
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

Clark, Glenn D., dec'd.

Late of Leacock Township.
Executor: Glenn D. Clark, Jr.
c/o Andrew S. Rusniak, Esquire,
McNees Wallace & Nurick LLC,
570 Lausch Lane, Suite 200,
Lancaster, PA 17601.
Attorney: McNees Wallace &
Nurick LLC.

Clark, Gloria J. a/k/a Gloria Jeannette Clark a/k/a Gloria Clark a/k/a Gloria F. Clark, dec'd.

Late of Lancaster City.
Executor: James Matthew Clark
c/o Appel Yost & Zee LLP, 33
North Duke Street, Lancaster,
PA 17602.
Attorney: Jeffrey P. Ouellet, Esquire.

Crabtree, Judy K., dec'd.

Late of Lancaster City.

Administrator: John Christopher Crabtree c/o Law Office of Elizabeth A. Bartlow, 8 N. Queen Street, Suite 700-H, Lancaster, PA 17603.

Attorney: Elizabeth A. Bartlow, Esquire.

Gally, Martha S., dec'd.

Late of Elizabethtown.

Executor: Robin A. Gally, 5524 Paradise Valley Rd., Cresco, PA 18326.

Attorney: None.

Germak, James A., dec'd.

Late of West Donegal Township.
Executrix: Linda L. Germak c/o Jaron P. Castranio, Esquire,
Jackson Law Firm, PLLC, 1215 Manor Drive, Suite 202, Mechanicsburg, PA 17055.

Attorney: Jaron P. Castranio, Esquire.

Johnson, Harry E., dec'd.

Late of Warwick Township.

Co-Executors: Pamela A. Buckwalter, Harry E. Johnson, Jr.
c/o John R. Gibbel, Attorney,
P.O. Box 5394, Lancaster, PA 17606.

Attorney: Gibbel Kraybill & Hess, LLP.

Keating, Paul R., dec'd.

Late of West Lampeter Township.

Executor: Thomas Romero c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.

Attorney: Matthew A. Grosh.

Krzywosz, Bronislawa a/k/a Bronislawa M. Krzywosz, dec'd.

Late of West Hempfield Township.

Executrix: Elizabeth K. Gibbs

c/o Andrew S. Rusniak, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.
Attorney: McNees Wallace & Nurick LLC.

Martin, Esther H., dec'd.

Late of Ephrata.
Executors: Sharon R. Long, Christine J. Zook c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.
Attorneys: Good & Harris, LLP.

Martin, Harold W., dec'd.

Late of West Earl Township.
Co-Executors: Dawn M. Martin, Kenneth H. Martin c/o Thomas M. Gish, Attorney, P.O. Box 5394, Lancaster, PA 17606.
Attorney: Gibbel Kraybill & Hess, LLP.

McConnell, Robert L., dec'd.

Late of Little Britain Township.
Administrator: Julie A. McConnell, 2178 Noble Road, Kirkwood, PA 17536.
Attorney: None.

Merkey, Mark H., dec'd.

Late of Rapho Township.
Executors: Harold E. Merkey, Donna M. Shenberger c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorney: Young and Young.

Musser, Elmer G. a/k/a Elmer G. Musser, Sr., dec'd.

Late of Ephrata.
Executor/Administrator: Kevin E. Musser c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.
Attorneys: Good & Harris, LLP.

Neff, Irmgard, dec'd.

Late of Penn Township.
Executors: Gary L. Feeman, Rebecca E. Feeman c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorney: Young and Young.

O'Hara, Barbara E., dec'd.

Late of Manheim Township.
Personal Representative: Kathleen O'Hara c/o Richard P. Nuffert, Esquire, 49 North Duke Street, Lancaster, PA 17602.
Attorney: May, Herr & Grosh, LLP.

Past, Virginia M., dec'd.

Late of Strasburg Borough.
Executrix: Marilyn R. Past c/o Ann L. Martin, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Robinson, Myrle M., dec'd.

Late of Manheim Township.
Executrix: Mary Lou Robinson c/o Harmon & Davies, P.C., 2306 Columbia Avenue, Lancaster, PA 17603.
Attorney: Thomas R. Davies, Esq.

Shaffer, Michael G., dec'd.

Late of Mount Joy Township.
Executor: Jordon M. Shaffer c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.
Attorney: Kevin D. Dolan, Esq.

Showalter, Janet F., dec'd.

Late of Lancaster Township.
Executrix: Chryst L. Ruth c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.
Attorneys: Brubaker Connaugh-

ton Goss & Lucarelli LLC.

**Stephan, Thomas M. a/k/a
Thomas Marlin Stephan**, dec'd.

Late of Lancaster.

Executor/Administrator: T. Matthew Stephan c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.
Attorneys: Good & Harris, LLP.

Summers, Blanche E., dec'd.

Late of Salisbury Township.

Executor: Jeffrey D. Summers c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.

Attorneys: Good & Harris, LLP.

Sweigart, Barry Lee, dec'd.

Late of Ephrata Borough.

Executrices: Tina A. Bear, Tammy S. Stief c/o A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.

Attorney: A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.

Thomas, George M., dec'd.

Late of East Lampeter Township.

Executor: Kelly L. Thomas c/o Angela M. Ward, Esq., AWARD Law, LLC, 2173 Embassy Dr., Lancaster, PA 17602.

Attorney: Angela M. Ward, Esq.

**Tucker, Gladys Ruth a/k/a
Gladys R. Tucker**, dec'd.

Late of Upper Leacock Township.

Executors: Robert E. White, Grace D. Sandoe c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorney: Ashley A. Glick, Esq., Kling, Deibler & Glick, LLP.

Weaver, J. Paul, dec'd.

Late of Manheim Township.

Executors: Clair N. Weaver, John P. Weaver c/o Robert E. Sisko, Esquire, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.

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

Weleski, Deborah L., dec'd.

Late of Elizabethtown Borough.

Executrix: Alicia A. Erdman c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.

Attorney: Jeffrey S. Shank, Esquire.

Wettling, Shirley J., dec'd.

Late of Christiana Borough.

Executor: Ronald J. Davis c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorney: Patrick A. Deibler, Esq., Kling, Deibler & Glick, LLP.

Widdowson, Eva W., dec'd.

Late of West Hempfield Township.

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

Attorneys: Barley Snyder LLP.

Wissler, Janet M., dec'd.

Late of West Hempfield Township.

Co-Executors: Randy D. Wissler, Denise M. Shearer c/o Ann L. Martin, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Zwolenik, Sophie Mary a/k/a Sophie M. Zwolenik, dec'd.

Late of Manor Township.
Executrix: Cheryl Ann Schmidt c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.
Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

SECOND PUBLICATION

Bell, Deane C., dec'd.

