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LANCASTER BAR ASSOCIATION

Lancaster Law Review

The Official Legal Periodical of Lancaster County

Vol. 95

LANCASTER, PA OCTOBER 1, 2021

No. 40

LEGAL NEWS

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LANCASTER LAW REVIEW

(USPS 304-080)

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

OWNED AND PUBLISHED WEEKLY BY

LANCASTER BAR ASSOCIATION

2021

2021 LBA CONTACTS, SECTION & COMMITTEE CHAIRS

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Lancaster, PA 17602

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SECTION CHAIRS

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Professionalism/Ethics.....	Bryan Black
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Solo/Small Firm Practice.....	Paula Silverstein
Workers' Compensation/Administrative Law.....	Ryan Murphy

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Director.....	Nichole Baer
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Director.....	Shawn Murphy

**LANCASTER BAR ASSOCIATION
CALENDAR OF EVENTS**

October Events

October 12, 2021

**Pennsylvania Superior Court Judges
CLE and Reception**
LBA Headquarters

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

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**

October 7, 2021

How the New National Labor Relations Board May Affect Business Clients

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

Location: LBA Headquarters

1 Substantive Credit

Speaker: Joshua Schwartz, Esquire

Description: It's an exciting time in labor relations. With the new administration comes a nearly complete reversal in labor policy, with challenges likely in store to standard business policies and an increased push for unionization. This session will review several recent and likely impending changes that will affect employers under the newly constituted National Labor Relations Board and provide some best practices on how to advise businesses in this new environment.

October 12, 2021

The Ten Commandments for Appellate Brief Writing and Oral Arguments

Time: 3:00 p.m. - 4:00 p.m.

Location: LBA Headquarters

Speakers: Judge Mary Jane Bowes, Judge Judith Ference Olson, and Judge Megan McCarthy King

1 Substantive Credit

Description: Hear from three Superior Court judges as to the "do's" and "don'ts" for appellate briefs and oral arguments. Learn what judges like and don't like in reviewing briefs and hearing arguments and get sound, practical advice as to how to present the best possible appeal on behalf of your clients.

**LANCASTER COUNTY COURT OF
COMMON PLEAS
2021 CALENDAR**

David L. Ashworth, President Judge

(Chambers #12)

717-299-8055

David R. Workman, Judge (Chambers #9)

717-735-2136

Dennis E. Reinaker, Judge (Chambers #8)

717-293-7296

Donald R. Totaro, Judge (Chambers #10)

717-299-8075

Howard F. Knisely, Judge (Chambers #3)

717-299-8065

Jeffery D. Wright, Judge (Chambers #5)

717-293-7292

Margaret C. Miller, Judge (Chambers #4)

717-299-8060

Christopher A. Hackman, Judge (Chambers #7)

717-209-3191

Jeffrey J. Reich, Judge (Chambers #11)

717-299-8084

Leonard G. Brown, III, Judge (Chambers #2)

717-293-7288

Merrill M. Spahn, Jr. Judge (Chambers #1)

717-295-3525

Thomas B. Sponaugle, Judge (Chambers # 6)

717-209-3131

Jeffrey A. Conrad, Judge (Chambers A)

717-299-8070

Craig W. Stedman, Judge (Chambers B)

717-723-4946

Mark M. Dalton, District Court Administrator

**Revisions to the Court Calendar will be located on the
Home Page:**

www.court.co.lancaster.pa.us

**LANCASTER BAR ASSOCIATION
LBA UPDATES**

AVAILABLE ATTORNEY POSITIONS –

Assistant County Solicitor –Children and Youth - County of Lancaster, Pennsylvania- This position will provide and/or supervise a full range of legal services relating to the Child Protective Services Law. This position requires a JD degree. For a detailed job description and application, refer to www.co.lancaster.pa.us

Attorney - Established law firm is seeking attorney with experience in estate planning, elder law, estate administration, tax planning, real estate and business law. This is an excellent opportunity for a person who is driven and self-motivated to succeed. Candidates with quick problem-solving capabilities and affable personality are most likely to flourish in this position.

Applicants must have an established client base; have knowledge of federal and Pennsylvania tax laws; be highly motivated; and a strong interest to participate in the growth and management of the firm. Please send resume with cover letter and references to Jay Clark, jayclark@jamesclarklaw.net, Managing Attorney.

UNITED STATES DISTRICT COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

PUBLIC NOTICE FOR REAPPOINTMENT OF AN INCUMBENT
MAGISTRATE JUDGE

The current term of office of United States Magistrate Judge Marilyn Heffley at Philadelphia, Pennsylvania is due to expire on April 20, 2022. The United States District Court is required by law to establish a panel of citizens to consider the reappointment of the Magistrate Judge to a new eight-year term.

The duties of a Magistrate Judge in this court include the following: (1) conduct of most preliminary proceedings in criminal cases; (2) trial and disposition of misdemeanor cases; (3) conduct of various pretrial matters and evidentiary proceedings on delegation from a district judge; and (4) trial and disposition of civil cases upon consent of the litigants.

Comments from members of the bar and the public are invited as to whether the incumbent magistrate judge should be recommended by the panel for reappointment by the court and should be directed to:

Kate Barkman, Clerk of Court
2609 United States Courthouse
601 Market Street
Philadelphia, PA 19106

***ATTN: Human Resources Department
Magistrate Judge Reappointment***

Comments must be received by October 29, 2021.

Juan R. Sánchez
Chief Judge

September 15, 2021

UNITED STATES DISTRICT COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

PUBLIC NOTICE FOR REAPPOINTMENT OF AN INCUMBENT
MAGISTRATE JUDGE

The current term of office of United States Magistrate Judge Richard A. Lloret at Philadelphia, Pennsylvania is due to expire on May 4, 2022. The United States District Court is required by law to establish a panel of citizens to consider the reappointment of the Magistrate Judge to a new eight-year term.

The duties of a Magistrate Judge in this court include the following: (1) conduct of most preliminary proceedings in criminal cases; (2) trial and disposition of misdemeanor cases; (3) conduct of various pretrial matters and evidentiary proceedings on delegation from a district judge; and (4) trial and disposition of civil cases upon consent of the litigants.

