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*Court of Common Pleas of Lancaster County*  
**Civil Action- Law**

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Sheetz, Inc. v. Mt. Joy Investors, LLC

Real Estate Law – Preliminary Injunction – Express Easement

Defendants’ decision to unilaterally block plaintiff’s access easement for the duration of construction despite an express easement agreement to the contrary interfered with the plaintiff’s property rights and constituted irreparable harm.

Opinion. Sheetz, Inc. v. Mt. Joy Investors, LLC. No. CI-22-01575.

OPINION BY BROWN, J., April 13, 2021. This matter is before the court on Plaintiff Sheetz, Inc. (“Sheetz”) complaint and motion for a preliminary injunction filed March 21, 2022. This dispute involves the temporary closure of a road during the development of a lot adjoining a Sheetz convenience store located at 1555 East Main Street, Mt. Joy in Rapho Township, (the “Sheetz Property” or “Lot M-1”) south of Pennsylvania Route 283. After a hearing attended by both parties with counsel this matter is ripe for review.

**I. BACKGROUND**

Sheetz is a Pennsylvania corporation based in Claysburg, Pennsylvania. The record owner of the Sheetz Property is W.M.P. Ltd., a Pennsylvania limited partnership based in Lancaster, Pennsylvania. W.M.P Ltd.’s predecessor-in-title, the Murry Companies, granted Sheetz a long-term ground lease of the Sheetz Property by a Lease Agreement dated August 10, 1998.

Defendant Mt. Joy Investors, LLC (“Mt. Joy”) is a Pennsylvania limited liability company based in Conshohocken, Pennsylvania. Mt. Joy owns the property located at 15801581 Strickler Road, Rapho Township, (the “Mt. Joy Property” or “Lot M-5”) . Mt. Joy purchased Lot M-5 from Wesley E. Murry by deed dated March 17, 2020. The Sheetz and Mt. Joy properties are adjacent to each other and both front on Esbenshade Road in Rapho Township.

Defendant Summerwood Corporation (“Summerwood”), the developer for Mt. Joy’s ongoing development project on Lot M-5, is a Pennsylvania entity with the same address as Mt. Joy. Defendant AE Manning, Inc. (“Manning”), a Pennsylvania corporation based in Zieglersville, Pennsylvania, serves as the contractor for and on behalf of Defendants Mt. Joy and Summerwood.

On February 28, 2001, Murry Companies and Sheetz, Inc. entered an “Access Agreement and Deed of Easement” (the “Easement”). Compl. Ex. “A”. The Easement provides Sheetz with “a perpetual, non-exclusive, easement and a free uninterrupted and permanent thirty foot (30’) wide right-of-way for the purpose of ingress, egress and regress of persons and vehicles upon, over and across Lot M4 and M5 as depicted in the Subdivision plan”. *Id.* ¶ 2. Lot M-4 is adjacent to Lot M-5 on the western border of Lot M-5. Lots M-4 and M-5 are adjacent to the Sheetz Property

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(M-1) on the northern border of the Sheetz Property.

The Access Agreement further provides that the Easement will not be obstructed in any manner at any time. Specifically, the Access Easement provides: No Obstruction to Access Easement.

“Sheetz and Murry covenant and agree that no barriers, fences, curbs or other obstruction to the free and unhampered use of the Access Easement shall hereafter be permitted, nor shall any automobiles, trucks, motor vehicles or other personal property be parked or stored upon the Access Easement Area, nor shall any building or other structure be erected on or permitted upon any part of the Access Easement Area.”

Complaint, Ex. “A”, ¶ 6.

On June 18, 2019, Sheetz’s lessor, W.M.P. Ltd., and Mt. Joy’s predecessor, Wesley E. Murry, entered a Declaration of Easement (the “Declaration of Easement”). The Declaration of Easement is consistent with the Access Agreement and makes specific provision for the use of an “egress lane” otherwise known as “Sheetz Lane”. Sheetz Lane extends north from the Sheetz Property through Lot M-5 along its border with the undeveloped Lot M-4, connecting the Sheetz Property to Strickler Road to the north. Strickler Road intersects Esbenshade Road, which allows access to Route 283, a major highway. The Declaration of Easement expressly provides for the easement’s use by Sheetz and its customers across Sheetz Lane to Strickler Road. Both lots M-1 and M-5 are specifically made the subjects of the Easement.

Upon its purchase of the Murry property, Mt. Joy signed and filed an express “Consent and Joinder” of the Declaration of Easement, agreeing to be bound to all its terms and conditions. See Complaint, Ex. “B”. The Declaration of Easement contemplates the eventual development of Lot M-5, but it expressly protects Lot M-1 (the Sheetz Property) from any disruption of the Access Easement during such construction. Paragraph 4.b of the Declaration of Easement provides as follows:

“No modification shall be made to the Egress Lane, except a portion of the Egress Lane that lies upon Lot M-5 (but not the point at which the Egress Lane enters and exits Lot M-1) may be relocated as necessary for the development of Lot M-5, provide that (i) **accommodations are made to ensure that (a) use of at least one lane of the Egress Lane to provide vehicular access to and from Strickler Road to Lot M-1 and Lot M-5 is not disrupted during any period of construction**, except from September 23, 2019 through January 16, 2020, when the Egress Lane may be completely closed as necessary for the development of Lot M-5, and (b) that **any disruption shall be for no longer than commercially reasonable in order to complete the work** required to be made to the Egress Lane (and the owner of Lot M-5 **shall reasonably coordinate with Sheetz regarding the schedule for closure** of the Egress Lane); and (ii) provided that **any relocation cannot result in a circuitous access route through Lot**

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**M-5 or otherwise negatively impact access to and from, or Sheetz use of Lot M-1”.**

Complaint, Ex. “B”, ¶ 4 (emphasis added).

The express language of the Declaration of Easement requires that use of “at least one lane” of the Egress Lane must remain “not disrupted” for vehicular access to and from Strickler Road during any period, except during the specific period between September 23, 2019 and January 16, 2020. *Id*

Defendants are nearing the completion of developing Lot M-5 to contain a Taco Bell and Starbucks. A final phase of completion involves improving Sheetz Lane. Defendants offered testimony that the safest way to improve Sheetz Lane is to shut down the entire traveled way of the road for up to 60 days.

To address traffic ingress and egress from the main highways to the Sheetz during this period of construction and shut down, defendants propose a detour of approximately one-half mile that takes travelers approximately an extra minute to travel. Sheetz objects to the detour and insists that defendants abide by the easement governing Sheetz Lane.

The Sheetz Lane exit is an essential means of ingress and egress for the Sheetz site. Both the entrances to the Sheetz facility from Esbenshade and East Main Street are “right in-right out” entrances only, meaning customers are not allowed to turn left out of the Sheetz site onto either Esbenshade or East Main Street. Thus, any Sheetz customer desiring to safely return to Route 283 to the north (to proceed either East or West) must use Sheetz Lane and Strickler Road.