Late of Earl Township.
Executor: Suzanne Case c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Linda Kling, Esq., Kling, Deibler & Glick, LLP.

Booda, Elizabeth W., dec'd.

Late of West Lampeter Township.
Executor: Charles K. Booda, III c/o Joseph P. Caracappa, Esquire, Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.
Attorney: Joseph P. Caracappa, Esquire, CARACAPPA COOK SCOTT & RAMAGLI PC, Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.

Burger, Shirley R., dec'd.

Late of Millersville Borough.
Executor: Phillip Burger c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.
Attorney: Bradley A. Zuke.

Burkhart, Harriet F., dec'd.

Late of Leacock Township.
Co-Executors: Herbert W. Burkhardt, Larry A. Burkhardt, Glenn A. Burkhardt c/o Vance E. An-

tonacci, Esquire, McNeese Wallace & Nurick LLC, 570 Lauslace Lane, Suite 200, Lancaster, PA 17601.

Attorney: McNeese Wallace & Nurick LLC.

Ditlow, Betty L., dec'd.

Late of Lancaster County.
Executor: Tony A. Ditlow c/o Cipriani & Werner, 45 East Orange St., Lancaster, PA 17602.
Attorney: Jeffrey C. Gray, Esq.

Donan, Patrick a/k/a Patrick M. Donan, dec'd.

Late of Columbia Borough.
Co-Executrices: Mary Donan, Margaret Angelori c/o Thomas W. Fleckenstein, Esquire, 553 Locust Street, Columbia, PA 17512.
Attorney: Mountz & Kreiser, 553 Locust Street, Columbia, PA 17512.

Eberly, Judy Marie a/k/a Judy M. Eberly, dec'd.

Late of Penn Township.
Executrix: Tammy Lynn Knepp c/o Scott E. Albert, Esq., 50 East Main Street, Mount Joy, PA 17552.
Attorney: Scott E. Albert, Esq.

Ecenrode, Lois M., dec'd.

Late of Akron Borough.
Executrix: Karen L. Shreiner c/o Edward P. Seeber, Esquire, JSDC Law Offices, Suite C-400, 555 Gettysburg Pike, Mechanicsburg, PA 17055, 717-533-3280.
Attorney: Edward P. Seeber, Esquire.

Essick, Mitchell R., dec'd.

Late of Ephrata Borough.
Executor: Mark R. Essick, 6

Park Street, Richland, PA 17087.
Attorneys: Timothy T. Engler,
Esquire, Steiner & Sandoe, At-
torneys.

Garbini, Delfo G., dec'd.

Late of Millersville.
Executor: Douglas J. Garbini.
Attorney: Lindsay Casadei, Esq.,
Byler & Winkle, P.C., 363 West
Roseville Road, Lancaster, PA
17601.

Graybill, Doris J., dec'd.

Late of East Hempfield Town-
ship.
Executor: Karin Enck c/o Young
and Young, 44 S. Main Street,
P.O. Box 126, Manheim, PA
17545.
Attorney: Young and Young.

Harnish, Jessie L. Fehl, dec'd.

Late of West Lampeter Town-
ship.
Executor: Fulton Bank, N.A. c/o
Randy R. Moyer, Esquire, Bar-
ley Snyder LLP, 126 East King
Street, Lancaster, PA 17602.
Attorneys: Barley Snyder LLP.

Hickman, Rolf, dec'd.

Late of Lancaster City.
Personal Representative: John
W. Metzger c/o John W. Metzger,
Esquire, 901 Rohrerstown Road,
Lancaster, PA 17601.
Attorneys: Metzger and Spencer,
LLP.

King, Lydia a/k/a Lydia S. King,
dec'd.

Late of Sadsbury Township.
Co-Executors: Susie B. Beiler,
Sylvia B. Beiler, Mary B. Beiler
c/o Nicholas T. Gard, Esquire,
121 E. Main Street, New Hol-
land, PA 17557.

Attorneys: Smoker Gard Associ-
ates LLP.

**Kindt, Betty J. a/k/a Betty Jane
Kindt**, dec'd.

Late of East Cocalico Township.
Executrix: Beverly A. Weik-Boet-
tlin c/o Barley Snyder, LLP,
2755 Century Blvd, Wyomissing,
PA 19610.
Attorney: Sarah R. McCahon,
Esquire - Barley Snyder, LLP.

Moyer, Patricia A., dec'd.

Late of East Cocalico Township.
Executor: Dion Haldeman c/o E.
Richard Young, Jr., Esq., 1248
W. Main St., Ephrata, PA 17522.
Attorney: E. Richard Young, Jr.,
Esq.

**Petters, G. Jean a/k/a Geneva
Jean Petters**, dec'd.

Late of Strasburg Township.
Co-Executrices: Debora J. An-
spach, Cindy Ann Fairchild c/o
Nikolaus & Hohenadel, LLP, 303
West Fourth Street, Quarryville,
PA 17566.
Attorney: John C. Hohenadel,
Esquire.

TRUST NOTICE

Rohrer, Donald G., dec'd.

Late of Manheim Township.
The Patricia A. Rohrer Spousal
Sprinkle Trust.
Trustee: Mitchell Martin c/o Gib-
ble Law Offices, P.C., 126 East
Main Street, Lititz, PA 17543.
Attorney: Stephen R. Gible.

TRUST NOTICE

Rohrer, Donald G., dec'd.

Late of Manheim Township.
The Rohrer Family Trust of
07/06/2006.
Trustee: Mitchell Martin, CPA

c/o Gible Law Offices, P.C.,
126 East Main Street, Lititz, PA
17543.
Attorney: Stephen R. Gible.

Jr., Esq., 1248 W. Main St.,
Ephrata, PA 17522.
Attorney: E. Richard Young, Jr.,
Esq.

Ross, Anna E. a/k/a Anna Elizabeth Ross, dec'd.

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

Brown, Gloria M., dec'd.

Late of Lancaster.
Executor: Lee H. Brown, 171
Federal Way, Lancaster, PA
17601.
Attorney: None.

Summers, Brenda a/k/a Brenda K. Summers, dec'd.

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

DeFabio, Michelle E., dec'd.

Late of West Hempfield Township.
Co-Executor/Executrix: Anthony DeFabio, Amber M. DeFabio c/o Law Office of Elizabeth A. Bartlow, 8 N. Queen Street, Suite 700-H, Lancaster, PA 17603.
Attorney: Elizabeth A. Bartlow, Esquire.

Wolfe, George D., dec'd.

Late of Lancaster Township.
Executrices: S. Marie Brene-
man, Ruth E. Harnish.
Attorney: Pamela JK Brenaman.

Hallman, Ada Marie a/k/a Ada M. Hallman, dec'd.