Comments from members of the bar and the public are invited as to whether the incumbent magistrate judge should be recommended by the panel for reappointment by the court and should be directed to:

Kate Barkman, Clerk of Court
2609 United States Courthouse
601 Market Street
Philadelphia, PA 19106

***ATTN: Human Resources Department
Magistrate Judge Reappointment***

Comments must be received by October 29, 2021.

Juan R. Sánchez
Chief Judge

September 15, 2021

**UNITED STATES THIRD CIRCUIT
VACANCY ANNOUNCEMENT
FEDERAL PUBLIC DEFENDER IN THE DISTRICT OF NEW
JERSEY**

Chief Judge D. Brooks Smith of the United States Court of Appeals for the Third Circuit announces the application process for the Federal Public Defender in the District of New Jersey.

Qualifications for the Position of Federal Public Defender

An applicant should have the following qualifications: a member in good standing in the bar of each state in which admitted to practice; a minimum of five years criminal practice experience, preferably with significant federal criminal trial experience, which demonstrates an ability to provide zealous representation of consistently high quality to criminal defendants; the ability to effectively administer the office; a reputation for integrity; and (S) a commitment to the representation of those unable to afford counsel.

Qualified candidates will be considered equally and without regard to race, sex, religious affiliation, national origin, age or disability.

Federal Public Defenders may not engage in the private practice of law and are subject to full background investigations and to judiciary financial disclosure requirements.

Term and Salary

A Federal Public Defender is appointed to a four-year term pursuant to 18 U.S.C. § 3006A, and compensation is currently set at \$172,500 per annum.

To Apply

The application process is entirely automated. **No paper applications will be accepted.** Applications must be submitted electronically by **12:00 noon, Eastern Standard Time, October 20, 2021.** To apply, go to www.ca3.uscourts.gov for more information or call the Circuit Executive's Office at 215-597-0718.

Interviews

To the extent that the Selection Committee determines them to be necessary, interviews of candidates will be held (format, location, and date to be determined). Final interviews will be with the Court of Appeals in Philadelphia (format and date to be determined).

Deadline

All applications are to be received by 12:00 noon, Eastern Standard Time, October 20, 2021.

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

Bentman, Julius J., dec'd.

Late of Lititz Borough.

Executrix: Adrienne L. Bentman c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.

Attorneys: Blakinger Thomas, PC.

Bray, John M. a/k/a John Michael Bray, dec'd.

Late of East Cocalico Township.

Executor: Mark Daniel Bray c/o Appel, Yost & Zee LLP, 33 N. Duke St., Lancaster, PA 17602.

Attorney: Michael J. Rostolsky.

Bursa, Frank E., dec'd.

Late of East Hempfield Township.

Executor: James H. Frank c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.

Attorneys: Good & Harris, LLP.

Dart, Mary A., dec'd.

Late of Manor Township.

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

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

Ernst, Marjorie A., dec'd.

Late of Earl Township.

Executor: Judith L. Heindel c/o Laucks & Laucks, PC, 105 West Broadway, Red Lion, PA 17356.

Attorney: David M. Laucks, Esquire; Laucks & Laucks, PC, 105 West Broadway, Red Lion, PA 17356.

Eshleman, Raymond John a/k/a Raymond J. Eshleman, dec'd.

Late of the Township of Paradise.

Personal Representative: Mary Lou Eshbach, Executrix, c/o Justin J. Bollinger, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Geiser, Mary Jane, dec'd.

Late of the Township of Rapho.

Personal Representative: Jeffery W. Geiser, Executor, c/o Marci S. Miller, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Good, Ruth T., dec'd.

Late of Ephrata Township.

Executor: Donald Good c/o

Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.

Attorneys: Good & Harris, LLP.

Goshert, Ruth E., dec'd.

Late of the Borough of Ephrata.

Executor: D. Scott Eaby c/o Lindsay M. Schoeneberger, Russell, Krafft & Gruber, LLP, 108 West Main Street, Ephrata, PA 17522.

Attorney: Lindsay M. Schoeneberger.

Graybeal, Glenn L., dec'd.

Late of Manheim Borough.

Administrator: Eleanor A. Ather-ton c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorney: Young and Young.

Groff, Betty L., dec'd.

Late of Caernarvon Township.

Executors: Cheryl M. Ritter and Sandra J. Spence c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.

Attorneys: Good & Harris, LLP.

Hartmann, Helene P., dec'd.

Late of Manheim Township.

Executor: Manfred Hartmann c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: Jeffrey P. Ouellet, Esquire.

Helman, Myrle E., dec'd.

Late of Ephrata Township.

Executrix: Leslie Ann Clark c/o A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.

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

Hollinger, Erma, dec'd.

Late of Mt. Joy Borough.

Executors: Louann Weaver and Justin Weaver c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorney: Young and Young.

Jackson, Louise R., dec'd.

Late of Pequea Township.

Executor: Samuel M. Mecum, Esquire, c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.

Attorney: Matthew A. Grosh.

Keller, Richard B., dec'd.

Late of Lancaster Township.

Executor: Brenda Connelly, 560 W. 3rd Avenue, Lititz, PA 17543.

Attorney: None.

Krady, John M., Jr. a/k/a John Martin Krady, Jr., dec'd.

Late of Millersville Borough.

Administrator: Scott A. Krady c/o David R. Morrison & Assoc., 1850 William Penn Way, Suite 103, Lancaster, PA 17601.

Attorney: David R. Morrison.

Mellinger, Kenneth W., dec'd.

Late of Millersville Borough.

Administrator: Kim M. Keller c/o Elizabeth A. Bartlow, Esquire, 8 N. Queen Street, Suite 700-H, Lancaster, PA 17603.

Attorney: Elizabeth A. Bartlow, Esquire.

Murphy, David Wayne a/k/a David W. Murphy, dec'd.

Late of Warwick Township.

