
IN THE COURT OF COMMON PLEAS OF
LANCASTER COUNTY, PENNSYLVANIA

CIVIL ACTION
CI-22-08155

KAREN D. GARBER, as Administrator of the Estate of
Diana D. Baker, *Plaintiff*

V.

FELICIA ROBIN ALLEN and RICHARD
MICHAEL ALLEN, *Defendants*

AMENDED ORDER

AND NOW, this 5th day of January 2026, upon consideration of Defendants' Motion to Dismiss, the response and reply thereto, it is hereby ORDERED and DECREED that the Motion is hereby GRANTED.

BY THE COURT:
THOMAS B. SPONAUGLE, JUDGE

In the instant matter, Plaintiff asserts that Defendants, immediately subsequent to Diana D. Baker's ("the decedent") death, trespassed upon the decedent's property without legal right and "destroyed the landscaping" to the sum of \$7,483.57. Complaint, 2/15/2023, at 3-4. Presently before the Court is a motion to dismiss wherein Defendants assert Plaintiff's claim was adjudicated in a trial before the Orphans' Court of Lancaster County in *In re Estate of Diana D. Baker, deceased*, No. 2021-1251. Motion to Dismiss, 4/10/2025. Defendants explain that in the opinion issued by the Orphans' Court, the Honorable Judge Reich acknowledged that Defendants were specifically awarded \$2,093.75 for "labor and dumping fees associated with maintaining and clearing the yard at the decedent's real property while Felicia Allen was serving as Executrix of the Estate of Diana D. Baker." Motion to Dismiss, at unpaginated 2. As such, Defendants aver that the claims presented by Plaintiff are precluded by the doctrine of *res judicata*. *Id.* at unpaginated 3-4.

"Pennsylvania jurisprudence does not recognize a 'motion to dismiss' in the context of civil litigation," and "[t]he only other available means to demur to a plaintiff's cause of action is either a motion for judgment on the pleadings or a motion for summary judgment." *DiGregorio v. Keystone Health Plan East*, 840 A.2d 361, 365 (Pa. Super. 2003). As such, in light of the procedural history in this case, this Court will treat the Motion to Dismiss as a motion for summary judgment. *Id.*; see also *Long v. Ostroff*, 854 A.2d 524, 527 (Pa. Super. 2004) (treating a motion

to dismiss as a motion for summary judgment). In Pennsylvania, summary judgment is appropriate “whenever there is no genuine issue of any material fact as to a necessary element of the cause of action or defense.” Pa.R.C.P. 1035.2(1).

[S]ummary judgment is appropriate only in those cases where the record clearly demonstrates that there is no genuine issue of material fact and that the moving party is entitled to judgment as a matter of law. When considering a motion for summary judgment, the trial court must take all facts of record and reasonable inferences therefrom in a light most favorable to the non-moving party.

Truax v. Roulhac, 126 A.3d 991, 996 (Pa. Super. 2015) (internal citations and quotations omitted).

Plaintiff’s claims, trespass and ejectment, conversion, and quantum meruit, are all predicated on the assertion that Defendants had no legal right to access the decedent’s property. See Complaint. This is belied by the record. This matter originated in the Orphans’ Court where a trial was had concerning, inter alia, repayment by the Estate for the work performed by the Defendants to the outside of the decedent’s property immediately following her death. See Motion to Dismiss, Exhibit B – Memorandum Opinion and Order. It was determined that after the decedent’s death on May 16, 2021, Defendant Felicia Allen filed a Petition for Grant of Letters in the Estate of Diana D. Baker and attached a will dated October 2, 2019 (“2019 will”). *Id.* at 1. Felicia Allen served as Executrix of the estate from May 21, 2021, and served as such until August 21, 2021, at which time she was removed as Executrix and replaced by Plaintiff in response to the filing of a later dated 2020 will. *Id.* at 7, 10. As such, Felicia Allen had the legal right to access and maintain the decedent’s property from May 21, 2021, through August 21, 2021. The record is clear that Defendants ceased all activity once Felicia Allen was removed as Executrix of the estate.

“In Pennsylvania, a trespass occurs when a person who is not privileged to do so intrudes upon land in possession of another, whether willfully or by mistake.” *Briggs v. Southwestern Energy Production Company*, 224 A.3d 334, 346 (Pa. 2020). As established by the record, Defendants were privileged to be on the decedent’s property by the issuance of the Letters Testamentary naming Felicia Allen the Executrix of the Estate in response to the 2019 will. Moreover, Plaintiff has provided no evidence to show she was in legal possession of the land during the time Defendants completed the outdoor maintenance on the decedent’s home. Therefore, a claim for trespass cannot proceed.

“Ejectment is an action filed by a plaintiff who does not possess the land but has the right to possess it, against a defendant who has actual

possession.” *Billig v. Skvarla*, 853 A.2d 1042, 1049 (Pa. Super. 2004) (citing *Soffer v. Beech*, 409 A.2d 337 (Pa. 1979)). It is clear from the record that Defendants ceased all activity on the decedent’s property in August of 2021. “An issue before a court is moot when a determination is sought on a matter which, when rendered, cannot have any practical effect on the existing controversy.” As Defendants do not possess decedent’s property, and Plaintiff does not claim that they do, this issue is denied as moot.

“Conversion is defined under Pennsylvania law as: ‘the deprivation of another’s right of property in, or use or possession of, a chattel, or other interference therewith, without the owner’s consent and without lawful justification.’” *McKeeman v. Corestates Bank, N.A.*, 751 A.2d 655, 659 n.3 (Pa. Super. 2020) (citation omitted). Again, Felicia Allen as Executrix had legal right and authority to be on and maintain the property. There was no other owner at the time aside from the estate of which she was Executrix, she needed no one else’s consent and she had lawful justification. A claim of conversion cannot stand.