Late of West Lampeter Township.
Executor: Andrew James Hall-
man c/o Joan M. Graner, Esq.,
11 W. Third St., Media, PA
19063.
Attorney: Joan M. Graner, Atty.,
11 W. Third St., Media, PA
19063.

THIRD PUBLICATION

Barton, Christopher C. a/k/a Christopher Carroll Barton, dec'd.

Late of Marietta Borough.
Executor: Nancy C. Barton c/o
Nikolaus & Hohenadel, LLP,
212 North Queen Street, Lan-
caster, PA 17603.
Attorney: Barbara Reist Dillon.

Heisey, Marian G., dec'd.

Late of Manheim Township.
Personal Representative: Jodi L.
Fogel c/o John W. Metzger, Es-
quire, 901 Rohrerstown Road,
Lancaster, PA 17601.
Attorneys: Metzger and Spen-
cer, LLP.

Berkley, John Michael, dec'd.

Late of Brecknock Township.
Administrator: Richard A. Da-
vis, Jr. c/o E. Richard Young,

Hyle, Lynwood A. a/k/a Lynwood Arthur Hyle, dec'd.

Late of Warwick Township.
Co-Executors: Stacey L. War-

ner, Jeffrey S. Hyle, Paula Benson.

Lynwood A. Hyle Revocable Trust dtd. 03/23/2023.

Co-Trustees: Stacey L. Warner, Jeffrey S. Hyle, Paula Benson c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Keyser, Theodore L., dec'd.

Late of Ephrata Borough.

Executors: Security National Trust Company, Attn: Jodi L. Hollinger, Trust Administrator, P.O. Box 1267, Lancaster, PA 17608-1267; Debra A. Kovach, 1245 Mosaic Dr., Lebanon, PA 17042; Jeffrey A. Keyser, 35 Valley View Dr., Lebanon, PA 17042.

Attorney: Robert R. Kreitz, Esquire, Kreitz | Gallen-Schutt, 1210 Broadcasting Road, Suite 103, Wyomissing, PA 19610.

Kittler, Susan L., dec'd.

Late of West Cocalico Township. Administrator: Karl E. Kittler c/o 96 S. George St., Suite 520, York, PA 17401.

Attorney: Erik D. Spurlin, Esq., CELA, LL.M., MPL Law Firm LLP.

Kreider, Norman L., dec'd.

Late of Manheim Township.

Executor: Brenda Hostetter, 1519 Duffland Drive, Landisville, PA 17538.

Attorney: Shelby G. Hostetter, Esquire, 75 Memorial Drive, Schuylkill Haven, PA 17972.

Lentz, Joan, dec'd.

Late of East Hempfield Township.

Co-Executors: Sally Ann Lentz, Linda Louise Lentz c/o Eric Schelin Rothermel, Esquire, 49 North Duke Street, Lancaster, PA 17602.

Attorneys: May, Herr & Grosh, LLP.

Longenecker, J. Bradley a/k/a John Bradley Longenecker, dec'd.

Late of Conoy Township.

Personal Representative: Patricia J. Longecker c/o Megan C. Huff, Esquire, Nestico Druby, P.C., 1135 East Chocolate Avenue, Suite 300, Hershey, PA 17033.

Attorney: Megan C. Huff, Esquire.

Martin, Anneliese E. a/k/a Anneliese E. A. Martin, dec'd.

Late of Manor Township.

Executor: Robert H. Leed c/o O'Day Law Associates, 158 East Chestnut Street, Lancaster, PA 17602.

Attorney: O'Day Law Associates.

Martin, Lester Rudolph a/k/a Lester R. Martin, dec'd.

Late of West Earl Township.

Executors: Wayne L. Martin, Glenda J. Martin c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorney: Patrick A. Deibler, Esq., Kling, Deibler & Glick, LLP.

Miller, Phyllis B. a/k/a Phyllis M. Miller, dec'd.

Late of West Hempfield Township.

Executor: Brian S. Miller c/o John H. May, Esquire, 49 North Duke Street, Lancaster, PA

17602.
Attorney: May, Herr & Grosh,
LLP.

**Modica-Deibler, Linda Marie
a/k/a Linda Modica-Deibler,**
dec'd.

Late of Elizabeth Township.
Executrix: Ashlee A. Modica,
15 Reese Ct., Phillipsburg, NJ
08865.
Attorney: Steven M. Zelinger,
Atty., Steven M. Zelinger, LLC,
1650 Market St., Ste. 3600,
Philadelphia, PA 19103.

Monk, Ronald D., dec'd.

Late of Little Britain Township.
Executor: Laura E. Kilgus
c/o Janis M. Smith, Esquire,
4203 West Lincoln Highway,
Parkesburg, PA 19365.
Attorney: Janis M. Smith, Es-
quire.

Robinson, James M., dec'd.

Late of Salisbury Township.
Executor: James D. Robinson
c/o May Herr & Grosh, LLP,
234 North Duke Street, Lan-
caster, PA 17602.
Attorney: Matthew A. Grosh.

Ruth, Barbara Ann, dec'd.

Late of Manheim Borough.
Administrator: Michael E. Zim-
merman c/o David E. Schwager,
Esquire, 183 Market Street,
Suite 100, Kingston, PA 18704-
5444.
Attorney: David E. Schwager,
Esquire.

Shellenberger, W. Robert, dec'd.

Late of Penn Township.
Executors: Dale K. Shellenberg-
er, Daryl L. Shellenberger, Den-
nis C. Shellenberger c/o Young
and Young, 44 S. Main Street,

P.O. Box 126, Manheim, PA
17545.
Attorney: Young and Young.

Sheraden, Dennis Michael,
dec'd.

Late of East Donegal Township.
Executor: Adam Michael Shera-
den c/o Gardner and Stevens,
P.C., 109 West Main Street,
Ephrata, PA 17522.
Attorney: Kurt A. Gardner.

**Snyder, Sylvia M. a/k/a Sylvia
Maurer Snyder,** dec'd.

Late of Columbia Borough.
Co-Executors: Edward Sny-
der, Jr., Steve Snyder c/o
John W. Metzger, Esquire, 901
Rohrerstown Road, Lancaster,
PA 17601.
Attorneys: Metzger and Spen-
cer, LLP.

Ulrich, Nancy H., dec'd.

Late of Quarryville.
Executor: Parley Elroy Hess
c/o R. Samuel McMichael, Es-
quire, P.O. Box 296, Oxford, PA
19363.
Attorney: R. Samuel McMichael,
Esquire.

Wanner, Steven R., dec'd.

Late of Ephrata Township.
Executor: Barry L. Saylor, Jr.
c/o Jennifer L. Mejia, Mejia
Law Group, LLC, 1390 W. Main
Street, Ephrata, PA 17522.
Attorney: Mejia Law Group,
LLC.

Ward, Robert L., dec'd.