Executrix: Julianne S. Murphy
c/o E. Richard Young, Jr., Esq.,
1248 W. Main Street, Ephrata,
PA 17522.

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

Nixdorf, Herbert L., dec'd.

Late of West Earl Township.

Administrator: Darlene E. Den-
tel c/o Good & Harris, LLP, 132
West Main Street, New Holland,
PA 17557.

Attorney: Good & Harris, LLP.

Nixdorf, Timothy E., Sr., dec'd.

Late of Lancaster City.

Executors: Timothy Nixdorf, Jr.
and Charles Nixdorf c/o Young
and Young, 44 S. Main Street,
P.O. Box 126, Manheim, PA
17545.

Attorney: Young and Young.

Ondeck, Steven D., dec'd.

Late of East Hempfield Town-
ship.

Administrator: Debra L. Ondeck
c/o Good & Harris, LLP, 132
West Main Street, New Holland,
PA 17557.

Attorney: Good & Harris, LLP.

Refford, Anna M., dec'd.

Late of Ephrata.

Administrator: Eric Refford, 405
Mortonville Road, Coatesville,
PA 19320.

Attorney: Michaelangelo L. Dip-
polito, Attorney at Law; Peoples
Law Firm, LLC, 712 Kimber-
ton Road, Chester Springs, PA
19425.

Scheloske, Ida N., dec'd.

Late of Earl Township.

Executors: Melissa F. Hoover
and Monica J. Martin c/o Good
& Harris, LLP, 132 West Main
Street, New Holland, PA 17557.

Attorneys: Good & Harris, LLP

**Scott, Joan M. a/k/a Joan Mary
Scott,** dec'd.

Late of West Lampeter Town-
ship.

Executor: Alfred E. Scott, Jr.
c/o Appel Yost & Zee LLP, 33
North Duke Street, Lancaster,
PA 17602.

Attorney: Jeffrey P. Ouellet, Es-
quire.

Smeal, Russel Jay, dec'd.

Late of Conoy Township.

Administrator: George B. Smeal,
Jr. c/o Randall K. Miller, Esq.,
659 East Willow Street, Eliza-
bethtown, PA 17022.

Attorney: Randall K. Miller.

Smith, William F., Sr., dec'd.

Late of Columbia Borough.

Executor: William F. Smith, Jr.
c/o Karl Kreiser, Esquire, 553
Locust Street, Columbia, PA
17512.

Attorney: Mountz and Kreiser.

Springer, Lewis M., Sr., dec'd.

Late of 1300 East King Street,
Lancaster, PA 17602.

Executrix: Dawn St. John c/o
Patti Spencer, Spencer Law
Firm, 320 Race Avenue, Lan-
caster, PA 17603.

Attorney: None.

Stoltzfus, Verna S., dec'd.

Late of Mount Joy Borough.

Executor: Lorette L. Stoltzfus

c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.

Attorney: Matthew A. Grosh.

Wanner, Thelma J., dec'd.

Late of West Earl Township.

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

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

Weidman, Charles, Jr., dec'd.

Late of Ephrata Borough.

Executrix: Patricia A. Ensinger c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.

Attorney: John C. Stevens.

Wike, Rodney D. a/k/a Rodney Donald Wike, dec'd.

Late of East Cocalico Township.

Executor: Patricia A. Wike c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.

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

Williamson, Amy L., dec'd.

Late of East Petersburg Borough.

Executrix: Judith L. Ruppert c/o Elizabeth A. Bartlow, Esquire, 8 N. Queen Street, Suite 700-H, Lancaster, PA 17603.

Attorney: Elizabeth A. Bartlow, Esquire.

York, Lynda J., dec'd.

Late of Manor Township.

Executor: Amy Lynn Whitman c/o Good & Harris, LLP, 132

West Main Street, New Holland, PA 17557.

Attorney: Good & Harris, LLP.

Zimmerman, Frances M., dec'd.

Late of West Earl Township.

Executors: Eli Z. Shirk and Enos H. Zimmerman c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.

Attorneys: Good & Harris, LLP.

SECOND PUBLICATION

Arment, Emerson W., dec'd.

Late of Caernarvon Township.

Executor: Tammy L. Pyle c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorney: Patrick A. Deibler, Esquire; Kling and Deibler, LLP.

Bruckno, Leo W., dec'd.

Late of Manor Township.

Executor: Wesley S. Bruckno c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402.

Attorney: Jeffrey R. Bellomo, Esquire.

Cresswell, Thomas a/k/a Thomas George Cresswell, dec'd.

Late of Manheim Township.

Executor: Ann M. Whitmyer c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.

Attorney: Barbara Reist Dillon, Esquire.

Davies, Doris M., dec'd.

Late of East Earl Township.

Executor: Scott J. Davies c/o Good & Harris, LLP, 132 West

Main Street, New Holland, PA 17557.

Attorney: Good & Harris, LLP.

Diegel, Anna L. a/k/a Anna Louise Diegel a/k/a A. Louise Diegel, dec'd.

Late of East Earl Township.

Administrator: Tonda L. Adams c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorney: Patrick A. Deibler, Esquire; Kling and Deibler, LLP.

Dombach, Jeffrey L., dec'd.

Late of the Township of Conestoga.

Administrator: Christina D. Dombach c/o Law Offices of Mark L. Blevins, Esquire, 701 Penn Grant Road, Lancaster, PA 17602.

Attorney: Mark L. Blevins, Esquire.

Eisenberger, Gene C., dec'd.

Late of West Lampeter Township.

Executor: Debra L. Eisenberger c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.

Attorney: Good & Harris, LLP.

Frey, Adolf E., dec'd.

Late of East Drumore Township.

Administrator: John Frey c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.

Attorney: Richard G. Greiner, Esquire.

Gingerich, Naomi R. a/k/a Naomi Ruth Gingerich, dec'd.

Late of the Borough of Lititz.

Executor: Ronald E. Rohrer c/o Gibble Law Offices, P.C., 126 East Main Street, Lititz, PA 17543.

Attorney: Stephen R. Gibble.