“*Quantum meruit* is an equitable remedy to provide restitution for unjust enrichment in the amount of the reasonable value of services.” *Durst v. Milroy Gen. Contracting, Inc.*, 52 A.3d 357, 360 (Pa. Super. 2012) (citation omitted). The Pennsylvania Supreme Court has explained that “a *quantum meruit* action sounds in quasi-contract, a form of restitution, and is made out where one person has been unjustly enriched at the expense of another.” *Shafer Elec. & Const. v. Mantia*, 96 A.3d 989, 992 n.3 (Pa. 2014) (internal citations and punctuation omitted). “Therefore, a claim of quantum meruit raises the issue of whether a party has been unjustly enriched, and in order to prove such claim a party must successfully prove the elements of unjust enrichment.” *Mitchell v. Moore*, 729 A.2d 1200, 1202 n.2 (Pa. Super. 1999). The elements necessary to prove unjust enrichment are as follows:

(1) benefits conferred on defendant by plaintiff; (2) appreciation of such benefits by defendant; and (3) acceptance and retention of such benefits under such circumstances that it would be inequitable for defendant to retain the benefit without payment of value. The application of the doctrine depends on the particular factual circumstances of the case at issue. In determining if the doctrine applies, our focus is not on the intention of the parties, but rather on whether the defendant has been unjustly enriched.

Id. As stated, the Allens stopped their work when Felicia Allen was removed as Executrix of the estate. At the time the work was performed by the Allens, Plaintiff was not in legal possession of decedent’s property, therefore there could be no benefit provided to the Defendants by the Plaintiff. Further, even if Plaintiff provided some benefit, and she

did not, there was no retention of said benefit once Felicia Allen was removed as Executrix. Based on the record, there can be no claim unjust enrichment and therefore no claim of *quantum meruit*.

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

Beach, Emma Jane, dec'd.

Late of West Donegal Township.
Executrix: Kimberly Beach c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.
Attorney: Kevin D. Dolan, Esquire.

Beck, Nancy J., dec'd.

Late of Elizabethtown Borough.
Executrix: Angel Michelle Beck c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.
Attorney: Kevin D. Dolan, Esquire.

Bortzfield, Gwendolyn, dec'd.

Late of Millersville Borough.
Executor: Shawn L. Bortzfield, 2411 Helena Road, Lancaster, PA 17603.
Attorney: None.

Bradley, Pauline, dec'd.

Late of Lancaster City.
Executor: Barry L. Bradley c/o Jeanne M. Millhouse, Esquire, 53 N. Duke St., Ste. 204, Lancaster, PA 17602.
Attorney: Jeanne M. Millhouse, Esquire.

Carlton, Christopher L., dec'd.

Late of Lititz Borough.
Executor: Julia P. Carlton c/o May Herr & Grosh, LLP, 49 North Duke Street, Lancaster, PA 17602.
Attorney: Richard P. Nuffort.

Curtis, Jack a/k/a Jack R. Curtis a/k/a Jack R. Curtis, Jr., dec'd.

Late of Manheim Borough.
Executrix: Agnes L. Curtis c/o Elizabeth I. Reed, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess, LLP.

Dixon, Richard J., dec'd.

Late of East Cocalico Township.
Executrix: Donna L. Dixon c/o Dennis B. Young, Esq., 430 W. First Ave., Parkesburg, PA 19365.
Attorney: Dennis B. Young, Esq.

Feliciano, Frank, Sr. a/k/a Francisco Feliciano, dec'd.

Late of Lancaster Township.
Executrix: Christine Feliciano c/o Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401.
Attorney: Gregory E. Gettle, Es-

quire.

Gideon, Marion L. a/k/a Marion Louise Gideon, dec'd.

Late of Penn Township.

Executor: Kenneth P. Gideon
c/o Gibble Law Offices, P.C.,
126 East Main Street, Lititz, PA
17543.

Attorney: Stephen R. Gibble.

Graver, Shirley P. a/k/a Shirley Marie Graver, dec'd.

Late of Quarryville Borough.

Executor: Beth Ann Messick
c/o Bellomo & Associates, LLC,
3198 East Market Street, York,
PA 17402.

Attorney: Jeffrey R. Bellomo,
Esquire.

Henderson, Robert P., dec'd.

Late of Terre Hill Borough.

Executor: Robert James Hen-
derson c/o Glick, Goodley,
Deibler & Fanning, LLP, 131 W.
Main Street, New Holland, PA
17557.

Attorney: Patrick A. Deibler,
Esq., Glick, Goodley, Deibler &
Fanning, LLP.

Herr, Elam M., dec'd.

Late of East Hempfield Town-
ship.

Executrix: Patti T. Herr c/o
Lauren K. Hillegas, Attorney,
P.O. Box 5349, Lancaster, PA
17606.

Attorneys: Gibbel Kraybill &
Hess LLP.

Hollinger, Donald M., dec'd.

Late of Rapho Township.

Executrix: Susan L. Hollinger

c/o James N. Clymer, Esq., 408
West Chestnut Street, Lancast-
er, PA 17603.

Attorneys: Clymer Musser &
Sarno, PC.

Hummer, Thomas J., dec'd.

Late of West Donegal Township.

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

Attorneys: Young and Young.

Iobst, Keneen M. a/k/a Keneen Marie Iobst, dec'd.

Late of Manheim Township.

Executrix: Laurenda M. Keller
c/o Jeffrey C. Goss, Esquire,
480 New Holland Avenue, Suite
6205, Lancaster, PA 17602.

Attorneys: BCGL, LLC.

Johnson, Robert P., dec'd.

Late of New Holland Borough.

Executrix: Kathleen M. John-
son c/o Randy R. Moyer, Es-
quire, Barley Snyder LLP, 126
East King Street, Lancaster, PA
17602.

Attorney: Randy R. Moyer --
Barley Snyder LLP.

Keith, Kimberly, dec'd.

Late of Lancaster Township.

Administrator: Caroline Eager
c/o Douglas A. Smith, Attor-
ney, P.O. Box 5349, Lancaster,
PA 17606.

Attorneys: Gibbel Kraybill &
Hess LLP.

King, David S., dec'd.

Late of Leacock Township.

Executors: Stephen S. King and

John J. King c/o Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorney: Ashley A. Glick, Esq., Glick, Goodley, Deibler & Fanning, LLP.

Koberlein, Nora Lee a/k/a Nora L. Koberlein, dec'd.

Late of West Lampeter Township.

Co-Executors: Joanne Hughes and Kathleen Meyer c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

Attorney: Randy R. Moyer -- Barley Snyder LLP.

Krall, Brett C., dec'd.

Late of Manheim Township.

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

Attorneys: Young and Young.

Mayberry, Daniel R., dec'd.

Late of Little Britain Township.

Co-Administrators: Melissa L. Dull and Kenneth D. Mayberry c/o Nikolaus & Hohenadel, LLP, 303 West Fourth Street, Quarryville, PA 17566.

Attorney: John C. Hohenadel, Esquire.

Messner, Charles Ray, dec'd.

Late of West Brecknock Township.

Executor: Mark A. Messner c/o Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorney: Thomas A. Fanning, Esq., Glick, Goodley, Deibler & Fanning, LLP.

Metzler, Isaac S., dec'd.

Late of West Lampeter Township.

Executors: PNC Bank, N.A. and Vickie Lynn Herr c/o Appel Yost LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: Dana C. Panagopoulos.

Nentwig, Lloyd C., dec'd.

Late of Lancaster Township.

Executor: John Thomas Schaffer c/o 327 Locust Street, Columbia, PA 17512.

Attorney: Michael S. Grab, Esquire, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Ollinger, Mallory S., dec'd.

Late of Millersville Borough.

Executor: The Lodge Life Services c/o Appel Yost LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: Dana C. Panagopoulos.

Omensky, Cynthia J. a/k/a Cynthia Joan Omensky, dec'd.

Late of East Hempfield Township.

Executor: Wendy J. Dowling c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.

Attorney: Barbara Reist Dillon.

Pryor, Barbara Anne, dec'd.

Late of Christiana.

Executrix: Cheryl Rosenberger,
299 Hunt Club Road, Barnwell,
SC 29812.
Attorney: None.

**Ranker, Andrew Christopher
a/k/a Andrew C. Ranker**, dec'd.

Late of Lancaster City.
Administratrix: Ashley Jean
Ranker c/o 135 North George
Street, York, PA 17401.
Attorney: CGA Law Firm, PC,
Frank H. Countess, Esq., 135
North George Street, York, PA
17401.

**Rosenthal, J. Charles a/k/a Ja-
cob C. Rosenthal**, dec'd.

Late of West Lampeter Town-
ship.
Executor: Elwood J. Sellers c/o
William H. Lunger, Esq., Little
Falls Centre 2, 2751 Center-
ville Rd., #401, Wilmington, DE
19808.
Attorney: William H. Lunger,
McCullom D'Emilio Smith Ue-
bler, LLC, Little Falls Centre
2, 2751 Centerville Rd., #401,
Wilmington, DE 19808.

Sahm, Mary Lou, dec'd.

Late of East Hempfield Town-
ship.
Executrix: Amy L. Sahm c/o
Gardner and Stevens, P.C., 109
West Main Street, Ephrata, PA
17522.
Attorney: John C. Stevens.

Scharpf, Jean M., dec'd.

Late of East Hempfield Town-
ship.
Executor: Kathleen Murray c/o
May Herr & Grosh, LLP, 234

North Duke Street, Lancaster,
PA 17602.
Attorney: Bradley A. Zuke.

Stuver, Linda W., dec'd.

Late of Lititz Borough.
Executor: Laurie D. Schen-
ke c/o Glick, Goodley, Deibler
& Fanning, LLP, 131 W. Main
Street, New Holland, PA 17557.
Attorney: Ashley A. Glick, Esq.,
Glick, Goodley, Deibler & Fan-
ning, LLP.

Summers, Jeffrey W., dec'd.

Late of East Petersburg Bor-
ough.
Executor: Mary Bemederfer
c/o Nikolaus & Hohenadel,
LLP, 327 Locust Street, Colum-
bia, PA 17512.
Attorney: Christopher R. Grab,
Esquire.

Tice, Harold W., dec'd.

Late of Christiana.
Executor: Cynthia T. Urbanik
c/o Ira D. Binder, Esq., 227
Cullen Road, Oxford, PA 19363.
Attorney: Ira D. Binder, Esq.

Wenger, Samuel Z., dec'd.

Late of Ephrata Borough.
Executor: Nelson M. Wenger
c/o Glick, Goodley, Deibler &
Fanning, LLP, 131 W. Main
Street, New Holland, PA 17557.
Attorney: Ashley A. Glick, Esq.,
Glick, Goodley, Deibler & Fan-
ning, LLP.

Wolf, Linda L., dec'd.