Late of Mount Joy Borough.
Executrix: Annie E. Bein-
hower c/o Jeffrey Gonick, PO
Box 604, East Petersburg, PA
17520.
Attorney: Jeffrey Gonick.

Welsh, Martin John, dec'd.

Late of Caernarvon Township.
Executor: Martin Craig Welsh,
1928 Birchwood Street, East
Earl, PA 17519.
Attorney: None.

ARTICLES OF DISSOLUTION

Notice is hereby given to all persons interested or who may be affected by **ANESTHESIA AND PAIN ASSOCIATES OF NORTHERN LANCASTER COUNTY, LTD.**, a Pennsylvania business corporation, that the Board of Directors are now engaged in winding up and settling the affairs of such corporation so that its existence shall be ended by the filing of Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988. Accordingly, ANESTHESIA AND PAIN ASSOCIATES OF NORTHERN LANCASTER COUNTY, LTD. is hereby providing notice of its dissolution and requests that all claims against the corporation be presented in writing and contain sufficient information reasonably to inform the corporation of the identity of the claimant and the substance of the claim. The claim must be sent to Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602, Attn: John T. Reed, Esq., Re: ANESTHESIA AND PAIN ASSOCIATES OF NORTHERN LANCASTER COUNTY, LTD. The deadline to submit such a claim is 60 days after the date hereof and the claim will be barred if not received by that deadline. Furthermore, ANESTHESIA AND

PAIN ASSOCIATES OF NORTHERN LANCASTER COUNTY, LTD. may make distributions to other claimants and the shareholders of the corporation or persons interested as having been such without further notice to you.
BARLEY SNYDER LLP, Attorneys
J-12

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that **Bardell Holdings, Inc.**, of 415 N Prince Street, Suite 100, Lancaster, Lancaster County, Pennsylvania, 17603, has been incorporated under the provisions of the Business Corporation Law of 1988, in the Commonwealth of Pennsylvania, on January 1, 2024, by filing Articles of Incorporation.
SANTO G. SPATARO, ESQ.
AEVITAS LAW, PLLC
275 HESS BLVD., SUITE 101
LANCASTER, PA 17601
J-12

NOTICE IS HEREBY GIVEN that Articles of Incorporation - Nonprofit for the **Friends of COPA** have been filed with the Department of State of the Commonwealth of Pennsylvania on or about November 3, 2023 for the purpose of incorporating a domestic nonprofit corporation pursuant to the provisions of the Nonprofit Corporation Law of 1988 of the Commonwealth of Pennsylvania.
J-12

INSTRUMENTS OF CHRIST-HAITI, INC. was incorporated on December 19, 2023 under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, exclusively for charitable

and educational purposes.
Jeffrey P. Ouellet
APPEL, YOST & ZEE LLP
Attorneys

J-12

M&M REALTY COMPANY II
was incorporated January 1, 2024
under the provisions of the Penn-
sylvania Business Corporation
Law of 1988.

Charles F. Blumenstock, Jr.
APPEL, YOST & ZEE LLP
Attorneys

J-12

**Parkside at Lampeter Home-
owners Association** has been in-
corporated under the provisions of
Article B of the Nonprofit Corpora-
tion Law of 1988.

GIBBEL KRAYBILL & HESS LLP
Attorneys

J-12

Notice is hereby given that **STO-
RIES MADE NEW** was incorpo-
rated on January 1, 2024, under
the provisions of the Pennsylvania
Nonprofit Corporation Law of
1988, as amended. The corpora-
tion is organized exclusively for
charitable, religious, and educa-
tional purposes within the mean-
ing of IRC Section 501(c)(3). Nevin
D. Beiler, Esq, Attorney

J-12

CHANGE OF NAME NOTICES

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 (1)
Paraskeyas J. Hatzinikolas to
Patrick J. Hatzinikolas. A hearing
on the Petition will be held on Feb-
ruary 08, 2024 at 2 o'clock p.m. in

Courtroom No. 4 at the Lancast-
er County Courthouse, 50 North
Duke Street, Lancaster, Pennsyl-
vania, at which time any persons
interested may attend and show
cause, if any, why the Petition
should not be granted.

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IN THE COURT OF COMMON
PLEAS

CIVIL ACTION - LAW

No. CI-23-06423

IN RE: CHANGE OF NAME OF
PAUL M. DRELLOCK,

Petitioner

and

LAURA C. MILLER,

Party Petitioner

Notice is hereby given that the
Petition of **Paul M. Drellock** and
Laura C. Miller was filed in Court
of Common Pleas of Lancaster
County, Pennsylvania, at No. CI-
23-06423, seeking to change the
name of Petitioner from Paul M.
Drellock to Paul M. Hughes and
Party Petitioner from Laura C.
Miller to Laura C. Hughes. A Hear-
ing on the Petition will be held Fri-
day, March 22, 2024 at 2:45 p.m.
in Courtroom #4 of the Lancast-
er County Courthouse, 50 North
Duke Street, Lancaster, Pennsyl-
vania, at which any person inter-
ested may attend and show cause,
if any, why the Petition should not
be granted.

BENJAMIN A. GINGRICH, Esquire

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CORPORATE NOTICE

Registration of Foreign Nonprofit
Corporation: Notice is hereby given
that **UNITED STATES EVENT-
ING ASSOCIATION, INC.** filed
articles of foreign registration on

04/03/2023 under the Pennsylvania Nonprofit Corporation law of 1988. Commercial registered office provider is Harbor Business Compliance Corporation, Lancaster, PA.

J-12

FICTITIOUS NAME NOTICE

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on December 5, 2023, for **Tony Tours** with a principal place of business located at 138 Rockford Sq., Mountville, PA 17554 in Lancaster County. The individual interested in this business is Anthony Jannotta, also located 210 Lincoln Way W, McConnellsburg, PA 17233. This is filed in compliance with 54 Pa.C.S. 311.

J-12

NOTICE OF ANNUAL MEETING

ANNUAL MEETING

The Annual Meeting of the Members of the Donegal Mutual Insurance Company will be held by means of remote communication on

**THURSDAY, FEBRUARY 15,
2024**

commencing at 9:30 A.M. for the purpose of electing directors and the transaction of such other business as shall properly come before the said meeting or any adjournment thereof. Members may register to attend by sending an email to DMICAnnualMeeting@DonegalGroup.com, on or before February 14, 2024.