Graver, Horace E. a/k/a Horace E. Graver, Jr., dec'd.

Late of Drumore Township.

Executor: Andrea Icenhour c/o Nikolaus & Hohenadel, LLP, 303 West Fourth Street, Quarryville, PA 17566.

Attorney: Jeffrey S. Shank, Esquire.

Hartman, Harry Earl, Jr. a/k/a Harry E. Hartman, Jr., dec'd.

Late of West Donegal Township.

Date of Death: April 21, 2021.

Administratrix: Ms. Kathy L. Campbell, 6017 Union Tunnel Drive, Harrisburg, PA 17111.

Attorney: Gary L. Rothschild, Esquire; 2215 Forest Hills Drive, Suite 35, Harrisburg, PA 17112.

Hess, Gloria S., dec'd.

Late of East Hempfield Township.

Lifetime Revocable Trust of Gloria S. Hess dated August 28, 2018.

Executrix/Trustee: Patricia Hess Pollard c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.

Attorneys: Blakinger Thomas, PC.

Huyard, Melvin S., dec'd.

Late of Upper Leacock Township.

Executor: Wayne E. Huyard c/o H. Charles Benner, 200 East

Main Street, Leola, PA 17540.
Attorney: H. Charles Benner.

17601.
Attorney: Saxton & Stump, LLC.

Ingram, Matthew T., dec'd.
Late of Columbia Borough.
Executor: Abigail M. Ingram c/o
Alaine V. Grbach, 675 Estelle
Drive, Lancaster, PA 17601.
Attorney: Alaine V. Grbach, Es-
quire.

Mikolic, Kenneth C., dec'd.
Late of Warwick Township.
Executor: Cynthia A. Jones and
Jodi L. Shelly c/o Young and
Young, 44 S. Main Street, P.O.
Box 126, Manheim, PA 17545.
Attorney: Young and Young.

Kerns, Edda K., dec'd.
Late of Ephrata Borough.
Executor: Nancee A. Naranjo
c/o Kling and Deibler, LLP, 131
W. Main Street, New Holland, PA
17557.
Attorney: Patrick A. Deibler, Es-
quire; Kling and Deibler, LLP.

**Miller, Shirley A. a/k/a Shirley
Arlone Miller**, dec'd.
Late of West Donegal Township.
Executor: F. Russel Grim c/o
Brian R. Ott, Esquire, Barley
Snyder LLP, 50 N. 5th Street,
2nd Floor, Reading, PA 19603-
0942.
Attorneys: Barley Snyder LLP.

**Kuntz, David Henry a/k/a David
Henry Kuntz, Sr. a/k/a David
H. Kuntz a/k/a David H. Kuntz,
Sr.**, dec'd.
Late of Manor Township.
Administratrix: Sheila L. Kuntz
c/o Mongiovi Law, LLC, 235
North Lime Street, Lancaster,
PA 17602.
Attorney: Michael J. Mongiovi.

Nelson, Elizabeth P., dec'd.
Late of West Lampeter Town-
ship.
Executrix: Julie P. Steiger c/o
Cohen Fineman, LLC, 1999
Marlton Pike East #4, Cherry
Hill, NJ 08003.
Attorney: Samuel B. Fineman,
Esquire.

**McMinn, Doris M. a/k/a Doris
Mae McMinn**, dec'd.
Late of West Lampeter Town-
ship.
Executrix: Vicki L. Nace c/o H.
Charles Benner, 200 East Main
Street, Leola, PA 17540.
Attorney: H. Charles Benner.

Noll, Violet I., dec'd.
Late of Warwick Township.
Personal Representative: Linda
R. Reed and Rodney W. Reed,
Co-Executors, c/o John R. Gib-
bel, Attorney, P.O. Box 5349,
Lancaster, PA 17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

Metzger, Madelon L., dec'd.
Late of Ephrata Borough.
Executrix: Gina Dague c/o Scott
Alan Mitchell, Esq., Saxton &
Stump, LLC, 280 Granite Run
Dr., Ste. 300, Lancaster, PA

**Schwanger, David M. a/k/a Da-
vid M. Schwanger, Jr.**, dec'd.
Late of Warwick Township.
Executor: Stephen E. Schwanger
c/o Alspach and Ryder LLC,

232 N. Duke St., Lancaster, PA 17602.

Attorney: Alspach and Ryder LLC.

Stoltzfus, Jay Elmer, dec'd.

Late of Sadsbury.

Administrator: David Ira Stoltzfus c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.

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

Varner, Nathaniel Fisher a/k/a Nathaniel F. Varner, dec'd.

Late of East Petersburg Borough.

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

Attorney: Young and Young.

Welty, Barbara Janette, dec'd.

Late of Manheim Township.

Personal Representative: Kay A. Welty, Executrix, c/o Marci S. Miller, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

White, Noreen A., dec'd.

Late of Lititz Borough.

Executor: Kirk White, 1795 Hemlock Rd., Lancaster, PA 17603.

Attorney: None.

Worley, Gayle E., dec'd.

Late of Manheim Township.

Executor: Brett J. Worley c/o Alaine V. Grbach, 675 Estelle Drive, Lancaster, PA 17601.

Attorney: Alaine V. Grbach, Es-

quire.

THIRD PUBLICATION

Albright, Esther D., dec'd.

Late of Columbia Borough.

Executors: Valerie Ann Rhoads and Jane Louise Murry c/o 327 Locust Street, Columbia, PA 17512.

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

Anton, Charles T. a/k/a Charles Anton, dec'd.

Late of Warwick Township.

Executor: Mary Jo Anton c/o Law Office of Shawn Pierson, 105 East Oregon Rd., Lititz, PA 17543.

Attorney: Shawn M. Pierson, Esquire.

Baker, Doris S., dec'd.

Late of West Lampeter Township.

Executrix: Carolyn J. Rhoades c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: Jeffrey P. Ouellet, Esquire.

Buchter, Jackie L., dec'd.

Late of Ephrata Borough.

Executrices: Rebecca A. Kulp and Amanda S. Long c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.

Attorney: Kurt A. Gardner.

