

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

Byler, Mary S., dec'd.

Late of Eden Township.
Executor: Samuel K. Byler c/o James N. Clymer, Esq., 408 West Chestnut Street, Lancaster, PA 17603.
Attorneys: Clymer Musser & Sarno, PC.

Clinton, Eugenia L., dec'd.

Late of Columbia Borough.
Executor: Olivia Clinton c/o Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.
Attorney: Christopher R. Grab, Esquire.

Cubbison, Catherine V. a/k/a Catherine Vandenburg Cubbins, dec'd.

Late of East Drumore Township.
Executrix: Karen C. Socie c/o

Appel Yost LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: James K. Noel, IV, Esq.

Dalton, Stephen H., dec'd.

Late of Strasburg Township.
Executor: Natasha L. Dalton c/o Logan T. Graves, Esquire, 49 North Duke Street, Lancaster, PA 17602.
Attorneys: May, Herr & Grosh, LLP.

Fisher, Sarah Young a/k/a Sarah P. Young Fisher, dec'd.

Late of Manheim Township.
Co-Executors: Mary Catherine Machingo and Robert J. Fisher c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.
Attorney: Randy R. Moyer -- Barley Snyder LLP.

Harnish, Edith S., dec'd.

Late of East Cocalico Township.
Executor: Harold S. Harnish c/o James N. Clymer, Esq., 408 West Chestnut Street, Lancaster, PA 17603.
Attorneys: Clymer Musser & Sarno, PC.

Hetrick, Donald J. a/k/a Donald Joseph Hetrick, dec'd.

Late of Manheim Township.
Executor: Jacquelyn Preperato c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.
Attorneys: Blakinger Thomas, PC.

**Hirthler, Joanann J. a/k/a
Joan Hirthler**, dec'd.

Late of Caernarvon Township.
Personal Representatives: Michael and Kathleen Hirthler, 5760 Kingsfield Drive, Narvon, PA 17555.
Attorney: Gordon W. Good, Esq., Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372.

Howe, Guy L., Jr., dec'd.

Late of West Lampeter Township.
Executor: Daniel Howe c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.
Attorney: Matthew A. Grosh.

Keener, Harold L., dec'd.

Late of Mount Joy Township.
Co-Executors: Joyce M. Weaver and H. Stephen Keener c/o Thomas M. Gish, Sr., Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess, LLP.

Kuhn, Josephine G. a/k/a Josephine Kuhn, dec'd.

Late of West Hempfield Township.
Executor: Barbara Allman c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.
Attorney: Barbara Reist Dillon.

Lantz, Henry K. a/k/a Henry King Lantz, dec'd.

Late of East Petersburg Borough.

Executor: Ronald L. Lantz, 29 Meadow Lane, Smoketown, PA 17576.
Attorney: None.

Loewen, Stephen W., dec'd.

Late of New Holland Borough.
Executor: Anita L. Witmer c/o Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Patrick A. Deibler, Esq., Glick, Goodley, Deibler & Fanning, LLP.

Ness, Larry D., dec'd.

Late of Manheim Township.
Executor: Jerome Przystup c/o Eric Schelin Rothermel, Esquire, 49 North Duke Street, Lancaster, PA 17602.
Attorneys: May, Herr & Grosh, LLP.

Perine, Lester Lee, Sr., dec'd.

Late of Manheim Borough.
Administrator: Tamara L. Perine c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.
Attorneys: Pyfer, Reese, Straub, Gray & Farhat, P.C.

Reno, John S., Jr., dec'd.

Late of East Hempfield Township.
Executor: Thomas D. Reno c/o Appel Yost LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: Jeffrey P. Ouellet, Esquire.

Rice, Anthony F. a/k/a Anthony Frederick Rice, dec'd.

Late of East Cocalico Township.
Executrix: Wendie S. Sauder
c/o Gardner and Stevens, P.C.,
109 West Main Street, Ephrata,
PA 17522.
Attorney: John C. Stevens.

Sensenig, Betty M., dec'd.

Late of West Earl Township.
Executors: Cynthia G. Brod-
hecker and Victoria L. Kessler
c/o Good Law Firm, 132 West
Main Street, New Holland, PA
17557.
Attorneys: Good Law Firm.

Shober, Gary Dean, dec'd.

Late of Ephrata.
Administrator: Larry R. Shober,
525 S. 8th Street, Lebanon, PA
17042.
Attorney: None.

Snader, Shirley A., dec'd.

Late of Warwick Township.
Co-Executors: Jeffrey L. Snad-
er and Scott L. Snader c/o An-
gelo J. Fiorentino, Attorney,
P.O. Box 5349, Lancaster, PA
17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

Speicher, Norma R., dec'd.

Late of East Hempfield Town-
ship.
Executor: Patti J. Curlin c/o
Young and Young, 44 S. Main
Street, P.O. Box 126, Manheim,
PA 17545.
Attorneys: Young and Young.

Stauffer, Miriam R., dec'd.

Late of West Lampeter Town-
ship.