KEVIN G. BURKE, PRESIDENT
ATTEST: SHERI O. SMITH,
SECRETARY

D-29; J-5, 12

SUITS ENTERED

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

**December 27, 2023
to January 3, 2024**

AUNG, THAN TOE, AUNG, THAN T.; Kevon Hyatt; 00047; Love

BRUBAKER, CHEYENNE; Accelerated Inventory Management LLC; 00008; Tsarouhis

BRUBAKER, CHEYENNE; Accelerated Inventory Management LLC; 00009; Tsarouhis

CALDERONE, MARIEANDONIA; Linda D. Vangiesen Trust; 09038; Cook

CLARK, JANET; Rock Creek Capital LLC; 09106; Dougherty

COFRESI, IGNACIO; Accelerated Inventory Management LLC; 00027; Tsarouhis

COMMONWEALTH OF PENNSYLVANIA; Theodore Carson; 09069

COMMONWEALTH OF PENNSYLVANIA; Carsons Southside Tire & Auto; 09071

D R HACKMAN INC., R D HACKMAN & SONS, WEST, DAVID W.; SRS Distribution Inc; 09037; Auxer

FLUIDMASTER INC., WOHLSEN CONSTRUCTION COMPANY, JOHN DOE MANUFACTURER 1-5, JOHN DOE PLUMBER 1-5; Donegal Mutual Insurance Company; 09015; Iozzi

HOLBEIN, ROBIN; Forsythe Fi

nance LLC; 09048; Tsarouhis
KOHL, TROY; Amy Miller;
09128; Larsen
LAWRENCE, MARIA; Accelerated Inventory Management LLC; 00004; Tsarouhis
MARQUEZ, WELLINGTON; American Express National Bank; 00032; Edenhofner
OLVERA, SERGIO; Collins Asset Group LLC; 00012; Tsarouhis
PANYARD, JACK, LANCASTER-ONLINE-LNP; Lancaster County; 00035; McKeon
PICARD, MICHELE D.; Point Pleasant-Plumsteadville EMS; 09103; Bonner
RICKS, DAMIEN, RITZ, LORI A., RIDGE PROPERTY HOLDINGS LP; Wendi Lawder; 00015; Fulmer
Sepulveda Estate Of, Johnny M.; 09144; Isenberg
SHREINER, DEBRA L.; Cobblestone Court Condominium Association; 09033; Costlow
SNAVELY, KELSEY; Credit Corp Solutions Inc.; 09120; Morris
WEALAND, WHITNEY; Accelerated Inventory Management LLC; 00011; Tsarouhis

NOTICE



**SHERIFF SALE
OF VALUABLE
Real Estate**

**Wednesday, January 31, 2024
@ 10:00 a.m. Prevailing Time**

Pursuant to writs of Execution directed to me by the Court of Common Pleas of Lancaster County, Pa., I will expose the following Real Estate to public online auction conducted at <https://lancaster.pa.realforeclose.com/>

**on January 31, 2024
at 10:00AM to enforce the
judgment**

CONDITIONS OF SALE

Beginning January 1, 2024, the Lancaster County Sheriff, by and through his Solicitor Office, Burke & Hess, will be utilizing the online bidding service, REALAUC-TION. All bidding will be solely through this service and anyone interested in bidding is required to place their bids solely through REALAUC-TION. There are numerous other bidding services online,

some of which are fraudulent. REALAUC-TION is the only accepted service for Lancaster County Sheriff Sales.

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 must subsequently pay the balance of their bid within 30 days after the sale date.

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

If no petition has been filed to set aside a property sale, the Sheriff will execute and record a deed

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

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

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

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

sues and disputes.
Christopher Leppler,
Sheriff of Lancaster County
Burke & Hess, Solicitor

CI-22-07939

PHH MORTGAGE CORPORATION

vs

ANNA BRACHT, IN HER CAPACITY AS HEIR OF JOSEPH M KLEJNOWSKI AKA JOSEPH MICHAEL KLEJNOWSKI, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH M KLEJNOWSKI AKA JOSEPH MICHAEL KLEJNOWSKI

PROPERTY ADDRESS: 53 SADDLER DRIVE, CHRISTIANA, PA 17509

UPI / TAX PARCEL NUMBER: 550-83851-0-0000

JUDGMENT: \$143,270.80

REPUTED OWNERS: JOSEPH M. KLEJNOWSKI A/K/A JOSEPH MICHAEL KLEJNOWSKI, DECEASED

INSTRUMENT NO. 898036090

MUNICIPALITY: Township of Sadsbury

AREA: PRIMARY HOMESITE 21,780 SQ FT.

IMPROVEMENTS: RESIDENTIAL

CI-04-08099

WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE EMC MORTGAGE LOAN TRUST 2002-1, MORTGAGE

**PASS-THROUGH CERTIFI-
CATES SERIES 2002-A**

vs

**DONALD L. BARRON, MARIA
BARRON, UNITED STATES OF
AMERICA C/O THE UNITED
STATES ATTORNEY FOR THE
EASTERN DISTRICT OF PA**

PROPERTY ADDRESS: 1541 HIE-
MENZ ROAD, LANCASTER, PA
17601

UPI / TAX PARCEL NUMBER:
390-22880-0-0000

JUDGMENT: \$185,215.63

REPUTED OWNERS: Donald L.
Barron and Maria Barron
DEED BK. or INSTR. NO.: Book
2634, Page 75

MUNICIPALITY: Manheim Town-
ship

AREA: 0.53

IMPROVEMENTS: Residential
Dwelling

CI-23-03603

**U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION NOT
IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS TRUSTEE FOR
THE CIM TRUST 2023-NR1
MORTGAGE-BACKED NOTES,
SERIES 2023-NR1**

vs

**DERVIN BENDER A/K/A
DERVIN L. BENDER, CORRINA
BENDER A/K/A CORRINA C.
BENDER**

PROPERTY ADDRESS: 120
NORTH CHURCH AVENUE,
EPHRATA, PA 17522

UPI / TAX PARCEL NUMBER:
260-26655-0-0000

JUDGMENT: \$124,024.43

REPUTED OWNERS: CORRI-
NA BENDER A/K/A CORRINA
C. BENDER; DERVIN BENDER
A/K/A DERVIN L. BENDER
INSTRUMENT NO. 994034762
MUNICIPALITY: Borough of
Ephrata
AREA: PRIMARY HOMESITE
2,178 SQ FT.

