
IN THE COURT OF COMMON PLEAS
LANCASTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW

No. CI-17-08841

S.D., a minor, by and through, Her p/n/g LATORIA JAMES,
Plaintiffs

v.

EAST LAMPETER TOWNSHIP and SUNDANCE CAR WASH
and LEISURE LIVING, INC., Defendants,
and
DAVID RISTENBATT and ELVIN Z. BURKHOLDER,
Defendants.

OPINION

This matter is before the court on the Defendants’ David Ristenbatt’s and Elvin Burkholder’s (“defendants”) motion for summary judgment. Defendants contend that they cannot be liable to plaintiff because defendants had no duty to maintain the easement where the injury occurred. Defendants filed their first motion for summary judgment on January 18, 2021, but subsequently filed a second motion for summary judgment on February 12, 2021 that was nearly identical in substance. The parties have briefed all the related issues. Defendants’ request will be granted as the court finds as a matter of law that there exists no material issues of disputed fact and that the defendants are entitled to judgement as a matter of law.

BACKGROUND

A. *Procedural History*

Plaintiff initiated this action through a complaint filed on October 10, 2017. Plaintiff originally included Ristenbatt Vacuum Cleaner Service, Inc. as a defendant because plaintiff believed they owned the property where the injury occurred. After discovery began, plaintiff determined that Ristenbatt Vacuum Cleaner Service, Inc. was an improper party to the case, and filed a stipulation to discontinue pursuant to Pa. R.C.P. 299(b) (1) as to Ristenbatt Vacuum Cleaner Services, Inc. on February 21, 2020. Plaintiff then sued Defendants David Ristenbatt and Elvin Burkholder which was captioned CI-19-06157. That case was consolidated with the current action¹ because Defendant

¹ By order dated March 23, 2021, the court denied a motion for summary judgment filed by defendant East Lampeter Township.

Ristenbatt and Defendant Burkholder are the actual owners of an interest in the property where the incident occurred. On, February 12, 2021, defendants filed a motion for summary judgment with an accompanying brief. On February 17, 2021, plaintiff answered the motion for summary judgment with an accompanying memorandum of law. On March 2, 2021, defendants filed a reply brief.

B. *Factual History*

On February 19, 2017, at about 1:00 p.m. S.D. (a minor), was with her mother, Latoria James, at SunDance Car Wash at 1726 Lincoln Highway East, East Lampeter Township, Pennsylvania. While S.D.'s mother was using the car wash, S.D. and her brother were playing behind the car wash on the adjacent property near a utility service facility. Plaintiff admits that though Defendant, Ristenbatt and Defendant, Burkholder are the owners of the adjacent property (1724-1726 Lincoln Highway East), East Lampeter Sewer Authority owns the utility service facility by an expressed easement and, through a lease back agreement, East Lampeter Township operates and maintains the system.² While S.D. and her brother were on Township's easement, her brother found a metal device to lift the manhole cover of the utility service facility to search for "Teenage Mutant Ninja Turtles".³ It is unknown where the metal tool came from, but it was laying near the sewer system. Since the manhole cover was heavy, S.D.'s brother was unable hold it open. The manhole cover closed on S.D.'s hand, which caused her to sustain severe damage to the nail on the left index finger.

At depositions, Defendant, Ristenbatt testified that he inspected the property every four to six weeks in the summertime but less frequently in the winter months. On the other hand, Defendant, Burkholder rarely went to the property and never inspected it. During one of his trips to the property, Defendant, Ristenbatt placed a "No Trespassing" sign near the sewer system per instruction of his insurance agency.⁴ The sign was put up approximately three months before the incident occurred and he admitted that he had not inspected the property at all since then. Other than the sign, Defendants did not alter the sewer utility system site or exercise any control over it. During Ristenbatt's inspections, he only discovered graffiti on the property. That discovery was after the injury to Plaintiff took place.

STANDARD OF REVIEW

Summary judgment is appropriate "whenever there is no

² Pl. Resp. in Opp'n. to Def. East Lampeter Township's Mot. For Summ. J. p. 1

³ Def's. Mot. For Summ. J. p. 2.

⁴ Reply Brief in Further Supp. of Mot. For Summ. J. p. 2

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). A motion for summary judgment will be granted “if, after the completion of discovery relevant to the motion . . . an adverse party who will bear the burden of proof at trial has failed to produce evidence of facts essential to the cause of action or defense.” Pa.R.C.P. 1035.2(2).

In determining whether to grant a motion for summary judgment, “the court must examine the record in the light most favorable to the non-moving party and resolve all doubts against the moving party as to the existence of a triable issue.” *Biernacki v. Presque Isle Condos. Unit Owners Ass’n, Inc.*, 828 A.2d 1114, 1116 (Pa. Super. 2003). “If there is evidence that would allow a fact-finder to render a verdict in favor of the non-moving party, then summary judgment should be denied.” *Reinoso v. Heritage Warminster SPE LLC*, 108 A.3d 80, 84 (Pa. Super. 2015).

DISCUSSION

Plaintiff S.D., through her guardian Latoria James, filed a negligence claim against Defendants David Ristenbatt and Elvin Burkholder. In any case sounding in negligence, a plaintiff must show: (1) a duty of care; (2) the breach of the duty; (3) a causal connection between the conduct and the resulting injury; and (4) actual loss or damage resulting to the injured party. *R.W. v. Manzek*, 888 A.2d 740, 747 (Pa. 2005) The defendants do not dispute the injury that was caused by the manhole cover located on East Lampeter’s easement. Additionally, the parties do not even dispute the property interests held by each of the defendants: moving Defendants Ristenbatt and Burkholder are the owners of 1724-1726 Lincoln Highway East, and East Lampeter Sewer Authority is the title holder of the easement where the manhole cover sits. Instead, the Parties’ main argument of this Motion hinges on the duty of defendants to maintain the easement owned by the East Lampeter Sewer Authority. The court concludes that no duty exists.

The parties’ dispute boils down to one limited question: whether Defendant, Ristenbatt and Defendant, Burkholder are possessors of the Township’s easement land to an extent that it creates a duty on them to maintain the Township’s easement property. Generally, liability for injuries at the time of an accident only rests upon the party who has possession and control of the area in which an injury occurred. 3 Summ. Pa. Jur. 2d Torts §39.50 (2d ed.).

According to Restatement (Second) of Torts §328E a Pos-

essor of Land is defined as:

- (a) a person who is in occupation of the land with intent to control it, or
- (b) a person who has been in occupation of land with intent to control it, if no other person has subsequently occupied it with intent to control it, or
- (c) a person who is entitled to immediate occupation of the land, if no other person is in possession under Clauses (a) and (b).

Case law has helped further define who qualifies as a possessor of land when it is directly at issue. Two major factors to determine whether a party possesses land are: (1) the legal interest the party has in the land, and (2) the degree of control that party exercises over the land. *Blackman v. Fed. Realty Inv. Trust*, 664 A.2d 139, 142 (1986). The Pennsylvania Supreme Court also discussed easement possessor liability in *Stanton*. The Court explained, “in matters involving possessor liability for injuries upon the land, this court has determined that an owner of an easement is generally considered a possessor of property and is required to maintain its easement.” *Stanton v. Lackawanna Energy, Ltd.* 886 A.2d 667, 677 (Pa. 2005) *citing* *Felger v. Duquesne Light Co.*, 273 A.2d 738. Reading the Restatements (Second) of Torts §328E, *Stanton* and *Blackman* together, an easement holder is a possessor of the easement land as the title holder and is required to maintain the land but, if the servient property owner exercises sufficient control over that easement land, they may also have a duty to maintain the easement land as a possessor under §328E.