Co-Executors: James D.
Stauffer and Jay Donald
Stauffer c/o Thomas M. Gish,
Sr., Attorney, P.O. Box 5349,
Lancaster, PA 17606.
Attorneys: Gibbel Kraybill &
Hess, LLP.

SECOND PUBLICATION

Billman, Edward A., dec'd.

Late of Mount Joy Township.
Executrix: Amy S. Strong c/o
Nikolaus & Hohenadel, LLP,
222 South Market Street, Suite
201, Elizabethtown, PA 17022.
Attorney: Kevin D. Dolan, Es-
quire.

Binkley, Leroy, dec'd.

Late of Warwick Township.
Executor: Brandon Binkley
1145 East Newport Road, Lititz,
PA 17543.
Attorney: None.

Cerceo, Shirlene K., dec'd.

Late of West Lampeter Town-
ship.
Co-Executors: Darryll L. Kuhns
and Sharon Stepien c/o Randy
R. Moyer, Esquire, Barley Snyder
LLP, 126 East King Street,
Lancaster, PA 17602.
Attorney: Randy R. Moyer --
Barley Snyder LLP.

Daughtry, Charlotte A., dec'd.

Late of Pequea Township.
Executor: Richard K. Daughtry
c/o Law Office of Gretchen M.
Curran, LLC, 1337 Byerland
Church Road, P.O. Box 465,
Willow Street, PA 17584.
Attorney: Gretchen M. Curran.

LANCASTER LAW REVIEW

Driscoll, Linda P., dec'd.

Late of Lancaster City.
Executrix: Joanne P. Kochan
c/o RKG Law, 101 North Pointe
Blvd, Suite 202, Lancaster, PA
17601.
Attorney: Lindsay M. Schoene-
berger, Esquire.

Esq.

Fisher, David E., dec'd.

Late of Leacock Township.
Executors: John Michael Fisher,
Jay Wilmer Fisher and Ivan
Esh c/o Glick, Goodley, Deibler
& Fanning, LLP, 131 W. Main
Street, New Holland, PA 17557.
Attorney: Patrick A. Deibler,
Esq., Glick, Goodley, Deibler &
Fanning, LLP.

King, Enos B., dec'd.

Late of East Lampeter Town-
ship.
Executor: Daniel K. King c/o
James Clark Associates, 277
Millwood Road, Lancaster, PA
17603.

Attorney: Neil R. Vestermark.

Griest, Horace, Jr. a/k/a

Horace R. Griest Jr. a/k/a

Horace Robert Griest, Jr., dec'd.

Late of Conestoga Township.
Executor: Deborah L.
Smith-Griest 196 Rineer Road,
Conestoga, PA 17516.
Attorney: None.

Lutz, Sharon K., dec'd.

Late of West Hempfield Town-
ship.
Administrator: Phillip M. Lutz
c/o Justin J. Bollinger, Attor-
ney, P.O. Box 5349, Lancaster,
PA 17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

Hoover, Helen L., dec'd.

Late of Ephrata Township.
Executor: Kurt Hoover c/o
RKG Law, 101 North Pointe
Blvd, Suite 202, Lancaster, PA
17601.
Attorney: Lindsay M. Schoene-
berger, Esquire.

Mayers, John C. a/k/a John C.

Mayers, Sr., dec'd.

Late of Manor Township.
Executor: John C. Mayers, Jr.
c/o Randy R. Moyer, Esquire,
Barley Snyder LLP, 126 East
King Street, Lancaster, PA
17602.
Attorney: Randy R. Moyer --
Barley Snyder LLP.

Hoover, Richard E., dec'd.

Late of Bart Township.
Executor: Lisa Lundy-Morrow
c/o Law Office of Shawn Pier-
son, 105 East Oregon Road,
Lititz, PA 17543.
Attorney: Shawn M. Pierson,

Smith, Dale Wesley, dec'd.

Late of East Drumore Town-
ship.
Administrator: Connie L. Fees-
er c/o Paterson Law LLC, 2819
J Willow Street Pike N., Willow
Street, PA 17584.
Attorney: Kim Carter Paterson.

Stokes, Brian M., Jr., dec'd.

Late of Upper Leacock Town-
ship.
Administrator: Sada Stokes

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

Executrix: Laura Arkatin c/o R. Samuel McMichael, Esquire, P.O. Box 296, Oxford, PA 19363.
Attorney: R. Samuel McMichael, Esquire.

Wagner, Doris, dec'd.

Late of Millersville Borough.
Executor: Berneice L. Burkholder c/o Cody & Pfursich, 53 North Duke Street, Suite 420, Lancaster, PA 17602.
Attorney: Stephen W. Cody.

Colbert, Donald L., dec'd.

Late of Elizabethtown.
Executor: Daniel R. Colbert c/o W. Bryan Byler, Byler & Winkle, P.C., 363 West Roseville Road, Lancaster, PA 17601.
Attorney: W. Bryan Byler, Esq.

Zimmerman, Elsie H., dec'd.

Late of Earl Township.
Executor: Alvin N. Zimmerman c/o Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Patrick A. Deibler, Esq., Glick, Goodley, Deibler & Fanning, LLP.