Cavallaro, Nicholas A., dec'd.

Late of East Drumore Township.

Executor: Anthony J. Cavallaro

c/o Nikolaus & Hohenadel, LLP,
303 West Fourth Street, Quarryville, PA 17566.
Attorney: Jeffrey S. Shank, Esquire.

DeLorme, Deborah Denise, dec'd.

Late of Manheim Township.
Personal Representative: Matthew Farside c/o Eric Schelin Rothermel, Esquire, 49 North Duke Street, Lancaster, PA 17602.
Attorneys: May, Herr & Grosh, LLP.

Dull, Marie H., dec'd.

Late of Manheim Township.
Executors: Kenneth L. Dull and Cynthia K. Mitchell c/o Law Office of James Clark, 277 Millwood Road, Lancaster, PA 17603.
Attorney: James R. Clark.

Fahrenbach, Ronald F., dec'd.

Late of Paradise Township.
Executor: Randy S. Fahrenbach c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: Jeffrey P. Ouellet, Esquire.

Fedorko, Stephen J., Sr., dec'd.

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

Ebersol, Susie L., dec'd.

The Aaron S. Ebersol and Susie L. Ebersol Revocable Living Trust dated July 26, 2004.

Late of West Earl Township.
Trustee: Maryann R. Fisher c/o David A. Peckman, Peckman Chait LLP, 29 Mainland Road, Harleysville, PA 19438.
Attorney: David A. Peckman.

Gehman, Mary Jane a/k/a Mary J. Gehman a/k/a Mary Gehman, dec'd.

Late of Rapho Township.
Executor: Donn W. Gehman c/o Vance E. Antonacci, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.
Attorney: McNees Wallace & Nurick LLC.

Hansen, Dorothy D., dec'd.

Late of Eden Township.
Executrix: Deborah Burnham c/o James N. Clymer, Esquire, 408 West Chestnut Street, Lancaster, PA 17603.
Attorney: Clymer Musser & Sarno, PC.

Heisey, Eunice J., dec'd.

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

James, Guy H., Jr. a/k/a Guy James a/k/a Guy H. James, dec'd.

Late of Manheim Township.
Executor: Roy A. Arnold, Jr. c/o Trinity Law, 1681 Kenneth Road, Building 2, York, PA 17408.
Attorney: Patrick J. Schaeffer, Esquire and Laura E. Bayer, Esquire; Trinity Law; 1681 Ken-

neth Road, Building 2, York, PA 17408.

Keppel, Lucille A., dec'd.

Late of Mount Joy Township.

Administrator: Christopher Keppel c/o Andrew S. Rusniak, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.

Attorney: McNees Wallace & Nurick LLC.

Kinsey, Walter L. a/k/a Walter L. Kinsey, Jr., dec'd.

Late of Elizabethtown.

Executrix: Rosemarie Kinsey c/o Randall K. Miller, Esquire, 659 East Willow Street, Elizabethtown, PA 17022.

Attorney: Randall K. Miller.

LaSota, John a/k/a John R. LaSota, dec'd.

Late of the Borough of Denver.

Executrix: Kathy Lehman c/o Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202.

Attorney: Frank J. Skokoski, Esquire.

Lefever, Nora H., dec'd.

Late of Manheim Township.

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

Attorney: Young and Young.

Long, Howard Archibald, dec'd.

Late of Lancaster City.

Executor: Priscilla A. Lopez c/o Scott Alan Mitchell, Esq., Saxton & Stump, LLC, 280 Granite

Run Drive, Ste. 300, Lancaster, PA 17601.

Attorney: Saxton & Stump, LLC.

McComsey, Donald L., dec'd.

Revocable Living Trust of Donald L. McComsey.

Late of West Lampeter Township.

Trustees: Mark McComsey and Dale C. McComsey c/o Law Office of James Clark, 277 Millwood Road, Lancaster, PA 17603.

Attorney: James R. Clark.

Patches, Ruth M., dec'd.

Late of Manheim Borough.

Executors: Timothy R. Patches and Edward R. Patches c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorney: Young and Young.

Pelanne, Maurice P., dec'd.

Late of Warwick Township.

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

Attorney: Saxton & Stump, LLC.

Plank, Robert E., Sr., dec'd.

Late of Lancaster City.

Executor: Robert E. Plank, Jr. and Deborah F. Haas c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.

Attorney: Richard G. Greiner, Esquire.

Rutter, Mary Elaine, dec'd.

Late of Manheim Township.

Personal Representative: Keith W. Rutter, Executor, c/o Angelo J. Fiorentino, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Sala, Bienvenido, dec'd.

Late of Lancaster.

Administratrix: Joana Sala c/o W. Bryan Byler, Byler & Winkle, P.C., 363 West Roseville Road, Lancaster, PA 17603.

Attorney: W. Bryan Byler, Esquire.

Sieber, Carole B. a/k/a Carole A. Sieber, dec'd.

Late of the Township of West Donegal.

Executor: Scott R. Grissinger c/o Nikolaus & Hohenadel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022.

Attorney: John M. Smith, Esquire.

Smaling, Rose M., dec'd.

Late of Columbia Borough.

Executors: Bernadette Funk and James J. Smaling c/o 327 Locust Street, Columbia, PA 17512.

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

Tarbet, Oliver J. a/k/a Oliver Junior Tarbet, dec'd.

Late of the Township of Manheim.

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

Attorney: Stephen R. Gibble.

Taylor, Betty J. a/k/a Betty Jane Taylor, dec'd.

Late of Caernarvon Township.

Executor: Shirley A. Buchanan c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorney: Patrick A. Deibler, Esquire; Kling and Deibler, LLP.

Weaver, Doris S., dec'd.

Late of the Borough of Millersville.

Executrix: Robin Moore, 120 Oakwood Drive, Weatherford, TX 76086.

Attorney: Richard V. Grimes, Jr., Esquire; Miller Law Group, PLLC; 25 Stevens Avenue, West Lawn, PA 19609.

Weaver, Dorothy L., dec'd.

Late of Mountville Borough.