There is no dispute that East Lampeter Township holds legal title of the manhole cover area through an expressed easement and that Burkholder and Ristenbatt own the property where the easement sits. Therefore, East Lampeter Township, as the title holder and possessor of the easement, has a duty to maintain the manhole cover area. Ristenbatt and Burkholder may also have a duty to maintain it if they exercise sufficient control over that area.

Plaintiff alleges that the location where the injury occurred was owned by the defendants and was in possession and control of defendants at the time of the injury. Additionally, plaintiff claims that Defendant Ristenbatt exercised control over that easement area by placing a “No Trespassing” sign near the

sewer area. In opposition, defendants claim that they did not and could not exercise control over the area where the manhole cover was located and the immediate area because it was owned by East Lampeter Township through their expressed easement. To support that claim, defendants cite to 42 Pa. C.S.A. §3216 which allegedly states that individuals cannot alter sewer systems or other government property held by a Township. This court cannot locate the statute cited. Despite their improper citation, there is still authority to support their assertion. East Lampeter Township Ordinance Code § 3.01 prohibits persons from altering or disturbing any Sewer or Sewer System without first making application for and securing a permit, in writing, with the Township.

After review of the motions and briefs filed by both parties, there is no material issue of fact established by plaintiff to prove that defendants had a duty to S.D. at the time of her injury. Plaintiff argues that the defendants should be held liable for her injuries from the East Lampeter Township Sewer System's manhole cover simply because defendants are the owners of the entire property. Plaintiff has not pointed to any legal authority to show that a property owner must maintain local government utilities that are located on expressed easement property.

Furthermore, plaintiff cannot show defendants had a duty as a possessor under the Restatements (Second) of Torts §328E because she has not produced evidence that defendants exercised sufficient control over the area. While there is very little precedential material to address this specific issue, a common-sense analysis is the proper guide. There is nominal evidence that defendants ever exercised any control over the easement/manhole cover area at any point. The only evidence that plaintiff cites in the record is the defendant's placement of a "No Trespassing" sign near the manhole cover to warn trespassers to its existence. This mere act of placing a "No Trespassing" sign does not rise to the level of exercising control over the Township's easement.

Even if defendants believed the Township's utility services were unsafe, it would be impermissible for defendants to alter East Lampeter Township's property to make that area safer for potential trespassers because the Township's ordinance prohibits such action. Additionally, it would be would improper, illegal, and potentially dangerous for defendants to disrupt government property because the East Lampeter Sewer Authority requires immediate access to the area in event of an emergency.

Comparing this situation to a more common scenario, it

would be unreasonable for a court to order homeowners to monitor fire hydrants that are near their properties. Such devices pose similar general danger to the public by their mere existence, but a court would not hold the homeowners liable for injuries that arose from it. Placing a duty on homeowners to inspect utilities on easement property that is owned by a local township is unreasonable since homeowners are not adequately trained to maintain utility services. Since plaintiff failed to produce evidence to establish a duty on the defendants, and no disputed issue of material fact exists, defendants are entitled to judgment as a matter of law.

CONCLUSION

For the reasons stated above, the defendants' motion for summary judgment is granted.

ORDER

AND NOW, this 6th day of April 2021, the motion for summary judgment filed by Defendants' David Ristenbatt and Elvin Z. Burkholder is hereby GRANTED.

BY THE COURT:
LEONARD G. BROWN, III
JUDGE

ESTATE AND TRUST NOTICES

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

FIRST PUBLICATION

Baker, Barbara E. a/k/a Barbara Elaine Baker a/k/a Barbara E. Sauder, dec'd.

Late of Upper Leacock Township.

Executor: Rodney W. Horst c/o H. Charles Benner, Attorney, 200 East Main Street, Leola, PA 17540.

Attorney: H. Charles Benner.

Booth, Dorothy M., dec'd.

Late of East Lampeter Township. Co-Executors: Michele L. Booth and Bryan E. Booth c/o E. Richard Young, Jr., Esquire, 1248 West Main Street, Ephrata, PA 17522.

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

Burkins, Florence L., dec'd.

Late of East Cocalico Township. Executrix: Christine Wenrich

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.

Chillas, William E., dec'd.

Late of East Lampeter Township. Executrix: Jennifer C. Chillas c/o Samuel M. Mecum, Esquire, 33 North Duke Street, Lancaster, PA 17602.

Attorneys: Appel, Yost & Zee LLP.

Collins, Beatrice June, dec'd.

Late of West Lampeter Township.

Executors: Mary S. Gregg and Jill Finan c/o Herr & Low, P.C., 234 North Duke Street, Lancaster, PA 17602.

Attorney: Matthew A. Grosh.

Denlinger, Jeffrey K., dec'd.

Late of Lititz.

Personal Representative: Caleb M. Denlinger, Executor, c/o John R. Gibbel, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Fisher, Mildred A. a/k/a Mildred Alberta Fisher, dec'd.

Late of Strasburg Township.

Executor: Barbara A. Neustadter c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.

Attorney: Richard G. Greiner, Esquire.

Garrett, Vivian M. a/k/a Vivian Miller Garrett, dec'd.

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

Harnish, Jean Ann, dec'd.

Late of West Lampeter Town-
ship.
Executors: Emily L. Harnish
and Matthew R. Harnish c/o Py-
fer, Reese, Straub, Gray & Far-
hat, P.C., 128 N. Lime Street,
Lancaster, PA 17602.
Attorney: Pyfer, Reese, Straub,
Gray & Farhat, P.C.

Hatt, Donald E., dec'd.

Late of East Donegal Township.
Co-Executors: Thomas A. Hatt
and Terry A. Hatt c/o Scott
E. Albert, Esq., 50 East Main
Street, Mount Joy, PA 17552.
Attorney: Scott E. Albert, Es-
quire.

Haverstick, James S., dec'd.

Late of the Borough of Millers-
ville.
Executors: Jeffrey E. Sellers and
Gregory E. Sellers c/o Nikolaus
& Hohenadel, LLP, 222 S. Mar-
ket Street, Suite 201, Elizabeth-
town, PA 17022.
Attorney: Jeffrey S. Shank, Es-
quire.

Herr, Carl B., dec'd.

Late of the Township of Man-
heim.
Executor: Larry E. Herr c/o
James R. Clark, Esquire, 277
Millwood Road, Lancaster, PA
17603.

Attorney: James R. Clark.

**Huber, Carol Dean a/k/a Carol
D. Huber**, dec'd.

Late of Martic Township.
Executors: R. Michael Huber
and Ralph M. Huber c/o Ni-
kolaus & Hohenadel, LLP, 212
North Queen Street, Lancaster,
PA 17603.
Attorney: Barbara Reist Dillon,
Esquire.

Kline, Harmon C., dec'd.

Late of Leacock Township.
Executor: Robyn K. Stoltzfus
c/o Kling and Deibler, LLP, 131
West Main Street, New Holland,
PA 17557.
Attorney: Linda Kling, Esquire;
Kling and Deibler, LLP.

Krady, John M., dec'd.

Late of Millersville Borough.
Executrix: Cynthia L. Mays c/o
David R. Morrison & Assoc.,
1850 William Penn Way, Suite
103, Lancaster, PA 17601.
Attorney: David R. Morrison &
Assoc.

Lines, Dolores F., dec'd.

Late of West Earl Township.
Executor: John P. Lines c/o Herr
& Low, P.C., 234 North Duke
Street, Lancaster, PA 17602.
Attorney: Bradley A. Zuke.

Long, Holly A., dec'd.

Late of W. Hempfield Township.
Executors: Anthony F. Erkens
c/o 327 Locust Street, Colum-
bia, PA 17512.
Attorney: John F. Markel; Ni-
kolaus & Hohenadel, LLP; 327
Locust Street, Columbia, PA

17512.

Lucas, Lawana W., dec'd.

Late of East Hempfield Township.

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

Attorney: Dana C. Panagopoulos.

Lykens, Dorothy A. a/k/a Dorothy Ann Lykens, dec'd.

Late of Ephrata Borough.

Executrix: Dr. Jessica Lynn Whitmoyer c/o A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.

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

Nace, Ethel Nadine a/k/a E. Nadine Nace, dec'd.

Late of Manheim Township.

Administrator: Jeffrey A. Nace c/o Barley Snyder, 14 Center Square, Hanover, PA 17331.

Attorney: Scott L. Kelley; Barley Snyder LLP; 14 Center Square, Hanover, PA 17331.

Nagle, Violet V. a/k/a Violet Venetta Nagle, dec'd.

Late of Ephrata Borough.

Executor: Dennis C. Nagle c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: Dana C. Panagopoulos.

Nixdorf, James Kenneth, dec'd.

Late of Manor Township.

Administratrix: Christina L.

Candelaria c/o David P. Carson, 2547 Lititz Pike, Lancaster, PA 17601.

Attorney: David P. Carson.

Peters, Gary L. a/k/a Gary Lee Peters, dec'd.

Late of East Cocalico Township. Executrix: Carol L. Barney c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.

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

Philippa, Debra A. Violante a/k/a Debra A. Philippa, dec'd.

Late of West Hempfield Township.

Administrator: Alwin Philippa c/o Russell, Krafft & Gruber, LLP, 930 Red Rose Court, Suite 300, Lancaster, PA 17601.

Attorney: Lindsay M. Schoenberger.

Retallick, Sharon L., dec'd.

Late of East Cocalico Township. Executrices: Lori A. Zimmerman and Amy L. Sciotti c/o A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.

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

Russell, Henry G., dec'd.

Late of Manheim Township.

Executrix: Vicky L. Russell c/o Angela M. Ward, Esq., Going & Plank, 140 E. King St., Lancaster, PA 17602.

Attorney: Angela M. Ward, Esquire.

Schonvisky, Nina Sue, dec'd.

Late of Lancaster City.
Co-Executors: Georgina Anderson and Jeffrey L. Huber c/o Nicholas T. Gard, Esquire, 121 E. Main Street, New Holland, PA 17557.
Attorneys: Smoker Gard Associates LLP.

Staffieri, Brian L., dec'd.

Late of Manor Township.
Administrator: Nelson E. Staffieri c/o James N. Clymer, Esq., 408 West Chestnut Street, Lancaster, PA 17603.
Attorney: Clymer Musser & Sarno, PC.

Stowe, Jacqueline Jean a/k/a Jean J. Stowe, dec'd.

Late of Conoy Township.
Executrix: Jacqueline Ann Shaw c/o O'Day Law Associates, 158 East Chestnut Street, Lancaster, PA 17602.
Attorney: O'Day Law Associates.

Stowe, Michal Priscilla a/k/a Michal P. Sears Stowe, dec'd.

Late of Lancaster City.
Executrix: Priscilla L. Sears c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: Jeffrey P. Ouellet.

Sweigart, Lois A. a/k/a Lois Ann Sweigart, dec'd.

Late of Denver Borough.
Executor: Galen R. Sweigart c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: James K. Noel, IV.

Usner, Ruth R. a/k/a Ruth S.

Usner, dec'd.

Late of East Hempfield Township.
Executor: Mary B. Lowe c/o Kling and Deibler, LLP, 131 West Main Street, New Holland, PA 17557.
Attorney: Linda Kling, Esquire; Kling and Deibler, LLP.

Waltman, Ralph E., dec'd.

Late of East Drumore Township.
Executor: Ralph T. Waltman c/o Nikolaus & Hohenadel, LLP, 303 West Fourth Street, Quarryville, PA 17566.
Attorney: Jeffrey S. Shank, Esquire.

Warren, David T., dec'd.

Late of West Hempfield Township.
Administrator: Darlene F. Warren c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.
Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Wein, Sally A., dec'd.

Late of Warwick Township.
Executor: John P. Wein, Jr., c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: Jeffrey P. Ouellet.

Welsh, Nora E., dec'd.

Late of Lancaster County.
Executor: Edward G. Welsh, Jr., c/o James D. Wolman, Esquire, 53 North Duke Street, Suite 309, Lancaster, PA 17602.
Attorney: James D. Wolman, Esquire.

Zimmerman, Earl N., dec'd.

Late of West Cocalico Township.

Executrix: Nancy S. Zimmerman
c/o Nicholas T. Gard, Esquire,
121 E. Main Street, New Hol-
land, PA 17557.

Attorney: Smoker Gard Associ-
ates LLP.

SECOND PUBLICATION

Adams, Robert W., dec'd.

Late of the Township of Rapho.

Personal Representative: Ta-
mara L. Rudy, Executrix, c/o
Marc S. Miller, Attorney, P.O.
Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill &
Hess, LLP.

**Blank, Sylvan M. a/k/a Sylvan
Marcus Blank**, dec'd.

Late of Earl Township.

Executor: Melvin J. Blank c/o
Kling and Deibler, LLP, 131 W.
Main Street, New Holland, PA
17557.

Attorney: Ashley Glick, Esquire;
Kling and Deibler, LLP.

Brubaker, Rachel E., dec'd.

Late of Penn Township.

Personal Representatives: J.
Michael Brubaker and J. David
Brubaker, Co-Executors, c/o
Thomas M. Gish, Sr., Attorney,
P.O. Box 5349, Lancaster, PA
17606.

Attorneys: Gibbel Kraybill &
Hess LLP.

Burkholder, Harry M., dec'd.

Late of Earl Township.

Executors: Ivan S. Burkhold-
er, Walter S. Burkholder, and

Lloyd S. Burkholder c/o Kling
and Deibler, LLP, 131 W. Main
Street, New Holland, PA 17557.

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

Cassel, Tyler J., dec'd.

Late of 811 Creek Road, Leola,
PA 17540.

Administrator: Saline Cassel c/o
The Begley Law Group, Joellen
Meckley, 509 S. Lenola Road,
Building 7, Moorestown, NJ
08057.

Attorney: The Begley Law Group.

Chappory, Andrew A., dec'd.

Late of East Hempfield Town-
ship.

Executors: Lorie M. Chappory
and Bryan D. Chappory c/o 327
Locust Street, Columbia, PA
17512.

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

Charles, Eugene A., dec'd.

Late of the Township of Manor.

Executor: David L. Charles c/o
James R. Clark, Esquire, 277
Millwood Road, Lancaster, PA
17603.

Attorney: James R. Clark.

**Christman, Margery K. a/k/a
Margery Kay Christman**, dec'd.

Late of Earl Township.

Executor: Dorothy C. Lilja c/o
Kling and Deibler, LLP, 131 W.
Main Street, New Holland, PA
17557.

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

Clair, Charles A. a/k/a Art Clair a/k/a Charles Arthur Clair, dec'd.

Late of Ephrata Township.

Executrix: Melissa E. Gockley c/o Jennifer L. Mejia, Mejia Law Group, LLC, 1390 W. Main Street, Ephrata, PA 17522.

Attorneys: Mejia Law Group, LLC.

Cook, Anne H. a/k/a Anne Haon Cook, dec'd.

Late of East Hempfield Township.

Executors: George T. Cook and Phyllis Cook Wechsler c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.

Attorneys: Blakinger Thomas, PC.

Diaz-Florez, Eduardo Ignacio a/k/a Eduardo I. Diaz, dec'd.

Late of 118 Harvey Avenue, Lancaster, PA 17602.

Administratrix: Merci Diaz Brill, 2414 Lititz Pike, Lancaster, PA 17601.

Attorney: None.

Diffenderfer, James D., dec'd.

Late of West Hempfield Township.

Executor: Susan L. Binder c/o Law Office of Shawn Pierson, 105 East Oregon Rd., Lititz, PA 17543.

Attorney: Shawn M. Pierson, Esquire.

Efthymiades, Christopher E., dec'd.

Late of the Township of East Hempfield.

Co-Executrices: Vasiliki Sulli-

van and Sophia Efthymiades c/o Richard J. Gromen, Jr., 3121C Mount Joy Road, Mount Joy, PA 17552.

Attorney: Richard J. Gromen, Jr.

Fenton, Linda a/k/a Linda Ann Fenton, dec'd.

Late of Mt. Joy Borough.

Personal Representative: Judy Tangert, Executor, c/o Eric Schelin Rothermel, Esquire, 49 North Duke Street, Lancaster, PA 17602.

Attorneys: May, May and Zimmerman, LLP.

Firestone, Pauline J., dec'd.

Late of Lancaster County.

Executor: Michael R. Firestone c/o Anthony J. Fitzgibbons, Esquire, 279 North Zinn's Mill Road, Lebanon, PA 17042.

Attorney: Anthony J. Fitzgibbons, Esquire.

Fornah, Mary A. a/k/a Mary Fornah a/k/a Mary Ann Fornah, dec'd.

Late of Lancaster City.

Executor: Joe Nuni c/o Charles F. Blumenstock, Jr., 255 Butler Ave., Suite 102, Lancaster, PA 17601.

Attorney: Blumenstock Legal Advisors PC.

Frey, Violet E., dec'd.

Late of Elizabethtown.

Executor: James L. Frey, Jr., c/o Randall K. Miller, Esquire, 659 E. Willow Street, Elizabethtown, PA 17022.

Attorney: Randall K. Miller.

Garman, Elfriede E., dec'd.

Late of 1 Brian Court, Stevens, PA 17578.

Executor: Anna Maria Brugger c/o Dennis J. Ward, Esq., 300 West Chestnut Street, Suite 203, Ephrata, PA 17522.

Attorney: Dennis J. Ward, Esquire.

Gehman, Erma M. a/k/a Erma Mae Gehman, dec'd.

Late of Manheim Township.

Executor: Barry L. Gehman c/o Anthony P. Schimaneck, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.

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

Hershey, Donald L., dec'd.

Late of Rapho Township.

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

Attorney: Young and Young.

Hershey, Kathleen A., dec'd.

Late of Manheim Township.

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

Attorney: Saxton & Stump, LLC.

High, Robert P. a/k/a Robert Phillip High, dec'd.

Late of Terre Hill Borough.

Administrator: Beverly A. High c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorney: Linda Kling, Esquire;

Kling and Deibler, LLP.

Hilliard, Vera B. a/k/a Vera P. Hilliard, dec'd.

Late of West Lampeter Township.

Executrix: Valerie Conway c/o Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

Attorney: Randy R. Moyer; Barley Snyder LLP.

Jensen, Harriet, dec'd.

Late of West Lampeter Township.

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

Attorney: Matthew A. Grosh.

Johnson, Beverly K. a/k/a Beverly Kay Johnson, dec'd.

Late of Lancaster City.

Executor: Teresa J. Lanza c/o Lucy F. Dowd, Lucy Dowd Law LLC, 342 N. Queen Street, Rear, Lancaster, PA 17603.

Attorney: Lucy F. Dowd.

Jones, James Thomas, dec'd.

Late of West Lampeter Township.

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

Attorney: Matthew A. Grosh.

Joyner, Anthony, Jr., dec'd.

Late of Lancaster, PA.

Administratrix: Rosa M. Quintana, 29 Baron Drive, Lancaster, PA 17603.

Attorney: None.

Karl, Lana L. a/k/a Lana Lee Karl, dec'd.

Late of West Donegal Township.
Executrix: Connie Kegerreis c/o Nikolaus & Hohenadel, LLP, 222 S. Market St., Suite 201, Elizabethtown, PA 17022.
Attorney: Kevin D. Dolan, Esquire.

Kelly, Josephine E., dec'd.

Late of West Hempfield Township.
Executrix: Janice K. Wolfe c/o Russell, Krafft & Gruber, LLP, 930 Red Rose Court, Suite 300, Lancaster, PA 17601.
Attorney: Nichole M. Baer.

Kirchner, Richard F., dec'd.

Late of the Borough of Ephrata.
Executrices: Karen M. Thomas and Kathlynn M. Kirchner c/o Nichole M. Baer, Russell, Krafft & Gruber, LLP, 108 West Main Street, Ephrata, PA 17522.
Attorney: Nichole M. Baer.

Kline, Marta M., dec'd.

Late of Brecknock Township.
Executrix: Pauline Kline, 151 E. Main Street, Ephrata, PA 17522.
Attorney: Dennis M. Hartranft, Jr., Esquire.

Klinestever, John W., dec'd.

Late of Columbia.
Executor: Kim McCue c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.
Attorney: Barbara Reist Dillon, Esquire.

Kreider, Jeannette M., dec'd.

Late of Manheim Township.

Executor: Randall L. Kreider c/o Aevitas Law, PLLC, 1755 Oregon Pike, Suite 201, Lancaster, PA 17601.

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

Lambert, Jeffrey Louis a/k/a Jeffrey L. Lambert, dec'd.

Late of Warwick Township.
Executor: Leonard M. Lambert c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.
Attorney: Pyfer, Reese, Straub, Gray & Farhat, P.C.

Laurento, Frank J., Jr., dec'd.

Late of Paradise Township.
Administrator: Matthew J. Laurento c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Linda Kling, Esquire; Kling and Deibler, LLP.

Marshall, Pollyanna Droz, dec'd.

Late of East Hempfield Twp.
Personal Representative Raymond A. Marshall, Administrator, c/o John S. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.
Attorneys: May, May and Zimmerman, LLP.

McCann, William D., dec'd.

Late of Manheim Township.
Co-Executrices: Elizabeth A. McCann, Susan A. McCann, and Karen I. Chiodo c/o Theodore L. Brubaker, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.
Attorneys: Brubaker Connaughton Goss & Lucarelli, LLC.

**Maxwell, George, Jr. a/k/a
George W. Maxwell, Jr.,** dec'd.

Late of Mount Joy Township.

Executrix: Tracy Jo Buller c/o
Scott E. Albert, Esq., 50 East
Main Street, Mount Joy, PA
17552.

Attorney: Scott E. Albert, Es-
quire.

Miller, Betty J., dec'd.

Late of East Donegal Township.

Executrix: Kelly S. Shelton c/o
Anthony P. Schimaneck, 700
North Duke Street, P.O. Box
4686, Lancaster, PA 17604-
4686.

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

Miller, Joseph E., dec'd.

Late of Lancaster City.

Administrator: Alvin R. Mill-
er c/o Blakinger Thomas, PC,
28 Penn Square, Lancaster, PA
17603.

Attorneys: Blakinger Thomas,
PC.

Neal, Roger D., dec'd.

Late of West Donegal Township.

Executor: Stephen D. Heckman
c/o George H. Eager, Esquire,
1347 Fruitville Pike, Lancaster,
PA 17601.

Attorneys: Eager, Stengel,
Quinn, Sofilka & Babic.

Patton, Margery M., dec'd.

Late of West Lampeter Town-
ship.

Executor: John M. Patton, Jr.,
1941 W. Strasburg Rd., Coates-
ville, PA 19320.

Attorney: Gordon W. Good, Es-

quire; KEEN KEEN & GOOD,
LLC; 3460 Lincoln Highway,
Thorndale, PA 19372.

**Peacock, Dorothy a/k/a Doro-
thy H. Peacock a/k/a Dorothy
J. Peacock,** dec'd.

Late of the Borough of Lititz.

Executrix: Sharon Conner c/o
Miller Law Firm, P.C., P.O. Box
121, Cornwall, PA 17016.

Attorney: Steven D. Miller,
Esquire, CELA.

Peet, Julia C., dec'd.

Late of East Hempfield Town-
ship.

Executor: Kathleen A. Komer
c/o Herr & Low, P.C., 234 North
Duke Street, Lancaster, PA
17602.

Attorney: Bradley A. Zuke.

Pogorzelski, Filomena, dec'd.

Late of Ephrata.

Executor: Chester Pogorzelski
c/o Elizabeth A. Bartlow, Es-
quire, 8 N. Queen Street, Suite
700-H, Lancaster, PA 17603.

Attorney: Elizabeth A. Bartlow,
Esquire.

**Reich, Harold H. a/k/a Harry
Reich,** dec'd.

Late of Ephrata Borough.

Executor: Shawn H. Reich c/o
Jennifer L. Mejia, Mejia Law
Group, LLC; 1390 W. Main
Street, Ephrata, PA 17522.

Attorneys: Mejia Law Group,
LLC.

**Rothweiler, Barry G. a/k/a Bar-
ry Gene Rothweiler,** dec'd.

Late of Mount Joy Township.

Executor: Zachary L. Rothwei-

ler c/o Scott E. Albert, Esq., 50 East Main Street, Mount Joy, PA 17552.

Attorney: Scott E. Albert, Esquire.

Rottmund, Arline M., dec'd.

Late of East Hempfield Township.

Executor: Glen L. Rottmund c/o Nikolaus & Hohenadel, LLP, 303 West Fourth Street, Quarryville, PA 17566.

Attorney: Jeffrey S. Shank, Esquire.

Seiverling, Tyler J., dec'd.

Late of Ephrata Borough.

Executrix: Chelsea Malin, 151 E. Main Street, Ephrata, PA 17522.

Attorney: Dennis M. Hartranft, Jr., Esquire.

Sheets, Lois A. a/k/a Lois A. Sheetz, dec'd.

Late of Columbia Borough.

Personal Representative: Eric Schelin Rothermel, Administrator, 49 North Duke Street, Lancaster, PA 17602.

Attorneys: May, May and Zimmerman, LLP.

Smith, Brandon W., dec'd.

Late of Ephrata.

Administrator: Rochelle Smith, 142 Buchanan Dr., Ephrata, PA 17522.

Attorney: None.

Smith, Helen P., dec'd.

Late of Columbia Borough.

Executors: Patricia H. Reese ad Victoria M. Brommer c/o 327 Locust Street, Columbia, PA 17512.

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

Soderholm, Jean Scott a/k/a Elsie Jean Soderholm, dec'd.

Late of Lititz Borough.

Personal Representative: John R. Gibbel, Executor, c/o John R. Gibbel, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Stevens, Sylvia J., dec'd.

Late of West Lampeter Township.

Executor: William F. Stevens and Meredith J. Siglin c/o Herr & Low, P.C., 234 North Duke Street, Lancaster, PA 17602.

Attorney: Matthew A Grosh.

Strunk, Roberta C. a/k/a Roberta Curtis Strunk a/k/a Bobbie Strunk, dec'd.

Late of 701 Willow Valley Lakes Drive, Willow Street, PA 17584.

Executors: Linda S. Hoover and Charles E. Strunk, 1505 Sleepy Hollow Road, Quakertown, PA 18951.

Attorney: None.

Sweigart, Pauline K., dec'd.

Late of Denver, PA.

Personal Representative: Benjamin P. Sweigart, Executor, c/o J. Elvin Kraybill, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Talton, Lee J., dec'd.

Late of 1472 Putnam Dr., Lan-

caster, PA 17602.

Co-Executrices: Ruby Talton, Kimberly Clarke, and Jackqueline Talton c/o Jerome Allen Taylor, 336 Locust Street, Columbia, PA 17512.

Attorney: Jerome Allen Taylor.

Weaver, Tracy L., dec'd.

Late of Akron Borough.

Executors: Travis L. Weaver and Robert Williams, 151 E. Main Street, Ephrata, PA 17522.

Attorney: Dennis M. Hartranft, Jr., Esquire.

Witmer, Dawn T., dec'd.

Late of West Lampeter Township.

Executor: Tracy T. Treier c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.

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

THIRD PUBLICATION

Black, Margaret A., dec'd.

Late of Fulton Township.

Executors: Joanne J. Arnold and Richard D. Black c/o James N. Clymer, Esquire, 408 West Chestnut Street, Lancaster, PA 17603.

Attorney: Clymer Musser & Sarno, PC.

Buckwalter, Sara R., dec'd.

Late of Earl Township.

Executor: Richard L. Buckwalter c/o James N. Clymer, Esquire, 408 West Chestnut Street, Lancaster, PA 17603.

Attorney: Clymer Musser & Sarno, PC.

Burkhart, Betty M., dec'd.

Late of East Lampeter Township.

Personal Representatives: Jessica Lynn Burkhardt and Nicole Lynn Copeland, Co-Administrators, c/o John H. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.

Attorneys: May, May and Zimmerman, LLP.

Coldren, Kathryn June a/k/a Kathryn J. Coldren, dec'd.

Late of Rapho Township.

Executrix: Debra Ann Nauman c/o Lynn L. Roth, Esquire, P.O. Box 5068, Lancaster, PA 17606.

Attorney: Lynn L. Roth.

Diller, Charles B., dec'd.

Late of the City of Lancaster.

Administrator, C.T.A.: Fulton Bank, N.A. c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

Attorneys: Barley Snyder LLP.

Donnelly, Patrick C., dec'd.

Late of E. Cocalico Township.

Executor: Patricia Deckman-Donnelly c/o 327 Locust Street, Columbia, PA 17512.

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

Eckert, Mark K. a/k/a Mark Kurtz Eckert, dec'd.

Late of East Donegal Township.

Executor: Jason Andrew Eckert c/o Scott E. Albert, Esq., 50 East Main Street, Mount Joy, PA 17552.

Attorney: Scott E. Albert, Esquire.

Eberly, Lorraine a/k/a Lorraine S. Eberly, dec'd.

Late of West Earl Township.
Executrix: Denise L. Good c/o Michelle M. Forsell, Esq., Wolf, Baldwin & Associates, P.C., 570 Main Street, Pennsburg, PA 18073.

Attorney: Michelle M. Forsell, Esquire; Wolf, Baldwin & Associates, P.C.

Elliott, Desiera D. a/k/a Desiera Diane Elliott, dec'd.

Late of Manor Township.
Executrix: Ashley J. Elliot c/o 50 East Market Street, Hellam, PA 17406.

Attorney: Alexis K. Swope, Esquire.

Engle, Ralph H., Jr., dec'd.

Late of East Donegal Township.
Executrix: Romaine L. Edwards c/o Scott E. Albert, Esq., 50 East Main Street, Mount Joy, PA 17552.

Attorney: Scott E. Albert, Esquire.

Feerrar, Margaret Ann, dec'd.

Late of Sadsbury Township.
Executor: Theodore D. Feerrar c/o W. Bryan Byler, Byler & Winkle, P.C., 363 West Roseville Road, Lancaster, PA 17603.

Attorney: W. Bryan Byler.

Glick, Elmer a/k/a Elmer J. Glick, dec'd.

Late of West Earl Township.
Executor: Henry S. Glick c/o H. Charles Benner, Attorney,

200 East Main Street, Leola, PA 17540.

Attorney: H. Charles Benner.

Glunt, Sharon L., dec'd.

Late of Elizabethtown.
Executrix: Jami L. Roeting c/o Randall K. Miller, Esq., 659 E. Willow Street, Elizabethtown, PA 17022.

Attorney: Randall K. Miller.

Hackman, Wanda B. a/k/a Wanda Beth Hackman, dec'd.

Late of Manor Township.
Executor: Justin J. Bollinger c/o Attorney Justin J. Bollinger, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess, LLP.

Hibshman, Eleanor, dec'd.

Late of Manheim Township.
Executor: David L. Hibshman c/o A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.

Attorney: A. Anthony Kilkuskie.

Hoover, Katie Z., dec'd.

Late of Upper Leacock Township.
Executor: Melvin H. Hoover c/o Nevin D. Beiler, Esq., 105 S. Hoover Ave., New Holland, PA 17557.

Attorney: Nevin D. Beiler, Esquire.

Hostetter, David C., dec'd.

Late of West Earl Township.
Personal Representative: Duane M. Hostetter and Sylvia A. Weaver, Co-Executors, c/o John S. May, Esquire, 49 North Duke

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

Kasper, Brandie L. a/k/a Brandie Leigh Kasper, dec'd.

Late of 4025 Nolt Road, Mount Joy, PA 17552.

Administrator: Leonard Christian Kasper, III c/o 4025 Nolt Road, Mount Joy, PA 17552.

Attorney: Bernard M. Tully, Esquire; 428 Forbes Ave., #2301, Pittsburgh, PA 15219.

Kasper, Leonard C., IV a/k/a Leonard Christian Kasper IV, dec'd.

Late of 4025 Nolt Road, Mount Joy, PA 17552.

Administrator: Leonard Christian Kasper, III c/o 4025 Nolt Road, Mount Joy, PA 17552.

Attorney: Bernard M. Tully, Esquire; 428 Forbes Ave., #2301, Pittsburgh, PA 15219.

Kepiro, Alexander J., dec'd.

Late of West Lampeter Township.

Executor: Robert A. Kepiro c/o David R. Morrison & Assoc., 1850 William Penn Way, Suite 103, Lancaster, PA 17601.

Attorney: David R. Morrison.

King, Lizzie L. a/k/a Elizabeth L. King, dec'd.

Late of Bart Township.

Co-Executors: Moses B. King and Emanuel B. King c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.

Attorney: Blakinger Thomas, PC.

Kirkpatrick, Sandra J., dec'd.

Late of Ephrata Borough.

Administrator: Shawn F. Kirkpatrick c/o A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.

Attorney: A. Anthony Kilkuskie.

Kulp, Harry R. a/k/a Harry Reardon Kulp, dec'd.

Late of Manheim Township.

Executor: Sarah Jane Mentzer c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.

Attorney: Barbara Reist Dillon.

Landis, Mervin L. a/k/a Mervin Lefever Landis, dec'd.

Late of Manheim Township.

Co-Executors: Elmer G. Landis and Mary M. Martin c/o Lynn L. Roth, Esquire, P.O. Box 5068, Lancaster, PA 17606.

Attorney: Lynn L. Roth.

Lewandowski, Audrey M., dec'd.

Late of 1901 Bowmansville Road, Brecknock Township.

Co-Executors: John M. Lewandowski, Sr., 7 Sycamore Circle, Stevens, PA 17578, and Bruce A. Lewandowski, Sr., 815 Locust Street, Denver, PA 17512.

Attorney: Michael L. Mixell, Esquire; Barley Snyder LLP; 50 North Fifth Street, 2nd Floor, Reading, PA 19601.

Mallik, Sharmistha, dec'd.

Late of Columbia Borough.

Personal Representative: Donna Mallik, Administrator, c/o John H. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.

Attorneys: May, May and Zim-

merman, LLP.

McCarty, Anna A. a/k/a Anna McCarty, dec'd.

Late of Manheim Township.

Executor: George P. McCarty c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.

Attorney: Blakinger Thomas, PC.

Miller, Bernice N., dec'd.

Late of East Hempfield Township.

Executrix: Susan K. Haas c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.

Attorney: John C. Stevens.

Papavasilion, Lois, dec'd.

Late of Manheim Township.

Executor: John Papavasilion and Victoria A. Lowe c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorney: Young and Young.

Rhoads, Patricia W., dec'd.

Late of East Hempfield Township.

Executrix: Elizabeth Bixler c/o John R. Elliott, Esquire, Anstine & Sparler, 117 East Market St., York, PA 17401.

Attorney: John R. Elliott, Esquire.

Rodkey, Evelyn K., dec'd.

Late of West Hempfield Township.

Executor: Vivian K. Spiese c/o 327 Locust Street, Columbia, PA 17512.

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

Snyder, June H., dec'd.

Late of Caernarvon Township.

Executor: Bonnetta L. Nguyen c/o Kling and Deibler, LLP, 131 West Main Street, New Holland, PA 17557.

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

Stauffer, Anna H., dec'd.

Late of East Earl Township.

Executor: Lloyd N. Stauffer c/o Kling and Deibler, LLP, 131 West Main Street, New Holland, PA 17557.

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

Stoltzfus, Mary S., dec'd.

Late of Leacock Township.

Executor: Elmer J. Stoltzfus c/o Kling and Deibler, LLP, 131 West Main Street, New Holland, PA 17557.

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

Troast, Henry F., dec'd.

Late of Manor Township.

Executrix: Bernadette M. Sheckart 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.

Ward, David F., Jr., dec'd.

Late of New Holland Borough.

Executor: Jeanine Ward c/o Kegel Kelin Litts & Lord LLP, 24

North Lime Street, Lancaster, PA 17602.
Attorney: Rhonda F. Lord, Esquire.

those seeking to advance Kingdom purposes.
Aevitas Laws, PLLC

Ju-30

Weaver, David M., dec'd.

Late of Manheim Township.
Executor: D. Michael Weaver c/o Lynn L. Roth, Esquire, P.O. Box 5068, Lancaster, PA 17606.
Attorney: Lynn L. Roth.

Notice is hereby given that Articles of Incorporation for a Domestic Nonprofit Corporation were filed in the Department of State of the Commonwealth of Pennsylvania for:

Ironstone Total Business Support.

This Corporation is incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended. The address of this corporation's current registered office in this Commonwealth is: 21 South George Street, Student Memorial Center 102E, Millersville, PA 17551 in Lancaster County.

Ju-30

Weaver, Mary Z., dec'd.

Late of East Cocalico Township.
Co-Executors: David S. Weaver and Esther S. Weaver c/o Nicholas T. Gard, Esquire, 121 E. Main Street, New Holland, PA 17557.
Attorneys: Smoker Gard Associates LLP.

Notice is hereby given that a nonprofit corporation known as:

Zion UCC of New Providence Cemetery Association

was incorporated on May 28, 2021, under the provisions of the Nonprofit Corporation Law of 1988, for the purpose of directing the activities of the Zion UCC of New Providence Cemeteries and to maintain the Grounds and burial plots in Strasburg Township, Lancaster County, PA.

Pyfer Reese Straub Gray & Farhat, PC
Attorneys

Ju-30

White, David L. a/k/a David Lee White, dec'd.

Late of Marietta Borough.
Executor: Melvin A. Frye, Jr. c/o Scott E. Albert, Esq., 50 East Main Street, Mount Joy, PA 17552.
Attorney: Scott E. Albert, Esquire.

ARTICLES OF INCORPORATION NOTICES

Articles of Incorporation for: Faithful Journey Foundation of Lancaster, PA were filed January 19, 2021 with the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended, for the purpose of supporting stewardship and philanthropic efforts for

ASSUMED NAME NOTICE

Notice is hereby given that an application for registration of the assumed name:

Be A Great Consultant for the conduct of business in Lan-

caster County, Pennsylvania, with the principal place of business being 2256 Huber Drive, Manheim, PA 17545 was made to the Department of State of Pennsylvania at Harrisburg, Pennsylvania, on the 29th day of June 2021, pursuant to 54 Pa. C. S. §311. The name of the entity owning or interested in the said business is Life Reloaded Specialty Publishing, LLC.

Ju-30

CERTIFICATE OF ORGANIZATION

Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on June 21, 2021 for:

1764 MOHLER HOUSE, LLC

The said entity has been organized under the provisions of the Pennsylvania Limited Liability Company Law of 1994 of the Commonwealth of Pennsylvania, as amended.

Ju-30

CHANGE OF NAME NOTICES

Notice is hereby given that Monica C. Remaley has filed a Petition in the Court of Common Pleas of Lancaster County asking the Court to change the names of her two minor children.

The hearing is scheduling for the 13th of September, 2021 at 1:30 p.m. in Courtroom 4 of the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, where any person interested may attend and show

cause, if any, why this Petition should not be granted.

Gretchen M. Curran, Esquire
18 East Penn Grant Road
Willow Street, PA 17584-0279
Attorney for Petitioner

Ju-23, 30

FICTITIOUS NAME NOTICES

An application for registration of the fictitious name:

MILLERSVILLE STUDENT
HOUSING

109 Abilene Lane, Lancaster, PA 17603 has been filed in the Department of State at Harrisburg, PA, File Date March 29, 2021 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Thomas R Dukes Jr., 109 Abilene Lane, Lancaster, PA 17603.

Ju-30

JJET Beard Foods, LLC, 73 Reagan Drive, Ephrata, PA, filed with the Secretary of the Commonwealth of Pennsylvania on April 12, 2021, the registration of the name:

RAD-ISH

under which it intends to do business at 73 Reagan Drive, Ephrata, PA, pursuant to the provisions of the "Fictitious Name Act," as amended.

Ju-30

MISCELLANEOUS LEGAL NOTICE

Public Auction
Eastern Lancaster County
School District Property

The property to be sold is the Property, defined as ALL THAT CERTAIN land and improvements thereon lying in East Earl Township, Lancaster County, Commonwealth of Pennsylvania, containing approximately 0.6106 acres more or less and identified as the land described in the deed recorded in the Lancaster County Recorder of Deeds Office, Instrument # 6618866 and Property ID # 20011032-0-0000 (the "Property"). Containing .6106 acres more or less

On August 31, 2021 at 5:00 p.m., EASTERN LANCASTER COUNTY SCHOOL DISTRICT will sell at public sale, on the Property located at 1240 Main Street, East Earl Township, Lancaster County, PA, containing .6106 acres, more or less.

REAL ESTATE: The Property and all improvements thereon.

TERMS: 10% down, by check, day of sale, balance on or before October 15, 2021.

REAL ESTATE INSPECTIONS: By appointment, by contacting Horning Farm Agency, Inc. at 610-286-5183.

Sale For: EASTERN LANCASTER COUNTY SCHOOL DISTRICT

Auctioneer: Horning Farm Agency, Inc., 2403 Main Street, Narvon, PA 17555.

Ju-30; Au-6, 13

Public Auction
Solanco School District Property

The property to be sold is defined as ALL THAT CERTAIN land situated on the northside of East Fourth Street, Quarryville Bor-

ough, Lancaster County, Commonwealth of Pennsylvania, containing approximately .488 acres more or less and identified as Parcel I.D. # 530-50465-0-0000, the real property and improvements thereon described further in the deed recorded in the Lancaster County Recorder of Deeds Office as Instrument # 6612275 (the "Property"). Containing: .488 acres more or less

On September 7, 2021 at 6:00 p.m., SOLANCO SCHOOL DISTRICT will sell at a public sale, the Property located at East Fourth Street, Quarryville Borough, Lancaster County, Pennsylvania, containing .488 acres, more or less.

REAL ESTATE: The Property

TERMS: Ten Percent (10%) down, by check on the day of sale, balance on or before November 1, 2021

REAL ESTATE INSPECTIONS: By appointment, contact Hess Auction Group at 717-664-5238

Sale for: SOLANCO SCHOOL DISTRICT

Auctioneer: Hess Auction Group, 768 Graystone Road, Manheim, PA 17545

Ju-16, 23, 30

**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

August 3, 2021

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

GRAF, PAUL THOMAS, decd., 2020-0365. First and Final Account, Stephen Graf, Administrator, Lucy F. Dowd, atty. Anne L. Cooper

Clerk of the Orphans' Court Division of the Court of Common Pleas

Ju-23, 30

SUITS ENTERED

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

July 13, 2021

to July 20, 2021

ALBERT CLUB, INC.; John N. Ackerman, III; 04698; Jabour

ALLSTATE INDEMNITY COMPANY; Sharon Brinson; 04699

ALLSTATE LIFE INSURANCE COMPANY OF NEW YORK; J.G. Wentworth Originations, LLC; 04824; Maro

ARTHUR, WILLIAM; Citibank, N.A.; 04767; Axelrod

BAILEY, CORINNE M.; Belco Community Credit Union; 04847; Miller

BARLEY, BRYAN K.; Citibank, N.A.; 04766; Axelrod

BOARD OF SUPERVISORS OF PENN TOWNSHIP; Manheim Crown, LP; 04872; Shank

BRENNEMAN, ERICA M.; Discover Bank; 04697; Dhanda CARROLL, CHARLES; Charles Flanagan; 04655; Kling

DONEGAL INSURANCE GROUP; Natalee Farkas; 04796; Leffler

EAGLER, CHRISTOPHER E.; Discover Bank; 04705; Santucci

FREY, JR., WESLEY S.; Cavalry SPV I, LLC; 04789; Apothaker

GINES CRESPO, LUIS E.; Discover Bank; 04772; House

GRAY, BETTY L.; Discover Bank; 04736; House

GROFF, KELLY S.; Cavalry SPV I, LLC; 04788; Apothaker

HAMPTON, KENNETH, BROOKS, JAMES, WICHO & SONS, LLC; Jacqueline Hampton; 04880; Klayman

HEBBARD, PAIGE; Discover Bank; 04685; Lipinski

HORNING, LUELLA; Cavalry SPV I, LLC; 04792; Apothaker

HUDSON, ELEANOR A.; Sun East Federal Credit Union; 04768; Allard

IN RE: LAW FIRST FINANCE LLC VS. SYMETRA ASSIGNED BENEFITS SERVICE CO.; 04706; Sophocles

J MAR FENCING, LLC; PPL Electric Utilities Corporation; 04848; Manley

JONES, DWAYNE, JONES, STEPHANIE; North Ridge Acres LP; 04653; Lanza

JUBA, KING, UNKNOWN, RUTH, MOABITE TRUST; RAMA Investment Properties, LLC; 0412; Sarno

KLINEPETER, MATTHEW D.; OneMain Financial Group, LLC; 04818; Long

KREIDER, JOY ELLA; Bank of America, N.A.; 04661; Flink

LANCASTER FOODS; Snyder Brothers, Inc.; 04769; Ross

LANCASTER GENERAL HOSPI-

TAL, PENN MEDICINE LANCASTER GENERAL HEALTH, WENGER, ROBERT K., LG HEALTH PHYSICIANS CARDIOTHORACIC SURGERY; Darryl G. Edwards; 04801; Rassias

LENGLER, REBECCA S.; Lorrie K. Groff; 04658; Gromen

LOR, GOA; Portfolio Recovery Associates, LLC; 04863; Carrucoli MARTIN, CHARLOTTE; Discover Bank; 04672; Lipinski

MENA, LUIS; Cavalry SPV I, LLC; 04794; Apothaker

MIRSKY, JOANNE; William H. Kulp; 04759; Gardner

MOORE, ASHLEY; Discover Bank; 04748; House

MORETTI, JACKLYN M.; Citibank, N.A.; 04752; Axelrod

MUNION, LORRAINE; Cavalry SPV I, LLC; 04763; Apothaker

NEW HOLLAND SALES STABLES, INC.; Clifford Schofield; 04798; Greenfield

PALS, BETH A.; Bank of America, N.A.; 04857; Cusick

PATTON, CHARLES; Cavalry SPV I, LLC; 04793; Apothaker

RED ROSE TRANSIT, SOUTH CENTRAL TRANSIT AUTHORITY, CHIMELIS, JOHN, AUSTIN, STEPHEN; Sonya Owens; 04785; McIlvaine

RICHARD, CARYN M.; Cavalry SPV I, LLC; 04787; Apothaker

RIVERA, JORGE; Cavalry SPV I, LLC; 04791; Apothaker

SCHEUERMAN, THOAS, SCHEUERMAN, TOM P., SHEUERMAN, TOM; American Express Nation Bank; 04841; Dhana

SCOTT, DONNA M.; Cavalry SPV I, LLC; 04790; Apothaker

STEVENS, RENEE; Jovan Martin; 04681; Silverman

STOL, JR., JONATHAN A.; Michael Dishongh; 04868

STOLTZFUS, DWIGHT; Discover Bank; 04771; Nolan

THE STANDARD GROUP; NSI Nursing Solutions, Inc.; 04883; Harter

TIRE SALES L.L.C., TIRE SALES, LLC, TIRE SALES & SERVICE; K&W Tire Company, Inc.; 04806; Long

TRANSAMERICA LIFE INSURANCE COMPANY; 17-Cubs, LLC; 04826; Dugalic

VAZQUEZ, BARBARA J.; PPL Electric Utilities Corporation; 04701; Manley

WEAVER, DOUGLAS J., PB MORTGAGE CORPORATION, WEAVER, VALARIE G., WEAVER, VALARIE GILLELAND; Santander Bank, N.A.; 04805; Yoder

WEAVER, LUCINDA J.; Henry C. Gordon, Jr.; 04654; Larsen

WELTBILT HOMES, INC., GEBHART'S FLOOR COVERING, DOE, JOHN; Gregory Todd Buck; 04691; Abdul-Rahman

CIVIL COURT

Discovery Motions Court – Scheduled by Judge

License Appeals – Judges and Courtrooms Vary

Jan. 28	Feb. 11	Mar. 18	Apr. 29	May 13
Jun. 17	Jul. 22	Aug. 26	Sept. 23	Oct. 21
Nov. 4	Dec. 16			

Naturalization Court – Courtroom A, 10:00 A.M.

Apr. 16	Jun. 18	Sept. 17	Nov. 19
---------	---------	----------	---------

Trials – Judges and weeks to be assigned by the District Court Administration Office. Trials to be scheduled by the assigned Judge.

Miscellaneous Civil Court – Twice per month. Dates to be selected by the District Court Administrator.

2021 HOLIDAYS

Courthouse will be closed on the following holidays in 2021:

NEW YEAR'S DAY	January 1
ML KING, JR. DAY	January 18
PRESIDENTS' DAY	February 15
GOOD FRIDAY	April 2
MEMORIAL DAY	May 31
INDEPENDENCE DAY	July 5
LABOR DAY	September 6
COLUMBUS DAY	October 11
VETERANS' DAY	November 11
THANKSGIVING	November 25 & 26
CHRISTMAS	December 24

Mediation and ADR Solutions

provided by **The Honorable Thomas I. Vanaskie (Ret.)**



- 24 years on the Federal bench (Third Circuit Court of Appeals and Middle District of Pennsylvania)
- Unmatched credentials and experience makes him uniquely qualified to assist parties resolve disputes with guidance that is informed, impartial, fair and objective
- Available to resolve disputes in business and commercial, class action and mass tort, employment, ERISA, insurance, antitrust, securities, intellectual property, civil rights and personal injury cases
- Serves as a Special Master in complex litigation and is highly experienced in the area of e-discovery and privilege review

STEVENS & LEE LAWYERS & CONSULTANTS

A STEVENS & LEE/GRIFFIN COMPANY 

215.568.7560

tiv@stevenslee.com

www.stevenslee.com

The Lancaster Law Review (USPS 304080) is published weekly by the Lancaster Bar Association, 28 E. Orange St., Lancaster, PA 17602.

Advertisements and news items must be received before 12:00pm the preceding Friday. Deadlines are subject to change for holiday schedule. Subscription: \$87.00 per year in advance; single copies \$3.40. All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. Neither the Lancaster Law Review nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content. The Lancaster Law Review makes no representation as to the quality of services offered by any advertiser in this publication.

Periodicals Postage Paid at the Post Office at Lancaster, PA and additional offices under the Act of March 3, 1879.

POSTMASTER: Send address changes to the Lancaster Law Review, 28 E. Orange St., Lancaster, PA 17602.

Submissions should be e-mailed to lawreview@lancasterbar.org or faxed to 717-393-0221. Please visit www.lancasterbar.org for more information and current legal advertisement rates.