Congleton, Joyce A., dec'd.

Late of Landisville.
Executor: David R. Congleton c/o Eric L. Winkle, Esq., Byler & Winkle, P.C., 363 West Roseville Road, Lancaster, PA 17601.
Attorney: Eric L. Winkle, Esquire.

THIRD & FINAL PUBLICATION

Aichele, Vivian C. a/k/a Vivian L. Aichele, dec'd.

Late of Warwick Township.
Executor: Brent L. Keith c/o Lindsay M. Schoeneberger, RKG Law, 108 West Main Street, Ephrata, PA 17522.
Attorney: Lindsay M. Schoeneberger.

Huber, Ray S., dec'd.

Late of Warwick Township.
Executor: Dale S. Huber c/o Thomas M. Gish, Sr., Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess, LLP.

Kreider, June E., dec'd.

Late of Lancaster Township.
Executor: Paul H. Kreider III c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Bergman, Debra, dec'd.

Late of Lititz Borough.
Administratrix: Shea N. Zebert c/o Lauren K. Hillegas, Attorney, P.O. Box 5349, Lancaster, PA.
Attorney: Gibbel Kraybill & Hess, LLP.

Landis, James L., dec'd.

Late of Conestoga Township.
Executor: Dorothy L. Landis c/o James Clark Associates, 277 Millwood Road, Lancaster,

Bowers, Frances J., dec'd.

Late of Quarryville.

PA 17603.

Attorney: Neil R. Vestermark.

Larsen, Judith Evelyn, dec'd.

Late of West Lampeter Township.

Personal Representative: John W. Metzger c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601.

Attorneys: Metzger and Spencer, LLP.

Matheny, George A., Jr., dec'd.

Late of Marietta Borough.

Executor: Ronda K. Ney c/o 327 Locust Street, Columbia, PA 17512.

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

May, John Y. a/k/a John Yeagley May, dec'd.

Late of Manheim Township.

Executor: George L. May c/o Angelo J. Fiorentino, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Mueller, Mary Shank a/k/a Mary Louise Shank a/k/a Mary Louise Mueller a/k/a Mary Louise Shank Mueller, dec'd.

Late of East Hempfield Township.

Executor: Jeffrey S. Shank c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.

Attorney: Jeffrey S. Shank, Esquire.

Nolt, Esther N., dec'd.

Late of Ephrata.

Executors: Marilyn H. Martin and Mary E. Zimmerman c/o Legacy Law, PLLC., 147 W. Airport Road, Suite 300, Lititz, PA 17543.

Attorney: Katelyn M. Haldeman, Esq.

Richardson, Sue E., dec'd.

Late of West Hempfield Township.

Executor: Mindy S. Shellenberger c/o John F. Markel, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Attorney: John F. Markel.

Sauder, Paul S., dec'd.

Late of West Hempfield Township.

Executor: Jason P. Sauder c/o James Clark Associates, 277 Millwood Road, Lancaster, PA 17603.

Attorney: Neil R. Vestermark.

Schimpf, Marion I. a/k/a Marion N. Schimpf, dec'd.

Late of West Donegal Township. Exexutor: George Schimpf, Jr. c/o Steven R. Blair, Attorney at Law, 650 Delp Road, Lancaster, PA 17601.

Attorney: Steven R. Blair, Esq.

Schreiber, Debra J. a/k/a Debra Jean Schreiber, dec'd.

Late of Lancaster County.

Co-Executors: Alisan S. Billman and Hillary L. Holler c/o Eric M. Gibson, Esquire, 279 North Zinn's Mill Road, Lebanon, PA 17042.

Attorney: Eric M. Gibson, Esquire.

Steudler, Beverly A. a/k/a Beverly Ann Steudler, dec'd.

Late of Conestoga Township.

Executor: Richard S. Steudler c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

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

register to attend by sending an email to DMICAnnualMeeting@DonegalGroup.com, on or before February 18, 2026.

KEVIN G. BURKE, PRESIDENT
ATTEST: SHERI O. SMITH, SECRETARY

D-26; J-2,9

Waters, William R., dec'd.

Late of Lancaster City.

Executrix: Gail L. Colon c/o Angelo J. Fiorentino, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Wright, E. Louise, dec'd.

Late of Lancaster City.

Executor: Mary Catherine Williams c/o Cody & Pfursich, 53 North Duke Street, Suite 420, Lancaster, PA 17602.

Attorney: Stephen W. Cody.

ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation were filed for **Beaconfield Holdings Inc.** with the Commonwealth of Pennsylvania. The address of the registered office is Trout CPA, 1705 Oregon Pike, Lancaster, PA 17601 in Lancaster County. This corporation is incorporated under the provisions of the Business Corporation Law of 1988, as amended.

D-26

Notice is hereby given that Articles of Incorporation have been filed with and approved by the Department of State of the Commonwealth of Pennsylvania in Harrisburg, PA, on December 12, 2025, for the purpose of obtaining Articles of Incorporation pursuant to the provisions of the Business Corporation Law of 1988. The name of the corporation is:

ANNUAL MEETING NOTICE

The Annual Meeting of the Members of the **Donegal Mutual Insurance Company** will be held by means of remote communication on

**THURSDAY,
FEBRUARY 19, 2026**

commencing at 9:30 A.M. for the purpose of electing directors and the transaction of such other business as shall properly come before the said meeting or any adjournment thereof. Members may

MJW HOLDCO, INC.

BARLEY SNYDER LLP
Attorneys

D-26

Notice is hereby given that articles of incorporation were filed

LANCASTER LAW REVIEW

with the Department of State of the Commonwealth of Pennsylvania for:

Pathways to Grace Ministries

under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

D-26

SUITS ENTERED

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

December 9, 2025
to December 14, 2025

BEERS, VICKI; Thomas Clark; 09274; Shorr

BOND, MATTHEW; American Express National Bank; 09296; Fink

BRYAN, JOHN W; Truist Bank; 09250; Dougherty

CHEWY INC; Veronica Nolan; 09349; Koller

FILIPETS, SVETLANA; Penn Township; 09365; Cleary

GONZALEZ DELGADO, LEANDRO RAFAEL; Ayanna King; 09358; Bradway

GRABOWSKI, BRADFORD; Calco Design LLC; 09273; Tomevi

HALERZ, ALICIA; Atlantic States Insurance Company; 09362; Bederman

HERNANDEZ, HECTOR; Red Target LLC; 09363; Weisberg

HERR, JEREMY M; Carmax Business Services LLC; 09290; Ratchford

HIS HANDS INC; Leaf Capital Funding LLC; 09291; Domowitch

KAUFFMAN, VALERIE L; Tiffany L. Talton; 09353; Rankin
MC GUIRE, ROBERT; Caroline Rodriguez; 09280; Justice

NEIMAN, BRIAN; Rodrigo Divino Da Selva; 09380; Pina

PRESTIGIOUS POOLS OF CENTERAL PA LLC; Heritage Pool Supply Group; 09289; Keifer

RODRIGUEZ, JOSE A; Belco Community Credit Union; 09292; Miller

SCHOOL DISTRICT OF LANCASTER; Christopher Lopez; 09236; Coyle

TEDDYS READY AUTO LLC; Ryan M. Kareha; 09303; Meier

WEAVER, RANDALL K; James Hiebert; 09234; Taneyhill

WEAVER, ROSEMARY; Northwest EMS Inc; 09263; Bonner

ZELLO, KENDYLL A; Christopher Skinner; 09381; McClain



NOTICE SHERIFF SALE OF VALUABLE Real Estate

**Wednesday, January 28, 2026
@ 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 at <https://lancaster.pa.realforeclose.com>.

Effective January 1, 2026, pursuant to Pennsylvania Act 48 of 2024 and Lancaster County Ordinance No. 163 of 2025, the Lancaster County Sheriff's Office shall collect a fee in the amount of \$250.00 from every purchaser of real property from a mortgage foreclosure sale. The fee of \$250.00 will be collected for each separate parcel of real property sold mortgage foreclosure sales (Sheriff Sale). The Act 48 fee must be received by the Lancaster County Sheriff's Office no later than fourteen (14) days following the date of sale. Payment shall be made by check only and must be made payable to "Lancaster County Sheriff's Office." No deed or transfer of title shall be executed and/or delivered until the Act 48 fee has been paid in full to the Lancaster County Sheriff's Office. Failure to submit timely payment may result in delays, administrative costs, including, but not limited to attorney's fees and/or additional administrative action.

NOTE: All bidding will be solely through REALAUCTION. Anyone interested in bidding is required to place their bids solely through REALAUCTION. Any online service other than REALAUCTION is not utilized by the Lancaster County Sheriff's Office.

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. There may 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.

NOTE: The REALAUCTION website provides a "Street View" of the listed properties for reference only! This should not be used as a representation as to the condition, or even existence of, the Property and such views may be out of date. The Sheriff's Office will not make these determinations for you. Bidders are solely responsible for the conditions of the actual real property and improvements thereon.

Once you make a bid, which is accepted as the highest bid, you have bought whatever interests the defendants have in that prop-

erty and you must pay that sum of money to the Sheriff's Office regardless of what you later find out about the title or condition of the property. 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 of a 10% down payment towards the purchase of any property must be made prior to the Sale through the REALAUC-TION website. The final 90% of the purchase price 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 make an opening bid of costs and, if necessary, to thereafter place competitive bids. Any bidding above the plaintiff's opening costs bid for such property will begin at the next increment of One Thousand Dollars over the Costs bid. Subsequent bids shall be in no less than \$1000 increments. Pursuant to Pennsylvania law, 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 buyers name will be made public on the REALAUC-TION web-

site and the 10% down payment will be deducted from any funds on deposit with REALAUC-TION. The Buyer must upload picture ID as part of the registration process. If a Buyer chooses to use a corporate, partnership, or other entity form, Pennsylvania ID of a responsible individual must be provided to the Sheriff's Office immediately. The buyer shall pay the \$250.00 Act 48 fee within 14 days of the sale. Payment shall be made by check only, and all checks must be made payable to "Lancaster County Sheriff's Office." Be advised the \$250.00 fee will be assessed on each parcel sold for which a competitive bid was placed. 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 60 days or more after the Sale Date conveying all the real estate rights, title, & interests of the defendants in the property. In addition, prior to payout of funds

on hand from the Sale, the Sheriff shall file a proposed Schedule of Distribution with the Prothonotary's Office, Distribution of the sale proceeds will be made per the proposed Schedule of Distribution 30 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 Leppler, Sheriff of Lancaster County
Burke & Hess, Solicitor

**CI-25-02854
SHENG DING
vs
BENJAMIN A. BOYER**

PROPERTY ADDRESS: 134 EAST HUMMELSTOWN STREET, ELIZABETH TOWN, PA 17022
UPI / TAX PARCEL NUMBER: 250-70547-0-0000
JUDGMENT: \$150,734.12
REPUTED OWNERS: Benjamin A. Boyer
DEED BK. AND PAGE OR INSTR NO.: 6665415
MUNICIPALITY: Elizabethtown Borough
AREA:
IMPROVEMENTS:

**CI-25-00378
FULTON BANK, N.A.
vs
DENISE M. BRENDEMUEHL**

PROPERTY ADDRESS: 81 SILVER MINE ROAD, CONESTOGA, PA 17516
UPI / TAX PARCEL NUMBER: 510-26356-0-0000
JUDGMENT: 73,867.51
REPUTED OWNERS: Denise M. Brendemuehl
DEED BK. and PAGE or INSTR. NO.: 5836615
MUNICIPALITY: Pequea Township
AREA: 1,296 sq. ft.
IMPROVEMENTS: One-Story Modular

**CI-25-02868
PENNYMAC LOAN SERVICES,
LLC
vs
JASON CRUZ, JENNIFER CRUZ**

LANCASTER LAW REVIEW

PROPERTY ADDRESS: 208 HILL-
CREST LANE, ELIZABETHTOWN,
PA 17022-9744
UPI / TAX PARCEL NUMBER:
160-86003; 160-78264
JUDGMENT: \$285,557.53
REPUTED OWNERS: Jason Cruz
and Jennifer Cruz
DEED BK. Or INSTR NO.:
6546498
MUNICIPALITY: West Donegal
Township
AREA: 15,682 Sq. Ft. and
8,712.00 (Vacant Land)
IMPROVEMENTS: Residential
Dwelling

CI-25-01159
**NEWREZ LLC D/B/A SHELL-
POINT MORTGAGE SERVICING**
vs
**TRANG T. DANG, JOHN M.
PATOUNAS**

PROPERTY ADDRESS: 347 WEST
KING STREET, LANCASTER, PA
17603
UPI / TAX PARCEL NUMBER:
335-03390-0-0000
JUDGMENT: \$215,184.19
REPUTED OWNERS: TRANG T.
DANG & JOHN M. PATOUNAS
DEED BK. or INSTR. NO.: IN-
STRUMENT #6460567
MUNICIPALITY: CITY OF LAN-
CASTER
AREA: 0.09
IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

CI-25-01182
**U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION,
AS TRUSTEE, AS SUCCE-
SOR-IN-INTEREST TO U.S.
BANK NATIONAL ASSOCI-**

**ATION, AS SUCCESSOR IN
INTEREST TO BANK OF
AMERICA NATIONAL ASSOCIA-
TION, SUCCESSOR BY MERG-
ER TO LASALLE BANK NATION-
AL ASSOCIATION, AS TRUSTEE
FOR GSAMPTRUST 2006-HE8,
MORTGAGE PASS-THROUGH**
vs
**SEAN DEEMER, DOROTHY A.
DEEMER A/K/A DOROTHY
DEEMER**

PROPERTY ADDRESS: 527
GOLDEN STREET, LITITZ, PA
17543
UPI / TAX PARCEL NUMBER:
370-96364-0-0000
JUDGMENT: \$72,953.18
REPUTED OWNERS: SEAN
DEEMER; DOROTHY DEEMER
INSTRUMENT NO. 999060393
MUNICIPALITY: LITITZ BOR-
OUGH
AREA: PRIMARY HOMESITE
4,356 SQ FT.
IMPROVEMENTS: RESIDENTIAL

CI-25-01211
**PENNYMAC LOAN SERVICES,
LLC**
vs
**BRIAN DURAN A/K/A BRIAN E.
DURAN JR.**

PROPERTY ADDRESS: 332
NORTH SECOND STREET, BAIN-
BRIDGE, PA 17502
UPI / TAX PARCEL NUMBER:
130-37303-0-0000
JUDGMENT: \$256,601.15
REPUTED OWNERS: Brian Du-
ran a/k/a Brian E. Duran Jr.
DEED BK. Or INSTR NO.:
6687918
MUNICIPALITY: Conoy Township
AREA: 1,872

LANCASTER LAW REVIEW

IMPROVEMENTS: Residential
Dwelling

MANHEIM
AREA: 0.2500
IMPROVEMENTS: A RESIDENTIAL DWELLING

CI-25-02090
THE EPHRATA NATIONAL
BANK
vs
EQUITY HOUSING
CORPORATION

PROPERTY ADDRESS: 204 HERRVILLE ROAD, WILLOW STREET, PA 17584

UPI / TAX PARCEL NUMBER: 520-09385-0-0000

JUDGMENT: \$797,406.53

REPUTED OWNERS: Equity Housing Corporation
DEED BK. or INSTR. NO.: D-91, Page 517

MUNICIPALITY: Township of Providence

AREA: 3.9 Acres

IMPROVEMENTS: Commercial/ Group Care Home/Residence/ Garage

CI-22-00503
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR VRMTG ASSET TRUST
vs
JEFFREY FRITZ

PROPERTY ADDRESS: 62 SOUTH FULTON STREET, MANHEIM, PA 17545

UPI / TAX PARCEL NUMBER: 400-80376-0-0000

JUDGMENT: \$111,753.79

REPUTED OWNERS: JEFFREY FRITZ

DEED BK. or INSTR. NO.: Instrument #5914583

MUNICIPALITY: BOROUGH OF MANHEIM

AREA: 0.10

IMPROVEMENTS: A RESIDENTIAL DWELLING

CI-23-08770
LAKEVIEW LOAN SERVICING,
LLC
vs
JONATHAN R. FARLEY,
STEPHANIE A. GOWARTY

PROPERTY ADDRESS: 2148 GEORGETOWN DRIVE, LANCASTER, PA 17601

UPI / TAX PARCEL NUMBER: 390-97551-0-0000

JUDGMENT: \$160,857.96

REPUTED OWNERS: JONATHAN R. FARLEY & STEPHANIE A. GOWARTY

DEED BK. or INSTR. NO.: INSTRUMENT #6281057

MUNICIPALITY: TOWNSHIP OF

CI-25-00852
PENNYSMAC LOAN
SERVICES, LLC
vs
SHAMAR M. GOINS

PROPERTY ADDRESS: 1022 NORTH LIME STREET, LANCASTER, PA 17602

UPI / TAX PARCEL NUMBER: 390-16645-0-0000

JUDGMENT: \$191,643.38

REPUTED OWNERS: SHAMAR M. GOINS

DEED BK. or INSTR. NO.: 6701404

MUNICIPALITY: TOWNSHIP OF

MANHEIM
AREA: 0.02
IMPROVEMENTS: A RESIDENTIAL DWELLING

CI-25-02600
PAUL R. KOHLER
vs
WILLIAM M. GROFF, DENETTE L. GROFF, UNITED STATES OF AMERICA

PROPERTY ADDRESS: 2055 OLD PHILADELPHIA PK, LANCASTER, PA 17602
UPI / TAX PARCEL NUMBER: 310-85958-0-0000
JUDGMENT: \$164,027.86
REPUTED OWNERS: William M. Groff & Denette L. Groff
DEED BK. and PAGE or INSTR. NO.: 5593542
MUNICIPALITY: East Lampeter Township
AREA: Approximately .518 acres
IMPROVEMENTS: Two-Story single family home with outbuildings

CI-25-03185
NATIONSTAR MORTGAGE LLC
vs
THOMAS W. HALTON

PROPERTY ADDRESS: 124 EAST WALNUT STREET, EPHRATA, PA 17522
UPI / TAX PARCEL NUMBER: 260-46794-0-0000
JUDGMENT: \$244,823.18
REPUTED OWNERS: THOMAS W. HALTON
DEED BK. or INSTR. NO.: 6300620
MUNICIPALITY: EPHRATA BORO
AREA: 0.39
IMPROVEMENTS: A RESIDENTIAL DWELLING

TIAL DWELLING

CI-23-00372
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST
vs
DANIEL HEISEY, MOHAMMAD GHAZZOUL

PROPERTY ADDRESS: 271 -273 PROSPECT RD, MOUNT JOY, PA 17552
UPI / TAX PARCEL NUMBER: 300-64146-0-0000
JUDGMENT: \$61,014.34
REPUTED OWNER: Daniel Heisey and Mohammad Ghazzoul
DEED BK. and PAGE or INSTR. NO.: 5421866
MUNICIPALITY: West Hempfield Township
AREA: n/a
IMPROVEMENTS: n/a

CI-25-02780
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST AB2
vs
GEORGIE ANN LAPP, SOLELY IN HER CAPACITY A KNOWN HEIR OF PATRICIA ANN HERR, DECEASED, SHERRY L CASTRIGNO, SOLELY IN HER CAPACITY AS KNOWN HEIR OF PATRICIA ANN HERR, DECEASED, THE UNKNOWN HEIRS OF PATRICIA ANN

LANCASTER LAW REVIEW

HERR

PROPERTY ADDRESS: 179 N WOLF ST, MANHEIM, PA 17545
UPI / TAX PARCEL NUMBER: 400-29110-0-0000
JUDGMENT: \$305,001.78
REPUTED OWNERS: Georgie Ann Lapp, solely in her capacity as known heir of Patricia Ann Herr, deceased and Sherry L Castrigno, solely in her capacity as known heir of Patricia Ann Herr, deceased and The Unknown Heirs of Patricia Ann Herr
DEED BK. and PAGE or INSTR. NO.: R55, 919
MUNICIPALITY: Manheim Borough
AREA: 1,312
IMPROVEMENTS:

CI-25-03889
MIDFIRST BANK
vs
JONATHAN M. LIGHTY

PROPERTY ADDRESS: 309 EAST HIGH STREET, ELIZABETH-TOWN, PA 17022
UPI / TAX PARCEL NUMBER: 250-55724-0-0000
JUDGMENT: \$91,223.66
REPUTED OWNER(S): JONATHAN M. LIGHTY
DEED or INSTRUMENT NO:6278421
MUNICIPALITY: BOROUGH OF ELIZABETHTOWN
AREA: 0.1100 ACRES

IMPROVEMENTS: A RESIDENTIAL DWELLING

CI-19-03209

VALLEYBROOK ESTATES CON-

DOMINIUM ASSOCIATION

vs

JULIE C. LOCHOW

PROPERTY ADDRESS: 379 VALLEYBROOK DRIVE, LANCASTER, PA 17601
UPI / TAX PARCEL NUMBER: 390-23853-1-0379
JUDGMENT: \$34,294.93
REPUTED OWNERS: Julie C. Lochow
DEED BK. and PAGE or INSTR. NO.: Book 6465, Page 147
MUNICIPALITY: Manheim Township
AREA: Single Family Dwelling
IMPROVEMENTS: n/a

CI-25-03130

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2021-RP5

vs

**DAVID W. MOLITORIS,
HEATHER L. MOLITORIS**

PROPERTY ADDRESS: 301 BIRCHLAND AVENUE, MOUNT JOY, PA 17552
UPI / TAX PARCEL NUMBER: 450-73842-0-0000
JUDGMENT: \$125,309.08
REPUTED OWNERS: David W. Molitoris and Heather L. Molitoris, husband and wife
INSTR. NO. 20085675702
MUNICIPALITY: Borough of Mount Joy
AREA: 0.31 Acres
IMPROVEMENTS: Single Family Residential Dwelling

CI-18-03791

FREEDOM MORTGAGE CORPO-

RATION

vs

**LISA PALMER A/K/A LISA J.
PALMER, HUMBERTO
PALMER, JR**

PROPERTY ADDRESS: 213 SKY-LINE DRIVE, WILLOW STREET, PA 17584-9335
UPI / TAX PARCEL NUMBER: 510-09775-0-0000
JUDGMENT: \$369,358.17
REPUTED OWNERS: HUMBERTO PALMER, JR. AND LISA J PALMER
DEED INSTRUMENT NO.: 6244539
MUNICIPALITY: PEQUEA TOWNSHIP
IMPROVEMENTS: RESIDENTIAL DWELLING

**CI-23-02208
BOROUGH OF ADAMSTOWN
vs
ANTONIO G. POLVERINI,
JUDITH L. POLVERINI**

PROPERTY ADDRESS: 84 WEST MAIN ST, ADAMSTOWN, PA 19501
UPI / TAX PARCEL NUMBER: 010-75287-0-0000
JUDGMENT: \$34,362.62
REPUTED OWNERS: Antonio G. Polverini and Judith L. Polverini
DEED BK. or INSTR. NO.: 5239744
MUNICIPALITY: Adamstown Borough
AREA: 3.72 acres, more or less
IMPROVEMENTS: Stone Apartment Building and other stone building

**CI-24-08679
THE EPHRATA NATIONAL**

BANK

vs

**IVAN REIFF, SHARON
M. REIFF**

PROPERTY ADDRESS: 29 ROYAL DRIVE, LITITZ, PA 17543
UPI / TAX PARCEL NUMBER: 600-40226-0-0000
JUDGMENT: \$130,182.37
REPUTED OWNERS: IVAN REIFF AND SHARON M. REIFF
DEED BK. and PAGE or INSTR. NO.: Instrument No. 5058323
MUNICIPALITY: Warwick Township
AREA: 15,060 sq., ft.
IMPROVEMENTS: Residential property

CI-23-00790

**U.S. BANK TRUST NATIONAL
ASSOCIATION, AS TRUSTEE
OF LB-IGLOO SERIES IV
TRUST**

vs

ROBERT C. SMITH, JR., INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF ROBERT C. SMITH, SR., DECEASED, WILLIAM G. MCSHERRY A/K/A WILLIAM G. SMITH, AS HEIR OF ROBERT C. SMITH ,SR., DECEASED, THOMAS J. SMITH A/K/A THOMAS J. MCSHERRY, AS HEIR OF ROBERT C. SMITH, SR., DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT C. SMITH, DECEASED

PROPERTY ADDRESS: 388 EAST FRONT STREET, MARIETTA, PA 17547

LANCASTER LAW REVIEW

UPI / TAX PARCEL NUMBER: 420-89549-0-0000
JUDGMENT: \$207,526.56
REPUTED OWNERS: Robert C. Smith, Sr., Deceased and his son Robert C. Smith, Jr., a single man
DEED BK. and PAGE or INSTR. NO.: Instrument No: 5614005
MUNICIPALITY: Borough of Marietta
AREA: 0.1400 acreage
IMPROVEMENTS: Residential - Single Family Dwelling

CI-25-00937
AMERIHOME MORTGAGE
COMPANY, LLC
vs
DANIEL WAYNE SPOTTS,
CRYSTAL C. TYNER

PROPERTY ADDRESS: 3019 PHEASANT DRIVE, LANCASTER, PA 17601
UPI / TAX PARCEL NUMBER: 290-82240-0-0000
JUDGMENT: \$129,039.18
REPUTED OWNERS: DANIEL WAYNE SPOTTS & CRYSTAL C. TYNER
DEED BK. or INSTR. NO.: 6408250
MUNICIPALITY: TOWNSHIP OF EAST HEMPFIELD
AREA: 0.3000
IMPROVEMENTS: A RESIDENTIAL DWELLING

CI-24-04920
SUMMER BREEZE HOMOWNERS ASSOCIATION, INC.
vs
TREVA STANTON

PROPERTY ADDRESS: 287 STEEPBANK ROAD, LANCASTER, PA 17602

UPI / TAX PARCEL NUMBER: 320-79776-0-0000
JUDGMENT: \$4,091.78
REPUTED OWNERS: Treva Stanton
DEED BK. and PAGE or INSTR. NO.: 6048606
MUNICIPALITY: West Lampeter Township
AREA: Single Family Dwelling
IMPROVEMENTS: n/a

CI-18-10872
CARRINGTON MORTGAGE
SERVICES, LLC
vs
JAMES J. TOOLE, WENDY L.
PEARSON

PROPERTY ADDRESS: 4045 PARKSIDE COURT, MOUNT JOY, PA 17552-9370
UPI / TAX PARCEL NUMBER: 300-60701-0-0000
JUDGMENT: \$299,151.54
REPUTED OWNERS: James J. Toole and Wendy L. Pearson
DEED BK. and PAGE: Book 6617, Page 159, Instrument No. 4326163
MUNICIPALITY: West Hempfield Township
AREA: 0.00
IMPROVEMENTS: Residential Dwelling

CI-25-01392
NEWREZ LLC D/B/A SHELL-POINT MORTGAGE SERVICING
S/B/M SPECIALIZED LOAN
SERVICING LLC
vs
KERRILYNN TROOP

PROPERTY ADDRESS: 130 BANYAN CIRCLE DRIVE, LANCASTER, PA 17603

LANCASTER LAW REVIEW

UPI / TAX PARCEL NUMBER: 410-65452-0-0000
JUDGMENT: \$216,853.66
REPUTED OWNERS: KERRILYNN TROOP
DEED BK. or INSTR. NO.: 6661387
MUNICIPALITY: MANOR TOWNSHIP
AREA: 0.0500
IMPROVEMENTS: A RESIDENTIAL DWELLING

Wickenheiser
INSTR. NO.: 6679036
MUNICIPALITY: City of Lancaster
AREA:
IMPROVEMENTS: Residential Dwelling

CI-24-07738
CENTRAL PENN CAPITAL MANAGEMENT, LLC
vs

JACQUELINE H. ZIEGLER
A/K/A JACQUELINE ZIEGLAR,
IN HER CAPACITY AS HEIR OF
THE ESTATE OF SOLANGE G.
MCCRABB, DECEASED, UN-
KNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
THE ESTATE OF SOLANGE G.
MCCRABB, DECEASED

PROPERTY ADDRESS: 15 FAIRVIEW AVENUE, LANCASTER, PA 17603
UPI / TAX PARCEL NUMBER: 338-21717-0-0000
JUDGMENT: \$41,942.37
REPUTED OWNERS: CHRISTINE A. WELSH
DEED INSTRUMENT NO.: 5397486
MUNICIPALITY: EIGHTH WARD OF THE CITY OF LANCASTER
IMPROVEMENTS: RESIDENTIAL DWELLING

PROPERTY ADDRESS: 673 S CEDAR ST, LITITZ, PA 17543
UPI / TAX PARCEL NUMBER: 370-27453-0-0000
JUDGMENT: \$205,165.18
REPUTED OWNERS: Jacqueline H. Ziegler a/k/a Jacqueline Zieglar, in Her Capacity as Heir of the Estate of Solange G. McCrabb, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under the Estate of Solange G. McCrabb, Deceased DEED BK. and PAGE or INSTR. NO.: Book 2212, Page 288
MUNICIPALITY: Lititz Borough
AREA: 0.07 acres
IMPROVEMENTS: Residential property

CI-24-09195
FULTON BANK, NA
vs
KORBYN WICKENHEISER

PROPERTY ADDRESS: 1218 FREMONT STREET, LANCASTER, PA 17603
UPI / TAX PARCEL NUMBER: 338-88306-0-0000
JUDGMENT: \$202,710.25
REPUTED OWNERS: Korbyn