

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

Benner, Florence K., dec'd.

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

Clapper, Roy Clare, dec'd.

Late of East Hempfield Town-
ship.
Executor: Michael R. Clapper
c/o Herr & Low, P.C., 234
North Duke Street, Lancaster,
PA 17602.
Attorney: Bradley A. Zuke.

Collins, David M., dec'd.

Late of W. Lampeter Twp.
Executor: Daniel S. Collins
c/o George H. Elser, Esquire,
130 W. Lancaster Ave., Ste.
203, Wayne, PA 19087.
Attorney: George H. Elser.

Collis, Joyce B. a/k/a Joyce B. Collins, dec'd.

Late of Manheim Township.
Executrix: Carlie B. Lyons c/o
Jeffrey C. Goss, Esquire, 480
New Holland Avenue, Suite
6205, Lancaster, PA 17602.
Attorneys: Brubaker Con-
naughton Goss & Lucarelli
LLC.

Groff, Elwood B., dec'd.

Late of Brecknock Township.
Executors: J. Merlin Groff and
E. David Groff c/o Appel Yost
& Zee LLP, 33 North Duke
Street, Lancaster, PA 17602.
Attorney: Jeffrey P. Ouellet.

Hartranft, Larry L., dec'd.

Late of Ephrata Township.
Executrix: Deborah K. Lorah
c/o Kling and Deibler, LLP,
131 W. Main Street, New Hol-
land, PA 17557.
Attorneys: Linda Kling, Es-
quire; Kling & Deibler, LLP.

Heineman, Sue B., dec'd.

Late of East Donegal Town-
ship.
Executrix: Sally Heineman,
1814 Mansion Lane, Mount
Joy, PA 17552.
Attorneys: Edward J. Coyle,
Esquire; Buzgon Davis Law
Offices.

Hoover, Virginia O., dec'd.

Late of Manheim Township.
Executors: Carl L. Hoover and
Nelson C. Hoover c/o J. Elvin
Kraybill, Attorney, P.O. Box
5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

Johnson, Edward Alfred, Jr.,
dec'd.

Late of West Lampeter Town-
ship.

LANCASTER LAW REVIEW

Executrix: Sandra Johnson Mast c/o Vance E. Antonacci, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Lancaster, PA 17601.
Attorneys: McNees Wallace & Nurick LLC.

Kappock, Eleanor W. a/k/a Eleanor Kappock, dec'd.

Late of 300 Willow Valley Lakes Drive, #c206, Lancaster.

Executrix: Jill K. Panico, 17 Craig Road, Neshanic Station, NJ 08853.

Attorney: None.

McClune, Judith, dec'd.

Late of the City of Lancaster.
Executrix: Gloria J. Phillips c/o James R. Clark, Esquire, 277 Millwood Road, Lancaster, PA 17603.

Attorney: James R. Clark.

McMinn, Barbara B., dec'd.

Late of the Borough of Akron.
Executor: Steven J. Progin c/o Law Office of Shawn Pierson, 105 East Oregon Rd., Lititz, PA 17543.

Attorney: Shawn M. Pierson, Esquire.

Mellinger, Eileen N., dec'd.

Late of Manheim Township.
Executor: Barry L. Mellinger c/o Aevitas Law, PLLC, 1755 Oregon Pike, Suite 201, Lancaster, PA 17601.

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

Raudabaugh, David W., dec'd.

Late of the Township of East Donegal.

Executrix: Natalie R. Winegarten c/o Stacey W. Betts, Esquire, 75 East Main Street, Mount Joy, PA 17552.

Attorney: Stacey W. Betts, Esquire.

Sheaffer, Carl L., dec'd.

Late of East Cocalico Township.

Executrix: Karen J. Trimber c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorneys: Patrick A. Deibler, Esquire; Kling & Deibler, LLP.

Shenk, John W., dec'd.

Late of Columbia Borough.

Executrix: Christine L. Borden c/o John F. Markel, 327 Locust Street, Columbia, PA 17512.

