

**THE UNITED STATES BANKRUPTCY COURT
OF THE EASTERN DISTRICT OF PENNSYLVANIA**

NOTICE

**WONG NAMED CLERK OF U.S. BANKRUPTCY COURT FOR
THE EASTERN DISTRICT OF PENNSYLVANIA**

Mohung Wong is the new Clerk of Court for the United States Bankruptcy Court for the Eastern District of Pennsylvania. The Clerk acts as the business manager for the bankruptcy court, overseeing all aspects of administration of the court's operations. Wong was selected by the Board of Judges consisting of Chief Judge Ashely M. Chan, Judge Patricia M. Mayer and Judge Derek J. Baker, after a nationwide solicitation and a series of candidate interviews.

A graduate of the Massachusetts Institute of Technology (MIT) with a degree in Computer Science and Engineering, Mr. Wong brings over 35 years of federal court administrative and information technology experience. Born in Hong Kong, he arrived in the United States as an adolescent and became a naturalized citizen. Upon graduating college, Mr. Wong chose to give back to the country that received him by entering public service. He joined the federal court system and through hard work and quiet determination, he rose through the ranks based on merit. In doing so, he reinforced a truly American ideal that we live in a meritocracy where hard work, skill and the content of one's character actually matter.

Commenting on the appointment, Chief Judge Ashely Chan said, "We are thrilled to have an experienced and thoughtful administrator at the helm. Mr. Wong's background and temperament fit perfectly for what the court needs at a time of diminishing financial resources and a growing caseload."

Mr. Wong will begin as Clerk in September upon the retirement of Timothy McGrath, who dutifully served as Clerk from 2005 to 2025. Chief Judge Chan is grateful for the long and dedicated service that Mr. McGrath has provided to the public which includes over 38 years as his time as a district court law clerk, deputy circuit executive, and staff director at the U.S. Sentencing Commission.

The U.S. Bankruptcy Court for the Eastern District of Pennsylvania serves the nine county region of Southeastern Pennsylvania, including Berks, Bucks, Chester, Delaware, Lancaster, Lehigh, Montgomery, Northampton, and Philadelphia with courthouses located in Philadelphia and Reading, Pennsylvania.

IN THE COURT OF COMMON PLEAS
OF LANCASTER COUNTY, PENNSYLVANIA
CIVIL DIVISION

TAYLOR LEESE,
Plaintiff
v.
PATRICK INDUSTRIES, INC.; HARLAN
MACHINERY COMPANY; FINZER ROLLER;
ROTATION DYNAMICS CORPORATION
f/k/a ROTA DYNE; and JOHN/JANE DOES
1-20; AND ABC CORPORATIONS 1-20
Defendants

CI-24-04970:
JURY TRIAL DEMANDED

OPINION AND ORDER

By: Conrad, J.

Before the court is the Motion for Judgment on the Pleadings filed by Patrick Industries, Inc., which seeks to strike all of Plaintiff's allegations as to it based on employer immunity afforded to it under the Pennsylvania Workers' Compensation Act.¹ For the reasons that follow, the Motion will be granted.

History of the Case

This matter arises out of a workplace injury that occurred on July 25, 2023, when Plaintiff's left hand got caught in the roller of a laminating coater causing her serious and permanent injury. Plaintiff commenced this action by complaint filed on July 16, 2024. On September 4, 2024, Defendant Patrick Industries, Inc. ("Patrick") filed preliminary objections. On September 25, 2024, Plaintiff filed a first amended complaint. On September 27, 2024, Plaintiff and Defendant Finzer Roller entered into a stipulation whereby Plaintiff agreed to dismiss its claims for punitive damages against Finzer Roller at Counts II, III, and IV without prejudice.

On October 9, 2024, Finzer Roller filed its answer, new matter and a cross claim against Patrick and Harlan Machinery Company. Plaintiff filed a reply to Finzer Roller's new matter on October 9, 2024. It does not appear that Patrick filed an answer to Finzer Roller's cross claim.

On December 4, 2024, Patrick filed an answer and new matter to Plaintiff's first amended complaint. Plaintiff filed a reply to Patrick's answer with new matter² and on December 6, 2024, Finzer Roller filed an answer to Patrick's cross claim. No other pleadings have been filed to date although docket entries show service has been made on defendants Harlan Machinery Company and Rota Dyne.

¹ 77 P.S. §§ 1, et seq. ("the Act").
² Oddly, Plaintiff's Reply is docketed a day before Patrick filed its answer and new matter.

On January 13, 2025, Patrick filed its Motion for Judgment on the Pleadings. On January 23, 2025, Plaintiff filed her response. A reply brief was filed by Patrick on February 17, 2025. The docket also shows a motion to compel discovery filed by Plaintiff in January and responded to by Patrick in February, 2025; however, counsel for the parties have not submitted their discovery dispute pursuant to Lancaster County local rules of court.³

Plaintiff's first amended complaint identifies all the defendants as being "in the business of designing, manufacturing, assembling, selling, distributing, transporting, delivering, maintaining, inspective, and/or installing laminate coater products." (See first amended complaint paragraphs 4, 5, 9, 11, 13). The Plaintiff further alleges that the "equipment as designed, manufactured, assembled, sold, distributed, transported, delivered, and/or installed was defective because it lacked any proper guarding, the safety bar and/or emergency stop system were defective and failed to stop the rollers, and there was no method for cleaning the coater without facing risk of injury." (See first amended complaint paragraph 14).

With regard to the manner in which the Plaintiff's injury was sustained, the facts allege:

18. On July 25, 2023, Plaintiff was cleaning the coater as she was trained to do, while the rollers were in motion, with no guard on the machine, and with no proper tools to keep her hand away from the rollers.

20. On July 25, 2023, the Plaintiff, by herself and with no operator partner, was scraping the bottom roller of the board coater while it was running with her left hand and a short, hand-held scraper, when her hand was caught in between the underside of a plate where a board enters the coater and a bottom moving roller.

21. The Plaintiff's left hand got caught in the moving roller and when she pulled the safety bar to spread apart the rollers and/or stop the roller, the roller continued to spin. A coworker came over and pulled the safety bar and again nothing happened. Ultimately, the coworker was able to free the Plaintiff's hand from the roller by brute force and the Plaintiff was life-flight-ed for medical care.

The first amended complaint contains four counts: Count 1 (Negligence under the Dual Capacity Doctrine against Patrick); Count 2 (Strict Liability for Defective Design, Manufacturing, and Failure to Warn against Defendants Patrick, Harlan, Finzer, and Rotation); Count

³ The court also notes that it did not become aware of the pending motion for judgment on the pleadings until July 3, 2025, when the Prothonotary generated a civil case tracking report showing cases that have been pending disposition for greater than 90 days. The Prothonotary has no mechanism to know when a file should be brought to chambers unless a Praeceptum for Disposition is filed and chambers is unaware that any action is needed unless the file is brought to chambers.

3 (Breach of Warranty against Defendants Patrick, Harlan, Finzer and Rotation); and Count 4 (Negligence and Recklessness against all defendants).

Patrick's motion asserts that Plaintiff has failed to state a legally valid cause of action against Patrick because of the exclusivity provision of the Act. Plaintiff argues that the motion should be denied because she alleges two exceptions to the Act.

Discussion

Pennsylvania Rule of Civil Procedure 1034(a) authorizes entry of judgment on the pleadings after the pleadings are closed, but within such time as not to delay trial. "A motion for judgment on the pleadings is similar to a demurrer. It may be entered when there are no disputed issues of fact and the moving party is entitled to judgment as a matter of law." *Mellon Bank, N.A. v. National Union Ins. Co.*, 768 A.2d 865, 868 (Pa. Super. 2001) (citations omitted). Further, since a motion for judgment on the pleadings is not a motion for summary judgment, no affidavit or depositions may be considered, nor is any matter before the court except the pleadings. See *Bogojavlensky v. Logan*, 181 Pa. Super. 312, 124 A.2d 412 (1956).

The court "must accept as true all well pleaded statements of fact of the party against whom the motion is granted and consider against him only those facts that he specifically admits. The court will grant such a motion only when the moving party's right to succeed is certain and the case is so free from doubt that a trial would clearly be a fruitless exercise. *John T. Gallaher Timber Transfer v. Hamilton*, 932 A.2d 963, 967 (Pa. Super. 2007).

In this case, the trial court is asked to determine whether the immunity provision of the Act bars Plaintiff's claim against Patrick. This provision states:

(a) The liability of an employer under this act shall be exclusive and in place of any and all other liability to such employes, his legal representative, husband or wife, parents, dependents, next of kin or anyone otherwise entitled to damages in any action at law or otherwise on account of any injury or death....

77 Pa. C.S.A. § 481(a).

As has been oft stated by our courts, "[t]he Act reflects a compromise that has prevailed in Pennsylvania for decades: in exchange for their mandatory contributions to a no-fault insurance program, employers avoid the risks and uncertainties of defending against lawsuits arising from such injuries." *Franczyk v. Home Depot, Inc.*, 292 A.3d 852, 853 (Pa. 2023). The Court in that case further stated that only a few narrow exceptions have been recognized over the Act's long history. See *Id.*

Plaintiff argues two exceptions to the Act: First, that Patrick has a "dual capacity," as an employer and as a designer, manufacturer, etc., of the laminate coatiers which subjects him to liability in tort. Second, that Patrick engaged in gross or reckless conduct which is an exception

to the Act's immunity provision.

A. Dual Capacity Exception.

The "dual capacity" doctrine is described as follows:

Under this doctrine, an employer normally shielded from tort liability by the exclusive remedy principle may become liable in tort to his own employee if he occupies, in addition to his capacity as employer, a second capacity that confers on him obligations independent of those imposed on him as employer.

Budzichowski v. Bell Telephone Co., of Pennsylvania, 503 Pa. 160, 167, 469 A.2d 111, 114 (1983) (citing 21 Larson, Workmen's Compensation Law, Section 72.8, p. 14-112 (1976)).

In *Budzichowski* the Court held that the employer, Bell, was not operating in a "dual capacity" when the doctors employed by it were "persons in the same employ" as the injured employee. The facts of the case show that the employee was injured after falling when he was trying to ward off a customer's dog while installing a phone at the customer's residence. He reported to the Bell Medical Dispensary for treatment where the doctors diagnosed him with an inguinal strain and hip strain. Because he continued to experience pain, he consulted an orthopedical surgeon six months later and learned that the bone in the head of his right femur had deteriorated and he required a bone graft operation.

Suit was brought against the doctors who treated his injuries at the dispensary and the employer. The employer filed a motion for summary judgment alleging that the doctors were its full-time employees the same as the injured employee. The trial court granted the motion and the Superior Court affirmed.

The Supreme Court affirmed and rejected the employee's argument that Bell was not immune from suit under the exclusivity provisions of the Act because when the negligence was committed, Bell was not acting as an employer but in a "dual capacity" as a provider of health care. The employee relied on the Court's decision in *Tatrai v. Presbyterian University Hospital*, 497 Pa. 247, 439 A.2d 1162 (1982) where the Court held that an employee of the hospital who became ill at work could sue her employer when she was injured in the emergency room where she went for treatment for her illness. The Court distinguished *Tatrai* on the basis that the employer was a hospital that served the general public unlike the dispensary that treated only Bell employees. The Court further explained its reasoning in *Tatrai* saying the treatment provided to the employee would have been provided absent the employment relationship. *Budzichowski*, 503 Pa. at 168, 469 A.2d at 115. Applying this distinction to the case at bar, the Court found that Bell, as the employer, was not operating in a "dual capacity" but instead was acting only as the employer. Thus, the Court concluded that the only remedy the employee had for his work-related injuries was provided by the Act.

Plaintiff argues that Patrick owes a duty to Plaintiff that is separate from the work relationship because the Defendant is in the business of designing and maintaining coaters. The argument is belied by the activity in which the Plaintiff was engaged at the time of the injury, which was cleaning a coater on behalf of her employer, Patrick, with the injury occurring at her place of employment.

Plaintiff is unlike the employee in *Tatrai*, who was treating for an illness at the emergency department of her employer, a public hospital, when she was injured. Here, while the allegations in Plaintiff's first amended complaint are cleverly contorted in an attempt to disguise the fact that Plaintiff was engaged in the performance of her job at the time of her injury, it is still an inescapable conclusion when viewing the pleading in its entirety. Thus, the "dual capacity" exception does not apply.⁴

B. Gross or Reckless Conduct Exception.

Plaintiff also argues that intentional conduct rising to recklessness is an exception to Worker's Compensation immunity. She alleges facts which would support a finding of recklessness such as not having guards for the coater machine, not providing safety equipment for the task of cleaning the machine, and forcing employees to continue to engage in a dangerous activity of cleaning the machine without stopping the moving rollers even after the OSHA investigation that resulted in a fine for the workplace accident.

There is no carve out in the Act itself for an employee to bring suit against an employer for reckless or even intentional acts. Further, the case law on this issue has not been helpful to an employee who has suffered such an injury at the hands of a less than scrupulous employer.

One of the few cases finding for the employee under such circumstances was the Pennsylvania Supreme Court's decision in *Martin v. Lancaster Battery Co.*, 530 Pa. 11, 606 A.2d 444 (1992). In that case the Court held that an employee is not limited to the remedies under the Workmen's Compensation Act and could bring a common law action against his employer for fraudulent misrepresentation. The fact show that the employer was required by Federal safety regulations to test employees due to their work environment exposing them to lead. The employer falsified the results of the employee's blood tests over a three-year period until the employee was diagnosed with lead toxicity, lead neuropathy, hypertension, gout, and renal insufficiency. The severity of his condition would have been substantially reduced had his employer promptly and accurately reported the elevated levels of lead in the employee's blood.

The Court explained that the employee was not seeking compensa-

⁴ "It is this clear that the focus of the 'dual capacity' exception is on the circumstances in which the worker's injury occurs. But no such exception can exist where, as in the matters now before us, the employee's compensable injury occurred while he was actually engaged in the performance of his job." *Heath v. Church's Fried Chicken, Inc.*, 519 Pa. 274, 277, 546 A.2d 1120, 1121 (internal cite omitted). The plaintiff in *Heath* brought a product's liability claim against the employer who was also a manufacturer of the equipment, a chicken saw, causing the employee's injury.

tion for the work injury itself but rather was seeking compensation for an aggravation of a pre-existing work injury caused by the delay in treatment due to the employer's fraudulent misrepresentation. The Court stated:

There is a difference between employers who tolerate workplace conditions that will result in a certain number of injuries or illnesses and those who actively mislead employees already suffering as the victims of workplace hazards, thereby precluding such employees from limiting their contact with the hazard and from receiving prompt medical attention and care.

Id., 530 Pa. at 18, 606 A.2d at 448.

Most recently the Supreme Court in *Franczyk v. Home Depot*, held that the Act's exclusivity provision barred an employee from bringing suit for negligence against her employer after she was bitten by a customer's dog at work and the employer prohibited her from obtaining information from the dog owner or from witnesses to the dog bite so she could bring suit against the dog owner. The employee's claim against her employer asserted that the employer failed to investigate the dog bite incident and it allowed the dog owner and witnesses to leave without first obtaining identifying information about the dog owner.

In support of her civil claim against her employer, the employee contended that the injury she sustained was distinct from and arising after the workplace injury and that the employer's wrongful conduct caused that harm. The Court nevertheless concluded that Section 411's definition of "injury in the course of employment"⁵ suggests a categorical ban against any worker's claim for damages that is not among those specifically excepted," *Id.* at 857, and the Court was unwilling to find any exception to the Act's statutory language based upon the facts of the case.

The Court also distinguished the facts of *Martin*, which *Franczyk* argued was like her case, by explaining that *Franczyk* was not seeking damages for the underlying injury but rather for the distinct harm she suffered when her employer failed to take reasonable steps to enable her to pursue a third-party claim against the dog owner. The Court concluded that the asserted injury was "'intertwined' inextricably" with the workplace injury and the only way that her damages could be determined would be to require a trial within a trial and then try to imagine what a jury would award as damages against the dog owner. *Id.* at 862. This, according to the Court, was the sort of claim the Act is to prevent.

Here, Plaintiff likewise relies on *Martin* but does not articulate how

⁵ The terms "injury" and "personal injury" as used in this act, shall be construed to mean an injury to an employee, regardless of [her] previous physical condition, . . . arising in the course of [her] employment and related thereto The term "injury arising in the course of [her] employment," as used in this article, shall not include an injury caused by an act of a third person intended to injure the employee because of reasons person to [her] as an employee or because of [her] employment; nor shall it include injuries sustained while the employee is operating a motor vehicle provider by the employer; . . . but shall include all other injuries sustained while the employee is actually engaged in the furtherance of the business or affairs of the employer *Id.* (citing 77 P.S. § 411(1)).

the facts of her case are similar to the facts of that case, especially as she has not sustained any type of separate injury arising after the workplace injury. Plaintiff merely concludes that intentional conduct, rising to the level of recklessness, is an exception to Worker's Compensation immunity without fully developing her argument for this assertion.⁶

Accordingly, the court hereby enters the following:

⁶ The Court in *Franczyk* briefly mentions several other cases in which the Court found the Act was the exclusive remedy even when there was an intentional act done by the employer. See *Poyser v. Newman & Co.*, 514 Pa. 32, 522 A.2d 548 (1987) (employer's intentional act of disregarding safety regulations does not trigger an exception to exclusivity); *Kuney v. PMA Insurance Co.*, 525 Pa. 171, 578 A.2d 1285 (1990) (dismissing employee's civil claim for emotional distress after employer willfully refused to pay workers' compensation benefits for total disability benefits).

IN THE COURT OF COMMON PLEAS
OF LANCASTER COUNTY, PENNSYLVANIA
CIVIL DIVISION

TAYLOR LEESE,
Plaintiff

v.

PATRICK INDUSTRIES, INC.; HARLAN
MACHINERY COMPANY; FINZER ROLLER;
ROTATION DYNAMICS CORPORATION
f/k/a ROTA DYNE; and JOHN/JANE DOES
1-20; AND ABC CORPORATIONS 1-20
Defendants

CI-24-04970:
JURY TRIAL DEMANDED

ORDER

AND NOW, this 16th day of July, 2025, upon consideration of the Motion for Judgment on the Pleadings filed by Patrick Industries, Inc., the response of the Plaintiff thereto and their briefs, it is hereby ORDERED that the motion is GRANTED, and Plaintiff's allegations against her employer Patrick Industries, Inc. are stricken from the first amended complaint with prejudice.⁷

BY THE COURT:
/S/JEFFREY A. CONRAD, J.

ATTEST:

Copies to:

Jon Rubinstein, Esquire
Patrick Heffron, Esquire
Christopher M. Reeser, Esquire

⁷ Patrick also asks the court to dismiss any crossclaims filed against it. While the Act has also been held to afford immunity to an employer for third-party claims, this issue was not briefed nor was Finzer Roller given an opportunity to present its position. Therefore, that request will have to wait for another day.

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

Adams, Robert H., dec'd.

Late of West Donegal Township.
Executrix: Barbara J. Adams c/o Kristen L. Behrens, Esquire, 1650 Market Street, #1200, Philadelphia, PA 19103.
Attorney: Kristen L. Behrens, Dilworth Paxson LLP, 1650 Market Street, #1200, Philadelphia, PA 19103.

Axe, James E., dec'd.

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

Barrett, Luther H., Jr., dec'd.

Late of Mountville.
Executor: Renee C. Barrett c/o Legacy Law, PLLC., 147 W. Airport Road, Suite 300, Lititz, PA 17543.

Attorney: Katelyn M. Haldeman, Esq.

Bigler, Samuel L., dec'd.

Late of Millersville Borough.
Executor: Cynthia L. Bigler c/o 327 Locust Street, Columbia, PA 17512.
Attorney: Michael S. Grab, Esquire, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Bixler, Patricia A., dec'd.

Late of Manheim Township.
Co-Executors: Rachel A. Bixler and Samuel M.W. Bixler c/o RKG Law, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.
Attorney: Lindsay M. Schoeneberger, Esquire.

Bowers, Richard W. a/k/a Richard Warren Bowers, dec'd.

Late of West Lampeter Township.
Executrix: Connie L. Bortzfield c/o Law Offices of Mark L. Blevins, Esquire, 701 Penn Grant Road, Lancaster, PA 17602.
Attorney: Mark L. Blevins, Esquire.

Buckwalter, David W., dec'd.

Late of Lancaster Township.
Executor: Ann Louis Longenecker c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Eberly, Nathaniel a/k/a Nathaniel C. Eberly.

Late of Ephrata Borough.
Executor: Kendall Eberly c/o Rick Morton, Esquire, 999 West

Chester Pike, Suite 201, West Chester, PA 19382.
Attorney: Rick Morton, Esquire.

Eby, Ella Mae, dec'd.

Late of Ephrata Township.
Executors: David B. Eby and Darwin B. Eby c/o Anthony P. Schimaneck, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.
Attorneys: Morgan, Hallgren, Crosswell & Kane, P.C.

Engle, Gary L., dec'd.

Late of Rapho Township.
Administrators: Susan Lynn Lease, Tammy Sue Bechtold, and Gary Lee Engle, Jr. c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Eshleman, Josephine A. a/k/a Jo Eshleman, dec'd.

Late of Willow Street.
Executor: John D. Eshleman c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.
Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Graff, Kerry J., dec'd.

Late of West Hempfield Township.
Administrator: Shari D. Graff c/o Law Offices of Mark L. Blevins, Esquire, 701 Penn Grant Road, Lancaster, PA 17602.
Attorney: Mark L. Blevins, Esquire.

Groff, Jay E., dec'd.

Late of Eden Township.
Co-Executors: Cynthia Lynn Eckman and Sandra Lee Mc-

Glothlin c/o Paterson Law LLC, 2819 J Willow Street Pike N., Willow Street, PA 17584.
Attorney: Kim Carter Paterson.

Hess, Robert L., dec'd.

Late of West Hempfield Township.
Executrix: Dawn Hess c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Hostetter, Linda L. a/k/a Linda Lou Hostetter, dec'd.

Late of East Lampeter Township.
Administrator: Jeffrey L. Hostetter c/o Peter J. Kraybill, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorney: Gibbel Kraybill & Hess LLP.

Leshner, Carl E., dec'd.

Late of Warwick Township.
Executor: Tema Zerbe c/o Gible Law Offices, P.C., 126 East Main Street, Lititz, PA 17543.
Attorney: Stephen R. Gible.

Madara, Sandra E., dec'd.

Late of Lititz Borough.
Executor: Brian J. Madara c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.
Attorney: Barbara Reist Dillon.

Mahoney, Janet H., dec'd.

Late of West Lampeter Township.
Executrix: Linda M. Satchell, 5 Meadow Woods Lane, West Grove, PA 19390.
Attorney: Tara S. Hersh, McColom D'Emilio Smith Uebler LLC,

2751 Centerville Road, #401 ,
Wilmington, DE 19808.

Manbeck, Claire A., dec'd.

Late of Ephrata Township.
Executor: Debra L. Dissinger,
2047 Thoroughbred Lane, Lan-
caster, PA 17601.
Attorney: None.

**Markealli, Mark D. a/k/a Mark
Douglas Markealli**, dec'd.

Late of Upper Leacock Town-
ship.
Executrix: Cynthia Ann Mansley
c/o Steven R. Blair, Attorney at
Law, 650 Delp Road, Lancaster,
PA 17601.
Attorney: Steven R. Blair, Esq.

**Martin, Clarence H. a/k/a Clar-
ence Hollinger Martin**, dec'd.

Late of Manheim Township.
Executor: Dale E. Martin c/o
Angelo J. Fiorentino, Attorney,
P.O. Box 5349, Lancaster, PA
17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

Miller, Joyce E., dec'd.

Late of Manheim Township.
Co-Executors: Anne L. Groff and
Harold E. Groff, Jr. c/o Nicholas
T. Gard, Esquire, 121 E. Main
Street, New Holland, PA 17557.
Attorneys: Smoker Gard Associ-
ates LLP.

Mohler, Michael R., dec'd.

Late of Warwick Township.
Executor: Mitchell A. Mohler c/o
Appel Yost LLP, 33 North Duke
Street, Lancaster, PA 17602.
Attorney: James K. Noel, IV,
Esq.

Neal, Pamela, dec'd.

Late of West Lampeter Town-
ship.

Executors: Vaughn Neal and So-
phia Neal c/o Nathan Egner, Es-
quire, 290 King of Prussia Road,
#110, Radnor, PA 19087.
Attorney: Nathan Egner, Es-
quire, Davidson & Egner.

Rapp, Ronald D., Jr., dec'd.

Late of Mohnton, Lancaster
County.
Executor: Jennifer Rapp, 297
Orchard Road, Mohnton, PA
19540.
Attorney: Carmen R. Stanziola,
Esquire, Law Office of Carmen
R. Stanziola, LLC, 219 East
Lancaster Avenue, Shillington,
PA 19607.

**Runcel, Mary J. a/k/a Mary
Jane Runcel**, dec'd.

Late of Lancaster Township.
Co-Executors: Bonnie J. Kirch-
ner and Gene W. Runcel, Jr.
c/o John H. May, Esquire, 49
North Duke Street, Lancaster,
PA 17602.
Attorneys: May, Herr & Grosh,
LLP.

Savage, Janet I., dec'd.

Late of Manheim Township.
Personal Representative: Tracey
A. Savage c/o Thomas M. Gish,
Sr., Attorney, P.O. Box 5349,
Lancaster, PA 17606.
Attorneys: Gibbel Kraybill &
Hess, LLP.

Scheffler, Linda A., dec'd.

Late of East Cocalico Township.
Executor: Lawrence J. Valeriano
Jr., Esquire, Hartman, Valeria-
no, Magovern & Lutz, P.C., 1025
Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610.

Attorney: Lawrence J. Valeriano, Jr., Esquire, Hartman, Valeriano, Magovern & Lutz, P.C.

Schmitt, Eleanor H., dec'd.

Late of Lancaster City.
Executor: Walter N. Carson, Jr. c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Scifers, John R. a/k/a John Ronald Scifers, Sr., dec'd.

Late of Manheim Township.
Co-Executors: John R. Scifers, Jr., James R. Scifers c/o Appel Yost LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: James K. Noel, IV, Esq.

Skala, Suzanne P., dec'd.

Late of Lititz.
Co-Executors: Lisa E. Wright, 127 Huntingwood Drive, Lancaster, PA 17602 and Leslie R. Steiner, 3463 Green Leaf Drive, Mount Joy, PA 17552.
Attorney: None.

Tressler, Robert L. a/k/a Robert Lingle Tressler, dec'd.

Late of Earl Township.
Executrix: Amy L. Burkholder c/o E. Richard Young, Jr., Esq., 1248 W. Main St., Ephrata, PA 17522.
Attorney: E. Richard Young, Jr., Esq.

Wallace, Caroline M., dec'd.

Late of Conestoga Township.
Executor: Carol A. Binkley c/o Paterson Law LLC, 2819 J Willow Street Pike N., Willow Street, PA 17584.
Attorney: Kim Carter Paterson.

Welk, Collin S., dec'd.

Late of Manheim Borough.
Executor: Barbara L. Beard c/o Appel Yost LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: Jeffrey P. Ouellet, Esquire.

SECOND PUBLICATION

Biers, Carl H., Jr. a/k/a Carl Hayward Biers, Jr., dec'd.

Late of West Lampeter Township.
Executor/Trustee: Jeffrey C. Biers c/o Aevitas Law, PLLC, 275 Hess Blvd., Suite 101, Lancaster, PA 17601.
Attorneys: Neil R. Vestermark, Esquire, Aevitas Law, PLLC.

Borgersen, Mary M., dec'd.

Late of Lititz Borough.
Executor: Karin B. Yard c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Brunner, John K., dec'd.

Late of Elizabethtown.
Co-Executrices: Wendy Penica and Gail Sheaffer Rados c/o Heather D. Royer, Esquire, JOHNSON DUFFIE, 301 Market Street, Lemoyne, PA 17043.
Attorney: Heather D. Royer, Esquire.

Chen, Philip M. a/k/a Philip Minkang Chen, dec'd.

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

Dolly, Borden William, Jr., dec'd.

Late of Lancaster.

Executor: Bruce William Dolly c/o W. Bryan Byler, Byler & Winkle, P.C., 363 West Roseville Road, Lancaster, PA 17601.
Attorney: W. Bryan Byler, Esq.

Dunn, Stella L. a/k/a Stella S. Dunn, dec'd.

Late of West Hempfield Township.

Executor: Scott M. Stephan c/o RKG Law, 101 North Pointe Blvd., Suite 202, Lancaster, PA 17601.

Attorney: Nichole M. Baer, Esquire.

Eckman, Robert Light, dec'd.

Late of Lancaster.

Administrator: Barbara E. Hall c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Estep, John Hayes a/k/a John H. Estep, dec'd.

Late of Earl Township.

Executor: Vaughn D. Estep c/o Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorney: Ashley A. Glick, Esq., Glick, Goodley, Deibler & Fanning, LLP.

Forsythe, Thelma L. a/k/a Thelma Louise Forsythe, dec'd.

Late of Ephrata.

Executors: Jonathan P. Forsythe, 485 Bridgeport Avenue F, Milford, CT 06460 and David M. Forsythe, 4764 Dunham Drive, Reading, PA 19606.

Attorney: Layne R. Oden, Esquire, Layne R. Oden Attorney and Counselor at Law PC, Nine

South Main Street, Muncy, PA 17756.

Gable, Deborah M. a/k/a Deborah Gable, dec'd.

Late of West Lampeter Township.

Executors: Katherine Uhler and Kathy Shaub c/o Appel Yost LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: James K. Noel, IV, Esquire.

Johnston, Marian Frances a/k/a Marian F. Johnston, dec'd.

Late of Lancaster Township.

Administratrix: Catherine W. Weaver c/o Angelo J. Fiorentino, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Kubik, Janet, dec'd.

Late of East Drumore Township.
Administrator: Shirley Davis c/o Miller Law Firm, 718 Poplar Street, Suite I, Lebanon, PA 17042.

Attorney: Steven D.W. Miller, Esquire.

Neff, Marian M., dec'd.

Late of East Drumore Township.
Executor: Carol J. Horst c/o James Clark Associates, 277 Millwood Road, Lancaster, PA 17603.

Attorney: Neil R. Vestermark.

Rosado, Alejandro, dec'd.

Late of West Lampeter Township.

Executor: Irene Prescott c/o Good Law Firm, 132 West Main Street, New Holland, PA 17557.

Attorneys: Good Law Firm.

Russo, Eloise a/k/a Eloise May Russo, dec'd.

Late of Penn Township.
Administrator: Darryl John Russo c/o Aevitas Law, PLLC, 275 Hess Blvd., Suite 101, Lancaster, PA 17601.
Attorneys: Neil R. Vestermark, Esquire, Aevitas Law, PLLC.

Snyder, Roy E., dec'd.

Late of Providence Township.
Executors: David G. Byers and Carol A. Byers c/o James Clark Associates, 277 Millwood Road, Lancaster, PA 17603.
Attorney: Neil R. Vestermark.

Stuckey, Marilyn E., dec'd.

Late of Manor Township.
Executor: Joseph G. Salamo c/o 327 Locust Street, Columbia, PA 17512.
Attorney: Michael S. Grab, Esquire, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

THIRD & FINAL PUBLICATION

Amico, Jean M., dec'd.

Late of East Hempfield Township.
Administratrix: Denise Glatfelter c/o David P. Carson, 2013 State Street, Suite 203, East Petersburg, PA 17520.
Attorney: David P. Carson.

Beard, Gloria A., dec'd.

Late of Denver Borough.
Executrix: Tammy A. Miller c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.
Attorney: John C. Stevens.

Burk, Jacqueline C., dec'd.

Late of Lancaster City.

Executor: Carol J. Dundore c/o RKG Law, 101 North Pointe Boulevard, Suite 202, Lancaster, PA 17601.
Attorney: Makayla D. Gilchrist.

Candel, James A., dec'd.

Late of Columbia Borough.
Executor: Jennifer L. Lilly c/o 327 Locust Street, Columbia, PA 17512.
Attorney: Michael S. Grab, Esquire, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Canning, Marianne S., dec'd.

Late of Elizabethtown Borough.
Co-Executors: Charles C. Canning, 206 Polecat Road, Centre Hall, PA 16828 and Karen M. Moussa, 245 Mud College Road, Littlestown, PA 17340.
Attorney: None.

Cogan, Marie C., dec'd.

Late of Manheim.
Executrix: Anne Cogan, 112 Hart Street, Manheim, PA 17545.
Attorney: None.

Cook, Louella O. a/k/a Louella O'Kane Cook, dec'd.

Late of West Hempfield Township.
Executrix: Pamela J. Bervinchak, 828 Christine Lane, Lancaster, PA 17601.
Attorney: None.

Eck, Bonnie J., dec'd.

Late of West Hempfield Township.
Executor: Gerard T. Eck c/o Steven R. Blair, Attorney at Law, 650 Delp Road, Lancaster, PA 17601.

Attorney: Steven R. Blair, Esq.

quire.

Eshleman, Charlotte P., dec'd.

Late of Providence Township.
Executor: Kimberly L. Toschlog
c/o Appel Yost LLP, 33 North
Duke Street, Lancaster, PA
17602.
Attorney: Jeffrey P. Ouellet, Es-
quire.

Hurst, Grace M., dec'd.

Late of Terre Hill Borough.
Executor: Ivan M. Reiff c/o
Beiler Legal Services PC, 105
South Hoover Avenue, New Hol-
land, PA 17557.
Attorney: Nevin D. Beiler, Es-
quire.

Evrrard, Ella A., dec'd.

Late of Columbia Borough.
Executors: Carol A. Martin and
Betty M. Bailey c/o 327 Locust
Street, Columbia, PA 17512.
Attorney: Michael S. Grab, Es-
quire, Nikolaus & Hohenadel,
LLP, 327 Locust Street, Colum-
bia, PA 17512.

Luciano, Carlos M., dec'd.

Late of Ephrata Township.
Executor: Blanche I. Luciano
c/o John H. May, Esquire, 49
North Duke Street, Lancaster,
PA 17602.
Attorneys: May, Herr & Grosh,
LLP.

Fisher, Ammon S., dec'd.

Late of Eden Township.
Executors: David E. Fisher and
David F. Stoltzfus c/o Glick,
Goodley, Deibler & Fanning,
LLP, 131 W. Main Street, New
Holland, PA 17557.
Attorney: Ashley A. Glick, Es-
quire, Glick, Goodley, Deibler &
Fanning, LLP.

Martin, Annabel F., dec'd.

Late of Ephrata Township.
Executrix: Cheryl D. Pfautz c/o
Justin J. Bollinger, Attorney,
P.O. Box 5349, Lancaster, PA
17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

Gochnauer, Edwin C., Sr., dec'd.

Late of East Petersburg Bor-
ough.
Executor: Edwin C. Gochnauer,
Jr. c/o Young and Young, 44 S.
Main Street, P.O. Box 126, Man-
heim, PA 17545.
Attorneys: Young and Young.

Metzler, Donald L., dec'd.

Late of Providence Township.
Executrix: Tracey L. Metzler,
c/o Nikolaus & Hohenadel, LLP,
303 West Fourth Street, Quar-
ryville, PA 17566.
Attorney: John C. Hohenadel,
Esquire.

Good, Joanne W., dec'd.

Late of Brecknock Township.
Executors: Geraldine H. Good
and Clair B. Good c/o Beiler
Legal Services PC, 105 South
Hoover Avenue, New Holland,
PA 17557.
Attorney: Nevin D. Beiler, Es-

Meyers, Dorothy M., dec'd.

Late of West Lampeter Town-
ship.
Executor: Fulton Bank, N.A.
c/o John H. May, Esquire, 49
North Duke Street, Lancaster,
PA 17602.
Attorneys: May, Herr & Grosh,
LLP.

Miller, Larry L., dec'd.

Late of East Lampeter Township.

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

Attorneys: Young and Young.

Neuhauser, Richard Paul, dec'd.

Late of Lancaster.

Executrix: Valerie Stewart c/o Goodman & Kenneff, 460 North George Street, Millersville, PA 17551.

Attorney: Joseph J. Kenneff, Esquire.

Querry, Connie E., dec'd.

Late of Conoy Township.

Executrices: Cherri A. DeGroat and Maggie L. Edgell c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorneys: Young and Young.

Robison, Gerald A., Jr. a/k/a Gerald A. Robison a/k/a Gerald Robison, dec'd.

Late of Elizabethtown.

Executor: Gerald Austin Robison, III, 9453 Billwood Highway, Dimondale, MI 48821.

Attorney: None.

Shreiner, Dorothea, dec'd.

Late of Lititz Borough.

Executor: Keith R. Shreiner c/o Gible Law Offices, P.C., 126 East Main Street, Lititz, PA 17543.

Attorney: Stephen R. Gible.

Smucker, Susie K., dec'd.

Late of Bart Township.

Executors: Henry B. Smucker and Samuel B. Smucker c/o Glick, Goodley, Deibler & Fan-

ning, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorney: Patrick A. Deibler, Esq., Glick, Goodley, Deibler & Fanning, LLP.

Stoltzfoos, Barbara B., dec'd.

Late of West Earl Township.

Executor: Stephen Z. Stoltzfoos c/o Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorney: Ashley A. Glick, Esq., Glick, Goodley, Deibler & Fanning, LLP.

Swinehart, Wanda J., dec'd.

Late of Manheim Township.

Executors: Tanya Jean Benner and Sherri Lynn Carpenter c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorneys: Young and Young.

Taylor, Joann, dec'd.

Late of West Lampeter Township.

Administrator: Justin B. Taylor c/o Emily C. Watkins, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

Attorney: Emily C. Watkins -- Barley Snyder LLP.

ARTICLES OF INCORPORATION

Notice is hereby given that a nonprofit corporation known as **CANDLER'S POINTE HOME-OWNERS ASSOCIATION** was incorporated on September 10, 2024, 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 Candler’s Pointe, a Planned Community, located in South Anville Township, Lebanon 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

A-8

Notice is hereby given that a nonprofit corporation known as **CANDLER’S POINTE MASTER ASSOCIATION** was incorporated on September 10, 2024, 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 Candler’s Pointe Master Association, a Planned Community, located in South Anville Township, Lebanon 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

A-8

Notice is hereby given that **LIFT MEN’S CONFERENCE** was incorporated on July 25, 2025, under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended. The corporation is organized exclusively for charitable, religious, and educational purposes within the meaning of IRC Section 501(c)(3).

Nevin D. Beiler, Esquire

A-8

Notice is hereby given that **TITUS II MINISTRIES** was incorporated on July 16, 2025, under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended. The corporation is organized exclusively for charitable, religious, and educational purposes within the meaning of IRC Section 501(c)(3).

Nevin D. Beiler, Esquire

A-8

Notice is hereby given that **ZELAND** was incorporated on April 4, 2025, under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended. The corporation is organized exclusively for charitable, religious, and educational purposes within the meaning of IRC Section 501(c)(3).

Nevin D. Beiler, Esquire

A-8

A notice is hereby given that

a business corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988. The name of the corporation is: **Empire Esports Co.**

A-8

A-8, 15

CHANGE OF NAME NOTICES

Notice is hereby given that a Petition has been filed in the Court of Common Pleas of Lancaster County, Pennsylvania, seeking to change the name of **Tancy Dorothy Xiaona Wenrich** to Jade Wenrich Bratton. A hearing on the Petition will be held on October 14, 2025, at 11:15 o'clock a.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.

BCGL LLC

Ryan S. MacDonald, Esquire

A-8

Notice is hereby given that on January 17, 2025, the Petition of Eliana Joy Buch was filed in the above Court praying for a Decree to change the name of **Eliana Joy Buch** to Eliana Joy Granby.

The Court has fixed the 2nd day of October, 2025, at 1:30 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

A hearing will be held on September 4, 2025, at 3:15 p.m., in Courtroom No. 6, 3rd floor of the Lancaster County Courthouse, 50 N. Duke St., Lancaster, PA, regarding the requests of Vasiliki Kontanis to change the name from **Vasiliki Kontanis**, to Vasiliki Alissa Kontanis Bryan. Any person with objections may attend and show cause why the request should not be granted.

A-8

A hearing will be held on October 2, 2025, at 3:30 p.m., in Courtroom No.4, 3rd floor of the Lancaster County Courthouse, 50 N. Duke St., Lancaster, PA, regarding the request of Danielle Lynn Akins to change the child's name from **Fallyn Alexis McCauley** to Fallyn Alexis Akins. Any person with objections may attend and show cause why the request should not be granted.

A-8

Notice is hereby given that a Petition has been filed in the Court of Common Pleas of Lancaster County, Pennsylvania, seeking to change the name of **Angela Kay Horning** to Angela Kay Vale. A hearing on the Petition will be held on October 2, 2025 at 4:00 o'clock p.m. in Courtroom No. 4 at the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

A-8

Notice is hereby given that on

May 5, 2025 the petition of **Mitchell Derrick English** was filed, praying for a decree to change his name to Michael Derrick English. The court has fixed October 14, 2025 at 10:00 a.m. in Courtroom #4, Lancaster County Courthouse, 50 North Duke Street, Lancaster, PA for hearing. All persons interested may appear and show cause why the prayer of the said petition should not be granted.

Amanda G. Malamud, Esquire
A-8

Notice is hereby given that a Petition has been filed in the Court of Common Pleas of Lancaster County, Pennsylvania, seeking to change the name of **Camilla Ann Grover** to Camilla Ann Grover-Dodge. A hearing on the Petition will be held on October 14, 2025 at 1 :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.

Trisha Lantz, Esquire
A-8, 15

Notice is hereby given that a Petition has been filed in the Court of Common Pleas of Lancaster County, Pennsylvania, seeking to change the name of **Sloane Barret Grover** to Sloane Barret Grover-Dodge. A hearing on the Petition will be held on October 14, 2025 at 1 :45 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.

Trisha Lantz, Esquire
A-8, 15

Notice is hereby given that the petition of **Nyeem Ahmad Haynes** was filed, praying for a decree to change his name to Jon Nyeem Haynes. The court has fixed August 14, 2025 at 1:45 p.m. in Courtroom #11, Lancaster County Courthouse, 50 North Duke Street, Lancaster, PA for hearing. All persons interested may appear and show cause why the prayer of the said petition should not be granted.

A-8

Notice is hereby given that the Petition of James Robert Ritter, Jr., a minor, by Elizabeth Marie Earhart was filed with the Court of Common Pleas of Lancaster County, Pennsylvania, docketed to number CI-25-03454, praying to change the name of **James Robert Ritter, Jr.** to James Robert Earhart.

A Hearing will be held on said Petition on August 14, 2025, at 2:45 p.m. in Courtroom No. 11 of 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 prayer of the Petition should not be granted.

A-1, 8

Notice is hereby given that the Petition of Conner Alexander Ritter, a minor, by Elizabeth Marie

Earhart was filed with the Court of Common Pleas of Lancaster County, Pennsylvania, docketed to number CI-25-03459, praying to change the name of **Conner Alexander Ritter** to Conner Alexander Earhart.

A Hearing will be held on said Petition on August 14, 2025, at 2:30 p.m. in Courtroom No. 11 of 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 prayer of the Petition should not be granted.

A-1, 8

CUSTODY CONFERENCE NOTICE

Notice is hereby given that you, **Corinne M. Myers**, Defendant, have been sued in Court to obtain Custody of the following child: A.M. (Born 1/12/2018). You are ordered to appear in person at 50 N. Duke Street, Lancaster County Courthouse, Lancaster, Pennsylvania, on the 16th day of September, 2025, at 9:00 o'clock a.m., for a conciliation conference to be held in Room #502 before Custody Conference Officer Jeanne M. Millhouse.

A-8

DISSOLUTION NOTICES

Notice is hereby given that the leadership team of **Rohrerstown Mennonite Church**, a Pennsylvania nonprofit corporation, with a registered address at 601 Rohrerstown Road, Lancaster, PA 17603, has approved a proposal that the corporation voluntarily dissolve, and that the leadership team 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

A-8

Notice is hereby given that the directors of **4 Under Inc.**, a PA For-Profit Corporation having its registered office at 732 Buckingham Blvd., Lancaster County, PA, approved a proposal to dissolve the corporation and that the Board of Directors is now engaged in winding down and settling the affairs of said corporation in accordance with the provisions of the PA Business Corporation Law of 1988, as amended, effective 12/31/24.

CHEREWKA LAW, P.C.,
Solicitors,
624 N. Front Street,
Wormleysburg, PA 17043

A-8

FICTITIOUS NAME NOTICE

Notice is hereby given, pursuant to the provisions of the Fictitious Names Act of Pennsylvania (54 Pa.C.S. section 301 et. seq.), that an application for registration of a Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the Fictitious Name of **Fancy Squirrel Gifts**, with its principle office or place of business at 4023 Green Park Drive, Mount Joy, PA 17552. The names and addresses of all persons who are parties to the registration are: Mark Sweigart, 4023 Green Park Drive, Mount Joy, PA 17552.

A-8

**MORTGAGE FORECLOSURE
NOTICES**

NOTICE
IN THE COURT OF COMMON
PLEAS OF LANCASTER COUNTY,
PENNSYLVANIA
CIVIL ACTION -
MORTGAGE FORECLOSURE

CENTRAL PENN CAPITAL
MANAGEMENT, LLC
Plaintiff

VS.
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
Defendants

CIVIL ACTION -
MORTGAGE FORECLOSURE
No. CI-24-07738
NOTICE

**To: Unknown Heirs, Successors,
Assigns and All Persons, Firms
or Associations Claiming Right,
Title or Interest From or Under
the Estate of Solange G. Mc-
Crabb, Deceased**

You are hereby notified that on
October 25, 2024, Plaintiff, Cen-
tral Penn Capital Management,
LLC, filed a Complaint, which has
been amended, reinstated, and
endorsed with a Notice to Defend

against you in the Court of Com-
mon Pleas of Lancaster County,
Pennsylvania, docketed to No. CI-
24-07738, wherein Plaintiff seeks
to enforce its rights under its loan
documents.

Since your current whereabouts
are unknown, the Court, by Order
docketed July 14, 2025, ordered
notice of said facts and the filing of
the Complaint to be served upon
you as provided by R.C.P.430(b).

You are hereby notified to plead
to the above referenced Complaint
on or before 20 DAYS from the
date of this publication or Judg-
ment will be entered against you.

NOTICE

You have been sued in Court. If
you wish to defend, you must en-
ter a written appearance person-
ally or by attorney, and file your
defenses or obligations 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 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 A
LAWYER GO TO OR TELEPHONE
THE OFFICE SET FORTH BE-
LOW. THIS OFFICE CAN PRO-
VIDE 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 East Orange Street
Lancaster, Pennsylvania 17302
Telephone: (717) 393-0737

Matthew G. Brushwood, Esquire
BARLEY SNYDER
2755 Century Blvd
Wyomissing, PA 19610
(610) 372-3500

A-8

Lancaster County
Court of Common Pleas
Number: C1-25-04298
Notice of Action in
Mortgage Foreclosure

Truist Bank, Plaintiffv. Joshua C. Griest, Known Surviving Heir of Perry L. Griest a/k/a Perry Lee Griest and Unknown Surviving Heirs of Perry L. Griest a/k/a Perry Lee Griest, Defendants

TO: Unknown Surviving Heirs of Perry L. Griest a/k/a Perry Lee Griest.

Premises subject to foreclosure: 110 Green Ln, Nottingham, Pennsylvania 19362. NOTICE: If you wish to defend, 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 re-

lief 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 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 East Orange St,
Lancaster, Pennsylvania 17602
717- 393-0737.

McCabe, Weisberg & Conway,
LLC, Attorneys for Plaintiff,
1420 Walnut St., Ste. 1501
Philadelphia, PA 19102

A-8

ORPHANS' COURT NOTICE

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA ORPHANS' COURT DIVISION

IN RE: J.O.R.

Case Number: AD-25-0014

TO: CHARLES ALICEA-GRAY

Petitions have been filed by Chester County Department of Children, Youth and Families asking the Orphans' Court to put an end to all rights you and Caprice Oceana Robertson have to a male/female minor child, J.O.R. (d.o.b. 11/15/12), and to show cause why the parental rights to this child should not be terminated in-

voluntarily. The Court has awarded Citations on these Petitions for Involuntary Termination of Parental Rights.

The Court has set a Call of the List for September 2, 2025, at 9:00 o'clock A.M., Honorable John L. Hall in Court Room No. 5, Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, to determine which day your case will be heard, and to show cause, if any you have, why the relief sought in the Petition should not be granted. You or your lawyer should be present at the Call of the List to find out the specific date that your case will be heard.

If neither you nor your lawyer appears for the Call of the List, you may not find out when your hearing will be.

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 this 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 Lawyer Reference Service, Chester County Bar Association, 15 West Gay Street, West Chester, PA 19380, Telephone No. (610) 429-1500 to find out where you can get legal help.

You have an important option that may be available to you under Pennsylvania Law. Act 101 of 2010 permits the adoptive parents, child, birth parents and/or relatives to enter into a voluntary Post-Adoption Contact Agreement for continuing contact or commu-

nication following a child's adoption. Contact Chester County Department of Children, Youth, 601 Westtown Road, St. 310, PO Box 2747, West Chester, PA 19380-0990 or phone 610-344-5800.

Ju-25, A-1, 8

TERMINATION NOTICE

Notice is hereby given to all persons interested or who may be affected by **It Makes Cents LLC** a Pennsylvania limited liability company ("Company"), is engaged in winding up and settling the affairs of said Company so that its existence shall be ended by the filing of Certificate of Termination with the Department of State of the Commonwealth of Pennsylvania pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988, as amended. It is hereby publicly requested that all persons with claims against said Company present them in accordance with this notice. Any such claims must be submitted in writing to Barley Snyder LLP, 126 East King Street, Lancaster, PA, 17602, Attn: Alexander Puskar, Esq., Re: It Makes Cents LLC. The written claim must describe the claim in reasonable detail, set forth the amount of the claim, be

accompanied by any written evidence to support the claim, and contain return contact information of the claimant or claimant's counsel. A claim against said Company will be barred unless an action to enforce the claim is commenced within two years after publication of this notice.

BARLEY SNYDER
Attorneys

A-8

WITHDRAWAL NOTICE

Notice is hereby given that **Aecon Industrial Resourcing Solutions Inc.**, a foreign business corporation incorporated under the laws of the State of Delaware, received a Certificate of Authority/ Foreign Registration in Pennsylvania on 9/26/2018, and will surrender its Certificate of Authority/ Foreign Registration to do business in Pennsylvania. The address of its principal office is 3600 Arco Corporate Drive, Suite 210, Charlotte, NC 28273. Its last registered office in this Commonwealth was located at: c/o Harbor Business Compliance Corporation, and the last registered office shall be deemed for venue and official publication purposes to be located in Lancaster County, Pennsylvania.

A-8

SUITS ENTERED

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

July 22, 2025
to July 28, 2025

BECK, MICHAEL, KEGEL'S PRODUCE INC; Andrea Beattie; 05509; Hagelgans

BERGDOLL, STEPHEN A; Solanco School District; 05681; Leininger

BOMGARDNER, VICKI G; LANCASTER CITY, ROTH MDJ, BRUCE A, LAW FIRM LISA DIBERNARDO, MAYOR OF LANCASTER CITY, ADAMS DA, HEATHER L, CONSTABLE CHANCE, BIRK, DON, BUCKIUS, MARC, DIBER-

NARDO ESQ, LISA; Sydney Moyer; 05562

DISLA, TITO; Westlake Financial Services; 05476; Lauer

DOMBACH, HARVEY M, DOMBACH, BARBARA J; Solanco School District; 05678; Leininger

DOMBACH, BARBARA J; Solanco School District; 05680; Leininger

EBERLY, DWAYNE K; Ashlee N Eppley; 05603; Rankin

FELICIANO, CASSIDY; Goodville Mutual Casualty Company; 05561; Krupp

GREENLY, MICHELLE; Axiom Acquisition Ventures LLC; 05567; Tsarouhis

HAWKINS, JOEL FOREST; Richard Huber; 05604; Saxton

JACOBS, GRIFFIN ALBERT; PPL Electric Utilities Corporation; 05532; Manley

JONES, JAMES; NCB Management Services Inc; 05590; Tsarouhis

KING, DAVID S, KING, ANNA K; Solanco School District; 05667; Leininger

KING, LINDA, CITY OF LANCASTER; Sharon Williams; 05650; Encarnacion

KIRCHOFF, WAYNE; NCB Management Services Inc; 05602; Tsarouhis

MARTIN, JOSHUA A; PPL Electric Utilities Corporation; 05500; Manley

MCWILLIAMS, EDWARD; Axiom Acquisition Ventures LLC; 05586; Tsarouhis

NAUMAN, RACHEL M; Penn Township; 05663; Leininger

NEW HOLLAND TOYOTA, RGH AUTOMOTIVE LLC, RCA US LLC; Linda J Brown; 05628; Chamberlin

PAPIZZO, PAMELA; Tanager &

Co LLC; 05545

SPADUZZI, PAUL, SPADUZZI, LINDA ANN; Hometown Property Management Services LLC; 05549

STOTZFUS, SAMUEL F; Solanco School District; 05674; Leininger

STOLTZFUS, SAMUEL F, STOLTZFUS ANNIE S; Solanco School District; 05677; Leininger

THOMAS, JASMINE M, DELGADO, JULIAN M; Westlake Services LLC; 05477; Lauer

VIGO, JAQUELINE; Westlake Financial Services; 05475; Lauer

WALMART REAL ESTATE BUSINESS TRUST, WALMART STORES INC, WALMART SUPERCENTER #2340; Melissa Dulimba; 05585; Justice

WERNER, MARY M; Redevelopment Authority of the County of Lancaster; 05670; Bradshaw

WILLIAMS, BONNIE; Citadel Federal Credit Union; 05507; Dougherty

WILLOW VALLEY COMMUNITIES; Certified Flooring LLC; 05626; Piermattei

The poster is for a "Fall Open House Breakfast" event. It features a warm color palette of oranges, yellows, and browns, decorated with various autumn leaves. At the top, the logos for the Lancaster Bar Association and Lancaster Law Foundation are displayed. The event title "Fall Open House Breakfast" is written in a large, elegant script. A circular callout states, "Community members and organizations are invited!". The event details specify "TUESDAY, OCTOBER 29, 2025" from "8:00 am to 9:30 am" at the "LBA Headquarters, 28 East Orange St., Lancaster". A section titled "JOIN US TO:" lists four bullet points: learning about the core missions of the LBA and LLF, celebrating 2025 LLF Community Grant recipients, meeting members of the LBA and LLF Board of Directors, and touring the historic headquarters. The RSVP information is "RSVP to Penny@lancasterbar.org". The website "www.lancasterbar.org" is prominently displayed at the bottom with a globe icon.

 **LANCASTER BAR ASSOCIATION**

 **LANCASTER LAW FOUNDATION**

Fall Open House Breakfast

Community members and organizations are invited!

TUESDAY, OCTOBER 29, 2025
8:00 am to 9:30 am

**LBA Headquarters,
28 East Orange St.,
Lancaster**

JOIN US TO:

- ✓ Learn about the core missions of the Lancaster Bar Association (LBA) and the Lancaster Law Foundation (LLF)
- ✓ Celebrate our 2025 LLF Community Grant recipients
- ✓ Meet members of LBA and LLF Board of Directors
- ✓ Tour our historic headquarters

RSVP to Penny@lancasterbar.org

 www.lancasterbar.org