cynthia Hurst c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.
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Morgan, Barry L., dec'd.
Late of Lancaster City.
Administrator: Steven P. Wiker c/o John H. May, Esquire, 49

North Duke Street, Lancaster, PA 17602.
Attorney: May, Herr & Grosh, LLP.

Myers, Jeffrey C., dec'd.
Late of Elizabethtown Borough.
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Peters, Randy T., dec'd.
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Attorney: Kevin D. Dolan, Esq.

Ross, Mark J., dec'd.
Late of Lititz.
Administrator: Eric C. Ross, 44 Wilson Avenue, Leola, PA 17540.
Attorney: None.

Ross, William R., Sr. a/k/a William R. Ross a/k/a William Ronald Ross, Sr., dec'd.
Late of Manheim Borough.
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Attorney: McNees Wallace & Nurick LLC.

Sheaffer, Joani Kay, dec'd.
Late of East Hempfield Township.
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Attorney: E. Richard Young, Jr., Esq.

Souders, Ann Louise, dec'd.

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17512.

ARTICLES OF DISSOLUTION

NOTICE IS HEREBY GIVEN that **WAGNER ER, LLC**, a Pennsylvania limited liability company, has voluntarily dissolved and is now engaged in the process of winding up and settling its affairs under the provisions of Subchapter G (15 Pa. C.S. §8871 et seq.) of the Pennsylvania Uniform Limited Liability Company Act of 2016, as amended. As part of that process, under 15 Pa. C.S. 8875, WAGNER ER, LLC now gives notice that any persons having claims against WAGNER ER, LLC present them in a detailed writing to the Company, setting forth the amount and exact basis for the claim. The written notice describing the details of the claim shall be mailed to WAGNER ER, LLC, 621 Stevens Road, Ephrata, PA 17522. A claim against WAGNER ER, LLC is barred unless an action to enforce the claim is commenced within two years after publication of this Notice.

LEGACY LAW PLLC

Attorneys for Wagner ER, LLC

D-15

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State of the Commonwealth

of Pennsylvania at Harrisburg, Pennsylvania on the 1st of January 2023 for a non-profit corporation organized under the Non-Profit Corporation Law of 1988. The name of the Corporation is **Donegal Primary School Parent Teacher Organization**, Chieppor & Egner LLC., 53 N. Duke St., Suite 401, Lancaster, PA 17602.

D-15

NOTICE is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania for the purpose of engaging in any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988 as amended.

The name of the corporation is:
Lincoln Ess Inc.

Articles of Incorporation have been filed on: **December 5, 2023.**

D-15

A notice is hereby given that a business corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988. The name of the corporation is **Walk with Kongo**. This Corporation is organized exclusively for charitable, religious, educational, and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code. Walk with Kongo is organized for charitable and educational purposes with a mission

of promoting cultural exchange, leadership development, and artistic collaboration between Congolese and American students, artists, researchers, and supporters of African culture.

D-15

CHANGE OF NAME NOTICES

A hearing will be held on March 22, 2024 at 1:30 p.m., in Courtroom No.4, 3rd floor of the Lancaster County Courthouse, 50 N. Duke St., Lancaster, PA, regarding the request of Jodi Martin and Zachary Martin to change the child's name from **Ashton James Martin** to Ashton James Valentin-Martin. Any person with objections may attend and show cause why the request should not be granted.

D-15

NOTICE IS HEREBY GIVEN, a Petition has been filed with the Court of Common Pleas of Lancaster County, Pennsylvania, to change the name of **Grayson Reed Geib** to Grayson Reed Geib Rhodes. A hearing is scheduled for March 22, 2024 at 1:45 p.m. in C.R. #4, Lancaster County Courthouse, at which time interested persons may attend and show cause, if any, why the request should not be granted.
BY; REBECCA CHEUVRONT, ESQUIRE

D-15, 22

A hearing will be held on February 8, 2024 at 2:15 p.m., in Courtroom No.4, 3rd floor of the Lancaster County Courthouse, 50 N. Duke St., Lancaster, PA, regarding the request of Jeremy Michael Schevling to change the name

from **Jeremy Michael Schevling** to Jeremy Michael Skjevling. Any person with objections may attend and show cause why the request should not be granted.

D-15

IN THE COURT OF COMMON PLEAS
IN THE MATTER OF PETITION FOR CHANGE OF NAME OF KarLP, A MINOR
NO. 23-6469
CIVIL ACTION - LAW

Notice is hereby given that on the 18th day of September 2023, the Petition of Sarah L. Pham, on behalf of minor child KarLP, was filed in the Lancaster County Court of Common Pleas at No. CI-23-6469, seeking to change the name of minor child KarLP to KamLP. The Court has fixed February 26, 2024, at 2:15 P.M. in Courtroom #4 of the Lancaster County Court House, 50 North Duke Street, Lancaster, Pennsylvania 17608, as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the Petition should not be granted.

D-15

IN THE COURT OF COMMON PLEAS
ORPHANS' COURT DIVISION
IN RE: CHANGE OF NAME OF LISA MARIE DIGUILIO

No. 2023-02745

Notice is hereby given that James W. Simon and Michelle Z. Simon have filed a petition in the Court of Common Pleas of Lancaster County, Pennsylvania, requesting the Court to change the name of Lisa Marie DiGuilio to Lisa Marie Simon. A Hearing on the

Petition will be held Wednesday, January 10, 2024 at 10:00 a.m. in Courtroom 11 on the fourth floor of the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, at which any person interested may attend and show cause, if any, why the Petition should not be granted.
HOLLY S. FILIUS, Esquire

D-15

A hearing will be held on January 29, 2024 at 2:00 p.m., in Courtroom No.4, 3rd floor of the Lancaster County Courthouse, 50 N. Duke St., Lancaster, PA, regarding the request of Lydia Marie Whaley to change the name from **Lydia Marie Whaley** to Lydia Marie Azalea. Any person with objections may attend and show cause why the request should not be granted.