Attorneys: John F. Markel; Nikolaus & Hohenadel, LLP.

Wallin, Susan J., dec'd.

Late of Lititz Township.

Executor: Dr. David O. Wallin c/o Vance E. Antonacci, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Lancaster, PA 17601.

Attorneys: McNees Wallace & Nurick LLC.

Zell, Cleo L., dec'd.

Late of Manheim Township.

Personal Representatives: Douglas L. Zell and William H. Zell c/o Ann L. Martin, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

SECOND PUBLICATION

Anspach, Carol E., dec'd.

Late of Lancaster City.

Executor: Leonard R. Walton c/o Nancy Mayer Hughes, Esquire, Barley Snyder LLP,

126 East King Street, Lancaster, PA 17602.
Attorneys: Barley Snyder LLP.

Bachman, Margaret A., dec'd.
Late of Mountville Borough.
Executrix: Diane L. Schaeffer
c/o John F. Markel, 327 Locust Street, Columbia, PA 17512.
Attorneys: John F. Markel;
Nikolaus & Hohenadel, LLP.

Dougherty, Bulah O. a/k/a Bula O. Dougherty, dec'd.
Late of the City of Lancaster.
Executors: Randall C. Dougherty and Richard A. Dougherty
c/o Gibble Law Offices, P.C.,
126 East Main Street, Lititz,
PA 17543.
Attorney: Stephen R. Gibble.

Elsen, Jan L., dec'd.
Late of Mount Joy Township.
Executrix: Karen M. Buller
c/o Appel Yost & Zee LLP, 33
North Duke Street, Lancaster,
PA 17602.
Attorney: Jeffrey P. Ouellet.

Eyster, Charlotte M., dec'd.
Late of Denver Borough.
Executrix: Darlene Blimline
c/o Clymer Musser & Sarno,
PC, 408 West Chestnut Street,
Lancaster, PA 17603.
Attorney: James N. Clymer.

Farenwald, Betty B. a/k/a Maud Elizabeth Farenwald, dec'd.
Late of East Hempfield Township.
Executor: Drew B. Farenwald
c/o Brian R. Ott, Esquire,
Barley Snyder LLP, 50 North
Fifth Street, 2nd Floor, Reading,
PA 19601.
Attorneys: Barley Snyder LLP.

Fisher, Elizabeth M., dec'd.
Late of Strasburg Township.
Co-Executors: Stephen Y.
Fisher, Jacob Y. Fisher and
Stephen L. Smucker c/o H.
Charles Benner, Attorney, 200
East Main Street, Leola, PA
17540.
Attorney: H. Charles Benner.

Heagy, Jeanette G. a/k/a Jeanette Heagy a/k/a Jeanette Gruber Heagy, dec'd.
Late of Mount Joy Borough.
Executrix: Cindy L. Mark, 4
Harvestview South, Apt.-L,
Mount Joy, PA 17552.
Attorney: None.

Lowe, Lewis L., dec'd.
Late of the Township of West
Lampeter.
Executors: James L. Lowe and
Timothy G. Lowe c/o James
R. Clark, Esquire, 277 Mill-
wood Road, Lancaster, PA
17603.
Attorney: James R. Clark.

Lowe, Lewis L., dec'd.
Late of the Township of West
Lampeter.
Trustees: James L. Lowe and
Timothy G. Lowe c/o James
R. Clark, Esquire, 277 Mill-
wood Road, Lancaster, PA
17603.
Attorney: James R. Clark.

McCarthy, Ellin M. a/k/a Ellin Marie McCarthy, dec'd.
Late of the Township of War-
wick.
Executor: Thomas J. McCar-
thy c/o Gibble Law Offices,
P.C., 126 East Main Street,
Lititz, PA 17543.
Attorney: Stephen R. Gibble.

McQuilkin, Winifred R., dec'd.
Late of West Donegal Town-
ship.