Executor: Chester E. Weaver, Jr. c/o 327 Locust Street, Columbia, PA 17512.

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

Whitman, Bonnie E., dec'd.

Late of Ephrata.

Executor: Keith Whitman c/o David W. Crosson, Esq., Crosson Richetti & Daigle, LLC, 609 W. Hamilton St., Suite 210, Allentown, PA 18101.

Attorney: Crosson Richetti & Daigle, LLC; 609 W. Hamilton St., Suite 210, Allentown, PA 18101.

ARTICLES OF FOREIGN
REGISTRATION

Notice is hereby given that:

Alliance for Safety and Justice filed Articles of Foreign Registration on September 20, 2021 under the Pennsylvania Nonprofit Corporation Law of 1988. Commercial registered office provider is Harbor Business Compliance Corporation.

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CHANGE OF NAME NOTICES

Lancaster County
Court of Common Pleas

No. CI-21-03914

IN RE: ERIN KATHLEEN KIMBLE

NOTICE IS HEREBY GIVEN that on June 15, 2021, the Petition of Erin Kathleen Kimble was filed in the above Court praying for a Decree to change the name of Erin Kathleen Kimble to Erin Kathleen Moore.

The Court has fixed the 7th day of December, 2021, at 2:10 p.m. in Courtroom No. 4 of the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, for a hearing of said Petition, when and where all persons interested may appear and show cause, if any, why said Petition should not be granted.

JOHN C. STEVENS, ESQUIRE

O-1, 8

Lancaster County
Court of Common Pleas

No. CI-21-03914

IN RE: ERIN KATHLEEN KIMBLE, PARENT OF KYRIN EVERLY KIMBLE

NOTICE IS HEREBY GIVEN that on June 15, 2021, the Petition of Erin Kathleen Kimble parent of Kyrin Everly Kimble was filed in the above Court praying for a Decree to change the name of Kyrin Everly Kimble to Kyrin Everly Moore.

The Court has fixed the 7th day of December, 2021, at 2:10 p.m. in Courtroom No. 4 of the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, for a hearing of said Petition, when and where all persons interested may appear and show cause, if any, why said Petition should not be granted.

JOHN C. STEVENS, ESQUIRE

O-1, 8

NOTICE IS HEREBY GIVEN that Dana Krause and Shawn Groff Ortega have filed a Petition in the Court of Common Pleas of Lancaster County, Pennsylvania, seeking to change the name of their minor child from A.L.M. to Ashtyn Louise Ortega. A hearing on the Petition will be held on October 21, 2021, at 3:30 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.

Timothy A. Lanza, Esquire
1532 Hillcrest Avenue
Lancaster, PA 17601

O-1

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed with the Department of State of the Com-

monwealth of Pennsylvania, at Harrisburg, Pennsylvania on August 30, 2021, pursuant to the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania, Act of December 21, 1988. Legion 9 Brands, LLC., will be trading as/doing business as:

Union Razor

Anthony Scicchitano
VP & General Counsel
DAS Companies, Inc.
724 Lawn Road
Palmyra PA 17078

O-1

Carl G. Troop, filed registration of the Fictitious Name:

Spring Grove Alpaca Ranch with an address of 863 Robert Fulton Highway, Quarryville, PA 17566, with the Department of State, Commonwealth of Pennsylvania on August 24, 2021 pursuant to the provisions of the Act of Assembly of December 16, 1982, as amended, Chapter 3, known as the "Fictitious Name Act".
Jeffrey S. Shank, Esquire
Nikolaus & Hohenadel, LLP

O-1

An application for registration of the fictitious name Wood Cutz, 7 Haetherwood Ln, DENVER PA 17517 has been filed in the Department of State at Harrisburg, PA, File Date 08/16/2021 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Berry Leech, 7 Heatherwood LN, Denver PA 17517.

O-1

MISCELLANEOUS LEGAL NOTICE

COURT OF COMMON PLEAS OF
LANCASTER COUNTY
ORPHANS' COURT DIVISION

DOCKET NO. 2021-2444

IN RE: PETITION FOR DISINTERMENT AND REINTERMENT OF REMAINS AND CONVEYANCE OF PROPERTY FREE OF BURIAL RIGHTS

To the next of kin of Peter Smith and unknown others buried at 2152 North Reading Rd., Denver, East Cocalico Township, Pennsylvania (parcel number 0804874600000) ("the Property"):

An action has been filed in the Court of Common Pleas of Lancaster County, Orphans' Court Division, seeking a decree authorizing the disinterment of any remains found at the Property, reinterment of those remains at Muddy Creek Church Cemetery, and conveyance of the Property free and clear from all burial rights and rights of lot owners. A hearing in this matter is scheduled for October 19, 2021 at 10:30 a.m. in Courtroom No. 11 of the Lancaster County Courthouse.

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

other rights important to you.

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

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

Lancaster Bar Association
Lawyer Referral Service
28 E. Orange St.
Lancaster, PA 17602
717-393-0737

O-1, 8, 15

**NOTICE OF ACTION IN A
MORTGAGE FORECLOSURE**

COMMON PLEAS OF LANCASTER
COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW

CI-21-02433

Bradford Circle Condominium
Association

vs.

Shawn A. Nichols and Patricia
A. Nichols

NOTICE

To: Shawn A. Nichols and Patricia A. Nichols

You are hereby notified that on April 20, 2021 Plaintiff Bradford Circle Condominium Association filed against you a Mortgage Foreclosure Complaint which was reinstated on September 7, 2021 and

endorsed with a Notice to Defend in the Court of Common Pleas, Lancaster County, Pennsylvania, docketed to No. CI-21-02433. You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

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

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

Lancaster Bar Association
Lawyer Referral Service
Telephone: (717) 393-0737

O-1

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

NO.: CI-21-05094

MIDFIRST BANK, Plaintiff,
vs.

