

ESTATE AND TRUST NOTICES

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

FIRST PUBLICATION

Adams, Clara E., dec'd.

Late of Manheim Township.
Executor: Barry B. Adams c/o Angela M. Ward, Esquire, Going & Plank, 140 E. King St., Lancaster, PA 17602.
Attorneys: Angela M. Ward, Esquire; Going & Plank.

Arment, Jeannette S., dec'd.

Late of Lancaster.
Executors: Cynthia A. Biechler and William R. Arment, III c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Beam, Tina M., dec'd.

Late of East Cocalico Township.
Executor: Cory S. Beam c/o Jennifer L. Mejia, Mejia Law Group, LLC, 1390 W. Main Street, Ephrata, PA 17522.
Attorneys: Mejia Law Group, LLC.

Bollinger, Ray P. a/k/a Ray Palm Bollinger, dec'd.

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

Booth, Michael T., Sr., dec'd.

Late of Providence Township.
Executrix: Dolores Booth c/o James N. Clymer, 408 West Chestnut Street, Lancaster, PA 17603
Attorneys: Clymer Bodene PC.

Brooke, Lucille A., dec'd.

Late of 42 Stony Run Village, East Cocalico Township.
Executor: Glen Huls, 427 Vinemont Rd., Sinking Spring, PA 19608.
Attorney: Sean D. Curran.

Brubaker, Margot L., dec'd.

Late of West Lampeter Township.
Executor: Theodore L. Brubaker, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.
Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Chehi, Jayne A., dec'd.

Late of Manor Township.
Executors: Bryan M. Chehi and Laura Chehi c/o Scott Alan Mitchell, Esquire, Saxton & Stump, LLC, 280 Granite Run Dr., Ste. 300, Lancaster, PA 17601.
Attorneys: Saxton & Stump, LLC.

Couturier, Lance C., dec'd.

Late of the Borough of Lititz.

Executor: Graham S. Couturier c/o Ann L. Martin, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Erb, Ellen B., dec'd.

Late of Christiana Township.
Executrix: Ellen E. Dunn c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorneys: Linda Kling, Esquire; Kling & Deibler, LLP.

Eshleman, R. Arlene a/k/a Arlene Eshleman a/k/a Rose Arlene Eshleman a/k/a Arlene R. Eshleman, dec'd.

Late of Pequea Township.
Administrators: Martha A. Eshleman, C. Leroy Eshleman and Fannie L. Bender c/o Kluxen, Newcomer & Dreisbach, Attorneys-at-Law, 339 North Duke Street, P.O. Box 539, Lancaster, PA 17608-0539.

Attorney: Melvin E. Newcomer, Esquire.

Flouras, Ploumou, dec'd.

Late of Manheim Township.
Administrator: Nicholas C. Flouras c/o Dana C. Panagopoulos, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Giuliani, Reiko a/k/a Reiko Abe Giuliani, dec'd.

Late of Lancaster Twp.
Executor: Douglas Giuliani c/o Matthew T. Kelly, Esquire, 15 Eshelman Rd., Lancaster, PA 17601.

Attorney: Matthew T. Kelly.

Good, Carol D. a/k/a Carol D.F. Good, dec'd.

Late of Manheim Township.
Executors: Deborah L. Roche and Matthew H. Fahnstock c/o James N. Clymer, 408 West Chestnut Street, Lancaster, PA 17603.

Attorneys: Clymer Bodene PC.

Harding, Jabez a/k/a Bud Harding, dec'd.

Late of Manheim Township.
Executor: Jay S. Harding c/o George H. Eager, Esquire, 1347 Fruitville Pike, Lancaster, PA 17601.

Attorneys: Eager, Stengel, Quinn, Sofilka & Babic.

Hess, Cecilia T., dec'd.

Late of Manheim Twp.
Executrix: Judy L. Hess c/o Matthew T. Kelly, Esquire, 15 Eshelman Rd., Lancaster, PA 17601.

Attorney: Matthew T. Kelly.

Holden, V. Ernestine a/k/a Velma Ernestine Holden, dec'd.

Late of the City of Mount Joy.
Executor: William E. Holden, 2513 Raleigh Drive, Lancaster, PA 17601.

Attorneys: Ross C. Prather, Esquire; Shafer Law Firm, P.C.

Kreider, LaRae M., dec'd.

Late of Ephrata Township.
Executors: Betty V. Sweitzer and Merlin L. Mohn c/o E. Richard Young, Jr., Esquire, 1248 West Main Street, Ephrata, PA 17522.

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

Mohler, Mildred S. a/k/a Mildred Seibel Mohler, dec'd.

Late of Landis Homes, 1001 E. Oregon Pike, Lititz.

Executor: Kenneth Ray Mohler
c/o Dennis J. Ward, Esquire,
300 West Chestnut St., Suite
203, Ephrata, PA 17522.
Attorneys: Dennis J. Ward,
Esquire; Zimmerman, Pfan-
nebecker, Nuffort & Albert,
LLP.

Musser, Dorothy M., dec'd.

Late of Ephrata Borough.
Executrix: Sharlene D. Mus-
ser c/o Russell, Krafft & Gr-
uber, LLP, 930 Red Rose Court,
Suite 300, Lancaster, PA
17601.
Attorney: Kathleen Krafft
Miller.

Northey, William A., dec'd.

Late of Elizabethtown Bor-
ough.
Executrix: Carol H. Northey
c/o Nikolaus & Hohenadel,
LLP, 222 S. Market Street,
Suite 201, Elizabethtown, PA
17022.
Attorney: Kevin D. Dolan, Es-
quire.

**Paes, William F., III a/k/a William
Franklin Paes, III,** dec'd.

Late of Pequea Township.
Executrix: Linda C. Hessinger
c/o Appel & Yost LLP, 33 N.
Duke Street, Lancaster, PA
17602.
Attorney: Jeffrey P. Ouellet.

Santiago, David, dec'd.

Late of W. Hempfield Twp.
Executrices: Nichole R. Gut-
shall and Lisa Blessing c/o
John F. Markel, 327 Locust
Street, Columbia, PA 17512.
Attorneys: John F. Markel;
Nikolaus & Hohenadel, LLP.

Sell, Mary R. U., dec'd.

Late of the Borough of Quar-
rville.

Executor: Benjamin T. Unkle,
III c/o Paul H. Masciantonio,
Esquire, 1806 Callowhill St.,
Philadelphia, PA 19130.
Attorney: Paul H. Mascianto-
nio.

**Tompkins, Joan a/k/a M. Joan
Tompkins,** dec'd.

Late of Lancaster Township.
Executrices: Lisa T. Hoff-
mann, 359 College Ave., Lan-
caster, PA 17603 and Molly
Bean, 5647 Winthrop Drive,
Erie, PA 16506.
Attorneys: Thomas E. Kuhn,
Esquire; Quinn Law Firm.

**Weaver, Harvey R. a/k/a Harvey
Ray Weaver a/k/a H. Ray
Weaver,** dec'd.

Late of West Cocalico Town-
ship.
Executor: Barry L. Weaver c/o
E. Richard Young, Jr., Es-
quire, 1248 West Main Street,
Ephrata, PA 17522.
Attorney: E. Richard Young,
Jr., Esquire.

Wetzel, Ruth S., dec'd.

Late of Lititz Borough.
Executor: C. Michael Wetzel
c/o Nancy Mayer Hughes,
Esquire, Barley Snyder LLP,
126 East King Street, Lan-
caster, PA 17602.
Attorneys: Barley Snyder LLP.

**Wolfe, Robert A. a/k/a Robert A.
Wolfe, Sr.,** dec'd.

Late of Clay Township.
Executrix: Carol J. Hammond
c/o Law Office of Shawn Pier-
son, 105 East Oregon Rd.,
Lititz, PA 17543.
Attorney: Shawn M. Pierson,
Esquire.

Wood, Janet, dec'd.

Late of Lancaster City.

LANCASTER LAW REVIEW

Executrix: Anna C. Ramos c/o Lawrence F. Hinnenkamp, Attorney at Law, 110 East King Street, Lancaster, PA 17602-2802.

Attorney: Lawrence F. Hinnenkamp.

Zander, Joanna L. a/k/a Joanna Leaman Zander, dec'd.

Late of the Township of Fulton.

Executor: Leonard Zander c/o Nikolaus & Hohenadel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022. Attorney: Jeffrey S. Shank, Esquire.

SECOND PUBLICATION

Abert, James G., dec'd.

Late of West Lampeter Township.

James G. Abert Lifetime Revocable Trust dated December 14, 2006, as amended.

Executrix/Trustee: Susan Abert Noonan c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.

Attorneys: Blakinger Thomas, PC.

Anderman, Martha A., dec'd.

Late of East Hempfield Township.

Co-Executors: Eric Pawliczek and Judith A. Burbes c/o Nancy Mayer Hughes, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

Attorneys: Barley Snyder LLP.

Bassett, Carol E., dec'd.

Late of West Lampeter Township.

Executor: Vance E. Antonacci, Esquire, McNeese Wallace & Nurick LLC, 570 Lausch Lane,

Suite 200, Lancaster, PA 17601.

Attorneys: McNeese Wallace & Nurick LLC.

Brown, Glenna M., dec'd.

Late of the Borough of Lititz.

Executors: Carol L. Groff and Mark W. Rineer c/o James R. Clark, Esquire, 277 Millwood Road, Lancaster, PA 17603.

Attorney: James R. Clark.

Coldren, Larry, dec'd.

Late of Lititz Borough.

Administrator: Sean M. Coldren c/o Lynn L. Roth, Esquire, 1899 Lititz Pike, Ste. 12, Lancaster, PA 17601.

Attorney: Lynn L. Roth.

Erb, Mary B., dec'd.

Late of Elizabethtown.

Executor: Rudy M. Erb, Jr. c/o Randall K. Miller, Esquire, 1255 S. Market St., Suite 102, Elizabethtown, PA 17022.

Attorney: Randall K. Miller.

Fern, Lester R., dec'd.

Late of East Petersburg Borough.

Executors: Philip Pace and Nina Pace c/o Russell, Krafft & Gruber, LLP, 930 Red Rose Court, Suite 300, Lancaster, PA 17601.

Attorney: Lindsay M. Schoeneberger.

Frederick, Robert W., dec'd.

Late of Lancaster City.

Personal Representative: Donald N. Frederick c/o Paul S. Zimmerman, Esquire, 49 North Duke Street, Lancaster, PA 17602.

Attorneys: May, May and Zimmerman, LLP.

Galebach, Harold K., dec'd.

Late of Penn Township.
Executors: Glenda Galebach,
Chanda Galebach and Jessica
Roney c/o Young and Young,
44 S. Main Street, P.O. Box
126, Manheim, PA 17545.
Attorneys: Young and Young.

Gregg, Shirley E., dec'd.

Late of East Drumore Town-
ship.
Executors: Rosa L. Herr and
Lindy N. Loercher c/o Kling
and Deibler, LLP, 131 W. Main
Street, New Holland, PA
17557.
Attorneys: Patrick A. Deibler,
Esquire; Kling & Deibler, LLP.

Hess, John E., dec'd.

Late of the Township of East
Donegal.
Executrix: Bonnie L. Hess c/o
James R. Clark, Esquire, 277
Millwood Road, Lancaster, PA
17603.
Attorney: James R. Clark.

Hill, Louise M., dec'd.

Late of West Lampeter Town-
ship.
Executors: Fulton Bank, N.A.
and Rowena L. Monez c/o
Nancy Mayer Hughes, Es-
quire, Barley Snyder LLP, 126
East King Street, Lancaster,
PA 17602.
Attorneys: Barley Snyder LLP.

Kaye, Lawrence, dec'd.

Late of West Lampeter Town-
ship.
Executors: Scott Kaye and
David Ladensack c/o Blak-
inger Thomas, PC, 28 Penn
Square, Lancaster, PA 17603.
Attorneys: Blakinger Thomas,
PC.

Kelley, Peggy A., dec'd.

Late of Lancaster.
Executrix: Juanita T. Kelley
c/o Jeffrey C. Goss, Esquire,
480 New Holland Avenue,
Suite 6205, Lancaster, PA
17602.
Attorneys: Brubaker Con-
naughton Goss & Lucarelli
LLC.

Klinger, Kenneth Lee, dec'd.

Late of Mount Joy Township.
Executrix: Allison Sakers c/o
Nikolaus & Hohenadel, LLP,
222 S. Market Street, Suite
201, Elizabethtown, PA 17022.
Attorney: Kevin D. Dolan, Es-
quire.

**Macaulay, James B. a/k/a James
Bruce Macaulay**, dec'd.

Late of East Hempfield Town-
ship.
Executrix: Linda S. Macaulay
c/o Blakinger Thomas, PC, 28
Penn Square, Lancaster, PA
17603.
Attorneys: Blakinger Thomas,
PC.

Montes, Jose Ramon, dec'd.

Late of Lancaster City.
Administrator: Yashira Ashby
c/o Nicholas Ermolovich, Es-
quire, 2 North State Street,
Ephrata, PA 17522.
Attorney: Nicholas Ermolo-
vich, Esquire.

Montes, Lydia Maria, dec'd.

Late of Lancaster City.
Administrator: Yashira Ashby
c/o Nicholas Ermolovich, Es-
quire, 2 North State Street,
Ephrata, PA 17522.
Attorney: Nicholas Ermolo-
vich, Esquire.

Moore, William C. a/k/a William Conrad Moore, dec'd.
Late of Lititz.
Executor: Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.
Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Mort, Marion A. a/k/a Marion Alexander Mort, dec'd.
Late of Lancaster Township.
Executrix: Mary Anne Vogt, 3676 Horizon Dr., Lancaster, PA 17601.
Attorneys: Alspach and Ryder LLC.

Pannebecker, Ella Mae a/k/a Ella M. Pannebecker, dec'd.
Late of West Cocalico Township.
Executrix: Deborah L. Fichthorn c/o A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.
Attorney: A. Anthony Kilkuskie.

Sauder, Rhoda M., dec'd.
Late of Ephrata.
Executors: James Anthony Sauder and David Sauder, 995 Hampden Rd., Elizabethtown, PA 17022.
Attorney: None.

Snavelly, Emma W., dec'd.
Late of Warwick Twp.
Emma W. Snavelly Administrative Trust.
Trustee: Wells Fargo Bank, N.A., Attn.: William Blake, P.O. Box 41629, Austin, TX 78704.
Attorney: None.

Stout, Sandra M., dec'd.
Late of Ephrata Township.
Executor: Donald M. Stout, II c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.
Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Weiler, Gladys E. Coble a/k/a Gladys E. Weiler, dec'd.
Late of East Lampeter Township.
Executors: Harold L. Weiler, Jr. and Mark A. Weiler c/o Mongiovi Law, LLC, 235 North Lime Street, Lancaster, PA 17602.
Attorney: Michael J. Mongiovi.

Yost, Mary E., dec'd.
Late of West Earl Township.
Executor: John V. Yost c/o Law Office of Shawn Pierson, 105 East Oregon Rd., Lititz, PA 17543.
Attorney: Shawn M. Pierson, Esquire.

THIRD PUBLICATION

Ault, Wanda M., dec'd.
Late of Providence Township.
Executor: Barry M. Ault c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.
Attorneys: Barley Snyder LLP.

Benner, Maurice F., dec'd.
Late of Lancaster City.
Executor: Guy E. Benner c/o Michael S. Grab, Esquire, 327 Locust Street, Columbia, PA 17512.
Attorneys: Michael S. Grab, Esquire; Nikolaus & Hohenaedel, LLP.

Blessing, Nelson R., dec'd.

Late of the Borough of New Holland.

Executrix: Natalie A. Schaeffer c/o Gibble Law Offices, P.C., 126 East Main Street, Lititz, PA 17543.

Attorney: Stephen R. Gibble.

Bradley, William T., Jr., dec'd.

Late of Quarryville Borough.

Personal Representative: Patricia A. Green c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601.

Attorneys: Metzger and Spencer, LLP.

Brown, Glenna M., dec'd.

Late of the Borough of Lititz.

Executors: Carol L. Groff and Mark W. Rineer c/o James R. Clark, Esquire, 277 Millwood Road, Lancaster, PA 17603.

Attorney: James R. Clark.

Bruno, Deborah E., dec'd.

Late of East Lampeter Township.

Executrix: Barbara England c/o David R. Morrison & Assoc., 1850 William Penn Way, Suite 103, Lancaster, PA 17601.

Attorneys: David R. Morrison & Assoc.

Cadiz, Charles H. a/k/a Charles H. Cadiz, Jr. a/k/a Charles Cadiz, dec'd.

Late of Ephrata Township.

Executors: James C. Cadiz and Cathy A. Ganovsky c/o Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401.

Attorney: Richard R. Reilly.

Calderon, Fior D., dec'd.

Late of the Borough of Columbia.

Executrix: Tamikka L. Calderon c/o Douglas A. Smith, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Detweiler, Sara A. a/k/a Sarah A. Detweiler, dec'd.

Late of West Earl Township.

Co-Executors: Dennis L. Detweiler, 1341A West Campbell Road, Green Lane, PA 18054 and Karen M. Landis, 415 Clemens Road, Harleysville, PA 19438.

Attorneys: R. Wayne Clemens, Esquire; Clemens, Nulty and Gifford.

Driver, David B., dec'd.

Late of East Hempfield Township.

Executrix: Susan D. Driver c/o Marci S. Miller, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Dziunka, Stephania, dec'd.

Late of Penn Twp.

Executor: Luba O. Simpson c/o John F. Markel, 327 Locust Street, Columbia, PA 17512.

Attorneys: John F. Markel; Nikolaus & Hohenadel, LLP.

Ensminger, John E., Jr., dec'd.

Late of Lancaster City.

Executor: Andrew Ensminger c/o A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.

Attorney: A. Anthony Kilkuskie.

Gehr, Florence L., dec'd.

Late of Ephrata Township.
Co-Executors: Ronald E. Gehr and Rhonda Haller c/o E. Richard Young, Jr., Esquire, 1248 West Main Street, Ephrata, PA 17522.
Attorney: E. Richard Young, Jr., Esquire.

Haines, Rose M., dec'd.

Late of West Lampeter Township.
Executrix: Sara A. Haines c/o Law Office of Gretchen M. Curran, LLC, 18 East Penn Grant Road, Willow Street, PA 17584.
Attorney: Gretchen M. Curran.

Harding, Edward W., dec'd.

Late of West Donegal Township.
Personal Representative: John W. Metzger, 901 Rohrerstown Road, Lancaster, PA 17601.
Attorneys: Metzger and Spencer, LLP.

Johnson, Charles E., dec'd.

Late of Ephrata Township.
Executor: James E. Johnson c/o Gerald J. Brinser, 6 E. Main Street, P.O. Box 323, Palmyra, PA 17078.
Attorney: Gerald J. Brinser.

King, Helen B. a/k/a Helen Baker King, dec'd.

Late of Mount Joy.
Executrix: Marcia L. Brandt c/o Randall K. Miller, Esquire, 1255 S. Market St., Suite 102, Elizabethtown, PA 17022.
Attorney: Randall K. Miller.

Kulp, Betty A., dec'd.

Late of Lititz Borough.
Executrix: Linda S. Fleager c/o Nancy Mayer Hughes,

Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.
Attorneys: Barley Snyder LLP.

Landis, Charles R., dec'd.

Late of East Drumore Township.
Executrix: Patricia M. Trout c/o Law Office of Gretchen M. Curran, LLC, 18 East Penn Grant Road, Willow Street, PA 17584.
Attorney: Gretchen M. Curran.

McCauley, Vernon C., dec'd.

Late of Pequea Township.
Executors: Debra A. Appel and Dennis McCauley c/o Nikolaus & Hohenadel, LLP, 303 W. 4th Street, Quarryville, PA 17566.
Attorney: Jeffrey S. Shank, Esquire.

Mowrer, Harold L., dec'd.

Late of East Lampeter Township.
Executors: William M. Rhine and Donna Rhine c/o Appel & Yost LLP, 33 N. Duke Street, Lancaster, PA 17602.
Attorney: Jeffrey P. Ouellet.

Moyer, John S., dec'd.

Late of Lititz Borough.
Administratrix: Sandra Snyder c/o D. Scott Eaby, Jansen M. Honberger Law, P.C., 29 South State Street, Ephrata, PA 17522.
Attorney: D. Scott Eaby.

Ober, Esther H., dec'd.

Late of the Township of Rapho.
Executrices: Lois J. Hess and Linda J. Myers c/o James R. Clark, Esquire, 277 Millwood Road, Lancaster, PA 17603.
Attorney: James R. Clark.

Rettew, Donald E., dec'd.

Late of the Borough of Lititz.
Administratrix: Patricia A. Shelley c/o Gibble Law Offices, P.C., 126 East Main Street, Lititz, PA 17543.

Attorney: Stephen R. Gibble.

Snavelly, Jessie Rae L., dec'd.

Late of West Hempfield Township.

Executrix: Cynthia S. Donahue c/o Karl Kreiser, Esquire, 553 Locust Street, Columbia, PA 17512.

Attorneys: Mountz & Kreiser.

Williams, Nancy K. a/k/a Nancy Kaye Williams, dec'd.

Late of Manheim Township.
Executor: James R. Adams c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

Attorneys: Barley Snyder LLP.

Yake, Doris A. a/k/a Doris Yake, dec'd.

Late of the City of Lancaster.
Executor: Richard M. Yake c/o Kluxen, Newcomer & Dreisbach, Attorneys-at-Law, 339 North Duke Street, P.O. Box 539, Lancaster, PA 17608-0539.

Attorney: Melvin E. Newcomer, Esquire.

Yost, Russell H., dec'd.

Late of New Holland Borough.
Executor: Dennis M. Hartman, Jr., 151 E. Main St., Ephrata, PA 17522.

Attorney: Dennis M. Hartman, Jr., Esquire.

**ORPHANS' COURT DIVISION
AUDITING NOTICES**

To All Claimants, Beneficiaries, Heirs and Next of Kin, and other

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

May 7, 2019

at 9 o'clock a.m. in Courtroom No. 1 on the third floor of the Courthouse, 50 North Duke Street, Lancaster, PA

1. BLACKSHIRE, WILLIAM J. a/k/a WILLIAM BLACKSHIRE a/k/a WILLIAM J. BLACKSHIRE, JR., dec'd., 36-2017-2082. First and Final Acct. William James Blackshire, III, Exor. Kenelm L. Shirk, III, Atty.

2. LUTTRELL (COX), HELEN GERTRUDE, dec'd., 36-2018-1322. First and Final Acct. Gerald Luttrell, Exor.

3. WALMER, BONNIE L., dec'd., 36-2018-274. First and Final Acct. Lisa W. Strickland, Extr. John M. Smith, Atty.

Anne L. Cooper

Clerk of the

Orphans' Court Division

of the Court of Common Pleas

A-26; M-3

CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that a Petition has been filed in the Court of Common Pleas of Lancaster County, Pennsylvania, seeking to change the name of Anders Ryan Eriksson to Ryan Anders Rakers. A hearing on the Petition will be held on June 4, 2019 at 9:20 o'clock a.m. in Courtroom No. 10 at the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

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**CERTIFICATE OF AUTHORITY
NOTICE**

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania for Child Safety and Protection Network, a Texas nonprofit corporation, the address of its principal office under the laws of its jurisdiction is 7255 W. Camp Wisdom Road, Dallas, TX 75236 and its commercial registered office provider is Harbor Compliance Corporation in the county of Lancaster. The corporation is filed in compliance with the requirements of the applicable provisions of the Nonprofit Corporation Law of 1988 as amended.
GIBBEL KRAYBILL & HESS LLP
Attorneys

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**LIMITED LIABILITY COMPANY
NOTICE**

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on April 8, 2019 for:
BLUEROCK VALLEY FARM LLC
The said entity has been organized under the provisions of the Pennsylvania Limited Liability Company Law of 1994 of the Commonwealth of Pennsylvania, as amended.

M-3

ACTION TO QUIET TITLE NOTICE

In the Court of Common Pleas of
Lancaster County
Civil Action—Law & Equity

Case No.: CI-19-03418

PAUL D. RIEHL
Plaintiff
v.
JAMES MEYER
Defendant

ACTION TO QUIET TITLE

NOTICE TO: Defendant, James Meyer, and all persons claiming any right, title, claim or interest in the property located at May Post Office Road rear, Strasburg, County of Lancaster and Commonwealth of Pennsylvania

TAKE NOTICE THAT: Plaintiff, Paul D. Riehl has filed an action to Quiet Title in the aforesaid Court at the above number, averring that Defendant is forever barred from asserting any claim, right, lien, title or interest in the property. You are hereby ORDERED to file an Answer within twenty (20) days following the date of this publication. If you fail to do so, final judgment may be entered against you, as prayed for in the Complaint.

If you wish to defend, you must enter a written appearance and file your defense 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, property or other rights important to you.

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

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

Lancaster Bar Association
Lawyer Referral Service
Telephone: (717) 393-0737

M-3

NOTICE OF SHERIFF'S SALE

In the Court of Common Pleas of
Lancaster County, Pennsylvania

NO. CI-18-08939

WELLS FARGO BANK, N.A.

v.

LOIS J. PIETROPAOLO and
AMERICO PIETROPAOLO

NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY

NOTICE TO: LOIS J. PIETROPAOLO
and AMERICO PIETROPAOLO
Being Premises: 2876 LINCOLN
HIGHWAY EAST, RONKS, PA 17572-
9799.

Being in EAST LAMPETER TOWN-
SHIP, County of LANCASTER, Com-
monwealth of Pennsylvania, 310-
80746-0-0000.

Improvements consist of residen-
tial property.

Sold as the property of LOIS J.
PIETROPAOLO and AMERICO PI-
ETROPAOLO.

Your house (real estate) at 2876
LINCOLN HIGHWAY EAST, RONKS,
PA 17572-9799 is scheduled to be
sold at the Sheriff's Sale on Septem-
ber 25, 2019 at 1:30 P.M. at the
LANCASTER County Courthouse, 50
North Duke Street, Lancaster, PA
17602-2805 to enforce the Court
Judgment of \$97,862.41 obtained by
WELLS FARGO BANK, N.A. (the
mortgagee) against the above prem-
ises.

PHELAN HALLINAN DIAMOND &
JONES, LLP
Attorneys for Plaintiff

M-3

**ARTICLES OF INCORPORATION
NOTICES**

NOTICE IS HEREBY GIVEN that
Articles of Incorporation were filed

with the Department of State at Har-
risburg, Pennsylvania on April 1,
2019 incorporating:

AUTO EXPERTS OF
LANCASTER, INC.

as a professional corporation under
the provisions of the Business Cor-
poration Law of 1988.

Juan Ramos
President

M-3

NOTICE IS HEREBY GIVEN that
Articles of Incorporation were filed
with the Commonwealth of Pennsyl-
vania, Department of State, Corpora-
tion Bureau, Harrisburg, Pennsylva-
nia on April 11, 2019, for the purpose
of obtaining a Certificate of Incorpora-
tion for:

HERSHEY CHRISTIAN ACADEMY
a nonprofit corporation organized
under the Nonprofit Corporation Law
of the Commonwealth of Pennsylvania.

The purpose for which such cor-
poration has been organized is: to
establish and maintain institutions,
activities and enterprises for exclu-
sively charitable, religious and ed-
ucational purposes within the mean-
ing of Section 501(c)(3) of the Internal
Revenue Code of 1954, as amended,
with related and kindred and inci-
dental purposes. The registered office
of the corporation is: 23 Dietz Lane,
Mount Joy, PA 17552.

M-3

FICTITIOUS NAME NOTICES

NOTICE IS HEREBY GIVEN that
an application for registration of the
assumed name:

DENVER COMMUNITY
HEALTH CENTER

for the conduct of business in Lan-
caster County, Pennsylvania, with
the principal place of business being:
240 Main Street, Denver, PA 17517
was made to the Department of State
of Pennsylvania at Harrisburg, Penn-
sylvania, on March 27, 2019, pursu-

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ant to 54 Pa. C.S. §311. The name of the entity owning or interested in the said business is Welsh Mountain Health Centers.

McNEES WALLACE & NURICK LLC
100 Pine Street
P.O. Box 1166
Harrisburg, PA 17108-1166

M-3

Goodville Mutual Casualty Company and the Reamstown Mutual Insurance Company, 625 West Main Street, New Holland, PA 17557 did file in the office of the Secretary of the Commonwealth of Pennsylvania, on or about March 15, 2019 registration of the name:

GOODVILLE MUTUAL
INSURANCE GROUP

under which it intends to do business at: 625 West Main Street, New Holland, PA 17557 pursuant to the provision of the Act of Assembly of December 16, 1982, Chapter 3, known as the “Fictitious Name Act.”

M-3

Fire Line Equipment, LLC of 307 Twin Springs Court, New Holland, Pennsylvania 17557, did file in the office of the Secretary of the Commonwealth of Pennsylvania, on April 10, 2019 registration of the name:

KEYSTONE
EMERGENCY VEHICLES

under which it intends to business at: 307 Twin Springs Court, New Holland, Pennsylvania 17557, pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the “Fictitious Name Act.”

KLING & DEIBLER, LLP
Attorneys

M-3

Kevin L. Bradley, 1650 Crooked Oak Drive, Suite 100, Lancaster, PA 17601, did file with the Secretary of the Commonwealth of Pennsylvania, on or about April 26, 2019, registration of the name:

LANCASTER WEALTH GROUP

under which he intends to do business at: 1650 Crooked Oak Drive, Suite 100, Lancaster, PA 17601, pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the “Fictitious Name Act.”

BRUBAKER CONNAUGHTON
GOSS & LUCARELLI LLC
Attorneys

M-3

Sheri L. Bare, LLC did file with the Department of State of Pennsylvania, on or about November 26, 2018, registration of the name:

ROOM WITH A VIEW

under which it intends to do business at: 64 E. Main Street, Mount Joy, PA 17552 pursuant to the provision of the Act of Assembly of December 16, 1982, Chapter 3, known as the “Fictitious Name Act.”

M-3

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the office of the Department of State, of the Commonwealth of Pennsylvania, at Harrisburg, PA on April 10, 2019 for an Application for the conduct of business in Lancaster County, Pennsylvania, under the assumed or fictitious name, style or designation of:

VERITAS SCHOLARS ACADEMY with a principal place of business at: 1805 Olde Homestead Ln., Lancaster, PA 17601. The name and address of the entity interested in said business are Veritas Press, Inc., 1805 Olde Homestead Ln., Lancaster, PA 17601. BARLEY SNYDER
126 E. King St.
Lancaster, PA 17602

M-3

Elanco Dove Fellowship, Incorporated, of 427 Linden Street, East Earl, Pennsylvania 17519, did file in the office of the Secretary of the Commonwealth of Pennsylvania, on April 8, 2019, registration of the name:

VIBRANTCHURCH
under which it intends to do business
at: 427 Linden Street, East Earl,
Pennsylvania 17519, pursuant to the
provisions of the Act of Assembly of
December 16, 1982, Chapter 3,
known as the "Fictitious Name Act."
KLING & DEIBLER, LLP
Attorneys

M-3

SUITS ENTERED

(Defendant's name appears first
in capitals, followed by plaintiff's
name, number and plaintiff's or ap-
pellant's attorneys.)

April 17, 2019

to April 24, 2019

ALVARADO, GUILLERMO; Ally
Financial Inc.; 03616; Flink

AMATO, SALVATORE; Selene Fi-
nance LP; 03828; LaBletta

ANDINO, RENE, ANDINO, RENE,
JR., ANDINO, RENA, FALU, ZAYRA;
Deutsche Bank National Trust Com-
pany; 03687; Wapner

BABB, MELINDA S.; Ann L. Den-
linger; 03775; Georgelis

BADDICK, JODI; Francisco Me-
dina; 03619; Bailey

BARTLEBAUGH, CHRISTOPHER
LEE; Bank of America, N.A.; 03731;
Weinberg

BARTLEBAUGH, CHRISTOPHER
LEE; Bank of America, N.A.; 03732;
Klemm

BATTS, PIERRE L.; Bank of Amer-
ica, N.A.; 03733; Flink

BIG LOT STORE, INC., STORE
NO. 1393; Antonio Rivera Suarez;
03815; Allen

BLOUGH, MARISSA; Sadsbury
Township Municipal Authority;
03689; Boehret

BRADFORD, AMBER L.; Ally Fi-
nancial Inc.; 03613; Flink

BRADY, MICHAEL, BRADY, MI-
CHAEL C.; American Express Na-
tional Bank; 03748; Cawley

BUILD IT CONSTRUCTION, LLC;
Anthony Olan; 03857; Houghton

CARTER, LAVERNE L.; Progres-
sive Specialty Insurance Company;
03789; Dougherty

COMMONWEALTH OF PENNSYL-
VANIA, DEPARTMENT OF TRANS-
PORTATION, BUREAU OF DRIVER
LICENSING; Jason Ramos-Malave;
03781; Szilagyi

CRUMM, PAMELA DENISE; Bank
of America, N.A.; 03715; Flink

CRUMM, PAMELA DENISE; Bank
of America, N.A.; 03719; Flink

CRUMM, PAMELA DENISE; Bank
of America, N.A.; 03723; Flink

CRUZ, ABIGAIL; Pennsylvania
National Mutual Casualty Insurance
Company; 03768; Brenner

CTMM ENTERPRISES LLC, SAN-
TIAGO SPEED & PERFORMANCE;
SANTIAGO, CHARLES; Keystone
Automotive Operations Inc.; 03673;
Wilson

DALTON, EDMUND O., DALTON,
PATRICIA A.; Wells Fargo Bank, N.A.;
03721; Wapner

DeJESUS, KIM R.; Ally Financial
Inc.; 03636; Flink

DIAZ, MIGUEL JORGE; Syn-
chrony Bank; 03754; Klingensmith
DON FARR MOVING & STORAGE,
FIX, DAVID, FIX, RUSSELL; Rachel
Ashbaugh; 03808; Allatt

DOWD, MICHAEL, J., SWINE-
HART, SHERRI, EAVES, DUANE,
GALVAN, HEATHER; RSM Manage-
ment LLC; 03705; Mersky

FELPEL, RONALD C.; Ditech Fi-
nancial LLC; 03858; Myers

FORTE, LINDA, BABB, CHRISTO-
PHER; Stephanie A. Douglas; 03590;
Larsen

FORTE, LINDA, BABB, CHRISTO-
PHER; Joshalyn Rentas; 03593;
Larsen

GEARTY, KELLY L.; Mercedes-
Benz Financial Services USA LLC;
03791; Dougherty

GISSENTANA, SANDRA; Progres-
sive Advanced Insurance Company;
03782; Dougherty

LANCASTER LAW REVIEW

GOCKLEY, SCOTT L.; First National Bank of Omaha; 03742; Warholc

GREEN, ANTHONY; Barclays Bank Delaware; 03838; Weinberg

HARMER, JACOB, ESTATE OF; United Financial Casualty Company; 03608; Friedman

HARRISON, RAYMOND; Capital One Bank (USA) N.A.; 03780; Ratchford

HASLUP, KATHERINE; American Express National Bank; 03686; Cawley

HEISTAND, GARY P.; PNC Bank, National Association; 03826; Viggiano

HOFFORD, TAYLOR M.; Absolute Resolutions Investments LLC; 03730; Winograd

IRVIN, TERESA M., ESTATE OF DUGAN, CHRISTOPHER, BATTERY RIDGE CONDOMINIUM ASSOCIATION, VANTAGE COMMUNITY MANAGEMENT LLC; Brenda C. Smith; 03668; Kriner

JEAN, LEONEL, JEAN, ORELIA; U.S. Bank National Association; 03684; Argentieri

K & W TIRE COMPANY, INC.; David Wyland; 03741; Baird

KING, JACOB K.; Conestoga Valley School District; 03801; Pfeiffer

KING, JACOB K.; Conestoga Valley School District; 03803; Pfeiffer

KRAUSE, NICHOLAS; Synchrony Bank; 03716; Klingensmith

LANCASTER COUNTY DISTRICT ATTORNEYS OFFICE, WARDRUP, KORY; Joseph F. Tortorelli; 03592

McMAHON, STEPHEN J., McMAHON, CAROLINE; Wells Fargo Bank, N.A.; 03683; Wapner

MICHAEL, SCOTT A.; Bank of America, N.A.; 03725; Weinberg

MITCHELL, BILLE E.; Ally Financial Inc.; 03635; Flink

MONDO, MASON; Wells Fargo Bank, N.A.; 03709; Bates

MONTERO, CAROLINA; Barclays Bank Delaware; 03836; Weinberg

MUSSER, RUTH; J. Michael Stum; 03745

ORT, NEVIN, DAVIS, DANA; Barry Hogan; 03757

PETERS, KRISTAL; Bank of America, N.A.; 03726; Flink

RAPP, DANIELLE MARIE; Lakeview Loan Servicing, LLC; 03675; Manis

RASCOE, OMAR; Ford Motor Credit Company LLC; 03755; Sarker

REISTETTER, CHRISTOPHER; Ally Financial Inc.; 03631; Flink

REYNOLDS RESTORATION SERVICES, INC.; Holli Viscusi; 03677; Feinstein

RICHARDSON, SANDRA; Synchrony Bank; 03860; Klingensmith

RUIZ, ANGELA S.; Progressive Advanced Insurance Company; 03790; Dougherty

SANCHEZ DELGADO, YAILINE; Jonestown Bank & Trust Co.; 03588; Bametzreider

SANTOS, EUGENIO T.; Portfolio Recovery Associates LLC; 03602; Babcock

SENSENI, DAVID H., SENSENI, DAVID HOOVER; PPL Electric Utilities Corporation; 03749; Krzywicki

SHALTER, CHRISTOPHER; Barclays Bank Delaware; 03841; Weinberg

SHANK, RONALD W., JR.; Wells Fargo Bank, N.A.; 03773; Connor

SHELLEY, JAYSON; Midland Funding, LLC; 03750; Santucci

STATE FARM INSURANCE COMPANY; Lisa Barrick; 03586; Feinstein

STEPHEN DIAMANTONI & ASSOCIATES FAMILY PRACTICE, P.C., LANCASTER GENERAL HEALTH; John Doe #1; 03817; Andreozzi

THATCHER, STEVEN P.; Bank of America, N.A.; 03717; Flink

TIGER SUPPLIES, INC.; Web Talent, LLC; 03696; Davidson

TRANSCONTINENTAL GAS PIPELINE COMPANY LLC, WILLIAMS PARTNERS OPERATING LLC; Cross Country Pipeline Supply Co Inc; 03736; Stacko

LANCASTER LAW REVIEW

TRANSCONTINENTAL GAS PIPE
LINE COMPANY LLC, WILLIAMS
PARTNERS OPERATING LLC; Enviro
Services Rental LLC; 03596; Stacko

TRANSCONTINENTAL GAS PIPE
LINE COMPANY LLC, WILLIAMS
PARTNERS OPERATING LLC; Outlaw
Padding Company; 03692; Stacko

WAL-MART STORES, INC. STORE
NO. 2340; Martha Herrera; 03793;
Allen

WARWICK LITITZ LIVING LLC;
American Builders and Contractors
Supply Co., Inc.; 03587; Zimolong

WEEBER, SETH LOGAN, Barclays
Bank Delaware; 03834; Weinberg
WEST, TIM M.; Unifund CCR,
LLC; 03843; Tsarouhis

WILLIAMS, RICHARD J., JR.;
Partners for Payment Relief DE II,
LLC; 03813; Hladik

WOODS, LORETTA; Denise An-
derson; 03671; Cohick

ZIMMERMAN, RODNEY, E&F
TRUCKING INC.; Visay Sypasong;
03796; Spears

ZONING HEARING BOARD OF
THE BOROUGH OF STRASBURG;
CHR Corp., Inc.; 03707; Martineau

M-3

NOTICE



**SHERIFF'S SALE OF VALUABLE
REAL ESTATE**

**Wednesday, MAY 29, 2019
1:30 p.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 1:30 p.m. on the above date in the Lancaster County Courthouse, Courtroom A, 50 North Duke Street, in the City of Lancaster, PA.

**AUDIO AND VIDEO DEVICES
ARE PROHIBITED IN
COURT FACILITIES**

Beginning January 1, 2017, the taking or recording of pictures, photographs, videos, or audio recordings; and the use or possession of audio or video broadcast or recording equipment, or any other device capable of capturing or transmitting sound or images (including, without limitation, cameras and cell phones); in a courtroom, hearing room, or their respective environs during the progress of or in connection with any action, whether or not court is actually in session, is prohibited in compliance with L.C. R.Crim.P. No. 112.

CONDITIONS OF SALE

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

stayed or continued in whole or in part.

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

All properties are sold "AS IS," with NO expressed or implied warranties or guarantees whatsoever. In other words, the Sheriff's Office does not guarantee or warrant, in any way, the real estate upon which you are bidding. The Sheriff's Office is merely following the requests of the plaintiffs and selling whatever interests the defendants may have in the properties. It is up to you or your attorney to determine what those interests are, before you buy. The defendants might not own the properties at all, other persons may own the properties, or there might be mortgages or other liens against the properties that you may have to pay before you obtain clear title to a property. All of these factors are for you alone to determine. The Sheriff's Office will not make these determinations for you. Once you make a bid, which is accepted as the highest bid, you have bought whatever interests the defendants have, if any, in that property and you must pay that sum of money to the Sheriff's Office regardless of what you later find out about the title. You must know what you are bidding on before you bid and NOT after. All sales are FINAL after the property has been struck off to you as the highest bidder, and no adjustments will be made thereafter.

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

In order to expedite the sale, the Sheriff's Office encourages, but does

not require, plaintiffs to announce an “upset” price, which is the least amount the plaintiff will accept for a property. Any bidding above the plaintiff’s opening costs bid for such property will begin at that stated upset price. Subsequent bids shall be in no less than \$100 increments. Plaintiffs may withdraw a property from sale any time before the property is struck off as sold to the highest bidder.

Immediately upon a property being struck off to the highest bidder, the buyer must state the buyer’s name (unless buying the property on behalf of the plaintiff for costs only) and come forward to settle with the clerks. The buyer must present a legal picture identification acceptable to the Sheriff’s Office, such as a driver’s license, and immediately pay 20% of their bid as a down payment to the Sheriff’s Office. The buyer must subsequently pay the balance of their bid within 30 days after the sale date.

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

If no petition has been filed to set aside a property sale, the Sheriff will execute and record a deed 20 days or more after filing a proposed Schedule of Distribution with the Prothonotary’s Office, conveying all the real estate rights, title, and interests of the defendants in the property. Distribution of the sale proceeds will be made per the proposed Schedule of Distribution 11 or more days after

the filing of such Schedule, provided no exceptions are filed regarding the proposed distribution.

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

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

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

CHRISTOPHER LEPLER
Sheriff of Lancaster County
MICHAEL D. HESS, ESQUIRE
Solicitor

No. CI-18-02174

BAYVIEW LOAN SERVICING, LLC

vs.

**ALL KNOWN/UNKNOWN HEIRS,
EXECUTORS, ADMINISTRATORS
AND DEVICES OF THE ESTATE
OF ISAAC H. McDONALD,
DECEASED, CLARICE L.
McDONALD, AS REAL OWNER**

Property Address: 236 South Queen
Street, Lancaster, PA 17603

UPI/Tax Parcel Number: 334-98628-
0-0000

Judgment: \$24,755.01

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Reputed Owner: Clarice L. McDonald
Instr. No.: 5903439
Municipality: City of Lancaster
Area: N/A
Improvements: Residential Real Estate

No. CI-18-08358

**FULTON BANK, N.A. f/k/a
FULTON BANK**

vs.

**BENJAMIN S. ANDERSON,
STACEY S. ANDERSON**

Property Address: 4063 Parkside Court, Mount Joy, PA 17552
UPI/Tax Parcel Number: 300-85639-0-0000
Judgment: \$145,988.27
Reputed Owners: Benjamin S. Anderson, Stacey S. Anderson
Instr. No.: 5395310
Municipality: West Hempfield Township
Area: N/A
Improvements: Residential Dwelling

No. CI-18-04279

**HSBC BANK USA, NATIONAL
ASSOCIATION, AS TRUSTEE
FOR ACE SECURITIES CORP.
HOME EQUITY LOAN TRUST,
SERIES 2004-OP1, ASSET
BACKED PASS-THROUGH
CERTIFICATES c/o OCWEN
LOAN SERVICING, LLC**

vs.

**ANY/ALL KNOWN AND UNKNOWN
HEIRS, PERSONAL
REPRESENTATIVES, AND
DEVEISEES OF CLARISSA A.
FASNACHT, DECEASED**

Property Address: 616 North Mary Street, Lancaster, PA 17603
UPI/Tax Parcel Number: 339-78994-0-0000
Judgment: \$44,028.37
Reputed Owners: Any/All Known and Unknown Heirs, Personal Repre-

sentatives and Devises of Clarissa A. Fasnacht, deceased
Deed Bk.: X84/573
Municipality: City of Lancaster
Area: N/A
Improvements: Residential Real Estate

No. CI-17-09507

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs.

**MICHAEL D. ARMSTRONG,
CATHERINE M. ARMSTRONG**

Property Address: 1776 Stone Mill Dr., Elizabethtown, PA 17022
UPI/Tax Parcel Number: 160-98389-0-0000
Judgment: \$94,255.74
Reputed Owners: Michael D. Armstrong and Catherine M. Armstrong
Instr. No.: 999041480
Municipality: Township of West Donegal
Area: ALL THAT CERTAIN tract of land known as 1776 stone Mill Drive, situate on the south side of Stone Mill Drive, in the Township of West Donegal, County of Lancaster, and Commonwealth of Pennsylvania, said tract of land being more fully bounded and described as follows:
Improvements: Residential Dwelling

No. CI-18-00798

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs.

LYNETTE L. BAREFOOT

Property Address: 3540 Horizon Dr., Lancaster, PA 17601
UPI/Tax Parcel Number: 300-42543-0-0000
Judgment: \$192,234.39
Reputed Owner: Lynette L. Barefoot
Instr. No.: 5581858

Municipality: West Hempfield Township

Area: ALL THAT CERTAIN lot of ground and improvements situated on the south side of Horizon Drive in West Hempfield Township, Lancaster County, Pennsylvania, being Lot 9, Block A, on a Plan of Jack A. Johnson Tract recorded in Lancaster County Subdivision Plan Book J-103, Page 54, said lot being more fully bounded and described as follows:
Improvements: Residential Dwelling

No. CI-17-08498

**CHASE MORTGAGE
TRUST 2016-1**

vs.

**JAMES D. BAUGHMAN,
KELLY H. BAUGHMAN**

Property Address: 19 Jane Lane, Holtwood, PA 17532
UPI/Tax Parcel Number: 430-96404-0-0000
Judgment: \$172,871.77
Reputed Owners: James D. Baughman and Kelly H. Baughman
Instr. No.: 6177362
Municipality: Township of Martic
Area: ALL THAT CERTAIN lot or piece of ground with improvements thereon situate on the North side of Jane Lane known as Lot No. 11, Block A as shown on a final plan of the Donald Foltz Tract, Section II, said plan recorded in the Recorder of Deeds in and for Lancaster County, Pennsylvania, in subdivision Plan Book J-87, page 31, said lot located in the Township of Martic, County of Lancaster and Commonwealth of Pennsylvania, bounded and described as follows:

Improvements: Residential Dwelling

No. CI-18-09347

**WELLS FARGO BANK, N.A. s/b/m
TO WACHOVIA BANK,
NATIONAL ASSOCIATION**

vs.

**ANDREA M. BEAR,
STEVEN R. BEAR**

Property Address: 904 Pine Hill Rd., Lititz, PA 17543-8896
UPI/Tax Parcel Number: 600-66495-0-0000
Judgment: \$36,887.06
Reputed Owners: Andrea M. Bear and Steven R. Bear
Deed Bk.: 4970, Page 583
Municipality: Warwick Township
Area: .34
Improvements: Residential Dwelling

No. CI-17-07507

CITITMORTGAGE, INC.

vs.

TIMOTHY P. BECK, AMI KLUGH

Property Address: 6340 Lemon Street, East Petersburg, PA 17520
UPI/Tax Parcel Number: 220-95311-0-0000
Judgment: \$143,671.47
Reputed Owners: Timothy P. Beck, Ami Klugh
Instr. No.: 5785793
Municipality: East Petersburg
Area: 0.23
Improvements: Residential

No. CI-18-04742

BAYVIEW LOAN SERVICING, LLC

vs.

CHRISTINE P. BLEVINS

Property Address: 105 Heritage Road, Ephrata, PA 17522
UPI/Tax Parcel Number: 270-99038-0-0000
Judgment: \$97,899.81
Reputed Owner: Christine P. Blevins
Instr. No.: 5298826
Municipality: Ephrata Township
Area: 2,178 square feet
Improvements: Residential Dwelling

No. CI-18-08535

**FIRST NATIONAL BANK OF
PENNSYLVANIA SUCCESSOR BY
MERGER TO METRO BANK**

vs.

BLUE DUCK, LLC

Property Address: 223 North Water Street, Lancaster, PA 17603
UPI/Tax Parcel Number: 331-19929-0-0000
Judgment: \$1,129,552.94
Reputed Owner: Blue Duck, LLC
Instr. No.: 6113207
Municipality: City of Lancaster
Area: N/A
Improvements: 3 story brick warehouse & a 2 1/2 story brick dwelling

No. CI-18-09367

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs.

CHRISTOPHER E. BOOTH

Property Address: 129 E. Cottage Ave., Millersville, PA 17551
UPI/Tax Parcel Number: 440-53996-0-0000
Judgment: \$168,183.45
Reputed Owner: Christopher E. Booth
Instr. No.: 5923456
Municipality: Borough of Millersville
Area: ALL THAT CERTAIN tract-of land with the dwelling house and garage erected thereon numbered 129 East Cottage Avenue, being Lot No. 2 on a plan of subdivision of land known as Elizabeth R. Reitz, dated February 22, 1975 and recorded in Subdivision Plan Book J-93 at Page 137 in Lancaster, Pennsylvania situated in the Borough of Millersville, County of Lancaster and Commonwealth of Pennsylvania, bounded and described as follows, to wit:
Improvements: Residential Dwelling

No. CI-18-06959

**JP MORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs.

**FRANK R. BROMMER, JR.,
JENNIFER L. BROMMER**

Property Address: 101 Chelmsford Dr., Marietta, PA 17547
UPI/Tax Parcel Number: 150-09546-0-0000
Judgment: \$134,259.32
Reputed Owners: Frank R. Brommer, Jr. and Jennifer L. Brommer
Instr. No.: 5954710
Municipality: East Donegal Township
Area: ALL THAT CERTAIN lot or piece of ground known as 101 Chelmsford Drive, with the improvements thereon erected, situate in East Donegal Township, Lancaster County, Pennsylvania, and being Lot 47 on a Final Subdivision Plan for Hoffer/Frey Joint Venture, Phases III and IV, prepared by Herbert, Rowland & Grubic, Inc., dated March 21, 1996, and recorded in Lancaster County Subdivision Plan Book J-193, Page 107, said lot being more fully bounded and described as follows:
Improvements: Residential Dwelling

No. CI-13-02431

GREEN TREE SERVICING, LLC

vs.

**JAMES A. CITRO,
DEIRDRE F. CITRO**

Property Address: 1720 Sammar Road, Lancaster, PA 17601
UPI/Tax Parcel Number: 390-19382-0-0000
Judgment: \$174,511.74
Reputed Owners: James A. Citro & Deirdre F. Citro
Instr. No.: 5358915
Municipality: Township of Manheim
Area: .2600
Improvements: Residential Dwelling

No. CI-18-00949

**WILMINGTON SAVINGS FUND
SOCIETY, FSB, DOING BUSINESS
AS CHRISTIANA TRUST, NOT IN
ITS INDIVIDUAL CAPACITY, BUT
SOLELY AS TRUSTEE FOR
BCA 2015-14BTT**

vs.

**ERMA J. CRONCE,
FRANCES ELIZABETH CRONCE**

Property Address: 650 Wallingford Rd., Lititz, PA 17543
UPI/Tax Parcel Number: 390-95702-0-0000
Judgment: \$165,018.12
Reputed Owners: Frances Elizabeth Cronce and Erma J. Cronce
Instr. No.: 5908111
Municipality: Manheim
Area: 0.00
Improvements: Residential Dwelling

No. CI-18-06656

**LAKEVIEW LOAN
SERVICING, LLC**

vs.

SINDY J. DELGADO

Property Address: 262 Landis Drive, Lancaster, PA 17602
UPI/Tax Parcel Number: 337-52589-0-0000
Judgment: \$213,521.99
Reputed Owner: Sindy J. Delgado
Municipality: Lancaster City
Area: N/A
Improvements: Residential Dwelling

No. CI-15-05361

OCWEN LOAN SERVICING, LLC

vs.

MAXINE L. DUVAL

Property Address: 14 W. State Street, Quarryville, PA 17566
UPI/Tax Parcel Number: 530-33440-0-0000
Judgment: \$144,872.60
Reputed Owner: Maxine L. Duval
Deed Instr No.: 5874935
Municipality: Borough of Quarryville
Area: N/A
Improvements: Residential Property

No. CI-18-03760

**CITIZENS BANK, N.A. f/k/a
RBS CITIZENS N.A.**

vs.

**JESSICA L. EMERICK,
CHRISTOPHER D. EMERICK,
HOWARD FRITSCH,
SYLVIA FRITSCH**

Property Address: 30 Den Mar Drive, Holtwood, PA 17532
UPI/Tax Parcel Number: 430-96615-0-0000
Judgment: \$232,063.16
Reputed Owners: Jessica L. Emerick, Christopher D. Emerick, Howard Fritsch and Sylvia Fritsch
Instr. No.: 6211558
Municipality: Martic Township
Area: n/a
Improvements: Residential Dwelling

No. CI-17-10569

**PROVIDENCE
PROPERTY SERVICES, LP**

vs.

STEPHAN A. FEDULA

Property Address: 1331 Furnace Hills Pike, Lititz, PA 17543
UPI/Tax Parcel Number: 240-97214-0-0000
Judgment: \$120,600.93
Reputed Owner: Stephan A. Fedula
Instr. No.: 5975933
Municipality: Township of Elizabeth
Area: n/a
Improvements: Residential real estate

No. CI-11-00425

WELLS FARGO BANK, N.A.

vs.

**GINA MARIE A. FINERTY,
MARIE MICIELI, DECEASED,
KENNETH S. FINERTY**

Property Address: 1475 Putnam Drive, Lancaster, PA 17602
UPI/Tax Parcel Number: 790-32459-0-0000
Judgment: \$153,221.83
Reputed Owners: Gina Marie A. Finerty and Kenneth S. Finerty, husband and wife

LANCASTER LAW REVIEW

Deed Bk. or Instr. No.: 790-32459-0-0000
Municipality: City of Lancaster
Area: N/A
Improvements: Residential Dwelling

No. CI-17-01772

**DITECH FINANCIAL LLC f/k/a
GREEN TREE SERVICING LLC**

vs.

KERRY C. FISHER

Property Address: 18 Blackhorse Road a/k/a 476 Adamstown Rd., Adamstown, PA 19501-0000
UPI/Tax Parcel Number: 010-66371-0-0000
Judgment: \$156,784.02
Reputed Owner: Kerry C. Fisher
Deed Instr. No.: 5617478
Municipality: Adamstown Borough
Area: 1.35 Acres
Improvements: Residential Dwelling

No. CI-18-09896

**JP MORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs.

**PETER FITZGERALD,
SULHEI FITZGERALD**

Property Address: 1512 Lampeter Rd., Lancaster, PA 17602
UPI/Tax Parcel Number: 320-49836-0-0000
Judgment: \$212,023.58
Reputed Owners: Peter Fitzgerald and Sulhei Fitzgerald
Instr. No.: 6065830
Municipality: West Lampeter Township
Area: ALL THAT CERTAIN tract of land situate in the Township of West Lampeter, Lancaster County, Pennsylvania, known as Lot 100 on the Final Subdivision Plan of Phase II Apple Croft dated November 15, 1995 and recorded in the Recorder of Deeds Office in and for Lancaster County, Penn-

sylvania in Subdivision Plan Book J-194, Page 85, bounded and described as follows:
Improvements: Residential Dwelling

No. CI-18-08972

**DITECH FINANCIAL LLC f/k/a
GREEN TREE SERVICING LLC**

vs.

MARY L. FORREST

Property Address: 331 Cherry St., Columbia, PA 17512
UPI/Tax Parcel Number: 110-24784-0-0000
Judgment: \$100,131.30
Reputed Owner: Mary L. Forrest
Instr. No.: 6239337
Municipality: Columbia Borough
Area: 0.11
Improvements: Residential Dwelling

No. CI-18-07861

**U.S. BANK NATIONAL
ASSOCIATION, NOT
INDIVIDUALLY BUT SOLELY AS
TRUSTEE FOR BLUEWATER
INVESTMENT TRUST 2017-1**

vs.

**JEFFREY L. FRITZ,
ROXANN M. FRITZ**

Property Address: 62 South Fulton Street, Manheim, PA 17545
UPI/Tax Parcel Number: 400-80376-0-0000
Judgment: \$118,478.91
Reputed Owner: Jeffrey L. Fritz
Instr. No.: 5914583
Municipality: Borough of Manheim
Area: N/A
Improvements: Residential Real Estate

No. CI-16-04458

**US BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY**

vs.

JASON S. GATCHELL

Property Address: 279 Manheim St.,
Mount Joy, PA 17552
UPI/Tax Parcel Number: 450-31694-
0-0000
Judgment: \$119,022.15
Reputed Owner(s): Jason S. Gatchell
Instrument No.: 6038342
Municipality: Borough of Mount Joy
Area: 9,498 square feet
Improvements: A Residential Dwelling

No. CI-18-09450

SELENE FINANCE LP

vs.

**EDGAR GUARINO,
LAURA ANN GUARINO**

Property Address: 632 Candlewyck
Rd., Lancaster, PA 17601
UPI/Tax Parcel Number: 390-97075-
0-0000
Judgment: \$153,392.60
Reputed Owners: Edgar Guarino and
Laura Ann Guarino
Instr. No.: 5611558
Municipality: Township of Manheim
Area: ALL THAT CERTAIN lot or tract
of land, situate on the west side
of Candlewyck Road, in the Town-
ship of Manheim, County of Lan-
caster and Commonwealth of
Pennsylvania, being known as Lot
No. 18, Block B, as shown on a
plan of Belair North, a copy of said
plan being recorded in the Office
of the Recorder of Deeds of Lan-
caster County in Subdivision Plan
Book J-100, Page 111, bounded
and described as follows, to wit:
Improvements: Residential Dwelling

No. CI-18-10018

**DITECH FINANCIAL LLC f/k/a
GREEN TREE SERVICING LLC**

vs.

WILLIAM A. HART

Property Address: 1111 Scenic Trail
Rd., Drumore, PA 17518-9763

UPI/Tax Parcel Number: 170-83470-
0-0000

Judgment: \$216,599.54
Reputed Owner: William A. Hart
Deed Instr. No.: 5653135
Municipality: Drumore Township
Area: 1.63 Acres
Improvements: Residential Dwelling

No. CI-18-09001

**WELLS FARGO BANK,
NATIONAL ASSOCIATION AS
TRUSTEE FOR SOUNDVIEW
HOME LOAN TRUST 2007-OPT2,
ASSET-BACKED CERTIFICATES,
SERIES 2007-OPT2**

vs.

**ROBERT F. HAZEN,
SUSAN J. LARUE**

Property Address: 106 Haskell Dr.,
Lancaster, PA 17601
UPI/Tax Parcel Number: 390-60885-
0-0000
Judgment: \$145,538.46
Reputed Owners: Robert F. Hazen
and Susan J. Larue
Deed Bk.: 5898, Page 497
Municipality: Manheim Township
Area: 6,534 sq. ft.
Improvements: Residential Dwelling

No. CI-18-04293

**1900 CAPITAL TRUST II,
BY US BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY
BUT SOLELY AS
CERTIFICATE TRUSTEE**

vs.

**JANICE L. HUGHES,
JOHN L. HUGHES, JR. a/k/a
JOHN L. HUGHES**

Property Address: 40 Fairview Ave.,
Lancaster, PA 17603
UPI/Tax Parcel Number: 338-29697-
0-0000
Judgment: \$98,494.47

Reputed Owners: Janice L. Hughes
and John L. Hughes Jr. a/k/a
John L. Hughes
Deed Bk.: 6112 Page 674
Municipality: Lancaster City
Area: N/A
Improvements: Residential Property

No. CI-18-05594

**DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE
FOR AMERIQUEST MORTGAGE
SECURITIES INC.,
ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES
2004-R11**

vs.

**ALBERT R. JUMPER,
JOANNE JUMPER**

Property Address: 412 Noble Road,
Atglen, PA 19310
UPI/ Tax Parcel Number: 550-83324-
0-0000
Judgment: \$83,935.56
Reputed Owners: Albert R. Jumper
and Joanne Jumper
Deed Bk.: O95, Page 395
Municipality: Sadsbury Township
Area: 1.50
Improvements: Residential Dwelling

No. CI-18-08432

**BRANCH BANKING &
TRUST COMPANY**

vs.

**SANDY L. KAUFFMAN a/k/a
SANDY KAUFFMAN**

Property Address: 1077 Elwood
Street, Narvon, PA 17555
UPI/ Tax Parcel Number: 050-57380-
0-0000
Judgment: \$18,687.84
Reputed Owner: Sandy L. Kauffman
a/k/a Sandy Kauffman
Deed Instr. No.: 5669359
Municipality: Caernarvon Township
Area: 1.55 acres
Improvements: Residential Dwelling

No. CI-18-09269

**PENNSYLVANIA HOUSING
FINANCE AGENCY**

vs.

**BROOKSLEY N. KEHOE,
WILLIAM J. KEHOE, III**

Property Address: 191 West Willow
Rd., Willow Street, PA 17584
UPI/ Tax Parcel Number: 510-33535-
0-0000
Judgment: \$133,830.04
Reputed Owner(s): Brooksley N. Ke-
hoe and William J. Kehoe
Instrument No.: 6198511
Municipality: Pequea Township
Area: 0.09 acres
Improvements: A Residential Dwelling

No. CI-18-07008

M&T BANK

vs.

**REBECCA A. KULP,
SPENCER KULP**

Property Address: 33 South Eastland
Dr., Lancaster, PA 17602
UPI/ Tax Parcel Number: 310-44630-
0-0000
Judgment: \$173,080.16
Reputed Owners: Rebecca A. Kulp
and Spencer Kulp
Instr. No.: 5703591
Municipality: East Lampeter Town-
ship
Area: 0.00
Improvements: Residential Dwelling

No. CI-18-07101

**WILMINGTON SAVINGS FUND
SOCIETY, FSB d/b/a
CHRISTIANA TRUST, NOT
INDIVIDUALLY BUT AS TRUSTEE
FOR PRETIUM MORTGAGE
ACQUISITION TRUST**

vs.

**TIMOTHY D. MARKLEY,
JODI L. MARKLEY**

Property Address: 143 Carriage House Dr., Willow Street, PA 17584

UPI/Tax Parcel Number: 510-52652-0-0000

Judgment: \$97,232.77

Reputed Owners: Timothy D. Markley, Jodi L. Markley

Instr. No.: 5020202

Municipality: Township of Pequea

Area: N/A

Improvements: Residential Property

No. CI-18-00639

MORTGAGE RESEARCH CENTER, LLC. d/b/a VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY

vs.

GEORGE D. MENDOZA

Property Address: 300 Sagamore Hill, Mount Joy, PA 17552

UPI/Tax Parcel Number: 450-22980-1-0051

Judgment: \$148,705.00

Reputed Owner: George D. Mendoza

Deed Instr. No.: 6182084

Municipality: Mount Joy Borough

Area: 1360 sq. ft.

Improvements: Residential Dwelling

No. CI-18-09416

WELLS FARGO BANK, NA

vs.

**MARGIE M. MINNICK,
MEGAN R. MINNICK**

Property Address: 818 Walnut Street, Columbia, PA 17512

UPI/Tax Parcel Number: 110-79189-0-0000

Judgment: \$89,538.86

Reputed Owners: Eugene H. Minnick, Jr. and Margie M. Minnick, husband and wife, and Megan R. Minnick

Instr. No.: 5989580

Municipality: Borough of Columbia

Area: N/A

Improvements: Residential Dwelling

No. CI-18-05681

PENNYMAC LOAN SERVICES, LLC

vs.

**JOHN A. NEWMAN,
KRISTINA A. BALD**

Property Address: 341 Jefferson Rd., Reinholds, PA 17569

UPI/Tax Parcel Number: 010-42036-0-0000

Judgment: \$186,548.17

Reputed Owners: John A. Newman and Kristina A. Bald

Instr. No.: 6303347

Municipality: Adamstown

Area: 0.2300

Improvements: Residential

No. CI-17-06955

**BAYVIEW LOAN SERVICING, LLC,
A DELAWARE LIMITED
LIABILITY COMPANY**

vs.

VINCENT NIEVES, JR., IN HIS CAPACITY AS HEIR OF CARMEN NIEVES a/k/a CARMEN C. NIEVES, DECEASED, RUTH ANN NIEVES, IN HER CAPACITY AS HEIR OF CARMEN NIEVES a/k/a CARMEN C. NIEVES, DECEASED, RACHEL SERRANO, IN HER CAPACITY AS HEIR OF CARMEN NIEVES a/k/a CARMEN C. NIEVES, DECEASED, JESSICA NIEVES, IN HER CAPACITY AS HEIR OF CARMEN NIEVES a/k/a CARMEN C. NIEVES, DECEASED, JOSEFINA NIEVES, IN HER CAPACITY AS HEIR OF CARMEN NIEVES a/k/a CARMEN C. NIEVES, DECEASED, MINOR DEFENDANT 1, IN HIS CAPACITY AS HEIR OF ALEX NIEVES a/k/a ALEXANDER CRUZ, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CARMEN NIEVES a/k/a CARMEN C. NIEVES, DECEASED,

**UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
ELISHA NIEVES a/k/a ELISHA
SANTIAGO NIEVES, SR.,
DECEASED HIER OF CARMEN
NIEVES a/k/a CARMEN C.
NIEVES, UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER
ALEX NIEVES a/k/a
ALEXANDER CRUZ, DECEASED**

Property Address: 515 S. Lime St.,
Lancaster, PA 17602
UPI/Tax Parcel Number: 337-11468-
0-0000

Judgment: \$23,746.89

Reputed Owners: Vincent Nieves, Jr.,
in His Capacity as Heir of Carmen
Nieves a/k/a Carmen C. Nieves,
Deceased; Ruth Ann Nieves, in
Her Capacity as Heir of Carmen
Nieves a/k/a Carmen C. Nieves,
Deceased; Rachel Serrano, in Her
Capacity as Heir of Carmen Nieves
a/k/a Carmen C. Nieves, De-
ceased; Jessica Nieves, in Her
Capacity as Heir of Carmen Nieves
a/k/a Carmen C. Nieves, De-
ceased; Josefina Nieves, in Her
Capacity as Heir of Carmen Nieves
a/k/a Carmen C. Nieves, De-
ceased; Unknown Heirs, Succes-
sors, Assigns and All Persons,
Firms or Associations Claiming
Right, Title or Interest From or
Under Carmen Nieves a/k/a Car-
men C. Nieves, Deceased; Un-
known Heirs, Successors, Assigns
and All Persons, Firms or Asso-
ciations Claiming Right, Title or
Interest From or Under Elisha
Nieves a/k/a Elisha Santiago
Nieves, Sr., Deceased Heir of Car-
men Nieves a/k/a Carmen C.
Nieves; Minor Defendant 1, in His
Capacity as Heir of Alex Nieves

a/k/a Alexander Cruz, Deceased;
Unknown Heirs, Successors, As-
signs and All Persons, Firms or
Associations Claiming Right, Title
or Interest From or Under Alex
Nieves a/k/a Alexander Cruz,
Deceased

Deed Bk.: Z 53, Page 677

Municipality: Lancaster City

Area: 0.12

Improvements: Residential Dwelling

No. CI-18-09797

**WELLS FARGO BANK,
NATIONAL ASSOCIATION AS
TRUSTEE FOR SOUNDVIEW
HOME LOAN TRUST 2007-OPT2,
ASSET-BACKED CERTIFICATES,
SERIES 2007-OPT2**

vs.

AMY R. OSBORNE

Property Address: 2881 Fleetwood
Dr., Lancaster, PA 17601
UPI/Tax Parcel Number: 290-61454-
0-0000

Judgment: \$166,620.99

Reputed Owner: Amy R. Osborne

Deed Bk.: 6241, at Page 692

Municipality: East Hempfield

Area: 0.00

Improvements: Single Family Resi-
dential Dwelling

No. CI-18-03791

**FREEDOM
MORTGAGE CORPORATION**

vs.

**HUMBERTO PALMER, JR.,
LISA PALMER a/k/a
LISA J. PALMER**

Property Address: 213 Skyline Dr.,
Willow Street, PA 17584

UPI/Tax Parcel Number: 510-09775-
0-0000

Judgment: \$299,612.92

Reputed Owners: Humberto Palmer,
Jr., and Lisa Palmer a/k/a Lisa
J. Palmer

LANCASTER LAW REVIEW

Deed Instr. No.: 6244539
Municipality: Pequea Township
Area: 0.86
Improvements: Residential Dwelling

No. CI-18-05266

OCWEN LOAN SERVICING, LLC

vs.

**JORGE R. RIVERA, JR. a/k/a
JORGE RIVERA, JR.**

Property Address: 6 Woodlyn Court,
Lancaster, PA 17602
UPI/Tax Parcel Number: 340-06879-
0-0000
Judgment: \$256,515.92
Reputed Owners: Jorge R. Rivera, Jr.
a/k/a Jorge Rivera, Jr.
Instr. No.: 6277382
Municipality: Township of Lancaster
Area: N/A
Improvements: Residential Real Es-
tate

No. CI-18-10331

SANTANDER BANK, N.A.

vs.

JARED R. ROBERTS

Property Address: 626 East Willow
Street, Elizabethtown, PA 17022-
1740
UPI/Tax Parcel Number: 250-90109-
0-0000
Judgment: \$166,246.18
Reputed Owner: Jared R. Roberts
Instr. No.: 6166729
Municipality: Elizabethtown Borough
Area: 0.28 acres
Improvements: Residential Dwelling

No. CI-18-05768

PENNYMAC LOAN SERVICES, LLC

vs.

MARISSA D. SANGREY

Property Address: 177 Church Ave.,
Ephrata, PA 17522

UPI/Tax Parcel Number: 260-73964-
0-0000

Judgment: \$140,697.28
Reputed Owner: Marissa D. Sangrey
Instr. No.: 6239089
Municipality: Ephrata
Area: 0.05 Acres
Improvements: Residential

No. CI-18-07653

**NORTHWEST BANK f/k/a
NORTHWEST SAVINGS BANK**

vs.

**STACIE SAUDER a/k/a
STACIE AULT**

Property Address: 703 Chestnut
Street, Columbia, PA 17512
UPI/Tax Parcel Number: 110-83957-
0-0000
Judgment: \$85,568.57 plus interest
at the rate of \$16.768210 per diem
and costs of suit
Reputed Owner: Stacie Sauder a/k/a
Stacie Ault
Instr. No.: 5802275
Municipality: Columbia Borough
Area: 0.05 acres
Improvements: Single family dwelling

No. CI-16-10937

SANTANDER BANK, N.A.

vs.

CONSTANCE E. SHARP

Property Address: 26 North Plum
Street, Lancaster, PA 17601
UPI/Tax Parcel Number: 332-17731-
0-0000
Judgment: \$107,568.01
Reputed Owner: Constance E. Sharp
Deed Bk.: 5581, Page 0121
Municipality: Lancaster City
Area: 0.02
Improvements: Residential Dwelling

No. CI-16-11481

NATIONSTAR MORTGAGE LLC

vs.

DEANA M. SMITH

Property Address: 450 Coreopsis Drive, Lancaster, PA 17602

UPI/Tax Parcel Number: 310-58702-0-0000

Judgment: \$90,635.52

Reputed Owner: Deana M. Smith

Instr. No.: 5155670

Municipality: Township of East Lampeter

Area: All that certain lot or tract of land, together with the improvements thereon erected situated on the West side of Coreopsis Drive in East Lampeter Township, Lancaster County, Pennsylvania, being known as lot 161, Block "G", as shown on revised final plan of "Eastwood Meadows Phase II", prepared by J.C. Engineering/Surveying, Inc. dated May 30, 1984, last revised June 27, 1984, drawing number 83110 rfp2 recorded in the Recorder of Deeds Office in and for Lancaster County, Pennsylvania, in Subdivision Plan Book J-138, Page 62; and being more fully bounded and described as follows: Beginning at a point on the West line of Coreopsis Drive (50 feet terminus) and also being a corner of Lot 162 Block G; thence along the same South 78 degrees, 12 minutes, 50 seconds West, a distance of 105.23 feet to a point on the line of the lands of Eastwood Meadows Phase II recorded in the subdivision plan book J-136, page 139; thence along the same North 36 degrees, 41 minutes, 35 seconds west, a distance of 22.00 feet to a point; a corner of Lot 160l thence along the same North 52 degrees, 23 minutes, 55 seconds East, a distance of 107.67 feet to a point on the West line of Coreopsis Drive; thence along the same the following three (3) courses and distances (1) in a line curving to the left having a radius of 625.00 feet, an arc length of 39.79 feet,

the chord of said arc being South 39 degrees, 25 minutes, 30 seconds East, a distance of 39.78 feet, (2) in a line curving to the right having a radius of 20.0 feet, an arc length of 16.50 feet, the chord of said arc being South 17 degrees, 27 minutes, 50 seconds East, a distance of 16.13 feet, (3) in a line curving to the left having a radius of 50.00 feet, an arc length of 15.80 feet the chord of said arc being South 02 degrees, 14 minutes, 00seconds East, a distance of 15.74 feet to a point the place of beginning.

No. CI-16-09804

**DITECH FINANCIAL LLC f/k/a
GREEN TREE SERVICING LLC**

vs.

ALEXANDER A. STUART

Property Address: 952 East Orange Street, Lancaster, PA 17602

UPI/Tax Parcel Number: 340-42925-0-0000

Judgment: \$92,219.53

Reputed Owner: Alexander A. Stuart

Instr. No.: 5375702

Municipality: Lancaster Township

Area: .19

Improvements: Residential Dwelling

No. CI-18-03407

BAYVIEW LOAN SERVICING, LLC

vs.

**THE UNKNOWN HEIRS OF
CLARENCE L. RESSEL, JR.,
DECEASED, SCOTT L. RESSEL,
SOLELY IN HIS CAPACITY AS
HEIR OF CLARENCE L. RESSEL,
JR., DECEASED, ANNETTE L.
WALTON, SOLELY IN HER
CAPACITY AS HEIR OF
CLARENCE L. RESSEL, JR.,
DECEASED, SHAWN M. RESSEL,
SOLELY IN HIS CAPACITY AS
HEIR OF CLARENCE L. RESSEL,**

**JR., DECEASED, MICHAEL E.
HORST, SOLELY IN HIS
CAPACITY AS HEIR OF
CLARENCE L. RESSEL, JR.,
DECEASED**

Property Address: 622 Lake Street,
Lancaster, PA 17603

UPI/Tax Parcel Number: 338-19327-
0-0000

Judgment: \$20,003.16

Reputed Owners: The Unknown Heirs
of CLARENCE L. RESSEL JR.,
Deceased, MICHAEL E. HORST,
solely in His Capacity as Heir of
CLARENCE L. RESSEL, JR., De-
ceased, SCOTT L. RESSEL, solely
in His Capacity as Heir of CLAR-
ENCE L. RESSEL, JR., Deceased,
SHAWN M. RESSEL, solely in His
Capacity as Heir of CLARENCE L.
RESSEL, JR., Deceased & AN-
NETTE L. WALTON, solely in Her
Capacity as Heir of CLARENCE L.
RESSEL, JR., Deceased

Deed Bk.: Book 5628

Municipality: City of Lancaster

Area: 0.0300

Improvements: Residential Dwellings

No. CI-18-07133

**U.S. BANK NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE FOR THE
RMAC TRUST, SERIES 2016-CTT**

vs.

**UNKNOWN HEIRS OF THE
ESTATE OF JOHN SIMM**

Property Address: 409 Penn View
Drive, Millersville, PA 17551

UPI/Tax Parcel Number: 440-40432-
0-0000

Judgment: \$233,938.90

Reputed Owners: John H. Simm and
Janet Simm

Instr No.: 993051074

Municipality: Borough of Millersville

Area: n/a

Improvements: Single Family Dwell-
ing

No. CI-18-00706

CITIMORTGAGE, INC.

vs.

**UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
FRANK R. DENNIS, DECEASED**

Property Address: 642 Drytown Rd.,
Holtwood, PA 17532

UPI/Tax Parcel Number: 430-75052-
0-0000

Judgment: \$137,640.27

Reputed Owners: Frank R. Dennis,
Deceased and Marsha G. Dennis,
Deceased

Deed Bk.: 5913 Page 0508

Municipality: Martic

Area: 0.8400

Improvements: Residential

No. CI-17-04267

**US BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR BNC MORTGAGE LOAN
TRUST 2007-1 MORTGAGE
PASS-THROUGH CERTIFICATES,
SERIES 2007-1**

vs.

**UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
GLENN E. LEICY, JONATHAN
LEICY, KNOWN HEIR OF
GLENN E. LEICY**

Property Address: 223 Colonial Drive,
Akron, PA 17501

UPI/Tax Parcel Number: 020-79889-
0-0000

Judgment: \$120,254.79

Reputed Owner: Glenn E. Leicy

Instr. No.: 5595961

Municipality: Borough of Akron

Area: N/A

Improvements: Residential Property

No. CI-17-04704

SANTANDER BANK, N.A.

vs

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FLORA J. DOTY a/k/a FLORA DOTY, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KELLY GRADY a/k/a KELLY LYNN GRADY a/k/a KELLY DOTY GRADY, DECEASED HEIR OF FLORA J. DOTY a/k/a FLORA DOTY, DECEASED, KATHLEEN RICHTER a/k/a KATHLEEN ROSS RICHTER IN HER CAPACITY AS HEIR OF FLORA J. DOTY a/k/a FLORA DOTY, DECEASED, THOMAS ROSS IN HIS CAPACITY AS HEIR OF FLORA J. DOTY a/k/a FLORA DOTY, DECEASED, KAREN LEWINSKY a/k/a KAREN ROSS LEWINSKY IN HER CAPACITY AS HEIR OF FLORA J. DOTY a/k/a FLORA DOTY, DECEASED, DENNIS DOTY IN HIS CAPACITY AS HEIR OF FLORA J. DOTY a/k/a FLORA DOTY, DECEASED, JUDI DeCARMINE IN HER CAPACITY AS HEIR OF FLORA J. DOTY a/k/a FLORA DOTY, DECEASED, SHERRI NAGY IN HER CAPACITY AS HEIR OF FLORA J. DOTY a/k/a FLORA DOTY, DECEASED, MARYANNE GRADY IN HER CAPACITY AS ADMINISTRATIX AND HEIR OF ESTATE OF KELLY GRADY a/k/a KELLY LYNN GRADY a/k/a KELLY DOTY GRADY, DECEASED HEIR OF FLORA J. DOTY a/k/a FLORA DOTY, DECEASED, CORISSA GRADY IN HER CAPACITY AS HEIR OF THE ESTATE OF KELLY GRADY a/k/a

KELLY LYNN GRADY a/k/a KELLY DOTY GRADY, DECEASED HEIR OF FLORA J. DOTY a/k/a FLORA DOTY, DECEASED, EUGENE GRADY IN HIS CAPACITY AS HEIR OF THE ESTATE OF KELLY GRADY a/k/a KELLY LYNN GRADY a/k/a KELLY DOTY GRADY, DECEASED HEIR OF FLORA J. DOTY a/k/a FLORA DOTY, DECEASED, FAITH HAMILTON IN HER CAPACITY AS HEIR OF THE ESTATE OF KELLY GRADY a/k/a KELLY LYNN GRADY a/k/a KELLY DOTY GRADY, DECEASED HEIR OF FLORA J. DOTY a/k/a FLORA DOTY, DECEASED

Property Address: 619 Crestgate Place, Millersville, PA 17551-2116
UPI/Tax Parcel Number: 440-79098-0-0000

Judgment: \$49,336.71

Reputed Owners:

Deed Bk.: 7135, Page 92

Municipality: Millersville Borough

Area: 0.07

Improvements: Residential Dwelling

No. CI-18-03985

CARRINGTON MORTGAGE SERVICES, LLC

vs.

GEORGE VLADIMIR VESTEMEAN, SOLELY AS HEIR OF THE ESTATE OF SMARANDA M. BALANESCU, UNKNOWN HEIRS OF THE ESTATE OF SMARANDA M. BALANESCU

Property Address: 845 Garnet Ave., Lancaster, PA 17603

UPI/Tax Parcel Number: 338-70980-0-0000

Judgment: \$89,893.72

Reputed Owners: George Vladimir Vestemean, solely as Heir of the Estate of Smaranda M. Balanescu and Unknown Heirs of the Estate of Smaranda M. Balanescu

Instr. No.: 5733771

LANCASTER LAW REVIEW

Municipality: Lancaster Township
Area: n/a
Improvements: Single Family Dwelling

No. CI-18-07790

**J.P. MORGAN MORTGAGE
ACQUISITION CORP.**

vs.

ANTHONY WENTZEL

Property Address: 148 Reinholds Rd.,
Reinholds, PA 17569
UPI/Tax Parcel Number: 080-62060-
0-0000

Judgment: \$132,719.28
Reputed Owner: Anthony Wentzel
Document ID#: 5843583
Municipality: Township of East Cocalico

Area: ALL THAT CERTAIN lot of ground situated at the intersection of the public road leading to Reinholds and the public road leading to Denver in the Township of East Cocalico, County Of Lancaster and State of Pennsylvania, with the improvements thereon erected, bounded and described in accordance with the survey by Howard H. Ranck, R.S., dated April 10, 1950, as follows:
Improvements: Residential Dwelling

No. CI-17-10769

**WILMINGTON SAVINGS
FUND SOCIETY, FSB AS
OWNER TRUSTEE OF THE
RESIDENTIAL CREDIT
OPPORTUNITIES TRUST V-B**

vs.

HEIDI N. WILLIAMS

Property Address: 334 North Franklin
Street, Lancaster, PA 17602
UPI/Tax Parcel Number: 336-53169-
0-0000

Judgment: \$84,406.05
Reputed Owner: Heidi N. Williams
Instr. No.: 6166286
Municipality: Lancaster City
Area: 0.03
Improvements: Residential Dwelling

No. CI-18-06879

**CITADEL FEDERAL
CREDIT UNION**

vs.

**DIANE L. WINTERS, IN HER
CAPACITY AS ADMINISTRATIX
OF THE ESTATE OF MARK
TIMOTHY WINTERS, DECEASED,
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE
OR INTEREST FROM OR
UNDER MARK TIMOTHY
WINTERS, DECEASED**

Property Address: 115 Washington
Ave., Ephrata, PA 17522
UPI/Tax Parcel Number: 260-92046-
0-0000

Judgment: \$165,311.46
Reputed Owners: Diane L. Winters,
in her capacity as Administratrix
of the Estate of Mark Timothy
Winters, Deceased and Unknown
Heirs, Successors, Assigns and All
Persons, Firms or Associations
Claiming Right, Title or Interest
From or Under Mark Timothy
Winters, Deceased

Instr. No.: 6220480
Municipality: Borough of Ephrata
Area: N/A
Improvements: Residential Dwellings

A-26; M-3, 10