Court Of Common Pleas of Lancaster County
Criminal Action – Post Conviction Collateral Relief

Commonwealth v. Pagan

Original PCRA counsel was not ineffective for failure to preserve meritless claims of trial counsel's ineffectiveness.
Opinion. Commonwealth of Pennsylvania v. Manuel Pagan, Jr. No. CP-36-CR-1286-2017.

OPINION BY SPONAUGLE, J., January 8, 2024.

I. INTRODUCTION

Before the Court is a Petition for Post-Conviction Collateral Relief under the Post-Conviction Relief Act ("PCRA"), 42 Pa.C.S.A. § 9541, *et seq.* from Manuel Pagan, Jr. ("Petitioner"). This Court concludes the petition is without merit, and as such, intends to dismiss the petition without a hearing.

II. RELEVANT PROCEDURAL AND FACTUAL HISTORY

On April 11, 2018, Petitioner appeared before the court for a jury trial on one count of rape by forcible compulsion, one count of sexual assault, two counts of aggravated indecent assault, and two counts of indecent assault.[1] (Notes of Testimony, Trial at 68-70) ("N.T."). Petitioner was represented by Attorney Beverly Rampaul ("trial counsel").

The victim testified that on November 29, 2016, she went to Petitioner's studio with her sister to drink and hang out before going to Petitioner's residence. (N.T. at 247-49, 251, 254). While she was in his bedroom, Petitioner put his hands down her pants and put his fingers into her vagina without her consent. *Id.* at 254-55. The victim then went downstairs to sleep on the sofa but awoke to find Petitioner on top of her, his hands on her chest, and his penis in her vagina. *Id.* at 257-58. The victim told Petitioner to stop and tried to push him off of her, but Petitioner did not stop until the victim's sister came downstairs and pulled him off. *Id.* at 258. The victim's sister testified that the victim was screaming for help and trying to push Petitioner off of her. *Id.* at 218. The victim had never met Petitioner before that evening. *Id.* at 249-50.

Petitioner testified at trial and admitted that he inserted his hand into the victim's vagina while upstairs in bed. (N.T. at 626-27). The victim then left the bedroom. *Id.* at 578-79. Approximately 20-30 minutes later, Petitioner went downstairs to use the bathroom, he

1 18 Pa.C.S.A. § 3121(a)(1), 18 Pa.C.S.A. § 3124.1, 18 Pa.C.S.A. § 3125(a)(2), 18 Pa.C.S.A. § 3125(a)(1), 18 Pa.C.S.A. § 3126(a)(2), and 18 Pa.C.S.A. § 3126(a)(1), respectively.

encountered the victim, she suggested they have sex, he inserted his fingers into the victim's vagina again, and they had sexual intercourse. *Id.* at 580-81, 627. Petitioner stated the victim was flirting with him and she never said no. *Id.* at 570, 584. Petitioner later sent the victim's sister a text message stating, "[j]ust tell her I'm sorry again and I hope she can forgive me, and I hope she's okay." *Id.* at 223-26; Commonwealth Exhibit #8.

After a three-day trial, Petitioner was found not guilty of rape and sexual assault, guilty on two counts of aggravated indecent assault, and guilty on two counts of indecent assault. (N.T. at 722-23). A pre-sentence investigation was ordered. *Id.* at 725. On July 11, 2018, the court imposed an aggregate sentence of 7-20 years' incarceration. (Notes of Testimony, Sentencing at 30-31) ("N.T.S."). On August 10, 2018, Petitioner filed a timely Notice of Appeal to the Superior Court. Petitioner was represented at sentencing and on direct appeal by Attorney Heather Adams ("appellate counsel").

The Superior Court affirmed the judgment of sentence on June 3, 2019. *See* 1317 MDA 2018. Petitioner timely petitioned to the Supreme Court of Pennsylvania for Allowance of Appeal, which was denied on December 23, 2019. *See* 376 MAL 2019. Petitioner did not seek certiorari in the Supreme Court of the United States.[2]

On February 8, 2021, Petitioner timely filed a *pro se* PCRA Motion. On February 17, 2021, the court appointed Dennis C. Dougherty, Esquire, as PCRA counsel. On April 16, 2021, PCRA counsel submitted a no-merit letter to the Court pursuant to *Commonwealth v. Finley*, 550 A.2d 213 (Pa. Super. 1988), and *Commonwealth v. Turner*, 544 A.2d 927 (Pa. 1988), concluding that the issues raised in Petitioner's PCRA motion lacked merit. Counsel simultaneously filed a Motion to Withdraw as Counsel, complying with the requirements of *Commonwealth v. Friend*, 896 A.2d 607 (Pa. Super. 2006) (overruled on other grounds). PCRA counsel attached to his Motion a copy of the six-page No-Merit Letter he sent to Petitioner which provided a detailed analysis of Petitioner's claims and informed Petitioner that counsel was unable to find

2 On appeal, Petitioner alleged that: (1) the trial court abused its discretion in determining the probative value of his 2005 *crimen falsi* convictions outweighed the prejudicial effect; (2) the trial court erred in denying his objection to an actual conflict of interest created by Petitioner filing of a PCRA Petition involving the representation of Petitioner in an another case by different member of the Public Defender's Office; (3) the trial court erred in denying Appellant's motion to admit impeachment evidence on the grounds of the Rape Shield law; (4) the trial court erred in determining that testimony from two Commonwealth witnesses whom the victim spoke to after the assault constituted prior consistent statements; and (5) Petitioner's sentence was illegal because counts three and four of the Information should have merged for sentencing purposes. *See* Statement.

any issues of merit for PCRA consideration. *See* Letter, 4/16/21.[3]

On May 7, 2021, Petitioner filed a response to PCRA counsel's no-merit letter and motion to withdraw alleging that PCRA counsel was ineffective for failing to zealously pursue the claims identified in Petitioner's *pro se* PCRA motion, failing to mention whether PCRA counsel contacted trial counsel to discuss trial counsel's overall trial strategy, and failing to follow up with Petitioner regarding additional issues Petitioner wanted to assert. *See* Response, 5/7/21. Petitioner requested the appointment of substitute PCRA counsel and leave to submit an amended PCRA motion. *Id.* On June 8, 2021, the court issued an order directing PCRA counsel to contact Petitioner, review the unidentified claims, investigate the claims, and file an amended petition or a revised no-merit letter within sixty days. Order, 6/8/21.[4]

On October 4, 2021, PCRA counsel filed an Amended Motion for Post-Conviction Collateral Relief ("Amended Petition"). In the Amended Petition, PCRA counsel alleged that trial counsel was ineffective for failing to discuss, investigate, and call character witnesses at trial to testify regarding Petitioner's reputation for truthfulness and veracity. *Id.* at p. 3.[5]

Pursuant to the Rules of Criminal Procedure, the court conducted an independent review of the record. On November 4, 2021, the court issued a Rule 907 Notice stating its intent to dismiss Petitioner's PCRA petition and Amended Petition because the allegations were not supported by the record. Petitioner was granted twenty days from the date of the Notice to file a response. Petitioner timely mailed a response postmarked November 24, 2021. *See* Response to Notice of Intent to Dismiss. In his response, Petitioner provided additional reasoning regarding his claim that trial counsel was ineffective for failing to call character wit-

3 In the Letter, PCRA counsel stated he reviewed Petitioner's *pro se* petition, the trial transcript, the court file, discovery, their phone conversation, and the file of prior attorneys. *See* Letter, 4/16/21, p. 1. Counsel then discussed three potential PCRA issues in detail. The first involved Petitioner's claim that trial counsel was ineffective at trial, and PCRA counsel stated he found no indication trial counsel was ineffective. *Id.* PCRA counsel noted that the trial defense "was well thought out" and trial counsel won acquittal on the two most serious charges. *Id.* at 3. PCRA counsel examined Petitioner's claim that appellate counsel was ineffective for failing to pursue on appeal a claim regarding alleged prosecutorial misconduct and concluded that appellate counsel was not ineffective because the claim would not have been successful on appeal. *Id.* at 4. PCRA counsel also examined Petitioner's claim that appellate counsel was ineffective for failing to pursue on appeal a claim regarding jury selection, and concluded appellate counsel was not ineffective because the likelihood of success was very low. *Id.* at 4-5.

4 On August 5, 2021, PCRA counsel filed a motion requesting additional time to contact potential witnesses and file an amended PCRA or no-merit letter. *See* Motion for Extension of Time. The PCRA Court granted counsel an additional sixty days. Order, 8/12/21.

5 In the Amended Petition, Petitioner identified three potential character witnesses and requested time to provide affidavits from those witnesses. On October 20, 2021, Petitioner filed a Motion to Attach Exhibits for Post-Conviction Petition, providing affidavits from two of the witnesses. On October 21, 2021, Petitioner filed a Motion to Amend PCRA Filing to Include Additional Witness and to Attach Exhibits for Post-Conviction Collateral Petition, providing an affidavit from the third witness, identifying a fourth witness, and providing an affidavit from that witness.

> nesses. *Id.* at 2-7. Petitioner then made a layered claim alleging that PCRA counsel was ineffective for failing to investigate trial counsel's ineffectiveness regarding trial counsel's communication of DNA test results to Petitioner. *Id.* at 7-10. For the reasons stated in the Rule 907 Notice, and for the additional reasons stated in a separate opinion, the court concluded that Petitioner's PCRA petition and Amended Petition would be denied without a hearing.[6]
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> On December 23, 2021, Petitioner timely filed a notice of appeal to the Superior Court. On December 28, 2021, the court entered an order directing that Petitioner file a Statement of Errors Complained of on Appeal ("Statement") within 21 days. On January 12, 2022, Petitioner filed a Statement raising the following claims: the Court abused its discretion in denying PCRA relief without hearing finding trial counsel to be effective, when she failed to investigate and/or present character witnesses on Petitioner's behalf at trial. *See* Statement.

Appeal Opinion, 2/1/2022, at unpaginated 1-5. On February 1, 2022, this court filed its opinion with the Superior Court denying abuse of discretion in finding that trial counsel was effective. *Id.* This court also addressed Petitioner's *pro se* claims outlined in his November 24, 2021, response letter concerning alleged ineffective assistance of counsel claims of his original PCRA counsel; the claims were deemed to be meritless. *Id.*

On December 27, 2022, the Superior Court issued its opinion reversing this court's decision and remanding to hold a hearing pursuant to *Commonwealth v. Grazier*, 713 A.2d 81 (Pa. 1988) to determine if Petitioner would proceed *pro se* or with newly appointed PCRA counsel to allow Petitioner to more fully develop claims that his original PCRA counsel was ineffective. Remand, 14 MDA 2022, 12/27/2022. Thereafter, a *Grazier* hearing was held and new PCRA counsel, Alexander D. Egner, Esquire, was appointed on January 9, 2023. Order Scheduling Hearing, 11/15/2022; Order Granting Appointment of Counsel, 1/9/2023.

On April 13, 2023, Petitioner filed an Amended PCRA Petition alleging the following claims:

> A. Trial Counsel was ineffective for failing to investigation and call character witnesses that could speak to Defendant's character for truthfulness under Rule 404 of Pennsylvania

6 Pursuant to the Pennsylvania Rules of Criminal Procedure, a trial court may dismiss a PCRA Petition without holding a hearing if the judge is satisfied that there are no genuine issues concerning any material fact, the defendant is not entitled to post-conviction collateral relief, and no purpose would be served by any further proceedings. Pa.R.Crim.P. 907(1). "It is well settled that '[t]here is no absolute right to an evidentiary hearing on a PCRA petition, and if the PCRA court can determine from the record that no genuine issues of material fact exist, then a hearing is not necessary.'" *Commonwealth v. Maddrey*, 205 A.3d 323, 328 (Pa. Super. 2019) (quoting *Commonwealth v. Jones*, 942 A.2d 903, 906 (Pa. Super. 2008)). In accord with Rule 907, the court will dismiss Petitioner's claims without a hearing after determining there are no genuine issues concerning any material fact, Petitioner is not entitled to post-conviction collateral relief, and no purpose would be served by any further proceedings.

Rules of Evidence;

B. Trial Counsel was ineffective as a conflict had been developed between her office and her client, Mr. Pagan;
C. Trial Counsel was ineffective for provided [sic] incorrect information to her client regarding DNA results;
D. PCRA Counsel was ineffective for failing to preserve claims that needed to be developed further;
E. Trial Counsel was ineffective for failure to investigate witnesses' statements;
F. Trial Counsel was ineffective for failing to object to The Trial Court's answer to a jury question regarding the location of the charges; and
G. Trial Counsel was ineffective for failing to cross examine the complaining witness as to her incompatible statements made to detectives versus her statement on the stand at trial.

Amended Petition For Post-Conviction Collateral Relief ("Petition"), 4/13/2023, 4-12. Following, on June 22, 2023, the Commonwealth filed a response denying Petitioner's claims. The Commonwealth of Pennsylvania's Response to Amended PCRA Petition Filed by *Bradley* Counsel ("Response"), 6/22/2023. For the reasons put forth herein, the Petition is denied without a hearing.

III. DISCUSSION

a. Issues to be Addressed on Remand

> Following a full and final decision by a PCRA court on a PCRA petition, that court no longer has jurisdiction to make any determinations related to that petition unless, following appeal, the appellate court remands the case for further proceedings in the lower court. **In such circumstances, the PCRA court may only act in accordance with the dictates of the remand order.** The PCRA court does not have the authority or the discretion to permit a petitioner to raise new claims outside the scope of the remand order and to treat those new claims as an amendment to an adjudicated PCRA petition.

Commonwealth v. Sepulveda, 144 A.3d 1270, 1280 (Pa. 2016) (emphasis added). "On remand of the record the court or other government unit below shall proceed in accordance with the judgment or other order of the appellate court and, except as otherwise provided in such order, Rule 1701(a) (effect of appeals generally) shall no longer be applicable to the matter." Pa.R.A.P. 2591. In its remand opinion the Superior Court held, in part, "the court should [] allow Pagan to more fully develop his contention that his PCRA counsel was ineffective." Remand at 3. On remand, this Court may only address layered claims of ineffectiveness of counsel, or said differently, claims that original PCRA counsel was ineffective for failing to present legitimate claims of trial counsel's ineffectiveness. In reviewing Petitioner's claims closely, this

Court has determined that all but two claims have been presented as layered ineffective assistance of counsel claims; issues A and G above have not been presented as layered claims and therefore this Court does not have jurisdiction to review them on the merits.

In issue A, Petitioner argues trial counsel was ineffective for failing to investigate and call character witnesses that would have spoken to Petitioner's character for truthfulness. Petition at 4. Because Petitioner does not aver original PCRA counsel was ineffective for failure to raise this claim during PCRA review, this Court does not have jurisdiction to review the claim on the merits. Next, in issue G Petitioner alleges trial counsel was ineffective for failing to cross examine the complaining witness regarding incompatible statements; however, as Petitioner does not assert that PCRA counsel was ineffective for failure to assert this claim for collateral review this Court is again without jurisdiction to review the claim on remand. *Id.*

b. Layered Claims of Ineffective Assistance of Counsel

"To obtain relief [on an ineffective assistance of counsel claim], the defendant must demonstrate that counsel's performance was constitutionally deficient and that the deficient performance prejudiced him." *Commonwealth v. Daniels*, 104 A.3d 267, 281 (2014) (citing *Strickland v. Washington*, 466 U.S. 668, 687 (1984)). "In determining a layered claim of ineffectiveness, the critical inquiry is whether the first attorney that the defendant asserts was ineffective did, in fact, render ineffective assistance of counsel. If that attorney was effective, then subsequent counsel cannot be deemed ineffective for failing to raise the underlying issue." *Commonwealth v. Burkett,* 5 A.3d 1260, 1270 (2010). "It is well-settled that counsel is presumed to have been effective and that the petitioner bears the burden of proving counsel's alleged ineffectiveness." *Commonwealth v. Reid*, 259 A.3d 395, 405 (Pa. 2021).

> To overcome this presumption, a petitioner must establish that: (1) the underlying substantive claim has arguable merit; (2) counsel did not have a reasonable basis for his or her act or omission; and (3) the petitioner suffered prejudice as a result of counsel's deficient performance, that is, a reasonable probability that but for counsel's act or omission, the outcome of the proceeding would have been different.

Id. (citations and quotations omitted). "With regard to the second, reasonable basis prong, 'we do not question whether there were other more logical courses of action which counsel could have pursued; rather, we must examine whether counsel's decisions had any reasonable basis.'" *Commonwealth v. Chimel,* 30 A.3d 1111, 1127 (Pa. 2011) (quoting *Commonwealth v. Washington*, 927 A.2d 586, 593 (Pa. 2007)). A PCRA petitioner must address each of these prongs on appeal. A petitioner's failure to satisfy any prong of this test is fatal to the claim. *Reid*, 259 A.3d at 405. "We stress that boilerplate allegations and bald assertions of no reasonable basis and/or ensuing prejudice cannot satisfy a petitioner's burden to prove that counsel was ineffective." *Chimel,* 30 A.3d at 1127

(quoting *Commonwealth v. Paddy*, 15 A. 3d 431, 443 (Pa. 2011)).

i. Whether there existed conflict between trial counsel, the Public Defender's Office, and Petitioner was previously litigated on the merits.

"For purposes of this subchapter, an issue has been previously litigated if the highest appellate court in which the petitioner could have had review as a matter of right has ruled on the merits of the issue." 42 Pa.C.S.A. 9544(a)(2). Following sentencing and filing of timely notice of appeal, Petitioner filed a statement of errors complained of on appeal. Statement of Errors Complained of On Appeal Pursuant to 1925(b), 8/29/2018, at 1. One enumerated error alleged, "[t]he trial court erred in denying Defendant's objection to an actual conflict of interest created by his filing of a PCRA Petition involving representation of Defendant by a member of the Public Defender's Office in Docket No. 582-2017." *Id.* Petitioner believed there was a conflict because he was represented by a different public defender in docket CP-36-CR-582-2017, and he had filed a PCRA petition against that counsel. N.T. at 125.[7]

In its opinion the trial court held that the issue was waived as trial counsel had failed to object to a conflict of interest at trial. Opinion, 10/3/2018, at 12. Despite asserting that the issue was waived, the court completed a full analysis determining that even if the issue were not waived, and assuming counsel had properly objected, which she had not, the issue was still without merit as no conflict existed. *Id.* at 13. On June 13, 2019, the Superior Court Affirmed the judgment of the trial court and stated, in part, "[t]he court correctly determined that trial counsel from the public defender's office did not have a conflict of interest due to Appellant's filing of a Post Conviction Relief Act Petition, alleging ineffective assistance from another member of the public defender's office in an unrelated case." Affirmed, No. 1317 MDA 2018, 6/3/2019. As such, the Superior Court did not state that the issue had been waived for trial counsel's failure to object, but that there was in fact no conflict in trial counsel's representation. Petitioner's claim has been previously litigated by the Superior Court on the merits and as such remains denied.

ii. Petitioner's claim concerning DNA evidence lacks material fact and fails to plead his assertions by a preponderance of the evidence and therefore must fail.

Petitioner next makes a layer claim of ineffectiveness that trial counsel gave Mr. Pagan oral notification of a DNA test result that was misquoted or misrepresented. Petition at 8. Petition states he relied on this information in recorded phone calls that were used against him and prejudiced him at trial. Petitioner does not state what information was provided to him, how it was incorrect, or how counsel was ineffective. "Boilerplate allegations and bald assertions of no reasonable basis

7 Trial began on April 11, 2018, and the PCRA petition was docketed April 12, 2018. *See* Petition for Post Conviction Collateral Relief, Docket CP-36-CR-582-2019, 4/12/2018.

and/or ensuing prejudice cannot satisfy a petitioner's burden to prove that counsel was ineffective. Moreover, a failure to satisfy any prong of the ineffectiveness test requires rejection of the claim of ineffectiveness." *Commonwealth v. King*, 253 A.3d 511, 521 (Pa. Super. 2021) (citation omitted). However, the issue was made clear in this Court's February 1, 2022, opinion.

> At trial, the Commonwealth presented a recorded telephone call made by Petitioner where Petitioner told his mother: "My DNA wasn't even in this bitch . . . it looks like we didn't even have sex and . . . technically speaking they can't prove that we had sex." (N.T. at 452, 459, 528, 533) (emphasis added). From Petitioner's statement to his mother, it is clear that trial counsel told Petitioner his DNA was not found in the victim. At trial, forensic DNA scientist Patrice M. Ferlan confirmed that Petitioner's DNA was not found in a vaginal swab. (N.T. at 399). Thus, trial counsel accurately told Petitioner that his DNA was not found in the victim. Petitioner's claim to the contrary is factually inaccurate.

Appeal Opinion at unpaginated 23-24. Petitioner has utterly failed to plead his assertion that trial counsel gave him misinformation concerning DNA evidence by a preponderance of the evidence as required by 42 Pa.C.S.A. 9543(a), though the record is clear the issue is without merit. As such, neither trial counsel nor original PCRA counsel can be deemed to have been ineffective. Petitioner's claim is without merit and denied.

iii. Trial counsel was not ineffective for failure to investigate "other" witnesses.

Next, Petitioner avers that trial counsel was ineffective for failure to investigate other, non-character, witnesses' statements and PCRA counsel was ineffective for failure to raise the issue in the first PCRA petition. Petition at 9. After the jury was selected, but before trial began, Petitioner requested a continuance so that he may move forward with private counsel. N.T. AT 105-06, 116. Part of the reason Petitioner which to obtain different counsel was due to potential witnesses:

The Court:	Ms. Rampaul, did Mr. Pagan provide you with the names of potential witnesses?
Ms. Rampaul:	No, he did not, Your Honor.
The Defendant:	She told me it was not necessary.
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Ms. Rampaul:	Your Honor, a Moses Hernandez had contacted my office yesterday, and I had my investigator interview this gentleman. And Mr. Her-

nandez had given my office the name of – the name and, I guess, contact information for a Mikhael Johana Israel.

The same investigator contacted Mr. Israel and had him come into the Public Defender's Office because he wanted to make a statement about this case.

The Court: And your understanding is that statement is going to be what, that he was present in the defendant's residence and he was the one that had sexual relations with the complainant?

Ms. Rampaul: Yes, Your Honor.

The Court: Mr. Haverstick, has evidence come to light since then that would totally refute this alleged statement by this alleged witness?

Mr. Haverstick: That's accurate, Your Honor. Over the weekend, I believe it was, we received information that the defendant admitted to being home alone on the night in question with the victim and the victim's sister.

Additionally, we received information this morning when discussing an individual that does by the alias Bronzie and having determined or there being a discussion about Bronzie being present, the defendant says very clearly, we he wasn't present. Maybe he was at the studio or maybe he was there the night before.[8]

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The Court: Okay. So you have the defendant in a recorded conversation saying nobody else was present at the time this occurred?

Mr. Haverstick: That's correct.

The Court: And then you have an alleged witness coming forward on behalf of the defendant to the Public Defender's Office saying they were there when this occurred.

Well, Ms. Rampaul, certainly you're going to follow up with that witness and you're going to interview the witness, and you can present the witness if that's what Mr. Pagan wants you to do. In fact you can do that right after the Commonwealth plays to the jury the recorded conversation of the defendant telling the family member that he was there alone.

8 The information was received via recorded conversation between Petitioner and his mother and sister from the Lancaster County Prison. N.T. at 124.

Is that what you want?

The Defendant: Your Honor, there's clearly been a misunderstanding, and I clarified on the phone that the witness we're talking about, he thinks that this incident is about a night that happened prior.

The night prior to this incident, me and the witness, we were at my house again with Kaitlin and we were with Shawna, and we engaged in sexual relations. He's just confused and I clarified that over the phone. This is not an attempt for him to say that he did this.

The Court: Well, that's fine, you can testify if you choose to do so and you can offer your version of events, and Ms. Rampaul can call that witness and that witness can testify as well. And the recorded conversation will be played to the jury, and they'll determine who's telling the truth and who's lying.

N.T. 121-25. Petitioner's complaint is that trial counsel was told to by the court to interview Mikhael Johana Israel aka Miciale Johanna Israel Alexander aka Bronzi aka Brasi concerning his statements and trial counsel failed to do so. *Id*; Petition at 9.

> The failure to investigate [a witness] presents an issue of arguable merit where the record demonstrates that counsel did not perform an investigation. It can be unreasonable per se to conduct no investigation into known witnesses. Importantly, a petitioner still must demonstrate prejudice. To demonstrate prejudice where the allegation is the failure to interview a witness, the petitioner must show that there is a reasonable probability that the testimony the witness would have provided would have led to a different outcome at trial.

Commonwealth v. Pander, 100 A.3d 626, 638-39 (Pa. Super 2017) (citations omitted). Instantly, the witness at issue was identified the day before trial commenced and was immediately interviewed by the Public Defender's Office's investigator. N.T. at 122. That potential witness, Mikhael Johana Israel aka Miciale Johanna Israel Alexander aka Bronzi aka Brasi, told the investigator that the believed he was present the night of the incident, which was contradicted by the Petitioner himself on the recorded phone calls and in person on the day of trial; there was nothing more to investigate. Assuming, *arguendo,* the issue has merit and trial counsel's actions were unreasonable, Petitioner asserts he was prejudiced because he was denied the best possible defense to inflammatory recorded phone calls he made from the prison in the days leading up to his trial and that he was denied the best possible presentation of the facts surrounding the crime. Petition at 10. Petitioner does not explain how he was denied the best defense to the recorded calls he

placed or the best presentation of facts when he himself asserted and affirmed he was alone with the victim and her sister the night of the incident and believed the witness was confusing the night of the incident with the prior evening when Petitioner agrees he was present. Mikhael Johana Israel aka Miciale Johanna Israel Alexander aka Bronzi aka Brasi was not an eyewitness, he was not present, and Petitioner has failed to plead and prove sufficient prejudice, that had trial counsel interviewed Mikhael Johana Israel aka Miciale Johanna Israel Alexander aka Bronzi aka Brasi directly there is a reasonable probability that the testimony he would have provided would have led to a different outcome at trial. As Petitioner has failed to establish prejudice, trial counsel was not ineffective for failure to interview the witness further and PCRA counsel was not ineffective for failure to advance the claim.[9]

iv. Trial counsel was not ineffective for failing to object to the trial court's answer to the jury's question during deliberations concerning the location of the charges.

In his final layered ineffectiveness of counsel claim, Petitioner takes issue with the following exchange:

The Court:	All right. Would the jury foreperson please rise. Sir, I received a sheet of paper. It has two questions that read as follows: Which location does each charge apply to and what are the definitions of Count 2 through 6, in parentheses, are the qualifications to make the verdict guilty or not guilty; is that correct?
The Foreperson:	Yes.
The Court:	And I'm going to ask you if you might be able to provide further clarification what exactly do you mean when you say which location does each charge apply to?
The Foreperson:	In relation to the incident that happened upstairs and the incidents that happened downstairs. Are those counts just related to what happened in the bedroom or what happened downstairs or in general?
The Court:	Right. What – well, let me ask you, first, with regard to your second question, you say, what are the definitions of Count 2 through 6. Are you asking to be provided the elements of the crime or are you looking for something else?
The Foreperson:	The elements.
The Court:	So, in other words, the instructions that I pro-

9 Petitioner also states, "[o]ther witnesses were never interviewed or contacted by Trial Counsel including Shauna Bebble who was briefly mentioned in police reports, but, could have had additional information that would have assisted defenses claims." Petition at 10. "Boilerplate allegations and bald assertions of no reasonable basis and/or ensuing prejudice cannot satisfy a petitioner's burden to prove that counsel was ineffective. Moreover, a failure to satisfy any prong of the ineffectiveness test requires rejection of the claim of ineffectiveness. *Commonwealth v. King,* 253 A.3d 511, 521 (Pa. Super. 2021) (citation omitted). Petitioner has failed to assert any material facts concerning other witnesses that would indicate there is a reasonable probability that the testimony any "other" witness would have provided would have led to a different outcome at trial, and as such this bald assertion is meritless and denied.

vided you, but in writing, to assist in your deliberations?

The Foreperson: Yes.

The Court: Would that be helpful if I provided the elements of each count in writing?

The Foreperson: Yes, sir.

The Court: I see just about every juror shaking their head yes, for the record. Okay.
Now, would that be for all six counts or –

The Foreperson: That would be helpful if we could do all six.

The Court: On all six, all right.
Now, with regard to each of the counts, it will identify for you the alleged sexual conduct but not necessarily the location. So I'm not sure if that answers your question or not. **There's not a separate count for upstairs versus downstairs.** Does that answer your question?

The Foreperson: Yes.

N.T. at 719-21 (emphasis added).

When asked to clarify the question from the jury, the Foreperson clearly stated they were looking for the written elements of the six charged offenses. *Id.* The statements from the court are factually accurate. The elements of the charges were not location specific or dependent. Put differently, while it is true that the location of events resulted in different charges, because the facts resulting in the charges were different, the location of the offenses were not an element of the crimes of which Petitioner was charged. As the Commonwealth notes, Petitioner's "argument conflates the concept of criminal counts with the concept of record evidence." The Commonwealth of Pennsylvania's Response to Amended PCRA Petition Filed by Bradley Counsel, 6/22/2023, at 10. While Petitioner asserts this claim has arguable merit, and this Court disagrees, Petitioner has wholly failed to assert that trial counsel had no reasonable basis for failing to object or that he was prejudiced to any degree, let alone to the extent that there is a reasonable probability that but for counsel's failure to object, the outcome of the trial would have been different. *See Reid*, 259 A.3d at 405. Petitioner has failed to meet all prongs of the ineffectiveness of counsel test and as such trial counsel was not ineffective for failing to object to the trial court's answer to the jury's question during deliberations, nor was PCRA counsel ineffective for failure to assert the claim on original review; the claim is without merit and denied.

IV. CONCLUSION

Petitioner has failed to overcome the presumption that trial counsel was effective, and thus all claims submitted for review are denied for lack of merit. For the reasons set forth above, the undersigned hereby provides notice of intent to dismiss the PCRA Petition without a hearing. Pursuant to Rule 907 of the Pennsylvania Rules of Criminal Procedure, Petitioner is allowed twenty days from the date of this Notice to file a response and show good cause why the PCRA motion petition

should not be dismissed.

BY THE COURT:

THOMAS B. SPONAUGLE, JUDGE

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

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 Township.
Executor: Stephanie A. Clouser c/o 327 Locust Street, Columbia, PA 17512.
Attorney: John F. Markel, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Becker, Charles H., Jr., dec'd.
Late of Borough of Ephrata.
Administrator: Jo Ann Burkholder c/o A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.
Attorney: A. Anthony Kilkuskie, 117A West Main Street, Ephrata, 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, Esquire, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Bloch, Marianne C., dec'd.
Late of East Drumore Township.
Executrix: Eveline Schwizer c/o James N. Clymer, Esq., 408 West Chestnut Street, Lancaster, 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 Dolores 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 Township.
Administrator: Scott M. Stephan c/o RKG Law, 101 North Pointe Blvd., Suite 202, Lancaster, PA 17601.
Attorney: Nichole M. Baer, Esquire.

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, Lancaster, PA 17601.
Attorneys: Metzger and Spencer, 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, Bar-

ley 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 Ksenija 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 & Weidner, 4705 Duke Street, Harrisburg, 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 Township.
Executrix: Susan Davids c/o Julia M. Parrish, Esquire, Barley Snyder LLP, 100 E. Market Street, York, PA 17401.
Attorneys: Barley Snyder LLP.

Stewart, Patricia A. a/k/a Patricia Ann Stewart, dec'd.
Late of Warwick Township.
Executrix: Regina S. VanDervort, 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, Lancaster, PA 17602.
Attorney: Madeline W. Rathey, Esq.

Wanner, Nancy J. a/k/a Nancy Jean Wanner a/k/a Nancy Gordis, dec'd.
Late of East Lampeter Township.
Executrix: Beth Ann Martin, c/o David P. Carson, 2547 Lititz Pike, Lancaster, PA 17601.
Attorney: David P. Carson.

Watson, Roseanna, dec'd.
Late of Columbia Borough.
Executor: Thomas Watson c/o Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.
Attorney: Christopher R. Grab, Esquire, 327 Locust Street, Columbia, PA 17512.

Wilkey, William K. a/k/a William Kepperley Wilkey, dec'd.

Late of West Lampeter Township.
Executor: Robert W. Wilkey c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: Jeffrey P. Ouellet, Esquire.

Wilson, Paul J., Jr., dec'd.
Late of East Hempfield Township.
Executor: Randy L. Wilson c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.
Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Wright, Dorothy E., dec'd.
Late of Lititz Borough.
Administrator, c.t.a: Security National Trust Company c/o Emily Watkins Marzock, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.
Attorney: Emily Watkins Marzock - Barley Snyder LLP.

Zonin, Steve J., dec'd.
Late of East Hempfield Township.
Executrix: Dawn Zonin c/o A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.
Attorney: A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.

SECOND PUBLICATION

Axe, Gary L., dec'd.
Late of Manheim Borough.
Executors: Sherry Geib & Steven Axe c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Borkon, Leonard R. a/k/a Leonard Robert Borkon, dec'd.
Late of Manheim Township.
Executor: Marc L. Zimmerman c/o Aevitas Law, PLLC, 275 Hess Blvd., Suite 101, Lancaster, PA 17601.
Attorneys: Neil R. Vestermark, Esquire, Aevitas Law, PLLC.

Bricker, Adam P., dec'd.
Late of Lancaster City.
Executors: Robert J. Artus, Jr. and Tracy A. Artus, 2002 Silver Lane, Willow Street, PA.
Attorney: John P. Stengel, Esquire; Eager, Stengel, Quinn Babic & Eager, 1576 Lititz Pike, Lancaster, PA 17601.

Bull, Lois Ann a/k/a Lois Bull, dec'd.
Late of Manheim Township.
Co-Executors: Christopher R. Drew, Abbie Drew Serviss c/o Appel, Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: Samuel M. Mecum.

Cameron, Barbara V., dec'd.
Late of Lancaster City.
Executor: Loreen Patterson c/o RKG Law, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.
Attorney: Lindsay M. Schoeneberger, Esquire.

Feeser, P. Thomas a/k/a Paul Thomas Feeser, dec'd.
Late of West Donegal Township.
Administrator C.T.A.: Thomas N. Feeser, 1150 Schuylkill Mountain Road, Schuylkill Haven, PA 17972.

Attorney: Richard J. Wiest; Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901.

TRUST

Fry, Janet L., dec'd.
Late of West Lampeter Township.
Earl Fry, Jr. & Janet L. Fry Revocable Trust.
Successor Trustee: Bruce Fry c/o John H. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.
Attorney: May Herr & Grosh LLP.

Gossard, Bettye H., dec'd.
Late of Township of West Lampeter.
Executor: Michael P. O'Day c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.
Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Graham, Donald L., Jr., dec'd.
Late of Manheim Borough.
Executor: Nellie A. Graham c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Greider, Jay R., dec'd.
Late of West Hempfield Township.
Executors: Sharon Kiehl & Keith Aument c/o 327 Locust Street, Columbia, PA 17512.
Attorney: John F. Markel, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Hoppman, Shirley A., dec'd.
Late of Denver Borough.
Executors: Beth A. Fetter, Lisa A. Ferry, Mark A. Hoppman c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: James K. Noel, IV, Esq.

Huber, Theresa C., dec'd.
Late of Martic Township.
Executrix: Kaethe A. Huber c/o RKG Law, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.
Attorney: Holly S. Fillius, Esquire.

Keperling, Gregory L., dec'd.
Late of Manor Township.
Administratrix: Betty J. Keperling c/o James N. Clymer, Esq., 408 West Chestnut Street, Lancaster, PA 17603.
Attorneys: Clymer Musser & Sarno, PC.

Kilhefner, Ruth E., dec'd.
Late of Manheim Township.
Executor: D. William Raffensperger c/o RKG Law, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.
Attorney: Lindsay M. Schoeneberger, Esquire.

Latulippe, Deborah M. a/k/a Deborah Maria Latulippe, dec'd.
Late of East Donegal Township.
Executors: Kelly Koeller and Shannon Visconti c/o Stacey W. Betts, Esq., 75 East Main Street, Mount Joy, PA 17552.
Attorney: Stacey W. Betts, Esq.

Lewis, Michael L., dec'd.
Late of Marietta Borough.
Administratrix: Sherry Lewis

c/o Scott E. Albert, Esq., 50 East Main Street, Mount Joy, PA 17552.
Attorney: Scott E. Albert, Esq.

Liebl, Rose M., dec'd.
Late of West Hempfield Township.
Executor: Stephen J. Liebl c/o Goerge W. Porter, Esquire, 909 East Chocolate Avenue, Hershey, PA 17033.
Attorney: George W. Porter.

Martin, Floyd G., dec'd.
Late of East Earl Township.
Executrix: Wanda Marie Martin c/o Linda Kling, Esquire, 121 E. Main Street, New Holland, PA 17557.
Attorneys: Smoker Gard Associates LLP.

Matroni, Harold E., dec'd.
Late of Manor Township.
Executor: Robert E. Kauffman c/o Aevitas Law, PLLC, 275 Hess Blvd., Suite 101, Lancaster, PA 17601.
Attorneys: Neil R. Vestermark, Esquire; Aevitas Law, PLLC.

Mayes, Josephine E., dec'd.
Late of West Donegal Township.
Executor: John O Mayes, III c/o George W. Porter, Esquire, 909 East Chocolate Avenue, Hershey, PA 17033.
Attorney: George W. Porter.

McBride, Shirley F., dec'd.
Late of Columbia Borough.
Executor: David R. McBride c/o 2675 Eastern Boulevard, York, PA 17402.
Attorney: Alexis K. Swope, Esquire.

Nagy, William J., Jr. a/k/a William Joseph Nagy, Jr., dec'd.
Late of Conoy Township.
Executor: Scott Frick c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.
Attorney: Barbara Reist Dillon.

Nolt, Bryce L., dec'd.
Late of Lititz.
Administrators: Ivan W. and Jolyn R. Nolt. 918 Lititz Pike, Lititz, PA 17543.
Attorney: None.

Parke, Jack F. a/k/a Jack F. Parke, Jr., dec'd.
Late of Providence Township.
Executor: C. Carl Parke c/o Nikolaus & Hohenadel, LLP, 303 West Fourth Street, Quarryville, PA 17566.
Attorney: Jeffrey S. Shank, Esquire.

Reese, James K., dec'd.
Late of Penn Township.
Executors: Clifford J. Reese, Jennifer L. Woods c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Reider, Dorothy A. a/k/a Dorothy Ann Reider, dec'd.
Late of West Donegal Township.
Executrix: Lynne K. Klock, 29 Stoneybrook Ln., Elizabethtown, PA 17022 c/o Elizabeth B. Place, Skarlatos Zonarich, 320 Market St., Ste. 600W, Harrisburg, PA 17101.
Attorney: Elizabeth B. Place, Skarlatos Zonarich, 320 Market St., Ste. 600W, Harrisburg, PA 17101.

Royal, Dorothy H., dec'd.
Late of Lititz Borough.
Administrators: Daryl J. Royal & John F. Royal c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Shirk, Gerald L., dec'd.
Late of Warwick Township.
Executor: Jonathan Shirk c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Stepanchak, Patricia G., dec'd.
Late of Rapho Township.
Executor: Richard G. Stepanchak c/o Richard J. Gromen, Jr., 3121C Mount Joy Road, Mount Joy, PA 17552.
Attorney: Richard J. Gromen, Jr.

Surrena, Lee Anne, dec'd.
Late of township of West Lampeter.
Executor(s): Scott F. West, Susan W. Doelp c/o Law Office of James Clark, 277 Millwood Road, Lancaster, PA 17603.
Attorney: James R. Clark.

Tothero, Brian S., dec'd.
Late of Stevens.
Executor: Terrence Tothero, 52 Brookfield Drive, Ephrata, PA.
Attorney: Russell E. Farbiarz, Esquire, Antanavage Farbiarz, PLLC, 64 North Fourth Street, Hamburg, PA 19526.

Tyrrell, Donald J., dec'd.
Late of Lititz.
Executor: Robert K. Tyrrell c/o Legacy Law, PLLC., 147 W. Airport Road, Suite 300, Lititz, PA 17543.
Attorney: Katelyn M. Haldeman, Esq.

THIRD PUBLICATION

Banwell, Michael C. a/k/a Michael C. Banwell, Sr., dec'd.
Late of East Donegal Township.
Executor: Michael C. Banwell, Jr. c/o Scott E. Albert, Esq., 50 East Main Street, Mount Joy, PA 17552.
Attorney: Scott E. Albert, Esq.

Bechtold, Shane A., Sr., dec'd.
Late of Lancaster County.
Co-Executors: Marissa F. Scholl, 162 East Park Street, Elizabethtown, PA 17022; Shane A. Bechtold, Jr., 601 Plane Street, Columbia, PA 17512 c/o Mette, Evans & Woodside, 3401 North Front Street, P.O. Box 5950, Harrisburg, PA 17110-0950.
Attorney: Ronald L. Finck, Esq.

Blazer, Edward P. a/k/a Edward Patrick Blazer, dec'd.
Late of West Lampeter Township.
Executrix: Heather L. Leaman, 28 Gay St., Christiana, PA 17509 c/o Kristen R. Matthews, Atty., Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335.
Attorney: Kristen R. Matthews, Esq., 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335.

Brubaker, Nevin K., dec'd.
Late of East Hempfield Township.
Executor: Steven T. Brubaker c/o Law Office of Shawn Pierson, 105 East Oregon Road, Lititz, PA 17543.

Attorney: Shawn M. Pierson, Esq.

Carter, Doris L. a/k/a Doris Louise Carter, dec'd.
Late of Manheim Township.
Executor: Dennis L. Carter c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.
Attorney: Pyfer, Reese, Straub, Gray & Farhat, P.C.

Clark, Vera E., dec'd.
Late of Mount Joy Borough.
Executrix: Kathy M. Bankert c/o Scott E. Albert, Esq., 50 East Main Street, Mount Joy, PA 17552.
Attorney: Scott E. Albert, Esq.

Cline, Beverly Ann a/k/a Beverly A. Cline, dec'd.
Late of East Lampeter Township.
Executor: Tina M. Harner c/o Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Patrick A. Deibler, Esq., Glick, Goodley, Deibler & Fanning, LLP.

DeJesus, David, dec'd.
Late of Manor Township.
Executrix: Elizabeth DeJesus c/o VanOrmer & Stephenson, P.C., 344 South Market Street, Suite 101, Elizabethtown, PA 17022.
Attorney: Daniel A. Stephenson, Esq.

Dolinsky, Janet L., dec'd.
Late of Warwick Township.
Executrix: Diane L. Kochel c/o Angelo J. Fiorentino, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorney: Gibbel Kraybill & Hess LLP.

Dougherty, Dennis M., dec'd.
Late of Manheim Township.
Executor: Keith M. Dougherty c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.
Attorney: Bradley A. Zuke.

Eshleman, Marie F. a/k/a Marie Fay Eshleman, dec'd.
Late of Millersville Borough.
Executor: Brian Keith Eshleman c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.
Attorney: Barbara Reist Dillon.

Eshleman, Ruth E., dec'd.
Late of West Lampeter Township.
Executrix: Anne L. Heisey c/o RKG Law, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.
Attorney: Lindsay M. Schoeneberger, Esq.

Fry, Rebecca G. a/k/a Beckie G. Fry, dec'd.
Late of Ephrata Township.
Co-Executors: Anthony D. Fry, M. Simon Fry c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.
Attorneys: Blakinger Thomas, PC.

Gainer, Robert A., dec'd.
Late of Columbia Borough.
Executor: David A. Gainer c/o 327 Locust Street, Columbia, PA 17512.
Attorney: Michael S. Grab, Esquire, Nikolaus & Hohenadel,

LLP, 327 Locust Street, Columbia, PA 17512.

Grintz, Elizabeth A., dec'd.
Late of Caernarvon Township.
Executor: Joseph T. Grintz, 141 Maple Flower Rd., Glenmoore, PA 19343.
Attorney: Stephen J. Olsen, Esq., Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380.

Harris, Ronald L. a/k/a Ronald Lee Harris, dec'd.
Late of Earl Township.
Executor: Robert C. Harris c/o Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Thomas A. Fanning, Esq., Glick, Goodley, Deibler & Fanning, LLP.

Hess, Jeffrey A., Sr., dec'd.
Late of Columbia Borough.
Executrix: Kelly S. Loreto c/o Karl Kreiser, Esquire, 553 Locust Street, Columbia, PA 17512.
Attorney: Mountz, Kreiser & Fleckenstein, 553 Locust Street, Columbia, PA 17512.

Hoffman, Evelyn C., dec'd.
Late of Mountville Borough.
Executor: Denise E. Hoffman c/o 327 Locust Street, Columbia, PA 17512.
Attorney: Michael S. Grab, Esquire, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Hurst, Paul B. a/k/a Paul Burkholder Hurst, dec'd.
Late of Earl Township.
Executors: Clair L. Hurst, Lawrence W. Hurst c/o Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Patrick A. Deibler, Esq., Glick, Goodley, Deibler & Fanning, LLP.

Keller, Janice E. a/k/a Janice Eileen Keller, dec'd.
Late of Lancaster City.
Administratrix: Stacey L. Wettlaufer, 357 Pitney Road, Unit 418, Lancaster, PA 17601.
Attorney: None.

Lauver, Harriet E., dec'd.
Late of Marietta Borough.
Executor: Miles S. Lauver, III c/o 327 Locust Street, Columbia, PA 17512.
Attorney: Nathan E. Saxton, Esquire, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Martin, Edward J., dec'd.
Late of Elizabethtown Borough.
Executrix: Stephanie A. Martin c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.
Attorney: Kevin D. Dolan, Esquire.

McLeod, Madeline H. a/k/a Madeline McLeod, dec'd.
Late of West Donegal Township.
Executrix: Tracey A. Welch c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.
Attorney: Kevin D. Dolan, Esquire.

Mellott, Dorothy G., dec'd.
Late of Pequea Township.
Executors: Susan Myers, Jo-

seph Mellott c/o Law Office of James Clark, 277 Millwood Road, Lancaster, PA 17603.
Attorney: James R. Clark.

Miller, Marianne, dec'd.
Late of Manheim Township.
Executor: Susan Young Nicholas c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorney: Young and Young.

Ohlinger, Dolores F., dec'd.
Late of Earl Township.
Executors: Barbara L. Kern, Dennis L. Kern c/o Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Patrick A. Deibler, Esq., Glick, Goodley, Deibler & Fanning, LLP.

Raber, Geraldine D., dec'd.
Late of Lititz Borough.
Executrix: Kristin M. Raber c/o Angelo J. Fiorentino, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Reitsma, Dorothy M., dec'd.
Late of Lititz Borough.
Executrix: Janet L. Leisey c/o Legacy Law, PLLC., 147 W. Airport Road, Suite 300, Lititz, PA 17543.
Attorney: Katelyn M. Haldeman, Esq.

Shelly, Marion, dec'd.
Late of Manheim Township.
Attorney: Lindsay M. Schoeneberger, Esquire, RKG Law, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.

Shertzer, Shirley D., dec'd.
Late of Holtwood.
Executor: Richard Shertzer c/o 327 Locust Street, Columbia, PA 17512.
Attorney: Nathan E. Saxton, Esquire, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Snader, Harold L., dec'd.
Late of West Earl Township.
Executors: Robert L. Snader, William H. Snader c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.
Attorneys: Good & Harris, LLP.

Snyder, Walter, dec'd.
Late of East Hempfield Township.
Administratrix: Marie A. Richards c/o Clymer Musser & Sarno, PC, 408 West Chestnut Street, Lancaster, PA 17603.
Attorney: James N. Clymer, Esq.

Stambaugh, Dorothy M., dec'd.
Late of Manheim Township.
Co-Executors: Kim E. Jureckson, Anne Meeder c/o John S. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.
Attorneys: May, Herr & Grosh, LLP.

Swanker, Merith Rae, dec'd.
Late of West Lampeter Township.
Executrix: Tedi L. Kiser c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: James K. Noel, IV, Esq.

Tangert, Paul E., dec'd.
Late of Lancaster Township.
Executrix: Paula Rupert c/o Angelo J. Fiorentino, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorney: Gibbel Kraybill & Hess LLP.

Warner, Beverly A., dec'd.
Late of Washington Borough.
Executor: Norman C. Warner, Jr., 1870 Water Street, Washinton Boro, PA 17582.
Attorney: Mountz, Kreiser & Fleckenstein, 553 Locust Street, Columbia, PA 17512.

Warner, Judith M., dec'd.
Late of Columbia Borough.
Executor: Dang C.R. Warner c/o Karl Kreiser, Esquire, 553 Locust Street, Columbia, PA 17512.
Attorney: Mountz, Kreiser & Fleckenstein, 553 Locust Street, Columbia, PA 17512.

Weibel, Mary Louise, dec'd.
Late of Caernarvon Township.
Executor: Stephen James Weibel c/o Lucy F. Dowd, Lucy Dowd Law LLC, 342 N. Queen Street Rear, Lancaster, PA 17603.
Attorney: Lucy F. Dowd.

White, Beatrice A. a/k/a Beatrice Anne White, dec'd.
Late of Akron Borough.
Executor: Brian Michael White c/o Thomas M. Gish, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorney: Gibbel Kraybill & Hess, LLP.

Zimmerman, Janice Mae, dec'd.
Late of East Hempfield Township.
Executor: Kenneth Roy Zimmerman c/o Scott Allen Mitchell, Esq., Saxton & Stump, LLC, 280 Granite Run Dr., Ste. 300, Lancaster, PA 17601.
Attorney: Saxton & Stump, LLC.

ARTICLES OF DISSOLUTION

NOTICE IS HEREBY GIVEN THAT the **Board of Directors of Kinzer Mennonite Church**, a Pennsylvania nonprofit corporation, with a registered address at 45 North Kinzer Road, Kinzers, PA 17535, has approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation pursuant to the provisions of Section 5975 of the Pennsylvania Nonprofit Corporation Law.
GIBBEL KRAYBILL & HESS LLP
Attorneys

A-12

NOTICE IS HEREBY GIVEN that **MHS Consulting, Inc.**, a Pennsylvania for profit business corporation, with its registered office at 2160 Lincoln Highway East, Suite 7, Lancaster, Pennsylvania 17602, is now engaged in winding up and settling the affairs of the corporation. The corporation will be filing Articles of Dissolution with the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, so that its corporate existence shall be ended by issuance of a Cer-

tificate of Dissolution by the Department of State under the provisions of the Business Corporation Law of 1988, as amended.
LATSHA DAVIS & MARSHALL, P.C.
1700 Bent Creek Boulevard, Suite 140
Mechanicsburg, PA 17050

A-12

NOTICE IS HEREBY GIVEN by **Rodi's Garage, Ltd.**, a Pennsylvania business corporation with a registered address of 3309 Kissel Road, Lititz, PA 17543, and is now engaged in winding up and settling the affairs of said corporation. The corporation will be filing Articles of Dissolution with the Commonwealth of Pennsylvania so that its corporate existence shall be ended by the issuance of a Certificate of Dissolution by the Department of State under the provisions of the Business Corporation Law of 1988, as amended
RKG Law, Attorneys
Nichole M. Baer, Esq.
101 North Pointe Boulevard
Suite 202
Lancaster, PA 17601

A-12

ARTICLES OF INCORPORATION

Central Market Standholders' Association has been incorporated under the provisions of Article B of the Nonprofit Corporation Law of 1988.
GIBBEL KRAYBILL & HESS LLP
Attorneys

A-12

Notice is hereby given that a nonprofit corporation known as

HOPE RE FUNDING

was incorporated on April 4, 2024, under the provisions of the Nonprofit Corporation Law of 1988, as amended, exclusively for the benefit of, to perform the functions of, and to carry out the purposes of Light of Hope Ministries, located in Ephrata, Pennsylvania, a nonprofit organization recognized under Internal Revenue Code § 501(c)(3) and a public charity under§ 509(a)(l).
BARLEY SNYDER
Attorneys

A-12

Notice is hereby given that Articles of Incorporation have been filed with and approved by the Department of State of the Commonwealth of Pennsylvania in Harrisburg, PA, on April 2, 2024, for the purpose of obtaining Articles of Incorporation pursuant to the provisions of the Business Corporation Law of 1988. The name of the corporation is:

LANCOSIGN HOLDINGS, INC.
BARLEY SNYDER
Attorneys

A-12

Notice is hereby given that Articles of Incorporation have been filed with and approved by the Department of State of the Commonwealth of Pennsylvania in Harrisburg, PA, on April 2, 2024, for the purpose of obtaining Articles of Incorporation pursuant to the provisions of the Business Corporation Law of 1988. The name of the corporation is:

TWO TOYS HOLDINGS, INC.
BARLEY SNYDER
Attorneys

A-12

CHANGE OF NAME NOTICES

A hearing will be held on June 6, 2024 at 1:45 p.m., in Courtroom No. 4, 3rd floor of the Lancaster County Courthouse, 50 N. Duke St., Lancaster, PA, regarding the request of Haley Elizabeth Gornish to change the child's name from **Daisy Joyce Blanchard** to Daisy Joyce Gornish. Any person with objections may attend and show cause why the request should not be granted.

A-12

A hearing will be held on June 6, 2024 at 2:00 p.m., in Courtroom No. 4, 3rd floor of the Lancaster County Courthouse, 50 N. Duke St., Lancaster, PA, regarding the request of Haley Elizabeth Gornish to change the child's name from **Kiari I'Fay Mitchell** to Kiari Owl Gornish. Any person with objections may attend and show cause why the request should not be granted.

A-12

FICTITIOUS NAME NOTICES

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on February 2, 2024, for **Marietta House Cleaners** with a principal place of business located at 3 W. Market St., Marietta, PA 17547 in Lancaster County. The individual interested in this business is Jacob Michael Young, also located at 3 W. Market St., Marietta, PA 17547. This is filed in compliance with 54 Pa.C.S. 311.

A-12

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on February 9, 2024, for **Tootsie's Creations** with a principal place of business located at 2051 New Holland Pike, Lancaster, PA 17601 in Lancaster County. The individual interested in this business is Allison R. Redcay, also located at 2051 New Holland Pike, Lancaster, PA 17601. This is filed in compliance with 54 Pa.C.S. 311.

A-12

PUBLIC NOTICE

PUBLIC NOTICE
Request for Information
Regarding Legal Representation
for
the Zoning Hearing Board
CITY OF LANCASTER, PA

The City of Lancaster, PA will receive responses online for Legal Representation for the Zoning Hearing Board until April 23, 2024, at 11:00 AM at which time they shall be opened electronically on PennBid' s website. The City is The City is interested in receiving information from respondents who can demonstrate that their firm can provide quality legal representation for the City of Lancaster Zoning Hearing Board. All documents and solicitation details are available online at no cost on PennBid- https://pennbid.bonfirehub.com.

A-12, 19

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS

CIVIL DIVISION

No.: CI-22-05442

SANTANDER BANK, N.A.
Plaintiff

v.

AMY R. MURRAY
Defendant(s)

NOTICE

NOTICE TO: **Amy R. Murray**

You are hereby notified on that on September 7, 2022, Plaintiff, SANTANDER BANK, N.A. filed a Complaint against you in the Court of Common Pleas of LANCASTER County, Pennsylvania, Docket No. CI-22-05442, wherein Plaintiff seeks to enforce its rights under its loan documents.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lancaster Bar Association
28 East Orange Street
Lancaster, PA 17602
Telephone: 717-419-9504
BROCK & SCOTT, PLLC
Attorney for Plaintiff
(844) 856-6646

A-12

COURT OF COMMON PLEAS
CIVIL ACTION-LAW

NO. CI-24-00259

NOTICE OF ACTION IN MORTGAGE FORECLOSURE-LONGBRIDGE FINANCIAL, LLC, Plaintiff

v.

KRISTINA CLAIBORNE, IN HER CAPACITY AS HEIR OF KARL D. LUDWIG; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMNG RIGHT, TITLE, OR INTEREST FROM OR UNDER KARL D. LUDWIG, Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMNG RIGHT, TITLE, OR INTEREST FROM OR UNDER KARL D. LUDWIG Defendant(s), 405 HILL RD DENVER, PA 17517.

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, LONGBRIDGE FINANCIAL, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LANCASTER County, PA docketed to No. CI-24-00259, seeking to foreclose the mortgage secured

on your property located, 405 HILL RD DENVER, PA 17517.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, 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 PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
Troy Freedman, Esq. ID No. 85165
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

A-12

CIVIL ACTION
COURT OF COMMON PLEAS
CIVIL ACTION-LAW

NO. CI-23-08344

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC2, Plaintiff

v.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER KAY L. SPENCER, Defendants

TO: ALEXANDRA K. HATFIELD, INDIVIDUALLY AND IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF KAY L. SPENCER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER KAY L. SPENCER DEFENDANT(S), 130 PEARL STREET LANCASTER, PA 17603

COMPLAINT IN MORTGAGE

FORECLOSURE

You are hereby notified that Plaintiff, U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC2, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LANCASTER County, PA docketed to No. CI-23-08344, seeking to foreclose the mortgage secured on your property located, 130 PEARL STREET LANCASTER, PA 17603.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, 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 PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LANCASTER BAR ASSOCIATION
LAWYER REFERRAL SERVICE
28 EAST ORANGE STREET
LANCASTER PA, 17602
717-393-0737

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A FLORIDA PROFESSIONAL LIMITED LIABILITY COMPANY
ATTORNEYS FOR PLAINTIFF
TROY FREEDMAN, ESQ. ID NO. 85165
133 GAITHER DRIVE, SUITE F
MT. LAUREL, NJ 08054
855-225-6906

A-12

SUITS ENTERED

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

March 28, 2024
to April 4, 2024

ARMENT, DONALD; Troy Capital, LLC; 02226; Tsarouhis

ARMENT, SHYLA; Lebanon Federal Credit Union; 02223; Dougherty

FAITHFUL HEALTH GROUP LLC, FAITHFUL TRANSPORTATION LLC, FAITHFUL TRANSPORTATION, FAITHFUL HEALING GROUP, FAITHFUL TRANSPORT, ALINDATO, MARIA M.; Tiffany E. Pagan; 02338; Hashem Farhat

FORD, REGINA; Troy Capital, LLC; 02244; Tsarouhis

GARBER, JOSHUA; Troy Capital, LLC; 02252; Tsarouhis

GEORGE, VICTORIA; Troy Capital, LLC; 02241; Tsarouhis

HADDOCK, BRENDA L.; Midland Credit Management Inc.; 02278; Baroska

HERNANDEZ, KARINE, QUEEN, CLARA E.; Citadel Federal Credit Union; 02268; Larkin

JACOT, AMY J.; Gardner & Stevens, P.C.; 02225; Gardner

KEPERLING PRESERVATION SERVICES LLC, KEPERLING, JONATHAN, KEPERLING, DANIELLE; Owens Historic Preservation Services, Ltd; 02296; Pontz

KESSLER, STEPHANIE; Spring Oaks Capital SPV LLC; 02265; Flink

MERCED, MAGDIEL VEGA, CRUZ, KERI, JOHNSON, MARCUS; Mike Lebron; 02310; Krause

MILLER, RICHARD K.; Jefferson Capital Systems LLC; 02279; Baroska

NOLT, HELEN M.; Logan T. Rothan; 02330; Hohenadel

OBRIEN, KAILEY P., MCQUEEN, LEROY III; Eric Hess; 02319; Soders

SUNNOVA ENERGY CORPORATION; Joyce E. Simmers; 02229; Gingrich

THOMAS, JUSTIN; Troy Capital, LLC; 02274; Tsarouhis

WILLIAMS, JOHN; Peaceful Homes; 02219

WOOD, YVETTE; Madhavi Reddy; 02247; Marines