

NOTICE OF ADMINISTRATIVE SUSPENSION

Notice is hereby given that the following **Lancaster County** attorneys have been **Administratively Suspended** by Order of the Supreme Court of Pennsylvania dated July 20, 2022, pursuant to Rule 111(b), Pa.R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective August 19, 2022 for Compliance Group 3.

Davidson, Ryan M.
Otto, Gene P., IV
Sills, Richard P.

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

Berndt, Vernon C., dec'd.

Late of Rapho Township.
Executrix: Diane Livingston.
Joint Revocable Trust dtd.
03/11/2020.
Co-Trustees: Judith A. Logan,
Diane Livingston c/o Jeffrey C.
Goss, Esquire, 480 New Holland
Avenue, Suite 6205, Lancaster,
PA 17602.
Attorneys: Brubaker Connaugh-
ton Goss & Lucarelli LLC.

Branstetter, Matthew L., dec'd.

Late of Manheim Township.
Personal Representative: Dyan
Branstetter c/o Eric Schelin Ro-
themel, Esquire, 49 North Duke
Street, Lancaster, PA 17602.
Attorney: May, Herr & Grosh,
LLP.

Brunk, Marilyn, dec'd.

Late of the County of Lancaster.
Executor: Robert McClung c/o
Roland Law LLC, 8 N. Queen
Street, Mezzanine, Lancaster,
PA 17603.
Attorney: Catharine I. Roland.

**Breese, Annick P. a/k/a Annick
Ghislain Breese a/k/a Annick
Breese**, dec'd.

Late of Lititz Borough.
Executor: Stephen Breese, 797
Old Line Rd., Manheim, PA
17545, Patrick Breese, 5 rue
de New York, 38000 Grenoble,
France.
Attorney: Matthew D. Gilbert,
Atty., Gadsden Schneider &
Woodward LLP, 1275 Drummers
Ln., Ste. 210, Wayne, PA 19087.

**Cannon, Michael P. a/k/a Mi-
chael Patrick Cannon**, dec'd.

Late of Caernarvon Twp.
Executrix: Sheila Willemin, 97
Runnymede Ave., Jenkintown,
PA 19046.
Attorney: Joseph K. Koury,
Atty., OWM Law, 41 E. High St.,
Pottstown, PA 19464.

Eanes, Pauline, dec'd.

Late of E. Hempfield Township.
Executor: Johnny Eanes c/o
Young and Young, 44 S. Main
Street, P.O. Box 126, Manheim,
PA 17545.
Attorney: Young and Young.

**Eisenhauer, Lynn R. a/k/a Lynn
Robert Eisenhauer a/k/a Lynn
Eisenhauer**, dec'd.

Late of the Township of Man-
heim.
Administratrix: Kelsey Eisen-
hauer c/o Lindsay M. Schoen-

eberger, Russell, Krafft & Gruber, LLP, 108 West Main Street, Ephrata, PA 17522.
Attorney: Lindsay M. Schoeneberger.

Elco, Helen, dec'd.

Late of New Holland Borough.
Co-Executrices: Joyce A. Phillips, Cathy L. Eisenberger c/o H. Charles Benner, Attorney, 200 East Main Street, Leola, PA 17540.
Attorney: H. Charles Benner, Esq.

Fry, Nancy J. a/k/a Nancy Jane Fry a/k/a Nancy J. McCoy Fry, dec'd.

Late of West Lampeter Twp.
Executor: Diane L. Dick c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: Jeffrey P. Ouellet

Fuller, Geraldine G. a/k/a Geraldine Grabill Fuller, dec'd.

Late of Manheim Township.
Administrator: The Lodge Life Services, Inc. c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: Dana C. Panagopoulos.

Gebhart, John K., dec'd.

Late of the Township of Providence.
Executors: John K. Gebhart, Kevin D. Gebhart c/o Law Office of James Clark, 277 Millwood Road, Lancaster, PA 17603.
Attorney: James R. Clark.

Ginder, Vera W., dec'd.

Late of the Township of Manheim.

Executors: Linda M. Shenk, Ann Louise Graybill c/o Justin J. Bollinger, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Hemperly, Doreen A., dec'd.

Late of Lancaster City.
Executor: Christopher K. Dardis c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorney: Young and Young.

Hendersen, Mildred K., dec'd.

Late of East Hempfield Township.
Executors: Valerie H. Cifuni, Virginia M. Hunsberger c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.
Attorney: Pyfer, Reese, Straub, Gray & Farhat, P.C.

Hopper, Jane E., dec'd.

Late of Lancaster.
Executor: Lewis A. Hopper, 21 Natures Way, Quarryville, PA 17566.
Attorney: Thomas W. Fleckenstein, 470 Locust Street, Columbia, PA 17512.

Hotchkiss, Paula M., dec'd.

Late of Pequea Township.
Executor: Cindy L. Landis c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.
Attorney: Bradley A. Zuke.

Keyser, Janet M., dec'd.

Late of Lancaster County.
Executor: Jane E. Girondo,
Edward D. Keyser c/o James
D. Wolman, Esquire, 53 North
Duke Street, Suite 309, Lan-
caster, PA 17602.

Attorney: James D. Wolman, Es-
quire.

Kneisley, Doris L., dec'd.

Late of Conestoga Township.
Executrices: Sharon L. Tomlin-
son, Karen B. Boggs c/o Clymer
Musser & Sarno, PC, 408 West
Chestnut Street, Lancaster, PA
17603.

Attorney: James N. Clymer, Esq.

Leavitt, Preston L., dec'd.

Late of the Borough of Lititz.
Executor: Thomas P. Leavitt
c/o Gibble Law Offices, P.C.,
126 East Main Street, Lititz, PA
17543.

Attorney: Stephen R. Gibble.

Lefever, James E., dec'd.

Late of Upper Leacock Twp.
Executor: Janet M. Lefever c/o
Appel Yost & Zee LLP, 33 North
Duke Street, Lancaster, PA
17602.

Attorney: Jeffrey P. Ouellet.

Lynch, Harriet Louise, dec'd.

Late of East Hempfield Town-
ship.

Executor: Eric Lynch, 984 Hid-
den Hollow Drive, Gap, PA
17527.

Attorney: None.

Lynch, Richard Raymond, dec'd.

Late of East Hempfield Town-
ship.

Executor: Eric Lynch, 984 Hid-
den Hollow Drive, Gap, PA
17527.

Attorney: None.

Masterson, Virginia F., dec'd.

Late of West Lampeter Town-
ship.

Executor: Lois E. Wills, 20 High
Ridge Drive, Pawcatuck, CT
06379.

Attorney: James M. Smith, Es-
quire, Smith Bukowski, LLC,
1050 Spring Street, Suite 1, Wy-
omissing, PA 19610.

**Murray, Paul B. a/k/a Paul Bren-
ton Murray**, dec'd.

Late of Manheim Township.

Executrix: Holly M. Kutz c/o
O'Day Law Associates, 158 East
Chestnut Street, Lancaster, PA
17602.

Attorney: O'Day Law Associates.

Nadu, Joseph G., Sr., dec'd.

Late of E. Hempfield Twp.

Administrators: Marleen Nadu,
Joseph G. Nadu, Jr. c/o Daniel-
la A. Horn, Esq., 2202 Delancey
Pl., Phila., PA 19103.

Attorney: Daniella A. Horn, Esq.,
Klenk Law, LLC, 2022 Delancey
Pl., Phila., PA 19103.

Parrish, Richard A., dec'd.

Late of Pequea Township.

Executor: Timothy G. Sherman
c/o Jeffrey C. Goss, Esquire,
480 New Holland Avenue, Suite
6205, Lancaster, PA 17602.

Attorneys: Brubaker Connaugh-
ton Goss & Lucarelli LLC.

Pennell, David M., Sr., dec'd.

Late of Manheim Township.
Executor: David M. Pennell, II
c/o May Herr & Grosh, LLP, 234
North Duke Street, Lancaster,
PA 17602.
Attorney: Bradley A. Zuke.

**Reichard, Peggy J. a/k/a Peggy
Joyce Reichard**, dec'd.

Late of East Hempfield Town-
ship.
Executrix: Tracie L. Bradley
c/o Jeffrey C. Goss, Esquire,
480 New Holland Avenue, Suite
6205, Lancaster, PA 17602.
Attorneys: Brubaker Connaugh-
ton Goss & Lucarelli LLC.

Robbins, Marilyn, dec'd.

Late of Manheim Township.
Executrix: Jill S. Young c/o John
H. May, Esquire, 49 North Duke
Street, Lancaster, PA 17602.
Attorney: May, Herr & Grosh,
LLP.

Ross, Donald S., dec'd.

Late of East Drumore Township.
Executor: Thomas E. Welk c/o
Nikolaus & Hohenadel, LLP, 303
West Fourth Street, Quarryville,
PA 17566.
Attorney: John C. Hohenadel,
Esquire.

Sanders, Kevin R., dec'd.

Late of West Earl Township.
Co-Administrators: Robert C.
Sanders, Karen A. Anuscavage
c/o Randy R. Moyer, Es-
quire, Barley Snyder LLP, 126
East King Street, Lancaster, PA
17602.
Attorney: Barley Snyder LLP.

Schaeffer, Violet M., dec'd.

Late of Ephrata Borough.
Executor: Jay S. Schaeffer, 12
Cordell Dr., Stevens, PA 17578.
Attorney: Brian F. Boland, Esq.,
Kozloff Stoudt, 2640 Westview
Dr., Wyomissing, PA 19610.

Skethway, M. Richard, dec'd.

Late of Paradise Township.
Executors: Shari Reifsnnyder,
Clifford Reifsnnyder, 1104 W.
Penn Grant Road, Lancaster, PA
17603.
Attorney: None.

**Smith, David Ralph a/k/a David
R. Smith**, dec'd.

Late of East Hempfield Town-
ship.
Personal Representative: Lau-
ra Ann Arment c/o John
W. Metzger, Esquire, 901
Rohrerstown Road, Lancaster,
PA 17601.
Attorneys: Metzger and Spencer,
LLP.

**Smith, Dorothy Mowery a/k/a
Dorothy E. Smith a/k/a Dor-
othy M. Smith a/k/a Dorothy
Elizabeth Smith a/k/a Dorothy
Elizabeth Mowery Smith**, dec'd.

Late of the City of Lancaster.
Executors: John S. Ross, Jr.,
Fulton Bank, N.A. c/o Appel
Yost & Zee LLP, 33 North Duke
Street, Lancaster, PA 17602.
Attorney: James W. Appel, Es-
quire.

**Smith, Martha J. a/k/a Martha
Jean Smith**, dec'd.

Late of Manheim Twp.
Executrix: Mary Jane Smith,
1128 Perkiomen Ave, Reading,

PA 19602.
Attorney: Eugene Orlando, Jr.,
Esq., 2901 St. Lawrence Ave.,
Ste. 202, Reading, PA 19606.

Executor: Marvin E. Workman,
3069 Irishtown Rd., Ronks, PA
17572.
Attorney: None.

Snyder, Samuel M., dec'd.

Late of West Donegal Township.
Co-Executors: Roger M. Snyder,
Rodney M. Snyder c/o Nikolaus
& Hohenadel, LLP, 222 S. Mar-
ket St., Suite 201, Elizabeth-
town, PA 17022.
Attorney: John M. Smith, Es-
quire.

**Yoder, Jean Moore a/k/a Jean
M. Yoder**, dec'd.

Late of Earl Township.
Executor: Timothy L. Yoder c/o
Kling, Deibler & Glick, LLP, 131
W. Main Street, New Holland, PA
17557.
Attorney: Patrick A. Deibler,
Esq., Kling, Deibler & Glick,
LLP.

Soper, Jean W., dec'd.

Late of W. Lampeter Twp.
Executor: Robert C. Soper co
Stacey Willits McConnell, Esq.,
24 E. Market St., P.O. Box 565,
West Chester, PA 19381-0565.
Attorney: Stacey Willits McCon-
nell, Esq., Lamb McErlane, PC,
24 E. Market St. P.O. Box 565,
West Chester, PA 19381-0565.

Ziemer, Grace I., dec'd.

Late of Ephrata Borough.
Executors: Sandra C. Hershey,
Wendell L. Hershey c/o Gard-
ner and Stevens, P.C., 109 West
Main Street, Ephrata, PA 17522.
Attorney: John C. Stevens.

Thiers, Richard J., Jr., dec'd.

Late of Upper Leacock Twp.
Executor: Christine M. Shaffer
c/o Appel Yost & Zee LLP, 33
North Duke Street, Lancaster,
PA 17602.
Attorney: Jeffrey P. Ouellet.

Zimmerman, Melvin M., dec'd.

Late of East Hempfield Town-
ship.
Co-Executors: Marianne Arndt,
Robert L. Zimmerman c/o J. El-
vin Kraybill, Attorney, P.O. Box
5349, Lancaster, PA 17606.
Attorney: Gibbel Kraybill & Hess
LLP.

Wilson, Mary E., dec'd.

Late of New Holland Borough.
Executor: David Wilson c/o Jes-
sica L. Wilson, Esq., 30 Cassatt
Ave., Berwyn, PA 19312.
Attorney: Jessica L. Wilson,
Esq., McAndrews, Mehalick,
Connolly, Hulse & Ryan P.C., 30
Cassatt Ave., Berwyn, PA 19312.

SECOND PUBLICATION

**Barnum, Barbara A. a/k/a Bar-
bara Anne Barnum**, dec'd.

Late of the Borough of Lititz.
Executor: Patricia B. Speel c/o
Jeffrey C. Goss, Esquire, 480
New Holland Avenue, Suite
6205, Lancaster, PA 17602.
Attorneys: Brubaker Connaugh-
ton Goss & Lucarelli LLC.

Workman, Raymond Sr., dec'd.

Late of Lancaster County.

Bennawit, Francis X., dec'd.

Late of West Hempfield Twp.
Executor: Olivia I. Bennawit c/o
327 Locust Street, Columbia, PA
17512.

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

Billow, Harold W., dec'd.

Late of Mount Joy Borough.
Co-Executors: Gary A. Billow
and Cheryl Billow c/o Scott
E. Albert, Esq., 50 East Main
Street, Mount Joy, PA 17552.

Attorney: Scott E. Albert, Esq.

Buckwalter, Sandra T., dec'd.

Late of Warwick Township.
Executrix: Amber Lizak, P.O.
Box 12, Elm, PA 17521.

Attorney: None.

**Bueche, James F. a/k/a James
Frank Bueche**, dec'd.

Late of Providence Township.
Personal Representative: Jay
Thomas Bueche c/o John
W. Metzger, Esquire, 901
Rohrerstown Road, Lancaster,
PA 17601.

Attorney: Metzger and Spencer,
LLP.

Chandler, Helen E., dec'd.

Late of Paradise Township.
Executor: Swithin Chandler, IV
c/o Helen E. Chandler Estate,
P.O. Box 411 Phoenixville, PA
19460.

Attorney: None.

Courtney, William M., dec'd.

Late of Ephrata Borough.

Personal Representative: Pamela
C. Brackbill c/o Jennifer A. Gal-
loway, Esq., Saxton & Stump,
LLC, 280 Granite Run Dr., Ste.
300, Lancaster, PA 17601.

Attorney: Saxton & Stump, LLC.

Cummings, Charles E., Jr., dec'd.

Late of East Hempfield Twp.
Executor: Michael W. Cum-
mings c/o 327 Locust Street,
Columbia, PA 17512.

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

**Dvorak, Marit A. a/k/a Marit
Anne Dvorak**, dec'd.

Late of Manheim Township.
Executor: Derek Shanahan c/o
Appel, Yost & Zee LLP, 33 N.
Duke St., Lancaster, PA 17602.

Attorney: Michael J. Rostolsky.

Frederick, John E., dec'd.

Late of Penn Township.
Executrix: Cinda Seig c/o John
J. Ferry, Jr., Esq., 931 Cumber-
land Street, Lebanon, PA 17042.
Attorney: John J. Ferry.

Gebhard, James A., Sr., dec'd.

Late of Manheim Township.
Co-Executors: Kathy Gebhard,
Lisa Hinkle c/o John H. May,
Esquire, 49 North Duke Street,
Lancaster, PA 17602.

Attorney: May, Herr & Grosh,
LLP.

Genevish, Karen L., dec'd.

Late of Warwick Township.
Executor: Jesse T. Genevish c/o
Young and Young, 44 S. Main
Street, P.O. Box 126, Manheim,

PA 17545.

Attorney: Young and Young.

Gottwald, Geraldine M., dec'd.

Late of Manheim Township.

Executor: Maria A. Orrs c/o Law Office of Shawn Pierson, 105 East Oregon Road, Lititz, PA 17543.

Attorney: Shawn M. Pierson, Esq.

Groff, Jay M., dec'd.

Late of Manheim Township.

Executors: J. Kenneth Groff, Patricia Ann Ranck c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.

Attorneys: Blakinger Thomas, PC.

Henderson, Earle H. a/k/a Earle H. Henderson, Jr., dec'd.

Late of the Borough of Lititz.

Executrix: Yvonne Henderson c/o Douglas A. Smith, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Herr, Jean G., dec'd.

Late of Manheim Township.

Executrix: Carol Baker, 21 Memel Dr., Thornton, PA 19373.

Attorney: None.

Herr, Melvin G., dec'd.

Late of Warwick Township.

Executor: Michael L. Herr c/o Anthony P. Schimaneck, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.

Attorney: Morgan, Hallgren, Crosswell & Kane, P.C.

Hoffman, Donald N., dec'd.

Late of Columbia Borough.

Executors: Beverly Barnes, Nancy Farmer c/o 327 Locust Street, Columbia, PA 17512.

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

Hollinger, Carl R., dec'd.

Late of Earl Township.

Executor: David L. Hollinger c/o E. Richard Young, Jr., Esq., 1248 W. Main St., Ephrata, PA 17522.

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

Keener, Anna M. a/k/a Anna Mae Keener, dec'd.

Late of Manheim Township.

Executors: Bonnie S. Keener, Steven W. Keener c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorney: Young and Young.

Kelly, Ann C., dec'd.

Late of Elizabethtown.

Executrix: Lynda C. Brubaker c/o Nichole M. Baer, Russell, Krafft & Gruber, LLP, 108 West Main Street, Ephrata, PA 17522.

Attorney: Nichole M. Baer.

Keyser, Jack E., dec'd.

Late of Lancaster County.

Executor: Jane E. Girondo, Edward D. Keyser c/o James D. Wolman, Esquire, 53 North Duke Street, Suite 309, Lancaster, PA 17602.

Attorney: James D. Wolman, Esquire.

Kinney, James W., dec'd.

Late of West Lampeter Township.

Executor: Gordon A. Kinney
c/o Nancy Mayer Hughes, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

Attorneys: Barley Snyder LLP.

Kreider, Claudette M., dec'd.

Late of West Lampeter Twp.

Executor: Candice L. Albring
c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: Jeffrey P. Ouellet.

McMonigal, Robert E. a/k/a Robert E. McMonigal, Sr., dec'd.

Late of Manheim Township.

Executrix: Barbara A. Klumpp
c/o Steven R. Blair, Attorney at Law, 650 Delp Road, Lancaster, PA 17601.

Attorney: Steven R. Blair, Esq.

Miller, Esther R., dec'd.

Late of Lititz.

Executrix: Linda F. Mesh, 2077 Bristol Road, Warrington, PA 18976.

Attorney: None.

Morrison, Barbara C., dec'd.

Late of Lancaster City.

Executor: Jane Schofield c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.

Attorney: Barbara Reist Dillon.

Rivera-Ruiz, Jose R., dec'd.

Late of Lancaster City.

Administratrix: Margarita Altruz

c/o Steven R. Blair, Attorney at Law, 650 Delp Road, Lancaster, PA 17601.

Attorney: Steven R. Blair, Esq.

Seese, J. Russell, dec'd.

Late of Penn Township.

Executrix: Mary Lou Metzler c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

Attorney: Barley Snyder LLP.

Sensenig, Mary Esther, dec'd.

Late of Manheim Borough.

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

Attorney: Young and Young.

Sheldon, Nadine B., dec'd.

Late of West Earl Township.

Administrator: Gary L. Sheldon
c/o Steven R. Blair, Attorney at Law, 650 Delp Road, Lancaster, PA 17601.

Attorney: Steven R. Blair, Esq.

Shoemaker, Hazel J., dec'd.

Late of East Drumore Township.

Executrix: Judith L. Phillips
c/o Robert F. Musser, Esq., 408 West Chestnut Street, Lancaster, PA 17603.

Attorney: Clymer Musser & Sarano, PC.

Sponaugle, Sheila W., dec'd.

Late of Lancaster Township.

Executor: Boyd L. Sponaugle, Jr. c/o Barbara Reist Dillon, Esquire, 212 North Queen Street, Lancaster, PA 17603.

Attorney: Barbara Reist Dillon, Esquire.

Studer, June S., dec'd.

Late of Manheim Township.
Executrix: Deborah J. Hambleton c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402.
Attorney: Jeffrey R. Bellomo, Esquire.

Thomas, Helen L., dec'd.

Late of Lancaster City.
Personal Representative: Elaina M. Thomas c/o John H. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.
Attorney: May, Herr & Grosh, LLP.

Weaver, Carlene D., dec'd.

Late of West Hempfield Township.
Administratrix: Denise L. Delmotte c/o Nikolaus & Hohe-nadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.
Attorney: Jeffrey S. Shank, Esquire.

Werner, Evelyn C., dec'd.

Late of Manheim Township.
Executrix: Kathleen E. Ganse c/o Scott E. Albert, Esq., 50 East Main Street, Mount Joy, PA 17552.
Attorney: Scott E. Albert, Esq.

Yost, Donald L. a/k/a Donald Leroy Yost, dec'd.

Late of West Donagal Twp.
Executor: Michael E. Yost c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: Jeffrey P. Ouellet.

THIRD PUBLICATION

Brown, Gerald L., Sr. a/k/a Gerald Lee Brown, Sr., dec'd.

Late of Manheim Township.
Executor: Gerald L. Brown, Jr. c/o Angelo J. Fiorentino, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorney: Gibbel Kraybill & Hess LLP.

Bryan, Marie a/k/a Marie T. Bryan, dec'd.

Late of East Cocalico Township.
Executors: Maureen Oniskey, Dustin Bryan c/o A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.
Attorney: A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.

Dannelley, Alice J. a/k/a Alice Joan Dannelley, dec'd.

Late of Lancaster City.
Executors: George N. Dannelley, III, Alan Wayne Scheurich c/o A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.
Attorney: A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.

Datesman, Joseph L., dec'd.

Late of Columbia Borough.
Co-Executrices: Judith A. Datesman, Julie L. Lichvar c/o Karl Kreiser, Esquire, 553 Locust Street, Columbia, PA 17512.
Attorney: Mountz & Kreiser, 553 Locust Street, Columbia, PA 17512.

Dionne, David B., dec'd.

Late of Manheim Township.
Administrator: Andrew Dionne
c/o Eric Schelin Rothermel,
Esquire, 49 North Duke Street,
Lancaster, PA 17602.
Attorney: May, Herr & Grosh,
LLP.

Dougherty, Sharon a/k/a Sharon A. Dougherty a/k/a Sharon Ann Dougherty a/k/a Sharon A. (Graeff) Dougherty, dec'd.

Late of Rapho Township.
Executrix: Melissa A Hamby c/o
Mongiovi Law, LLC, 235 North
Lime Street, Lancaster, PA
17602.
Attorney: Michael J. Mongiovi.

Edwards, Terry D., dec'd.

Late of Providence Township.
Executrix: Linda M. Edwards
c/o Russell, Krafft & Gruber,
LLP, 101 North Pointe Blvd,
Suite 202, Lancaster, PA 17601.
Attorney: Lindsay M. Schoene-
berger.

Elliott, Justina I. a/k/a Justina Immara Eddy, dec'd.

Late of Manheim Township.
Executor: Richard A. Eddy c/o
Nikolaus & Hohenadel, LLP, 303
West Fourth Street, Quarryville,
PA 17566.
Attorney: Jeffery S. Shank, Es-
quire.

Ferez, John S., dec'd.

Late of Upper Leacock Twp.
Executor: John S. Ferez, III c/o
327 Locust Street, Columbia, PA
17512.
Attorney: Michael S. Grab, Es-
quire, 327 Locust Street, Co-
lumbia, PA 17512.

Geib, Verda R., dec'd.

Late of East Petersburg Bor-
ough.
Executrix: Debra L. Smith c/o
Ann L. Martin, Attorney P.O.
Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

Grager, Brenda S. a/k/a Brenda Sue Grager, dec'd.

Late of Strasburg Borough.
Executor: Lori A. Groff c/o Ae-
vitas Law, PLLC, 1755 Oregon
Pike, Suite 201, Lancaster, PA
17601.
Attorneys: Santo G. Spataro, Es-
quire; Aevitas Law, PLLC.

Kirchgessner, Kenneth C., Sr., dec'd.

Late of Lancaster City.
Executrix: Tina M. Wentzel
c/o Law Office of Gretchen M.
Curran, LLC, 1337 Byerland
Church Road, P.O. Box 465,
Willow Street, PA 17584.
Attorney: Gretchen M. Curran.

Kiskaddon, Ruth O. a/k/a Ruth Olga Kiskaddon, dec'd.

Late of East Hempfield Town-
ship.
Executrix: Deborah J. Jones
c/o Jeffrey C. Goss, Esquire,
480 New Holland Avenue, Suite
6205, Lancaster, PA 17602.
Attorney: Brubaker Connaugh-
ton Goss & Lucarelli LLC.

Kling, Anna M., dec'd.

Late of Lancaster County.
Executor: Julie A Stuckley,
713 Maple Ave., Lewistown, PA
17044.
Attorney: None.

Litwin, Gregg R., dec'd.

Late of Lancaster Township.
Executor: Crystal Leininger
c/o May Herr & Grosh, LLP, 49
North Duke Street, Lancaster,
PA 17602.
Attorney: John H. May.

Miller, Jessie A., dec'd.

Late of Manheim Township.
Executor: James D. Fry c/o Law
Office of Gretchen M. Curran,
LLC, 1337 Byerland Church
Road, P.O. Box 465, Willow
Street, PA 17584.
Attorney: Gretchen M. Curran.

**Musser, Marguerite B. a/k/a
Marguerite Bair Musser**, dec'd.

Late of East Earl Township.
Executor: Dorothy A. Aufer,
Nancy J. Larson c/o Anthony P.
Schimaneck, Esquire, 700 North
Duke Street, P.O. Box 4686,
Lancaster, PA 17604-4686.
Attorney: Morgan, Hallgren,
Crosswell & Kane, P.C.

**Olson, Brian William a/k/a Bri-
an W. Olson**, dec'd.

Late of Covoy Township.
Executor: Derek Olson, Bret Ol-
son c/o Nikolaus & Hohenadel,
LLP, 222 S. Market St., Suite
201, Elizabethtown, PA 17022.
Attorney: Kevin D. Dolan, Es-
quire.

Peifer, Kenneth R., dec'd.

Late of Mount Joy Township.
Executrix: Kelly Jo DiGiulio c/o
Scott E. Albert, Esq., 50 East
Main Street, Mount Joy, PA
17552.
Attorney: Scott E. Albert, Esq.

Peterson, James F., dec'd.

Late of New Holland Borough.
Executor: Jill A. Peterson, 414
W. Conestoga Street, New Hol-
land, PA 17557.
Attorney: Kenneth E. Picardi,
Esquire, Yergey, Daylor, Alle-
bach, Scheffey, Picardi, 1129 E.
High Street, P.O. Box 776, Pott-
stown, PA 19464.

Schmitt, Robert P., Sr., dec'd.

Late of Township of West Hemp-
field.
Executrix: Mary Elizabeth Youtz
c/o John R. Gibbel, Attorney,
P.O. Box 5349, Lancaster, PA
17606.
Attorney: Gibbel Kraybill & Hess
LLP.

Schoelkopf, Emma M., dec'd.

Late of Columbia Borough.
Executor: Donald Schoelkopf,
Jr. c/o 327 Locust Street, Co-
lumbia, PA 17512.
Attorney: Michael S. Grab, Es-
quire, 327 Locust Street, Co-
lumbia, PA 17512.

Shenk, Gladys R., dec'd.

Late of Lititz.
Executor: John M. Shenk c/o
Legacy Law, PLLC, 147 W. Air-
port Road, Suite 300, Lititz, PA
17543.
Attorney: Katelyn M. Haldeman,
Esq.

Sourbeer, Patricia D., dec'd.

Late of Conestoga Borough.
Executrix: Joyce L. Ellison
c/o Law Office of Gretchen M.
Curran, LLC, 1337 Byerland
Church Road, P.O. Box 465,
Willow Street, PA 17584.
Attorney: Gretchen M. Curran.

Speigelhalder, William W., dec'd.
Late of W. Lampeter Township.
Executor: Beth S. Curran c/o
Young and Young, 44 S. Main
Street, P.O. Box 126, Manheim,
PA 17545.
Attorney: Young and Young, 44
S. Main Street, P.O. Box 126,
Manheim, PA 17545.

Spiese, George C., Jr., dec'd.
Late of Penn Township.
Administratrix: Susan L. Spiese
c/o Young and Young, 44 S.
Main Street, P.O. Box 126, Man-
heim, PA 17545.
Attorney: Young and Young.

Thomas, Masilomony A., dec'd.
Late of Mount Joy Township.
Executrix: Sujatha Thomas, 134
Gantz Meadows, Mount Joy,
17552.
Attorney: None

Walker, Dennis T., dec'd.
Late of East Hempfield Town-
ship.
Executor: Rachel Deery c/o May
Herr & Grosh, LLP, 234 North
Duke Street, Lancaster, PA
17602.
Attorney: Bradley A. Zuke.

**Walton, Verna M. a/k/a Verna
Mae Walton**, dec'd.
Late of Colerain Township.
Executor: Kenneth W. Walton
c/o Douglas A. Smith, Attorney,
P.O. Box 5349, Lancaster, PA
17606.
Attorney: Gibbel Kraybill & Hess,
LLP.

Wilson, Neil, dec'd.
Late of Ephrata.
Executor: Pamela T. Leahey, 709

Brookside Lane, Lebanon, PA
17042.
Attorney: None.

Witmyer, John B., dec'd.
Late of Warwick Township.
Executor: Daniel G. Witmyer c/o
E. Richard Young, Jr., Esq., 248
W. Main St., Ephrata, PA 17522.
Attorney: E. Richard Young, Jr.,
Esq.

**Zangari, Louis V. a/k/a Louis
Vincent Zangari**, dec'd.
Late of Lancaster Township.
Executor: L. Thomas Zangari
c/o Nancy Mayer Hughs, Es-
quire, Barley Snyder LLP, 126
East King Street, Lancaster, PA
17602.
Attorney: Barley Snyder LLP.

ARTICLES OF INCORPORATION

Articles of Incorporation: Notice
is hereby given that **Gemini
Farm Sanctuary** filed articles of
incorporation on 07/14/2022
under The Pennsylvania Nonprofit
Corporation Law of 1988.
Commercial registered office
provider is Harbor Business
Compliance Corporation.

S-2

ARTICLES OF DISSOLUTION

Please be advised that **ARN
SUPPLY INK**, a Pennsylvania
corporation with offices located
at 3106 James Buchanan Dr
Elizabethtown, PA 17022, is in the
process of winding up its affairs
and dissolving. If there is anyone
with any outstanding claims or

other matters to be resolved prior to dissolution, please contact VanOrmer & Stephenson, P.C. Attorneys at Law located at 344 S. Market St, Suite 101 Elizabethtown, PA 17022.

A-26; S-2, 9

Please be advised that **Eastman Limited Partnership**, a Pennsylvania limited partnership, of 830 Willow Valley Lakes Drive, Willow Street, Pennsylvania 17584, is in the process of winding up its affairs and dissolving. Russell, Krafft & Gruber, LLP Attorneys

S-2

NOTICE IS HEREBY GIVEN THAT the Shareholders and Directors of **Jacobson Management, Inc.**, a Pennsylvania corporation, with an address at 541 Randolph Drive, Lititz, PA 17543, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

S-2

ASSUMED NAME NOTICE

NOTICE IS HEREBY GIVEN that an application for registration of the assumed name **Meredith L. Stabley DMD Family Dentistry** for the conduct of business in Lancaster County, Pennsylvania, with the principal place of business being 12 Eisenhower Blvd., Lancaster, Pa 17603 was made to the Department of State

of Pennsylvania at Harrisburg, Pennsylvania, on the 10th day of August 2022, pursuant to 54 Pa.C.S. §311. The name of the entity owning or interested in the said business is Meredith L. Stabley, DMD, PC, which is a Pennsylvania professional corporation.

McNEES WALLACE & NURICK
LLC
Attorneys at Law
570 Lausch Lane, Suite 200
Lancaster, PA 17601

S-2

CHANGE OF NAME NOTICES

IN THE COURT OF COMMON
PLEAS OF LANCASTER COUNTY,
CIVIL ACTION – LAW
CI-22-01664

In re:
CHANGE OF NAME OF S.F.W.,
a minor, Julie Beck

NOTICE

TO: CHRISTOPHER L. WISLER

Notice is hereby given that Julie Beck, through her attorneys, Daneen L. Miller-Smith, Esquire and Nikolaus & Hohenadel, LLP, has presented to the Civil Court Division, Court of Common Pleas of Lancaster County, PA, a Petition for Change of Name of Scarlet Fay Wisler, a minor, by Julie Beck, to Scarlet Fay Beck, born September 9, 2010, in Lancaster County, PA to birth mother Julie Beck. The Court has set a hearing to consider the Name Change Petition to be held in Courtroom 4 of the Lancaster County Courthouse, 50 North Duke Street, Lancaster, PA 17602 on October 6, 2022, at 3:00 p.m. You are warned that if you fail to appear

at the scheduled hearing, the hearing will go on without you and the Change of Name Petition will be granted by the court without you being present. You have a right to be represented at the hearing by a lawyer.

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

LANCASTER BAR ASSOCIATION
28 EAST ORANGE STREET
LANCASTER PA 17602
(717) 393-0737

Notice required by act 101 of 2010 – 23 Pa. C.S. §§2731-2742
Daneen L. Miller-Smith, Esquire
212 North Queen Street
Lancaster, PA 17603
(717) 299-3726

S-2

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

CI-22-01664

In re: CHANGE OF NAME OF
SCARLET FAY WISLER, a minor,
by Julie Beck

**NOTICE OF NAME CHANGE
PROCEEDING**

Notice is hereby given that the Petition of Scarlet Fay Wisler, a minor, by Julie Beck was filed with the Court of Common Pleas of Lancaster County, Pennsylvania, praying to change the name of Scarlet Fay Wisler to Scarlet Fay Beck.

A Hearing will be held on said Petition on October 6, 2022, at 3:00 p.m. in Courtroom No. 4 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.

Respectfully submitted,
Nikolaus & Hohenadel, LLP
212 North Queen Street
Lancaster, PA 17603
717-299-3726

S-2

FICTITIOUS NAME NOTICES

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on August 12, 2022 for **BrandYourself.com** at 1653 Lititz Pike, Box 118 Lancaster, PA 17601. The entity interested in such business is HelloPrivacy LLC, whose Commercial Registered Office provider's address is at 1653 Lititz Pike, Box 118 Lancaster, PA 17601 in Lancaster County. This was filed in accordance with 54 PaC.S. 311.

S-2

NOTICE IS HEREBY GIVEN that an application for registration of a fictitious name, **Dog Training Elite-Lancaster**, for the conduct of business in Lancaster County, Pennsylvania, with the principal place of business being at 48-50 West Chestnut Street, STE 301, Lancaster, PA 17601, was approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on 08/02/2022, pursuant to the Act of Assembly of December 16, 1982, Act 295.

The names and addresses of the registrants of the said business are:

Edward E Erb, 3318 Grand Field Avenue, Baton Rouge, LA 70810; FerbCo LLC, 48-50 West Chestnut Street, STE 301 Lancaster, PA 17601.

S-2

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 08, 2022 for **Journey Of Life - Coaching For The Next Generation** at 47 Buttonwood Drive, Lititz, PA 17543. The name and address of each individual interested in the business is Heidi Sensenich at 47 Buttonwood Drive, Lititz, PA 17543. This was filed in accordance with 54 PaC.S. 311.417.

S-2

MISCELLANEOUS NOTICE

In the Court of Common Pleas of Lancaster County
No. CI-22-04645

In Re: 2018 Mitsubishi Mirage
VIN ML32A3HJ7JH014004

TO: Unknown heirs, successors, assigns, and all persons, firms or associations claiming right, title or interest from or under **Barbara P. Furman**, Deceased

You are hereby notified that on August 3, 2022, Petitioner, Timber Ridge Investment, LLC, filed a Petition for Involuntary Transfer of Title with a proposed Order in the Court of Common Pleas of LANCASTER County, Pennsylvania, docketed to No. CI-22-04645, wherein Petitioner seeks to transfer title of a 2018 Mitsubishi Mirage, VIN ML32A3HJ7JH014004. A hearing has been set for Monday,

October 24, 2022 at 2:45 PM in Courtroom 4 before the Honorable Thomas B. Sponaugle of the Lancaster County Court of Common Pleas.

Frank P. Mincarelli, Esq.
Attorney for Petitioner

S-2

ORPHANS' COURT NOTICES

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

September 6, 2022

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

1. DILLER, CHARLES B., decd., 2021-1802. First & Final Acct., Fulton Bank, NA., Administrator, Randy R. Moyer, Atty.
2. GOCHENAUR, ROY BOOKMAN, decd., 2021-3326, First & Final Acct., Susan Marie Lassiter, Admin., Kirk E. Mentch, Atty.

3. THE JAMES R. GOSNELL AND CHRISTINE A. GOSNELL REVOCABLE LIVING TRUST DATED 10/29/1999, Trust, 2022-1862. First & Final Acct., Robert N. Gosnell, James R. Gosnell, Jr., Diane K. Pramik, Trustees, Michael J. Mongiovi, Atty.

Anne L. Cooper
 Clerk of the Orphans' Court
 Division
 of the Court of Common Pleas.
 A-26, S-2

SUITS ENTERED

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

August 18, 2022
 to August 24, 2022

BAXLEY, ANGELA M.; Solanco School District; 05048; Boehret

BENDER, RONALD; Trustee for Upgrade VFN Trust I; 05117; Morris

BINSANN, AKMARA M.; Citizens Bank, N.A.; 05063; Dougherty

CITY OF LANCASTER ZONING HEARING BOARD, ZONING HEARING BOARD OF THE CITY OF LANCASTER; Joel Sims; 05123; Bartos

ECKMAN, BRIAN; Solanco School District; 05100; Boehret

EG PROPERTIES OF 2359 LINCOLN HIGHWAY, L.L.C.; Conestoga Valley School District; 05059; Boehret

GABRIELLE ASHFORD ESTATE OF; YOBO, JACKSON; Jehu

Young; 05146; Andris GARCIA, BARRY, MAJESTICS AUTO SALES LLC, MAJESTICS TRANSPORTATION INC.; Peninsula Insurance Company; 05108; Bederman

GREENHALGH, JULIE, TOGERS-FRANCO, JOSEPH L.; John B. McCoy; 05116; Rankin

GROFF, KELLY J.; Conestoga Valley School District; 05094; Boehret

HECKER, STEVEN M., HECKER, SHARON L.; Conestoga Valley School District; 05056; Boehret

HOLLYWOOD CASINO YORK; Cody Summers; 05080

JUDD, JUSTIN; Equable Ascent Financial; 05035; Ratchford

LANTZ, AARON L., LANTZ LYDIANN; Conestoga Valley School District; 05095; Boehret

LEWIS, ELLA; Solanco School District; 05045; Boehret

MARTINEZ, GERARDO ALMAGUER; Conestoga Valley School District; 05097; Boehret

MASHKOV, VITALIY; Northern Lancaster County Authority; 05120; Schimaneck

MAYNOR, HAL; Equable Ascent LLC Financial; 05033; Ratchford

NEARY, MARK P.; Jeannie M. Shoffner; 05026; Harter

OAKES, DONALD; Conestoga Valley School District; 05060; Boehret

OVERLY, RONALD L.; Northern Lancaster County Authority; 05118; Schimaneck

Penndot; Gabriel James Bushong; 05061; Winters

RAFTOVICH, ALYSSA; Sara Bischoff; 05036; Justice

RIOS, ANTHONY, RIOS, CARMEN, RIOS, JASON, DOE, JOHN; James Pianka; 05072

ROMERO, HECTOR, ROMERO, ERICA; Hauenstein Agency Inc.;

05089; Kilkuskie

SANTANDER BANK NA; We Care
Communities LLC; 05039; Sarno

SMITH, SHAWN, DAUBERT,
MELANE; Bradley Johnson; 05085
SPENCER, LATOYA C., HAINES,
DONALD E.; Solanco School Dis-
trict; 05048; Boehret

SPRIGGS, TOMICIA, SPRINGS,
TOMICIA, AUTO TRAKK LLC, LY-
COMING AUTO TRUST; Atlan-
tic States Insurance Co.; 05106;
Bederman

STALTER, GARRET; Fifth Third
Bank, NA; 05110; Raker

STOLTZFUS, MERLIN W.,
STOLTZFUS, MARIE R.; Solanco
School District; 05101; Boehret

WEAVER, RANDALL S.; Solanco
School District; 05037; Boehret

WEAVER, RANDALL S.; Solanco
School District; 05038; Boehret

WEAVER, RANDALL S.; Solanco
School District; 05043; Boehret

WIMER, VICTORIA J.; Conesto-
ga Valley School District; 05099;
Boehret

NOTICE



**SHERIFF SALE OF VALUABLE
REAL ESTATE**

**Wednesday, September 28,
2022 @ 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 in the Lancaster County Government Center, Room 102/104, 150 North Queen Street, in the City of Lancaster, PA.

**Audio and Video Devices Are
Prohibited in Court Facilities**

Beginning January 1, 2017, the taking or recording of pictures, photographs, videos, or audio recordings; and the use or possession of audio or video broadcast or recording equipment, or any other device capable of capturing or transmitting sound or images (including, without limitation,

cameras and cell phones); in a courtroom, hearing room, or their respective environs during the progress of or in connection with any action, whether or not court is actually in session, is prohibited in compliance with L.C.R. Crim.P. No. 112.

CONDITIONS OF SALE

The Sheriff's Office reserves the right to accept or to reject any one or more bids, and to sell the properties in any order or combination, as determined by the Sheriff's Office. The sale of any property may, at the discretion of the Sheriff's Office, be stayed or continued in whole or in part.

If any irregularities, defects, or failures to comply with these Conditions of Sale occur during the sale, properties may be placed back up for sale at any time prior to the conclusion of the sale.

All properties are sold "AS IS", with NO expressed or implied warranties or guarantees whatsoever. In other words, the Sheriff's Office does not guarantee or warrant, in any way, the real estate upon which you are bidding. The Sheriff's Office is merely following the requests of the plaintiffs and selling whatever interests the defendants may have in the properties. It is up to you or your attorney to determine what those interests are, before you buy. The defendants might not own the properties at all, other persons may own the properties, or there might be mortgages or other liens against

the properties that you may have to pay before you obtain clear title to a property. All of these factors are for you alone to determine. The Sheriff's Office will not make these determinations for you. Once you make a bid, which is accepted as the highest bid, you have bought whatever interests the defendants have, if any, in that property and you must pay that sum of money to the Sheriff's Office regardless of what you later find out about the title. You must know what you are bidding on before you bid and NOT after. All sales are FINAL after the property has been struck off to you as the highest bidder, and no adjustments will be made thereafter.

Payment for properties must be in the form of lawful money of the United States, a certified or cashier's check from a bank, or a Lancaster County attorney's check. The Sheriff's Office will NOT accept any other form of payment.

In order to expedite the sale, the Sheriff's Office encourages, but does not require, plaintiffs to announce an "upset" price, which is the least amount the plaintiff will accept for a property. Any bidding above the plaintiff's opening costs bid for such property will begin at that stated upset price. Subsequent bids shall be in no less than \$1000 increments. Plaintiffs may withdraw a property from sale any time before the property is struck off as sold to the highest bidder.

Immediately upon a property being struck off to the highest bidder, the buyer must state the buyer's name (unless buying the property

on behalf of the plaintiff for costs only) and come forward to settle with the clerks. The buyer must present a legal picture identification acceptable to the Sheriff's Office, such as a driver's license, and immediately pay 20% of their bid as a down payment to the Sheriff's Office. The buyer must subsequently pay the 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 20 days or more after filing a proposed Schedule of Distribution with the Prothonotary's Office, conveying all the real estate rights, title, & interests of the defendants in the property. Distribution of the sale proceeds will be made per the proposed Schedule of Distribution 11 or more days after the filing of such Schedule, provided no exceptions are filed regarding the proposed distribution.

The Sheriff's Office may hold agents responsible for their win-

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

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

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

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

CI-21-07860
FIRST NATIONAL BANK OF
PENNSYLVANIA
vs
221 NORTH PRINCE STREET
LLC

PROPERTY ADDRESS: 221-223 and 227 NORTH PRINCE STREET, LANCASTER, PA 17603
UPI / TAX PARCEL NUMBER: 331-24633; 331-20292-0-0000

JUDGMENT: \$1,225,358.30
REPUTED OWNERS: 221 NORTH PRINCE STREET, LLC
INSTR. NO.: 6416993 and 6416994
MUNICIPALITY: FIRST WARD CITY OF LANCASTER
AREA: Two (2) parcels totaling 0.64 acres
IMPROVEMENTS: Two (2) brick retail/commercial structures

CI-21-01928
MARIETTA BOROUGH
vs
HAROLD ALTLAND

PROPERTY ADDRESS: 26 SOUTH PERRY STREET, MARIETTA, PA 17547
UPI / TAX PARCEL NUMBER: 420-46757-0-0000
JUDGMENT: \$21,300.00
REPUTED OWNERS: Harold E. Altland
DEED BK. 6461 and PAGE 0479
MUNICIPALITY: Borough of Marietta
AREA: Commercial-Retail / Other Multi Use Building
IMPROVEMENTS: N/A

CI-21-03369
AMERIHOM MORTGAGE COM-
PANY LLC
vs
ALLISON FRYMOYER, KNOWN
SURVIVING HEIR OF DIANE
FRYMOYER, CHRISTOPHER
FRYMOYER, KNOWN SURVIV-
ING HEIR OF DIANE FRYMOY-
ER, UNKNOWN SURVIVING

HEIRS OF DIANE FRYMOYER

PROPERTY ADDRESS: 115 OAK
KNOLL CIRCLE, MILLERSVILLE,
PA 17551

UPI / TAX PARCEL NUMBER:
440-43431-1-0115

JUDGMENT: \$156,145.81

REPUTED OWNERS: Diane M.
Frymoyer

INSTR. NO.: 6430601

MUNICIPALITY: BOROUGH OF
MILLERSVILLE

AREA: 1,642

IMPROVEMENTS: Residential
Dwelling

CI-21-07640

**NEWREZ LLC D/B/A SHELL-
POINT MORTGAGE SERVICING**

vs

**ROGER W. GIBBON, UNITED
STATES OF AMERICA, JANET
M. GIBBON**

PROPERTY ADDRESS: 101 RIV-
ER DR, LANCASTER, PA 17603-
4718

UPI / TAX PARCEL NUMBER:
340-48113-0-0000

JUDGMENT: \$435,829.48

REPUTED OWNERS: ROGER W.
GIBBON; JANET M. GIBBON

INSTRUMENT NO. 5533722

MUNICIPALITY: TOWNSHIP OF
LANCASTER,

AREA: PRIMARY HOMESITE
15,246 SQ FT.

IMPROVEMENTS: RESIDEN-
TIAL

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

INSTR. NO.: 6414770

MUNICIPALITY: Borough of Den-
ver

AREA: N\A

IMPROVEMENTS: Residential
Dwelling

CI-19-02186

**BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK,
AS TRUSTEE (CWALT 2007-
12T1)**

vs

D. STUART MARTIN

PROPERTY ADDRESS: 179
WEST KENDIG ROAD, WILLOW
STREET, PA 17584

UPI / TAX PARCEL NUMBER:
510-14811-0-0000

JUDGMENT: \$287,305.21

REPUTED OWNERS: D. STUART
MARTIN

DEED BK. or INSTR. NO.: BK
6874 PG 0491

MUNICIPALITY: PEQUEA
TOWNSHIP

AREA: 1839.00 Sq. Ft.

IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

TIAL DWELLING

CI-21-06854
WILMINGTON SAVINGS FUND
SOCIETY, FSB, AS OWNER
TRUSTEE OF THE RESIDEN-
TIAL CREDIT
OPPORTUNITIES TRUST VII-A
vs
RONALD M. MENGEL, CHERYL
A. MENGEL

PROPERTY ADDRESS: 51 RED
STONE CIRCLE, REINHOLDS,
PA 17569

UPI / TAX PARCEL NUMBER:
090-25543-0-0000

Judgment: 105,622.64

Reputed Owners: Ronald M.
Mengal and Cheryl A. Mengel

Deed Bk and Page or Instrument
No. 5535712

Municipality: Cocalico Township
Area: n/a

Improvements: Residential Prop-
erty

CI-19-11345
PENNYMAC LOAN SERVICES,
LLC
vs
REGINALD W. SHORT

PROPERTY ADDRESS: 30 CAR-
OLINE STREET, LANCASTER,
PA 17603

UPI / TAX PARCEL NUMBER:
338-75931-0-0000

JUDGMENT: \$101,069.91

REPUTED OWNERS: REGINALD
W. SHORT

DEED BK. or INSTR. NO.:
6274782

MUNICIPALITY: CITY OF LAN-
CASTER

AREA: 1248.00 Sq. Ft.

IMPROVEMENTS: A RESIDEN-