Late of Ephrata Township.
Executor: Christine L. Knaub
c/o Craig A. Hatch, Esq., CELA,

Halbruner, Hatch & Guise, LLP,
3435 Market Street, Camp Hill,
PA 17011.

Attorney: Craig A. Hatch, Esq.,
CELA.

SECOND PUBLICATION

Adams, John L., dec'd.

Late of Manheim Township.
Executor: Everence Trust Com-
pany c/o Nikolaus & Hohe-
nadel, LLP, 222 South Market
Street, Suite 201, Elizabeth-
town, PA 17022.

Attorney: Kevin D. Dolan, Es-
quire.

Adams, William R., dec'd.

Late of East Petersburg Bor-
ough.

Administrator: Cory W. Adams
c/o Mongiovi Law, LLC, 235
North Lime Street, Lancaster,
PA 17602.

Attorney: Michael J. Mongiovi.

Ambler, C. Daniel, dec'd.

Late of Penn Township.

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

Attorneys: Young and Young.

**Andrews, Arlene E. a/k/a Ar-
lene Elizabeth Andrews**, dec'd.

Late of East Petersburg Bor-
ough.

Executor: James S. Andrews
c/o Jeanne M. Millhouse, Es-
quire, 53 N. Duke St., Ste. 204,
Lancaster, PA 17602.

Attorney: Jeanne M. Millhouse,
Esquire.

**Barber, Robert Allen a/k/a Rob-
ert A. Barber**, dec'd.

Late of Warwick Township.

Personal Representative: Esther
Lee Zimmerman c/o Angelo J.
Fiorentino, Attorney, P.O. Box
5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill &
Hess LLP.

**Frank, Nancy K. a/k/a Nancy
Kienzle Frank**, dec'd.

Late of West Lampeter Town-
ship.

Executrix: Barbara F. Delp c/o
RKG Law, 101 North Pointe
Blvd, Suite 202, Lancaster, PA
17601.

Attorney: Lindsay M. Schoene-
berger, Esquire.

French, Jean M., dec'd.

Late of Lititz.

Executor: Shana J. Pogue c/o
W. Bryan Byler, Byler & Winkle,
P.C., 363 West Roseville Road,
Lancaster, PA 17601.

Attorney: W. Bryan Byler, Esq.

**Frey, Eric W. a/k/a Eric Winger
Frey**, dec'd.

Late of Manor Township.

Executor: Pronita A. Frey c/o
John H. May, Esquire, 49 North
Duke Street, Lancaster, PA
17602.

Attorneys: May, Herr & Grosh,
LLP.

**Frimenko, John T. a/k/a John
Trofim Frimenko**, dec'd.

Late of West Hempfield Town-
ship.

Administratrix: Olga Karel c/o
Blakinger Thomas, PC, 28 Penn
Square, Lancaster, PA 17603.

Attorneys: Blakinger Thomas, PC.

212 North Queen Street, Lancaster, PA 17603.

Attorney: Barbara Reist Dillon.

Grant, Ruth A. a/k/a Ruth Ann Grant, dec'd.

Late of West Lampeter Township.

Executor: Richard W. Grant, Jr. c/o RKG Law, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.

Attorney: Lindsay M. Schoeneberger, Esquire.

Herr, Dorothy I. a/k/a Dorothy Irene Herr, dec'd.

Late of Colerain Township.

Executor: William David Herr, III c/o Appel Yost LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: James W. Appel, Esquire.

Horn, Donald E. a/k/a Donald Eugene Horn, Sr. a/k/a Donald E. Horn, Sr., dec'd.

Late of Manor Township.

Co-Executors: Melissa S. Horn, Kevin T. Harrison, Donald E. Horn, Jr. and The Bryn Mawr Trust Company.

Trustee: The Bryn Mawr Trust Company, formerly known as the Hershey Trust Company c/o Saxton & Stump, 221 West Philadelphia Street, Suite 600, York, PA 17401.

Attorney: Jody Anderson Leighty.

Musser, John Lowell a/k/a John L. Musser, dec'd.

Late of Manheim Township.

Executor: Allen B. Mellinger c/o Nikolaus & Hohenadel, LLP,

Nelson, Shirley A., dec'd.

Late of Rapho Township.

Executrix: Vickie L. Cassel c/o Gibble Law Offices, P.C., 126 East Main Street, Lititz, PA 17543.

Attorney: Stephen R. Gibble.

Oberholtzer, Fern a/k/a Fern I. Oberholtzer, dec'd.

Late of East Earl Township.

Executors: Janis Haas and Dennis Oberholtzer c/o Appel Yost LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: Samuel M. Mecum.

Rebholz, Jeffrey H., dec'd.

Late of East Cocalico Township. Administratrix: Lisa M. Rebholz, 669 Reading Ave., West Reading, PA 19611.

Attorney: Rose Kennedy, Curran Estate & Elder Law, PLLC, 1212 Liggett Ave., Reading, PA 19611.

Richards, Lenore B., dec'd.

Late of Caernarvon Township.

Executor: Deborah R. Hammond c/o Michael J. Righi, Esquire, BITLER LAW, P.C., 3115 Main Street, Birdsboro, PA 19508-8319.

Attorney: Michael J. Righi, Esquire.

Weaver, Gary a/k/a Gary R. Weaver, dec'd.

Late of East Cocalico Township.

Executrix: Kathleen Regener c/o Gibble Law Offices, P.C.,

126 East Main Street, Lititz, PA 17543.

Attorney: Stephen R. Gible.

THIRD & FINAL PUBLICATION

Armitage, Kenneth, dec'd.

