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**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.

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**FIRST PUBLICATION**

**Allen, Thomas P.**, dec'd.

Late of East Cocalico Township.  
Executor: Ronald Grant c/o Russell, Krafft & Gruber, LLP, 101 North Pointe Blvd., Suite 202, Lancaster, PA 17601.  
Attorney: Nichole M. Baer.

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**Cooper, Walter C.K. a/k/a Walter K. Cooper**, dec'd.

Late of East Donegal Township.  
Administrator: Neil R. Vestermark, Esq. c/o Aevitas Law, PLLC, 1755 Oregon Pike, Suite 201, Lancaster, PA 17601.  
Attorneys: Neil R. Vestermark, Esquire, Aevitas Law, PLLC.

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**Crasten, Ruth Ann**, dec'd.

Late of Salisbury Township.  
Executor: Debra L. Funk c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorney: Linda Kling, Esq., Kling, Deibler & Glick, LLP.

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**DuBosq, Patricia L.**, dec'd.

Late of Colerain Township.  
Executrix: Cathy DuBosque c/o Nikolaus & Hohenadel, LLP, 303 West Fourth Street, Quarryville, PA 17566.  
Attorney: Jeffrey S. Shank, Esquire.

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**Faus, Ruth N.**, dec'd.

Late of Columbia Borough.  
Executor: Samuel Faus c/o Russell, Krafft & Gruber, LLP, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.  
Attorney: Lindsay M. Schoenberger, Esquire.

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**Flynn, Kimberly L.**, dec'd.

Late of Elizabethtown Borough.  
Executrix: Lynn E. Flynn-Garloff c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.  
Attorney: Kevin D. Dolan, Esq.

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**Gee, Joel B., Jr. a/k/a Joel Baldwin Gee, Jr.**, dec'd.

Late of Paradise Township.  
Executor: Amanda R. Gee c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.  
Attorney: Linda Kling, Esq., Kling, Deibler & Glick, LLP.

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**Hahn, Amos L.**, dec'd.

Late of Lancaster.  
Executor: Shirley A. Kubala c/o 327 Locust Street, Columbia, PA 17512.  
Attorney: Christopher R. Grab, Esquire, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

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**Hagen, Sean Thomas**, dec'd.

Late of Lancaster City.  
Administratrix: Pamela W. Hagen c/o Marci S. Miller, Attorney, P.O. Box 5349, Lancaster, PA 17606.  
Attorneys: Gibbel Kraybill & Hess LLP.

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**Hollinger, Cynthia B. a/k/a Cynthia Bard Hollinger a/k/a Cynthia Bard a/k/a Cindy Hollinger**, dec'd.

Late of Manor Township.  
Executor: Michael D. Hollinger, 11 Rolling Glenn Lane, Downingtown, PA 19335.  
Attorney: None.

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**Jones, Michael P.**, dec'd.

Late of Manor Township.  
Executrix: Melissa N. Jones c/o James D. Cameron, Esq., 1325 North Front Street, Harrisburg, PA 17102.  
Attorney: James D. Cameron, Esq.

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**Leffler, Sheila B. a/k/a Sheila May Leffler**, dec'd.

Late of Manheim Township.  
Executor: Douglas A. Smith c/o Douglas A. Smith, Attorney, P.O. Box 5349, Lancaster, PA 17606.  
Attorneys: Gibbel Kraybill & Hess LLP.

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**Long, Hester J.**, dec'd.

Late of West Lampeter Township.  
Executor: David R. Long, 619 Maple Street, Bethlehem, PA 18018.  
Attorney: None.

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**Martin, Grace R.**, dec'd.

Late of West Earl Township.

Executor: Frederick D. Martin c/o H. Charles Benner, Attorney, 200 East Main Street, Leola, PA 17540.  
Attorney: H. Charles Benner, Esq.

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**Metzger, Stacy A.**, dec'd.

Late of East Petersburg.  
Executor: Anthony Scarcia c/o Lucy F. Dowd, Lucy Dowd Law LLC, 342 N. Queen Street Rear, Lancaster, PA 17603.  
Attorney: Lucy F. Dowd.

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**Miller, Linda D.**, dec'd.

Late of East Hempfield Township.  
Executor: Justin G. Miller c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.  
Attorney: Young and Young.

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**Piersol, Nancy L.**, dec'd.

Late of Mt. Joy Borough.  
Administrator: Larry Piersol c/o Paterson Law LLC, 2703 Willow Street Pike N, Willow Street, PA 17584.  
Attorney: Kim Carter Paterson.

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**Reider, Joanne S.**, dec'd.

Late of Manheim Borough.  
Executor: Connie Ann Binkley c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.  
Attorney: Young and Young.

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**Rutter, Barbara W.**, dec'd.

Late of Warwick Township.  
Executor: Fern Sue Dannis c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.  
Attorneys: Blakinger Thomas, PC.

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**SECOND PUBLICATION**

**Anderson, Stacy K.**, dec'd.

Late of Mount Joy.  
Executor: Jamie Anderson c/o  
Lindsay Casadei, Esq., Byler &  
Winkle, P.C., 363 West Roseville  
Road, Lancaster, PA 17601.  
Attorney: Lindsay Casadei, Esq.

**Blefko, Carol W.**, dec'd.

Late of Manheim Township.  
Executrix: Heather A. Dun-  
bar c/o Angela M. Ward, Esq.,  
140 E. King St., Lancaster, PA  
17602.  
Attorney: Angela M. Ward, Esq.

**Bridges, Charles**, dec'd.

Late of Mt. Joy Borough.  
Administratrix: Carla Bass  
Richmond c/o Daniella A.  
Horn, Esq., 2202 Delancey Pl.,  
Phila., PA 19103.  
Attorney: Daniella A. Horn,  
Esq., Klenk Law, LLC, 2202  
Delancey Pl., Phila., PA 19103.

**Buck, Jean C.**, dec'd.

Late of Manheim Township.  
Executrix: Allison B. Patel c/o  
James J. Ruggiero, Jr., Esq., 16  
Industrial Blvd., Ste. 211, Paoli,  
PA 19301.  
Attorney: James J. Ruggiero,  
Jr., Esq., Ruggiero Law Offices,  
LLC, 16 Industrial Blvd., Ste.  
211, Paoli, PA 19301.