Defendants’ proposal to close Sheetz Lane for a period of two (2) or more months is contrary to the express language of the Declaration of Easement. Sheetz has been operating at this location and relying on Access Easement for access since 2001, and its customers have become accustomed to using and relying upon the Access Easement for access to Strickler Road and, ultimately Route 283.

Sheetz presented the testimony of Michael LaCesa at the hearing. Mr. LaCesa is the Director of Real Estate: East Region, and he has been with Sheetz for more than twenty-five (25) years. Mr. LaCesa was personally responsible for the selection of this site and deemed access to Route 283 from the site critical at that time. Mr. LaCesa presented testimony that during certain times of the day, more than one car each minute uses Sheetz Lane.

Defendants presented evidence from Joseph DePasquale, the development manager for Summerwood. Mr. DePasquale testified that the parties discussed the closure of Sheetz Lane during a telephone call on February 8, 2022. During that meeting and in a follow up email, Sheetz requested the contractor not shut down Sheetz Lane and the parties discussed alternative solutions to shutting down Sheetz Lane. Mr. DePasquale testified that it is not impossible to leave one lane open on Sheetz Lane, but it is “impractical and dangerous”, and a better solution is to shut Sheetz Lane and use a detour. Mr. DePasquale admitted that none of the defendants had approached the owner of lot M-4 to see if

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access could be temporarily routed over M-4 during construction.

## II. CONCLUSIONS OF LAW

1. “The purpose of a preliminary injunction is to prevent irreparable injury or gross injustice by preserving the *status quo* as it exists or as it previously existed before the acts complained of in the complaint.” *Duquesne Light Co. v. Longue Vue Club*, 63 A.3d 270, 278 (Pa. Super. 2013).

2. Preliminary injunctive relief is proper where the party seeking such relief can demonstrate that (1) an injunction is necessary to prevent immediate and irreparable harm that cannot be adequately compensated by damages; (2) greater injury would result from refusing an injunction than from granting it, and concomitantly, that issuance of an injunction will not substantially harm other interested parties in the proceedings; (3) a preliminary injunction will properly restore the parties to their status as it existed immediately prior to the alleged wrongful conduct; (4) the activity it seeks to restrain is actionable and likely to prevail on the merits; (5) the injunction it seeks is reasonably suited to abate the offending activity; and (6) a preliminary injunction will not adversely affect the public interest. See *Summit Towne Ctr., Inc. v. Shoe Show of Rocky Mount, Inc.*, 828 A.2d 995, 1001 (Pa. 2003) (citations omitted).

3. All of the factors for issuance of a preliminary injunction weigh in favor of the issuance of a preliminary injunction.

4. When reviewing an express **easement, the language of the agreement, unless ambiguous, controls.** See *Fedorko Props., Inc. v. C.F. Zurn & Assocs.*, 720 A.2d 147, 149 (Pa. Super.1998).

5. The terms of the instrument conveying the interest are interpreted by applying general principles of contract law. See *Hann v. Saylor*, 562 A.2d 891, 893 (Pa. Super. 1989). Clear contractual terms that are capable of one reasonable interpretation must be given effect without reference to matters outside the contract. See *Samuel Rappaport Family P’ship v. Meridian Bank*, 657 A.2d 17, 21 (Pa. Super.1995).

6. Sheetz possesses an express easement over Lot M-4 and M-5 under the Access Agreement and Declaration of Easement.

7. The Declaration of Easement expressly requires that Mt. Joy ensure vehicular access across Sheetz Lane “not be disrupted” during construction of its own improvements on Lot M-5, including that at least one lane remain open for vehicular access during any period of construction.

8. The Declaration of Easement also expressly requires Mt. Joy to limit any construction-related disruption to what is commercially reasonable to accommodate the work, and to reasonably coordinate with Sheetz regarding the schedule for any such closure.

9. Defendants have no right to unilaterally block, close, or interfere with Sheetz’s easement rights to and across Sheetz Lane by its construction activities or any other activity that prevents Sheetz or its customers from using Sheetz Lane according to the terms of the Easement Agreement or the Declaration of Easement.

10. Defendants’ intended construction activities will block, close, or

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interfere with Sheetz's right to use the Easement in its intended fashion.

11. Because of the unique and intrinsic value of land, interference with property rights constitutes irreparable harm. See *Porter v. Chevron Appalachia, LLC*, 204 A.3d 411, 417 (Pa. Super. 2019); *Minard Run Oil Co. v. U.S. Forest Service*, 670 F.3d 236, 256 (3d Cir. 2011) ("where interests involving real property are at stake, preliminary injunctive relief can be particularly appropriate because of the unique nature of the property interest").

12. Sheetz will suffer immediate irreparable harm if Defendants are permitted to block and prevent any use of the Access Easement.

13. Where a party's conduct interferes with property rights, damages are not an adequate remedy. *Dodson v. Brown*, 70 Pa. Super. Ct. 359 (1918) (party seeking enforcement of a right to real property is entitled to a decree; damages may not be substituted); *Peters v. Davis*, 231 A.3d 748 (Pa. 1967); *Ventresca v. Ventresca*, 126 A.3d 515 (Pa Super. 1956).

14. Monetary damages will not adequately compensate Sheetz for the loss of its right to the use of the Access Easement for access to its property.

15. "[W]here one deliberately violates a restriction, injunctive relief should not be denied on the theory that the loss caused will be disproportionate to the good accomplished." *Northampton Twp. v. Parsons*, 2011 WL 10857845 (Pa. Commw. 2011) (benefit to community from basketball facility did not preclude injunctive relief where facility was built in violation of existing restrictions).

16. Defendants cite to *Consolidated Eagle, LTD v. BL GP LLC et al.*, 224 A.3d 796 (Pa. Super 2019), an unpublished Superior Court decision, for the proposition that interference with property rights does not constitute irreparable harm warranting injunctive relief. The court does not find *Consolidated Eagle* persuasive because it deals with air rights and trespasses to such rights by defendants that had been evident for an extended period.

17. The public interest is served by compliance with the express terms of the Access Agreement and the Declaration of the Easement because it would allow for the orderly movement of customer vehicles to and from the Sheetz Property to Strickler Road and Esbenshade Road.

18. Sheetz is entitled to a preliminary injunction barring Defendants from interfering with its easement rights.

19. Sheetz shall file a bond of \$100,000 for this injunction to be effective. See *Parkinson v. Lowe*, 760 A.2d 65, 68 (Pa. Super. 2000) (quoting *College Watercolor Group, Inc. v. William H. Newbauer, Inc.*, 360 A.2d 200, 207-08 (Pa. 1976)) ("The purpose of an injunction bond . . . is 'to protect [a party] in the event that the preliminary injunction was improperly granted and damages were sustained thereby.'")

### III. CONCLUSION

For the reasons stated above, the court grants Sheetz's request for preliminary injunction. An appropriate order follows.

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**ORDER**

AND NOW, this 13<sup>th</sup> day of April 2022, after a hearing on Plaintiff Sheetz's motion for preliminary injunction filed March 22, 2022 that was attended by counsel for both parties, it is ORDERED that

1. Sheetz has met the requirements for a preliminary injunction regarding defendants' proposed closure of Sheetz Lane, and its request for a preliminary injunction is GRANTED. Defendants are ENJOINED from completely closing Sheetz Lane and must abide by the terms of the Easement.
2. The order will be effective upon payment by Sheetz of a bond in the amount of \$100,000.

BY THE COURT:

LEONARD G. BROWN, III, JUDGE

**UNITED STATES COURT OF  
APPEALS FOR THE THIRD CIRCUIT**

**FOR IMMEDIATE RELEASE  
October 17, 2022**

Dolores K. Sloviter, former Chief Judge of the United States Court of Appeals for the Third Circuit, whose career as a trailblazing lawyer, law professor, and esteemed federal appellate judge for nearly thirty-seven years left an indelible imprint on both the practice of law and the federal judiciary, died on October 12, 2022, after a long illness. Judge Sloviter was 90 years old.

Speaking on behalf of the Court, current Third Circuit Court of Appeals Chief Judge Michael A. Chagares said, “Judge Sloviter was brilliant, fearless, and cared deeply about our Court. She was the first woman to serve on our Court and the first (and thus far only) woman to serve as our Chief Judge. Judge Sloviter was a remarkable individual whose many achievements in the law continue to command the admiration and respect of her former students, law clerks, and colleagues on the bench. She inspired generations of women to follow in her footsteps as lawyers and judges. My colleagues and I deeply mourn Judge Sloviter’s passing and cherish her legacy as a member of our Court and the Third Circuit legal community.”

Dolores Korman Sloviter was born September 5, 1932, in Philadelphia, the only child of Jewish immigrants from Poland. Judge Sloviter graduated from the Philadelphia High School for Girls and enrolled at Temple University, where she majored in Economics and received an undergraduate degree in 1953. At a time when few women were encouraged to enter the legal profession, Judge Sloviter enrolled at the University of Pennsylvania School of Law, where she was one of eight women in a class of 132 students. Judge Sloviter excelled academically in law school and received her LL.B. degree in 1956. Despite graduating with sterling credentials, she initially was offered jobs as a law librarian. Undeterred and courageous – two hallmarks of her long career – Judge Sloviter forged a successful path as a litigation lawyer and became one of the first female partners at a major Philadelphia law firm. Judge Sloviter was then part of a first-wave of women to enter the newly opened door to legal academia when she joined the faculty of the Temple University School of Law in 1972. She became a full professor at Temple in 1974, teaching courses in antitrust law, civil procedure, and elder law.

In 1979, President Carter appointed Judge Sloviter to fill a newly created seat on the Third Circuit Court of Appeals, making her the first female judge on the Court. Beginning in 1991, she served a full seven-year term as the Court’s first female Chief Judge. True to her commitment to the Court and its mission, Judge Sloviter continued to carry a full case load as an active judge for another fifteen years following her tenure as Chief Judge. Judge Sloviter decided to assume senior judge status on June 21, 2013 – exactly thirty-four years to the day from when she began her judicial tenure. She took inactive status in April 2016.

During her time as Chief Judge, Judge Sloviter formed a “Task Force on Equal Treatment in the Courts,” which examined issues of gender and racial bias in the Third Circuit courts. Through her leadership, the Court adopted a resolution which created mechanisms that continue to help ensure fairness for litigants, employees, and staff. Judge Sloviter’s caring and concern for equality in the workplace was reflected in her own practices in chambers. Judge Sloviter split one of her clerkship positions into two, part-time positions so that attorneys with families would not be forced to forego a prestigious clerkship opportunity. Her legacy of caring has shaped generations of lawyers who had the great fortune to be her students, interns, and law clerks.

In 1996, Judge Sloviter served on a special three-judge panel that was convened one week after President Clinton signed the Communications Decency Act (CDA), part of the Telecommunications Act of 1996. In a unanimous decision authored by Judge Sloviter, the panel ruled that the CDA was unconstitutional on its face. Judge Sloviter’s opinion in *ACLU v Reno* established important First Amendment protections for the internet. Over the course of her judicial career, Judge Sloviter authored approximately 808 precedential opinions.

Judge Sloviter was an adviser to the American Law Institute’s Federal Judicial Code Revision Project and became a life member of the ALI. She was also an active member of the National Constitution Center’s Board of Directors. Judge Sloviter received an award from the Fulbright Commission for Educational Interchange to lecture in Santiago, Chile, and she was conferred honorary degrees by several leading institutions, including Widener University School of Law, the University of Richmond, Temple University, and the Dickinson School of Law.

Judge Sloviter was the first federal judge to receive the Pennsylvania Bar Association’s Judicial Award, and she was awarded the James Wilson Award for Service to the Profession by the University of Pennsylvania Law School Alumni Society. The Philadelphia Bar Association conferred its prestigious Sandra Day O’Connor Award upon Judge Sloviter. Judge Sloviter was a frequent guest speaker at seminars and colloquia throughout the country and internationally, and was often asked to speak on issues concerning the federal courts, federal procedure, and women in the legal profession. Judge Sloviter made a career of breaking down barriers for women in the law and changing the status quo.

Judge Sloviter was predeceased by her husband of thirty-four years, Dr. Henry A. Sloviter. She is survived by her daughter Vikki Sloviter, son-in-law Justin Wheeler, and four grandchildren.



**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**

**Alleman, Doris J.**, dec'd.

Late of Penn Township.

Executors: Robert L. Alleman, Jr., Shawn Alleman c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorney: Young and Young.

**Aukamp, Merle M.**, dec'd.

Late of Drumore Township.

Executor: Merle M. Aukamp, Jr. c/o Nikolaus & Hohenadel, LLP, 303 West Fourth Street, Quarryville, PA 17566.

Attorney: Jeffrey S. Shank, Esquire.

**Borders, Eleanor L. a/k/a Eleanor Lilley Borders**, dec'd.

Late of West Lampeter Township.

Executrix: Melinda Lilley c/o

Vance E. Antonacci, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.

Attorney: McNees Wallace & Nurick LLC.

**Borrell, Thomas, Jr.**, dec'd.

Late of Quarryville.

Co-Administrators: Thomas J. Borrell and Kathleen Borrell, 213 E. State Street, Kennett Square, PA 19348.

Attorney: Neil E. Land, Esq., Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348.

**Cooper, Meadrith S.**, dec'd.

Late of Lancaster City.

Executor: Melissa Cooper Anderson c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorney: Young and Young.

**Dunlevy, J. Thomas a/k/a Joseph Thomas Dunlevy**, dec'd.

Late of the Township of East Hempfield.

Executors: Jan Longenecker, Jill Brewster c/o Gibble Law Offices, P.C., 126 East Main Street, Lititz, PA 17543.

Attorney: Stephen R. Gibble.

**Fasig, Rose K. a/k/a Rosie K. Fasig**, dec'd.

Late of Manheim Township.

Executor: Steven T. Fasig, 122 Randolph Dr., Elizabethtown, PA 17022.

Attorney: None.

**Feifer, Joseph P.**, dec'd.

Late of East Hempfield Town-

ship.

Executors: Eric Feifer, Greta Bogner c/o May Herr & Grosh, LLP, 49 North Duke Street, Lancaster, PA 17602.

Attorney: John H. May.

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**Gerfin, Charles R., III**, dec'd.

Late of Columbia Borough.

Co-Executrices: Betty Sue Ryno, Laurie Ann Gerfin-Lutz c/o Karl Kreiser, Esquire, 553 Locust Street, Columbia, PA 17512.

Attorney: Mountz & Kreiser, 553 Locust Street, Columbia, PA 17512.

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**Hawk, Margaret M.**, dec'd.

Late of Lancaster Township.

Executors: Melanie A. Hawk, Rachel M. Hawk c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.

Attorneys: Good & Harris, LLP.

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**Heidelbaugh, Janet M. a/k/a Janet Marie Heidelbaugh**, dec'd.

Late of Providence Township.

Executors: Milton J. Heidelbaugh, Jr. and Jodi L. Waltman c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: Jeffrey P. Ouellet, Esquire.

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**Kubala, Phyllis Eileen a/k/a Phyllis E. Kubala**, dec'd.

Late of West Lampeter Township.

Executor: Coleman R. Kubala c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorney: Linda Kling, Esq.,

Kling, Deibler & Glick, LLP.

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**LaVigne, Linda D.**, dec'd.

Late of the Township of Elizabeth.

Executors: Jeffrey C. LaVigne and Jessica D. Diffenderfer cc/o Douglas A. Smith, Attorney, P.O. Box 5349, Lancaster, PA 17606.  
Attorneys: Gibbel Kraybill & Hess LLP.:

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**Long, Edward A.**, dec'd.

Late of Mount Joy Township.

Executors: Theodore E. Long, Betty G. Long c/o Kegel Kelin Litts & Lord LLP, 24 North Lime Street, Lancaster, PA 17602

Attorney: Rhonda F. Lord, Esq.

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**Martin, Fay H.**, dec'd.

Late of Earl Township.

Executors: Jeffrey L. Martin, Lori S. Snyder, Gregory S. Martin c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.

Attorneys: Good & Harris, LLP.

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**McIvor, Sandra K. a/k/a Sandra Kay McIvor**, dec'd.

Late of Manheim Township.

Administrator: Chloe Christine Janik c/o Lucy F. Dowd, Lucy Dowd Law LLC, 342 N. Queen Street Rear, Lancaster, PA 17603.

Attorney: Lucy F. Dowd.

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**Nolan, Vincint J.**, dec'd.

Late of West Lampeter Township.

Executor: Vincent James Nolan, III c/o Kegel Kelin Litts & Lord LLP, 24 North Lime Street, Lan-

caster, PA 17602  
Attorney: Rhonda F. Lord, Esq.

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**Nonnemacher, David E.**, dec'd.

Late of East Earl Township.  
Executor: Lenore A McGonigle  
c/o Kling, Deibler & Glick, LLP,  
131 W. Main Street, New Hol-  
land, PA 17557.  
Attorney: Linda Kling, Esq.,  
Kling, Deibler & Glick, LLP.

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**Overpeck, Leon K.**, dec'd.

Late of Manheim Township.  
Executor: Robert F. Musser c/o  
Clymer Musser & Sarno, PC,  
408 West Chestnut Street, Lan-  
caster, PA 17603.  
Attorney: Robert F. Musser, Esq.

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**Petersheim, Isaac R.**, dec'd.

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

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**Price, Patricia A.**, dec'd.

Late of the Borough of Mount  
Joy.  
Co-Executors: Michael J. Zito,  
Matthew J. Zito c/o Richard J.  
Gromen, Jr., 3121C Mount Joy  
Road, Mount Joy, PA 17552.  
Attorney: Richard J. Gromen,  
Jr.

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**Rathsam, Thomas C. a/k/a  
Thomas Charles Rathsam**, dec'd.

Late of Manor Township.  
Executor: Robert A. Rathsam  
c/o Aevitas Law, PLLC, 1755 Or-

gon Pike, Suite 201, Lancaster,  
PA 17601.

Attorneys: Neil R. Vestermark,  
Esquire, Aevitas Law, PLLC.

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**Sauder, Lydia M.**, dec'd.

Late of West Earl Township.  
Executor: Norman H. Sauder  
c/o Good & Harris, LLP, 132  
West Main Street, New Holland,  
PA 17557.  
Attorneys: Good & Harris, LLP.

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**Shawkey, Maryhelen a/k/a Ma-  
ryhelen C. Shawkey**, dec'd.

Late of Manheim Township.  
Co-Executors: Michelle S.  
Kreidler, Michael Phillips c/o  
Vance E. Antonacci, Esquire,  
McNees Wallace & Nurick LLC,  
570 Lausch Lane, Suite 200,  
Lancaster, PA 17601.  
Attorney: McNees Wallace &  
Nurick LLC.

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**Shreffler, Twila E.**, dec'd.

Late of West Donegal Township.  
Executors: Scott Shreffler,  
Douglas Shreffler c/o Todd R.  
Williams, Jr., Esquire, Abom  
& Kutulakis, LLC, 2 West High  
Street, Carlisle, PA 17013.  
Attorney: Abom & Kutulakis,  
LLC.

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**Smith, Timothy H.**, dec'd.

Late of Akron Borough.  
Executrix: Cheryl D. Weaver c/o  
Angelo J. Fiorentino, Attorney,  
P.O. Box 5349, Lancaster, PA  
17606.  
Attorney: Gibbel Kraybill & Hess  
LLP.

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**Stoltzfus, Arie F.**, dec'd.

Late of Salisbury Township.  
Executors: Elam B. Stoltzfus,  
Abram P. Stoltzfus c/o Kling,  
Deibler & Glick, LLP, 131 W.  
Main Street, New Holland, PA  
17557.  
Attorney: Linda Kling, Esq.,  
Kling, Deibler & Glick, LLP.

**Stoltzfus, Mary L. a/k/a Mary  
Lovine Stoltzfus**, dec'd.

Late of West Earl Township.  
Executor: Aden D. Stoltzfus c/o  
Appel Yost & Zee LLP, 33 North  
Duke Street, Lancaster, PA  
17602.  
Attorney: Jeffrey P. Ouellet, Es-  
quire.

**VonStetten, Geraldine K.**, dec'd.

Late of W. Hempfield Township.  
Executors: Barry L. VonStetten,  
Debra K. Musser c/o 327 Locust  
Street, Columbia, PA 17512.  
Attorney: John F. Markel, Ni-  
kolaus & Hohenadel, LLP, 327  
Locust Street, Columbia, PA  
17512.

**Wert, Judith A.**, dec'd.

Late of Providence Township.  
Executor: Melissa Lyter c/o Ke-  
gel Kelin Litts & Lord LLP, 24  
North Lime Street, Lancaster,  
PA 17602  
Attorney: Rhonda F. Lord, Esq.

**Yingst, Bryan K.**, dec'd.

Late of Fulton Township.  
Executor: Brady C. Yingst c/o  
Potter & Shirk, LLC, 245 Butler  
Avenue, Suite 103, Lancaster,  
PA 17601.  
Attorney: Natalie A. Potter, Esq.

**Yost, Evelyn L.**, dec'd.

Late of Manheim Township.  
Executor: Carol A. Leed c/o Ke-  
gel Kelin Litts & Lord LLP, 24  
North Lime Street, Lancaster,  
PA 17602  
Attorney: Rhonda F. Lord, Esq.

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**SECOND PUBLICATION**

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**Alicea, Hector** dec'd.

Late of Lancaster City.  
Administrator: Jelimar Alicea  
c/o Barbara Reist Dillon, Es-  
quire, 212 North Queen Street,  
Lancaster, PA 17603.  
Attorney: Nikolaus & Hohe-  
nadel, LLP.

**Barto, Pamela S.**, dec'd.

Late of Mt. Joy Borough.  
Executors: Megan B. Diller, Brit-  
ta E. Wagner c/o 327 Locust  
Street, Columbia, PA 17512.  
Attorney: John F. Markel, Ni-  
kolaus & Hohenadel, LLP, 327  
Locust Street, Columbia, PA  
17512.

**Beauchamp, Delores A.**, dec'd.

Late of Salisbury Township.  
Executrix: Daniel Beauchamp,  
Rebecca Brown c/o Young and  
Young, 44 S. Main Street, P.O.  
Box 126, Manheim, PA 17545.  
Attorney: Young and Young.

**Beauchamp, Grant M.**, dec'd.

Late of Salisbury Township.  
Executrix: Daniel Beauchamp,  
Rebecca Brown c/o Young and  
Young, 44 S. Main Street, P.O.  
Box 126, Manheim, PA 17545.  
Attorney: Young and Young.

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**Burkholder, Gladys H.**, dec'd.

Late of Earl Township.  
Executor: John H. Burkholder  
c/o Good & Harris, LLP, 132  
West Main Street, New Holland,  
PA 17557.  
Attorneys: Good & Harris, LLP.

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**Butz, Gloria Mae a/k/a Gloria M. Butz a/k/a Gloria M. Creamer Butz**, dec'd.

Late of Lititz Borough.  
Adminstratrix: Eileen R.  
Hostetler c/o Mongiovi Law,  
LLC, 235 North Lime Street,  
Lancaster, PA 17602.  
Attorney: Michael J. Mongiovi.

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**Espenshade, John W.**, dec'd.

Late of Pequea Township.  
Executrix: Joan S. Espenshade  
c/o James R. Clark, Esquire,  
277 Millwood Road, Lancaster,  
PA 17603.  
Attorney: James R. Clark.

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**Fox, Ajiah Paige a/k/a Ajiah P. Fox**, dec'd.

Late of East Earl Township.  
Administrators: Joel L. Fox,  
Laura L. Fox c/o Kling, Deibler  
& Glick, LLP, 131 W. Main  
Street, New Holland, PA 17557.  
Attorney: Patrick A. Deibler,  
Esq., Kling, Deibler & Glick,  
LLP.

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**Gutshall, Kathryn E.**, dec'd.

Late of Conoy Township.  
Co-Executors: James W. Gut-  
shall, Jr., Jamie K. Sine c/o  
Scott E. Albert, Esq., 50 East  
Main Street, Mount Joy, PA  
17552.

Attorney: Scott E. Albert, Esq.

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**Hoopes, Janice T.**, dec'd.

Late of Sadsbury Township.  
Executor: David B. Hoopes c/o  
Justin J. Bollinger, Attorney,  
P.O. Box 5349, Lancaster, PA  
17606.  
Attorneys: Gibbel Kraybill &  
Hess LLP.

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**Hoover, Elmer W.**, dec'd.

Late of West Earl Township.  
Co-Executors: Wilmer S. Hoover,  
Ervin S. Hoover c/o Barley Sny-  
der LLP, 126 East King Street,  
Lancaster, PA 17602.  
Attorney: Randy R. Moyer, Es-  
quire, Barley Snyder LLP.

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**Hutson, William R.**, dec'd.

Late of Lancaster City.  
Executor: Padmini Mongia c/o  
May Herr & Grosh, LLP, 234  
North Duke Street, Lancaster,  
PA 17602.  
Attorney: Matthew A. Grosh.

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**Leid, Nadine J.**, dec'd.

Late of Denver Borough.  
Executor: Timothy S. Leid c/o  
Appel Yost & Zee LLP, 33 North  
Duke Street, Lancaster, PA  
17602.  
Attorney: James K. Noel, IV

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**Martin, Shirley A.**, dec'd.

Late of Manheim Township.  
Executrices: Jennifer L. Reeder,  
Suzanne L. Thiry c/o Russell,  
Krafft & Gruber, LLP, 101 North  
Pointe Blvd, Suite 202, Lancast-  
er, PA 17601.  
Attorney: Lindsay M. Schoene-  
berger, Esquire.

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**Minnich, Cynthia H.**, dec'd.

Late of East Hempfield Township.

Co-Executors: David A. Minnich, Deborah Rivera c/o Steven R. Blair, Attorney at Law, 650 Delp Road, Lancaster, PA 17601.

Attorney: Steven R. Blair, Esq.

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**Moser, William J., Jr.**, dec'd.

Late of East Cocalico Township.

Executrix: Valerie A. Varacalli c/o A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.

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

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**Moyer, Norman G.**, dec'd.

Late of Rapho Twp., Formerly of Franconia Twp.

Executors: Gerald M. Moyer, 1660 Derstine Rd., Souderton, PA 18964, Marilyn Gerhart, 2202 Kilmer Rd., Manheim, PA 17545.

Attorney: Charlotte A. Hunsberger, Esquire, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964.

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**Patterson, Honorata F.**, dec'd.

Late of East Donegal Township.

Executrix: Alice Ober c/o Russell, Krafft & Gruber, LLP, 101 North Pointe Blvd., Suite 202, Lancaster, PA 17601.

Attorney: Nichole M. Baer.

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**Peifer, David C.**, dec'd.

Late of the Borough of Elizabethtown.

Administratrix: Donna R. Peifer

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c/o Randall K. Miller, Esquire, 659 E. Willow Street, Elizabethtown, PA 17022.

Attorney: Law Office of Attorney Randall K. Miller.

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**Quintilli, Marcel P.**, dec'd.

Late of Elizabeth Township.

Executor: Beth Ann Quintilli.

Attorney: Reilly Wolfson Law Office, 1601 Cornwall Road, Lebanon, PA 17042.

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**Riska, Wayne M.**, dec'd.

Late of the Borough of East Petersburg.

Administratrix: Jacquelyn K. Marsh c/o Marci S. Miller, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorney: Gibbel Kraybill & Hess LLP.

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**Rivera, Aida**, dec'd.

Late of Lancaster City.

Administrator: Samuel Rivera, 901 E. 22<sup>nd</sup> St., Apt. 4, Chester, PA 19013.

Attorney: Jennifer M. Merx, Atty., Skarlatos Zonarich, 320 Market St., Ste. 600W, Harrisburg, PA 17101.

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**Rose, Maurice E.**, dec'd.

Late of Penn Township.

Executrix: Pamela B. Drenner c/o Nancy Mayer Hughes, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

Attorney: Nancy Mayer Hughes-Barley Snyder LLP.

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**Schneider, Glenn C.**, dec'd.

Late of Lancaster City.

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Executor: Dale W. Schneider,  
Law Office of Elizabeth A. Bart-  
low, 8 N. Queen Street, Suite  
700-H, Lancaster, PA 17603.

Attorney: Elizabeth A. Bartlow,  
Esquire.

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**Shenk, Ellen M.**, dec'd.

Late of Lancaster.

Executor: Janet Woodfin, 1321  
Belle Valley Road, Lancaster, PA  
17603.

Attorney: None.

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**Steedle, Deloris S.**, dec'd.

Late of Earl Township.

Executrix: Diane S. Hertzler c/o  
Good & Harris, LLP, 132 West  
Main Street, New Holland, PA  
17557.

Attorneys: Good & Harris, LLP.

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**Upton, Janet M.**, dec'd.

Late of Earl Township.

Administrator: Kenneth Upton  
c/o Barley Snyder, LLP, 2755  
Century Blvd., Wyomissing, PA  
19610.

Attorney: William R. Blumer,  
Esquire- Barley Snyder, LLP.

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**Walker, Michael F.**, dec'd.

Late of East Cocalico Township.

Executor: Frances A. Walker,  
4334 Penn Avenue, 2<sup>nd</sup> Floor,  
Sinking Spring, PA 19608.

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

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**Weaver, Judith C. a/k/a Judith  
Connor Weaver**, dec'd.

Late of Lancaster City.

Executor: Kevin R. Weaver c/o

O'Day Law Associates, 158 East  
Chestnut Street, Lancaster, PA  
17602.

Attorney: O'Day Law Associates.

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**Weber, Shirley G. a/k/a Shirley  
Grace Batori Weber**, dec'd.

Late of Manheim Township.

Personal Representative: Hei-  
di Kirsten Weber c/o John  
W. Metzger, Esquire, 901  
Rohrerstown Road, Lancaster,  
PA 17601.

Attorneys: Metzger and Spencer,  
LLP.

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**Winner, Mary Ellen W. a/k/a  
Mary Ellen Winner**, dec'd.

Late of Ephrata Township.

Executors: JoLynn Fieger, Rob-  
ert A. Winner c/o Robert E. Sis-  
ko, Esquire, 700 North Duke  
Street, P.O. Box 4686, Lancast-  
er, PA 17604-4686.

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

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**Zerbe, Deborah S.**, dec'd.

Late of Denver Borough.

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

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

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**THIRD PUBLICATION**

**Allen, Joyce G. a/k/a Joyce Gill  
Allen**, dec'd.

Late of Manheim Township.

Executors: Colleen Warren, Jes-  
se C. Robinson c/o Blakinger  
Thomas, PC, 28 Penn Square,  
Lancaster, PA 17603.

Attorneys: Blakinger Thomas,  
P.C.

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**Bowman, Melvin H.**, dec'd.

Late of Lititz Borough.  
Administrator: Richard D. Linderman, 41 E. High St., Pottstown, PA 19464.  
Attorney: Richard D. Linderman, Atty., OWM Law, 41 E. High St., Pottstown, PA 19464.

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**Broomall, Carolyn Ruth a/k/a Carolyn R. Broomall**, dec'd.

Late of Christiana Borough.  
Executrix: Debra Woods c/o Kristen R. Matthews, Esq., 257 Uwchan Ave., Ste. 1, Downingtown, PA 19665.  
Attorney: Kristen R. Matthews, Esq., Kristen Matthews Law, 257 Uwchan Ave., Ste. 1, Downingtown, PA 19665.

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**Cain, John B., II**, dec'd.

Late of Elizabethtown Borough.  
Executor: John B. Cain, III, 41 Old Friedensburg Rd., Reading, PA 19606.  
Attorney: Robert R. Kreitz, Esquire, Kreitz Gallen-Schutt, 1210 Broadcasting Rd., Ste. 103, Wyomissing, PA 19610.

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**Charles, Herbert M., Jr.**, dec'd.

Late of Manheim Township.  
Executor: Janet M. Charles c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.  
Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

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**Fisher, Rebecca A.**, dec'd.

Late of Strasburg Township.  
Executor: Kevin Fisher c/o Good

& Harris, LLP, 132 West Main Street, New Holland, PA 17557.  
Attorney: Good & Harris, LLP.

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**Frost, Uble Martin**, dec'd.

Late of Ephrata Township.  
Executrix: Holly A. Frost c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402.  
Attorney: Jeffrey R. Bellomo, Esquire.

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**Fry-McKennon, Ruth C. a/k/a Ruth Christine Fry McKennon**, dec'd.

Late of the Borough of Lititz.  
Executors: Christine Beth Gresh and Millard M. McKennon, III c/o Gibble Law Offices, P.C., 126 East Main Street, Lititz, PA 17543.  
Attorney: Stephen R. Gibble.

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**Gehman, Edna M.**, dec'd.

Late of Ephrata Township.  
Executor: Ronald G. Gehman c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.  
Attorney: Good & Harris, LLP.

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**Ginder, Anna L.**, dec'd.

Late of Clay Township.  
Co-Executrices: Joan E. Kline, Jill Nolt c/o Justin J. Bollinger, Attorney, P.O. Box 5349, Lancaster, PA 17606.  
Attorneys: Gibbel Kraybill & Hess LLP.

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**Glass, Linda Christine**, dec'd.

Late of Lancaster County.  
Executor: Tracey A. Reynolds c/o 624 Dorset Street, Lititz, PA



17543.  
Attorney: Puhl, Eastman & Thrasher.

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**Greider, Kenneth H. a/k/a Kenneth Herr Greider**, dec'd.

Late of Fulton Township.  
Executor: Kenneth N. Greider, 71 Peach Bottom Road, Peach Bottom, PA 17563.  
Attorney: None.

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**Groff, Donald C.**, dec'd.

Late of Eden Township.  
Executrix: Teresa L. Paxson c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.  
Attorney: Jeffrey P. Ouellet, Esquire.

---

**Groff, Joan D. a/k/a Joan Doris Groff**, dec'd.

Late of Manheim Township.  
Executor: Richard D. Groff c/o Barbara Reist Dillon, 212 North Queen Street, Lancaster, PA 17603.  
Attorney: Nikolaus & Hohenadel, LLP.

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**Houck, Wanda M.**, dec'd.

Late of East Lampeter Township.  
Executor/Administrator: Sharon S. Becker, John H. Becker c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.  
Attorney: Good & Harris, LLP.

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**Kadel, Louise M.**, dec'd.

Late of the Township of Manheim.  
Personal Representative: Patricia Kadel Maurer c/o Marci S.

Miller, Attorney, P.O. Box 5349, Lancaster, PA 17606.  
Attorney: Gibbel Kraybill & Hess LLP.

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**Kornfield, Beth**, dec'd.

Late of East Hempfield Township.  
Executor: Kevin H. Kornfield c/o Alspach and Ryder LLC, 232 N. Duke St., Lancaster, PA 17602.  
Attorney: Alspach and Ryder LLC.

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**Lamb, Bonnie L. a/k/a Bonnie Lee Lamb**, dec'd.

Late of Rapho Township.  
Executor: Melanie Adair c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.  
Attorney: Young and Young.

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**Lindley, Barbara J.**, dec'd.

Late of Manheim Township.  
Executrix: Carol A. Johnson c/o Blakinger Thomas, PC 28 Penn Square, Lancaster, PA 17603.  
Attorney: Blakinger Thomas, PC.

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**Longwell, Linda L.**, dec'd.

Late of Lancaster Township.  
Executor: Laura L. Lindt c/o 327 Locust Street, Columbia, PA 17512.  
Attorney: Michael S. Grab, Esquire, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

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**Martin, Rebecca M.**, dec'd.

Late of Earl Township.  
Executor: Melvin Z. Martin c/o H. Charles Benner, Attorney,

200 East Main Street, Leola, PA 17540.

Attorney: H. Charles Benner, Esq.

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**Mast, Mary Jane**, dec'd.

Late of Paradise Twp.

Executor: Robert Michael Persch c/o Dennis B. Young, Esq., 430 W. First Ave., Parkesburg, PA 19365.

Attorney: Dennis B. Young, Esq., 430 W. First Ave., Parkesburg, PA 19365.

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**Mertz, Ronald E.**, dec'd.

Late of Earl Township.

Executor: Sharon L. Evans, 2080 Park Chesapeake Drive, Lusby, MD, 20657.

Attorney: Kenneth E. Picardi, Esquire, Yergey, Daylor Allebach, Scheffey, Picardi, 1129 E. High Street, P.O. Box 776, Pottstown, PA 19464.

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**Miller, William R.**, dec'd.

Late of West Lampeter Township.

Executrix: Therese L. Miller, 511 Washington Grove Ln, Gaithersburg, MD 20877.

Attorney: None.

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**Morris, William J.**, dec'd.

Late of Elizabethtown.

Administrator: Allison M. Cleary, 1209 Sherwood Ct., Bellefonte, PA 16823.

Attorney: None.

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**Mountz, Julie A.**, dec'd.

Late of the Township of Ephrata.  
Administratrix: Debra L. Dull c/o Russell, Krafft & Gruber,

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LLP, 101 North Pointe Blvd., Suite 202, Lancaster, PA 17601.

Attorney: Lindsay M. Schoeneberger, Esquire.

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**Norris, Nancy B.**, dec'd.

Late of Lancaster Borough.

Executors: Douglas B. Norris, Brenda K. Norris c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.

Attorney: Jeffrey S. Shank, Esquire.

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**Odenwalt, Richard L.**, dec'd.

Late of Columbia Borough.

Executor: Barbara A. Odenwalt c/o 327 Locust Street, Columbia, PA 17512.

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

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**Price, Shirley J. a/k/a Shirley Jean Price a/k/a Shirley Price**, dec'd.

Late of West Earl Twp.

Co-Executors: Sharon L. Leonard, Donald G. Price, Jr. c/o H. Charles Benner, Attorney, 200 East Main Street, Leola, PA 17540.

Attorney: H. Charles Benner, Esq.

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**Reyes, Ricardo**, dec'd.

Late of Mount Joy Borough.

Administratrix: Iris Lopez c/o Douglas A. Smith, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

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**Simms, Alethia M.**, dec'd.

Late of Lancaster.  
Executor: Charlotte Godwin.  
Attorney: Lindsay Casadei, Esq.,  
Byler & Winkle, P.C., 363 West  
Roseville Road, Lancaster, PA  
17601.

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**Studlack, Grace B.**, dec'd.

Late of Manor Township.  
Executor: Timothy S. Studlack  
c/o May Herr & Grosh, LLP, 234  
North Duke Street, Lancaster,  
PA 17602.  
Attorney: Bradley A. Zuke.

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**Tavella, Nancy M.**, dec'd.

Late of Manheim Borough.  
Executor: Douglas S. Tavella c/o  
Young and Young, 44 S. Main  
Street, P.O. Box 126, Manheim,  
PA 17545.  
Attorney: Young and Young.

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**Taylor, Adrienne a/k/a Adrienne  
A. Mason Taylor a/k/a Adrienne  
Mason Taylor**, dec'd.

Late of Lancaster City.  
Executor: Junior Mason.  
Attorney: Ryan A. Webber, Es-  
quire, Webber Law, PLLC, 5000  
Ritter Road, Suite 202, Mechan-  
icsburg, PA 17055.

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**White, Harold F. a/k/a Harold F.  
White, Sr.**, dec'd.

Late of Lancaster.  
Executor: Michele E. White,  
10303 Fleming Ave., Bethesda,  
MD 20814.  
Attorney: Robert R. Kreitz, Es-  
quire, Kreitz Gallen-Schutt,  
1210 Broadcasting Rd., Ste.  
103, Wyomissing, PA 19610.

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**Winters, Rosemary**, dec'd.

Late of Lancaster City.  
Executor: Bridget Anderson c/o  
Barbara Reist Dillon, Esquire,  
212 North Queen Street, Lan-  
caster, PA 17603.  
Attorney: Nikolaus & Hohenadel,  
LLP.

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**Wiser, Mary M. a/k/a Mary Mar-  
garet Wiser**, dec'd.

Late of the Township of West  
Lampeter.  
Executor: Larry J. Wiser c/o  
Law Office of James Clark, 277  
Millwood Road, Lancaster, PA  
17603.  
Attorney: Trisha L. Lantz.

---

**Yeager, Marilyn R. a/k/a M. R.  
Yeager**, dec'd.

Late of E. Cocalico Twp.  
Executor: Jeffrey E. Yeager c/o  
J. William Widing, III, Esq., 2640  
Westview Dr., Wyomissing, PA  
19610.  
Attorney: J. William Widing, III,  
Atty., Kozloff Stouidt 2640 West-  
view Dr., Wyomissing, PA 19610.

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**ARTICLES OF INCORPORATION**

Notice is hereby given that a Cer-  
tificate of Organization- Domestic  
Limited Liability Company was  
filed with the Department of State  
for the Commonwealth of Pennsyl-  
vania on February 16, 2022 for a  
business limited liability compa-  
ny organized under the Business  
Corporation Law of the Common-  
wealth of Pennsylvania of 1988  
and the Limited Liability Company  
Law of 1994 of the Commonwealth  
of Pennsylvania as amended. The  
name of the company is:

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**CREEKSIDE PUPPIES LLC**

O-21

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Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania under the provisions of the Pennsylvania Non Profit Corporation Law of 1988 as amended on May 3, 2021 for **EASTGATE HOUSE OF PRAYER INC.**

O-21

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Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania under the provisions of the Pennsylvania Non Profit Corporation Law of 1988 as amended on November 1, 2021 for **PREPARING THE WAY MINISTRIES INC.**

O-21

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Notice is hereby given that a Certificate of Organization- Domestic Limited Liability Company was filed with the Department of State for the Commonwealth of Pennsylvania on February 16, 2022 for a business limited liability company organized under the Business Corporation Law of the Commonwealth of Pennsylvania of 1988 and the Limited Liability Company Law of 1994 of the Commonwealth of Pennsylvania as amended. The name of the company is:

**SHADY WILLOW GREENHOUSE LLC**

O-21

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Notice is hereby given that a Certificate of Organization- Domestic Limited Liability Company was filed with the Department of State

for the Commonwealth of Pennsylvania on February 16, 2022 for a business limited liability company organized under the Business Corporation Law of the Commonwealth of Pennsylvania of 1988 and the Limited Liability Company Law of 1994 of the Commonwealth of Pennsylvania as amended. The name of the company is:

**STILLWATER STABLES LLC**

O-21

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Lester M. Zimmerman, of New Holland, PA, did file with the Secretary of the Commonwealth of Pennsylvania on September 6, 2022 for the registration of the name

**ZIMMERMAN LEADERSHIP CONSULTING**

under which he intends to do business at 545 West Main Street, New Holland, PA 17557 pursuant to the provisions of the Act of Assembly of December 16, 1983 known as the Fictitious Name Act.

O-21

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**CORPORATE NOTICES**

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 September 30, 2022 for:

**EXODUS PROPERTY HOLDINGS, 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.

O-21

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October 6, 2022

Notice is hereby given that a Maryland business corporation known as

**Montgomery Design Build, Inc.** has registered to do business in the Commonwealth of Pennsylvania.

Wanda S. Whare, Esquire  
Nikolaus & Hohenadel, LLP  
Attorneys

O-21

Sale For: ELIZABETHTOWN AREA SCHOOL DISTRICT

Auctioneer: Hess Auction Group.

768 Graystone Road  
Manheim, PA 17545

O-7, 14, 21

**NOTICES OF PUBLIC AUCTIONS**

**PUBLIC AUCTION  
ELIZABETHTOWN AREA  
SCHOOL DISTRICT PROPERTY  
130 Alida Street, West Donegal  
Township, Lancaster, PA**

The property to be sold is the Property, defined as ALL THAT CERTAIN tract of land identified as Parcel I.D. # 160-09217-0-0000 and is the real property and improvements thereon described in the deed recorded in the Lancaster County Recorder of Deeds Office, Book M, Volume 89, Page 486 ("Property")

**containing 9.0 acres more or less**

On November 9, 2022 at 5:00 p.m., ELIZABETHTOWN AREA SCHOOL DISTRICT will sell at a public sale to be held at 35 Elm Avenue, Elizabethtown, PA, the Property containing 9.0 acres, more or less, and located at 130 Alida Street, West Donegal Township, Lancaster County, Pennsylvania, containing 9.0 acres, more or less.

REAL ESTATE: The Property.  
TERMS: 10% down, by check, day of sale, balance on or before December 20, 2022.

REAL ESTATE INSPECTIONS: by appointment, by contacting Hess Auction Group at 717-664-5238.

**PUBLIC AUCTION  
ELIZABETHTOWN AREA  
SCHOOL DISTRICT PROPERTY  
35 Elm Avenue, Elizabethtown  
Borough, Lancaster, PA**

The property to be sold is the Property, defined as ALL THAT CERTAIN tract of land identified as Parcel I.D. #250-58333-0-0000 and is the real property and improvements thereon described in the deed recorded in the Lancaster County Recorder of Deeds Office, Book G-44, Page 114 ("Property")

**containing 10.71 acres more or less**

On November 9, 2022 at 5:00 p.m., ELIZABETHTOWN AREA SCHOOL DISTRICT will sell at a public sale to be held at 35 Elm Avenue, Elizabethtown, PA, the Property containing 10.71 acres, more or less, and located at 35 Elm Avenue, Elizabethtown Borough, Lancaster County, Pennsylvania, containing 10.71 acres, more or less.

REAL ESTATE: The Property.

TERMS: 10% down, by check, day of sale, balance on or before December 20, 2022.

REAL ESTATE INSPECTIONS: by appointment, by contacting Hess Auction Group at 717-664-5238.

Sale For: ELIZABETHTOWN AREA SCHOOL DISTRICT

Auctioneer: Hess Auction Group.

768 Graystone Road  
Manheim, PA 17545

O-7, 14, 21

**PUBLIC AUCTION  
ELIZABETHTOWN AREA  
SCHOOL DISTRICT PROPERTY  
809 Mill Road, Elizabethtown  
Borough, Lancaster, PA**

The property to be sold is the Property, defined as ALL THAT CERTAIN tract of land identified as Parcel I.D. #250-43085-0-0000 and is the real property and improvements thereon described in the deed recorded in the Lancaster County Recorder of Deeds Office, BookG-44, Page 114 ("Property")

**containing 0.42 acres more or less**

On November 9, 2022 at 5:00 p.m., ELIZABETHTOWN AREA SCHOOL DISTRICT will sell at a public sale to be held at 35 Elm Avenue, Elizabethtown, PA, the Property containing 0.42 acres, more or less, located at 809 Mill Road, Elizabethtown Borough, Lancaster County, Pennsylvania, containing 0.42 acres, more or less.

REAL ESTATE: The Property.

TERMS: 10% down, by check, day of sale, balance on or before December 20, 2022.

REAL ESTATE INSPECTIONS: by appointment, by contacting Hess Auction Group at 717-664-5238.

Sale For: ELIZABETHTOWN AREA SCHOOL DISTRICT

Auctioneer: Hess Auction Group.

768 Graystone Road  
Manheim, PA 17545

O-7, 14, 21

**ORPHANS' COURT NOTICE**

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

**November 1, 2022**

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

1. H. ALFRED EBERHARDT GST TRUST, Inter Vivos Trust, 2022-2372. First & Final Acct., Heather Bloom Hall (Co-Exec. of the Estate of Nedra Eberhardt, decd.) & the Glenmede Trust Company, N.A., Co-Trustees, Gary W. Calvin, Atty.

Anne L. Cooper  
Clerk of the Orphans' Court  
Division  
of the Court of Common Pleas.  
O-21, 28

**SUITS ENTERED**

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

October 6, 2022  
to October 12, 2022

ADDY, MATTHEW, BRENEMAN, NICOLE; Andrew Dodge; 06243; Kelly  
BELCO COMMUNITY CRED-

IT UNION; Louis Wickard; 06167; Flitter

CITY OF LANCASTER, HOPKINS, PATRICK; Joshua Prince; 06268; Harris

CONESTOGA VALLEY SCHOOL DISTRICT, LANCASTER COUNTY BOARD OF ASSESSMENT APPEALS, EAST LAMPETER TOWNSHIP; Fortune Holding Limited Liability Company; 06269; Hoegen

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