Late of Manheim Township.

Executor: John Brendan Armitage, 2953 Brookfield Road, Lancaster, PA 17601.

Attorney: None.

Bucklin, Nancy N. a/k/a Nancy Nicks Bucklin, dec'd.

Late of Earl Township.

Executor: Brian C. Bucklin c/o Catherine T. Duffy, Esq., 300 West State St., #300, Media, PA 19063.

Attorney: Catherine T. Duffy, Eckell Sparks Levy Auerbach Monte Sloane Matthews & Auslander, P.C., 300 W. State St., #300, Media, PA 19063.

Fisher, Frederick J., dec'd.

Late of Manor Township.

Executor: Elizabeth F. Fisher c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.

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

Fisher, Harold E., dec'd.

Late of West Hempfield Township.

Administrator: Jacqueline Fisher c/o Kristen L. Hartman, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

Attorney: Kristen L. Hartman -- Barley Snyder LLP.

Frey, Beryl C., dec'd.

Late of Morris Township, NJ and Lancaster.

Executor: Brian S. Frey, 15 Manor Drive, Morristown, NJ 07960.

Attorney: None.

Griffith, James Ronald a/k/a James R. Griffith, dec'd.

Late of Mount Joy Borough.

Administrator: Charles Larry Griffith c/o Paterson Law LLC, 2819 J Willow Street Pike N., Willow Street, PA 17584.

Attorney: Kim Carter Paterson.

Grissinger, Joseph S., dec'd.

Late of Manheim Township.

Administrator: Ryan Grissinger c/o Law Office of Shawn Pierson, 105 East Oregon Road, Lititz, PA 17543.

Attorney: Shawn M. Pierson, Esq.

Hirtzel, Gregory Scott a/k/a Gregory S. Hirtzel a/k/a Greg Hirtzel, dec'd.

Late of Lancaster City.

Administratrix: Kristy Ann M. Hirtzel c/o Appel Yost LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: Dana C. Panagopoulos.

Humma, Cathy L. a/k/a Cathy Louise Hunna, dec'd.

Late of Ephrata.

Executor: Jeb A. Humma, 201 Fairview Rd., Hamburg, PA 19526.

Attorney: Amanda O'Driscoll, Esquire, Sher & Associates,

P.C., 15019 Kutztown Road,
Kutztown, PA 19530.

heim, PA 17545.
Attorneys: Young and Young.

Keller, Robert F., dec'd.

Late of Manheim Township.
Executor: Patricia A. Myers c/o
Nikolaus & Hohenadel, LLP,
212 North Queen Street, Lan-
caster, PA 17603.
Attorney: Barbara Reist Dillon.

**Mullen, Darren Lee a/k/a Dar-
ren L. Mullen a/k/a Darren
Mullen**, dec'd.

Late of Elizabethtown Borough.
Executrix: Laura M. Pettit c/o
Gettle Vaughn Law LLC, 13
East Market Street, York, PA
17401.
Attorney: Gregory E. Gettle, Es-
quire.

Krause, Burnell H., dec'd.

Late of Rapho Township.
Administrator: Brent Alan
Krause, 8106 Fletcher Hill Dr.,
Montgomery, AL 35117.
Attorney: David E. Schwager,
183 Market St., #100, Kings-
ton, PA 18704-5444.

Patrignani, Thomas D., dec'd.

Late of Providence Township.
Administratrices: Mary En-
right, 2 Mt. Grace, Beaufort, SC
29906 and Terrie Mohrmann,
7626 Huntmaster Ln., McLean,
VA 22102.
Attorney: Daniel F. Monohan,
Brandywine Estate & Elder
Law, 535 N. Chruch St., #170,
West Chester, PA 19380.

Kropp, Janice, dec'd.

Late of East Hempfield Town-
ship.
Administrator: Edward C. Kropp
c/o Marci S. Miller, Attor-
ney, P.O. Box 5349, Lancaster,
PA 17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

**Perkins, Chard F. a/k/a Chard
Perkins**, dec'd.

Late of East Hempfield Town-
ship.
Executor/Administrator
C.T.A.: Mark D. Perkins, 2566
Hartwell Ct., Lancaster, PA
17601.
Attorney: David E. Schwager,
183 Market St., #100, Kings-
ton, PA 18704-5444.

Mendez-Heredia, Apolinar,
dec'd.

Late of Lancaster Township.
Administrators: Rosa Ester-
bina and Rubio Sena c/o Bel-
lomo & Associates, LLC, 3198
East Market Street, York, PA
17402.
Attorney: Jeffrey R. Bellomo,
Esquire.

**Riggs, Benjamin F., Sr. a/k/a
Benjamin Foster Riggs, Sr.**,
dec'd.

Late of East Hempfield Town-
ship.
Executor: Benjamin F. Riggs,
Jr., c/o Randy R. Moyer, Es-

Miller, Vickie E., dec'd.

Late of Rapho Township.
Executor: Aaron E. Miller c/o
Young and Young, 44 S. Main
Street, P.O. Box 126, Man-

quire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.
Attorney: Randy R. Moyer -- Barley Snyder LLP.

TRUST NOTICE

Schaeffer, Charles D., Jr., dec'd.
Late of Elizabethtown.
Co-Trustees: Jeffrey A. Rood and Louis J. LeMaster c/o Noonan Law Office, 526 Walnut St., Allentown, PA 18101.
Attorney: Noonan Law Office, 526 Walnut St., Allentown, PA 18101.

Schrivver, Charles B., dec'd.

Late of East Hempfield Township.
Executor: H. James Schriver Jr. c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Shrom, Abram Rhoads, Jr. a/k/a Abram Shrom, Jr. a/k/a Abram R. Shrom, Jr., dec'd.

Late of Reading Township.
Executors: James Wotring, 163 Stone House Ln., Columbia, PA 17512 and Bethany Shrom, 35 Sandra Circle, Denver, PA 17517.
Attorney: Daniel F. Monohan, Brandywine Estate & Elder Law, 535 N. Chruch St., #170, West Chester, PA 19380.

Wanner, Dennis L., dec'd.

Late of Ephrata.
Executrices: Mandi L. Kenyon and Melissa L. Jones c/o Michael K. Hollinger, Esquire, Rowe Law Offices, P.C., 1200

Broadcasting Road, Suite 101, Wyomissing, PA 19610.
Attorney: Michael K. Hollinger, Esquire.

ARTICLES OF INCORPORATION

Notice is hereby given that **UNITED MYANMAR CHRISTIAN CHURCH** was incorporated on May 27, 2026, under the provisions of the Pennsylvania Non-profit Corporation Law of 1988, as amended. The corporation is organized exclusively for charitable, religious, and educational purposes within the meaning of IRC Section 501(c)(3). Robert E. Sisko, Esquire; Morgan, Hallgren, Crosswell & Kane

J-12

CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that a Petition has been filed in the Court of Common Pleas of Lancaster County, Pennsylvania, seeking to change the name of **John Killian Jonas** to Juniper Florence Christopher. A hearing on the Petition will be held on June 30, 2026 at 1:30 o'clock p.m. in Courtroom No. 3 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.

J-12

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that **Sight and Sound Management Company, Inc.**, a PA corporation with its registered office at 300

Hartman Bridge Road, Ronks, PA 17572-9513, Lancaster County, is now engaged in winding up its affairs. The corporation will be filing Articles of Dissolution with the Commonwealth of PA, so that its corporate existence shall be ended by issuance of a Certificate of Dissolution by the Department of State under the provisions of the Business Corporation Law of 1988 (as amended).

McNEES WALLACE & NURICK
LLC
Attorneys at Law
100 Pine Street
Harrisburg, PA 17101

J-12

NOTICE OF SERVICE

IN THE COURT OF COMMON
PLEAS OF LANCASTER
COUNTY
PENNSYLVANIA

NO: CI-25-08594

CIVIL ACTION - LAW

KAYNE GREGORY, Plaintiff
v.
MOISES TORRES, and
WENDY KING, Defendants

NOTICE

**NOTICE TO: MOISES TORRES
AND WENDY KING**

You have been sued in court. This action arises from a motor vehicle accident and Plaintiff seeks damages for personal injuries in excess of Fifty Thousand Dollars (\$50,000.00).

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

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

Ryan P. McDaniel, Esquire
FREEBURN & HAMILTON, PC
ID No. 311942
3901 North Front Street
Harrisburg PA 17110
(717) 777-7777
Ryan@FreeburnLaw.com
Counsel for Plaintiff

J-5,12

**TAX CLAIM BUREAU
SURPLUS NOTICES**

ATTENTION: To Estate of Estate of Jay Conway and all known, unknown and potential heirs, assigns and claimants of the Estate of Jay Conway.

The Court of Common Pleas of Lancaster County, PA: Docket No. CI-26-03771.

IN RE: LANCASTER COUNTY TAX CLAIM BUREAU SURPLUS UPSET TAX SALE PROCEEDS RE: Jay Conway, 831 St. Joseph Street, Lancaster City, PA, Tax Parcel No. 338-64754-0-0000.

FORTY-FIVE (45) DAY RULE TO SHOW CAUSE PURSUANT TO THE PA REAL ESTATE TAX SALE LAW 72 P.S. §5860.205(e)

AND NOW, this 28 day of May, 2026, a Rule to Show Cause is hereby issued on the **Estate of Jay Conway** [former owner], **PA Department of Human Services** [potential lien holder] and **Paul Witmer, Jr.** [tax sale purchaser] why the following proposed distribution of the \$82,362.71 in surplus proceeds from the November 17, 2025 Upset Tax Sale of 831 St. Joseph Street, Lancaster City, Pennsylvania, Parcel No. 338-64754-0-0000, by the Lancaster County Tax Claim Bureau should not be confirmed absolutely:

Estate of Jay Conway:
\$82,362.71 (minus publication costs)

Total: \$82,362.71

It is further ORDERED and DECREED that the Petitioner/Bureau shall publish this Rule to Show Cause by one (1) insertion in one newspaper of general circulation and one (1) insertion in a legal publication in Lancaster, Pennsylvania.

OBJECTIONS TO THE PROPOSED DISTRIBUTION MUST BE FILED IN WRITING WITH THE COURT WITHIN FORTY-FIVE (45) DAYS FROM THE DATE OF THIS ORDER AND SERVED ON THE SOLICITOR FOR THE LANCASTER COUNTY TAX CLAIM BUREAU. IF NO OBJECTIONS ARE FILED, THE PROPOSED DISTRIBUTION SHALL BE CONFIRMED ABSOLUTELY. IN ACCORDANCE WITH 72 P.S. §5860.205(e), THE LANCASTER COUNTY TAX CLAIM BUREAU SHALL SERVE THE RULE AND PETITION ON ALL OF THE ABOVE-NAMED PERSONS, ENTITIES OR BUSINESSES BY FIRST CLASS MAIL WITH PROOF OF MAILING.

BY THE COURT, Leonard G. Brown, III

Robert S. Cronin, Jr., Esquire,
Solicitor for the Lancaster County Tax Claim Bureau
212 N. Queen St., Lancaster, PA 17603

J-12

ATTENTION: To Estate of Estate of Ella L. Lewis and all known, unknown and potential heirs, assigns and claimants of the Estate of Ella L. Lewis.

The Court of Common Pleas of

Lancaster County, PA: Docket No. CI-25-02528

IN RE: LANCASTER COUNTY TAX CLAIM BUREAU SURPLUS JUDICIAL TAX SALE PROCEEDS RE: Ella Lewis, 340 Peach Bottom Road, Fulton Township, PA, Tax Parcel No. 280-81550-0-0000.

FORTY-FIVE (45) DAY RULE TO SHOW CAUSE PURSUANT TO THE PA REAL ESTATE TAX SALE LAW 72 P.S. §5860.205(e)

AND NOW, this 28 day of May, 2026, a Rule to Show Cause is hereby issued on the **Estate of Ella L. Lewis** [former owner], **Fulton Township** [municipal judgment holder], **Solanco School District** [tax lien holder], **PA Department of Human Services** [potential lien holder] and **Brandon Bello-Santiago** [tax sale purchaser] why the following proposed distribution of the \$5,911.35 in surplus proceeds from the November 17, 2025 Judicial Tax Sale of 340 Peach Bottom Road, Fulton Township, Pennsylvania, Parcel No. 280-81550-0-0000, by the Lancaster County Tax Claim Bureau should not be confirmed absolutely:

Solanco School District :
\$4,065.99 (minus publication costs)

Fulton Township: \$ 1,845.36 (minus publication costs)

Total: \$5,911.35

It is further ORDERED and DECREED that the Petitioner/Bureau shall publish this Rule to

Show Cause by one (1) insertion in one newspaper of general circulation and one (1) insertion in a legal publication in Lancaster, Pennsylvania.

OBJECTIONS TO THE PROPOSED DISTRIBUTION MUST BE FILED IN WRITING WITH THE COURT WITHIN FORTY-FIVE (45) DAYS FROM THE DATE OF THIS ORDER AND SERVED ON THE SOLICITOR FOR THE LANCASTER COUNTY TAX CLAIM BUREAU. IF NO OBJECTIONS ARE FILED, THE PROPOSED DISTRIBUTION SHALL BE CONFIRMED ABSOLUTELY. IN ACCORDANCE WITH 72 P.S. §5860.205(e), THE LANCASTER COUNTY TAX CLAIM BUREAU SHALL SERVE THE RULE AND PETITION ON ALL OF THE ABOVE-NAMED PERSONS, ENTITIES OR BUSINESSES BY FIRST CLASS MAIL WITH PROOF OF MAILING.

BY THE COURT, Leonard G. Brown, III

Robert S. Cronin, Jr., Esquire,
Solicitor for the Lancaster County Tax Claim Bureau
212 N. Queen St., Lancaster, PA 17603

J-12

ATTENTION: To Estate of Estate of Arlene H. Ritchey and all known, unknown and potential heirs, assigns and claimants of the Estate of Arlene H. Ritchey.

The Court of Common Pleas of Lancaster County, PA: Docket No. CI-26-03760

IN RE: LANCASTER COUNTY

TAX CLAIM BUREAU SURPLUS UPSET TAX SALE PROCEEDS RE: Arlene H. Ritchey, 232 N. Franklin Street, Lancaster City, PA, Tax Parcel No. 336-61578-0-0000.

FORTY-FIVE (45) DAY RULE TO SHOW CAUSE PURSUANT TO THE PA REAL ESTATE TAX SALE LAW 72 P.S. §5860.205(e)

AND NOW, this 28 day of May, 2026, a Rule to Show Cause is hereby issued on the **Estate of Arlene H. Ritchey** [former owner], **Denis Hildebrand** [potential heir], **Dwayne Hildebrand** [potential heir], **Michael Ritchey** [potential heir], **PA Department of Human Services** [potential lien holder] and **Paul Witmer, Jr.** [tax sale purchaser] why the following proposed distribution of the \$54,367.77 in surplus proceeds from the November 17, 2025 Upset Tax Sale of 232. N. Franklin Street, Lancaster City, Pennsylvania, Parcel No. 336-61578-0-0000, by the Lancaster County Tax Claim Bureau should not be confirmed absolutely:

Estate of Arlene H. Ritchey : \$54,367.77 (minus publication costs)

Total: \$54,367.77

It is further ORDERED and DECREED that the Petitioner/Bureau shall publish this Rule to Show Cause by one (1) insertion in one newspaper of general circulation and one (1) insertion in a legal publication in Lancaster, Pennsylvania.

OBJECTIONS TO THE PRO-

POSED DISTRIBUTION MUST BE FILED IN WRITING WITH THE COURT WITHIN FORTY-FIVE (45) DAYS FROM THE DATE OF THIS ORDER AND SERVED ON THE SOLICITOR FOR THE LANCASTER COUNTY TAX CLAIM BUREAU. IF NO OBJECTIONS ARE FILED, THE PROPOSED DISTRIBUTION SHALL BE CONFIRMED ABSOLUTELY. IN ACCORDANCE WITH 72 P.S. §5860.205(e), THE LANCASTER COUNTY TAX CLAIM BUREAU SHALL SERVE THE RULE AND PETITION ON ALL OF THE ABOVE-NAMED PERSONS, ENTITIES OR BUSINESSES BY FIRST CLASS MAIL WITH PROOF OF MAILING.

BY THE COURT, Leonard G. Brown, III
Robert S. Cronin, Jr., Esquire,
Solicitor for the Lancaster County Tax Claim Bureau
212 N. Queen St., Lancaster, PA 17603

J-12

SUITS ENTERED

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

May 21, 2026
to May 28, 2026

ALVARADO, DERIC; Velocity Investments LLC; 03725; Tsarouhis

AMERICAS AUTO AUCTION LANCASTER LLC; Retrospec Autos LLC; 03793; Griest

ANTES, CARINA; CKS Prime In-

- vestments LLC; 03717; Tsarouhis
 BAKERS AUTOMOTIVE LLC;
 Receivables Control Corp; 03610;
 Albanese
 BEECHER CONCRETE INC,
 BEECHER, LEONARD; New En-
 terprise Stone & Lime Co Inc;
 03710; Petersen
 CARROLL, ALEXANDRA; Secu-
 rity Credit Services LLC; 03620;
 Tsarouhis
 DAVIS, PATRICIA; Velocity In-
 vestments LLC; 03630; Tsarouhis
 DONEGAL MUTUAL INSUR-
 ANCE COMPANY; Christine L
 Swartz; 03788; Spayde
 DULIO, WANDA; Security Cred-
 it Services LLC; 03637; Tsarouhis
 EPLER, JOSHUA; Velocity In-
 vestments LLC; 03631; Tsarouhis
 EVANS, AMANDA; Accelerat-
 ed Inventory Management LLC;
 03700; Tsarouhis
 FOLK, GIZEM, MARCO, GREG-
 ORY, RUNK, ADAM, WHITING,
 DAVID, JANNEY MONTGOMERY
 SCOTT, LLC; FNB Wealth Man-
 agement; 03714; McAuliffe-Miller
 GEHRES, JOSHUA T; Done-
 gal Mutual Insurance Company;
 03616; McElhaney
 HATFIELD, J; Accelerated In-
 ventory Management LLC; 03628;
 Tsarouhis
 HENDERSON, CHRISTOPHER
 A; Security Credit Services LLC;
 03644; Tsarouhis
 HOWER, JAYMA M; Security
 Credit Services LLC; 03704; Tsa-
 rouhis
 HUFFORD, GARY P, COOPER,
 LISA M; Reganne M McMichael;
 03662; Lopez
 INNOCENT, HADASSAH R, IN-
 NOCENT, ERNST; Donegal Mu-
 tual Insurance Company; 03617;
 McElhaney
 JEP ENTERPRISE GROUP LLC;
 Martins Flooring Inc; 03686; Pei-
 pher
 JOHNSTON, SCOTT; Security
 Credit Services LLC; 03705; Tsa-
 rouhis
 KEMBERLING, AVERIE J,
 KEMBERLING, AVERIE, PONZ-
 ILLO, ANDREA M; Kristy Rive-
 ra-Melendez; 03639; Floyd
 LONIE, KARI; West Earl Town-
 ship; 03606; Lauder
 LUTZ, KEITH R, LUTZ, CLAIRE
 E; Penn Township; 03600; Lauder
 MARTIN, CHRISTOPHER, CD
 MARTIN CONCRETE; Caterpillar
 Financial Services Corporation;
 03622; Keifer
 MARTINEZ, RENE; Velocity In-
 vestments LLC; 03719; Tsarouhis
 MENDEZ, WILSON; Security
 Credit Services LLC; 03645; Tsa-
 rouhis
 MODLOGIQ INC, NRB USA INC;
 Intsel Steel East; 03618; Keifer
 MORAN, FLORENCE; Mihchi
 Ou; 03615; Marion
 NAFZIGER, DANIEL, JERE &
 JUANITA CASSEL LLC; Amanda
 Gorham; 03792; Muth
 O ENTERPRISES LLC, SERV-
 PRO OF WESTERN LANCASTER
 AND EAST YORK COUNTIES,
 LEVIN, OLEG, TEAM LEVIN;
 Nolts Floor Covering Inc; 03663;
 Clymer
 PARKE, JARRED M, PARKE,
 ANNETTE M; Borough of Man-
 heim; 03597; Lauder
 PEREZ, JACKELINE; Acceler-
 ated Inventory Management LLC;
 03636; Tsarouhis
 PREZIOSI, PATTI; Security
 Credit Services LLC; 03693; Tsa-
 rouhis
 PRIMECARE MEDICAL INC,
 JANE DOE A, JANE DOE B; Ju-
 nius P Leisure II; 03708;
 RIEHL, TAMARA; Velocity In-

vestments LLC; 03721; Tsarouhis
RIVERA, YARIEL; Velocity In-
vestments LLC; 03724; Tsarouhis
RKL LLP; Haley M Schwartz;
03743; Faranda-Diedrich
SMITH, SCOTT, ULRICH,
JOSHUA, ASHIMUDE, FRED,
SCHLOSSER, DAVID, UNGER,
KENNETH, METCALF, MARV,
ANGELLO, DANIEL, BRENNAN,
BRIAN, COPE, ADAM, CANTY,
MICHAEL, RUPP, BENJAMIN,
RAINAR, RICHARD, KRIMMEL,
ROBERT; Susan Lloyd; 03701;
SPANGLER, ZACHARY; Delcree
White; 03599; Greenfield
STRATMAN, BETTY; Security
Credit Services LLC; 03707; Tsa-
rouhis
TAFT, JEFFREY; West Earl
Township; 03603; Lauder
TROLLINGER, JOSHUA; Secu-
rity Credit Services LLC; 03706;
Tsarouhis
WAGNER, TINA; Security Cred-
it Services LLC; 03648; Tsarouhis
WILEY & WILEY FARMS; LSF
Ag Group LLC; 03786; Schroer