**Christiansen, Darlene I.**, dec'd.

Late of West Lampeter Town-  
ship.  
Executor: Kendall Christiansen  
c/o May Herr & Grosh, LLP,  
234 North Duke Street, Lan-  
caster, PA 17602.  
Attorney: Matthew A. Grosh.

**Corseilius, Neil P. a/k/a Neil  
Palmer Corseilius**, dec'd.

Late of Manheim Township.  
Executor: Jeffrey R. Gerard c/o  
Ann L. Martin, Attorney, P.O.  
Box 5349, Lancaster, PA 17606.  
Attorneys: Gibbel Kraybill &  
Hess LLP.

**Deiter, Dorothy L.**, dec'd.

Late of East Lampeter Twp.  
Executor: Raymond L. Deit-  
er, 595 Cinder Rd., New Provi-  
dence, PA 17560.  
Attorney: None.

**Dollin, Lois E.**, dec'd.

Late of Colerain Twp.  
Executrix: Jacquelyn Meekins  
c/o Kara A. Klaiber, Esq., 80 W.  
Lancaster Ave., 4th Fl., Devon,  
PA 19333.  
Attorney: Kara A. Klaiber, Esq.,  
McCausland Keen + Buckman,  
80 W. Lancaster Ave., 4th Fl.,  
Devon, PA 19333.

**Fox, Karen L.**, dec'd.

Late of East Donegal Twp.  
Executor: Jennifer Ettinger c/o  
327 Locust Street, Columbia,  
PA 17512.  
Attorney: Michael S. Grab, Es-  
quire, Nikolaus & Hohenadel,  
LLP, 327 Locust Street, Colum-  
bia, PA 17512.

**Geiman, Maxine E.**, dec'd.

Late of West Donegal Township.  
Executor: Timothy S. Leib-  
fried c/o Randall K. Miller, Es-  
quire, 700 North Duke Street,  
P.O. Box 4686, Lancaster, PA  
17604-4686.  
Attorneys: Morgan, Hallgren,  
Crosswell & Kane, P.C.

**Girvin, Margaret R.**, dec'd.

Late of Earl Township.

Executors: Robert I Girvin, Cynthia A. Irwin, Carol J. Wanner c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.

Attorneys: Good & Harris, LLP.

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**Irwin, Edward H. a/k/a Edward Hammond Irwin**, dec'd.

Late of Manor Township.

Executor: Craig E. Irwin c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.

Attorney: Kurt A. Gardner.

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**Kauffman, Richard**, dec'd.

Late of East Lampeter Township.

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

Attorney: Shawn M. Pierson, Esq.

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**Keefer, Anna R.**, dec'd.

Late of East Drumore Township.

Executor: Gary R. Keefer c/o David P. Carson, 2547 Lititz Pike, Lancaster, PA 17601.

Attorney: David P. Carson.

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**Kline, Barry N.**, dec'd.

Late of East Cocalico Township. Executor: Shawn K. Kline c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.

Attorney: John C. Stevens.

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**Krady, James M.**, dec'd.

Late of East Lampeter Township.

Executor: Madeleine M. Krady c/o Russell, Krafft & Gruber, LLP, 101 North Pointe Blvd., Suite 202, Lancaster, PA 17601.

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Attorney: Holly S. Filius, Esquire.

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**Laukhuff, George A., Jr.**, dec'd.

Late of Quarryville Borough.

Executor: Linda M. Laukhuff c/o Mark L. Blevins, Esquire, 701 Penn Grant Road, Lancaster, PA 17602.

Attorney: Mark L. Blevins, Esq.

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**Leed, Edward W., Sr. a/k/a Edward W. Leed**, dec'd.

Late of West Cocalico Township.

Executor: Michael P. Leed c/o Lindsay M. Schoeneberger, Russell, Krafft & Gruber, LLP, 108 West Main Street, Ephrata, PA 17522.

Attorney: Lindsay M. Schoeneberger.

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**MacKenzie, Daisy Maylee a/k/a Daisy M. MacKenzie**, dec'd.

Late of Earl Township.

Administrators: Adrianna M. Harnish, Olivia S. Timmonds, MacKenzie S. Horst c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorney: Ashley A. Glick, Esq., Kling, Deibler & Glick, LLP.

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**Nagy, Mary Lou**, dec'd.

Late of West Hempfield Township.

Executor: William J. Nagy, Jr. c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.

Attorney: Barbara Reist Dillon.

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**O'Neill, Rachel A.**, dec'd.

Late of Mount Joy Borough.

Administrator: Casey M. O'Neill c/o Justin J. Bollinger, Attorney, P.O. Box 5349, Lancaster, PA 17606.

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Attorneys: Gibbel Kraybill & Hess LLP.

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**Rhoads, Abram E.**, dec'd.

Late of Lancaster Township.  
Co-Executors: Christine Bean, Randall Renninger c/o Russell, Krafft & Gruber, LLP, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.  
Attorney: Lindsay M. Schoeneberger, Esquire.

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**Rhoads, Abram E.**, dec'd.

The Abram Rhoads Family Revocable Trust.  
Late of Lancaster Township.  
Co-Trustees: Christine Bean, Randall Renninger c/o Russell, Krafft & Gruber, LLP, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.  
Attorney: Lindsay M. Schoeneberger, Esquire.

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**Schultz, Donald Larry a/k/a Donald L. Schultz a/k/a Donald Schultz**, dec'd.

Late of W. Lampeter Twp.  
Executors: Robert H. Schultz, 30 Chipmunk Ln., Media, PA 19063; Douglas H. Schultz, 21 Ashlawn Rd., Malvern, PA 19355.  
Attorney: Katherine B. Commons, Atty., Commons & Commons LLP, 6377 Germantown Ave., Phila., PA 19144.

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**Sharp, Norman L.**, dec'd.

Late of New Holland.  
Executrix: Rose E. Sharp c/o Legacy Law, PLLC., 147 W. Airport Road, Suite 300, Lititz, PA 17543.  
Attorney: Katelyn M. Haldeman, Esq.

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**Shepard, Ruth E. a/k/a Ruth Eileen Shepard**, dec'd.

Late of West Lampeter Township.  
Executor: Richard L. Watson c/o Randy R. Moyer, Esquire, 126 East King Street, Lancaster, PA 17602.  
Attorneys: Barley Snyder LLP.

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**Swope, Anna M.**, dec'd.

Late of Lititz.  
Executrix: Donavee A. Swope, 1008 Laureldale Drive, Lititz, PA 17543.  
Attorney: None.

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**Yarwood, Judith Lux a/k/a Judith L. Yarwood**, dec'd.

Late of Manor Township.  
Executor: John M. Yarwood c/o Randy R. Moyer, Esquire, 126 East King Street, Lancaster, PA 17602.  
Attorneys: Barley Snyder LLP.

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**THIRD PUBLICATION**

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**Ebersole, Edwin F.**, dec'd.

Late of East Hempfield Township.  
Executor: Richard M. Miller, II c/o Randall K. Miller, Esquire, 659 E. Willow Street, Elizabethtown, PA 17022.  
Attorney: Law Office of Attorney Randall K. Miller.

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**Filarowitz, John W.**, dec'd.

Late of East Hempfield Township.  
Executor: Carlotta Filarowitz c/o Law Office of Shawn Pierson, 105 East Oregon Rd., Lititz, PA 17543.  
Attorney: Shawn M. Pierson, Esq.

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**Hatfield, Baby Boy**, dec'd.

Late of Lancaster County.  
Administrator(rix): Brittany  
Hatfield Post, Chance A. Post,  
206 Bishop Road, Strasburg,  
PA 17579.  
Attorney: Robin J. Marzella,  
Esquire, R.J. Marzella & Asso-  
ciates, 3513 North Front Street,  
Harrisburg, PA 17110.

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**Huber, H. Glenn a/k/a Henry  
Glenn Huber**, dec'd.

Late of East Donegal Township.  
Executor: G. Arlen Huber c/o  
Nikolaus & Hohenadel, LLP,  
212 North Queen Street, Lan-  
caster, PA 17603.  
Attorney: Barbara Reist Dillon.

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**Kempfle, Pamela M. a/k/a Pa-  
mela Marie Kempfle**, dec'd.

Late of Earl Township.  
Executor: Catherine E. Grant  
c/o Good & Harris, LLP, 132  
West Main Street, New Holland,  
PA 17557.  
Attorneys: Good & Harris, LLP.

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**Leib, Jeanne W.**, dec'd.

Late of Manheim Township.  
Executor: Brian J. Leib c/o  
Nicholas T. Gard, Esquire, 121  
E. Main Street, New Holland, PA  
17557.  
Attorneys: Smoker Gard Associ-  
ates LLP.

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**Lewis, Jackie Scott a/k/a Jack-  
ie S. Lewis**, dec'd.

Late of Penn Township.  
Administrator: Linda Lewis c/o  
Jeffrey C. Goss, Esquire, 480  
New Holland Avenue, Suite  
6205, Lancaster, PA 17602.  
Attorneys: Brubaker Con-  
naughton Goss & Lucarelli LLC.

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**Navikas, M. Jean a/k/a Mary  
Jean Navikas**, dec'd.

Late of East Hempfield Town-  
ship.

Executor: Christopher F. Navi-  
kas c/o Theodore L. Brubaker,  
Esquire, 480 New Holland Ave-  
nue, Suite 6205, Lancaster, PA  
17602.

Attorneys: Brubaker Con-  
naughton Goss & Lucarelli LLC.

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**Rohrer, Linda P.**, dec'd.

Late of Elizabethtown Borough.  
Administrator: Michael L. Pax-  
son c/o Nikolaus & Hohenadel,  
LLP, 303 West Fourth Street,  
Quarryville, PA 17566.

Attorney: Jeffrey S. Shank, Es-  
quire.

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**Rohrer, Margaret A.**, dec'd.

Late of East Petersburg Bor-  
ough.

Executor: James V. Rohrer, Jr.  
c/o Jeffrey C. Goss, Esquire,  
480 New Holland Avenue, Suite  
6205, Lancaster, PA 17602.

Attorneys: Brubaker Con-  
naughton Goss & Lucarelli LLC.

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**Rudy, Lucy G.**, dec'd.

Late of West Earl Township.

Executrix: Susan K. Rudy c/o  
Ann L. Martin, Attorney, P.O.  
Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill &  
Hess LLP.

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**Schlegel, Ruth D. a/k/a Ruth  
Darlene Schlegel a/k/a Ruth  
Darlene Long**, dec'd.

Late of Manheim Township.

Executrix: Barbara W. Linder,  
423 Ringneck Lane, Lancaster,  
PA 17601.

Attorney: None.

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**Schonhaut, Irving**, dec'd.

Late of Ephrata.

Administrator: John J. Fer-

ry, Jr., Esq., 931 Cumberland Street, Lebanon, PA 17042.

**Shutt, Oliver Lee**, dec'd.

Late of Lititz.  
Administrators: Clayton Shutt, Makinsay Joelle Emery, 3 Cedar Terrace, Columbia, PA 17512.  
Attorney: Robin J. Marzella, Esquire, R.J. Marzella & Associates, 3513 North Front Street, Harrisburg, PA 17110.

**Way, William Edward**, dec'd.

Late of Lancaster.  
Administrators: Brandon J. Way, 2204 Seitz Drive, Lancaster, PA 17601; William E. Way, II, 955 East Orange Street, Lancaster, PA 17602.  
Attorney: William C. Haynes, Esq., 2173 Embassy Drive, Ste. 274, Lancaster, PA 17603.

**Wissler, Majorie Ann**, dec'd.

Late of Lancaster.  
Executor: Ronald Milton Wissler, Jr., 53 Madge Drive, Lancaster, PA 17603.  
Attorney: William C. Haynes, Esq., 2173 Embassy Drive, Ste. 274, Lancaster, PA 17603.

**ARTICLES OF DISSOLUTION**

Please be advised that **R M METALS, INC.**, a Pennsylvania corporation, with a registered office of 528 North Mary Street, Lancaster, PA 17603, and a physical office of 32 Industrial Circle, Lancaster, PA 17601, is in the process of winding up its affairs and dissolving.  
Raymond A. Durkin, Jr.  
APPEL, YOST & ZEE LLP  
Attorneys

N-10

NOTICE IS HEREBY GIVEN THAT the Board of Directors of **The White Oak Church of the Brethren**, a Pennsylvania non-profit corporation, with a registered address at 1211 North Penryn Road, Manheim, PA 17545, has approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 5975 of the Pennsylvania Nonprofit Corporation Law.  
GIBBEL KRAYBILL & HESS LLP  
Attorneys

N-10

**ARTICLES OF INCORPORATION**

Notice is hereby given that a nonprofit corporation known as **HIDDEN SPRINGS COMMUNITY ASSOCIATION** was incorporated on November 1, 2023, under the provisions of the Nonprofit Corporation Law of 1988, for the purpose to be the Association of Unit Owners organized pursuant to the Pennsylvania Uniform Planned Community Act, Act 180 of 1996, Title 68 Pa. C.S.A. Section 5101 et seq., as amended (the "Act"), with respect to Hidden Springs, a Planned Community, located in Silver Spring Township, Cumberland County, Pennsylvania, and established or to be established pursuant to the provisions of the Act. In furtherance of its purposes, the corporation may exercise all rights, privileges, powers and authority of a corporation organized under the Nonprofit Corporation Law of 1988, as amended, and of an association of unit owners organized under the Act.

BARLEY SNYDER  
Attorneys

N-10

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on or about October 17, 2023, for a non-profit corporation to be known as:

**The Michael P. McMahon  
Scholarship**

Formed pursuant to the provisions of the Non-Profit Business Corporation Law Act of 1988, Commonwealth of Pennsylvania, on December 21, 1988, P.L. 1444, No. 177.

The primary purpose of the Corporation is provide scholarships for individuals pursuing careers in Emergency Medical Services or Nursing.

Matthew A. Grosh, Esquire  
May Herr & Grosh LLP  
234 North Duke Street  
Lancaster, PA 17602

N-10

**ASSUMED NAME NOTICE**

NOTICE IS HEREBY GIVEN that an application for registration of the assumed name **Kaschak Wealth Management** for the conduct of business in Lancaster County, Pennsylvania, with the principal place of business being 280 Granite Run Dr, Ste 100, Lancaster, PA 17601-6820, was made to the Department of State of Pennsylvania at Harrisburg, Pennsylvania, on the 27<sup>th</sup> day of October 2023, pursuant to 54 Pa.C.S. §311. The name of the individual owning or interested in the said business is Kyle R. Kaschak.  
McNEES WALLACE & NURICK

LLC  
Attorneys at Law  
100 Pine Street  
Harrisburg, PA 17101

N-10

**CHANGE OF NAME NOTICE**

A hearing will be held on December 7, 2023, at 1:45 p.m. in Courtroom No. 4, 3<sup>rd</sup> floor of the Lancaster County Courthouse, 50 N. Duke St., Lancaster, PA, regarding the request of **Chhabi Biswa** to change his name from Chhabi Biswa to Chhabi Ramdam. Any person with objections may attend and show cause why the request should not be granted.

N-10

**CORPORATE NOTICE**

NOTICE IS HEREBY GIVEN that a nonprofit corporation known as **Patriotic Stitches for Veterans** was incorporated on August 21, 2023 with the Pennsylvania Department of State under the provisions of the Nonprofit Corporation Law of 1998, as amended. Jean Summers, President, 33 Wyndmere Way, Willow Street, PA 17584.

N-10

**FICTITIOUS NAME NOTICE**

Jay Guruji, Inc. did file in the Office of the Secretary of the Commonwealth of Pennsylvania, on or about October 30, 2023, registration of fictitious name of: **LANCASTER LINCOLN INN**. Under which it intends to do business at: 2140 Lincoln Highway East, Lancaster, Pennsylvania 17602, pursuant to the provisions of the Act of Assembly of December 16,



1982, Chapter 3, known as the "Fictitious Name Act".  
GARDNER AND STEVENS, P.C.  
Attorneys

N-10

**NOTICE BY PUBLICATION**

**In the Register of Wills  
No. 36-2023-02337**

In Re: Estate of Barbara F. Kuhn,  
Deceased

TO: Katelynn A. Kuhn, Trista G. Kuhn, Richard T. Kuhn, Jr., intestate heirs, and all Unknown heirs, successors, assigns, and all persons, firms or associations claiming right, title or interest from or under **Barbara F. Kuhn**, Deceased

You are hereby notified that on September 29, 2023, Letters of Administration, durante absentia, were granted to Jeffrey P. Ouellet, Esq., in the Register of Wills of Lancaster County, Pennsylvania, to file No.36-23-02337, for the purpose of litigation, until such time as Decedent's intestate heirs have been located and notified.

Appel, Yost & Zee LLP  
33 North Duke Street, Lancaster,  
PA 17602

Attorney: Jeffrey P. Ouellet, Esq.  
N-3, 10, 17

**NOTICE IN THE COURT OF  
COMMON PLEAS  
CIVIL ACTION - MORTGAGE  
FORECLOSURE  
CI-23-02685**

SUN WEST MORTGAGE COMPANY, INC, Plaintiff  
V.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE

OR INTEREST FROM OR UNDER GERALD JAY DOCHTERMAN, DECEASED MORTGAGOR AND OWNER, Defendant(s)

**IMPORTANT NOTICE**

TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GERALD JAY DOCHTERMAN, DECEASED MORTGAGOR AND OWNER

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO 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. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS PAPER TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE FOLLOWING 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.

Lawyer Referral Service  
Lancaster County  
28 East Orange Street

Lancaster, PA 17602  
 FEIN, SUCH, KAHN & SHEPARD,  
 P.C.  
 7660 Imperial Way, Suite 121  
 Allentown, Pennsylvania 18195  
 (610) 395-3535

National Bank of Omaha; 07798;  
 Raker

FINGER, RICHARD, GARCIA,  
 DEE, PALMER, JERICHA,  
 PALMER, ADRIAN; Rory Finger;  
 07817

N-10 GOODIN, KATHRYN L.; CKS  
 Prime Investments, LLC; 07811;  
 Tsarouhis

**SUITS ENTERED**

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

HANNON, KELLY A.; CKS  
 Prime Investments, LLC; 07825;  
 Tsarouhis

HOBBS, LINDSAY; LCS Capital  
 LLC; 07799; Raker

JOHNSON, DALE W.; CKS  
 Prime Investments, LLC; 07804;  
 Tsarouhis

PETRUCCI, DANNIS; Jeff  
 Debree; 07731; Harter

PLAZA, EMERY JR.; EZ House  
 Buyers LLC; 07831; Baranski, Jr.

PONS ROSARIO, JOSE D.; CKS  
 Prime Investments, LLC; 07816;  
 Tsarouhis

SCHNUPP, CORY; Christine  
 Malone; 07795; Shorr

SCHOOL DISTRICT OF  
 LANCASTER; BROSEY, ROGER,  
 Maria Sanchez; 07807; Walker, Jr.  
 STEWART, OLIVIA R.,  
 STEWART, KATHY C., Randy S.  
 Irwin; 07843; Rankin

STOCKTON, SHELBY L.; CKS  
 Prime Investments, LLC; 07822;  
 Tsarouhis

SUNSET VIEW CONTRACTORS  
 LLC; H2 LLC; 07796; Kanfer

WAYNE JR, MILLER E.; CKS  
 Prime Investments, LLC; 07813;  
 Tsarouhis

WOLF, BRECHT, EDENBO,  
 COURTNEY E.; Credit Corp  
 Solutions, Inc.; 09671; Morris

ZIMMERMAN, CHRISTINE A.;  
 CKS Prime Investments, LLC;  
 07824; Tsarouhis

**October 26, 2023  
 to November 01, 2023**

AROCHA, JENNIFER L.; CKS  
 Prime Investments, LLC; 07809;  
 Tsarouhis

BENEDICT, SCOTT D.; Carol A.  
 Vera; 07709; Gingrich

COLON, VICTORIA L.; CKS  
 Prime Investments, LLC; 07821;  
 Tsarouhis

COMMONWEALTH OF  
 PENNSYLVANIA DEPARTMENT  
 OF TRANSPORTATION; Isaac  
 Musser; 07865

COMMONWEALTH OF  
 PENNSYLVANIA, DEPARTMENT  
 OF TRANSPORTATION, BUREAU  
 OF DRIVER LICENSING; Tito  
 Disla; 07733

COMMONWEALTH OF  
 PENNSYLVANIA, DEPARTMENT  
 OF TRANSPORTATION, BUREAU  
 OF DRIVER LICENSING; Ivanna  
 Industries LLC; 07735

CRUZ, NORBERTO NEGRON,  
 MARTINEZ, ERIKA S.; Village of  
 Lancaster Green; 07787; Bonner

DIXON, VINCENT; Elizabeth D.  
 Tomlinson; 07747; Newcomer

DONNELLY, KRISTINE D.; First

**NOTICE**



**SHERIFF SALE OF VALUABLE  
Real Estate**

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**Wednesday, November 29, 2023  
@ 10:00 a.m. Prevailing Time**

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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 Government Center, Room 102/104, 150 North Queen 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 bal-

ance of their bid within 30 days after the sale date.

Each buyer shall file a properly completed and signed Pennsylvania Realty Transfer Tax Statement of Value in duplicate with the Sheriff's Office within 15 days after the sale date. All applicable realty transfer taxes will be fully paid from the sale proceeds by the Sheriff's Office. If the proceeds are insufficient to pay all the sale costs, realty transfer taxes, and priority liens, then the buyer shall pay the balance of such amounts to the Sheriff's Office within 30 days after the sale date.

If no petition has been filed to set aside a property sale, the Sheriff will execute and record a deed 20 days or more after filing a proposed Schedule of Distribution with the Prothonotary's Office, conveying all the real estate rights, title, & interests of the defendants in the property. Distribution of the sale proceeds will be made per the proposed Schedule of Distribution 11 or more days after the filing of such Schedule, provided no exceptions are filed regarding the proposed distribution.

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

If a buyer breaches or otherwise fails to comply with these Conditions of Sale, the buyer shall forfeit their down payment to the Sheriff's Office in its entirety as liquidated damages, and the buyer also shall be liable to the Sheriff's Office for all costs, expenses,

losses, and damages (including, without limitation, attorney fees) suffered or incurred by the Sheriff's Office (1) to resell the property or (2) above and beyond such down payment amount, or both of the foregoing.

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

Christopher Leppler,  
*Sheriff of Lancaster County*  
 Michael D Hess, Esquire,  
*Solicitor*

**CI-16-06927**

**US BANK NATIONAL ASSOCIATION, AS TRUSTEE SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-WMC2**

**vs**

**ALICE M. CARLSON, EDWARD Z. DART, JR.**

PROPERTY ADDRESS: 149 E. ROSS ST, LANCASTER, PA 17602  
 UPI / TAX PARCEL NUMBER: 336-21583-0-0000  
 JUDGMENT: \$82,125.55  
 REPUTED OWNERS: Alice M. Carlson and Edward Z. Dart, Jr.  
 DEED BK. or INSTR. NO.: 5491942  
 MUNICIPALITY: Lancaster City  
 AREA: 2,175 sq. ft.  
 IMPROVEMENTS: Residential

Dwelling

**CI-23-01441**

**WILMINGTON SAVINGS FUNDS SOCIETY FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST 1**

**vs**

**JON T. DEACON, JR., PATRICIA E. DEACON**

PROPERTY ADDRESS: 236 STONE HILL ROAD, CONESTOGA, PA 17516  
 UPI / TAX PARCEL NUMBER: 120-08697-0-0000  
 JUDGMENT: \$159,506.25  
 REPUTED OWNERS: Jon T. Deacon, Jr. and Patricia E. Deacon  
 DEED BK. and PAGE or INSTR. NO.: 5788 , 155  
 MUNICIPALITY: Conestoga  
 AREA:  
 IMPROVEMENTS:

**CI-22-04205**

**US BANK NATIONAL TRUST ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST**

**vs**

**LEAH MARIE ROSE FARABAUGH**

PROPERTY ADDRESS: 3 IVYWOOD COURT, LANCASTER, PA 17603  
 UPI / TAX PARCEL NUMBER: 320-22829-0-0000  
 JUDGMENT: 162,768.00  
 REPUTED OWNERS: Leah Marie Rose Farabaugh  
 DEED BK. or INSTR. NO.: 6380804  
 MUNICIPALITY: Township of Lam-

peter  
AREA:  
IMPROVEMENTS: Single Family  
Dwelling

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**CI-23-02120**  
**US BANK TRUST NATIONAL**  
**ASSOCIATION, NOT IN ITS**  
**INDIVIDUAL CAPAACITY BUT**  
**SOLELY AS OWNER**  
**TRUSTEE FOR VRMTG ASSET**  
**TRUST**

**vs**  
**KEVIN T. FUENTES, AS EXEC-**  
**UTOR TO THE ESTATE OF HEL-**  
**EN A. FUENTES, DECEASED**  
PROPERTY ADDRESS: 174  
WHEATLAND DRIVE, DENVER,  
PA 17517  
UPI / TAX PARCEL NUMBER:  
040-92412-0-0000  
JUDGMENT: \$258,838.00  
REPUTED OWNERS: Kevin T.  
Fuentes, as Executor to the Estate  
of Helen A. Fuentes, deceased  
DEED BK. 2762 and PAGE 226  
MUNICIPALITY: Denver  
AREA: 1414.00 Sq.Ft.  
IMPROVEMENTS:

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**CI-22-07032**  
**ARBA CREDIT INVESTORS II,**  
**LP**  
**vs**  
**GENVEST LLC**

PROPERTY ADDRESS: 2167 MAIN  
STREET, LITITZ, PA 17543  
UPI / TAX PARCEL NUMBER:  
600-73264; 600-85875  
Judgment: \$248,158.13  
Reputed Owners: GenVest LLC  
Deed Bk. and Page or Instr.  
No.:6426569  
Municipality: Warwick Township  
Area: 50,016 sq. ft.  
Improvements: Commercial

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**CI-23-00372**  
**U.S. BANK TRUST NATIONAL**  
**ASSOCIATION, NOT IN ITS**  
**INDIVIDUAL CAPACITY BUT**  
**SOLELY AS OWNER TRUST-**  
**EE FOR RCF 2 ACQUISITION**  
**TRUST C/O U.S. BANK TRUST**  
**NATIONAL ASSOCIATION**

**vs**  
**MOHAMMAD GHAZZOUL**  
PROPERTY ADDRESS: 271 PROS-  
PECT ROAD, MOUNT JOY, PA  
17552  
UPI / TAX PARCEL NUMBER:  
300-64146-0-0000  
JUDGMENT: \$30,589.83  
REPUTED OWNERS: Mohammad  
Ghazzoul  
DEED INSTR. NO.: 5421866  
MUNICIPALITY: Mount Joy  
AREA: 2234.00 Sq.Ft.  
IMPROVEMENTS:

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**CI-21-08829**  
**WILMINGTON SAVINGS FUND**  
**SOCIETY, FSB, AS TRUSTEE OF**  
**STANWICH MORTGAGE LOAN**  
**TRUST F**

**vs**  
**BRADLEY A. HARNER, HEATH-**  
**ER L. HARNER, UNITED**  
**STATES OF AMERICA**  
PROPERTY ADDRESS: 27 JEWEL  
DRIVE, MOUNT JOY, PA 17552  
UPI / TAX PARCEL NUMBER:  
150-63179-0-0000  
Judgment: \$386,268.98  
Reputed Owners: Bradley A. Har-  
ner and Heather L. Harner  
Deed Bk and Page or Instr. No.:  
5966129  
Municipality: East Donegal Town-  
ship  
Area: N/A  
Improvements: Residential Prop-

erty

**CI-21-00423**

**NORTHWEST BANK F/K/A  
NORTHWEST SAVINGS BANK**

**vs**

**TIMOTHY J. LANDIS**

PROPERTY ADDRESS: 5611  
BOSSLER ROAD, ELIZABETH-  
TOWN, PA 17022  
UPI / TAX PARCEL NUMBER:  
160-09750-0-0000  
JUDGMENT: \$127,930.27, plus  
interest at the rate of \$18.243208  
per diem and costs of suit  
REPUTED OWNERS: Timothy J.  
Landis  
DEED BK. or INSTR. NO.: Book  
6800, Page 0026  
MUNICIPALITY: West Donegal  
Township  
AREA: 0.88 acres  
IMPROVEMENTS: Modular home  
on land with detached storage  
shed

**CI-22-06881**

**PNC BANK, NATIONAL ASSOCI-  
ATION**

**vs**

**JASON L LEBER**

PROPERTY ADDRESS: 229 CI-  
DER PRESS ROAD, MANHEIM,  
PA 17545  
UPI / TAX PARCEL NUMBER:  
540-81933-0-0000  
JUDGMENT: \$75,747.80  
REPUTED OWNERS: Jason L.  
Leber  
DEED BK.: 5053, PAGE: 0559  
MUNICIPALITY: Township of Ra-  
pho  
AREA: N\A  
IMPROVEMENTS: Residential  
Dwelling

**CI-19-04409**

**CARRINGTON MORTGAGE SER-  
VICES, LLC**

**vs**

**JILL MCNABB FRIEDMAN  
KNOWN SURVIVING HEIR OF  
JOHN KIM MCNABB, UNKNOWN  
SURVIVING HEIRS OF JOHN  
KIM MCNABB**

PROPERTY ADDRESS: 234 E  
FULTON STREET, Lancaster, PA  
17602  
UPI / TAX PARCEL NUMBER:  
336-26296-0-0000  
JUDGMENT: \$161,368.68  
REPUTED OWNERS: John Kim  
McNabb  
INSTR. NO.: 5872853  
MUNICIPALITY: City of Lancaster  
AREA: 1,152  
IMPROVEMENTS: Residential  
Dwelling

**CI-20-00948**

**CITIZENS BANK, N.A. S/B/M  
TO CITIZENS BANK OF PENN-  
SYLVANIA**

**vs**

**VALERIE R MILHOLIN A/K/A  
VALERIE ROBERTS**

PROPERTY ADDRESS: 60 STAN-  
LEY AVE, LANDISVILLE, PA  
17538  
UPI / TAX PARCEL NUMBER:  
290-29457-0-0000  
JUDGMENT: \$61,171.16  
REPUTED OWNERS: Valerie R.  
Milholin a/k/a Valerie Roberts  
DEED BK. & PG.: 4799 & 613  
MUNICIPALITY: East Hempfield  
Township  
AREA: 9,148 sq. ft.  
IMPROVEMENTS: Residential  
Dwelling

**CI-23-01202**

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO BANK OF AMERICA, N.A., AS SUCCESSOR TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR EMC MORTGAGE LOAN TRUST 2005-B, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-B**

**vs**

**JAMES R NITCHMAN**

PROPERTY ADDRESS: 474 WEST HIGH STREET, ELIZABETHTOWN, PA 17022  
UPI / TAX PARCEL NUMBER: 250-32352-0-0000  
JUDGMENT: \$174,077.16  
REPUTED OWNERS: James R. Nitchman  
DEED BK. 5447 and PAGE 31 or INSTR. NO. 997049562  
MUNICIPALITY: Borough of Elizabethtown  
AREA: 0.18 acres  
IMPROVEMENTS: Single Family Residential Dwelling

**CI-23-00143**

**TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY**

**vs**

**SHARON OLPHIN, KNOWN SURVIVING HEIR OF SHIRLEY A RINEER, UNKNOWN SURVIVING HEIR OF SHIRLEY A RINEER**

PROPERTY ADDRESS: 97 OAK BOTTOM ROAD, Quarryville, PA 17566  
UPI / TAX PARCEL NUMBER: 520-59659-0-0000  
JUDGMENT: \$116,923.18  
REPUTED OWNERS: Shirley A Rineer and James Arthur Rineer  
DEED BK. or INSTR. NO.: Book: Y 58, Page: 847

MUNICIPALITY: Township of Providence  
AREA: 1,268 Sq. Ft.  
IMPROVEMENTS: Residential Dwelling

**CI-21-08839**

**MIDFIRST BANK**

**vs**

**MARY ELLEN PAYNE-ZIMMERMAN**

PROPERTY ADDRESS: 160 MANHEIM STREET, MOUNT JOY, PA 17552  
UPI / TAX PARCEL NUMBER: 450-74399-0-0000  
JUDGMENT: \$177,345.92  
REPUTED OWNERS: MARY ELLEN PAYNE-ZIMMERMAN  
DEED BK. or INSTR. NO.: 6293445  
MUNICIPALITY: BOROUGH OF MOUNT JOY  
AREA: 1290.00 Sq.Ft.  
IMPROVEMENTS: A RESIDENTIAL DWELLING

**CI-23-00175**

**PNC BANK. NATIONAL ASSOCIATION**

**vs**

**MARK A. ROBINSON**

PROPERTY ADDRESS: 190 SCOTLAND ROAD, QUARRYVILLE, PA 17566  
UPI / TAX PARCEL NUMBER: 180-90483-0-0000  
JUDGMENT: \$74,182.29  
REPUTED OWNERS: Mark A. Robinson and Jennifer J. Robinson, husband and wife  
DEED BK.: Volume 5999, Page 0102  
MUNICIPALITY: Township of East Drumore  
AREA: N\A  
IMPROVEMENTS: Residential



Dwelling

IMPROVEMENTS: RESIDENTIAL DWELLING

**CI-22-07531**

**NATIONSTAR MORTGAGE LLC**

**vs**

**TOMAS RODRIGUEZ, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF LUZ C. TORRES, MARISEL RODRIGUEZ, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF LUZ C. TORRES (IF ANY), UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF LUZ C. TORRES (IF ANY)**

PROPERTY ADDRESS: 566 PERSHING AVENUE, LANCASTER, PA 17602

UPI / TAX PARCEL NUMBER: 337-68050-0-0000

JUDGMENT: \$9,433.74

REPUTED OWNERS: Luz C. Torres

DEED BK. or INSTR. NO.: Volume 4381, Page 0503

MUNICIPALITY: City of Lancaster

AREA: N/A

IMPROVEMENTS: Residential Dwelling

**CI-13-11294**

**WELLS FARGO BANK, NA**

**vs**

**ERIC V. SAENZ**

PROPERTY ADDRESS: 55 PARK AVE, EPHRATA, PA 17522-2071

UPI / TAX PARCEL NUMBER: 260-86874-0-0000

JUDGMENT: \$125,011.94

REPUTED OWNERS: ERIC V. SAENZ

DEED INSTRUMENT NO.: 5417345

MUNICIPALITY: BOROUGH OF EPHRATA

**CI-19-08683**

**FREEDOM MORTGAGE CORPORATION**

**vs**

**JENNIFER SENSENIG, DAVID L. SENSENIG AKA DAVID SENSENIG**

PROPERTY ADDRESS: 102 EAST MANOR DRIVE, LITITZ, PA 17543

UPI / TAX PARCEL NUMBER: 240-22406-0-0000

JUDGMENT: 187,183.35

REPUTED OWNERS: David L. Sensenig, an adult individual

DEED BK. and PAGE or INSTR. NO.: 6414992

MUNICIPALITY: Elizabeth Township

AREA: Lititz

IMPROVEMENTS: Residential Dwelling

**CI-23-03577**

**CLOCK TOWERS CONDOMINIUM ASSOCIATION**

**vs**

**KONSTANTINOS G. SOFILLAS**

PROPERTY ADDRESS: 917 COLUMBIA AVENUE UNIT 114, LANCASTER, PA 17603

UPI / TAX PARCEL NUMBER: 335-58696-1-0114

Judgment: \$11,223.78

Reputed Owners: Konstantinos G. Sofillas

Deed Bk. and Page or Instr. No.: 5301474

Municipality: Lancaster City

Area: Residential - Condo #1 (One Story)

Improvements: N/A

**CI-22-04094**  
**PARK TREE INVESTMENTS 24,**  
**LLC**  
**vs**  
**RONALD E. SPROUT, LISA M.**  
**SPROUT**

PROPERTY ADDRESS: 521 LITTLE  
BRITAIN CHURCH ROAD, PEACH  
BOTTOM, PA 17563  
UPI / TAX PARCEL NUMBER: 280-  
47323-3-0002  
JUDGMENT: \$39,862.24  
REPUTED OWNERS: Lisa M.  
Sprout  
Instrument No. 20085729050  
MUNICIPALITY: Township of Ful-  
ton  
AREA: 1,024 Sq Ft  
IMPROVEMENTS: Single Family  
Residential Dwelling

**CI-23-00098**  
**CITIZENS BANK, N.A. F/K/A**  
**RBS CITIZENS, N.A.**  
**vs**

**DAVID STOLTZFUS**  
PROPERTY ADDRESS: 220 RUBY  
STREET, LANCASTER, PA 17603  
UPI / TAX PARCEL NUMBER: 338-  
66056-0-0000  
JUDGMENT: \$174,788.94  
REPUTED OWNERS: David Stoltz-  
fus  
INSTR. NO.: 6512324  
MUNICIPALITY: Lancaster  
AREA: 1,928  
IMPROVEMENTS: Residential  
Dwelling

**CI-22-03262**  
**U.S. BANK TRUST NATIONAL**  
**ASSOCIATION, NOT IN ITS INDI-**  
**VIDUAL CAPACITY BUT SOLELY**  
**AS OWNER TRUSTEE FOR RCF**  
**2 ACQUISITION TRUST C/O U.S.**  
**BANK TRUST NATIONAL ASSO-**

**CIATION**

**vs**

**NICHOLAS J. SUMMERS**  
PROPERTY ADDRESS: 93 NORTH  
KINZER ROAD, KINZERS, PA  
17535-9705  
UPI / TAX PARCEL NUMBER:  
490-01288-0-0000  
JUDGMENT: \$100,969.48  
REPUTED OWNERS: Nicholas J.  
Summers  
DEED BK. and PAGE or INSTR.  
NO.: 53717872  
MUNICIPALITY: Township of Par-  
adise  
AREA:  
IMPROVEMENTS:

**CI-22-04767**  
**JPMORGAN CHASE BANK, NA-**  
**TIONAL ASSOCIATION**  
**vs**

**FREDERICK G. VAN NAME**  
**A/K/A FREDERICK G. VAN-**  
**NAME**

PROPERTY ADDRESS: 237  
CROSS KEYS DRIVE, STRAS-  
BURG, PA 17579  
UPI / TAX PARCEL NUMBER:  
570-61215-0-0000  
JUDGMENT: \$99,415.82.  
REPUTED OWNERS: Frederick  
G. Van Name a/k/a Frederick G.  
VanName  
DEED BK. and PAGE or INSTR.  
NO.: Document ID# 5222869  
MUNICIPALITY: Borough of Stras-  
burg  
AREA: ALL THAT CERTAIN lot or  
tract of land situate on the south  
side of Cross Keys Drive in the  
Borough of Strasburg, County of  
Lancaster and Commonwealth  
of Pennsylvania, said Lot being  
known as Lot No. 48, Block "B" on  
a Final Plan of Olde Towne Stras-  
burg prepared for Hogan and Herr

Enterprises by Henry I. Strauss-  
er, Professional Land Surveyor,  
dated January 9, 1984, said plan  
being known as Drawing No. PM-  
402-B, said plan being recorded  
n the Recorder of Deeds Office in  
Lancaster, Pennsylvania, in Sub-  
division Plan Book No. J-136 on  
Page No. 128, said lot being more  
fully bounded and described as  
follows:

IMPROVEMENTS: Residential  
Dwelling

**CI-18-02662**

**M&T BANK S/B/M KEYSTONE  
FINANCIAL BANK, N.A. DOING  
BUSINESS AS KEYSTONE FI-  
NANCIAL MORTGAGE**

**vs**

**ANTONIO VASQUEZ**

PROPERTY ADDRESS: 567 S.  
CHRISTIAN ST, LANCASTER, PA  
17602

UPI / TAX PARCEL NUMBER:  
337-72942-0-0000

JUDGMENT: \$36,727.40

REPUTED OWNERS: ANTONIO  
VASQUEZ

DEED BK. or INSTR. NO.: Book  
6312, Page 0433

MUNICIPALITY: CITY OF LAN-  
CASTER

AREA: 1,479

IMPROVEMENTS: A RESIDEN-  
TIAL DWELLING

**RIGHT, TITLE OR INTEREST  
FROM OR UNDER LINDA C.**

**WITTER, DECEASED**

PROPERTY ADDRESS: 259  
SOUTH 2ND STREET, BAIN-  
BRIDGE, PA 17502

UPI / TAX PARCEL NUMBER:  
130-13724-0-0000

JUDGMENT: \$104,604.66.

REPUTED OWNERS: Christopher  
J. Witter, known Heir of Linda C.  
Witter, deceased and Unknown  
Heirs, Successors, Assigns and  
All Persons, Firms or Associations  
Claiming Right, Title or Interest  
from or under Linda C. Witter, de-  
ceased

DEED BK. and PAGE or INSTR.  
NO.: Deed Book "M", Volume 83,  
Page 250

MUNICIPALITY: Township of Co-  
noy

AREA: All THAT CERTAIN lot  
or piece of land situated on the  
Northeastern side of Legislative  
Route No. 407 (Old Pa. Route No.  
441) in the Township OF Convoy,  
County of Lancaster and Com-  
monwealth of Pennsylvania, and  
being all of Lot No. 2 in Block D  
on the plan to Section 2 of Con-  
voy Manor recorded in Lancast-  
er County Recorder's Office in  
Sub-Division Plan Book B-17,  
Page 44 and bounded and de-  
scribed as follows:

IMPROVEMENTS: Residential  
Dwelling

**CI-23-00247**

**UTILITIES EMPLOYEES CU**

**vs**

**CHRISTOPHER J. WITTER,  
KNOWN HEIR OF LINA C. WIT-  
TER, DECEASED, UNKNOWN  
HEIRS, SUCCESSORS, ASSIGNS  
AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMINIG**