

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

Ault, Esther M., dec'd.

Late of West Donegal Township.
Co-Executors: Sandy Weaber a/k/a Sandra L. Weaber c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Barnhart, Thomas L. a/k/a Thomas Larry Barnhart, dec'd.

Late of East Cocalico Township.
c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.
Attorneys: Blakinger Thomas, PC.

Coblenz, Katie R., dec'd.

Late of Clay Township.
Executrix: Barbara Joanne Zimmerman c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.

Attorney: John C. Stevens.

Eshleman, S. Kendrick, III a/k/a Silas Kendrick Eshleman III a/k/a S. K. Eshleman III, dec'd.

Late of Paradise Township.
Executrix: Diane Eshleman Djordjevic c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.
Attorney: Randy R. Moyer -- Barley Snyder LLP.

Frederick, Mary M., dec'd.

Late of Lancaster.
Executor: Ray D. Frederick, II, 1046 Edgemoor Court, Lancaster, PA 17601.
Attorney: None.

Garrett, Daniel B. a/k/a Daniel Bard Garrett, dec'd.

Late of Warwick Township.
Executrix: Mary Ann Garrett c/o Appel Yost LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: Jeffrey P. Ouellet, Esquire.

Gaskill, Warren Charles, dec'd.

Late of Lancaster.
Trustee: Clayton Gaskill, 173 Nottingham Court, Aston, PA 19014.
Attorney: None.

Goldberger, Elizabeth A., dec'd.

Late of Earl Township.
Executor: Jon M. Gruber c/o RKG Law, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.
Attorney: Lindsay M. Schoene-

berger, Esquire.

Good, Eleanor M., dec'd.

Late of Ephrata Township.

Executor: Vernon L. Good c/o Angelo J. Fiorentino, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Graver, Harold B., dec'd.

Late of Columbia.

Personal Representative: Thomas C. Graver, Sr., 2101 Manor Ridge Drive, Lancaster, PA 17603.

Attorney: None.

Groff, Rufus S., dec'd.

Late of Rapho Township.

Executrices: Joy E. Groff and Mary A. Groff c/o Anthony P. Schimaneck, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.

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

**Gronning, Gertrude Raab a/k/a
Gertrude R. Gronning**, dec'd.

Late of West Lampeter Township.

Executor: Larry J. Hughes c/o Vance E. Antonacci, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.

Attorneys: McNees Wallace & Nurick LLC.

Henry, Lloyd E., dec'd.

Late of East Drumore Township.

Executor: Robert P. Henry c/o Appel Yost LLP, 33 North Duke

Street, Lancaster, PA 17602.
Attorney: Jeffrey P. Ouellet, Esquire.

Holbut-Lazcano, Jaime Aaron, dec'd.

Late of Lancaster City.

Administratrix: Jessica Holbut, 1120 Jamaica Rd., Lancaster, PA 17602.

Attorney: Ryan McDaniel, Esq., Freeburn Law, P.O. Box 61680, Harrisburg, PA 17106.

Homisak, Eleanor P., dec'd.

Late of West Donegal Township.

Executor: Daniel L. Sullivan, 935 Grandon Way, Mechanicburg, PA 17050.

Attorney: None.

Kauffman, Blanche R., dec'd.

Late of Penn Township.

Executrix: Vicki L. Wickwire c/o The Family Law Practice of Leslie S. Arzt, LLC, 2002 South Queen Street, York, PA 17403.

Attorney: Amy S. Loper, Esquire.

Klepp, Robert W., dec'd.

Late of Lititz Borough.

Executrix: Mary C. Lefever c/o Thomas M. Gish, Sr., Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess, LLP.

Kuzman, Walter T., dec'd.

Late of New Holland.

Executrix: Susan Hembekides c/o Stephen M. Asbel, Esq., Roger Rizzo & Darnall, 2929 Arch St., Ste. 1300, Philadelphia, PA 19104.

LANCASTER LAW REVIEW

Attorney: Stephen M. Asbel,
Esq.

480 New Holland Avenue, Suite
6205, Lancaster, PA 17602.
Attorneys: BCGL, LLC.

Lehn, John Douglas, dec'd.

Late of Ephrata Borough.
Executor: Janice L. Long
c/o Pyfer, Reese, Straub, Gray
& Farhat, P.C., 128 N. Lime
Street, Lancaster, PA 17602.
Attorneys: Pyfer, Reese,
Straub, Gray & Farhat, P.C.

Sheaffer, Audrey L., dec'd.

Late of Strasburg Township.
Executor: Brenda M. Butler
c/o Pyfer, Reese, Straub, Gray
& Farhat, P.C., 128 N. Lime
Street, Lancaster, PA 17602.
Attorneys: Pyfer, Reese,
Straub, Gray & Farhat, P.C.

Loercher, Viola D., dec'd.

Late of Manheim Borough.
Executor: D. Bruce Wilson c/o
Young and Young, 44 S. Main
Street, P.O. Box 126, Manheim,
PA 17545.
Attorneys: Young and Young.

Shelley, Donald E., Sr., dec'd.

Late of Lancaster County.
Executor: Tony M. Shelley c/o
Thomas W. Fleckenstein, Es-
quire, 553 Locust Street, Co-
lumbia, PA 17512.
Attorneys: Mountz, Kreiser
& Fleckenstein, 553 Locust
Street, Columbia, PA 17512.

**Lowry, Gene A. a/k/a Gene Al-
len Lowry**, dec'd.

Late of Earl Township.
Executor: Craig A. Lowry c/o
Linda Kling, Esquire, 121 E.
Main Street, New Holland, PA
17557.
Attorneys: Smoker Gard Asso-
ciates LLP.

Walsh, Edith R., dec'd.

Late of Rapho Township.
Executor: Erik T. Walsh c/o Ni-
kolaus & Hohenadel, LLP, 222
S. Market St., Suite 201, Eliza-
bethtown, PA 17022.
Attorney: John M. Smith,
Esquire.

McClellan, David Michael, Jr.,
dec'd.

Late of Manor Township, Mill-
ersville.
Administratrix: Kim L. McClel-
lan, 10 Fairmount Rd., Kirk-
wood, PA 17536.
Attorney: Deborah L. Packer,
Esq., Freeburn Law, P.O. Box
61680, Harrisburg, PA 17106.

Weaver, Anna E., dec'd.

Late of Manheim Township.
Executor: Rodney L. Weaver
c/o Thomas M. Gish, Sr., Atto-
ney, P.O. Box 5349, Lancaster,
PA 17606.
Attorneys: Gibbel Kraybill &
Hess, LLP.

**Ross, Phyllis Van Dorn a/k/a
Phyllis R. Ross**, dec'd.

Late of Manheim Township.
Executrix: Christine A. Halvors-
en c/o Jeffrey C. Goss, Esquire,

Wilson, Richard L., dec'd.

Late of Manheim Township.
Executor: Thomas L. Wilson
c/o Douglas A. Smith, Atto-
ney, P.O. Box 5349, Lancaster,

PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

SECOND PUBLICATION

Auker, Mary S., dec'd.

Late of Ephrata Township.

Executor: JoAnne Boll c/o RKG Law, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.

Attorney: Lindsay M. Schoeneberger, Esquire.

Barnum, Claire M. a/k/a Claire Marion Barnum, dec'd.

Late of Manheim Township.

Executor: Clifford K. Hurter c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.

Attorneys: Blakinger Thomas, PC.

Blank, Emanuel S., dec'd.

Late of Salisbury Township.

Executor: Mary S. Blank c/o Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557.

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

Book, Evelyn B., dec'd.

Late of Manheim Township.

Executor: Barbara Lynn McComsey c/o Appel Yost LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: Jeffrey P. Ouellet, Esquire.

Bowers, Janice A., dec'd.

Late of Strasburg Borough.

Co-Executors: Susan A. Straley and Cynthia L. Workman 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.

Bruce, Sandra P., dec'd.

Late of East Hempfield Township.

Executor: Gerald G. Bruce c/o Lauren K. Hillegas, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess, LLP.

Cunningham, Bonnie L., dec'd.

Late of Manor Township.

Executor: Jeffrey L. Trout c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.

Attorneys: Pyfer, Reese, Straub, Gray & Farhat, P.C.

DiCostanzo, Jeanette M., dec'd.

Late of Manheim Township.

Executrix: Sandra M. Dock c/o Buzgon Davis Law Offices, 525 South Eighth Street, Lebanon, PA 17042.

Attorney: Jason J. Schibinger, Esquire.

Getz, Richard S., dec'd.

Late of West Cocalico Township.

Co-Executors: Denise Risser and Phoebe Merkel c/o Appel Yost LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: James K. Noel, IV, Esq.

Herr, Jody A., dec'd.

Late of Providence Township.
Executor: Jean M. Aukamp c/o James Clark Associates, 277 Millwood Road, Lancaster, PA 17603.
Attorney: Neil R. Vestermark.

Hershey, Romaine G., dec'd.

Late of Manheim Borough.
Executor: Robert G. Hershey, 1776 Penryn Road, Manheim, PA 17545.
Attorney: Larry W. Miller, Esq., Miller Law Group, PLLC, 25 Stevens Avenue, West Lawn, PA 19609-1425.

High, Dennis Lee, dec'd.

Late of East Cocalico Township.
Administrator: Kevin M. Long c/o E. Richard Young, Jr., Esq., 1248 W. Main St., Ephrata, PA 17522.
Attorney: E. Richard Young, Jr., Esq.

Johnson, David Jay a/k/a David J. Johnson, dec'd.

Late of West Donegal Township.
Administrator: Nicholas David Johnson c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402.
Attorney: Jeffrey R. Bellomo, Esquire.

King, Elizabeth M., dec'd.

Late of Eden Township.
Co-Executors: Amos K. King and Elam R. King c/o Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Ashley A. Glick, Esq., Glick, Goodley, Deibler & Fanning, LLP.

Malek, Theodore E., dec'd.
Late of West Hempfield Township.
Executor: Brian K. Malek, 1445 Windemere Lane, Landisville, PA 17538.
Attorney: Scott C. Painter, Esquire, 906 Penn Avenue, Suite 1, Wyomissing, PA 19610.

May, Erma V., dec'd.

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

TRUST NOTICE

Metzler, Philip R., Sr., dec'd.
Late of East Hempfield Township.
Philip R. Metzler, Sr. Revocable Trust dated 11/9/2013.
Trustee: Margaret S. Kosmerl c/o Saxton & Stump, 221 West Philadelphia Street, Suite 600, York, PA 17401.
Attorney: Kristen R. McGuire.

Raubenstine, Josephine M., dec'd.

Late of Manheim Township.
Co-Executors: Diane G. Mowrer and Mark R. Raubenstine c/o Anthony P. Schimanek, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.
Attorneys: Morgan, Hallgren, Crosswell & Kane, P.C.

Rodgers, Eugene C., dec'd.

Late of Earl Township.
Executrix: Jennifer L. Simmons c/o May Herr & Grosh LLP, 50

East Main Street, Mount Joy,
PA 17552.
Attorney: Scott E. Albert, Esq.

Rodriguez-Maisonet, Diana Maria, dec'd.

Late of Lancaster City.
Administratrix: Lisa Marie Maisonet c/o Kristen R. Behrens, Esq., 1650 Market St., #1200, Philadelphia, PA 19103.
Attorney: Kristen R. Behrens, Dilworth Paxson, LLP, 1650 Market St., #1200, Philadelphia, PA 19103.

Ruby, Paul W., dec'd.

Late of Marietta Borough.
Executor: Robert M. Squibbs, III c/o Russell, Krafft & Gruber, LLP, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.
Attorney: Aaron K. Zeamer, Esquire.

Scharer, John F. a/k/a John Francis, dec'd.

Late of Caernarvon Township.
Executor: Kevin Scharer c/o Good Law Firm, 132 West Main Street, New Holland, PA 17557.
Attorneys: Good Law Firm.

Shertzer, Verna E., dec'd.

Late of West Hempfield Township.
Co-Executors: P. Nelson Shertzer and James R. Shertzer c/o James Clark Associates, 277 Millwood Road, Lancaster, PA 17603.
Attorney: Neil R. Vestermark.

Stoltzfus, Michael E. a/k/a Michael Emmett Stoltzfus, dec'd.

Late of Rapho Township.

Executrix: Sandra Kahler c/o c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402.

Attorney: Jeffrey R. Bellomo, Esquire.

Swisher, Mary R., dec'd.

Late of Columbia Borough.
Executrix: Donna Swisher Brubaker, 330 Murry Hill Drive, Lancaster, PA 17601.
Attorney: None.

THIRD & FINAL PUBLICATION

Aikin, Barbara R., dec'd.

Late of East Petersburg Borough.
Administrator: Danielle M. Tankesley c/o Law Office of Elizabeth A. Bartlow, Esquire, 8 Mill Pond Drive, Lancaster, PA 17603.
Attorney: Elizabeth A. Bartlow, Esquire.

Allen, Matha A., dec'd.

Late of Paradise Township.
Administrator: Scott M. Dangler c/o Eric Schelin Rothermel, Esquire, 49 North Duke Street, Lancaster, PA 17602.
Attorneys: May, Herr & Grosh, LLP.

Barton, William H., III, dec'd.

Late of East Hempfield Township.
Executor: Kelly R. Miller c/o John F. Markel, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.
Attorney: John F. Markel.

Baumgardner, Charles H. a/k/a

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

Late of Manor Township.

Co-Executors: Mark and Diane Meyer c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: BCGL, LLC.

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

Bomberger, Raymond E. a/k/a Raymond E. Bomberger, Jr. a/k/a Ray E. Bomberger, dec'd.

Late of Ephrata Borough.

Executrix: Melissa Ann Deininger c/o E. Richard Young, Jr., Esq., 1248 W. Main St., Ephrata, PA 17522.

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

Bryant, Nicholas D., dec'd.

Late of Ephrata Borough.

Executor: Daniel Haugh c/o RKG Law, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.

Attorney: Lindsay M. Schoeneberger, Esquire.

Burns, Paul J., dec'd.

Late of Mount Joy Borough.

Executor: Todd M. Burns /o Eric Schelin Rothermel, Esquire, 49 North Duke Street, Lancaster, PA 17602.

Attorneys: May, Herr & Grosh, LLP.

Bowles, Charles H. a/k/a

Charles Herbert Bowles, dec'd.

Late of Mount Joy Borough.

Executor: Kevin Bowles c/o 340 Pine Grove Commons, York, PA 17403.

Attorney: Matthew J. Nace, Elder Law Firm of Robert Clofine.

Dechert, John A., dec'd.

Late of Caernarvon Township. Executrix: Jill M. Dechert, 3728 Morgantown Road, Mohnton, PA 19540.

Attorney: Misty A. Toothman, Twin Valley Law, PLLC, P.O. Box 235, Elverson, PA 19520.

Bradley, Richard H., Jr., dec'd.

Late of Providence Township.

Executrix: Sandra K. Eshleman c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: BCGL, LLC.

Frey, Helen J., dec'd.

Late of East Hempfield Township.

Executor: Gerald L. Frey, Jr., 727 Shawnee Lane, Loysville, PA 17047.

Attorney: Scott W. Morrison, Esquire, 6 West Main Street, P.O. Box 232, New Bloomfield, PA 17068.

Brandt, Lynda F. a/k/a Lynda

L. Brandt, dec'd.

Late of Providence Township.

Executor: J. Stacey Brandt c/o Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557.

Frey, Kathryn J., dec'd.

Late of East Hempfield Township.

Executor: Charles A. Frey, Jr.
c/o Vance E. Antonacci, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.
Attorneys: McNees Wallace & Nurick LLC.

3500 West Chester Pike, WCH8, Newtown Square, PA 19073.
Attorney: David Bartholf, Esquire, 323 W. Front Street, Media, PA 19063.

TRUST NOTICE

Larrabee, Ramona R., dec'd.

Late of New Holland.
Trustee: Susan L. Albohn, Amended and Restated Revocable Trust of Ramona R. Larrabee dated June 20, 2019 c/o Legacy Law, PLLC., 147 W. Airport Road, Suite 300, Lititz, PA 17543.
Attorney: Timothy E. Shawaryn, Esq.

Mull, Edward B., dec'd.

Late of Salisbury Township.
Executor: Ricky A. Mull 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.

Murphy, Joanne L., dec'd.

Late of Columbia Borough.
Executor: Donald C. Murphy, Sr. and Gardiner T. Murphy, Jr. c/o 327 Locust Street, Columbia, PA 17512.
Attorney: Michael S. Grab, Esquire, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Lefever, Patricia J. a/k/a Patricia Jean Lefever, dec'd.

Late of East Lampeter Township.
Co-Executors: Sharon K. Richert and Timothy R. Lefever c/o Brian J. Honness, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.
Attorneys: McNees Wallace & Nurick LLC.

Photis, Koula, dec'd.

Late of Manheim Township.
Co-Executors: Paul P. Photis and Linda Photis c/o Everler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356.
Attorney: Everler & DeArment LLP.

Lutz, Philip E., Jr., dec'd.

Late of Eden Township.
Administrator: Loretta M. Lutz c/o Paterson Law LLC, 2819 J Willow Street Pike N., Willow Street, PA 17584.
Attorney: Kim Carter Paterson.

Radesky, Joseph A., dec'd.

Late of Warwick Township.
Executor: Frances A. Baxter c/o Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Patrick A. Deibler, Esq., Glick, Goodley, Deibler &

Marzolf, Alice E., dec'd.

Late of Lancaster.
Executor: Thomas R. Marzolf,

LANCASTER LAW REVIEW

Fanning, LLP.

PA 17545.

Attorneys: Young and Young.

Sauder, Mervin, dec'd.

Late of Penn Township.
Co-Executrix: Marjorie D. Weaver and Shari L. Varner c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.
Attorneys: BCGL, LLC.

Souders, Dolores J., dec'd.

Late of Mount Joy Borough.
Executor: James R. Souders c/o Angela M. Ward, Esq., AWARD Law, LLC, 2173 Embassy Dr. #576, Lancaster, PA 17603.
Attorney: Angela M. Ward, Esq.

Stoltzfus, Mattie K., dec'd.

Late of Bart Township.
Co-Executors: Benjamin B. Stoltzfus and Benuel S. Esh c/o Linda Kling, Esquire, 121 E. Main Street, New Holland, PA 17557.
Attorneys: Smoker Gard Associates LLP.

Trott, Joan Hanna, dec'd.

Late of West Lampeter Township.
Executrix: Anne C. Lovett c/o Attorney Amanda Racines Lovett, Gardner, Racines & Sheetz, 3968 Maulfair Place, Allentown, PA 18103.
Attorney: Amanda Racines Lovett.

Weaver, Jennifer E., dec'd.

Late of Ephrata Township.
Executor: Jed O. Kurtz c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim,

ANNUAL MEETING NOTICE

Notice is hereby given that the Annual Meeting of the Policyholders of **Cloister Mutual Casualty Insurance Company** will be held at the Corporate Office, 1 East Main Street, Ephrata, PA, on Tuesday, April 7th, 2026 commencing at 10:00 A.M., for the purpose of Election of Directors and/or the transaction of other business.

Douglas L. Underwood
President/CEO/Treasurer
Ephrata PA

ATTEST: Hisham M. Sallit
HMS/dg
Vice President/CFO/Secretary
PO Box 587
Ephrata PA 17522

F-20,27; M-6

ARTICLES OF INCORPORATION

Notice is hereby given that **ETA PI CHAPTER FOUNDATION** filed articles of incorporation on 10/27/2025 under the Pennsylvania Nonprofit Corporation law of 1988. Commercial registered office provider is Harbor Business Compliance Corporation, Lancaster, PA.

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Notice is hereby given that **Tranzact Corporation, Inc.** has filed Articles of Incorporation-For Profit with the Department of State of the Commonwealth of

Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

Saxton & Stump, LLC

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SUITS ENTERED

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

CHANGE OF NAME NOTICE

A hearing will be held on April 1, 2026, at 2:30 p.m., in Courtroom No. 9, 4th floor of the Lancaster County Courthouse, 50 N. Duke St., Lancaster, PA, regarding the request of David Miller to change the child's name from **Baylee Paige Bowman** to Baylee Paige Miller-Yoder. Any person with objections may attend and show cause why the request should not be granted.

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FICTITIOUS NAME
NOTICE

The undersigned hereby certifies that it is conducting a business in the City of Lancaster, County of Lancaster, State of Pennsylvania under the name of: **Dwello Mortgage Advisors** and that the nature of the business is Mortgage Servicing and that said business is composed of the following:

(Corporation) Business address:
CMG Mortgage, Inc.
3160 Crow Canyon Rd. Ste. 400
San Ramon, CA 94583

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February 3, 2026
to February 10, 2026

AMERICAN GENERAL LIFE INSURANCE COMPANY; Mic-Bry8 LLC; 00837; Chait

ARROYO, VERONICA, AYALA, EDWIN; NCB Management Services INC; 00669; Tsarouhis

ASHFORD, ABRYA, BALLARD, TYRELL; Cavalry Spv I LLC; 00674; Apothaker

BEYERLEIN, CINDY; Velocity Investments LLC; 00671; Tsarouhis

BLAIR, BRIANNA A, BLAIR, JIM E; Southwood Financial TRUST 1; 00804; Borer

BLOSSOM MEDSPA LLC; Allergan Aesthetics Div Abbvie INC; 00696; Keifer

BOARD OF SCHOOL DIRECTORS OF ELIZABETHTOWN AREA SCHOOL DISTRICT; David Koppel; 00866; Yoder

C&D MOTORSPORTS LLC; Deandrae L Rice; 00723;

CHARLES, DIANE; Skypoint Federal Credit Union; 00730; Nnumolu

COMMERCIAL VAN SOLUTIONS LLC; Kimberly Cornish; 00833; Grutzmacher

CONNELL, JEANNE E; Paul R Wright Jr; 00757; Motel

EGNER, CYNTHIA P; Southwood Financial LLC; 00719;

Markind
FRANCER, KARI; Velocity Investments LLC; 00670; Tsarouhis
FREDERICK, DANIELLE D;
Hilltop Homeowners Association Inc; 00859; Cissne
GIANDOMENICO, ANTONINO V, A. GIANDOMENICO INC;
Yeslender LLC; 00698; Schneck
GUEVARA MARTIN, HOELVIS;
Victoria Aviles; 00845; Smialowicz
HARRIS, STEPHON ; Cavalry Spv I LLC; 00675; Apothaker
HEMING, JUANITA A; Truist Bank; 00831; Dougherty
KING, BENJAMIN, KING, JACOB, KING, Verna, JOHN DOE;
Lynda Lugo; 00720; McDonald
KING, SAMUEL B; Mary Harvey; 00744; Jaffe
KOCH, LARRY; Willow Valley Condominium Association; 00724; Costlow
KUENZEL, LAUREN; Southwood Financial Trust 1; 00803;
Borer
LANCASTER COUNTY PRISON, KRAMER, MS; Steven Grasty; 00853;
LEFEVER, NICHOLAS; Constillation Energy Generation LLC; 00749; Tomevi
MATOS, ROSA; SecurityPlus Federal Credit Union; 00721; Nnumolu
MODLOGIQ INC; Yale Electric Supply Company; 00677; Albanese
MULBERRY APARTMENTS REALTY, LLC; Wendy Johnson; 00779;
NIEVES, VINCENT; Citadel Credit Union; 00846; Weinberg
PARSONS, CAROLE; Security Credit Services LLC; 00672; Tsarouhis
PATTERSON RUHL, JUSTIN; Freedom Mortgage Corporation; 00778; Treglia
PRUDEN, BENNY JOE; West Earl Township; 00792; Lauder
RED ROSE TRANSIT AUTHORITY; Martin Lafferty; 00762; Ryan
RODRIGUEZ, ALEXANDER HERNANDEZ; Citadel Federal Credit Union; 00799; Larkin
RUCK SR, CLIFFORD; Mortgage Research Center LLC; 00865; Basoglu
SIPEL, CHRISTOPHER D; Borough of Manheim; 00754; Lauderop
SMOKER PROPERTY MANAGEMENT LLC; Angela McNeill; 00835; Zindel
SNYDER, SETH; Midland Credit Management Inc; 00775; Shean
STEWART, SHAMICA; Villages Of Lancaster Green; 00849;
STRIVE FORWARD LLC; Penn Township; 00753; Lauder
TAGERT, KYLEE; Yolande Franklin; 00676; Pensinger
THIRTY INC, BEST WESTERN, ANTHON, DREW G, JOHN DOE PROPERTY OWNER, JOHN DOE TENANT/LEASSEE, JOHN DOE PROPERTY MANAGER, JOHN DOE SNOW/ICE REMOVAL COMPANY, EDEN RESORT & SUITES, BW PREMIER COLLECTION, BEST WESTERN EDEN RESORT & SUITES, LANCASTER RESORT LIMITED PARTNERSHIP, LANCASTER RESORT GP LLC, INN MANAGEMENT SERVICES INC ; Karen Williamson; 00873; Larussa Jr
UNKNOWN; Bwetpsaw Say; 00659;
UNKNOWN; Lenape of Delaware - Gadvikian Tribe; 00673;
VARGAS, CARLOS ZAVALA. VARGAS, CARLOS A; American

Express National Bank; 00829;

Sharif

WEDGE-BLAKE, MARTH C;
Justin M Heagy; 00678; Dellein-
berg



**NOTICE
SHERIFF SALE
OF VALUABLE
Real Estate**

**Wednesday, March 25, 2026 @
10:00 a.m. Prevailing Time**

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

Effective January 1, 2026, pursuant to Pennsylvania Act 48 of 2024 and Lancaster County Ordinance No. 163 of 2025, the Lancaster County Sheriff's Office shall collect a fee in the amount of \$250.00 from every purchaser of real property from a mortgage foreclosure sale. The fee of \$250.00 will be collected for each separate parcel of real property sold mortgage foreclosure sales (Sheriff Sale). The Act 48 fee must be received by the Lancaster County Sheriff's Office no later

than fourteen (14) days following the date of sale. Payment shall be made by check only and must be made payable to "Lancaster County Sheriff's Office." No deed or transfer of title shall be executed and/or delivered until the Act 48 fee has been paid in full to the Lancaster County Sheriff's Office. Failure to submit timely payment may result in delays, administrative costs, including, but not limited to attorney's fees and/or additional administrative action. NOTE: All bidding will be solely through REALAUCTION. Anyone interested in bidding is required to place their bids solely through REALAUCTION. Any online service other than REALAUCTION is not utilized by the Lancaster County Sheriff's Office.

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. There may be mortgages or other liens against the properties that you may have to pay before you obtain clear title to a property. All of these factors are for you alone to determine. **NOTE: The REALAUC-
TION website provides a “Street View” of the listed properties for reference only! This should not be used as a representation as to the condition, or even existence of, the Property and such views may be out of date.** The Sheriff's Office will not make these determinations for you. Bidders are solely responsible for the conditions of the actual real property and improvements thereon.

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

Payment of a 10% down payment towards the purchase of any property must be made prior to the Sale through the REALAUC-
TION website. The final 90% of

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

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

Immediately upon a property being struck off to the highest bidder, the buyers name will be made public on the REALAUC-
TION website and the 10% down payment will be deducted from any funds on deposit with REALAUC-
TION. The Buyer must upload picture ID as part of the registration process. If a Buyer chooses to use a corporate, partnership, or other entity form, Pennsylvania ID of a responsible individual must be provided to the Sheriff's Office immediately. The buyer shall pay the \$250.00 Act 48 fee within 14 days of the sale. Payment shall be made by check only, and all checks must be made payable to “Lancaster County Sheriff's Office.”

Be advised the \$250.00 fee will be assessed on each parcel sold for which a competitive bid was placed. The buyer must subsequently pay the balance of their bid within 30 days after the sale date.

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

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

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

ents same to the Sheriff's Office prior to the beginning of the sale.

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

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

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

CI-25-05954
LAKEVIEW LOAN SERVICING,
LLC
vs
FRANK J CASTRENZE, THERE-
SA L. CASTRENZE

PROPERTY ADDRESS: 725 SKY-LINE DRIVE, LANCASTER, PA 17601

UPI / TAX PARCEL NUMBER: 390-53338-0-0000

JUDGMENT: \$195,631.84

REPUTED OWNERS: FRANK J CASTRENZE & THERESA L. CASTRENZE

DEED BK. or INSTR. NO.:

LANCASTER LAW REVIEW

6402146
MUNICIPALITY: TOWNSHIP OF
MANHEIM
AREA: 0.10
IMPROVEMENTS: A RESIDENTIAL DWELLING

NO.: 6394891
MUNICIPALITY: Township of West
Cocalico
AREA: 5,663 sq. feet
IMPROVEMENTS: Single Family
Residential

CI-24-02961
FAY SERVICING, LLC
vs
**YOMA VANESSA DERAVINE,
JONATHAN ANDREW EMEL**

PROPERTY ADDRESS: 272 MORGAN DRIVE, LEOLA, PA 17540
UPI / TAX PARCEL NUMBER: 360-18662-1-0004
JUDGMENT: \$190,693.72
REPUTED OWNERS: Jonathan Andrew Emel and Yoma Vanessa Deravine
DEED BK. and PAGE or INSTR.
NO.: 6405973
MUNICIPALITY: Upper Leacock Township
AREA: 936 sq ft
IMPROVEMENTS: A residential dwelling

CI-25-01177
**LAKEVIEW LOAN SERVICING,
LLC**
vs
**MARIAN ECHEVARRIA, UNITES
STATES ATTORNEY'S OFFICE,
UNITED STATES OF AMERICA**

PROPERTY ADDRESS: 33 PARK VIEW DRIVE, REINHOLDS, PA 17569
UPI / TAX PARCEL NUMBER: 090-23539-0-0000
JUDGMENT: \$181,023.40
REPUTED OWNERS: Marian Echevarria
DEED BK. and PAGE or INSTR.

CI-23-07027
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R1, MORTGAGE-BACKED NOTES, SERIES 2021-R1
vs
JENNIFER L ENGLERTH

PROPERTY ADDRESS: 1617 MAIN STREET, EAST EARL, PA 17519
UPI / TAX PARCEL NUMBER: 200-54328-0-0000
JUDGMENT: \$124,274.37
REPUTED OWNERS: Vincent P. Englerth (Deceased) and Jennifer L. Englerth, Husband and Wife
DEED BK. and PAGE or INSTR.
NO.: Deed Book Volume 5438, Page 0103, Instrument No. 997047861
MUNICIPALITY: Township of East Earl
AREA: 0.2800 acreage
IMPROVEMENTS: Residential Dwelling

CI-22-04537
M&T BANK
vs
MARY ELIZABETH FINGER

PROPERTY ADDRESS: 125 EAST VINE STREET, LANCASTER, PA 17602
UPI / TAX PARCEL NUMBER: 333-82315-0-0000
JUDGMENT: \$87,259.17
REPUTED OWNERS: MARY ELIZABETH FINGER
DEED BK. or INSTR. NO.: 6649515
MUNICIPALITY: CITY OF LANCASTER
AREA: .0300
IMPROVEMENTS: A RESIDENTIAL DWELLING

CI-25-01913
FREEDOM MORTGAGE CORPORATION
vs
CHARLES W. HARTING, II,
COURTNEY N. HARTING A/K/A
COURTNEY HARTING

PROPERTY ADDRESS: 1776 TURNPIKE ROAD, ELIZABETH-TOWN, PA 17022
UPI / TAX PARCEL NUMBER: 160-96604-0-0000
JUDGMENT: \$280,018.20
REPUTED OWNERS: CHARLES W. HARTING AND COURTNEY N. HARTING
DEED INSTRUMENT NO.: 6623529
MUNICIPALITY: WEST DONEGAL TOWNSHIP
IMPROVEMENTS: RESIDENTIAL DWELLING

CI-25-01623
WELLS FARGO BANK NA
vs
G. F., A MINOR, AS BELIEVED HEIR OF THE ESTATE OF JENNIFER C. FULCHER, AKA JENNIFER C. SAMOHOD, UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF JENNIFER C. FULCHER, AKA JENNIFER C. SAMOHOD (IF ANY)

PROPERTY ADDRESS: 1004 ASHWORTH STREET, MOUNT JOY, PA 17552
UPI / TAX PARCEL NUMBER: 450-22980-1-0135
JUDGMENT: \$191,918.26
REPUTED OWNERS: Michael S. Fulcher and Jennifer C. Samohod
DEED BK. or INSTR. NO.: 5867295
MUNICIPALITY: Borough of Mount Joy
AREA: N\A
IMPROVEMENTS: Residential Dwelling

CI-25-03643
CSMC 2021-RPL9 TRUST
vs
MARY S. HOMSEY

PROPERTY ADDRESS: 125 MARKET STREET, BAINBRIDGE, PA 17502
UPI / TAX PARCEL NUMBER: 130-09336-0-0000
JUDGMENT: \$88,588.32
REPUTED OWNERS: Mary S. Homsey
DEED BK. and PAGE or INSTR. NO.: 5366, 0005
MUNICIPALITY: Conoy Township
AREA:
IMPROVEMENTS:

CI-22-07693
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS

**INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR VRMTG ASSET TRUST
vs
STEPHANY MICHELE K.
HOULE, RICHARD RHODEN,
IN HIS CAPACITY AS HEIR OF
MICHAEL J. RHODEN, BRIAN
RHODEN, IN HIS CAPACITY AS
HEIR OF MICHAEL J. RHO-
DEN, UNKNOWN HEIRS, SUC-
CESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS OR
ASSOCIATIONS, CLAIMING
RIGHT, TITLE OR INTEREST,
FROM OR UNDER MICHAEL J.
RHODEN**

PROPERTY ADDRESS: 619 POP-
LAR STREET, LANCASTER, PA
17603
UPI / TAX PARCEL NUMBER:
338-89115-0-0000
JUDGMENT: \$64,102.12
REPUTED OWNERS: MICHAEL
J. RHODEN; STEPHANY MI-
CHELE K. HOULE
INSTRUMENT NO. 6268978
MUNICIPALITY: CITY OF LAN-
CASTER
AREA: PRIMARY HOMESITE
1,742 SQ FT
IMPROVEMENTS: RESIDENTIAL

**CI-25-02444
FULTON BANK, NA
vs**

**NATALIE F. HOWE, EXECU-
TRIX OF THE ESTATE OF VIR-
GINIA B. FRANKFORT A/K/A
VIRGINIA FRANKFORT**

PROPERTY ADDRESS: 243 WIL-
LOW STREET, ADAMSTOWN, PA
19501
UPI / TAX PARCEL NUMBER:

010-96507-0-0000
JUDGMENT: \$43,329.39
REPUTED OWNERS: Virgin-
ia Frankfort a/k/a Virginia B.
Frankfort
MORTGAGE BK. or INSTR. NO.:
5849795
MUNICIPALITY: Borough of Ad-
amstown
AREA: Willow Crest
IMPROVEMENTS: Residential
Dwelling

**CI-25-07289
NORTHWEST BANK
vs**

**SILT PROPERTIES, LLC; JERE-
MY S FISHER, MEMBER, NEW-
PORT MANAGEMENT GROUP,
LLC; JEREMY S.
FISHER, SOLE MEMBER**

PROPERTY ADDRESS: 1 W MAIN
and 7 W MAIN ST, MOUNT JOY,
PA 17552
UPI / TAX PARCEL NUMBER:
450-14577; 450-07991-0-0000
JUDGMENT: \$661,505.74, to-
gether with interest at the rate
of 5.25% per annum (\$87.31 per
diem) from September 4, 2025
forward, additional late charges,
prepayment penalty, attorneys'
fees, and collection costs
REPUTED OWNERS: Silt Proper-
ties, LLC
DEED BK. and PAGE or INSTR.
NO.: 6706061
MUNICIPALITY: Mount Joy Bor-
ough
AREA: 12,632 sq. ft. and 10,454
sq. ft.
IMPROVEMENTS: Commercial/
Retail Building

LANCASTER LAW REVIEW

CI-24-01425
FULTON BANK, NA
vs
ASHLYN R. KEENE

PROPERTY ADDRESS: 679
WEST VINE STREET, LANCASTER, PA 17603
UPI / TAX PARCEL NUMBER: 338-19291-0-0000
JUDGMENT: \$96,151.12
REPUTED OWNERS: Ashlyn R. Keene
INSTR. NO.: 6465296
MUNICIPALITY: City of Lancaster
AREA:
IMPROVEMENTS: Residential Dwelling

CI-25-04795
PENNSYLVANIA HOUSING FINNACE AGENCY
vs
SARAH MARIE KIMES, BRIAN M. OSBORN

PROPERTY ADDRESS: 1045 ELWOOD ST, NARVON, PA 17555
UPI / TAX PARCEL NUMBER: 050-16347-0-0000
JUDGMENT: \$173,165.93
REPUTED OWNER(S): SARAH MARIE KIMES AND BRIAN M. OSBORN
DEED OR INSTRUMENT NO:6200758
MUNICIPALITY: PARTLY IN THE TOWNSHIP OF CAERNARVON AND PARTLY IN THE TOWNSHIP OF SALISBURY
AREA:1.55 ACRES
IMPROVEMENTS: A RESIDENTIAL DWELLING

CI-25-01524
JOHN P. REBUCK
vs
KYNLEE MACK, IN HER CAPACITY AS KNOWN HEIR OF GIDEON A. DERR, DECEASED, OAKLEY MACK, IN HIS CAPACITY AS KNOWN HEIR OF GIDEON A. DERR, DECEASED, THE UNKNOWN HEIRS OF GIDEON A. DERR, DECEASED

PROPERTY ADDRESS: 1478 KEENER RD, BAINBRIDGE, PA 17502
UPI / TAX PARCEL NUMBER: 130-20859-0-0000
JUDGMENT: \$70,367.08
REPUTED OWNERS: KYNLEE MACK, in her capacity as known heir of Gideon A. Derr, Deceased; OAKLEY MACK, in his capacity as known heir of Gideon A. Derr, Deceased; and THE UNKNOWN HEIRS OF GIDEON A. DERR, DECEASED,
INSTRUMENT NO:6731220
MUNICIPALITY: Township of Conoy
AREA: 0.41 acres
IMPROVEMENTS: A MOBILE HOME RESIDENTIAL DWELLING

CI-25-01257
NEWREZ LLC D/B/A SHELL-POINT MORTGAGE SERVICING
vs
HECTOR A. MORALES

PROPERTY ADDRESS: 720 6TH STREET, LANCASTER, PA 17603
UPI / TAX PARCEL NUMBER: 338-39748-0-0000
JUDGMENT: \$116,414.70

LANCASTER LAW REVIEW

REPUTED OWNERS: Hector A. Morales
DEED BK. and PAGE or INSTR. NO.: 6527287
MUNICIPALITY: Lancaster
AREA: 1,742 sq ft.
IMPROVEMENTS: Two-Story Brick Dwelling House and Block Garage

PA 17552-9246
UPI / TAX PARCEL NUMBER: 300-80704-0-0000
JUDGMENT: \$242,193.50
REPUTED OWNERS: ARTHUR T. PEREZ AND JESSICA R. PEREZ INSTRUMENT NO. 5680997
MUNICIPALITY: WEST HEMPFIELD TOWNSHIP
AREA: PRIMARY HOMESITE
IMPROVEMENTS: RESIDENTIAL

CI-25-02513

**ROCKET MORTGAGE, LLC
F/K/A QUICKEN LOANS, LLC
vs
CHASTITY L NOLL**

PROPERTY ADDRESS: 19 S PINE STREET, MARIETTA, PA 17547
UPI / TAX PARCEL NUMBER: 420-37370-0-0000
JUDGMENT: \$112,672.51
REPUTED OWNERS: CHASTITY L. NOLL
DEED INSTRUMENT NO.: 6258047
MUNICIPALITY: BOROUGH OF MARIETTA
IMPROVEMENTS: RESIDENTIAL DWELLING

CI-24-09247

**NEW AMERICAN FUNDING,
LLC F/K/A BROKER SOLUTIONS, INC., D/B/A NEW
AMERICAN FUNDING
vs
BRITTANY E REAM**

PROPERTY ADDRESS: 2621 NORTHFIELD DRIVE, EAST PETERSBURG, PA 17520
UPI / TAX PARCEL NUMBER: 220-90737-0-0000
JUDGMENT: \$166,387.12
REPUTED OWNERS: BRITTANY E REAM
DEED BK. and PAGE or INSTR. NO.: 6580834
MUNICIPALITY: BOROUGH OF EAST PETERSBURG IN LANCASTER COUNTY, PA
AREA: 1238
IMPROVEMENTS: SINGLE FAMILY DWELLING

CI-24-06599

**U.S. BANK TRUST NATIONAL
ASSOCIATION NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER
TRUSTEE FOR RCF 2 ACQUISI-
TION TRUST
vs
ARTHUR T. PEREZ, JESSICA
R. PEREZ**

PROPERTY ADDRESS: 4111 JASMINE PLACE, MOUNT JOY,

CI-16-00640

**U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR RCF 2 ACQUISITION
TRUST
vs**

**SCOTT A. SCHMIDT A/K/A
SCOTT ALLEN SCOTT**

PROPERTY ADDRESS: 2733
KIMBERLY ROAD, LANCASTER,
PA 17603
UPI / TAX PARCEL NUMBER:
410-41032-0-0000
JUDGMENT: \$158,624.40
REPUTED OWNERS: Scott Allan
Schmidt, adult individual
DEED BK. and PAGE or INSTR.
NO.: 5450741
MUNICIPALITY: Township of
Manor
AREA: 0.2000 acreage
IMPROVEMENTS: Single Family
Residential Dwelling

**CI-25-08621
MALLARD POND HOMOWN-
ERS COMMUNITY ASSOCIA-
TION INC.
vs
MELISSA TERRIZZI, ETHEL M.
SHELLY**

PROPERTY ADDRESS: 605
WOOD DUCK DRIVE, MAN-
HEIM, PA 17545
UPI / TAX PARCEL NUMBER:
500-22007-0-0000
JUDGMENT: \$3,768.08
REPUTED OWNERS: Melissa
Terrizzi and Ethel M. Shelly
DEED BK. and PAGE or INSTR.
NO.: 6597860
MUNICIPALITY: Penn Township
AREA:
IMPROVEMENTS:

**CI-25-06643
MID PENN BANK
vs
TML INVESTMENTS, LLC**

PROPERTY ADDRESS: 402
SOUTH CHIQUES ROAD, MAN-
HEIM, PA 17545
UPI / TAX PARCEL NUMBER:
290-69721-0-0000
JUDGMENT: \$581,428.93
REPUTED OWNERS: TML IN-
VESTMENTS, LLC
DEED BK, and PAGE or INSTR.
NO.: 6683279
MUNICIPALITY: East Hempfield
Township
AREA:
IMPROVEMENTS:

**CI-20-00974
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TURSTEE
FOR RCF2 ACQUISITION
TRUST
vs
JOHANNA TORRES-MALDONA-
DO, WANDA I. NIEVES CARA-
BALLO**

PROPERTY ADDRESS: 914
RACE AVENUE, LANCASTER, PA
17603
UPI / TAX PARCEL NUMBER:
390-28245-0-0000
JUDGMENT: \$194,643.07
REPUTED OWNERS: JOHANNA
TORRES-MALDONADO AND
WANDA I. NIEVES CARABALLO
INSTRUMENT NO. 6107765
MUNICIPALITY: TOWNSHIP OF
MANHEIM
AREA: PRIMARY HOMESITE
3,485 SQ FT
IMPROVEMENTS: RESIDENTIAL

CI-24-01948

**CASCADE FUNDING MORT-
GAGE TRUST HB8**

vs

**UNKNOWN HEIRS, SUCCE-
SORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCI-
ATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM
OR UNDER ALBERT DANZ, JR.**

PROPERTY ADDRESS: 1148
HOLTWOOD ROAD, HOLT-
WOOD, PA 17532
UPI / TAX PARCEL NUMBER:
170-09569-0-0000
JUDGMENT: \$246,100.74
REPUTED OWNERS: ALBERT L.
DANZ, JR.
BOOK NO. 4708 AND PAGE NO.
00262
MUNICIPALITY: TOWNSHIP OF
DRUMORE
AREA: PRIMARY HOMESITE
IMPROVEMENTS: RESIDENTIAL

CI-24-08539

**U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR RCF 2 ACQUISITION
TRUST**

vs

**THEODORE R. WILSON, JR.,
JENNIFER N. WILSON AKA
JENNIFER N. SHEIRICH**

PROPERTY ADDRESS: 1261
FREMONT STREET, LANCAST-
ER, PA 17603
UPI / TAX PARCEL NUMBER:
338-49985-0-0000
JUDGMENT: \$196,647.39
REPUTED OWNERS: THEO-
DORE R. WILSON JR., JENNI-
FER N. WILSON AKA JENNIFER
N. SHEIRICH
DEED BK. And PAGE or INSTR.
NO.: 5648407
MUNICIPALITY: City of Lancast-
er
AREA:
IMPROVEMENTS: Residential

CI-25-01689

SANTANDER BANK, N.A.

vs

**LISA A. WIELAND A/K/A LISA
WIELAND**

PROPERTY ADDRESS: 358 NEW
HOLLAND AVENUE, LANCAST-
ER, PA 17602
UPI / TAX PARCEL NUMBER:
336-85224-0-0000
JUDGMENT: \$52,689.76
REPUTED OWNERS: LISA A.
WIELAND
DEED INSTRUMENT NO.:
5577044
MUNICIPALITY: LANCASTER
IMPROVEMENTS: RESIDENTIAL
DWELLING

CI-24-06360

NATIONSTAR MORTGAGE LLC

vs

**SUSAN L. YODER, CARRIE
ANN WALKER**

PROPERTY ADDRESS: 32 S
LIME ST., Units 1-4, LANCAST-
ER, PA 17602
UPI / TAX PARCEL NUMBER:
333-08519-0-0000
Judgment: \$132,032.16
Reputed Owners: Carrie Ann
Walker
Deed Instrument Number:
20246792977
Municipality: City of Lancaster