Executrix: Linda Lee Bear c/o Deborah E. Crum, Esquire, Smigel, Anderson & Sacks, LLP, 4431 N. Front Street, 3rd Floor, Harrisburg, PA 17110. Attorneys: Deborah E. Crum, Esquire; Smigel, Anderson & Sacks, LLP.

Pellman, William R., dec'd.

Late of Manheim Township. Executors: Michael L. Pellman and Scott P. Pellman c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557. Attorneys: Good & Harris, LLP.

Pouliot, John E., dec'd.

Late of Manheim Township. Executrix: Janice Kaye Pouliot c/o Russell, Krafft & Gruber, LLP, 930 Red Rose Court, Suite 300, Lancaster, PA 17601. Attorney: Holly S. Filius.

Robertson, Jean M. a/k/a Jean M. Kirchner, dec'd.

Late of Lancaster City. Executor: Carl A. Kirchner c/o Mongiovi Law, LLC, 235 North Lime Street, Lancaster, PA 17602. Attorney: Michael J. Mongiovi.

Smoker, Esta Lois, dec'd.

Late of East Lampeter Township. Co-Executrices: Janet L. Lehman and Judy L. Hoover c/o H. Charles Benner, Attorney, 200 East Main Street, Leola, PA 17540. Attorney: H. Charles Benner.

Wimer, Terry L., dec'd.

Late of Providence Township. Executor: Kevin L. Wimer c/o Kegel Kelin Litts & Lord LLP,

24 North Lime Street, Lancaster, PA 17602. Attorneys: Kegel Kelin Litts & Lord LLP.

Zink, Joanne Y., dec'd.

Late of Columbia Borough. Executrix: Brenda K. Lofquist c/o John F. Markel, 327 Locust Street, Columbia, PA 17512. Attorneys: John F. Markel; Nikolaus & Hohenadel, LLP.

THIRD PUBLICATION

Bubb, June E., dec'd.

Late of West Lampeter Township. Co-Executors: James D. Bubb, Claudia S. Pavlin, Barbara L. Bubb and June A. Coleman c/o Vance E. Antonacci, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601. Attorneys: McNees Wallace & Nurick LLC.

Corsi, Rita R. a/k/a Rita Corsi, dec'd.

Late of West Lampeter Township. Executrix: Cynthia C. Fenimore c/o James K. Noel, IV, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601. Attorneys: McNees Wallace & Nurick LLC.

Douglas, Darrell R. a/k/a Darrell Douglas, dec'd.

Late of West Donegal Township. Executor: Stephen A. Douglas c/o Nikolaus & Hohenadel,

LANCASTER LAW REVIEW

LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022.

Attorney: Kevin D. Dolan, Esquire.

Goodwin, Dale Emerson, dec'd.

Late of Manheim Township. Executrix: Deborah E. Fecik c/o Herr & Low, P.C., 234 North Duke Street, Lancaster, PA 17602.

Attorney: Bradley A. Zuke.

Gossert, Ralph W., dec'd.

Late of Ephrata Borough. Executors: Vance W. Gossert, Vickie A. Brubaker and Gail L. Shirk c/o Clymer Musser & Sarno, PC, 408 West Chestnut Street, Lancaster, PA 17603.

Attorney: James N. Clymer.

Greene, Helen W., dec'd.

Late of Columbia Borough. Executrix: Glenda M. Gatchell c/o Karl Kreiser, Esquire, 553 Locust Street, Columbia, PA 17512.

Attorneys: Mountz & Kreiser.

Guzman, Peggy R., dec'd.

Late of East Earl Township. Administratrix: Theresa A. Eckman c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorneys: Patrick A. Deibler, Esquire; Kling & Deibler, LLP.

Hesse, Betty V., dec'd.

Late of Columbia Borough. Executrix: Joann Goldsborough c/o Karl Kreiser, Esquire, 553 Locust Street, Columbia, PA 17512.

Attorneys: Mountz & Kreiser.

Hofstetter, Jonathan R., dec'd.

Late of West Lampeter Township.

Administrator c.t.a.: Randall M. Justice c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.

Attorneys: Blakinger Thomas, PC.

Horst, Arlene B., dec'd.

Late of Clay Township. Executors: Nevin E. Horst and Larry E. Horst c/o Anthony P. Schimaneck, Esquire, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.

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

Lefever, Donna L., dec'd.

Late of Rapho Township. Executrix: Annie L. Wolgemuth c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorneys: Young and Young.

Lindberg, Lydia, dec'd.

Late of the Township of Ephrata.

Executrix: Grace E. Stauffer c/o D. Scott Eaby, Russell, Krafft & Gruber, LLP, 108 West Main Street, Ephrata, PA 17522.

Attorney: D. Scott Eaby.

Musselman, Walter C., dec'd.

Late of Lancaster City. Executrix: Denise Forney c/o Karl Kreiser, Esquire, 553 Locust Street, Columbia, PA 17512.

Attorneys: Mountz & Kreiser.

Rhen, Jane M., dec'd.

Late of Elizabethtown. Executor: The Bryn Mawr Trust Company, 1 E. Chocolate Ave., Suite 200, Hershey, PA 17033.

Attorneys: Kendra A. Mohr,
Esquire; Pannebaker & Mohr,
P.C.

Riegel, Walter E., dec'd.

Late of West Lampeter Town-
ship.

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

Attorney: Matthew A. Grosh.

Shaub, Thelma T., dec'd.

Late of Penn Township.

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

Attorneys: Young and Young.

Stevenson, Thomas E., III, dec'd.

Late of East Lampeter Town-
ship.

Executrix: April C. Kessler c/o
Elizabeth A. Bartlow, Esquire,
8 N. Queen Street, Suite 700-
H, Lancaster, PA 17603.

Attorney: Elizabeth A. Bart-
low, Esquire.

Tucker, Doris M., dec'd.

Late of Rapho Township.

Executrix: Vickie L. Garber
c/o Karl Kreiser, Esquire, 553
Locust Street, Columbia, PA
17512.

Attorneys: Mountz & Kreiser.

Winters, Paul C. a/k/a Paul Cary

Winters, dec'd.

Late of Earl Township.

Executrix: Deborah W. Hook
c/o Good & Harris, LLP, 132
West Main Street, New Hol-
land, PA 17557.

Attorneys: Good & Harris,
LLP.

ANNUAL MEETING NOTICE

The Annual Meeting of the Mem-
bers of the Donegal Mutual Insurance
Company will be held by means of
remote communication on THURS-
DAY, FEBRUARY 18, 2021 commencing
at 9:30 A.M. for the purpose of
electing directors and the transaction
of such other business as shall prop-
erly come before the said meeting or
any adjournment thereof. Members
may register to attend by sending an
e-mail to:

DMICAnnualMeeting@DonegalGroup.
com, on or before February 17, 2021.
Kevin G. Burke, President

Attest: Sheri O. Smith, Secretary

J-1, 8, 15

CHANGE OF NAME NOTICES

NOTICE IS HEREBY GIVEN that
a Petition has been filed in the Court
of Common Pleas of Lancaster Coun-
ty, Pennsylvania by Mohammed
Arash Hebrat and Nelofar Hebrat,
seeking to change the names of their
two minor children. They pray for
Decrees changing the name of FNU
ARMAGHAN to ARMAGHAN HEBRET
and changing the name of FNU SO-
MAN to SOMAN HEBRET. A hearing
on the Petition will be held on Janu-
ary 28, 2021 at 2:00 o'clock 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.

ANNE L. COOPER, ESQUIRE

Attorney for Petitioners

140A East King Street

Lancaster, PA 17602

(717) 390-2222

J-8

NOTICE IS HEREBY GIVEN, that
the Petition of Terrence Anthony
Miller was filed with the Court of

Common Pleas of Lancaster County, Pennsylvania, requesting to change the name of Anthony Kevin Miller to Anthony Kevin Neifert. A hearing will be held on said petition on Thursday, February 11, 2021 at 2:30 p.m. in Courtroom No. 4 of the Lancaster County Courthouse, Lancaster, Pennsylvania at which time interested persons may attend and show cause, if any, why the request of Petitioner to change the name of Anthony Kevin Miller to Anthony Kevin Neifert should not be granted. KRISTIN E. JAQUIS, ESQUIRE
CHAN & ASSOCIATES

J-8,15

**CERTIFICATE OF AUTHORITY
NOTICE**

NOTICE IS HEREBY GIVEN that Code for America Labs, Inc. filed Articles of Foreign Registration on December 9, 2020 under the Pennsylvania Nonprofit Corporation Law of 1988. Commercial registered office provider is Harbor Business Compliance Corporation.

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**ARTICLES OF AMENDMENT
NOTICE**

NOTICE IS HEREBY GIVEN that the Board of Elizabethtown Industrial Development Authority (“Authority”) incorporated under the Economic Development Financing Law and having its registered offices at 600 South Hanover Street, Elizabethtown, Pennsylvania, has adopted a resolution proposing certain amendments to its Articles of Incorporation. The Authority has submitted the proposed Amendments to Council of the Borough of Elizabethtown, Lancaster County, Pennsylvania, the governing authority of the municipality which incorporated the Authority. Borough Council, by Resolution No. 2020-14, has adopted

and approved the Amendments to the Articles of Incorporation of the Authority. The Authority intends to file the Articles of Amendment to its Articles of Incorporation with the Secretary of the Commonwealth on or after January 22, 2021. Such Articles of Amendment are to be filed pursuant to the Economic Development Financing Law and the nature and character of such proposed amendments are to increase the term of existence of the Authority by providing that the term of existence shall end on November 30, 2070, and to revise Paragraph 2 of the Articles of Incorporation to provide: “The name of the Authority is ‘Elizabethtown Development Authority.’”

By Order of the
Board of Elizabethtown
Industrial Development Authority

J-8, 15

**ARTICLES OF INCORPORATION
NOTICE**

CNS COMPANIES INC.

has been incorporated under the provisions of the Business Corporation Law of 1988.

BLAKINGER THOMAS, PC
Attorneys

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FICTITIOUS NAME NOTICE

Lenore Madden, 104 Bramblewood Lane, Douglassville, PA 19518 did file in the Office of the Secretary of the Commonwealth of Pennsylvania, on or about May 28, 2019 registration of the name:

CUP & CAKE

under which she intends to do business at: 2060 Miller Road, East Petersburg, PA 17520 pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the “Fictitious Name Act.”

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SUITS ENTERED

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

December 22, 2020
to December 28, 2020

ACOSTA, VANESSA; Citibank, N.A.; 08635; Axelrod

BLAUCH, ANTHONY G.; Portfolio Recovery Associates, LLC; 08584; Zion

COSTELLO BUILDERS, INC., COSTELLO, DAVID, CERTAINTTEED CORPORATION, RE/MAX PINNACLE, FENSTMACHER, ANDREW, LEZZER LUMBER BUILDING MATERIALS CENTERS; Nicholas Scalse; 08652; Barbin

DAXTREME, INC., CITY BAR DOWNTOWN BATON ROUGE, HARGRAVE, BRANDON, HARGRAVE, CONNIE; Susquehanna Commercial Finance, Inc.; 08571; Farley

DONOUGH, KRISTINE LOUSE; Citibank, N.A.; 08577; Hannum

FARMER, DANIELLE; Portfolio Recovery Associates, LLC; 08589; Carrucoli

FESKO, JOANNE, FESKO, WILLIAM, JR.; Ricky Clark; 08660; Greenfield

HILL, BONNIE, HILL, BONNIE L., BOWERS, SUSAN, BOWERS, SUSAN M., SHELLY, BENNETTA M.; Nationstar Mortgage, LLC; 08623; LaBletta

HOMEWOOD SUITES BY HILTON LANCASTER, HORST HOTEL GRANITE, LP, JOHN DOE CORPORATION #1, JOHN DOE CORPORATION #2; Ana Cain; 08620; Garcia

IN RE: J.W.; 08574; Prince

JIMENEZ, JEANETTE; Citibank, N.A.; 08648; Dougherty

JINDY, INC., WORLD CUP STRATOSPHERE, KLING, JILL S., HOSUER, BRADY LEIGH; Itria Ventures, LLC; 08617; Bender

KANN, DAVID M.; Citibank, N.A.; 08664; Axelrod

KAPAROVA, AMIRA; Citibank, N.A.; 08644; Dougherty

LANCASTER GENERAL HEALTH, STEPHEN DIAMANTONI & ASSOCIATES FAMILY PRACTICE, P.C.; G.S.; 08594; Foote

LeFEVER, STEPHEN; Citibank, N.A.; 08645; Dougherty

MANHEIM TOWNSHIP, TOWNSHIP OF MANHEIM, GERNER, JUSTIN, ZAHM, DUSTIN; Vincent Ruby; 08629; Kramer

MASON, JODI L.; Midland Credit Management, Inc.; 08656

MELHORN, BRENT C.; Citibank, N.A.; 08655; Axelrod

MYERS, RODNEY E.; Citibank, N.A.; 08662; Axelrod

OLKOWSKI, LAURA; Citibank, N.A.; 08665; Axelrod

QUILES, STEPHANIE; Portfolio Recovery Associates, LLC; 08591; Zion

RAPPAPORT, EUGENE; Jason Lindemuth; 08606; Gailey

RIVERA, CARLA; Portfolio Recovery Associates, LLC; 08583; Carrucoli

RUANO, PABLO; Citibank, N.A.; 08649; Dougherty

SANABRIA, JUANITA, NIEVES, MELISSA; Harrison Senior Living of Christiana; 08630; Eisemann

SMELTZER, LAURA E.; Citibank, N.A.; 08641; Axelrod

ST. JOHN, RODNEY T.; Citibank, N.A.; 08658; Dougherty

STARK, JEROME; LVNV Funding, LLC; 08582; Zion

THALER, CASEY; Citibank, N.A.; 08647; Dougherty

THOMAS, LAURIE; LVNV Funding, LLC; 08587; Zion

TURNER, JAMES E.; Gibble & Gardner, P.C.; 08631; Gardner

UNIVERSITY OF PENNSYLVANIA HEALTH SYSTEM, LANCASTER PHYSICIANS FOR WOMEN, LTD., KISSLING, JESSIKA, EISER, SARAH E., CONSLATO, SHARON S., PENN MEDICINE LANCASTER GENERAL

LANCASTER LAW REVIEW

HEALTH PHYSICIANS LANCASTER,
CLINICAL PRACTICES OF THE UNI-
VERSITY OF PENNSYLVANIA, CLIN-
ICAL CARE ASSOCIATES OF THE
UNIVERSITY OF PENNSYLVANIA,

TRUSTEES OF THE UNIVERSITY OF
PENNSYLVANIA HEALTH SYSTEM,
COLLERAN, DAVID J.; Hannah Park;
08599; Feller

J-8

NOTICE



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

**Wednesday, JANUARY 27, 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, and interests of the defendants in the property. Distribution of the sale proceeds will be made per the proposed Schedule of Distribution 11 or more days after

the filing of such Schedule, provided no exceptions are filed regarding the proposed distribution.

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

If a buyer breaches or otherwise fails to comply with these Conditions of Sale, the buyer shall forfeit their down payment to the Sheriff’s Office in its entirety as liquidated damages, and the buyer also shall be liable to the Sheriff’s Office for all costs, expenses, losses, and damages (including, without limitation, attorney fees) suffered or incurred by the Sheriff’s Office (1) to resell the property or (2) above and beyond such down payment amount, or both of the foregoing.

The Sheriff’s Office reserves the right to alter or modify these conditions of sale during or before each sale, or on a case-by-case basis. The Sheriff’s Office decision shall be final regarding all sale issues and disputes.

CHRISTOPHER LEPLER
Sheriff of Lancaster County
MICHAEL D. HESS, ESQUIRE
Solicitor

No. CI-20-01689

MERLE Z. EBERLY

vs.

ROBERT DAVID ANDERSON

Property Address: 5415 Old Philadelphia Pike, Kinzers, PA 17535

UPI/Tax Parcel Number: 560-88923-0-0000

Judgment: \$85,506.49

Reputed Owner: Robert David Anderson

Instr. No: 6266068

Municipality: Salisbury Township
Area: N/A
Improvements: Residential Dwelling

No. CI-19-11834

BANKUNITED N.A.

vs.

TINA M. BREINER

Property Address: 203 E. Clay St.,
Lancaster, PA 17602
UPI/Tax Parcel Number: 336-43904-
0-0000

Judgment: \$89,520.06
Reputed Owner: Tina M. Breiner
Deed Bk.: 6762, Page 670, Document
ID# 000050897

Municipality: City of Lancaster
Area: ALL THAT CERTAIN lot or piece
of ground, situate on the north
side of East Clay Street, between
North Lime and North Shippen
Streets, in the City of Lancaster,
County of Lancaster and Com-
monwealth of Pennsylvania, hav-
ing thereon erected a two story
and mansard roof brick dwelling
house with two story brick back
building, known as 203 East Clay
Street, and other improvements,
bounded and described as follows:
Improvements: Residential Dwelling

No. CI-20-02481

STONE BAY HOLDINGS II, LLC

vs.

COURTRIGHT, LLC

Property Address: 1001 Millersville
Rd., Lancaster, PA 17603
UPI/Tax Parcel Number: 410-63409-
0-0000

Judgment: \$1,254,109.00
Reputed Owner: Courtright, LLC
Instr. No.: 6469020
Municipality: Manor Township
Area: 2.012 Acres
Improvements: Commercial Real Es-
tate

No. CI-18-05103

**BRANCH BANKING AND
TRUST COMPANY, AS
SUCCESSOR IN INTEREST
TO SUSQUEHANNA BANK**

vs.

**BRYAN D. CRITTENDEN,
DOROTA M. CRITTENDEN**

Property Address: 750 Bent Creek
Drive, Lititz, PA 17543

UPI/Tax Parcel Numbers: 390-95057-
0-0000/390-95245-0-0000

Judgment: \$1,611,594.13
Reputed Owners: Bryan D. Critten-
den and Dorota M. Crittenden

Instr. Nos.: 6386217 (for 0 Bent Creek
Drive) and 6386218 (for 750 Bent
Creek Drive)

Municipality: Manheim Township
Area: 0 Bent Creek Drive, Lititz, PA
17543

ALL THAT CERTAIN lot being situate
on the east side of Bent Creek
Drive, in the Township of Man-
heim, County of Lancaster and
Commonwealth of Pennsylvania,
said lot being known as Lot No.
150, Block "K" as shown on Sheet
2 of 2 of a Preliminary/Final Sub-
division Plan prepared for David
M. and Margaret Marks by
Strausser Surveying and Engi-
neering, Inc., dated August 25,
2004 and last revised October 20,
2004, said plan being known as
Drawing No. 03086029, said plan
being recorded in the Recorder of
Deeds Office in Subdivision Plan
Book No. J-221 on Page No. 125,
in File No. 5381981, said lot being
more fully bounded and described
as follows: 750 Bent Creek Drive,
Lititz, PA 17543

ALL THAT CERTAIN lot having
thereon erected a dwelling, a ga-
rage and other improvements and
being situate on the east side of
Bent Creek Drive in the township
of Manheim, County of Lancaster
and Commonwealth of Pennsylva-

nia, said lot being known as Lot No. 149, Block "K" as shown on Sheet 2 of 2 of a Preliminary/Final Subdivision Plan prepared for David M. and Margaret Marks by Strausser Surveying and Engineering, Inc., dated August 25, 2004 and last revised October 20, 2004, said plan being known as Drawing No. 03086029, said plan being recorded in the Recorder of Deeds Office in Subdivision Plan Book No. J-221 on Page No. 125, in File No. 5381981, said lot being more fully bounded and described as follows:

Improvements: Lot (0 Bent Creek Drive), Residential Dwelling (750 Bent Creek Drive)

No. CI-19-11564

**QUICKEN LOANS, LLC f/k/a
QUICKEN LOANS INC.**

vs.

**RYAN WARREN FRIDAY,
REBECCA M. FRIDAY**

Property Address: 242 E. Main Street,
Leola, PA 17540

UPI/Tax Parcel Number: 360-21450-
0-0000

Judgment: \$128,446.67

Reputed Owners: Rebecca M. Friday
and Ryan Warren Friday

Instrument No.: 5373998

Municipality: Upper Leacock Twp.

Area: 1796.00 Sq. Ft.

Improvements: Residential Dwelling

No. CI-20-03397

**WILMINGTON SAVINGS FUND
SOCIETY, FSB d/b/a
CHRISTIANA TRUST, NOT
INDIVIDUALLY BUT AS TRUSTEE
FOR PRETIUM MORTGAGE
ACQUISITION TRUST**

vs.

**TIMOTHY D. MARKLEY a/k/a
TIMOTHY MARKLEY, JODI L.
MARKLEY a/k/a JODI MARKLEY**

Property Address: 143 Carriage
House Dr., Willow Street, PA
17584

UPI/Tax Parcel Number: 510-52652-
0-0000

Judgment: \$93,896.24

Reputed Owners: Timothy D. Markley
a/k/a Timothy Markley; Jodi L.
Markley a/k/a Jodi Markley

Instrument Number: 5020202

Municipality: Township of Pequea

Area: 1,134 Sq. Ft.

Improvements: Residential

No. CI-19-06338

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs.

**AMBER PYTASH,
DAVID J. PYTASH, JR. a/k/a
DAVID J. PYTASH**

Property Address: 38 Detweiler Ave.,
Mount Joy, PA 17552

UPI/Tax Parcel Number: 450-99762-
0-0000

Judgment: \$164,640.91.

Reputed Owners: Amber Pytash and
David J. Pytash, Jr. a/k/a David
J. Pytash

Instr. No.: #5821113

Municipality: Borough of Mount Joy
Area: ALL THAT CERTAIN lot of land
known as 38 Detweiler Avenue,
with a dwelling and other im-
provements thereon erected, situ-
ated on, the North side of Detwei-
ler Avenue between Market and
Barbara Streets in the Borough of
Mount Joy, Lancaster County,
Pennsylvania, and designated as
Lot 1 on a survey made by J.
Haines Shertzer dated February
14, 1947, and amended in 1948,
said lot being more particularly
bounded and described as follows:

Improvements: Residential Dwelling

No. CI-20-00213

**NATIONSTAR MORTGAGE LLC
d/b/a MR. COOPER**

vs.

**UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS,
FIRMS OR ASSOCIATES
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR
UNDER BRUCE P. BARLEY,
DECEASED, MARY HENRY,
KNOWN HEIR OF BRUCE P.
BARLEY, DECEASED, DOUGLAS
HENRY, KNOWN HEIR OF BRUCE
P. BARLEY, DECEASED**

Property Address: 530 Manor St.,
Columbia, PA 17512

UPI/Tax Parcel Number: 110-42002-
0-0000

Judgment: \$124,222.56.

Reputed Owners: Mary Henry, Known Heir of Bruce P. Barley, Deceased; Douglas Henry, Known Heir of Bruce P. Barley, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or under Bruce P. Barley, Deceased

Instr. No.: Document ID# 5527550

Municipality: Borough of Columbia

Area: ALL THAT CERTAIN lot of ground, with a frame dwelling house known as No. 530 situate on the south side of Manor Street, between Fourth Street and Plane Street, in the Borough of Columbia, County of Lancaster and State of Pennsylvania, bounded and described as follows:

Improvements: Residential Dwelling
D-25; J-1, 8