Shawn D. Haines, AKA Shawn
Haines; Kala Haines,
Defendants

TO: Shawn D. Haines, AKA
Shawn Haines

You are hereby notified that Plaintiff, MidFirst Bank, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Lancaster County, Pennsylvania, docketed to No. CI-21-05094, seeking to foreclose the mortgage secured by the real estate located at 7 Edgemore Drive, Stevens, PA 17578.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE 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 Bar Association
28 East Orange Street
Lancaster, PA 17602

(717) 393-0737

O-1

NOTICE OF ADMINISTRATIVE SUSPENSION

Notice is hereby given that Laura H. Scheff of Lancaster County has been Administratively Suspended by Order of the Supreme Court of Pennsylvania dated August 11, 2021, pursuant to Rule 219, Pa.R.D.E., which requires that all attorneys admitted to practice in any court of this Commonwealth must pay an annual assessment of \$225.00. The Order became effective September 10, 2021.

O-1

NOTICE OF JUDICIAL TAX SALE

TO OWNERS OF PROPERTIES DESCRIBED IN THIS NOTICE AND ALL OTHERS HAVING ANY CLAIMS, LIENS, JUDGMENTS, MORTGAGES, CHARGES, ESTATES OR ANY OTHER INTERESTS WHATSOEVER IN SUCH PROPERTIES:

NOTICE IS HEREBY GIVEN THAT THE LANCASTER COUNTY TAX CLAIM BUREAU WILL HOLD A JUDICIAL TAX SALE OF THE FOLLOWING PROPERTIES IN LANCASTER COUNTY, PA ON MONDAY, NOVEMBER 15, 2021 AT 9:00 A.M. TO 3:00 P.M. <https://www.govdeals.com/lctc-b2021JudicialTaxSale> FOR THE

COLLECTION OF DELINQUENT REAL ESTATE TAXES AS REQUIRED BY THE REAL ESTATE TAX SALE LAW (72 P.S. 5860.610 ET SEQ):

524 Woodward Street, Lancaster City

Owners: Jessie M. Bemis and Richard M. Bemis (deceased)
Tax Parcel No. 337-32570-0-0000
Docket No. CI-21-01286

110 Old Dorwart Street, Lancaster City

Owner: Floyd Thweatt (Deceased)
Tax Parcel No. 338-96923-0-0000
Docket No. CI-21-01284

**JUDICIAL TAX SALE
CONDITIONS OF SALE**

Winning bidders will receive a Buyer's Certificate from Gov-Deals as their notice of a winning bid. The winning bidder shall be required to make payment in full by certified check, or money order payable to County of Lancaster at the Lancaster County Tax Claim Bureau located at 150 N. Queen Street, Suite 122, Lancaster, PA 17603 by 12:00 PM EST of the next business day following the tax sale at which time the winning bidder shall also present a copy of the Buyer's Certificate to the Tax Claim Bureau. Winning bidders shall be required to pay the bid in full and in addition to their bids, the buyer's auction fee (5% of the winning bid), the cost for recording each deed, and the cost of such transfer tax stamps as may be necessary. Failure to submit payment in full by 12:00 PM EST of the next business day shall result in a default and may prevent

the bidder from being approved to bid at future tax sales. The Tax Claim Bureau reserves the right to accept or reject any or all bids in accordance with the Real Estate Tax Sale Law and these Conditions of Sale. If the conditions of sale are not adhered to, the property shall be re-exposed to sale immediately or at the latest, before the end of the tax sales. All sales will be final and no adjustments will be made after the Tax Sale is closed. Buyers will be required to pay, as part of their bids, the cost for recording each deed, and the required transfer tax. Deeds will be prepared by the Bureau and recorded. Bids shall be in no less than \$100.00 increments.

The above properties are being sold pursuant to Orders of Court docketed to the above referenced numbers obtained in accordance with 72 P.S. 5860.610 et seq, free and clear of all tax and municipal claims, mortgages, certain liens, charges and estates, except separately taxed ground rents. It is strongly urged that prospective purchasers examine the docketed Prothonotary file and the title to any property in which they may be interested and consult with an attorney with regard thereto. Each property is offered for sale by the Tax Claim Bureau without any guarantee or warranty whatsoever, either as to existence, correctness of ownership, size, boundaries, location, structures or lack of structures upon the land, liens, title, condition of the property or any matter or thing whatsoever, including but not limited to environmental conditions such as possible wetlands, storm water drainage matters, underground storage

tanks or hazardous or toxic waste or materials in, on, or under the property. Prior advertisement for these properties was made in the Lancaster Newspaper on October 11, 2019, the Ephrata Review on October 16, 2019, and the Lancaster Law Review on October 11, 2019.

Pursuant to P.L. 1239, 68 Pa. C.S.A. §2101, et seq., the Pennsylvania Land Bank Act was enacted which in part provides that a land bank may enter into an option agreement to purchase property at a price agreed upon by the applicable taxing bodies. The City of Lancaster Land Bank Authority has entered into such an Option Agreement and a copy of said Option Agreement has been provided to the Director of the Tax Claim Bureau. If there are questions as to the Option Agreement, you may contact either the Solicitor for the City of Lancaster Land Bank Authority or the Solicitor for the Tax Claim Bureau. The City of Lancaster Land Bank Authority may be a potential purchaser pursuant to the Option Agreement for the following referenced properties: 524 Woodward Street, Lancaster City, Owners: Jessie M. Bemis and Richard M. Bemis (deceased), Tax Parcel No. 337-32570-0-0000; Docket No. CI-21-01286; and 110 Old Dorwart Street, Lancaster City; Owner: Floyd Thweatt (deceased); Tax Parcel No. 338-96923-0-0000; Docket No. CI-21-01284.

Pre-registration is required. Registration for the Judicial Tax Sale can be completed online at <https://www.govdeals.com/lctc-b2021JudicialTaxSale> from October 11, 2021 thru November 5,

2021 at 5:00 p.m. All bidders will be required to fill out and sign a bidder registration form, complete and submit a notarized bidder's affidavit and certificate, and will be required to present a photo ID in order to bid. Purchasers bidding on a property on behalf of another individual or entity must present a fully executed Power of Attorney that has been recorded in the Recorder of Deeds Office prior to the time of completing the bidder registration form. If an individual is planning to bid in the name of a corporation, partnership, LLC or any other business entity, said individual must have the appropriate official documentation to show proof of authority to bid on behalf of said entity as well as official proof that said entity is a duly registered legal entity as appropriate. Signature on the bidder registration form is an acknowledgment of the signor's full and complete understanding of these Conditions of Sale and agreement to be bound thereby.

The Real Estate Tax Sale Law requires a successful bidder to provide certification to the Bureau within twenty (20) days following any sale that the successful bidder is not delinquent in paying real estate taxes to any of the taxing districts where the property is located and that the successful bidder has no municipal utility bills that are more than one (1) year outstanding.

BY: THE LANCASTER COUNTY
TAX CLAIM BUREAU

O-1

**NOTICE OF PARENTAL RIGHTS
TERMINATION HEARING**

COURT OF COMMON PLEAS
LANCASTER COUNTY,
PENNSYLVANIA
ORPHANS' COURT DIVISION

TERM NO. 1701 OF 2020

IN RE: McKenzie Lynann Pfeffer

NOTICE

TO: Jeremy Curtis Temple
Notice is hereby given that the Lancaster County Children & Youth Social Service Agency has presented to Orphans' Court Division, Court of Common Pleas of Lancaster County, Pennsylvania, a Petition for termination of any rights you have or might have concerning the child known as McKenzie Lynann Pfeffer, born on August 18, 2018. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom 1 of the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, on October 28, 2021, at 8:30 a.m. prevailing time. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. 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.

Lancaster Bar Association, Lawyer Referral Service
28 East Orange Street

Lancaster, PA 17602
717-393-0737

**NOTICE REQUIRED BY ACT
101 OF 2010 - 23 Pa. C.S.
§§2731-2742**

You are hereby informed of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact with your child following an adoption.

LANCASTER COUNTY CHILDREN
& YOUTH SOCIAL SERVICE
AGENCY

150 NORTH QUEEN STREET
LANCASTER, PA 17603
(717) 299-7925

O-1, 8

**ORPHANS' COURT DIVISION
AUDITING NOTICE**

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

October 5, 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. ASTON, NORMA B., decd., 2019-1873. First and Final Account, Eddilene A. Shaub, Executrix, William C. Haynes, atty.

2. TYSON, NORMAN E., POA. 2019-1381. Accounting, Robin Ann Mullins, Agent, Nicholas T. Gard, atty.

Anne L. Cooper

Clerk of the Orphans' Court Division

of the Court of Common Pleas.

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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.

September 15, 2021
to September 21, 2021

ALSTON, DIANA G., ALSTON SR., ARVIN L.; Greenwalt Roofing Company; 06414; Quain

BAIR, JOHN A.; Brian K. Fake; 06386

BJ BALDWIN ELECTRIC, INC., GOTTSALL, ADAM D.; Shirley A. Buchanan; 06372; Justice

CAMPBELL, COLIN D.; Discover Bank; 06376; Nolan

CHENG, BERNADETTE; Wells Fargo Bank, N.A.; 06452; Bradford

CLAY, MADRA; Oliphant Financial, LLC; 06514; Tsarouhis

COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION, BUREAU OF DRIVER LICENSING; J&D Maintenance Company - OIS #CI60; 06487; Asbell

COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION, BUREAU OF DRIVER LICENSING; Tito Disla - OIS #CI60; 06525; Asbell

CONCEPCION, STEPHANIE ; Accelerated Inventory Manage-

ment, LLC; 06528; Tsarouhis

COX, WILLIAM, COX, STEVEN; Newport Meadows Health and Rehabilitation Center; 06482; Eismann

DEARMENT, TAYLOR; Tina L. Vitale; 06371; Rankin

DOE, JOHN; Lititz Orthodontics; 06457; Sanders

EARHART III, JAMES L.; Cavalry SPV I, LLC; 06460; Apothaker

EMENHEISER, NIKA R.; Discover Bank; 06374; Dhanda

FREDD, ROBERT; Oliphant Financial, LLC; 06461; Tsarouhis

GRIVAS, IRENE; City of Lancaster; 06503; O'Rourke

HUGHES, DANIEL, HUGHES, ISOBELLE A.; Jeffrey A. Herrmann; 06415; Justice

LABER, COREY D.; Gobble and Gardner, PC; 06498; Stevens

LEINGINGER, JAY B.; Wells Fargo Bank, N.A.; 06445; Bradford

LOOSE, TRACY; Vaughn K. Ruhl, Jr.; 06471

MCCORD, WILLIAM, MCCORD & MCCORD CONSTRUCTION SERVICES; Sovereign Bank; 06501; Sobeck

NEY, TIMOTHY; Oliphant Financial, LLC; 06531; Tsarouhis

RESSLER, CHERYL; Oliver M. Hetrick, III; 06410; Rothermel

SENENIG, MARY E.; Discover Bank; 06530; Dhanda

SHERPARD, SYREETA; Magnolia Lane Properties, LLC; 06486

VESPE, VITE; Oliphant Financial, LLC; 06519 ; Tsarouhis

WEIRICH II, ROBERT S.; Discover Bank; 06388; Lipinski

WHITESIDE, JOHN T.; Christy Meekins; 06416; Kennett

WOODS, DAVID R.; Melissa A. Artz; 06413; Mecum

ORPHANS' COURT

Accounts—Last Day for Filing
(See Orphans' Court Rule 2.6)

Jan. 13	Feb. 10	Mar. 17	Apr. 14
May 12	Jun. 16	Jul. 14	Aug. 18
Sept. 15	Oct. 13	Nov. 17	Dec. 15

Argument Court—Scheduled by Judge

Audits

Jan. 5	Feb. 2	Mar. 2	Apr. 6
May 4	Jun. 1	Jul. 6	Aug. 3
Sept. 7	Oct. 5	Nov. 2	Dec. 7
Jan. 4 (2022)			

Business Court—Wednesday in Courtroom #11 at 9:00 A.M.

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

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