D-15

A hearing will be held on February 8, 2024 at 3:00 p.m., in Courtroom No.4, 3rd floor of the Lancaster County Courthouse, 50 N. Duke St., Lancaster, PA, regarding the request of Obed Imtiaz to change the name from **Obed Imtiaz** to Obed Imtiaz Robert. Any person with objections may attend and show cause why the request should not be granted.

D-15

A hearing will be held on March 7, 2024 at 1:30 p.m., in Courtroom No.4, 3rd floor of the Lancaster County Courthouse, 50 N. Duke St., Lancaster, PA, regarding the request of Shannon Zimmerman to change the children's name from **Olivia Marie Fetty** to Olivia Marie Zimmerman and **Jude Michael Fetty** to Jude Michael Zimmerman and **Jameson Cole Fetty** to

Jameson Cole Zimmerman. Any person with objections may attend and show cause why the request should not be granted.

D-1

NOTICE IS HEREBY GIVEN, a Petition has been filed with the Court of Common Pleas of Lancaster County, Pennsylvania, to change the name of **Remi Grace Geib** to Remi Grace Geib Rhodes. A hearing is scheduled on March 22, 2024 at 2:00 p.m., in C.R. #4, Lancaster County Courthouse, at which time interested persons may attend and show cause, if any, why the request should not be granted.
BY; REBECCA CHEUVRONT, ESQUIRE

D-15, 22

A hearing will be held on January 29, 2024 at 2:15 p.m., in Courtroom No.4, 3rd floor of the Lancaster County Courthouse, 50 N. Duke St., Lancaster, PA, regarding the request of Lydia Marie Whaley to change the children's name from **Violet Raiyne Whaley** to Violet Raiyne Azalea and **Lilyauna Faith Whaley** to Lilyauna Faith Azalea. Any person with objections may attend and show cause why the request should not be granted.

D-15

SUITS ENTERED

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

**December 1, 2023
to December 10, 2023**

AMERICAN EXPRESS; Donald R. Purdum Jr.; 08664

ARVELO, CRYSTAL P.; Bridgecrest Credit Company LLC; 08510; Dyer

BAIDO-APPREY, AWURASI; Ana Daisy Torres Rodriguez; 08634; Swartz

BORRERO, MICHAEL, BORRERO-LORENZO, MICHAEL; State Farm Mutual Automobile Insurance Company; 08509; McElhane

BULLARD ESTATE OF, STEVEN; Magdalena Ruiz; 08557; Larsen

BUSENBARK, RYAN DONALD, BUSENBARK, RYAN D.; US Bank National Association; 08496; Edenhofner

CHARLES III, DOUGLAS M.; Kelly D. Bell; 08599; May

CIBIK, ROBERT M.; CKS Prime Investments LLC; 08584; Tsarouhis

COMMONWEALTH OF PENNSYLVANIA; Thomas J. Bender; 08608;

COX, JAMES; CKS Prime Investments LLC; 08573; Tsarouhis

DEMARCO, MICHAEL, DEMARCO, MICHAEL L.; American Express National Bank; 08652; Loewy

FESKOS LAWNWORKS LLC; James Witmer; 08684; Mahan

FISHER JR, J. HERBERT, FISHER, DONA L., GREEN VALLEY INVESTMENT LLC; Fulton Bank NA; 08670; Nyman

GEBREMICHAEL, FILMON M.; Yanara Martinez Morales; 08683; Swartz

GONGO, MELANIE MARGARET; Mariner Finance LLC; 08500; Fox

HOCK, TAMESA; US Bank National Association; 08525; Armstrong

HUYETT, NORMAN L., HUYETT, NORMAN, HUYETT, DOROTHY J.,

HUYETT, DOROTHY, STOLTZFUS, DOROTHY J., STOLTZFUS

HUYETT, DOROTHY; US Bank National Association; 08708; Dyer

JF WRIGHT ENTERPRISES LLC; Lansing Building Products Northeast LLC; 08527; Wendolowski

KAUTZ, RANDALL, KAUTZ, DIXIE; Accelerated Inventory Management LLC; 08642; Tsarouhis

KELLER, KEVIN; American Express National Bank; 08674; Loewy

KEYSTONE NURSING AND REHAB OF LANCASTER LLC, ROSE CITY NURSING AND REHABILITATION, ROSE CITY REHABILITATION CENTER;

Blackfly Investments LLC; 08711; Abramson

LUTZ, JASON; Hometown Property Sales Group LLC; 08548

MARTINEZ, JASMINE; CKS Prime Investments LLC; 08581; Tsarouhis

MAST, GLORIA, MAST, GLORIA E.; American Express National Bank; 08669; Loewy

MIGALA, JEFFREY; Accelerated Inventory Management LLC; 08647; Tsarouhis

MOHATI, AZDDINETI, IZK TRUCKING LLC, AMAZON.COM INC, AMAZON SERVICES LLC, AMAZON.COM SERVICES LLC; Khalid Oukkal; 08689; Wolfe

RAY, AMY; American Express National Bank; 08676; Loewy

REYNOLDS, SETH; Rapho Township; 08636; Peipher

ROBURRITO'S LLC; Octavia Lamb; 08666; Marzzacco

SOBERANIS, GARY, BORJA, KARA; Lancaster Country Day School; 08631; Knapp

SPANGLER, JUSTIN E.; American States Insurance Company; 08705; Flink

TSOFLIAS, JOHN; Daniel Martinez; 08558; Dalziel