IMPROVEMENTS: RESIDENTIAL

CI-23-01836

**SPECIALIZED LOAN SERVICING
LLC**

vs

**SHANNON BRINSON, CHANON
BRINSON**

PROPERTY ADDRESS: 523
NORTH PLUM STREET, LAN-
CASTER, PA 17602

UPI / TAX PARCEL NUMBER:
336-22441-0-0000

JUDGMENT: \$57,169.07

REPUTED OWNERS: Chanon
Brinson and Shannon Brinson,
husband and wife

DOCUMENT #: 6289351

MUNICIPALITY: City of Lancaster
AREA: N\A

IMPROVEMENTS: Residential
Dwelling

CI-22-02502

**FREEDOM MORTGAGE CORPO-
RATION**

vs

**MARCIA A. CHRISTINI A/K/A
MARCIA A. DIPPOLD CRISTINI,
IN HER CAPACITY AS HEIR OF
THE ESTATE OF KEVIN CRIS-
TINI, DECEASED, MARISSA
CRISTINI, IN HER CAPACITY**

**AS HEIR OF KEVIN CRISTINI
A/K/A KEVIN J. CRISTINI,
DECEASED, UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS OR AS-
SOCIATIONS, CLAIMING THE
RIGHT, TITLE OR INTEREST
FROM OR UNDER KEVIN CRIS-
TINI A/K/A KEVIN J. CRISTINI,
DECEASED, BEAU CRISTINI,
IN HIS CAPACITY AS HEIR OF
KEVIN CRISTINI A/K/A KEVIN
J. CRISTINI, DECEASED, JA-
NESSA CLARK, IN HER CAPAC-
ITY AS HEIR OF KEVIN CRISTI-
NI A/K/A KEVIN J. CRISTINI,
DECEASED**

PROPERTY ADDRESS: 12 EDGE-
WOOD DRIVE, LITITZ, PA 17543
UPI / TAX PARCEL NUMBER:
600-24364-0-0000
JUDGMENT: \$254,441.63
REPUTED OWNERS: KEVIN
CRISTINI
DEED INSTRUMENT NO.:
6272297
MUNICIPALITY: TOWNSHIP OF
WARWICK
IMPROVEMENTS: RESIDENTIAL
DWELLING

CI-22-02263

**MEB LOAN TRUST II, U.S.
BANK NATIONAL ASSOCIA-
TION, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS
TRUSTEE**

vs

**EDWARD W. CROPPER, THE
UNITED STATES ATTORNEY'S
OFFICE PENNSYLVANIA EAST-
ERN DISTRICT**

PROPERTY ADDRESS: 406 PARK-

WYNNE ROAD, LANCASTER, PA
17601

UPI / TAX PARCEL NUMBER:
390-00910-0-0000
JUDGMENT: 50,603.15
REPUTED OWNERS: Edward W.
Cropper
DEED BK. or INSTR. NO.:
5210911
MUNICIPALITY: Township of
Manheim
AREA: 10,019 Sq Ft.
IMPROVEMENTS: Single Family
Dwelling

CI-22-06114

**NATIONSTAR MORTGAGE LLC
D/B/A MR. COOPER**

vs

BRIAN DAVIS

PROPERTY ADDRESS: 2246
DONOUGH DRIVE, MANHEIM, PA
17545
UPI / TAX PARCEL NUMBER:
540-45793-0-0000
JUDGMENT: \$218,652.54
REPUTED OWNERS: BRIAN
DAVIS
DEED INSTRUMENT NO.:
6350335
MUNICIPALITY: TOWNSHIP OF
RAPHO
IMPROVEMENTS: RESIDENTIAL
DWELLING

CI-22-06208

CITIMORTGAGE, INC.

vs

TODD D. EISENHAUR

PROPERTY ADDRESS: 428 MAN-
OR STREET, COLUMBIA, PA
17512

UPI / TAX PARCEL NUMBER:
110-57113-0-0000
JUDGMENT: \$175,085.17
REPUTED OWNERS: TODD D. EISENHAUR
INSTRUMENT NO. 5030117
MUNICIPALITY: Ninth Ward of Columbia Borough,
AREA: PRIMARY HOMESITE
2,178 SQ FT.
IMPROVEMENTS: RESIDENTIAL

CI-22-07812

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

vs

TARA A. GERHART A/K/A TARA A. WEIK

PROPERTY ADDRESS: 135 NORTH LIBERTY STREET, LITITZ, PA 17543
UPI / TAX PARCEL NUMBER: 370-53112-0-0000
JUDGMENT: \$135,289.32
REPUTED OWNERS: Tara A. Gerhart
INSTR. NO. 20045374678
MUNICIPALITY: Borough of Lititz
AREA: 0.09 acres
IMPROVEMENTS: Single Family Residential Dwelling

CI-20-00506

WILMINGTON TRUST, NA, SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE, FOR THE BENEFIT OF REGISTERED HOLDERS OF STRUCTURED ASSET MORT-

GAGE INVESTMENTS II TRUST 2007-AR3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR3

vs

DAVID J GOLDBERGER, SR

PROPERTY ADDRESS: 1555 RIDGEVIEW AVE, LANCASTER, PA 17603

UPI / TAX PARCEL NUMBER: 290-03942-0-0000

JUDGMENT: \$286,127.74

REPUTED OWNERS: David J. Goldberger

DEED BK. 95 and PAGE 72 or INSTR. NO. 986038290

MUNICIPALITY: East Hempfield Township

AREA: 0.21 acres

IMPROVEMENTS: Single Family Residential Dwelling

CI-22-00333

MORTGAGE ASSETS MANAGEMENT, LLC

vs

CARIN HAMER, A/K/A CARIN CROUCH, KNOWN HEIR, OF JOAN Y. CROUCH, DECEASED, WAYNE CROUCH,

KNOWN HEIR OF JOAN T. CROUCH, DECEASED, UNKNOWN HEIRS, SUCCESSORS, AND ASSIGNS AND ALL PERSONS, FIRMS, AND ASSOCIATIONS CLAIMING RIGHT, TITLE AND INTEREST FROM OR UNDER JOAN T. CROUCH, DECEASED

PROPERTY ADDRESS: 1021 ELBOW ROAD, LITITZ, PA 17543

UPI / TAX PARCEL NUMBER: 600-50421-0-0000

JUDGMENT: \$277,974.72
REPUTED OWNERS: CARIN
HAMER A/K/A CARIN CROUCH,
KNOWN HEIR, OF JOAN Y.
CROUCH, DECEASED
WAYNE CROUCH, KNOWN
HEIR OF JOAN T. CROUCH, DE-
CEASED
DEED BK. AND PAGE OR INSTR.
NO.: 5167616
MUNICIPALITY: TOWNSHIP OF
WARWICK
AREA: 0.3500 ACRES
IMPROVEMENTS: RESIDENTIAL
DWELLING

**CI-19-08451
PENN TOWNSHIP**

vs

**GARY G. HAUCK, LEA P.
HAUCK**

PROPERTY ADDRESS: 370
SOUTH MAIN STREET, MAN-
HEIM, PA 17545
UPI / TAX PARCEL NUMBER:
500-31340-0-0000
JUDGMENT: \$2,523.35
REPUTED OWNERS: Gary G.
Hauck and Lea P. Hauck
DEED BK. and PAGE or INSTR.
NO.: Book 5012, Page 168
MUNICIPALITY: Penn Township
AREA: .71 Acres
IMPROVEMENTS: Auto Body/
Tire Shop

