

Notice from the Lancaster County Recorder of Deeds

Please be advised that the Office of the Lancaster County Recorder of Deeds is converting to a new recording system effective Monday, May 13, 2024. As a result, the last day recordings will be accepted prior to the conversion is Tuesday, May 7, 2024, at 4:30 pm. All submissions after May 7, 2024, will be processed beginning Monday, May 13, 2024, under the new recording system.

A-26; M-3

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

Alexander, Joyce Weick a/k/a Joyce W. Alexander, dec'd.

Late of East Drumore Township.
Administrator: Cathy Lynch c/o Scott E. Albert, Esq., 50 East Main Street, Mount Joy, PA 17552.
Attorney: Scott E. Albert, Esq.

Bitner, Richard L. a/k/a Richard Lee Bitner, dec'd.

Late of West Cocalico Township.
Executor: Alexander Doelp c/o Anthony P. Schimaneck, Esquire, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.
Attorneys: Morgan, Hallgren, Crosswell & Kane, P.C.

Burkholder, Leonard a/k/a Leonard Good Burkholder, dec'd.

Late of Brecknock Township.
Administrator: Anna Mary Burkholder c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Deleo, Linda, dec'd.

Late of West Lampeter Township.
Executrix: Rose A. Snaveley c/o Mongiovi Law, LLC, 235 North Lime Street, Lancaster, PA 17602.
Attorney: Michael J. Mongiovi.

Enders, Linda L., dec'd.

Late of Fulton Township.
Executrix: Marsha M. Peterson c/o James N. Clymer, Esq., 408 West Chestnut Street, Lancaster, PA 17603.
Attorneys: Clymer Musser & Sarno, PC.

Faber, Lenora C., dec'd.

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

Fox, Willis H., dec'd.

Late of Clay Township.
Executors: Willis John Fox and Shirl Y. Bergman c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: James K. Noel, IV, Esq.

Hart, Helena J., dec'd.

Late of Salisbury Township.
Executrix: Terri L. Mattson c/o The Law Offices of William P. Harrington, Jr., Esq., 945 Hillcrest Drive, Kinzers, PA 17535.

Attorney: William P. Harrington, Jr., Esq., The Law Offices of William P. Harrington, Jr., Esq., 945 Hillcrest Drive, Kinzers, PA 17535.

Henny, M. Joyce, dec'd.

Late of Manheim Township.
Executor: Matthew T. Henny, 216 Buckfield Drive, Lititz, PA 17543 c/o Robert R. Kreitz, Esquire, Kreitz|Gallen-Schutt, 1210 Broadcasting Road, Suite 103, Wyomissing, PA 19610.
Attorney: Robert R. Kreitz, Esquire.

Hess, Marian J., dec'd.

Late of Manheim Township.
Executor: Steven D. Mitchell c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: Jeffrey P. Ouellet, Esquire.

Honeybone, Rebecca, dec'd.

Late of Lancaster City.
Administrator: Steven L. Morganti c/o Scott E. Albert, Esq., 50 East Main Street, Mount Joy, PA 17552.
Attorney: Scott E. Albert, Esq.

Hora, Michael L. a/k/a Michael Lee Hora, dec'd.

Late of Upper Leacock Township.
Administrator: Myron D. Hora 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.

Huff, Sylvia Y., dec'd.

Late of Penn Township.

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

Attorneys: Young and Young.

Keller, Mary T., dec'd.

Late of East Hempfield Township.
Executors: Karen S. Keller-Eyer, Richard L. Eyer c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.
Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Messer, Regina A., dec'd.

Late of Lancaster County.
Executor: Roxanne Messer, 1850 Santa Barbara Drive, Lancaster, PA 17601.
Attorney: Patti Spencer.

Miller, Dorothy L., dec'd.

Late of Township of Warwick.
Executors: Stephen P. Gehr, Suzanne Mowrer c/o Justin J. Bollinger, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Myers, Rodney, E., dec'd.

Late of Mount Joy Borough.
Executor: Toby S. Myers c/o Scott E. Albert, Esq., 50 East Main Street, Mount Joy, PA 17552.
Attorney: Scott E. Albert, Esq.

Oliver, Richard W. a/k/a Richard Wilson Oliver a/k/a Richard W. Oliver Sr., dec'd.

Late of Earl Township.
Co-Executors: Janet O. Smyth, Linda O. Nixon, Richard W. Oliver, Jr., 954 Kennett Way, West

Chester, PA 19380.
Attorney: None.

Peters, Linda L., dec'd.

Late of Lancaster Township.
Executrix: Wendy Renee Smith
c/o Randy R. Moyer, Esquire,
Barley Snyder LLP, 126 East
King Street, Lancaster, PA
17602.
Attorneys: Barley Snyder LLP.

**Scheler, Georgette P. a/k/a
Georgette Rose Scheler**, dec'd.

Late of Manheim Township.
Co-Executors: Frederick P.
Scheler, John A. Scheler c/o
Vance E. Antonacci, Esquire,
McNees Wallace & Nurick LLC,
570 Lausch Lane, Suite 200,
Lancaster, PA 17601.
Attorneys: McNees Wallace &
Nurick LLC.

Seymour, Sylvia M., dec'd.

Late of Manheim Township.
Executor: Andrew L. Seymour
c/o Brandywine Estate and El-
der Law, 535 N. Church St.,
Suite 170, West Chester, PA
19380.
Attorney: Brandywine Estate
and Elder Law.

Slater, David J., dec'd.

Late of Pequea Township.
Executor: John E. Slater c/o
327 Locust Street, Columbia,
PA 17512.
Attorney: Nathan E. Saxton, Es-
quire, Nikolaus & Hohenadel,
LLP, 327 Locust Street, Colum-
bia, PA 17512.

Thomas, John V., dec'd.

Late of Columbia Borough.
Executor: Julie D. Lassiter c/o
327 Locust Street, Columbia,

PA 17512.
Attorney: Michael S. Grab, Es-
quire, Nikolaus & Hohenadel,
LLP, 327 Locust Street, Colum-
bia, PA 17512.

Turnowchyk, Rose G., dec'd.

Late of Lancaster Township.
Executor: Joseph Turnowchyk
c/o Law Office of Shawn Pier-
son, 105 East Oregon Road,
Lititz, PA 17543.
Attorney: Shawn M. Pierson,
Esq.

**Wolf, Paula Y. a/k/a Paula
Yvonne Wolf**, dec'd.

Late of Lancaster Township.
Executrix: Heather Toro c/o
Anthony P. Schimaneck, Es-
quire, 700 North Duke Street,
P.O. Box 4686, Lancaster, PA
17604-4686.
Attorney: Morgan, Hallgren,
Crosswell & Kane, P.C.

Workman, Marvin E., dec'd.

Late of Leacock Township.
Executrix: Susan R. Reinach-
er c/o Blakinger Thomas, PC,
28 Penn Square, Lancaster, PA
17603.
Attorneys: Blakinger Thomas,
PC.

SECOND PUBLICATION

**Bruno, Charles R. a/k/a Charles
Robert Bruno**, dec'd.

Late of West Lampeter Town-
ship.
Executrix: Barbara J. Harper
c/o Emily Watkins Marzock,
Esquire, Barley Snyder LLP,
126 East King Street, Lancast-
er, PA 17602.
Attorneys: Barley Snyder.

Carter, William A. a/k/a William Alan Carter, dec'd.

Late of Township of Rapho.
Administrator: Meridith C. Kim
c/o Justin J. Bollinger, Attorney,
P.O. Box 5349, Lancaster,
PA 17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

D'Amico, Sebastian B., dec'd.

Late of Pequea Township.
Executor: Barbara J. Perdon-Woods
c/o Cody & Pfursich, 53 North Duke Street,
Suite 420, Lancaster, PA 17602.
Attorney: Stephen W. Cody.

Eshleman, Kenneth C., dec'd.

Late of Providence Township.
Executor: Charlotte P. Eshleman
c/o Appel Yost & Zee LLP,
33 North Duke Street, Lancaster,
PA 17602.
Attorney: Jeffrey P. Ouellet, Esquire.

Farmer, Carl E., dec'd.

Late of Providence Township.
Executrix: Alissa C. Barker c/o
Paterson Law LLC, 2703 Willow
Street Pike N., Willow Street, PA
17584.
Attorney: Kim Carter Paterson.

Fraser, George A., dec'd.

Late of Columbia Borough.
Administrators: Jeremy Aaron Fraser,
George Alan Fraser Jr, Alexander Benjamin Fraser,
331 Bristol Cir., Exton, PA
19341.
Attorney: None.

George, Joyce Ann, dec'd.

Late of Manor Township.
Executor: Lawrence M. George
c/o Nikolaus & Hohenadel, LLP,

222 S. Market St., Suite 201,
Elizabethtown, PA 17022.

Attorney: John M. Smith, Esquire.

Hanna, D. Nadine a/k/a Doris Nadine Hanna, dec'd.

Late of Lititz Borough.
Executor: J. Craig Hanna c/o
Jeffrey Gonick, PO Box 604,
East Petersburg, PA 17520.
Attorney: Jeffrey Gonick.

Hartranft, Ralph, Jr., dec'd.

Late of Earl Township.
Executor: H. Brisbin Skiles, II
c/o Jeffrey C. Goss, Esquire,
480 New Holland Avenue, Suite
6205, Lancaster, PA 17602.
Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Heisey, Anna Jane, dec'd.

Late of East Petersburg.
Co-Executors: Jay Barry Heisey,
Nan L. Engle, 1755 State St.,
East Petersburg, PA 17520.
Attorney: None.

Howell, Charlotte J., dec'd.

Late of West Donegal Township.
Executor: Timothy R. Howell
c/o Law Office of Shawn Pierson,
105 East Oregon Road,
Lititz, PA 17543.
Attorney: Shawn M. Pierson,
Esq.

Kieley, John J., III, dec'd.

Late of Willow Street.
Administrator: Michelle Flint,
114 Prentis Place, Lancaster,
PA 17601 c/o Timothy J. Huber,
Esquire, 155 North School
Lane, Lancaster, PA 17603.
Attorney: Timothy J. Huber.

Ladensack, Carl, dec'd.

Late of West Lampeter Township.

Executor: David Ladensack c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.

Attorneys: Blakinger Thomas, PC.

Martin, Miriam B., dec'd.

Late of East Cocalico Township.

Administrator: Mary Ann Ramirez c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorneys: Young and Young.

Matos, David, dec'd.

Late of Manor Township.

Executor: David Tyler Matos c/o RKG Law, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.

Attorney: Aaron K. Zeamer.

Mumma, Sage T. a/k/a Sage Tower Mumma, dec'd.

Late of West Lampeter Township.

Executor: Michael J. Mumma c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

Attorneys: Barley Snyder LLP.

Oster, James Robert a/k/a James R. Oster, Sr., dec'd.

Late of Manheim Township.

Executrix: Karen Breniser c/o Attorneys Patrick J. Schaeffer, Esquire, Laura E. Bayer, Esquire, Trinity Law, 1681 Kenneth Road, Suite 2, York, PA 17408.

Attorneys: Patrick J. Schaeffer, Esquire, Laura E. Bayer, Esquire.

Paone, Samuel N., dec'd.

Late of West Hempfield Township.

Executrix: Frances Dodson-Katras c/o Kluxen, Newcomer & Dreisbach, Attorneys-at-Law, 2221 Dutch Gold Drive, Dutch Gold Business Center, Lancaster, PA 17601.

Attorney: Melvin E. Newcomer, Esq.

Reynolds, Margaret M., dec'd.

Late of Warwick Township.

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

Attorneys: Good & Harris, LLP.

Riley, Robert L. a/k/a Robert Lee Riley, dec'd.

Late of East Drumore Township.

Executor: Shaun F. Riley c/o Nikolaus & Hohenadel, LLP, 303 West Fourth Street, Quarryville, PA 17566.

Attorney: John C. Hohenadel, Esquire.

Rudy, Ruth M., dec'd.

Late of Ephrata Township.

Executor: Philip O. Rudy c/o E. Richard Young, Jr., Esq., 1248 W. Main St., Ephrata, PA 17522.

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

Sanchez, Moises, dec'd.

Late of Lancaster.

Executor: Tatiana Sanchez, 27 Botsford Street, Apt. 1, Meriden, CT 06451.

Attorney: None.

Seldomridge, Andrew B., dec'd.

Late of Salisbury Township.

Executors: Brian F. Seldom-

ridge, Melissa R. Jones c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.
Attorneys: Good & Harris, LLP.

Shenenberger, Kenneth E., dec'd.

Late of Penn Township.
Executors: Pamela R. Ibach, Beth Ann Daniel c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Snyder, Marguerite R., dec'd.

Late of Lancaster.
Executrix: Marguerite S. Patzer, 3034 Shinnecock Hills Drive, Johns Creek, GA 30097.
Attorney: None.

States, Carrol O. a/k/a Carrol O. Hyson-States, dec'd.

Late of City of Lancaster.
Executor: Richard A. States, Jr. c/o Cody & Pfursich, 53 North Duke Street, Suite 420, Lancaster, PA 17602.
Attorney: Stephen W. Cody.

Wiest, Fay E., dec'd.

Late of Clay Township.
Co-Executors: Diane J. Futer, Debra L. Weit c/o Jennifer L. Mejia, Mejia Law Group, LLC, 1390 W. Main Street, Ephrata, PA 17522.
Attorney: Mejia Law Group, LLC.

Williams, Elaine W., dec'd.

Late of West Lampeter Township.
Executor: Sheryl E. Carbaugh c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.

Attorney: Matthew A. Grosh.

Williams, Melvin W., dec'd.

Late of East Hempfield Township.
Administrator: Claudia W. Esbenshade c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Wissler, Elizabeth D., dec'd.

Late of Millersville Borough.
Executrix: Patricia Bond c/o Robert F. Musser, Esq., 408 West Chestnut Street, Lancaster, PA 17603.
Attorney: Clymer Musser & Sarno, PC.

Zittel, Keneth W., dec'd.

Late of East Cocalico Township.
Executor: Cassandra Zittel, John W. Zittel c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.
Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Zoller, Sarah R., dec'd.

Late of Stevens.
Co-Executors: Tracy L. Fishel, James L. Fishel, 435 E. Mt. Airy Rd., Stevens, PA 17578.
Attorney: None.

Zollman, James A., dec'd.

Late of East Hempfield Township.
Administratrix: Karen L. Zollman c/o Angelo J. Fiorentino, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Anders, Jean I., dec'd.

Late of Manheim Borough.
Executor: Stephen A. Hampton,
205 Red Tail Drive, Dover, DE
19904.
Attorney: None.

Arapolu, Vicki L., dec'd.

Late of East Hempfield Town-
ship.
Executor: Stephanie A. Clouser
c/o 327 Locust Street, Colum-
bia, PA 17512.
Attorney: John F. Markel, Ni-
kolaus & Hohenadel, LLP, 327
Locust Street, Columbia, PA
17512.

Becker, Charles H., Jr., dec'd.

Late of Borough of Ephrata.
Administrator: Jo Ann Burk-
holder c/o A. Anthony Kilkus-
kie, 117A West Main Street,
Ephrata, PA 17522.
Attorney: A. Anthony Kilkuskie,
117A West Main Street, Ephra-
ta, PA 17522.

Bigler, Teresa M., dec'd.

Late of Columbia Borough.
Executor: Gregory M. Bigler c/o
327 Locust Street, Columbia,
PA 17512.
Attorney: Michael S. Grab, Es-
quire, Nikolaus & Hohenadel,
LLP, 327 Locust Street, Colum-
bia, PA 17512.

Bloch, Marianne C., dec'd.

Late of East Drumore Town-
ship.
Executrix: Eveline Schwizer c/o
James N. Clymer, Esq., 408
West Chestnut Street, Lancast-
er, PA 17603.
Attorneys: Clymer Musser &
Sarno, PC.

Brandt, Roger J., dec'd.

Late of Mount Joy Borough.
Executor: William Eugene
Quickel c/o Randall K. Miller,
Esquire, 659 E. Willow Street,
Elizabethtown, PA 17022.
Attorneys: Morgan, Hallgren,
Crosswell & Kane, P.C.

Daily, Lois C., dec'd.

Late of Lancaster City.
Executor: Dale Daily c/o May
Herr & Grosh, LLP, 234 North
Duke Street, Lancaster, PA
17602.
Attorney: Bradley A. Zuke.

**Derr, Dolores Jean a/k/a Do-
lores J. Derr**, dec'd.

Late of Mount Joy Borough.
Co-Executors: Richard Jan
Derr, Matthew D. Derr, 364
Chocolate Ave., Apt. C, Mount
Joy, PA 17552.
Attorney: None.

Dunn, Joseph P., Sr., dec'd.

Late of West Hempfield Town-
ship.
Administrator: Scott M. Stephan
c/o RKG Law, 101 North Pointe
Blvd., Suite 202, Lancaster, PA
17601.
Attorney: Nichole M. Baer, Es-
quire.

**Gilchrest, Debra a/k/a Debra J.
Gilchrest**, dec'd.

Late of Manor Township.
Executor: Ryan James Gilchrest
c/o John W. Metzger, Esquire,
901 Rohrerstown Road, Lan-
caster, PA 17601.
Attorneys: Metzger and Spen-
cer, LLP.

**Glah, Henry J., III a/k/a Harry
Glah**, dec'd.

Late of Conestoga Township.
Executors: M. Melanie Burnette, Thomas J. Benz c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: James W. Appel, Esquire.

Goodman, Jeffrey K., dec'd.

Late of Columbia Borough.
Executor: Michael D. Goodman c/o 327 Locust Street, Columbia, PA 17512.
Attorney: John F. Markel, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Hammel, James Leonard, Jr., dec'd.

Late of Elizabethtown Borough.
Executor: Bethanne Robinson c/o Angela M. Ward, Esq., AWard Law, LLC, 2173 Embassy Dr., Lancaster, PA 17603.
Attorney: Angela M. Ward, Esq.

Heisterkamp, Diane C. a/k/a Diane C. Herman Heisterkamp, dec'd.

Late of East Hempfield Township.
Co-Executors: Lisa Heisterkamp Davis, Valerie Sachiko Smith c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.
Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Hossler, Martha J., dec'd.

Late of Mount Joy Township.
Co-Executors: Lois F. Hossler Brewer, Dennis R. Hossler c/o Pannebaker & Mohr, P.C. 4000 Vine St., Suite 101, Middletown, PA 17057.

Attorney: Kendra A. Mohr, Esq., Pannebaker & Mohr, P.C. 4000 Vine St., Suite 101, Middletown, PA 17057.

Hughes, Hilda L., dec'd.

Late of Lancaster County.
Executors: Michele Louise Hughes Lutz, Karen Joy Hughes Fritz c/o Reed Law, 4303 Derry Street, Harrisburg, PA 17111.
Attorneys: Reed Law, 4303 Derry Street, Harrisburg, PA 17111.

Hursh, Morris M., dec'd.

Late of Manheim Township.
Co-Executors: Melissa A. Lutz, Philip B. Hursh c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.
Attorneys: Barley Snyder LLP.

John, Kenneth a/k/a Kenneth David John, dec'd.

Late of East Hempfield Township.
Co-Executors: Faith Marie Hills, Angela Mae John c/o Lucy F. Dowd, Lucy Dowd Law LLC, 342 N. Queen Street Rear, Lancaster, PA 17603.
Attorney: Lucy F. Dowd.

Jones, Jacob A., III, dec'd.

Late of Lancaster.
Executrix: Kimberly M. Jones c/o The Bartos Group, LLC, 630 Janet Ave., Ste. A100, Lancaster, PA 17601.
Attorney: Jonathan Dalziel, Esq.

Keller, Richard N., dec'd.

Late of Township of Penn.
Executors: Michael Keller, Beth Greiner c/o Marci S. Miller, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorney: Gibbel Kraybill & Hess LLP.

Lefever, Jr., Charles J., dec'd.

Late of Lititz, PA.

Executor: Sean J. Lefever c/o Legacy Law, PLLC., 147 W. Airport Road, Suite 300, Lititz, PA 17543.

Attorney: Katelyn M. Haldeman, Esq.

Lucas, Isaiah Lamonte, dec'd.

Late of Lancaster City and Philadelphia County.

Administratrix: Kimberly Ellerbee c/o Gary M. Perkiss, Esq., 801 Old York Rd., #313, Jenkintown, PA 19046.

Attorney: Gary M. Perkiss, Esq.

Lucin, Jon Darnille, dec'd.

Late of Warwick Township.

Administrator: Vi Darah Hazelle Catalan c/o Eric Schelin Rothermel, Esquire, 49 North Duke Street, Lancaster, PA 17602.

Attorneys: May, Herr & Grosh, LLP.

Mahan, Joyce Louise a/k/a Joyce L. Mahan, dec'd.

Late of Lancaster County.

Executor: Robert B. Mahan, 326 East Ross Street, Apt. 1, Lancaster, PA 17601 c/o Robert L. Buzzendore, Esquire, Hoffmeyer & Semmelman, LLC, 30 North George Street, York, PA 17401.

Attorney: Robert L. Buzzendore, Esquire

McClure, Gertride K., dec'd.

Late of West Lampeter Township.

Executor: Dale V. McClure, 302

W. Marshall St., West Chester, PA 19380 c/o Anthony Morris, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928.

Attorney: Anthony Morris, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928.

Miller, Thomas S., dec'd.

Late of Lancaster County.

Executrix: Cynthia L. Miller, 118 Plum Hill Road, Peach Bottom, PA 17563.

Attorney: None.

Olson, Richard E., dec'd.

Late of East Hempfield Township.

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

Attorneys: Randy R. Moyer - Barley Snyder LLP.

Palic, Josephine S., dec'd.

Late of Manheim Township.

Executor: James Palic c/o Law Office of Shawn Pierson, 105 East Oregon Road, Lititz, PA 17543.

Attorney: Shawn M. Pierson, Esq.

Pfahler, Nancy L., dec'd.

Late of Township of Paradise.

Executors: Thomas W. Pfahler III and Ronald L. Pfahler c/o Ann L. Martin, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Powers, Ksenija O. a/k/a Kseni-

ja Oset Powers, dec'd.

Late of East Hempfield Township.

Executrix: Odette H. Newton
c/o 340 Pine Grove Commons,
York, PA 17403.

Attorney: Robert Clofine, Elder
Law Firm of Robert Clofine.

**Schory, Karen R. a/k/a Karen
Renee Schory, dec'd.**

Late of City of Lancaster.

Executrix: Debora Tsiris, 829
Harvest Lane, Indiana, PA
15701 c/o Theresa L. Shade
Wix, Esq., Wix, Wenger & Weid-
ner, 4705 Duke Street, Harris-
burg, PA 17109-3041.

Attorney: Theresa L. Shade Wix,
Esq., Wix, Wenger & Weidner,
4705 Duke Street, Harrisburg,
PA 17109-3041.

**Smith, John R. a/k/a John
Raymond Smith, dec'd.**

Late of West Lampeter Town-
ship.

Executrix: Susan Davids c/o
Julia M. Parrish, Esquire, Bar-
ley Snyder LLP, 100 E. Market
Street, York, PA 17401.

Attorneys: Barley Snyder LLP.

**Stewart, Patricia A. a/k/a Patri-
cia Ann Stewart, dec'd.**

Late of Warwick Township.

Executrix: Regina S. VanDer-
vort, 6152 Harbour Town Drive,
Radford, VA 24141.

Attorney: None.

Van Pelt, Georgeann M., dec'd.

Late of Rapho Township.

Executor: Peter G. Van Pelt c/o
MidPenn Legal Services, 38 N.
Christian St., Suite 200, Lan-
caster, PA 17602.

Attorney: Madeline W. Rathey,

Esq.

**Wanner, Nancy J. a/k/a Nan-
cy Jean Wanner a/k/a Nancy
Gordis, dec'd.**

Late of East Lampeter Town-
ship.

Executrix: Beth Ann Martin,
c/o David P. Carson, 2547 Lititz
Pike, Lancaster, PA 17601.

Attorney: David P. Carson.

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Nonprofit Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on April 18, 2024, for the purpose of obtaining a Certificate of Incorporation under the provisions of the Nonprofit Corporation Law of 1988. The name of the proposed nonprofit corporation is **Fox Bend Homeowners Association, Inc.**

The purpose for which it will be organized is: To be a unit owners' association that provides for the management, maintenance and care of the residential community project located in Dahlia Circle, North Cornwall Township, Lebanon County, Pennsylvania, known as Fox Bend, A Planned Community.

McNEES WALLACE & NURICK
LLC

100 Pine Street
Harrisburg, PA 17101

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CORPORATE NOTICE

REGISTRATION OF FOREIGN CORPORATION: NOTICE IS HEREBY GIVEN **Enablo, Inc.**

FILED ARTICLES OF FOREIGN REGISTRATION ON 06/27/2023 UNDER THE PENNSYLVANIA BCL OF 1988. PRINCIPAL OFFICE IS 2093 PHILADELPHIA PIKE, CLAYMONT, DE 19703-242. COMMERCIAL REGISTERED OFFICE PROVIDER IS HARBOR BUSINESS COMPLIANCE CORPORATION.

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ORPHANS' COURT DIVISION

Orphans' Court Division
Auditing Notices

To All Claimants, Beneficiaries, Heirs and Next of Kin, and other persons interested: NOTICE IS GIVEN that the following accounts in decedents', incapacitated persons, minors', and trust estates have been filed in the office of the Clerk of the Orphans' Court division of the Court of Common Pleas of Lancaster County and will be presented to said Orphans' Court Division for Audit and confirmation therein to the parties legally entitled thereto on

May 7, 2024

at 9 o'clock a.m. in Courtroom No. 11 on the fourth floor of the Courthouse, 50 North Duke Street, Lancaster, PA

1. HOLBEIN, E. ARLENE, decd., 2022-01012. First and Final Acct. Diane L. Supple, Exec., Jeffrey C. Goss, Atty.
2. HOLBEIN, E. ARLENE, decd., 2022-01012. First and Final Acct. Deed of Trust Dated 10/10/2018.

Diane L. Supple, Trustee., Jeffrey C. Goss, Atty.

3. MARK, ESTHER C. decd., 2021-01180. Statement of Acct. Lydia Hallgren and Grace Hess, Admin., Angelo J. Fiorentino, Atty.
4. CEMETERY TRUST FOR LANCASTER COUNT CEMETERY OMNIBUS FUND. 1975-01267. Deed of Trust Dated 12/4/1975. First Acct. of Wells Fargo Bank, N.A., Trustee, Adam G. Silverstein, Atty.

Anne L. Cooper
Clerk of the Orphans' Court
Division
of the Court of Common Pleas.
A-26; M-3

SERVICE BY PUBLICATION

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON
PLEAS

CIVIL ACTION – LAW

NO.: CI-22-04206

CROSSCOUNTRY MORTGAGE,
LLC, Plaintiff,

vs.

Bryan J. Cook, Defendant

TO: Bryan J. Cook

You are hereby notified that Plaintiff, CrossCountry Mortgage, LLC, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Lancaster County, Pennsylvania, docketed to No. CI-22-04206, seeking to foreclose the mortgage secured by the real estate located at 3456 Green Leaf Drive, Mount Joy, PA 17552.

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

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

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

LAWYER REFERRAL SERVICE

Lawyer Referral Service
Lancaster Bar Association
28 East Orange Street
Lancaster, PA 17602
(717) 393-0737

Lawyer Referral Service
Lancaster Bar Association
28 East Orange Street
Lancaster, PA 17602

(717) 393-0737

A-26

IN THE COURT OF COMMON
PLEAS

CIVIL ACTION – LAW

NO.: CI-17-10212

NOTICE OF SHERIFF'S SALE

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O SELENE FINANCE LP, Plaintiff,
vs.

DAVID A. SHUMAN A/K/A DAVID SCHUMAN, Defendants

TO: DAVID A. SHUMAN A/K/A
DAVID SCHUMAN
860 C REAR GREENVILLE
ROAD
DENVER, PA 17517

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.

Your house (real estate) at 860 C Rear Greenville Rd, Denver, PA 17517 is scheduled to be sold at a public online auction conducted at <https://lancaster.pa.real-foreclose.com/> on May 29, 2024, at 10:00 AM to enforce the court judgment of \$137,442.90 obtained by U.S. Bank Trust National Association, not in its in-

dividual capacity but solely as Owner Trustee for RCF 2 Acquisition Trust C/O Selene Finance LP against the above premises.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

The sale will be canceled if you pay the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call Pin-cus Law Group, PLLC at (484) 575-2201.

PLEASE NOTE a Schedule of Dis-tribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

A-26

SUITS ENTERED

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

—————
**April 10, 2024
to April 17, 2024**
—————

ANDRO, JASON; Terry Dull; 02690; Lutz

AYALA, JOELY M.; BELCO Community Credit Union; 02606; Miller

BIG BRIGHT BOUNCES LLC; Shaun Quinter; 02629; Sweeney
COMMONWEALTH OF PENN-

SYLVANIA; John Michael Mullin; 02598; McMahon

GRANITE PROPERTIES LP, HORST REALTY COMPANY LLC, HORST REALTY; Benjamin Nieto; 02548; Rankin

JPM LONGWOOD LLC, WILL, MARK R., PINI, FABIO M., LONGWOOD SQUARE HOMEOWNERS ASSOCIATION INC.; Richard D. Tennant; 02575; Austin

KEYSTONE HEMP GROWERS LLC, STONE HEAD NATION, STONEHEAD; Yolo Promo LLC; 02542; Morris

KRAUSS, MICHAEL; Walter Zer-be II; 02687; Lutz

MAKOWIECKI, MARK; Jorge L. Maximo Rodriguez; 02696; Schleifer

MENDENHALL, LOGAN H.; Jose A. Mendez; 02587; Rankin

MILLER, JANE, MILLER, MAR-LIN; Rachel Klein-Katz; 02639; London

MOFFITT MD, JOHN J., MEL-NICK MOFFITT & MESAROS ENT ASSOCIATES; Diane Bezzard; 02671; Jabour

MOHAMED, SIED, BRIDGE POSSIBLE MANAGEMENT LLC; Mohammed Hassan; 02678; Lemieux-Fillery

MUMMAU, CHRISTOPHER; State Farm Mutual Automobile In-surance Company; 02706; McEl-haney

NATIONAL GENERAL INSUR-ANCE COMPANY; Gale D. Hess; 02711; Rankin

NELSON, BRYAN Z.; PPL Elec-tric Utilities Corporation; 02554; Manley

NEWPORT MEADOWS HEALTH & REHABILITATION CENTER LLC, NEWPORT MEADOWS HEALTH & REHABILITATION CENTER, IMPE-RIAL HEALTHCARE GROUP LLC, JOHN JANES DOES 1 THROUGH 10, ABC CORP 1 THROUGH 10,

XYZ CO 1 THROUGH 10; Holly Sheaffer; 02737; Foster

PAULSEN, YVONNE; Velocity Investments LLC; 02655; Tsarouhis

POTOCNY, MAXWELL; Taylor Ecenrode; 02546; Rankin

POULTERER, BRUCE; Christie Van-Fossen; 02571; Grau, Zafran

ROWE, LOVICE, ECKMAN, DANA; Mt Hope Nazarene Retirement Community; 02603; Zellner

SCOTT, VERONICA, DOE, JOHN, DOE, JANE; Jorge Velez Sanchez; 02562; Floyd

SMITH, MERLIN; Laurin Britt; 02648; Jarvis

SMITH, SONYA; Noah Grym; 02731; Altemose

SPORT LLC; Wise Home Improvement LLC; 02592

SUSQUEHANNA WELLNESS & REHAB CENTER; General Health-care Resources LLC; 02638; Sklar

USDIN, GLENN, LANCASTER TOWNSHIP FIRE DEPARTMENT;

Katlyn Baer; 02601; Larsen

WALDEN, TAMMY; Velocity Investments LLC; 02560; Tsarouhis

WALKER, ZACHARY; Andrew Bender; 02553; Michael

WEIDMAN, MICHELLE; Velocity Investments LLC; 02579; Tsarouhis

ATTENTION EMPLOYERS!

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INTERESTED? EMAIL: KELLY@LANCASTERBAR.ORG



**NOTICE
SHERIFF SALE OF VALUABLE
REAL ESTATE**

**Wednesday, May 29, 2024 @
10:00 a.m. Prevailing Time**

Pursuant to writs of Execution directed to me by the Court of Common Pleas of Lancaster County, Pa., I will expose the following Real Estate to public sale at 10:00 a.m. on the above date at <https://lancaster.pa.realforeclose.com>.

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 Sher-

iff's Office is merely following the requests of the plaintiffs and selling whatever interests the defendants may have in the properties. It is up to you or your attorney to determine what those interests are, before you buy. There may be mortgages or other liens against the properties that you may have to pay before you obtain clear title to a property. All of these factors are for you alone to determine. **NOTE: The RealAuction website provides a "Street View" of the listed properties for reference only! This should not be used as a representation as to the condition, or even existence of, the Property and such views may be out of date.** The Sheriff's Office will not make these determinations for you. Bidders are solely responsible for the conditions of the actual real property and improvements thereon.

Once you make a bid, which is accepted as the highest bid, you have bought whatever interests the defendants have in that property and you must pay that sum of money to the Sheriff's Office regardless of what you later find out about the title or condition of the property. You must know what you are bidding on before you bid and NOT after. All sales are FINAL after the property has been struck off to you as the highest bidder, and no adjustments will be made thereafter.

Payment of a 10% down payment towards the purchase of any property must be made prior to the Sale through the REALAUC-TION website. The final 90% of the purchase price for properties must be in the form of lawful money of the United States, a certified or cashier's check from a bank,

or a Lancaster County attorney's check. The Sheriff's Office will NOT accept any other form of payment.

In order to expedite the sale, the Sheriff's Office encourages, but does not require, plaintiffs to make an opening bid of costs and, if necessary, to thereafter place competitive bids. Any bidding above the plaintiff's opening costs bid for such property will begin at the next increment of One Thousand Dollars over the Costs bid. Subsequent bids shall be in no less than \$1000 increments. Pursuant to Pennsylvania law, Plaintiffs may withdraw a property from sale any time before the property is struck off as sold to the highest bidder.

Immediately upon a property being struck off to the highest bidder, the buyers name will be made public on the REALAUCTION website and the 10% down payment will be deducted from any funds on deposit with REALAUCTION. The Buyer must upload picture ID as part of the registration process. If a Buyer chooses to use a corporate, partnership, or other entity form, Pennsylvania ID of a responsible individual must be provided to the Sheriff's Office immediately. The buyer must subsequently pay the balance of their bid within 30 days after the sale date.

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

priority liens, then the buyer shall pay the balance of such amounts to the Sheriff's Office within 30 days after the sale date.

If no petition has been filed to set aside a property sale, the Sheriff will execute and record a deed 60 days or more after the Sale Date conveying all the real estate rights, title, & interests of the defendants in the property. In addition, prior to payout of funds on hand from the Sale, the Sheriff shall file a proposed Schedule of Distribution with the Prothonotary's Office, Distribution of the sale proceeds will be made per the proposed Schedule of Distribution 30 or more days after the filing of such Schedule provided no exceptions are filed regarding the proposed distribution.

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

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

The Sheriff's Office reserves the right to alter or modify these conditions of sale during or before each sale, or on a case by case

basis. The Sheriff's Office decision shall be final regarding all sale issues and disputes.

Christopher Leppler,
Sheriff of Lancaster County
Burke & Hess, Solicitor

CI-22-00405

**WILMINGTON SAVINGS FUND
SOCIETY, FSB, AS TRUSTEE OF
STANWICH MORTGAGGE LOAN
TRUST I**

vs

**CURTIS L. APPLER, HEATHER
L. APPLER**

PROPERTY ADDRESS: 406
GROFFDALE ROAD, QUAR-
RYVILLE, PA 17566

UPI / TAX PARCEL NUMBER:
520-44542-0-0000

JUDGMENT: \$155,561.56

REPUTED OWNERS: Curtis L. Ap-
pler and Heather L. Appler
DEED BK. and PAGE or INSTR.
NO.: 6014018

MUNICIPALITY: Providence Town-
ship

AREA:0.00

IMPROVEMENTS: Residential
Dwelling

CI-23-01092

**SUBURBAN LANCASTER SEW-
ER AUTHORITY**

vs

KRISTIN L. BASFORD

PROPERTY ADDRESS: 23 MID-
DLE GREEN, LANCASTER, PA
17602-1573

UPI / TAX PARCEL NUMBER:
320-91599-0-0000

JUDGMENT: \$4,194.64

REPUTED OWNERS: KRISTIN L.
BASFORD

DEED BK. or INSTR. NO.: 6387864

MUNICIPALITY: West Lampeter
Township

AREA: +/- 0.06 acres

IMPROVEMENTS: Single Family
Dwelling

CI-23-01356

FULTON BANK NA

vs

**VINCENT BIFULCO, PHYLLIS
KAY STUBBS**

PROPERTY ADDRESS: 624
GEORGETOWN ROAD, RONKS,
PA 17572

UPI / TAX PARCEL NUMBER:
490-79509-0-0000

JUDGMENT: \$159,090.71

REPUTED OWNERS: Vincent Bi-
fulco and Phyllis Kay Stubbs

DEED BK. or INSTR. NO.: 6195894

MUNICIPALITY: Township of Par-
adise

AREA:

IMPROVEMENTS: Residential
Dwelling

CI-23-03709

**SPECIALIZED LOAN SERVICING
LLC**

vs

**ADAM W. BURD, JR, TAMMY L.
BURD**

PROPERTY ADDRESS: 40 NORTH
KING STREET, DENVER, PA
17517

UPI / TAX PARCEL NUMBER:
090-07649-0-0000

JUDGMENT: \$123,000.00

REPUTED OWNERS: ADAM W.
BURD, JR; TAMMY L. BURD

INSTRUMENT NO. 6091502

MUNICIPALITY: Township of West
Cocalico

AREA: PRIMARY HOMESITE
13,068 SQ FT.

IMPROVEMENTS: RESIDENTIAL

CI-23-03820

FULTON BANK, N.A.

vs

**PAUL CULBRETH, TERRE
TENANT, AND ADMINISTRATOR
OF THE ESTATE OF VIOLA E.
CULBRETH, DECEASED
MORTGAGOR, DOUGQUAN J.
CULBRETH, TERRE TENANT**

PROPERTY ADDRESS: 726
SOUTH PLUM STREET, LAN-
CASTER, PA 17602
UPI / TAX PARCEL NUMBER:
337-82133-0-0000
JUDGMENT: \$16,161.11
REPUTED OWNERS: Paul Cul-
breth, Administrator of the Estate
of Viola E. Culbreth, Deceased
Mortgagor, and Paul
Culbreth and Dougquan J. Cul-
breth, Terre Tenants
DEED BK. or INSTR. NO.: 6666568
MUNICIPALITY: City of Lancaster
AREA:
IMPROVEMENTS: Residential
dwelling house

CI-20-01855

MIDFIRST BANK

vs

**DORIS J. DRESCHER, INDIVID-
UALLY AND AS BELIEVED HEIR
AND/OR ADMINISTRATOR TO
THE ESTATE OF LEON
E. DRESCHER, UNKNOWN
HEIRS AND/OR ADMINISTRA-
TORS OF THE ESTATE OF
LEON E. DRESCHER**

PROPERTY ADDRESS: 165 MAN-
HEIM STREET, MOUNT JOY, PA
17552
UPI / TAX PARCEL NUMBER:
450-91290-0-0000
JUDGMENT: \$65,988.10
REPUTED OWNERS: Doris J. Dre-
scher
DEED BK. or INSTR. NO.: Instru-
ment Number 6684293
MUNICIPALITY: Borough of Mount

Joy

AREA: N\A

IMPROVEMENTS: Residential
Dwelling

CI-23-02074

NATIONSTAR MORTGAGE LLC

vs

**PEGGY FETTER, KNOWN HEIR
OF BENJAMIN F. FETTER,
DECEASED, UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER
BENJAMIN F. FETTER, DE-
CEASED**

PROPERTY ADDRESS: 307 ½
CORAL STREET, LANCASTER, PA
17603
UPI / TAX PARCEL NUMBER:
338-36649-0-0000
JUDGMENT: \$50,750.81.
REPUTED OWNERS: Peggy Fetter,
known Heir of Benjamin F. Fet-
ter, deceased and Unknown Heirs,
Successors,
Assigns and All Persons, Firms or
Associations Claiming Right, Title
or Interest from or under Benja-
min F. Fetter, deceased
DEED BK. and PAGE or INSTR.
NO.: Document ID #5165197
MUNICIPALITY: City of Lancaster
AREA: ALL THAT CERTAIN lot or
parcel of land situate on the east
side of Coral Street having thereon
erected a 2 1/2 story
brick house and being known
and numbered as 307 1/2 Coral
Street, in the City and County of
Lancaster, Commonwealth
of Pennsylvania.
IMPROVEMENTS: Residential
Dwelling

CI-23-05040
NATIONSTAR MORTGAGE LLC
vs
RYAN A HALL
PROPERTY ADDRESS: 399
CROSSWINDS DRIVE, LITITZ, PA
17543
UPI / TAX PARCEL NUMBER:
600-23939-0-0000
JUDGMENT: \$155,428.01
REPUTED OWNERS: Ryan A. Hall
DEED BK. or INSTR. NO.: 6082431
MUNICIPALITY: Township of War-
wick
AREA: N\A
IMPROVEMENTS: Residential
Dwelling

CI-23-02991
PENNSYLVANIA HOUSING FI-
NANCE AGENCY
vs
SCOTT W. HALL
PROPERTY ADDRESS: 35 PENN
STREET, WASHINGTON BORO,
PA 17582
UPI / TAX PARCEL NUMBER:
410-15516-0-0000
JUDGMENT: \$114,275.91
REPUTED OWNER(S): Scott W.
Hall
DEED or INSTRUMENT
NO:6456787
MUNICIPALITY: Manor Township
AREA: 0.1100 acres
IMPROVEMENTS: A single-family
two-story residential dwelling

CI-22-05913
NATIONSTAR MORTGAGE LLC
vs
THOMAS W. HALTON, AKA
THOMAS HALTON
PROPERTY ADDRESS: 124 EAST
WALNUT STREET, EPHRATA, PA
17522
UPI / TAX PARCEL NUMBER:

260-46794-0-0000
JUDGMENT: \$210,167.50
REPUTED OWNERS: Thomas W.
Halton, an unmarried man
DEED BK. or INSTR. NO.: Docu-
ment ID 5660250
MUNICIPALITY: Borough of
Ephrata
AREA: N\A
IMPROVEMENTS: Residential
Dwelling

CI-21-08195
MIDFIRST BANK
vs
NATHAN T. HESS
PROPERTY ADDRESS: 106
BEECH STREET, DENVER, PA
17517
UPI / TAX PARCEL NUMBER:
140-06991-0-0000
JUDGMENT: \$189,257.93
REPUTED OWNERS: Nathan T.
Hess
DEED BK. or INSTR. NO.:
6414770
MUNICIPALITY: Borough of Den-
ver
AREA: N\A
IMPROVEMENTS: Residential
Dwelling

CI-23-00373
U.S. BANK NATIONAL ASSOCI-
ATION
vs
GERALD P JUNKER, TONYA
R. JUNKER F/K/A TONYA R.
HADLEY
PROPERTY ADDRESS: 2493
RIVER ROAD, BAINBRIDGE, PA
17502
UPI / TAX PARCEL NUMBER:
130-91990-0-0000
JUDGMENT: \$117,134.90
REPUTED OWNERS: GERALD P.
JUNKER AND TONYA R. JUNKER

DEED INSTRUMENT NO.: TIAL DWELLING
5577363

MUNICIPALITY: CONOY TOWN-
SHIP
IMPROVEMENTS: RESIDENTIAL
DWELLING

CI-23-04487

**FREEDOM MORTGAGE CORPO-
RATION**

vs

**KAREN AREFORD KITCHEN,
CHARLES K. KITCHEN**

PROPERTY ADDRESS: 1653
WABANK RD, LANCASTER, PA
17603-6853

UPI / TAX PARCEL NUMBER:
340-80603-0-0000

JUDGMENT: \$128,266.35

REPUTED OWNERS: CHARLES K.
KITCHEN AND KAREN AREFORD
KITCHEN

DEED INSTRUMENT NO.:
6383455

MUNICIPALITY: TOWNSHIP OF
LANCASTER

IMPROVEMENTS: RESIDENTIAL
DWELLING

CI-23-01479

M&T BANK

vs

**JESSICA KLEPPING, MARK K.
KLEPPING**

PROPERTY ADDRESS: 118 EAST
WASHINGTON STREET, ELIZA-
BETHTOWN, PA 17022

UPI / TAX PARCEL NUMBER:
250-49221-0-0000

JUDGMENT: \$32,776.49

REPUTED OWNERS: JESSICA
KLEPPING & MARK K. KLEPPING
DEED BK. or INSTR. NO.: 5742966
MUNICIPALITY: BOROUGH OF
ELIZABETHTOWN

AREA: 0.10

IMPROVEMENTS: A RESIDEN-

CI-23-00285
CITIZENS BANK, N.A.

vs

SCOTT ALLEN KREADY

PROPERTY ADDRESS: 708 WOOD
STREET, MOUNT JOY, PA 17552

UPI / TAX PARCEL NUMBER:
450-79926-0-0000

JUDGMENT: \$151,648.06

REPUTED OWNERS: Scott Allen
Kready

DEED BK. or INSTR. NO.: 6284571
MUNICIPALITY: Borough of Mount
Joy

AREA:

IMPROVEMENTS: Residential
Dwelling

CI-23-03928

LOANDEPOT.COM, LLC

vs

RICHARD MAYER

PROPERTY ADDRESS: 333 HOL-
LOW VIEW, MANHEIM, PA 17545

UPI / TAX PARCEL NUMBER:
500-72131-0-0000

JUDGMENT: \$198,835.68

REPUTED OWNERS: Richard
Mayer

DEED BK. Or INSTR NO.: 6115255
MUNICIPALITY: Penn Township

AREA: 1700

IMPROVEMENTS: Residential

CI-23-05197

MIDFIRST BANK

vs

JOSEPH S. MINI JR

PROPERTY ADDRESS: 1605
GLENN ROAD, LANCASTER, PA
17601

UPI / TAX PARCEL NUMBER:
810-45417-0-0000

JUDGMENT: \$179,734.11

REPUTED OWNERS: JOSEPH S. MINI JR.
DEED BK. or INSTR. NO.: Document Id: 5257046
MUNICIPALITY: CITY OF LANCASTER
AREA: 0.25 acres
IMPROVEMENTS: A RESIDENTIAL DWELLING

CI-23-01097

SUBURBAN LANCASTER SEWER AUTHORITY

vs

GLEND L. NEGRON-OSORIO

PROPERTY ADDRESS: 76 CONESTOGA BLVD, LANCASTER, PA 17602
UPI / TAX PARCEL NUMBER: 340-38641-0-0000
JUDGMENT: \$3,930.07
REPUTED OWNERS: GLENDA L. NEGRON-OSORIO
DEED BK. or INSTR. NO.: 6434500
MUNICIPALITY: TOWNSHIP OF LANCASTER
AREA: +/- 0.34 acres
IMPROVEMENTS: Single Family Dwelling

PROPERTY ADDRESS: 74 MECHANIC STREET, REINHOLDS, PA 17569
UPI / TAX PARCEL NUMBER: 090-53341-0-0000
JUDGMENT: \$116,001.47 Plus accruing escrow advances; title fees; property valuations fees; property preservation fees; and costs of collection, including reasonable attorney fees, from January 8, 2020 to the date of sheriff's sale, pursuant to the Consent Order for judgment, entered January 22, 2020.

REPUTED OWNERS: Martin E. Neubaum a/k/a Martin Neubaum, Deceased; Cory E. Neubaum, Co-Administrator c.t.a for the Estate of Martin E. Neubaum a/k/a Martin Neubaum, Deceased; Megan Ditzler, Co-Administrator c.t.a for the Estate of Martin E. Neubaum a/k/a Martin Neubaum, Deceased;
DEED BK. or INSTR. NO.: 5646752
MUNICIPALITY: West Cocalico Township
AREA:
IMPROVEMENTS: Residential Dwelling

CI-18-10785

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

vs

CORY E. NEUBAUM, CO-ADMINISTRATOR C.T.A FOR THE ESTATE OF MARTIN E. NEUBAUM A/K/A MARTIN NEUBAUM, DECEASED, MEGAN DITZLER, CO-ADMINISTRATOR C.T.A FOR THE ESTATE OF MARTIN E. NEUBAUM A/K/A MARTIN NEUBAUM, DECEASED

CI-23-01024

MTGLQ INVESTORS, L.P.

vs

KIMBERLY A. ORT, LETICIA A. ORT

PROPERTY ADDRESS: 1081 CLOVERTON DRIVE, COLUMBIA, PA 17512
UPI / TAX PARCEL NUMBER: 110-45060-0-0000
JUDGMENT: \$163,723.79
REPUTED OWNERS: Kimberly A. Ort and Leticia A. Ort
DEED BK. and PAGE or INSTR. NO.: 6357630
MUNICIPALITY: Borough of Co-

lumbia
AREA: 922 Sq. Ft.
IMPROVEMENTS: A Residential
Dwelling

CI-23-02770
CITIZENS BANK, N.A.

vs
JUSTIN R. RAYSOR, HEATHER
L. RAYSOR A/K/A HEATHER
LYNN RAYSOR

PROPERTY ADDRESS: 1329
SHEEP HILL ROAD, EAST EARL,
PA 17519-0940
UPI / TAX PARCEL NUMBER:
200-07057-0-0000
JUDGMENT: \$205,682.03
REPUTED OWNERS: Justin R.
Raysor and Heather L. Raysor
a/k/a Heather Lynn Raysor
DEED BK. or INSTR. NO.: 6339430
MUNICIPALITY: Township of East
Earl
AREA:
IMPROVEMENTS: Residential
Dwelling

CI-22-05822
PENNYMAC LOAN SERVICES,
LLC

vs
ANA ESTHEL RIVERA, ANDRES
RIVERA MALDONADO

PROPERTY ADDRESS: 1587
NORTH READING ROAD, STE-
VENS, PA 17578
UPI / TAX PARCEL NUMBER:
080-35892-0-0000
JUDGMENT: \$148,249.40
REPUTED OWNERS: ANA ESTH-
EL RIVERA & ANDRES RIVERA
MALDONADO
DEED BK. or INSTR. NO.: 6332299
MUNICIPALITY: EAST COCALICO
TOWNSHIP
AREA: 840 SQ FT
IMPROVEMENTS: A RESIDEN-

TIAL DWELLING

CI-23-01213
CSMC 2021-RPL8 TRUST

vs
PAMELA H. RUSSELL, SOLELY
IN HER CAPACITY AS ADMIN-
ISTRATRIX OF THE ESTATE
OF GLENN B. RUSSELL
A/K/A GLENN BRIAN RUS-
SELL, DECEASED, THE UNITED
STATES OF AMERICA AND USA

PROPERTY ADDRESS: 2227
ROBERT FULTON HWY, PEACH
BOTTOM, PA 17563
UPI / TAX PARCEL NUMBER:
280-28046-0-0000
JUDGMENT: \$144,587.94
REPUTED OWNERS: Pamela H.
Russell, solely in her capacity as
Administratrix of the Estate of
Glenn B. Russell a/k/a
Glenn Brian Russell, deceased.
and The United States of America
and USA
DEED INSTR. NO.: 5091989
MUNICIPALITY: Fulton Township
AREA:
IMPROVEMENTS:

CI-23-01971
CARRINGTON MORTGAGE
SERVICES LLC

vs
STEPHANIE SHEARER, KNOWN
SURVIVING HEIR OF MARY S.
SHEARER, JENNIFER LUCHKO,
KNOWN SURVIVING
HEIR OF MARY S. SHEARER,
UNKNOWN SURVIVING HEIR
OF MARY S. SHEARER

PROPERTY ADDRESS: 105 HAS-
KELL DRIVE, LANCASTER, PA
17601
UPI / TAX PARCEL NUMBER:
390-54023-0-0000
JUDGMENT: \$165,831.90

REPUTED OWNERS: Mary S. Shearer
DEED BK. or INSTR. NO.: Book: K54, Page: 529;
MUNICIPALITY: Township of Manheim
AREA:
IMPROVEMENTS: Residential Dwelling

CI-21-06753

HOME LOAN INVESTMENT BANK, F.S.B.

vs

TIMOTHY L. SHULTZ, IN HIS CAPACITY AS DEVISEE OF CHARLES F. SHULTZ, JR., DECEASED AND IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF CHARLES F. SHULTZ, JR., DECEASED, ET AL, KIMBERLY L. KOCH, IN HER CAPACITY AS DEVISEE OF CHARLES F. SHULTZ, JR., DECEASED, BARRY L. SHULTZ, IN HIS CAPACITY AS DEVISEE OF CHARLES F. SHULTZ, JR., DECEASED, DONALD R. SHULTZ, IN HIS CAPACITY AS DEVISEE OF CHARLES F. SHULTZ, JR., DECEASED

PROPERTY ADDRESS: 740 S CUSTER AVE, NEW HOLLAND, PA 17557-9318
UPI / TAX PARCEL NUMBER: 190-18063-0-0000
JUDGMENT: \$180,000.00
REPUTED OWNERS: CHARLES F. SHULTZ, JR.
DEED BK. and PAGE or INSTR. NO.: Book F48 Page 420
MUNICIPALITY: Earl Township
AREA: 3,503 sq. ft.
IMPROVEMENTS: Residential Dwelling

CI-23-04454

FIFTH THIRD BANK, N.A.

vs

MICHAEL J. STRANGARITY

PROPERTY ADDRESS: 204 NORTH 4TH STREET, DENVER, PA 17517
UPI / TAX PARCEL NUMBER: 140-20762-0-0000
JUDGMENT: \$96,192.68
REPUTED OWNERS: MICHAEL J. STRANGARITY
INSTRUMENT NO. 6147543
MUNICIPALITY: Borough of Denver
AREA: PRIMARY HOMESITE 1,008 SQ FT.
IMPROVEMENTS: RESIDENTIAL

CI-23-02685

SUN WEST MORTGAGE COMPANY, INC.

vs

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

PROPERTY ADDRESS: 940 GROFF AVENUE, ELIZABETHTOWN, PA 17022
UPI / TAX PARCEL NUMBER: 250-89743-0-0000
JUDGMENT: \$177,374.31
REPUTED OWNERS: 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
DEED BK. and PAGE or INSTR.

NO.: BOOK: I76 PAGES 379
MUNICIPALITY: BOROUGH OF
ELIZABETHTOWN
AREA: 1384
IMPROVEMENTS: Residential
Dwelling

CI-23-01504

**U.S.O BANK TRUST NATION-
AL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER
TRUSTEE FOR RCF 2 ACQUI-
SITION TRUST C/O U.S. BANK
TRUST NATIONAL ASSOCIA-
TION**

vs

**DIANE G. WOLFE, CLARENCE
WOLFE**

PROPERTY ADDRESS: 117 DON-
NELLY DRIVE, WILLOW STREET,
PA 17584
UPI / TAX PARCEL NUMBER:
320-36122-0-0000
JUDGMENT: \$163,047.35
REPUTED OWNERS: DIANE G.
WOLFE; CLARENCE WOLFE
INSTRUMENT NO. 5410154
MUNICIPALITY: Township of West
Lampeter
AREA: PRIMARY HOMESITE
1,008 SQ FT.
IMPROVEMENTS: RESIDENTIAL