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LANCASTER BAR ASSOCIATION

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CASES REPORTED

COMMONWEALTH V. RAJEEM BROWN – No. 2722-2019 – Ashworth, P.J. – May 14, 2021 – Motion to Suppress – Search Warrant – Probable Cause – Staleness – Totality of the Circumstances130

LEGAL NEWS

LEGAL NOTICES

Calendar of Events.....4	Articles of Dissolution Notice.....30
Continuing Legal Education	Articles of Incorporation
Calendar.....5	Notice.....30
LBA Updates.....7	Certificate of Authority.....30
	Change of Name Notice.....31
	Estate and Trust Notices.....18
	Fictitious Name Notice.....31
	Miscellaneous Legal Notice.....32
	Notice of Sheriff’s Sale.....33
	Orphans’ Court Division
	Auditing Notice.....34
	Sheriff’s Sale of Valuable
	Real Estate.....38
	Suits Entered.....35

LANCASTER LAW REVIEW

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The Official Legal Periodical of Lancaster County –
Reporting the Decisions of the Courts of Lancaster County

OWNED AND PUBLISHED BY
LANCASTER BAR ASSOCIATION
2021

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**LANCASTER BAR ASSOCIATION
CALENDAR OF EVENTS**

August Events

August 7, 2021

Wills for Heroes Event
Public Safety Training Center

September Events

September 10 - 12, 2021

Bench Bar Conference
Baltimore, MD

October Events

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**

July 20, 2021

Recent Developments in Municipal Law

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

Speaker: Josele Cleary, Esquire

1 Substantive Credit

Description: During this CLE, Attorney Cleary will discuss recent developments in municipal law and what attorneys should know.

July 27, 2021

What Your Stenographer Needs From You

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

Speaker: Lisa Miller, Director of Court Reporters for Lancaster County

1 Substantive Credit

Description: Once the jury has gone home and the electric buzz of the courtroom has faded, the memory of your trial lives on in the transcript. The people who make those transcripts are a critical piece of the justice system: They transcribe scores of words every minute and create a painstaking record of every word uttered in the courtroom. The goal of this CLE is to provide lawyers guidance so that they can help the court reporter perform at their best.

July 28, 2021

Avoiding Legal Malpractice 2021

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

Virtual

Speakers: Members of the PBA Professional Liability Committee

1 Ethics Credit

Description: This program is designed to provide valuable legal malpractice avoidance information. Attorneys will earn one hour of ethics CLE credit and for those insured with the PA Bar Association Insurance Program, advised and administered by USI Affinity, you have the ability to qualify for up to a 7.5% discount on your malpractice insurance.

August 12, 2021

COVID-19: Economic Relief and its Impact on Income Available for Support and Business Valuations

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

Speakers: Greg Crumling, CPA, ABV, CFF and Adriann Reed, CPA, CFE, CVA

1 Substantive Credit

Description: Members of the Crumling & Hoffmaster Team will provide some insights into the different types of economic relief available to individuals and business owners as a result of the COVID-19 pandemic. They will discuss factors to consider when determining income available for support, changes to tax credits as well as new factors to consider when valuing a closely held business.

September 1, 2021

Appellate Practice Pitfalls and Best Practice

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

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.

LANCASTER BAR ASSOCIATION
LBA UPDATES

AVAILABLE ATTORNEY POSITIONS –

Associate Attorney - Gardner & Stevens, P.C., a full-service law firm with offices in Lititz and Ephrata is seeking an associate attorney with a minimum of 1-3 years of experience. The successful candidate must have prior family law experience. We are looking for a motivated self-starter. Salary commensurate with experience. Send resume, salary requirements and cover letter to Kyla Roseboro, kroseboro@gardnerstevens.com. All applications will be held in the strictest confidence.

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- Interpreting federal, state and local laws, rendering legal opinions, and providing legal advice in the drafting of legal documents, policies, rules and regulations, resolutions, applications and other legal or quasi-legal documents.
- Providing technical legal expertise, information and assistance in the formulation and development of policies, procedures and programs to ensure legal compliance. Advising the School Board and Superintendent of unusual trends and novel issues and recommending appropriate corrective actions.
- Advising the School Board regarding federal and state legislation of interest to the school system and coordinating with the Exec-

utive Leadership Team and other staff to develop and revise policies and regulations that promote the interests of the school system.

- Representing and advising the School Board and Superintendent in administrative hearings and before fact-finding panels and other entities.
- Conducting legal research, gathering evidence, preparing pleadings and legal briefs as necessary to defend or initiate legal action.
- Appearing before federal, state and local courts, and before legislative bodies to present the District's position on issues pending before those entities.
- Attends and provides legal advice at regular meetings of the School Board and such other meetings as the School Board or Superintendent directs.
- Performs related duties, as assigned or needed.

About Appel, Yost & Zee LLP

For nearly 150 years, Appel, Yost & Zee LLP has represented the businesses, organizations and individuals in our close-knit community spanning Lancaster County and throughout Central Pennsylvania. As a quickly growing and evolving firm, we pride ourselves in a tradition of excellence dating back to 1883 when the firm was established.

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Full-Time or Part Time Paralegal - Gardner & Stevens, P.C. is seeking a full-time or substantial part-time Paralegal for the Lititz office of our extremely busy northern Lancaster County law firm. Must have excellent verbal, written, interpersonal, and organizational skills. Proficiency with general computer skills including Microsoft Word and Outlook required. 2-3 years of experience in family law required. Estate law and Lackner experience preferred but not required. Send resume, salary requirements and cover letter to [Kyla Roseboro, kroseboro@gardnerstevens.com](mailto:KylaRoseboro@gardnerstevens.com).

**IN THE COURT OF COMMON PLEAS OF
LANCASTER COUNTY, PENNSYLVANIA**

CRIMINAL

No. 2722-2019

COMMONWEALTH OF PENNSYLVANIA

v.

RAJEEM BROWN

OPINION

BY: ASHWORTH, P.J.

May 14, 2021

Before the Court is Defendant Rajeem Brown’s Omnibus Pretrial Motion to suppress evidence seized pursuant to a search warrant. Brown is charged with possession with intent to deliver THC liquid, person not to possess firearms, and possession of drug paraphernalia, all stemming from a search conducted pursuant to a warrant on April 11, 2019.¹ Having considered the Defendant’s Omnibus Pretrial Motion and his supplemental filing in further support thereof,² and having heard oral argument from both parties on May 10, 2021, the Motion to Suppress will be denied.

I. BACKGROUND

On April 11, 2019, Lancaster City Police Department applied for a search warrant for the property located at 126 East Clay Street, Lancaster, PA, to search for evidence of controlled substances. A Magisterial District Judge (“MDJ”) reviewed the warrant application and issued the search warrant upon finding probable cause from the affidavit of probable cause (“Affidavit”) submitted by Officer Jared Snader. In the five-page Affidavit, Officer Snader summarizes the training he has received since joining the Lancaster City Bureau of Police in June, 2007 (Affidavit at ¶¶1-2), specifically relating his experiences as an officer in the Selective Enforcement Unit assigned to various roles in “over 2000 investigations involving violations of the PA Controlled Substance, Drug, Device and Cosmetic Act of 1872.” Affidavit at ¶3. Officer Snader also details his knowledge regarding typical habits and behaviors of individuals engaged in criminal conduct related to drug offenses. *Id.* at ¶4(b)-(g).

With regard to the specific facts to support probable cause, Officer Snader states that sometime in March, 2019, he

¹ In violation of 35 Pa. C.S. §780-113(a)(30); 18 Pa. C.S. §6105(a)(1); and 35 Pa. C.S. §113 (a)(32), respectively.

² The Commonwealth did not file a written response.

spoke with “an approved” confidential informant (“CI”) who related “knowledge of crack-cocaine being sold out of the address” police later confirmed to be 126 East Clay Street, Lancaster, PA 17602 (“residence”). Affidavit at ¶5. As a result of the CI’s information, the Lancaster City Police Department Selective Enforcement Unit initiated, directed, and surveilled the CI’s controlled purchase of crack-cocaine from the residence. Subsequently, during the week of April 1, 2019, the Selective Enforcement Unit again directed and observed the CI make another controlled purchase from the same residence. Before both the March and April purchases, the CI was searched and found to have neither controlled substances nor money in his possession. After each controlled purchase, the CI provided descriptions of the individuals from whom he made the purchases (the first from a female and the second from a male known to the CI as “Ra”), and the location within the apartment building from which he had made the purchases, Apartment #3.

In further support, Officer Snader relates his personal prior “knowledge of a crack-cocaine dealer, that goes by the nickname ‘Ra’, that [sic] formerly sold drugs in the northeast area of Lancaster City. This individual is Rajeem Brown” whose date of birth is July 8, 1983. Affidavit at ¶8. The Selective Enforcement Unit had made two previous controlled purchases of narcotics from Brown in 2018, resulting in two outstanding felony charges. *Id.* Brown matched the description given by the CI of the individual who sold narcotics to the CI during the controlled purchase of April, 2019.

Finally, Officer Snader details the incident prompting application for the search warrant. On April 11, 2019, as four police officers³ conducted surveillance of the residence at 126 East Clay Street, they observed the Defendant and Keyshia Gray, who matched the CI’s description of the female from whom he had made the March controlled purchase, walking together at the intersection of East Clay Street and North Lime Street near the residence. The officers arrested Defendant on the outstanding felonies, and in a search incident to the arrest, discovered a clear plastic bag filled with a substance that field-tested positive for marijuana. Affidavit at ¶9. At that time, Keyshia Gray told officers she and Defendant lived at the residence in Apartment #3,⁴ prompting two of the officers⁵ to approach the residence, enter the eastern-most of the two front doors,⁶ and proceed to Apartment #3 on the second floor. After knocking, and upon hearing what sounded like an argument inside the apartment, the officers entered the Apartment #3. At that time, both offi-

3 Specifically, Lancaster City Police Department Selective Enforcement Unit Officers James Boas, Adam Flurry, Jason Hagy, and Timothy Sinnott conducted the surveillance on April 11, 2019.

4 Previously, the CI had reported he made both controlled purchases (in March and April, 2019) from Apartment #3 at the residence. It was unknown to the officers at the time of the CI’s report that Defendant and Gray resided in that unit.

5 Officers Adam Flurry and Jason Hagy.

6 The eastern-most front door is shared by apartment numbers 2 and 3.

cers “smelled the odor of unburnt marijuana in the apartment . . . specifically coming from the south side bedroom.” Affidavit at ¶10. An individual present in the apartment confirmed to officers that she, Defendant, and Gray all resided at Apartment #3. The individual stated that Defendant and Gray occupied the south side bedroom, and officers entered that bedroom to conduct a safety sweep. Therein, officers observed prescription pill bottles bearing the names of both Defendant and Gray.

Officer Snader applied for, was issued, and executed the search warrant for 126 East Clay Street on that same day, April 11, 2019. Drug contraband was recovered during the ensuing search, and the instant charges resulted. The Defendant was charged at Information No. 2722-2019 on or about May 24, 2019. He filed his counseled motion to suppress in a Pretrial Omnibus Motion on April 21, 2021, along with a supplement in further support of that motion on May 10, 2021.⁷ The Commonwealth did not respond in writing to either.

On May 10, 2021, the parties appeared for a hearing on the motion to suppress. Counsel for the Commonwealth and Defendant were both physically present in the courtroom, while the Defendant appeared via videoconference from the Lancaster County Prison.⁸ Counsel agreed that resolution of the issue required only legal argument without presentation of evidence beyond the search warrant itself.

II. DISCUSSION

In the motion to suppress, the Defendant argues that the Affidavit was deficient and therefore the search warrant invalid for the following reasons: (1) the affiant provided no indicia of the CI’s reliability; (2) officers searched Apartment #3 based only on hearsay from the CI regarding the exact location of the controlled purchases; (3) the information in Affidavit ¶¶ 6-7 was stale and thus unreliable; (4) Officer Snader failed to state how he learned the information contained in Affidavit ¶8, thus rendering the information unreliable; and (5) Officer Snader failed to establish that his training and experience was sufficient for him to credibly discern the connection between the smell of marijuana and the presence of marijuana as described in Affidavit ¶10.⁹ Defense counsel argued no additional grounds for suppression at the hearing. The Court will address Defendant’s “staleness” argument first before briefly discussing each of the remaining grounds.

⁷ Defendant seeks suppression of the firearm, THC liquid, and drug paraphernalia seized by police officers pursuant to the search warrant, which authorized said search of 126 East Clay Street.

⁸ Due to the ongoing COVID-19 pandemic, the Defendant appeared via videoconference to avoid the subsequent jailhouse quarantine period currently required for inmates who physically appear at the Lancaster County Courthouse.

⁹ In the Omnibus Pretrial Motion, the Defendant alleges that “[t]he averments in paragraph ten (10) contain only a claim of the present [sic] of an odor of marijuana. The affiant fails to establish a link between the odor of marijuana and the anticipated presence of marijuana. This link should have been established through reference to the affiant’s training and experience. It was not.” Def. Omnibus Mot. at ¶6(B). In the Supplement, Defendant repeats but revises this argument by omitting the portion that states “[t]he averments in paragraph ten (10) contain only a claim of the present [sic] of an odor of marijuana.”

A. Law

The parties agree the law is settled. Where a motion to suppress has been filed, the burden is on the Commonwealth to establish by a preponderance of the evidence that the challenged evidence was not obtained in violation of a defendant's rights. Pa. R.Crim.P. 581(H); *Commonwealth v. Wallace*, 42 A.3d 1040, 1047-48 (Pa. Super. 2012)(en banc). Probable cause exists where "the facts and circumstances within the affiant's knowledge and of which he has reasonably trustworthy information are sufficient in themselves to warrant a man of reasonable caution in the belief that a search should be conducted." *Id.* (quoting *Commonwealth v. Leed*, 186 A.3d 405, 413 (2018)(quotations omitted).

Our Supreme Court provides the standard we must apply when reviewing this probable cause determination:

It is the duty of a court reviewing an issuing authority's probable cause determination to ensure that the magistrate had a substantial basis for concluding that probable cause existed. In so doing, the reviewing court must accord deference to the issuing authority's probable cause determination, and must view the information offered to establish probable cause in a common-sense, non-technical manner.

...

[Further,] a reviewing court [is] not to conduct a de novo review of the issuing authority's probable cause determination, but [is] simply to determine whether or not there is substantial evidence in the record supporting the decision to issue the warrant. *Id.* at 655 (quoting *Commonwealth v. Torres*, 564 Pa. 86, 764 A.2d 532, 537-38, 540 (2001)) (alterations in original).

Commonwealth v. Green, 204 A.3d 469, 480 (Pa. Super. 2019) (citing *Commonwealth v. Jones*, 605 Pa. 188, 988 A.2d 649, 654 (2010)). In determining whether a search warrant is supported by probable cause, "the 'totality of the circumstances' test set forth in *Illinois v. Gates*, 462 U.S. 213, 103 S.Ct. 2317, 76 L.Ed 527 (1983), was adopted in [Pennsylvania] in *Commonwealth v. Gray*, 509 Pa. 476, 503 A.2d 921 (1985)." *Commonwealth v. Murphy*, 916 A.2d 679, 682 (2007) (citing *Commonwealth v. Haggerty*, 388 Pa. Super. 67, 564 A.2d 1269 (1989), *allocator denied*, 525 Pa. 577, 575 A.2d 109 (1990)).

B. Staleness

One factor to consider in the totality of the circumstances analysis is whether the warrant application “sets forth the time frame within which the magistrate can ascertain whether there is a fair probability that contraband or evidence of a crime will be found in a particular place.” *Murphy*, 916 A.2d at 684 (quotations omitted). A warrant will be deficient if “the issuing authority is not supplied with a time frame within which to ascertain when the affiant obtained the information from the informant and when the informant witnessed the criminal acts detailed in the affidavit of probable cause.” *Id.* at 682. In the instant case, the Defendant points to paragraphs six and seven of the Affidavit to argue the dates provided for the two controlled purchases were not specific, were at least ten days old, and were therefore insufficient to support a reasonable belief that contraband would be found at the residence on April 11, 2019. The Court disagrees.

While the dates as stated in the Affidavit for the two controlled purchases might be characterized as somewhat remote, the facts regarding the two controlled purchases by no means constitute the sole basis or the entirety of the facts set forth in the Affidavit to support probable cause for issuance of the search warrant. The Defendant’s narrow focus on just the dates of the controlled purchases completely ignores the fact that the Affidavit contains several additional paragraphs wherein Officer Snader provides further details from which the MDJ could reasonably have ascertained whether there was a fair probability that contraband or evidence of a crime would be found at the residence on April 11, 2019. The Defendant fails to acknowledge that in addition to the details of the two controlled purchases, the Affidavit contains additional facts and details regarding the police officers’ surveillance of the residence on April 11, 2019, the same day application for the warrant was made. These facts include officers’ arrest of the Defendant, the contraband found on his person, the information relayed by his female companion, and the details officers observed in their subsequent lawful entry into the residence. Therefore, when the MDJ properly considered the arguable remoteness of the controlled purchases in context of all the facts presented in the Affidavit, as required, he justifiably could have found that despite the controlled purchases’ somewhat remote timing, probable cause still existed to believe that police officers would likely uncover contraband or evidence of a crime upon executing a search warrant at the residence on April 11, 2019, or shortly thereafter.¹⁰

Moreover, even without considering the information in paragraphs six and seven regarding the controlled buys, the

¹⁰ The imprecision of the dates supplied for the two controlled purchases (first week of March, 2019, and first week of April, 2019) is of little consequence to the overall analysis. The facts concerning the controlled purchases serve not only to support the ultimate conclusion as to probable cause, but also to confirm the CI’s reliability and to support the police officers’ initial suspicion that contraband was being sold on a regular basis out of the residence.

events that occurred on April 11, 2019 alone provide sufficient support for probable cause to issue a search warrant. First, on April 11, 2019, officers observed the Defendant walking with a woman near the residence they were surveilling. Affidavit at ¶8. The Defendant was a known crack-cocaine dealer wanted on two outstanding drug-related felonies. *Id.* Second, a search incident to Defendant's arrest on those outstanding felonies uncovered on Defendant's person a plastic baggy containing a substance that field-tested positive for marijuana. Affidavit at ¶9. Third, the woman accompanying Defendant at the time informed police officers that she and Defendant both resided at 126 East Clay Street in Apartment #3. *Id.* Finally, after knocking and receiving permission to enter Apartment #3, police officers observed the strong odor of marijuana which, based on training and experience, led them to believe that marijuana would be found inside the residence. These events all occurred on April 11, 2019, the very day on which application for the warrant was made. Together, the information gained by the police from their activity at the residence on April 11, 2019, supports a reasonable inference that a search of the residence would yield evidence of illegal drugs and related activity.

By narrowly focusing his staleness argument on the Affidavit paragraphs containing the dates and descriptions of the two controlled purchases (“during the week of 04 March 2019” and “during the week of 01 April 2019”), the Defendant engages in just the kind of technical, rigorously exacted argument our Supreme Court specifically denounces. See *Commonwealth v. Baker*, 518 A.2d 802 (1986) (probable cause is a practical, nontechnical and fluid concept; “staleness” should not be determined by “rigorous exactitude”). The Affidavit here contains ample facts upon which the MDJ could have made a determination that probable cause existed to support issuance of a search warrant, and the search warrant was thus properly issued.

C. Remaining Arguments

Turning to Defendant's remaining arguments, the Court likewise finds the Defendant fails to address the totality of the circumstance presented in the Affidavit, choosing instead to highlight instances of perceived deficiencies in isolation. The Court will address each argument briefly.

1. Defendant complains that Officer Snader fails to provide sufficient indicia of the CI's reliability, thus negating probable cause. To the contrary, the facts related in the Affidavit demonstrate how the CI's own actions themselves confirmed his reliability. The CI first “related that [the CI] had personal knowledge of crack-cocaine being sold out of an address at the southeast corner of the intersection of Clay and Cherry St.” and that the sellers, whom the CI described, “used the eastern of the two front doors” at the address to enter and exit the residence.

Affidavit at ¶5. Police confirmed the residence to which the CI referred was located at 126 East Clay Street. Confirming his own report of illegal activities occurring at the residence, the CI was able to enter the residence by the eastern-most door and engage in a successful controlled purchase of crack-cocaine from individuals therein. Affidavit ¶¶6-7. Thus, the CI, described by Officer Snader as a known and “approved” confidential informant, confirmed their own reliability by proving the truth of the facts they initially reported. *Id.* at ¶5-7. Defendant’s argument on this ground fails.

2. Next, the Defendant argues the Affidavit fails to clarify how police officers conducting surveillance of the controlled buys knew, other than from the CI’s hearsay, that the CI purchased the illegal drugs from an individual in Apartment #3. The MDJ, however, did not need to decide whether officers had such independent knowledge. On April 11, 2019, officers arrested the Defendant outside the residence, found him in possession of illegal drugs on his person, and learned from Defendant’s companion that he lived in the residence at Apartment #3. The subsequent detection of the smell of marijuana from Apartment #3 and the resulting safety sweep were enough for the MDJ, examining the totality of the circumstances, to conclude there was a reasonable probability that illegal drugs and related materials would be found in Apartment #3.

3. Defendant’s final two arguments both center on Defendant’s view that Officer Snader failed to provide sufficient detail in the Affidavit regarding his law enforcement training and experience to support assumptions he made and actions he undertook during the course of the subject investigation, rendering his sworn testimony unreliable. Specifically, Defendant alleges Officer Snader failed to establish that his training and experience was sufficient for him to credibly discern the connection between the smell of marijuana and the presence of marijuana in Apartment #3, as described in Affidavit ¶10. Further, he states that Officer Snader’s testimony is unreliable because he failed to state in the Affidavit how he was familiar with the Defendant and his history of involvement selling drugs in the City of Lancaster.

A simple reading of the Affidavit’s four lengthy initial paragraphs reveals the fallacy of the first assertion. Officer Snader’s extensive training and field experience is detailed in the Affidavit to a degree that renders it too lengthy to recite in detail here. Suffice it to say, the Affidavit states on its face that Officer Snader has been a member of the Lancaster City Bureau of Police since June of 2007, and that in addition to his general police training, he has completed extensive specialized training and related field experience in “the identification of controlled substance, methods of packaging and distribution of the same.” Affidavit at ¶1. As part of the Special Enforcement Unit, Officer

Snader “has been involved in over 2000 investigations involving violations of the PA Controlled Substance, Drug, Device and Cosmetic Act of 1972” including “at least 125 controlled purchases of narcotics.” Affidavit at ¶¶2-4. These stated credentials more than adequately support the MDJ’s acceptance that Officer Snader and similarly-trained fellow Special Enforcement Unit officers could reliably presume that where they smelled marijuana, they would find marijuana physically present.

Furthermore, based on Officer Snader’s extensive credentials as detailed in the Affidavit, it was perfectly reasonable for the MDJ considering the warrant application to use his common sense and reasoning abilities to conclude that Officer Snader was familiar with Defendant and his past involvement with illegal narcotics in Lancaster because of Officer Snader’s position as an active member of the Special Enforcement Unit. Considered with the totality of the extensive evidence presented in the Affidavit supporting probable cause, the MDJ had ample reason for determining probable cause existed to issue the search warrant.

III. CONCLUSION

Based on the totality of the circumstances sworn in the Affidavit by Officer Snader, the issuing Magisterial District Judge was well founded in his determination that probable cause existed to issue a search warrant for 126 East Clay Street, Lancaster, PA 17602. The Defendant’s motion to suppress shall be denied on all grounds.

As such, I enter the following:

ORDER

AND NOW, this 14th day of May, 2021, upon consideration of the Defendant's Omnibus Pretrial Motion, his supplemental filing in further support thereof,¹¹ and having heard oral argument from both Defendant and the Commonwealth on May 10, 2021, it is ORDERED that said motion is DENIED.

BY THE COURT:
DAVID L. ASHWORTH
PRESIDENT JUDGE

¹¹ The Commonwealth did not file a written response.

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

Abert, Carole A., dec'd.

Late of West Lampeter Township.

Executrix: Susan Abert Noonan c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.

Attorneys: Blakinger Thomas, PC.

Beiler, Amos M., dec'd.

Late of East Lampeter Township.

Executrix: David J. Beiler and Stephen A. Beiler c/o James N. Clymer, Esquire, 408 West Chestnut Street, Lancaster, PA 17603.

Attorney: Clymer Musser & Sarno, PC.

Boose, Paul C., dec'd.

Late of East Hempfield Township.

Executor: Jeffrey L. Boose c/o Scott Alan Mitchell, Esq., Saxton & Stump, LLC, 280 Granite Run Dr., Ste. 300, Lancaster, PA 17601.

Attorney: Saxton & Stump, LLC.

Brown, Patricia G., dec'd.

Late of Manheim Township.

Executor: Steven D. Brown 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.

Cochran, Pearl G., dec'd.

Late of Fulton Township.

Executrix: Jennifer B. Cochran c/o Appel Yost & Zee, LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: Jeffrey P. Ouellet.

Cunningham, Lorraine M., dec'd.

Late of Lancaster Township.

Administrator: Warren Phillips c/o Scott Alan Mitchell, Esq., Saxton & Stump, LLC, 280 Granite Run Dr., Ste. 300, Lancaster, PA 17601.

Attorney: Saxton & Stump, LLC.

Dolbin, Elizabeth C., dec'd.

Late of East Hempfield Township.

Executor: James D. Dolbin c/o James N. Clymer, Esquire, 408 West Chestnut Street, Lancaster, PA 17603.

Attorney: Clymer Musser & Sarno, PC.

Erzin, Augustine A. a/k/a Augustine Andrew Erzin, dec'd.

Late of Manheim.
Executrix: Nancy Auman, 633
Quail Creek, Manheim, PA
17545.
Attorney: James J. Gillotti; Oli-
ver, Price & Rhodes; 1212 South
Abington Road, P.O. Box 240,
Clarks Summit, PA 18411.

Fahnestock, Barbara E., dec'd.

Late of Mount Joy Township.
Executrix: Ruby L. Smith c/o
Keith D. Wagner, P.O. Box 323,
Palmyra, PA 17078.
Attorney: Keith D. Wagner.

Gensemer, Fern O., dec'd.

Late of Ephrata Township.
Executor: Dixie J. Stewart c/o
Lucy F. Dowd, LLC, 342 N.
Queen Street Rear, Lancaster,
PA 17603.
Attorney: Lucy F. Dowd.

Hartman, Joyce W., dec'd.

Late of 300 Willow Valley Lakes
Drive, 6-P, Willow Street, PA
17584.
Executrix: Julia H. Hunter, c/o
Zimmerman, Pfannebecker &
Nuffort, LLP, 22 South Duke
Street, Lancaster, PA 17602.
Attorneys: Zimmerman, Pfanne-
becker & Nuffort, LLP.

Herr, James N., dec'd.

Late of West Hempfield Town-
ship.
Executrix: Debra L. Zook c/o
Karl Kreiser, Esquire, 553 Lo-
cust Street, Columbia, PA
17512.
Attorney: Mountz and Kreiser.

Horst, Heidi J., dec'd.

Late of New Holland Boro.
Executor: Amy Joy Horst c/o
Nevin D. Beiler, Esq., 105 S.
Hoover Ave, New Holland, PA
17557.
Attorney: Nevin D. Beiler, Es-
quire.

Hurst, Louis, Sr., dec'd.

Late of Ephrata.
Executor: Louis G. Hurst c/o
Legacy Law, PLLC, 147 W. Air-
port Road, Suite 300, Lititz, PA
17543.
Attorney: Timothy E. Shawaryn,
Esquire.

Jonas, Winifred S., dec'd.

Late of the Township of Man-
heim.
Personal Representative: Leslie
A. Osborne, Executrix, c/o Mar-
ci S. Miller, Attorney, P.O. Box
5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill &
Hess, LLP.

Keyl, Rudolf J.S., dec'd.

Late of East Hempfield Town-
ship.
Co-Executors: Timothy J. Keyl,
Stephen M. Keyl, and Deborah
R. D'Addario c/o Vance E. An-
tonacci, Esquire, McNeese Wal-
lace & Nurick, LLC, 570 Lausch
Lane, Suite 200, Lancaster, PA
17601.
Attorney: McNeese Wallace &
Nurick, LLC.

Kulp, Ronald D., dec'd.

Late of Warwick Township.
Personal Representative: Neil
B. Kulp, Executor, c/o John R.
Gibbel, Attorney, P.O. Box 5349,
Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess, LLP.

Linski, Gerald J., dec'd.

Late of Little Britain Township.
Executrix: Elaine J. Stead c/o Karl Kreiser, Esquire, 553 Locust Street, Columbia, PA 17512.
Attorney: Mountz & Kreiser.

McCarty, Robert, dec'd.

Late of Manheim Township.
Executrix: Beth Buzzard c/o A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.
Attorney: A. Anthony Kilkuskie.

McClements, James R., Jr., dec'd.

Late of Manor Township.
Executrix: Cynthia M. Haughery c/o Aevitas Law, PLLC, 1755 Oregon Pike, Suite 201, Lancaster, PA 17601.
Attorneys: Neil R. Vestermark, Esquire; Aevitas Law, PLLC.

Peters, Verna L., dec'd.

Late of Penn Township.
Personal Representatives: Edith N. Sauder and Mary Jane Sauder, Co-Administratrices, c/o John R. Gibbel, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess, LLP.

Popillo, Frances E., dec'd.

Late of E. Petersburg Borough.
Executor: Linda D. Sudduth c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorney: Young and Young.

Ramos, Edward P., dec'd.

Late of East Hempfield Township.
Executrix: Marilyn K. Ramos, 303 Winding Hill Drive, Lancaster, PA 17601.
Attorney: None.

Riehl, Lydia P., dec'd.

Late of Providence Township.
Executor: Benuel S. Riehl c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.
Attorneys: Blakinger Thomas, PC.

Royer, David C., dec'd.

Late of East Hempfield Township.
Executor: Clifford W. Royer c/o O'Day Law Associates, 158 East Chestnut Street, Lancaster, PA 17602.
Attorney: O'Day Law Associates.

Sauder, Lester C., dec'd.

Late of Manheim Township.
Executor: Rickey L. Sauder c/o Herr & Low, P.C., 234 North Duke Street, Lancaster, PA 17602.
Attorney: Bradley A. Zuke.

Snyder, Abner E. a/k/a Abner E. Snyder, Jr., dec'd.

Late of Lancaster City.
Executor: Wendy L. Wissler c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Patrick A. Deibler, Esquire; Kling & Deibler, LLP.

Spiker, Brenda K., dec'd.

Late of Mt. Joy Twp.

Administrator: William Spiker
c/o Kristen L. Behrens, Esq.,
457 Haddonfield Rd., Ste. 700,
Cherry Hill, NJ 08002.

Attorney: Kristen L. Behrens;
Dilworth Paxson LLP; 457 Had-
donfield Rd., Ste. 700, Cherry
Hill, NJ 08002.

Stehman, Marshall H., dec'd.

Late of Manheim Township.
Personal Representative: Mari-
anne Stehman, Executrix, c/o
John R. Gibbel, Attorney, P.O.
Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill &
Hess, LLP.

Swigart, John W., Jr., dec'd.

Late of Paradise Township.
Executrix: Regina L. Meck c/o
Scott Alan Mitchell, Esq., Sax-
ton & Stump, LLC, 280 Granite
Run Dr., Ste. 300, Lancaster, PA
17601.
Attorney: Saxton & Stump, LLC.

Vogt, Laurel B., dec'd.

Late of the Township of East
Hempfield.
Executor: William Vogt c/o John
A. Novello, Esquire, 221 N. Olive
Street, Media, PA 19063.
Attorney: John A. Novello.

Way, Joan L., dec'd.

Late of Mount Joy Township.
Executor: Patricia J. Way c/o
Stacey W. Betts, Esq., 75 East
Main Street, Mount Joy, PA
17552.
Attorney: Stacey W. Betts, Es-
quire.

Witmer, A. Clyde, dec'd.

Late of Manheim Township.
Trustees: J. Charles Witmer and
A. Ray Witmer c/o Attorney J.
Elvin Kraybill, P.O. Box 5349,
Lancaster, PA 17606.
Attorneys: Gibbel Kraybill &
Hess, LLP.

**Young, Nancy Lorraine a/k/a
Nancy L. Young**, dec'd.

Late of East Drumore Township.
Executors: Mark A. Young and
Cynthia E. Brown c/o Blakinger
Thomas, PC, 28 Penn Square,
P.O. Box 1889, Lancaster, PA
17608-1889.
Attorneys: Blakinger Thomas,
PC.

**Zimmerman, Marlin R. a/k/a
Marlin Ray Zimmerman**, dec'd.

Late of the Township of East
Hempfield.
Executor: Randall R. Zimmer-
man c/o Mark L. Blevins, Es-
quire, 701 Penn Grant Road,
Lancaster, PA 17602.
Attorney: Mark L. Blevins.

SECOND PUBLICATION

**Bear, Craig M. a/k/a Craig Mi-
chael Bear**, dec'd.

Late of West Hempfield Town-
ship.
Administrator: Patricia A. Bear
c/o Kling and Deibler, LLP, 131
W. Main Street, New Holland, PA
17557.
Attorney: Ashley A. Glick, Es-
quire; Kling & Deibler, LLP.

**Belsinger, Yvonne S. a/k/a
Yvonne Sheaffer Belsinger**, dec'd.

Late of East Hempfield Town-

ship.

Executor: Brian Barton Sheaffer c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: James W. Appel.

Bevins, Larry a/k/a Larry Eugene Bevins, dec'd.

Late of Warwick Township.

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

Attorney: Shawn M. Pierson, Esquire.

Billig, Michael Steven, dec'd.

Late of 1116 Wheatland Avenue, Lancaster, Pennsylvania 17603.

Executrix: Heidi Wolf c/o Zimmerman Pfannebecker & Nuffort, LLP, 22 South Duke Street, Lancaster, PA 17602.

Attorneys: Zimmerman, Pfannebecker & Nuffort, LLP.

Bradley, Charles F., Sr., dec'd.

Late of East Donegal Township.

Executor: Zachary C. Bradley c/o VanOrmer & Stephenson, P.C., 344 South Market Street, Suite 101, Elizabethtown, PA 17022.

Attorney: Daniel A. Stephenson, Esquire.

Burgert, Annette K., dec'd.

Late of West Donegal Township.

Executrix: Susan Burgert Baumgartner c/o P.O. Box 1140 Lebanon, PA 17042-1140.

Attorney: Kevin M. Richards, Esquire; P.O. Box 1140, Lebanon, PA 17042-1140.

Burkhart, Marion R., dec'd.

Late of Ephrata Borough.

Executrix: Susan R. Rettew c/o A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.

Attorney: A. Anthony Kilkuskie; 117A West Main Street, Ephrata, PA 17522.

Clayton, William J., dec'd.

Late of Martic Township.

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

Attorneys: Brubaker Connaughton Goss & Lucarelli, LLC.

Covey, Jody H., dec'd.

Late of the Township of West Donegal.

Executrix: Vicki S. Covey c/o Richard J. Gromen, Jr., 3121C Mount Joy Road, Mount Joy, PA 17552.

Attorney: Richard J. Gromen, Jr.

Dana, Anne H. a/k/a Anne Todd Dana, dec'd.

Late of Borough of Washington Boro.

Executor: Robert G. Dana c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

Attorneys: Barley Snyder LLP.

Dimter, Mary C., dec'd.

Late of W. Hempfield Twp.

Executor: David G. Dimter c/o 327 Locust Street, Columbia, PA 17512.

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

Eshelman, Jed Kenneth, dec'd.

Late of Ephrata Township.
Administrators: Kathy M. Fawber and Ilene J. Sangrey c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorney: Linda Kling, Esquire; Kling and Deibler, LLP.

Fisher, John J., dec'd.

Late of West Earl Township.
Co-Executors: Amos B. Fisher and Sylvan B. Fisher c/o Nicholas T. Gard, Esquire, 121 E. Main Street, New Holland, PA 17557.

Attorneys: Smoker Gard Associates, LLP.

Greer, Lida H. a/k/a Connie Greer, dec'd.

Late of New Holland Borough.
Executor: Jonathan C. Greer c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorney: Linda Kling, Esquire; Kling & Deibler, LLP.

Gutshall, Leroy E., dec'd.

Late of the Township of West Donegal.
Co-Executrices: Jamie K. Sine and Denise E. Geyer c/o Nikolaus & Hohenadel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022.

Attorney: Kevin D. Dolan, Esquire.

Gysbers, Lillian C., dec'd.

Late of Lancaster County.
Executor: Douglas W. Myers, 2617 Pine Mtn. Road, Stroudsburg, PA 18360.

Attorney: Connie J. Merwine, Esquire; 501 New Brodheadsville Blvd N., Brodheadsville, PA 18322.

Hess, Mark D., dec'd.

Late of Conestoga Township.
Executrix: Sara M. Hess c/o George J. Morgan, Esquire, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.

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

Herr, Miriam E. a/k/a Miriam Elizabeth Herr, dec'd.

Late of Manheim Township.
Executor: Mary I. Bolich c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorney: Young and Young.

Hoffman, Frederic E., dec'd.

Late of the Township of West Donegal.
Co-Executors: Kiersten H. Marquart and Karina H. Dussinger c/o Richard J. Gromen, Jr., 3121C Mount Joy Road, Mount Joy, PA 17552.
Attorney: Richard J. Gromen, Jr.

Hurst, Barry L. a/k/a Barry Lee Hurst, dec'd.

Late of Elizabeth Township.
Executrix: Jaime L. Ferguson,

220 Reifsnnyder Road, Lititz, PA 17543.

Attorney: Eric J. Fabrizio, Esquire; Bingaman, Hess, Coblentz & Bell, P.C.; Treeview Corporate Center, 2 Meridian Blvd., Suite 100, Wyomissing, PA 19610.

Lausch, Clair T., dec'd.

Late of Akron Borough.

Executrices: Jayne D. Good and Teresa D. Fravel c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.

Attorneys: Blakinger Thomas, PC.

Leibee, Nathanael Paul, dec'd.

Late of Lancaster City.

Executor: Cynthia M. Leibee c/o Herr & Low, P.C., 234 North Duke Street, Lancaster, PA 17602.

Attorney: Bradley A. Zuke.

Leo, Barbara A., dec'd.

Late of Ephrata.

Executor: Reid Krick, 441 Heffner Rd., Wernersville, PA 19565.

Attorney: None.

Myers, George F., dec'd.

Late of the Borough of Elizabethtown.

Co-Administrators: Kimberly I. Atkins and Russell W. Myers c/o Nikolaus & Hohenadel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022.

Attorney: Matthew S. Bleacher, Esquire.

Nissley, Mary C., dec'd.

Late of Manheim Township.

Executrix: Joyce E. Jones 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.

Nissley, R. William, dec'd.

Late of Lancaster City.

Executor: Margaret Devaney c/o 327 Locust Street, Columbia, PA 17512.

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

Parmer, Margaret M., dec'd.

Late of Manheim Township.

Executor: William H. Parmer c/o 327 Locust Street, Columbia, PA 17512.

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

Robinson, John W., dec'd.

Late of Paradise Township.

Executor: Wendy S. Miller c/o Kling and Deibler, LLP, 131 West Main Street, New Holland, PA 17557.

Attorney: Linda Kling, Esquire; Kling and Deibler, LLP.

Schmuck, Lee C. a/k/a Lee Charles Schmuck, dec'd.

Late of New Holland Borough.

Executor: Troy Allen Schmuck c/o Kling and Deibler, LLP, 131 West Main Street, New Holland, PA 17557.

Attorney: Linda Kling, Esquire; Kling & Deibler, LLP.

Smeltz, Earl A., dec'd.

Late of East Lampeter Township.
Co-Executors: Jeffrey E. Smeltz and Deborah Ann Horst c/o Russell, Krafft & Gruber, LLP, 930 Red Rose Court, Suite 300, Lancaster, PA 17601.
Attorney: Lindsay M. Schoeneberger.

Smythe, Catherine E., dec'd.

Late of West Hempfield Township.
Executor: Peggy S. Frey c/o Vance E. Antonacci, Esquire, McNeas Wallace & Nurick, LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.
Attorney: McNeas Wallace & Nurick, LLC.

Stauffer, Elva Jane a/k/a Elva J. Stauffer, dec'd.

Late of Ephrata Township.
Executors: J. Ronald Stauffer and Clark R. Stauffer c/o Attorney J. Elvin Kraybill, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess, LLP.

Stauffer, Horace R., dec'd.

Late of West Earl Township.
Executor: Kenneth S. Stauffer c/o Attorney J. Elvin Kraybill, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess, LLP.

Underwood, Marvin H., III a/k/a Marvin Henry Underwood, III, dec'd.

Late of the Township of Warwick.
Executor: Michael S. Underwood

c/o Gible Law Offices, P.C., 126 East Main Street, Lititz, PA 17543.

Attorney: Stephen R. Gible.

Walschburger, H. Albert, dec'd.

Late of East Lampeter Township.
Walschburger Family Trust.
Trustees: Susan Marie Getz c/o Anthony P. Schimaneck, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.
Attorney: Morgan, Hallgren, Crosswell & Kane, P.C.

Wentz, Nevin W., Jr. a/k/a Nevin Walter Wentz, Jr. a/k/a Nevin Wentz, Jr., dec'd.

Late of Manheim Township.
Executor: Matthew A. Wentz 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.

Williams, Marie E., dec'd.

Late of the Township of Mount Joy.
Executrix: Lori M. Funck c/o Nikolaus & Hohenadel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022.
Attorney: Kevin D. Dolan, Esquire.

Wilson, Ellen C., dec'd.

Late of 1950 Cloverton Drive, Columbia, PA 17512.
Executor: Joan C. Becker, 1950 Cloverton Drive, Columbia, PA 17512.
Attorney: Patti Spencer, Esquire; Spencer Law Firm; 320 Race Av-

enue, Lancaster, PA 17603.

Young, Barbara A. a/k/a Barbara Young, dec'd.

Late of Clay Township.

Executor: Anthony W. Young c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.

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

Zielasko, Nancy Ambrose a/k/a Nancy A. Zielasko a/k/a Nancy Zielasko, dec'd.

Late of Lancaster Township.

Administratrix: Stacy L. Zielasko 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.

THIRD PUBLICATION

Barley, Edith P., dec'd.

Late of Strasburg Township.

Executrix: Nancy E. Froeschle c/o Russell, Krafft & Gruber, LLP, 930 Red Rose Court, Suite 300, Lancaster, PA 17601.

Attorney: Lindsay M. Schoeneberger.

Bell, Mary Jane, dec'd.

Late of the Borough of Mountville.

Executor: Andrea Williams c/o 327 Locust Street, Columbia, PA 17512.

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

Blanck, Philip S., dec'd.

Late of Denver, PA.

Executor: Alexander J. Blanck c/o John R. Gibbel, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess, LLP.

Brenner, Claire M., dec'd.

Late of Lititz Borough.

Executrix: Amy D. Aufer c/o Marci S. Miller, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess, LLP.

Carlton, Florence M., dec'd.

Late of West Lampeter Township.

Executor: Thomas M. Carlton c/o Herr & Low, P.C., 234 North Duke Street, Lancaster, PA 17602.

Attorney: Matthew A. Grosh.

Carnesi, Leona, dec'd.

Late of East Cocalico Township.

Executrix: Susan Peck Cerbone c/o David P. Carson, 2547 Lititz Pike, Lancaster, PA 17601.

Attorney: David P. Carson.

Diener, John W. a/k/a John William Diener, dec'd.

Late of East Earl Township.

Executor: Steven S. Diener c/o Kling and Deibler, LLP, 131 West Main Street, New Holland, PA 17557.

Attorney: Linda Kling, Esquire; Kling & Deibler, LLP.

Endslow, James B., dec'd.

Late of East Donegal Township.

Executor: Fulton Bank, N.A. c/o Law Office of James Clark, 277 Millwood Road, Lancaster, PA 17603.

Attorney: James R. Clark.

Evans, John V., dec'd.

Late of Lititz Borough.

Executor: Curtis B. Evans c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.

Attorney: John C. Stevens.

Fisher, Jean C., dec'd.

Late of West Lampeter Township.

Executor: Stephen C. Fisher c/o Herr & Low, P.C., 234 North Duke Street, Lancaster, PA 17602.

Attorney: Matthew A. Grosh.

Forry, Richard E. a/k/a Richard Eugene Forry y, dec'd.

Late of Mount Joy Township.

Executor: Gary T. Forry c/o Anthony P. Schimaneck, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.

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

Garber, Nancy J., dec'd.

Late of Penn Township.

Executors: Darrell Garber, Debra Waters, and Denise Zink c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorney: Young and Young.

Henry, Richard W., dec'd.

Late of Lancaster, PA.

Executrix: Jessica Krow, 20

Little Creek Road, Beaufort, SC 29907.

Attorney: None.

Hess, Patsy W., dec'd.

Late of Warwick Township.

Executors: Dennis E. Hess and Douglas L. Hess c/o Law Office of James Clark, 277 Millwood Road, Lancaster, PA 17603.

Attorney: James R. Clark.

Hohenwarter, Donna Marie a/k/a Donna Hohenwarter, dec'd.

Late of East Hempfield Township.

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

Attorney: Young and Young.

Homsher, Barbara A., dec'd.

Late of West Lampeter Twp.

Executor: Linda Ruhl-West c/o Elizabeth A. Bartlow, Esquire, 8 N. Queen Street, Suite 700-H, Lancaster, PA 17603.

Attorney: Elizabeth A. Bartlow, Esquire.

Huss, Norma Jean, dec'd.

Late of West Lampeter Township.

Executrix: Diane H. Bock c/o Vance E. Antonacci, Esquire, McNees Wallace & Nurick, LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.

Attorney: McNees Wallace & Nurick, LLC.

Jackubowski, Jean N., dec'd.

Late of Manor Township.

Co-Executors: Louis J. Jack-

ubowski and Susan M. Buzard c/o Vance E. Antonacci, Esquire, McNees Wallace & Nurick, LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601. Attorney: McNees Wallace & Nurick, LLC.

Kauffman, Rachel A., dec'd.

Late of East Hempfield Township.
Co-Executors: Todd A. Kauffman and Patricia A. Hamilton c/o Nikolaus & Hohenadel, LLP, 222 S. Market St., Suite 201, Elizabethtown, PA 17022. Attorney: John M. Smith, Esquire.

Keene, Shirley Elaine, dec'd.

Late of Manor Township.
Personal Representatives: Wendy E. Kautz, Executrix, and Richard T. Earhart, Jr., Executor, c/o J. Elvin Kraybill, Attorney, P.O. Box 5349, Lancaster, PA 17606. Attorneys: Gibbel Kraybill & Hess, LLP.

Kepple, John C. a/k/a John Charles Kepple, dec'd.

Late of East Hempfield Township.
Executors: Kirsten Kepple and Alison Kepple Connors c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603. Attorney: Richard G. Greiner, Esquire.

MacRae, Iris S. a/k/a Iris Stella MacRae, dec'd.

Late of Manheim Township.
Executor: Duncan MacRae, III

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.

McPartland, Rosemary S., dec'd.

Late of the Borough of Millersville.
Executor: Harry J. McPartland c/o Marci S. Miller, Attorney, P.O. Box 5349, Lancaster, PA 17606. Attorneys: Gibbel Kraybill & Hess, LLP.

Mengel, Ammon W. a/k/a Ammon William Mengel, dec'd.

Late of Manheim Township.
Executor: Hannah J. Bartges c/o Law Office of Shawn Pierson, 105 East Oregon Rd., Lititz, PA 17543. Attorney: Shawn M. Pierson, Esquire.

Mickel, Ann, dec'd.

Late of Clay Township.
Executor: Deborah Fuss c/o Herr & Low, P.C., 234 North Duke Street, Lancaster, PA 17602. Attorney: Bradley A. Zuke.

O'Connell, Betty June a/k/a Betty J. O'Connell, dec'd.

Late of Penn Township.
Executors: Kenneth R. Weachter, Craig Hershey, and Dianna Barrett c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545. Attorney: Young and Young.

Pollock, Joan H. a/k/a Joan

Hambleton Pollock, dec'd.

Late of Manor Township.

Executor: Jack L. Hess c/o David P. Carson, 2547 Lititz Pike, Lancaster, PA 17601.

Attorney: David P. Carson.

Reitzel, Mary Lou, dec'd.

Late of Columbia Borough.

Executor: John D. Reitzel c/o 327 Locust Street, Columbia, PA 17512.

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

Ressler, Daniel E., dec'd.

Late of Manheim Township.

Executor: David W. Ressler 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.

Ritter, Audrey Mae a/k/a Audrey M. Ritter, dec'd.

Late of Ephrata Township.

Co-Executors: Michael S. Ritter and Beth Ann Redcay c/o E. Richard Young, Jr., Esquire, 1248 West Main Street, Ephrata, PA 17522.

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

Ritter, Robert E. a/k/a Robert Eugene Ritter, dec'd.

Late of Ephrata Township.

Co-Executors: Michael S. Ritter and Beth Ann Redcay c/o E. Richard Young, Jr., Esquire, 1248 West Main Street, Ephrata, PA 17522.

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

Rix, Alf H., dec'd.

Late of Elizabethtown Township.

Executor: Robert Rix, 140 Somerset Drive, Hershey, PA 17033.

Attorney: None.

Rohrer, Frances P. a/k/a Frances Patricia Rohrer, dec'd.

Late of East Drumore Township.

Executor: Donald W. Rohrer c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorney: Ashley A. Glick, Esquire; Kling & Deibler, LLP.

Torres Garcia, Jose Luis a/k/a Jose L. Torres, dec'd.

Late of Lancaster City.

Administrators: Victor M. Torres and Kristy L. Cano c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.

Attorney: Kurt A. Gardner.

Warner, Thomas Patrick, dec'd.

Late of Manheim Township.

Administrator: Thomas Warner c/o Richard R. Zimmerman, Esquire, 1551 Wilson Street, Pottstown, PA 19464.

Attorney: Richard R. Zimmerman, Esquire.

Weaver, Dwane M., dec'd.

Late of Penn Township.

Executrix: Colleen M. Weaver c/o Blakinger Thomas, PC, 28 Penn Square, P.O. Box 1889, Lancaster, PA 17608-1889.

Attorneys: Blakinger Thomas, PC.

**ARTICLES OF DISSOLUTION
NOTICE**

NOTICE OF WINDING UP PROCEEDINGS OF:

OMI, LLC,
A PENNSYLVANIA LIMITED
LIABILITY COMPANY.
TO ALL CREDITORS OF OMI,
LLC.: This is to notify you that
OMI, LLC, a Pennsylvania limited
liability company with its principal
place of business located at 534
Ridge Avenue, Ephrata, Lancaster
County, PA 17552, is dissolving
and winding up its business.
Jestyn G. Payne, Esquire
Kozloff Stoudt Attorneys

Ju-2

**ARTICLES OF INCORPORATION
NOTICE**

Notice is hereby given that:

Inspired By Hannah
has been incorporated under the
provisions of the Pennsylvania
Business Corporation Law of 1988.
Ju-2

Notice is hereby given that a
nonprofit corporation known as:

OAK MILL
COMMUNITY ASSOCIATION
was incorporated on June 23,
2021, under the provisions of
the Nonprofit Corporation Law of
1988, for the purpose to be the
Association of Unit Owners orga-
nized pursuant to the Pennsylva-
nia Uniform Planned Community
Act, Act 180 of 1996, Title 68 Pa.
C.S.A. Section 5101 et seq., as
amended (the "Act"), with respect
to Oak Mill, a Planned Communi-

ty, located in Douglass Township,
Montgomery County, Pennsylva-
nia, and established or to be es-
tablished pursuant to the provi-
sions of the Act. In furtherance
of its purposes, the corporation
may exercise all rights, privileges,
powers and authority of a corpo-
ration organized under the Non-
profit Corporation Law of 1988, as
amended, and of an association of
unit owners organized under the
Act.

BARLEY SNYDER
Attorneys

Ju-2

**CERTIFICATE OF AUTHORITY
NOTICE**

NOTICE IS HEREBY GIVEN
that a Foreign Registration
Statement has been filed with the
Department of State of the Com-
monwealth of Pennsylvania, at
Harrisburg, PA on or about June
11, 2021, for a foreign corporation
with a registered address in the
Commonwealth of Pennsylvania
as follows:

Kornit Digital North America Inc.
c/o Harbor Business Compliance
Corporation

This corporation is incorporated
under the laws of Delaware.

The address of its principal office
is 480 South Dean Street, Engle-
wood, NJ 07631.

The corporation has been qual-
ified in Pennsylvania under the
provisions of the Business Cor-
poration Law of 1988, as amend-
ed.

Ju-2

NOTICE IS HEREBY GIVEN

THAT:

PRAXIS INC. D/B/A
PRAXISLABS.ORG INC.
FILED ARTICLES OF FOREIGN
REGISTRATION ON 05/28/2021
UNDER THE PENNSYLVANIA
NONPROFIT CORPORATION
LAW OF 1988. COMMERCIAL
REGISTERED OFFICE PROVIDER
IS HARBOR BUSINESS
COMPLIANCE CORPORATION.

Ju-2

A hearing on the Petition will be held on September 23rd, 2021 at 2:45 p.m. in Courtroom No. 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.

Ju-2

**CHANGE OF NAME
NOTICE**

NOTICE IS HEREBY GIVEN that a Petition has been filed in the Court of Common Pleas of Lancaster County seeking to change the name of BRIAN MICHAEL BERGER to KIMBERLY ANNE BERGER.

A hearing on the Petition will be held in Courtroom #4 at the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, on September 23, 2021 at 1:30 p.m. at which time any persons interested may attend and show cause, if any, why the request of said Petition should not be granted.

CATHARINE I. ROLAND, ESQUIRE
Attorney ID 81940
ROLAND LAW LLC
8 N Queen Street Mezzanine
Lancaster, PA 17603

Ju-2

A hearing will be held on September 23, 2021 at 3:15 p.m. in Courtroom No. 4, 3rd floor of the Lancaster County Courthouse, 50 N. Duke St., Lancaster, PA, regarding the request of Adrian Jaymes Wray to change the name from Valerie Ann Wray to Adrian Jaymes Wray. Any person with objections may attend and show cause why the request should not be granted.

Ju-2

FICTITIOUS NAME NOTICE

Benjamin F. King, of 449 N. Shirk Road, New Holland, Pennsylvania 17557, did file in the office of the Secretary of the Commonwealth of Pennsylvania, on June 1, 2021, registration of the name:

Lakeview Kennel
under which they intend to do business at 449 N. Shirk Road, New Holland, Pennsylvania 17557, pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act."

KLING & DEIBLER, LLP
Attorneys

Ju-2

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 Gregory Forrest Motz to Samantha Fae Motz.

Notice is hereby given that Jacob

S. Beiler, 620 Stony Battery Road, Landisville PA 17538, did file in the Office of the Secretary of the Commonwealth of Pennsylvania on May 13, 2021, registration of the name:

LANDISVILLE GREENHOUSE under which it intends to do business at 620 Stony Battery Road, Landisville, PA 17538, 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
Ju-2

Fun Country Tours LLC, 744 Lime Quarry Road, Gap, PA 17527 did file in the office of the Secretary of the Commonwealth of Pennsylvania, on or about 06/18/2021 registration of the name:

Shoulders of Support Ministries under which they intend to do business at 744 Lime Quarry Road, Gap, PA 17527, pursuant to the provision of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act".

Ju-2

MISCELLANEOUS LEGAL NOTICE

In the Court of Common Pleas Lancaster County, Pennsylvania Civil Action - Divorce

No. CI-21-02793

Elizabeth Colon-Ramirez a/k/a Elizabeth Colon-Vega

Plaintiff

vs.

Juan Pablo Ramirez
Defendant

NOTICE TO DEFEND AND CLAIM RIGHTS

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take prompt action. You are warned that if you fail to do so, then case may proceed without you and a decree of divorce or annulment may be entered against you by the court. A judgment may also be entered against you for any other claim or relief requested in these papers by the Plaintiff. You may lose money or property or other right important to you, including custody or visitation of your children.

When the grounds for divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the Office of the Prothonotary of the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, LAWYERS' FEES OR EXPENSES BEFORE A DIVORCE OR ANNULMENT IS GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

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

Lawyer Referral Service

Lancaster County Bar
Association
28 E. Orange Street
Lancaster, PA 17602
(717) 393-0737

Ju-2

NOTICE OF SHERIFF'S SALE

COURT OF COMMON PLEAS
LANCASTER COUNTY
NO. 16-07931

CIVIL ACTION - MORTGAGE

Nationstar Mortgage LLC d/b/a
Champion Mortgage Company,
Plaintiff vs. Lois L. Hostetter, in
her Capacity as Heir of Donald L.
Hostetter a/k/a Donald Hostetter
a/k/a Donald Lee Hostetter, De-
ceased, Mary Calder, in her Ca-
pacity as Heir of Donald L. Hostet-
ter a/k/a Donald Hostetter a/k/a
Donald Lee Hostetter, Deceased
and Unknown Heirs, Successors,
Assigns and All Persons, Firms
or Associations Claiming Right,
Title or Interest From or Under
Donald L. Hostetter a/k/a Don-
ald Hostetter a/k/a Donald Lee
Hostetter, Deceased, Defendants
- NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY - To: Lois L.
Hostetter, in her Capacity as Heir
of Donald L. Hostetter a/k/a Don-
ald Hostetter a/k/a Donald Lee
Hostetter, Deceased, Mary Calder,
in her Capacity as Heir of Donald
L. Hostetter a/k/a Donald Hostet-
ter a/k/a Donald Lee Hostetter,
Deceased, Defendants - PLEASE
BE ADVISED THAT THIS FIRM IS
A DEBT COLLECTOR ATTEMPT-
ING TO COLLECT A DEBT. ANY
INFORMATION RECEIVED WILL
BE USED FOR THAT PURPOSE.
IF YOU HAVE PREVIOUSLY RE-
CEIVED A DISCHARGE IN BANK-

RUPTCY AND THIS DEBT WAS
NOT REAFFIRMED, THIS COR-
RESPONDENCE IS NOT AND
SHOULD NOT BE CONSTRUED
TO BE AN ATTEMPT TO COLLECT
A DEBT, BUT ONLY ENFORCE-
MENT OF A LIEN AGAINST
PROPERTY. Your house (real es-
tate) at 318 E. Orange Street, Lan-
caster, PA 17602, is scheduled
to be sold at the Sheriff's Sale on
9/29/21 at 10:00 AM, at the Lan-
caster County Courthouse, 50 N.
Duke St., Courtroom A, Lancast-
er, PA 17603, to enforce the court
judgment of \$140,344.19 obtained
by Nationstar Mortgage LLC d/b/a
Champion Mortgage Company
(the mortgagee) against you. In the
event the sale is continued, the
new date will be announced at the
time of sale. - NOTICE OF OWN-
ER'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 can-
celled if you pay to the mortgagee
all amounts owed and reasonable
attorney's fees. To find out how
much you must pay, you may call
484.575.2201. 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 also 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 stop-
ping the sale. YOU MAY STILL BE
ABLE TO SAVE YOUR PROPERTY
AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE
DOES TAKE PLACE. 1 If the Sher-

iffs Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 484.575.2201. 2 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. 3 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 484.575.2201. 4 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. 5 You have the 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. 6 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 within 30 days after the sale. This schedule will state who will be receiving that 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 Schedule of Distribution is filed. 7 You may also have other rights and defenses, or ways of getting your home 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 District

Court Admin., Courthouse, 50 N. Duke St., P.O. Box 3480, Lancaster, PA 17603, 717.299.8041. Nicole LaBletta & Heather Riloff, Attys. for Plaintiff, PINCUS LAW GROUP, PLLC, 2929 Arch St., Ste. 1700, Phila., PA 19104, 484.575.2201

Ju-2

ORPHANS' COURT DIVISION AUDITING NOTICES

To All Claimants, Beneficiaries, Heirs and Next of Kin, and other persons interested: NOTICE IS GIVEN that the following accounts in decedents', incapacitated persons, minors', and trust estates have been filed in the office of the Clerk of the Orphans' Court division of the Court of Common Pleas of Lancaster County and will be presented to said Orphans' Court Division for Audit and confirmation therein to the parties legally entitled thereto on

July 6, 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. BYNON, DIANA M., deed. 2019-1996. First and Final Acct., Joseph P. Bynon & Rosa L. Martinez Bynon, Co-Executors, Frank A. Nardo, Jr., atty.

2. NUNAN, CAROLINE S., Deed of Trust, 2021- 1505. Interim Acct of Shane D. Zimmerman and Louise N. Taylor, Trustees Under Agreement Dated 11/10/1989 FBO Jennifer Louise Taylor, Randy R. Moyer, atty.

3. NUNAN, CAROLINE S., Deed

of Trust, 2021- 1506. Interim Acct of Shane D. Zimmerman and Caroline N. Hill, Trustees Under Agreement Dated 3/13/1985 FBO Jennifer Louise Taylor, Randy R. Moyer, atty.

4. NUNAN, CAROLINE S., Deed of Trust, 2021- 1507. Interim Acct of Shane D. Zimmerman and Louise N. Taylor, Trustees Under Agreement Dated 12/6/1989 FBO Jennifer Louise Taylor, Randy R. Moyer, atty.

5. PERRY, CARLTON, JR., Irrevocable Special Needs Trust, 2012-1471. First and Interim Acct., PNC Bank, National Association, Trustee, Kendra D. McGuire, atty.

6. TAYLOR, LOUISE N., Deed of Trust, 2021-1503. Interim Acct of Shane D. Zimmerman, Caroline N. Hill and Louise N. Taylor, Trustees Under Agreement Dated 11/18/1992 FBO Jennifer Louise Taylor, Randy R. Moyer, atty.

7. ZIMMERMAN, TRICIA A., a/k/a TRICIA ALLYN ZIMMERMAN, deed. 2020-1298. First and Final Acct., Melvin R. Fahnstock, Randy R. Moyer, atty.

Anne L. Cooper
Clerk of the
Orphans' Court Division
of the Court of Common Pleas
J-25; Ju-2

SUITS ENTERED

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

June 15, 2021
to June 22, 2021

1 SOUTH CENTRAL PA RESTORATION CLEANING SERVICES, LLC; Goodville Mutual Casualty Company; 04023; Sandler

ADAMS-NICHOLLS; Accelerated Inventory Management, LLC; 04088; Tsarouhis

AKRON MOBILE HOMES, INC., THL ENTREPRISES, LLC, LEVERING, AMANDA ; Alyssa Lopiano-Reilly ; 04092 ; Lopiano-Reilly

ALEJANDRO, JONATHON, EXNER, JERIMIAH ; PPL Electric Utilities Corporation; 04035; Manley

ALI HALO, ISMAEL, ISMAEL, ALI, HUMED, DINI; State Farm Mutual Automobile Insurance Company; 04039; Allen

ARMSTRONG, CHARLES; Discover Bank; 04076; Nolan

BAER, LIGAYA Q.; Discover Bank; 03988; Lipinski

BAKER, AMIE, BAKER, MICHAEL, HUNTER CREEK PARTNERS, LLC; Paul L. Trout, III; 04038; Rankin

BALENTINE, LORRAINE; Frank Frazir; 04045; Myers

BITTNER, JEAN M.; Discover Bank; 03903; Nolan

BOAS, MELISSA L.; Trent E. Shenberger; 03925; Kennett

BRICKER, OWEN P., BRICKER, ANNE, WILEY, SUZANNE B., BRICKER, SUZANNE B., KENT, OWEN, BRIGHT, AMY, HUD-

DLESTON, EMMA, BRICKER MILLER, ELIZABETH; Mount Airy Holdings, LLC; 03910; Dillon

BROWN, JASMINE; American Express National Bank; 04127; Klemm

BURNS, ELI J.; Discover Bank; 03949; Dhanda

BURRELL, BETTY; Discover Bank; 04057; Santucci

BUZARD, MARY J.; Discover Bank; 03976; Lipinski

CELICOURT, ANNIE; U.S. Bank

National Association; 04078; Nolan

CHIEM, VEASNA; Portfolio Recovery Associates, LLC; 03960; Carrucoli

COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION, BUREAU OF DRIVER LICENSING; Marcus A. Cheney; 04044

COMMUNITY AID, INC., HERBST, JONATHAN D.; Susan J. Long; 04124; Kennett

CONIGLIARO, GUISEPPE, MANHEIM PLAZA; Scott Stoner; 03953
CONNER, DEBRA; TC4LP; 04094

CRESTWOOD TRANSPORTATION, LLC, MARVEL, CHARLES A.; Richard Caprarella; 04051; Grace

CROY, RICHARD DEAN, CROY, VIRGINIA ; Discover Bank; 04075; Dhanda

DEJESUS, JOSE M.; Cavalry SPV I, LLC; 04105; Apothaker

DELGADO, CESAR L., DELGADO, CESAR, ARIAS, PAMELA; Roger Marshall; 03919; Addington

DONAHEY, JOAN E.; Citibank, N.A.; 03942; Axelrod

DONEGAL MUTUAL INSURANCE COMPANY, GEBHARD & CO. INC., HOASTER GEBHARD & CO; Anne Marie Burke-Hess; 040432; Hess

ESHLEMAN, KEITH A.; Belco Community Credit Union; 04043; Miller

FRIZZELL, JEFFERSON; Midland Credit Management, Inc.; 04029; Hernandez

FROOTS GARDEN INCORPORATED; Park City Center, LLC; 04033; Wolfer

GASCOT, LIZZETTE ; Discover Bank ; 04093; House

HAGER, CYNTHIA M.; Michael Gosselin ; 04122 ; Jablonski

HOMSHER, JUSTIN; American Express National Bank; 03986; House

IN RE: CONDEMNATION BY EAST HEMPFIELD TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA, BEING THE PROPERTY OF NATIONAL RETAIL PROPERTIES TRUST; 03995; Peipher

LANCASTER COUNTY BOARD OF ELECTIONS; Leo S. Lutz; 04019; Kreiser

LANCASTER GENERAL HEALTH, DUMORNAY, J. DAVID; Caitlyn Loidici; 04026; Luttrell

LAUKHUFF, AMANDA, AMANDA, LAUKHUFF, AMANDA A.; American Express National Bank; 04110; Klemm

LAZERATION, RICHARD; Citibank, N.A.; 04095; Weinstein

LE'MON, LORI, LE'MON, MICHELE L., LE'MON, WILLIAM ; Joseph M. Ayad ; 04034 ; Sarno

LNP MEDIA GROUP, INC., LNP – LANCASTER ONLINE, STEINMAN COMMUNICATIONS; Kristal L. Narkiewicz; 04120

MARKWARD, FRANK C.; Bank of America, N.A.; 03993; Flink

MARTIN, LINDA; Cavalry SPV I, LLC; 03912; Apothaker

MASCIA, JULIE; Lea Hauck; 04085

MILLER, SAMANTHA J.; Citibank, N.A.; 04097; Weinstein

NATIONWIDE LIFE INSURANCE COMPANY; J.G. Wentworth Originations, LLC; 04041; Maro

PENN NATIONAL INSURANCE COMPANY, PASIECZNIK, MICHAEL, HOME DEPOT U.S.A., INC., BAKER DOOR COMPANY, INC., BAKER DOOR COMPANY; Cintas Corporation No. 2; 03957; Cohen

POWERS, CHARLES ; Federated Rural Electric Insurance Exchange ; American Express Na-

tional Bank; 04050; House

REEN, JOHN R.; Cavalry SPV I, LLC; 04106; Apothaker

RIGGAN, JOSHUA J.; Discover Bank; 03978; Santucci

RUDOLPH, BREANNE M.; Crescent Bank and Trust; 04103; Apothaker

SOFILLAS, KONSTANTINOS G.; Clock Towers Condominium Association; 03950; Miller

STONE, MATTHEW C., STONE, KAITLYN; Hari Dhimal; 03939; Floyd

SUSQUEHANNA VALLEY NURSING & REHABILITATION CENTER, SUSQUEHANNA OPERATOR, LLC, VITA HEALTHCARE GROUP, LLC, DIFFENDERFER, STEPHEN LEE; Sharmistha Mallik; 04079; Wilander

TOMASZEWSKI, TIFFANY; American Express National Bank; 04098; Klemm

TORRES-RIOS, ANDRES; TD Bank USA, N.A.; 03891

TRIPOLI, MARK G.; Melissa Mease ; 04065 ; Ward

TURENNE, RALPH; Discover Bank; 03972; Dhanda

URBAN, LEE A.; Discover Bank; 03983; Santucci

VOLK, NORMA; Discover Bank; 03989; Nolan

WALL, WILLIAM L.; Charissa J. Leppler; 03954; Hess

WANZER, CHRISTINE A.; Discover Bank; 03964; Nolan

NOTICE



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

**Wednesday, JULY 28th, 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-19-04920

**J.P. MORGAN MORTGAGE
 ACQUISITION CORP.**

vs

ALEJANDRO CRUZ

PROPERTY ADDRESS: 249
 NORTH MARSHALL STREET,
 LANCASTER, PA 17602

UPI / TAX PARCEL NUMBER:
 336-20257-0-0000

JUDGMENT: \$89,154.17

REPUTED OWNERS: Alejandro
 Cruz

INSTR. NO.: 5425697

MUNICIPALITY: City of Lancaster

AREA: 1,307 sq. feet

IMPROVEMENTS: Two and One-half Story Single Family Dwelling

No. CI-19-01424

**U.S. BANK TRUST NATIONAL
 ASSOCIATION AS TRUSTEE OF**

THE CABANA SERIES III TRUST

vs

GORDON E. DEATRICK

PROPERTY ADDRESS: 832
FREEMONT STREET, LAN-
CASTER, PA 17603

UPI / TAX PARCEL NUMBER:
338-12298-0-0000

JUDGMENT: \$57,156.66

REPUTED OWNERS: Gordon E.
Deatrack

INSTR. NO.: 5238856

MUNICIPALITY: City of Lancast-
er

AREA: Lancaster County, PA

IMPROVEMENTS: Residential
Dwelling

No. CI-18-08370

WELLS FARGO BANK, N.A.

vs

CRAIG GING AKA

CRAIG P. GING, AIMEE GING

AKA AIMEE L. GING

PROPERTY ADDRESS: 14 IN-
GHAM DRIVE, STEVENS, PA
17578-9578

UPI / TAX PARCEL NUMBER:
080-88471-0-0000

JUDGMENT: \$191,026.62

REPUTED OWNERS: Craig Ging
and Aimee Ging, husband and
wife

INSTR. NO.: 5957223

MUNICIPALITY: Township of
East Cocalico

AREA: N\A

IMPROVEMENTS: Residential
Dwelling

No. CI-18-06103

CONESTOGA VALLEY

SCHOOL DISTRICT

vs

JAMES H. GINGRICH

PROPERTY ADDRESS: 144 West
Main Street, Leola, PA 17540

UPI / TAX PARCEL NUMBER:
360-31070-0-0000

JUDGMENT: \$3,725.23

REPUTED OWNERS: James H.
Gingrich

DEED BK. W 79 and PAGE #

323

MUNICIPALITY: Upper Leacock
Township

AREA: 0.2 acres

IMPROVEMENTS: THREE FAM-
ILY DWELLING

No. CI-21-01281

CHESAPEAKE CAPITAL

MANAGEMENT, LLC

vs

SAMUEL K. GLICK,

MALINDA S. GLICK

PROPERTY ADDRESS: 305

Snake Lane, Kinzers, PA 17535

UPI / TAX PARCEL NUMBER:
560-99619-0-0000

JUDGMENT: \$1,486,962.80

REPUTED OWNERS: Samuel K.
Glick and Malinda S. Glick

INSTR. NO.: 6403790

MUNICIPALITY: Salisbury
Township

AREA: 61 acres

IMPROVEMENTS: Agricultural/
Private forest land

No. CI-20-02396

PENNSYLVANIA HOUSING

FINANCE AGENCY

vs

STEVEN M. HASSELL,

TRACIE R. HASSELL

PROPERTY ADDRESS: 1624
ROBERT ROAD, LANCASTER,
PA 17601

UPI / TAX PARCEL NUMBER:
810-81816-0-0000

JUDGMENT: \$150,155.36

REPUTED OWNER(S): STEVEN
M. HASSELL AND TRACIE R.
HASSELL

INSTRUMENT NO: 5851726

MUNICIPALITY: CITY OF LAN-
CASTER

AREA: 0.1300 ACRES

IMPROVEMENTS: A RESIDEN-
TIAL, SINGLE-FAMILY DWELL-
ING

No. CI-21-00072

TIMES SQUARE

REVOLVING TRUST

vs

**DENNY P. HERSHEY,
DEBORAH N. HERSHEY**
PROPERTY ADDRESS: 1230
FRANKLIN STREET, COLUM-
BIA, PA 17512
UPI / TAX PARCEL NUMBER:
111-82602-0-0000
JUDGMENT: \$351,875.60
REPUTED OWNERS: Deborah
N. Hershey
INSTR. NO.: 5748271
MUNICIPALITY: Columbia Bor-
ough
AREA: 0.32
IMPROVEMENTS: Single Family
Residential

No. CI-19-10786

WELLS FARGO BANK, N.A.

vs

**PEDRO MELENDEZ VELEZ,
ALICIA SANTIAGO ROSA**
PROPERTY ADDRESS: 443
SOUTH CHRISTIAN STREET,
LANCASTER, PA 17602-4460
UPI / TAX PARCEL NUMBER:
337-94625-0-0000
JUDGMENT: \$49,379.81
REPUTED OWNERS: Pedro Me-
lendez Velez and Alicia Santiago
Rosa, husband and wife
INSTR. NO.: 6106861
MUNICIPALITY: City of Lancast-
er
AREA: N\A
IMPROVEMENTS: Residential
Dwelling

No. CI-19-11122

WELLS FARGO BANK, N.A.

vs

**ANTONIO D. PEREZ, ANTONIO
PEREZ, MICHELLE PEREZ**
PROPERTY ADDRESS: 291 Old
Delp Road, Lancaster, PA 17601
UPI / TAX PARCEL NUMBER:
390-01649-0-0000
JUDGMENT: \$156,179.73
REPUTED OWNERS: Antonio
Perez and Michelle Perez, hus-
band and wife
DEED BK. or INSTR. NO.: Docu-

ment ID 5509695
MUNICIPALITY: Township of
Manheim
AREA: N\A
IMPROVEMENTS: Residential
Dwelling

No. CI-19-07018

**FIFTH THIRD BANK
AS SUCCESSOR BY MERGER TO
FIFTH THIRD MORTGAGE
COMPANY**

vs

JOSEPH L RITCHEY
PROPERTY ADDRESS: 96 OAK
BOTTOM RD, QUARRYVILLE,
PA 17566-9146
UPI / TAX PARCEL NUMBER:
520-73305-0-0000
JUDGMENT: \$110,506.09
REPUTED OWNERS: JOSEPH
L. RITCHEY
DEED BOOK NO. 5244 AND
PAGE NO. 633
MUNICIPALITY: PROVIDENCE
AREA: PRIMARY HOMESITE
6,534 SQ FT.
IMPROVEMENTS: RESIDEN-
TIAL

No. CI-20-07370

**GRAND AVENUE MORTGAGE
LIEN TRUST 2017-RPL1**

vs

**FREDERICK WEILER,
ANISSA WEILER**
PROPERTY ADDRESS: 732
FIFTH STREET, LANCASTER,
PA 17603
UPI / TAX PARCEL NUMBER:
338-38890-0-0000
JUDGMENT: \$88,027.99
REPUTED OWNERS: Frederick
Weiler and Anissa Weiler
INSTR. NO. 5445963
MUNICIPALITY: City of Lancast-
er
AREA: 0.03
IMPROVEMENTS: Single Family
Residential

No. CI-19-06266

WELLS FARGO BANK, N.A.

vs

**RICHARD WILLIAMS, A/K/A
RICHARD GK WILLIAMS A/K/A
RICHARD G.K. WILLIAMS,
UNKNOWN HEIRS AND/OR
ADMINISTRATORS OF THE ES-
TATE OF WILLIAMS, A/K/A RICH-
ARD**

**GK WILLIAMS A/K/A RICHARD
G.K. WILLIAMS**

PROPERTY ADDRESS: 517 BIG
BEND ROAD, LANCASTER, PA
17603

UPI / TAX PARCEL NUMBER:
340-28303-0-0000

JUDGMENT: \$171,386.89

REPUTED OWNERS: Richard
GK Williams, single individual

INSTR. NO.: 5813730

MUNICIPALITY: Township of
Lancaster

AREA: N\A

IMPROVEMENTS: Residential
Dwelling

J-25; Jul-2, 9

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

Last Day for Filing

September 16, 2020

November 18, 2020

January 20, 2021

March 17, 2021

May 19, 2021

July 21, 2021

September 15, 2021

November 17, 2021

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