CI-22-04596

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

**TRUST C/O U.S. BANK TRUST
NATIONAL ASSOCIATION**

vs

**CONNIE D HEARN, THE UN-
KNOWN HEIRS OF DONALD C.
BRADY, DECEASED**

PROPERTY ADDRESS: 451 NEW
DORWART STREET, LANCASTER,
PA 17603-5643
UPI / TAX PARCEL NUMBER:
338-78747-0-0000
JUDGMENT: \$100,039.61
REPUTED OWNERS: Connie D.
Hearn and The Unknown Heirs of
Donald C. Brady, Deceased
DEED BK. and PAGE or INSTR.
NO.: 6929, 0001
MUNICIPALITY: Lancaster
AREA:
IMPROVEMENTS:

CI-22-07498

**U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR LEGACY MORTGAGE AS-
SET TRUST 2020-GS2**

vs

**JOHN L HUGHES, JR
PROPERTY ADDRESS: 40 FAIR-
VIEW AVENUE, LANCASTER, PA
17603**

UPI / TAX PARCEL NUMBER:
338-29697-0-0000
JUDGMENT: \$105,605.01
REPUTED OWNERS: John L.
Hughes, Jr. and Janice L. Hughes
DEED BK. or INSTR. NO.: Book:
6112, Page: 674
MUNICIPALITY: Lancaster City
AREA: 1,742
IMPROVEMENTS: Residential

Dwelling

CI-23-04476
LOAN RANGER, LP

vs

SAM LUGO, DANIEL J. FISCH
PROPERTY ADDRESS: 447
CHERRY STREET, COLUMBIA,
PA 17512
UPI / TAX PARCEL NUMBER:
110-74619-0-0000
JUDGMENT: \$233,875.75
REPUTED OWNERS: Sam Lugo
and Daniel J. Frisch
DEED BK. and PAGE or INSTR.
NO.: 6659798
MUNICIPALITY: Columbia Bor-
ough
AREA: 5,730 Square Feet, More
or Less
IMPROVEMENTS: Combination
Store and Dwelling House

CI-23-04477
LOAN RANGER, LP

vs

SAM LUGO

PROPERTY ADDRESS: 28 WEST
STRAWBERRY STREET, LAN-
CASTER, PA 17603
UPI / TAX PARCEL NUMBER:
338-19275-0-0000
JUDGMENT: \$206,197.61
REPUTED OWNERS: Sam Lugo
DEED BK. and PAGE or INSTR.
NO.: 6667174
MUNICIPALITY: Lancaster City
AREA: 679 Square Feet, More or
Less
IMPROVEMENTS: Combination
Store and Dwelling House

CI-22-07110

**PNC BANK, NATIONAL ASSOCI-
ATION SUCCESSOR BY MERG-
ER TO BLC BANK, NATIONAL
ASSOCIATION F/K/A BANK OF
LANCASTER COUNTY, NATION-
AL ASSOCIATION**

vs

**DOUGLAS S. METZ AKA DOUG-
LAS METZ, TAMMY L. METZ
AKA TAMMY METZ**

PROPERTY ADDRESS: 94 WEST
MAIN STREET, BROWNSTOWN,
PA 17508
UPI / TAX PARCEL NUMBER:
210-61827-0-0000
JUDGMENT: \$71,133.40
REPUTED OWNERS: Tammy L.
Metz aka Tammy Metz and Dou-
glas S. Metz aka Douglas Metz
DEED BK. and PAGE or INSTR.
NO.: 5675088
MUNICIPALITY: West Earl Town-
ship
AREA: County of Lancaster
IMPROVEMENTS: Dwelling

CI-22-02857

**LAKEVIEW LOAN SERVICING,
LLC**

vs

GLENN MULL, KAREN A. MULL

PROPERTY ADDRESS: 12 OAK
LANE, STEVENS, PA 17578
UPI / TAX PARCEL NUMBER:
080-05400-0-0000
JUDGMENT: \$263,958.07
REPUTED OWNERS: Glenn Mull
and Karen A. Mull
INSTRUMENT #: 6470701
MUNICIPALITY: Township of East
Cocalico

AREA: N\A
IMPROVEMENTS: Residential
Dwelling

MUNICIPALITY: West Lampeter
Township
AREA: +/-
IMPROVEMENTS: Two-Story
Condo

CI-18-03791

**FREEDOM MORTGAGE CORPO-
RATION**

vs

**HUMBERTO PALMER, JR, LISA
PALMER A/K/A LISA J. PALM-
ER**

PROPERTY ADDRESS: 213 SKY-
LINE DRIVE, WILLOW STREET,
PA 17584-9335
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
DEED INSTRUMENT NO.:
6244539
MUNICIPALITY: PEQUEA TOWN-
SHIP
IMPROVEMENTS: RESIDENTIAL
DWELLING

CI-23-01088

**SUBURBAN LANCASTER SEW-
ER AUTHORITY**

vs

JON D. POETZL

PROPERTY ADDRESS: 127 RIV-
ER BEND PARK, LANCASTER, PA
17602
UPI / TAX PARCEL NUMBER:
320-10517-1-0127
JUDGMENT: \$3,579.25
REPUTED OWNERS: JON D.
POETZL
DEED BK. or INSTR. NO.:
6182255

CI-23-02208

BOROUGH OF ADAMSTOWN

vs

**ANTONIO G. POLVERINI, JU-
DITH L. POLVERINI**

PROPERTY ADDRESS: 84 WEST
MAIN STREET, ADAMSTOWN, PA
19501
UPI / TAX PARCEL NUMBER:
010-75287-0-0000
JUDGMENT: \$34,362.62
REPUTED OWNERS: Antonio G.
Polverini and Judith L. Polverini
DEED BK. or INSTR. NO.:
5239744
MUNICIPALITY: Adamstown
Borough
AREA: 3.72 acres, more or less
IMPROVEMENTS: Stone Apart-
ment Building and other stone
building

CI-23-02955

**U.S. BANK NATIONAL ASSOCI-
ATION**

vs

**MEGAN PROITTE, AS BE-
LIEVED HEIR AND/OR ADMIN-
ISTRATOR OF THE ESTATE
OF MARK F. STEININGER,
UNKNOWN HEIRS AND/
OR ADMINISTRATORS OF
THE ESTATE OF MARK F.
STEININGER (IF ANY)**

PROPERTY ADDRESS: 1324
WEST MAIN STREET, EPHRATA,

PA 17522
UPI / TAX PARCEL NUMBER:
260-53328-0-0000
JUDGMENT: \$148,533.48
REPUTED OWNERS: Mark F.
Steinger
INSTR. NO.: 6260923
MUNICIPALITY: Borough of
Ephrata
AREA: N\A
IMPROVEMENTS: Residential
Dwelling

CI-22-06926

**THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK AS TRUSTEE FOR
THE CERTIFICATEHOLDERS
CWABS, INC., ASSET BACKED
CERTIFICATES, SERIES 2007-
13 C/O SHELLPOINT MORT-
GAGE SERVICING**

vs

DENNIS E. RIEHL

PROPERTY ADDRESS: 312 EAST
JACKSON STREET, NEW HOL-
LAND, PA 17557
UPI / TAX PARCEL NUMBER:
480-22429-0-0000
JUDGMENT: \$179,192.68
REPUTED OWNERS: DENNIS E.
RIEHL
DEED BK. AND PAGE OR INSTR.
NO.: DEED BOOK 6326, PAGE
66
MUNICIPALITY: BOROUGH OF
NEW HOLLAND
AREA: 0.1100 ACRES
IMPROVEMENTS: RESIDENTIAL
DWELLING

CI-23-04093

MIDFIRST BANK

vs

**ANNA L RODRIGUEZ, ZACHARY
H.A. WALKER A/K/A ZACHARY
HYDEN ALTON WALKER, THE
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT**

PROPERTY ADDRESS: 673 WEST
VINE STREET, LANCASTER, PA
17603
UPI / TAX PARCEL NUMBER:
338-24232-0-0000
JUDGMENT:\$36,906.44
REPUTED OWNER(S):ANNA L.
RODRIGUEZ and ZACHARY
H.A. WALKER A/K/A ZACHARY
HAYDEN ALTON WALKER
DEED or INSTRUMENT
NO:6689887
MUNICIPALITY: City of Lancaster
AREA: 19 x 78
IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

CI-17-10212

**U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUST-
EE FOR RCF 2 ACQUISITION
TRUST C/O SELENE FINANCE**

LP

vs

**DAVID A. SHUMAN A/K/A DA-
VID SCHUMAN**

PROPERTY ADDRESS: 860C
REAR GREENVILLE ROAD, DEN-
VER, PA 17517
UPI / TAX PARCEL NUMBER:
090-83287-0-0000
JUDGMENT: \$139,442.90
REPUTED OWNERS: DAVID A.
SHUMAN A/K/A DAVID SHUMAN

DEED BK. AND PAGE OR INSTR. NO.:5402382
MUNICIPALITY: WEST COCALICO TOWNSHIP
AREA: 0.17
IMPROVEMENTS: RESIDENTIAL DWELLING

CI-23-01480

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

vs

JOHN SMITH A/K/A JOHN G. SMITH, JR., UNITED STATES OF AMERICA

PROPERTY ADDRESS: 28 WEST MANOR STREET, WASHINGTON BORO, PA 17582
UPI / TAX PARCEL NUMBER: 410-51022-0-0000
JUDGMENT: \$48,350.73
REPUTED OWNERS: John Smith a/k/a John G. Smith, Jr. and United States of America
DEED BK. and PAGE or INSTR. NO.: 4492, 0592
MUNICIPALITY: Washington Boro
AREA:
IMPROVEMENTS:

CI-23-01266

DEVELOPERS 1,000 INC. D/B/A CONCORD CONSTRUCTION & DEVELOPMENT CORP.

vs

MARCUS S. SMITH, CHARISSE PEREZ, JENNIFER ANN KING

PROPERTY ADDRESS: 511 PERSHING AVENUE, LANCASTER, PA 17602
UPI / TAX PARCEL NUMBER: 337-37140-0-0000
JUDGMENT: \$15,302.33
REPUTED OWNERS: Jennifer Ann King
DEED BK. and PAGE or INSTR. NO.: 000033130
MUNICIPALITY: Lancaster City
AREA: Residential – Two Story Inside Unit
IMPROVEMENTS: N/A

CI-22-07051

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

vs

BRYAN M SPEESE

PROPERTY ADDRESS: 1100 WILLIAMSBURG ROAD, LANCASTER, PA 17603-7108
UPI / TAX PARCEL NUMBER: 410-08865-0-0000
JUDGMENT: \$163,243.53
REPUTED OWNERS: BRYAN M. SPEESE
INSTRUMENT NO. 6452477
MUNICIPALITY: Township of Manor,
AREA: PRIMARY HOMESITE 6,098 SQ FT.
IMPROVEMENTS: RESIDENTIAL

CI-19-01422

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

vs

**DOUGLAS S. STUMP, LORI ANN
HAULMAN**

PROPERTY ADDRESS: 98 SOUTH
KING STREET, STEVENS, PA
17578
UPI / TAX PARCEL NUMBER:
090-98044-0-0000
JUDGMENT: \$198,791.86
REPUTED OWNERS: DOUGLAS
S. STUMP; LORI ANN HAULMAN
INSTRUMENT NO. 5358543
MUNICIPALITY: VILLAGE OF
SCHOENECK, WEST COCALICO
TOWNSHIP
AREA: PRIMARY HOMESITE
6,534 SQ FT.
IMPROVEMENTS: RESIDENTIAL

CI-22-07579

**ROCKET MORTGAGE, LLC
F/K/A QUICKEN LOANS LLC**

vs

**JOHN TRIMBLE, TAMMY KIN-
NARD**

PROPERTY ADDRESS: 174 S 8TH
ST, COLUMBIA, PA 17512-1504
UPI / TAX PARCEL NUMBER:
110-25436-0-0000
JUDGMENT: \$159,320.35
REPUTED OWNERS: John Trim-
ble and Tammy Kinnard
DEED BK. and PAGE or INSTR.
NO.: 6674236
MUNICIPALITY: COLUMBIA
AREA:
IMPROVEMENTS:

CI-23-04113

**PENNYMAC LOAN SERVICES,
LLC**

vs

COREY TWYMAN AS ADMINIS-

**TRATOR OF THE ESTATE OF
TERRY F. WHITE AKA TERRY
WHITE, DECEASED**

PROPERTY ADDRESS: 207 EAST
MAIN STREET, ADAMSTOWN, PA
19501
UPI / TAX PARCEL NUMBER:
010-65092-0-0000
JUDGMENT: \$164,298.85
REPUTED OWNERS: COREY
TWYMAN as Administrator of the
Estate of TERRY F. WHITE AKA
TERRY WHITE,
Deceased
DEED BK. or INSTR. NO.:
6617303
MUNICIPALITY: BOROUGH OF
ADAMSTOWN
AREA: 6,098 SQ FT
IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

CI-22-03136

**LANCASTER REALTY CAPITAL,
LP**

vs

ZACHARY H.A. WALKER

PROPERTY ADDRESS: 610 RACE
AVENUE, LANCASTER, PA 17603
UPI / TAX PARCEL NUMBER:
339-88297-0-0000
JUDGMENT: \$133,694.79
REPUTED OWNERS: Zachary
H.A. Walker
DEED BK. and PAGE or INSTR.
NO.: 6413696
MUNICIPALITY: City of Lancaster
AREA:
IMPROVEMENTS: